



Placentia Planning Commission
Agenda

Regular Meeting
March 13, 2012
6:30 p.m.

Michael Ebenhoch
Chairman

Vic Tomazic
Vice Chairman

Frank Perez
Commissioner

Floyd Farano
Commissioner

Christine Schaefer
Commissioner

John Scull
Commissioner

Thomas Solomonson
Commissioner

City of Placentia
401 E Chapman Avenue
Placentia, CA 92870

Phone: (714) 993-8124
Fax: (714) 961-0283
Website: www.placentia.org

Procedures for Addressing the Commission

Any person who wishes to speak regarding an item on the agenda or on a subject within the Planning Commission's jurisdiction during the "Oral Communications" portion of the agenda should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE that portion of the agenda is called. Testimony for Public Hearings will only be taken at the time of the hearing. Any person who wishes to speak on a Public Hearing item should fill out a "Speaker Request Form" and give it to the Commission Secretary BEFORE the item is called.

The Commission encourages free expression of all points of view. To allow all persons the opportunity to speak, please keep your remarks brief. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of an entire group. To encourage all views, the Commission discourages clapping, booing or shouts of approval or disagreement from the audience.

**PLEASE SILENCE CELL PHONES AND OTHER ELECTRONIC
EQUIPMENT WHILE THE COMMISSION IS IN SESSION.**

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City staff to make reasonable arrangements to ensure accessibility.
(28 CFR 35.102.35.104 ADA Title II)

Copies of all agenda materials are available for public review in the Office of the City Clerk, City Planning Division Counter, Placentia Library Reference Desk and the internet at www.placentia.org under the Planning Commission page. Persons who have questions concerning any agenda item may call the City Planning Division at (714) 993-8124 to make inquiry concerning the nature of the item described on the agenda.

In compliance California Government Code Section 54957.5, any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda that are not exempt from disclosure under the Public Records Act will be made available for public inspection at the City Clerk's Office at City Hall, 401 East Chapman Avenue, Placentia, during normal business hours.

Study Sessions are open to the public and held in the City Council Chambers or City Hall Community Room.

**City of Placentia
City Council Chambers
401 E. Chapman Avenue
March 13, 2012**

REGULAR MEETING

6:30 p.m. – City Council Chambers

MEETING CALLED TO ORDER

ROLL CALL: Chairman Ebenhoch
Vice Chairman Tomazic
Commissioner Farano
Commissioner Schaefer
Commissioner Scull
Commissioner Perez
Commissioner Solomonson

PLEDGE OF ALLEGIANCE

MINUTES

February 14, 2012

ORAL COMMUNICATIONS

At this time, the public is invited to address the Planning Commission concerning any items on the agenda, which are not public hearings, or other items under the jurisdiction of the Placentia Planning Commission

PUBLIC HEARINGS

1. **Applicant:** Derra Design Inc.: Kristin Priesand
Location: 378 E. Orangethorpe Avenue

Use Permit (UP) 2012-02:

To permit the modification of an existing 54'-0" high AT&T "Monoelm" wireless communication facility, located along the north property line, behind an industrial building, located at 378 E. Orangethorpe Avenue in the Manufacturing (M) District. This modification will include the replacement of six (6) existing antennas and installation of 12 (twelve) new antennas, 2 DC surge protectors and 12 remote radio units. In addition, the ground lease floor area will increase from 300 square feet to 472.5 square feet (+172.5 sq. ft.) in order to accommodate 4 new equipment cabinets.

Recommended Actions:

Adopt Resolution No. PC-2012-04 approving Use Permit (UP) 2012-02, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

NEW BUSINESS

None

DEVELOPMENT REPORT

PLANNING COMMISSION REQUESTS

Commission members may make requests or ask questions of staff. If a Commission member would like to have formal action taken on a requested matter, it will be placed on a future Commission Agenda.

ADJOURNMENT

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, April 10, 2012 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

CERTIFICATION OF POSTING

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the March 13, 2012 Regular meeting of the Planning Commission of the City of Placentia was posted on March 8, 2012.

Kenneth A. Domer



**PLACENTIA PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING**

February 14, 2012

The regular meeting of the Placentia Planning Commission of February 14, 2012 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, by Chairman Ebenhoch.

ROLL CALL: Present: Michael Ebenhoch, Chairman
Vic Tomazic, Vice Chairman
Floyd Farano, Commissioner
Christine Schaefer, Commissioner
John Scull, Commissioner
Frank Perez, Commissioner
Tom Solomonson, Commissioner

Absent: None

PLEDGE OF ALLEGIANCE: Led by Commissioner Scull

Others Present: Ken Domer, Assistant City Administrator
Andrew V. Arczynski, City Attorney
Sara Salazar, Administrative Assistant

ORAL COMMUNICATIONS: The Chair invited the public to make oral comments on matters not on the agenda and none were offered.

Motion by Commissioner Schaefer, seconded by Vice Chairman Tomazic to APPROVE THE MINUTES of December 13, 2011. Passed by a 6-0-1 vote (Farano Abstain).

Motion by Vice Chairman Tomazic, seconded by Commissioner Schaefer to APPROVE THE MINUTES of January 10, 2012. Passed by a 6-0-1 vote (Farano Abstain).

Public Hearings:

1. **Applicant:** Verizon Wireless c/o Core Development Services

Location: 201 N. Bradford Avenue

Use Permit (UP) 2012-01:

To permit the construction of a +/- 60'-0" high, freestanding Verizon wireless communication facility, designed as a "Monopine", located adjacent to the northwest corner of the Back's Community Building within Kraemer Park. The related equipment cabinet enclosure and new trash enclosure will be located along the north property line, across from the existing picnic shelters at the northeast corner of the park, located at 201 N. Bradford Avenue within the Single Family Residential (R-1) District.

Mr. Domer gave the staff report.

Commissioner Farano asked if it is a federal or city requirement that cell towers allow room for co-locations from other carriers. Mr. Domer stated that it is a City requirement; however there are provisions from the FCC to allow co-locations.

Vice Chairman Tomazic asked if the City will receive a lease payment or tax for the cell tower. Mr. Domer stated that any payments the City receives will be determined by action of the City Council. Typically the lease agreements are for five (5) years renewable up to 25 years.

Commissioner Perez expressed concern over the aesthetics of the height of the "Monopine" and asked about the height of nearby trees and structures. Mr. Domer responded that there are nearby trees approximately 35' in height as well as the Backs Community Building. However, in order for the 'Monopine' to work effectively, the wireless signal cannot be blocked by other objects. He referred to elevation drawing A-4.

Commissioner Schaefer referred to Special Condition number 17 and asked if repair time could be shortened from 60 days if it affects cell coverage. Mr. Domer referred the question to the applicant for clarification. He added that he believed the 60 day time frame refers to aesthetic repairs rather than operational repairs.

Chairman Ebenhoch asked if the lease will be reviewed for the Use Permit after ten (10) years and after five (5) years for the lease payment. Mr. Domer responded that Special Condition number 12 requires review of the Use Permit after five (5) years; however this could be changed to ten (10) years. The typical initial lease term is for 20 years with an extension of five (5) years, up to 25 years. Chairman Ebenhoch asked about cost of living adjustments within that time. Mr. Domer indicated that there are escalators within the lease agreement.

Chairman Ebenhoch opened the public hearing.

The applicant, Michelle Nguyen of Core Development Services 2093-H Saturn Street, Brea 92821 introduced herself to the Commission. In response to Special Condition number 17, she advised that the 60 day time frame refers to aesthetic repairs and any equipment malfunctions are immediately transmitted to Verizon for evaluation.

Commissioner Schaefer referred to Special Condition number 12 and asked if the applicant recommended review at ten (10) years instead of five (5). The applicant indicated that ten (10) years is reasonable.

Mr. Matt Wilkin of 148 Wilson Avenue asked which addresses on Wilson Avenue the cell tower will be located behind. Mr. Domer provided Mr. Wilkin with the plans indicating the location of the tower within the park.

Ms. Sue Fisher of 148 Wilson Avenue asked if any noise will be emitted from the equipment cabinet. Mr. Domer responded that the enclosure is comprised of masonry block, a roof and secured door. The enclosure is vented which eliminates the need for cooling equipment and therefore is virtually noiseless.

Mr. Wilkin asked if any parking spaces will be lost because of the cell tower. Mr. Domer stated that due to recent improvements to Kraemer Park which included relocation of the basketball

courts, parking spaces are being added. Mr. Wilkin asked if the “Monopine” will be higher than any existing park tree. Mr. Domer responded yes, in order to provide optimal signal coverage. He added that the upper ten (10) feet of the tree is for aesthetic purposes with the signal devices below.

Motion by Commissioner Schaefer, seconded by Commissioner Scull TO ADOPT RESOLUTION NO. PC-2012-01 APPROVING USE PERMIT (UP) 2011-17, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN INCLUDING MODIFICATION TO SPECIAL CONDITION #12 FROM 5 YEARS TO 10 YEARS AND THE MODIFICATION TO SPECIAL CONDITION #3 ADDING “SUBJECT TO NOTICE TO THE APPLICANT” TO THE END OF THE NEXT TO LAST SENTENCE. Passed by a 7-0 vote.

DEVELOPMENT REPORT

Mr. Domer advised the Commission that Form 700 must be received by the City Clerk by April 2, 2012. Mrs. Salazar passed out Form 700’s to the Commission.

He advised that the Planning Commission will be participating in the Capital Improvement Program process which includes review of the program and a determination of conformity with the City’s General Plan.

Commissioner Perez requested that project plans be made available on the large screen. Staff agreed that it would be ideal and would look into it.

PLANNING COMMISSION REQUESTS:

Chairman Ebenhoch adjourned the Planning Commission meeting at 7:05 p.m. to the next regularly scheduled meeting on March 13, 2012 in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Ken Domer
Assistant City Administrator



Placentia Planning Commission

Agenda Staff Report

AGENDA ITEM NO.: 1	DATE: March 13, 2012	PUBLIC HEARING: Yes
APPLICATION: Use Permit (UP) 2012-02		
DESCRIPTION: To permit the modification of an existing 54'-0" high AT&T "Mono-elm" wireless communication facility, located along the north property line, behind an industrial building, located at 378 E. Orangethorpe Avenue in the Manufacturing (M) District. This modification will include the replacement of six (6) existing antennas and installation of 12 (twelve) new antennas, 2 DC surge protectors and 12 remote radio units. In addition, the ground lease floor area will increase from 300 square feet to 472.5 square feet (+172.5 sq. ft.) in order to accommodate 4 new equipment cabinets.		
RELATED APPLICATIONS: None		
APPLICANT: Derra Design Inc.: Kristin Priesand		
PROPERTY OWNER: GLP Cell Site IV, LLC: Donise Foos		
LOCATION: 378 E. Orangethorpe Avenue		
CEQA DETERMINATION: Categorically Exempt: Class 3, Section 15303		
ZONING: Manufacturing (M)	APN(S): 344-102-11, 12	
GENERAL PLAN: Industrial	CITY COUNCIL ACTION REQUIRED: No	
PREPARED BY: Monique B. Schwartz, Associate Planner		
REVIEWED BY: Kenneth A. Domer, Assistant City Administrator		

REQUEST:

To permit the modification of an existing 54'-0" high AT&T "Mono-elm" wireless communication facility, located along the north property line, behind an industrial building, located at 378 E. Orangethorpe Avenue in the Manufacturing (M) District. This modification will include the replacement of six (6) existing antennas and installation of 12 (twelve) new antennas, 2 DC surge protectors and 12 remote radio units. In addition, the ground lease floor area will increase from 300 square feet to 472.5 square feet (+172.5 sq. ft.) in order to accommodate 4 new equipment cabinets.

INTRODUCTION:

Pursuant to § 23.82.070 of the Placentia Municipal Code, all major wireless communication facilities established in the City are required to obtain Planning Commission approval of a use permit application.

On August 12, 2003, the Planning Commission approved Use Permit (UP) 03/08 to permit the installation of a +/- 54 foot high freestanding wireless communication facility designed as an elm tree and related equipment. As specified in approved Special Condition of Approval No. 2 of Use Permit 03/08, "no expansion or modification of the wireless communication facility shall occur at any time without first obtaining Planning Commission approval."

The applicant is proposing to replace existing antennas with a greater number of antennas and increase the ground lease area by 172 square feet, therefore requiring Planning Commission approval of this Use Permit application.

RECOMMENDATION:

The City Planning Division is recommending the adoption of Resolution No. PC-2012-04, approving Use Permit (UP) 2012-02, subject to the attached Special Conditions of Approval and Standard Development Requirements.

DISCUSSION:

The subject property is a 3.1 acre site, located on the south side of Orangethorpe Avenue, just west of Kraemer Boulevard. The site is fully improved with a freestanding industrial building and related on-site improvements. Due to the presence of real estate signs, it appears that the subject property is currently for sale.

Subject Site and Surrounding Land Uses:

	Existing Land Use	Zoning Map Designation	Land Use Element General Plan Designation
Present	Industrial Building with Existing "Mono-elm" Wireless Communication Facility and Related Equipment Cabinets	Manufacturing (M) District	Industrial
Proposed	Industrial Building with Modified "Mono-elm" Wireless Communication Facility and Related Equipment Cabinets	Manufacturing (M) District	Industrial
North	Carbon Creek Channel	—	—
South	Industrial Building	City of Anaheim	—
East	Industrial Building	Manufacturing (M) District	Industrial
West	Industrial Building – Placentia City Yard	Manufacturing (M) District	Industrial

Location:

Pursuant to § 23.82.050, there shall be a minimum one hundred (100) feet of horizontal distance between any residential structure and a free standing wireless communication facility. The nearest residential structure to the existing "Mono-elm" is over 400 feet to the north of the site.

The existing "Mono-elm" is located on the north side of an existing industrial building within a proposed lease area measuring approximately 12'-0" x 25'-0", for a total of 300 square feet. There are three (3) existing electrical equipment cabinets located immediately to the west of the "Mono-elm" and 175 feet from the west property line.

The modification submittal plans indicate that the new lease area will be 31'-6" x 15'-0" (472.5 sq. ft.) and will be located approximately 116 feet from the west property line and approximately 25 feet from the north property line. The lease area will be enclosed on a portion of the west side and the entire north side with a 6'-0" high wrought iron fence and gate. The applicant will be relocating one (1) existing bollard and installing two additional bollards for a total of 6 ground mounted bollards along the north and west boundaries of the lease area.

Height:

Pursuant to § 23.47.050 of the Placentia Municipal Code, the maximum height permitted within the Manufacturing (M) District is fifty four (54) feet high. However; § 23.82.060 of the PMC specifies that a wireless facility may extend beyond the height limit in order to effectively receive and transmit communication signals or to camouflage or blend the facility in with the existing environment. As submitted, the antenna height is 54 feet above ground level to the top of the antennas with an additional four (4) feet allowed for completing the "elm tree" look of the tower, as previous approved under Use Permit (UP) 03/08.

Antennas/Operational Characteristics:

AT&T proposes to remove six (6) existing panel antennas, and replace them with 12 new 8' antennas, divided equally onto three (3) sectors, four (4) antenna per sector. Two (2) DC Surge Suppressor units and a total of twelve (12) Remote Radio Units (RRU), mounted four (4) per sector will be installed at 50'-0" feet above finished grade. The panel antennas will be mounted approximately 54 feet above the finished grade (as measured to the top of the antennas). One (1) GPS antenna will be mounted adjacent to the DC Surge Suppressor units at 50'-0" above the finished grade. Additionally, four (4) new equipment cabinets will be installed on an extended raised concrete pad within the new ground lease enclosure area, for a total of seven (7) equipment cabinets.

This wireless communication facility will provide twenty-four (24) hour service to AT&T customers, seven (7) days a week. An AT&T technician will service this facility on a periodic basis, with routine maintenance/inspections of the facility occurring as needed during normal working hours. AT&T requires twenty-four (24) hour access to this facility in order to ensure that technical support is immediately available if warranted. AT&T has keys to access the equipment cabinets and "Mono-elm".

Aesthetics:

The City's wireless communication facility Ordinance specifically requires operators to consider visual impacts when locating and constructing a major wireless communication facility. In 2003, a "Mono-elm" was constructed, which by design, was intended to blend into the surrounding environment. The trunk of the "Mono-elm" has the appearance, texture and color of natural bark; however, a portion of the existing bark has been peeled back, leaving the concrete pole exposed. A Special Condition of Approval has been

included to ensure that the applicant will repair the existing bark and bring the tree back to its natural tree appearance. The leaves of the existing tree are different shades of green to resemble a living elm tree. The proposed colors are subdued and the materials are non-reflective to blend with materials and colors in the surrounding area. Under this application, the applicant does not propose to add additional branches or repair existing branches; however, a Special Condition of Approval will be included to ensure that the new antennas are adequately screened with the addition of more leaves and branches and that any broken or faded branches and leaves will be replaced with new. The lease area will be enclosed with a new 6'-0" high wrought iron fence along a portion of the west and all of the north side. The remaining west and east sides of the lease area are enclosed with an existing 6'-3" high CMU wall. A Special Condition of Approval has been included to require that all cable/utility runs be placed underground.

Safety:

Wireless communication facilities are regulated by the Federal Communications Commission (FCC) and must receive a federal license before transmission can begin. Providers must comply with the American National Standards Institute (ANSI) and Institute of Electrical and Electronic Engineers (IEEE) standards for safe human exposure to radio electromagnetic fields. ANSI and IEEE standards are considered the most appropriate health and safety guidelines for this type of industry. If a wireless communications facility does not maintain ANSI/IEEE mandated standards, their FCC license will be revoked and any authorized use permit would be declared null and void.

FCC rules require transmitting facilities (including wireless) to comply with Radio Frequency (RF) exposure guidelines. The rules have been clarified in several FCC rulemakings but are most conveniently grouped and discussed in the FCC's Office of Engineering and Technology Bulletin 65, titled, "*Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields.*" The limits established in the guidelines are designed to protect the public health with a very large margin of safety. The limits set forth by the FCC have been endorsed by the Environmental Protection Agency and the Food and Drug Administration. As stated below, the proposed facility, like most facilities, create maximum exposures that are only a small fraction of the limits set by the FCC. Moreover, the limits themselves are many times below levels that are generally accepted as having the potential to cause adverse health effects. Nonetheless, it is recognized that any instance of noncompliance with the guidelines is potentially very serious, and the FCC has therefore implemented procedures to enforce compliance with its rules.

Section 332(c)(7) of the Communications Act (which is identical to § 704(a) of the Telecommunications Act of 1996) does not limit local government authority over siting wireless facilities, but it does set forth specific limitations to local governments. Specifically, 47 U.S.C. § 332(c)(7) (B) (iv) states: "No State or local government or instrumentality thereof may regulate the placement, construction, or modification of personal wireless service facilities on the basis of the environmental effects of radio

frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." [emphasis added]

Therefore, the authority of the Planning Commission with regard to RF emissions is limited to reviewing the proposed project for planned compliance with the FCC RF emissions safety rules, and to ensure that any special conditions of approval approved with the Use Permit maintain that compliance.

Based on material submitted by AT&T, to include the Letter of Compliance, the modified wireless telecommunication facility will operate at the lowest possible power levels and is below the established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical Electronics Engineers (IEEE). The attached Special Conditions of Approval (Attachment B) address continued compliance with ground level RF emissions as set forth in Bulletin 65.

Essie Polard, Market RF Safety Coordinator, evaluated the proposed facility for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. A copy of the Letter of Compliance has been included as an exhibit to this staff report.

Finally, the applicant indicates that the equipment operates quietly or almost noise free. The equipment does not emit fumes, smoke or objectionable odors. The location of the "Mono-elm" and associated equipment cabinets is along the north side of the existing industrial building and a distance away from adjacent properties/business to pose any concerns.

CEQA:

The proposed use is not expected to create a negative impact on the physical environment. It is City Staff's opinion that the use is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guideline § 15303 and City Environmental Guidelines.

Section 15303 allows for exemptions for small new construction projects which do not result in any changes in land use or density. The proposed project involves a minor alteration to an existing site involving a negligible expansion of use beyond that presently existing, and will not result in an increase of more than 50 percent of the floor area, nor more than 2,500 square feet. As a result, City Staff recommends that the Planning Commission find that the use is categorically exempt from CEQA.

ACTION:

Adopt Resolution No. PC-2012-04 approving Use Permit (UP) 2012-02, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Prepared and submitted by:

Reviewed and approved by:

ELECTRONIC COPY
SIGNATURES ON ORIGINALS WITH
PLANNING COMMISSION SECRETARY

Monique B. Schwartz
Associate Planner

Kenneth A. Domer
Assistant City Administrator

Attachments:

- Attachment A: Resolution No. PC-2012-04
- Attachment B: Special Conditions of Approval and Standard Development Requirements of Use Permit (UP) 2012-02
- Attachment C: Placentia Police Department Standard Development Requirements
- Attachment D: Orange County Fire Authority Special Conditions of Approval

Exhibits:

- Exhibit 1: Vicinity Map
- Exhibit 2: Site Plan
- Exhibit 3: Floor Plan
- Exhibit 4: Elevations
- Exhibit 5: Letter of Compliance by Essie Polard, Market RF Safety Coordinator

RESOLUTION NO. PC-2012-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2012-02 PERTAINING TO THE MODIFICATION OF AN EXISTING AT&T WIRELESS COMMUNICATION FACILITY AT PROPERTY LOCATED AT 378 E. ORANGETHORPE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.

A. Recitals.

(i) Derra Design Inc., ("Applicant" hereinafter) and GLP Cell Site IV, LLC (Donise Foos), the property owner, have filed an application for approval of Use Permit No. 2012-02 to be located at 378 E. Orangethorpe Avenue, as described in the title of this Resolution. Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On March 13, 2012 this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) The Director of Development Services has determined that it is necessary for the proposed facility to exceed the height limit of the Manufacturing (M) District in order to effectively blend in with the natural environment.

(iv) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Placentia as follows:

1. The Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to this Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony and development plans, this Commission hereby specifically finds as follows:

a. The proposed use will not be: (1) detrimental to the health, safety or general welfare of the persons residing or working within the neighborhood of the proposed use or within the

city, or (2) injurious to the property or improvements within the neighborhood or within the city. Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements (Attachments "B, C and D"), this use complies with all applicable code requirements and development standards of the "M" Manufacturing District and Chapter 23.82, Wireless Communication Facilities.

b. According to the submitted Letter of Compliance, the modified AT&T "Mono-elm" structure installation is regulated by the Federal Communications Commission (FCC) and will operate within the frequencies established for Specialized Mobile Radio operators. The AT&T wireless telecommunication facility will operate at the lowest possible power levels that are below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). Included with the application is a Letter of Compliance with FCC rules from Essie Polard, Market RF Safety Coordinator concluding that the facility will comply with the prevailing standards for limiting public exposure to radio frequency energy and will not cause a significant impact on the environment.

c. The modification of the existing wireless communication facility will not have a visual or aesthetic impact on the property or in the immediate vicinity. The trunk and branches of the "Mono-elm" are painted brown and the leaves are shades of green to resemble a natural living elm tree. The colors will be subdued and the materials will be non-reflective to blend with materials and colors in the surrounding area. Special Conditions of Approval have been included to require that all cable/utility runs are to be placed underground.

The proposed equipment associated with the telecommunication facility modification will be located within a 472.5 square foot ground lease area that will be completely enclosed with a 6'-0" high open wrought iron fence and gate along the north and a portion of the west side and a 6'-3" high solid block wall along the west and east sides of the enclosure. The applicant has indicated that the AT&T equipment operates quietly or almost noise free. The equipment does not emit fumes, smoke or objectionable odors.

d. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site

is "Industrial", and the proposed use does not involve any change in the land use of the subject site. Wireless communications facilities are permitted in the "M" Manufacturing District, subject to Use Permit approval.

e. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements (Attachments B, C and D), is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. The proposed use is a conditionally permitted use in the "M" Manufacturing District in the City of Placentia. Approval of the Use Permit for the modification of the existing wireless communication facility would be consistent with the zoning as the site can accommodate the proposed use, and since other similar uses have been conditionally permitted on public property within the Manufacturing (M) District.

f. Conditions necessary to secure the purposes of this section, including guarantees and evidence of compliance with conditions are made part of the Use Permit approval. Attachments "B, C and D" contain Special Conditions of Approval and Standard Development Requirements specific to Use Permit 2012-02 to ensure compliance with the Placentia Municipal Code.

3. The Planning Commission specifically finds that the Application is Categorically Exempt pursuant to the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15303) and Placentia Environmental Guidelines.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2012-02, a Notice of Exemption be filed with the Orange County Clerk/Recorder.

5. Based upon the findings and conclusions set forth herein, this Planning Commission hereby approves Use Permit 2012-02 as modified herein, and specifically subject to the conditions set forth in Attachments "B, C and D" attached hereto and by this reference incorporated herein.

6. The Secretary to the Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record set forth in the Application.

ADOPTED AND APPROVED this 13th day of March, 2012.

Chairman

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, do hereby certify that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Placentia held on the 13th day of March, 2012, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 13th day of March, 2012, by the following vote:

AYES:	COMMISSION MEMBERS:
NOES:	COMMISSION MEMBERS:
ABSENT:	COMMISSION MEMBERS:
ABSTAINED:	COMMISSION MEMBERS:

ATTEST:

Secretary to the Planning Commission

APPROVED AS TO FORM:

Andrew V. Arczynski,
City Attorney

Attachment "B"
Special Conditions of Approval and Standard Development Requirements for

Use Permit (UP) 2012-02

SPECIAL CONDITIONS

If the above referenced application is approved, applicant and/or property owner shall comply with the Special Conditions listed below and the Standard Development Requirements attached.

ALL OF THE FOLLOWING SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SHALL BE FULLY COMPLIED WITH FOR THE USE PERMIT TO CONTINUE IN GOOD STANDING.

1. Use Permit (UP) 2012-02 is valid for a period of twelve (12) months from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall be terminated and shall be null and void.
2. Failure to abide by and faithfully comply with any and all conditions attached to this action shall constitute grounds for revocation of said action by the City of Placentia Planning Commission.
3. The applicant shall, as a condition of project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, proceeding, liability or judgment against the City, its officers, employees, agents and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body or City staff action concerning applicant's project. The applicant shall pay the City's defense costs, including attorney fees and all other litigation-related expenses, and shall reimburse the City for any and all court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein, subject to notice to the applicant. The City agrees to promptly notify the applicant of any such claim filed against the City and to fully cooperate in the defense of any such action.
4. Prior to any modifications to the site plan that would affect the location or visibility of the wireless communication facility and/or the ground installation; the applicant shall obtain prior written approval from the Development Services Department.
5. No expansion or modification of the wireless communications facility shall occur at any time without first obtaining approval from the Development Services Department. The Director, or designee, may require that an expansion or future modification of the use permit requires Planning Commission discretionary review.

6. Applicant shall obtain approval of a Building and Zoning Compliance Application and shall obtain a valid Business License prior to the issuance of any building permits. Business Licenses for all sub-contractors shall be obtained.
7. Applicant shall provide to the Development Services Department a preliminary report and field report, both prepared by a licensed engineer, indicating that the operation of the facility is in full conformance with the standards established by the American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE) for safe human exposure to electromagnetic fields (EMF) and radio frequency radiation (RFR). If not completed, these reports are due within ninety (90) days after the start of operations.
8. Applicant shall receive and maintain a license by the Federal Communications Commission (FCC) to operate a wireless communication facility in this location. A copy of this FCC license shall be submitted to the Development Services Department prior to the issuance of any building permits.
9. The major wireless communications facility shall be approved for a period not to exceed the term of the lease. A copy of the lease shall be submitted to the Development Services Department prior to the issuance of a building permit for the new wireless communication facility.
10. If the lease is extended or terminated, notice and evidence thereof shall be provided to the Development Services Department.
11. Upon expiration or termination of the lease, the use permit for the wireless communication facility shall become null and void and the wireless communication facility shall be removed within sixty (60) calendar days. Removal of the "Mono-elm" structure (pole) and related equipment within the lease hold area shall be at the expense of the leaseholder. Structures containing equipment shall remain unless otherwise directed by the Development Services Director.
12. Use Permit (UP) 2012-01 shall be reviewed by the Development Services Department five (5) years from the date of approval to ensure compliance with all Special Conditions of Approval and Standard Development Requirements.
13. Applicant shall place all cable/utility runs underground.
14. The applicant's new ground-mounted equipment shall be located within the proposed new enclosed ground lease area. Applicant shall maintain the "Mono-elm" and related enclosure in good visual and physical condition at all times.
15. The ground-mounted equipment shall be located as indicated on the submittal site plan.
16. Wireless communication facilities shall not bear any signs or advertising devices other than certification, warnings or other required seals or signage at any time.
17. The applicant shall maintain the wireless telecommunication facility ("Mono-elm" tower and associated equipment) in good condition and shall make repairs and

replacements of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux branch attachments and/or trunk bark features, among others, fade in color due to outdoor exposure, the applicant shall replace such components within 60 days of written notice by the Director of Development Services or his/her designee. If the work cannot be completed within 60 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work. The applicant shall be responsible for maintaining the leased property, including any applicable landscaped areas, walkways and all paved surfaces, free from graffiti, debris and litter at all times.

18. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
19. Branch foliage shall vary in density, spacing, size and angle to avoid rigid symmetry; overall tree shape shall integrate with the context of the site; colors of the faux trunk and branches shall be non-reflective; green leaves shall be interspersed with brown to provide more natural appearance, and the exterior surface of the faux trunk shall emulate the texture of a real tree; all antennas (panels, microwave and GPS), mounting brackets, and coaxial cables shall be completely screened from public view by the faux foliage and painted to match; branch foliage shall continue down the faux trunk so as to fully conceal the trunk from prominent public vantage points; and the overall design shall substantially conform to and implement the visual effect of an actual elm tree. The branches at the top of the "Mono-elm" shall form a natural peak and not appear to have a flat top. All aesthetic design shall be approved by the Director of Development Services prior to issuance of building permits.

Applicant shall repair the existing truck of the "Mono-elm", where bark has peeled away, exposing the pole. Additional branches and foliage shall be added to adequately screen the new antennas. If the existing trunk bark, branches, or foliage are broken, faded, or missing, the applicant shall repair or replace with new branches and foliage to adequately screen the new antennas and equipment in a form acceptable to the Development Services Department.

20. The "Mono-elm" structure and foundation shall be structurally designed and engineered to accommodate the installation of identified antennas for the applicant's wireless carrier and any additional branches as needed to adequately screen the proposed antennas on the pole in a form acceptable to the Development Services Department.
21. Parking lot and drive aisles of project site shall be repaired and replaced as necessary.

ENGINEERING DIVISION:

22. The applicant does not object to the extension of a sanitary sewer line along the south boundary line as a lease to the property located at 378 E. Orangethorpe Avenue.
23. Any work within the Orangethorpe Avenue right-of-way requires an encroachment permit.

CITY BUILDING DIVISION:

23. The building plans shall be prepared by a California licensed structural/civil engineer, with structural details and calculations regarding wind and seismic loads. Each page of plans shall be wet-signed.
24. Building and electrical permits shall be required for the new antennas, microwave dishes, lighting and related ground-mounted equipment related to this project.
25. Applicant shall submit structural calculations prepared by a licensed California structural/civil engineer to justify that the existing 54'-0" high "Mono-elm" can support additional equipment that is added on.
26. Applicant shall provide detailed plans for new AT&T equipment cabinets, GPS antennas, etc.
27. All contractors and sub-contractors shall obtain a city business license. Applicant and/or contractor shall request a standard sub-contractor form from the City Building Division prior to issuance of a building permit. This standard form shall be completed and submitted to the City Business License Division prior to the issuance of any building permits.

Attachment "C"
Placentia Police Department Standard Development Requirements

PLACENTIA POLICE DEPARTMENT

COMMERCIAL & INDUSTRIAL SECURITY STANDARD DEVELOPMENT REQUIREMENTS

*The following standards shall be **required** for all commercial/industrial developments when applicable. No modifications shall be made without the approval of the Chief of Police.*

EXTERIOR DOORS

Sliding Doors:

Sliding glass doors shall be of tempered glass with locking bolt that grips door and frame together and prevents the door from being pried in an upward direction. The strike area shall be reinforced to prevent prying and disengagement of the locking bolt. Anti-lift out device(s) shall be installed in the upper channel above the moving panel to prevent raising and removal from the tract while in the closed position.

Other Doors:

Wood doors and aluminum stile doors shall be used only as front entry doors. *ALL OTHER DOORS SHALL BE METAL.*

Wood doors shall be of solid core construction with the minimum thickness of one and three-fourths (1 $\frac{3}{4}$) inches. Wood panel doors with panels less than one (1) inch thick shall be covered on the inside with a minimum sixteen (16) U.S. gauge sheet steel, or its equivalent, which is to be attached with screws on minimum six (6) inch centers.

Metal doors shall be of a minimum sixteen (16) U.S. gauge and have sufficient reinforcement to maintain the designed thickness of the door when any locking device is installed. Such reinforcement shall restrict collapsing of the door around any locking device. Metal jambs shall be used.

Doors with glass panels and/or glass within thirty-six (36) inches of locking mechanism shall be fully tempered glass or rated burglary resistant material.

Door stops on wooden jambs for in-swinging door shall be of one piece construction with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.

All swinging exterior wood and steel doors shall be equipped as follows:

Single doors: equipped with "single unit" containing door knob and single cylinder deadbolt. (Single turn of the knob also retracts the locked deadbolt.) Deadbolt must have one (1) inch throw and exterior case hardened, rotating steel cylinder guard.

Or:

Equipped with single or double cylinder deadbolt in which no other device is located in the area where door hardware is usually installed.

If double cylinder deadbolt is used, the inside key operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "opened."

(Exterior Doors, Continued...)

In either case, a sign must also be displayed above the front door indicating that the front door is to remain "unlocked" during business hours. Letter size to be minimum one (1) inch in size on contrasting background.

Aluminum stile, single door: equipped with a double cylinder, minimum one and one-half (1½) inch upswing or one (1) inch slide deadbolt and exterior case hardened, rotating steel cylinder guard and minimum of five (5) pin tumblers. The inside key-operated lock must simultaneously operate an indicator stating that the assembly is "locked" or "open." A sign must also be displayed above the door indicating that the door is to remain "unlocked" during business hours. Letter size to be minimum of one (1) inch in height on contrasting background.

The inactive leaf of all double door(s) shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch into the head and threshold of the door frame.

The strike plate for deadbolts on all wood framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by minimum of two screws, which must penetrate at least two (2) inches into solid backing beyond the surface to which the strike is attached.

Strike area for metal or aluminum framed doors must be constructed or protected to prevent violation of strike area.

Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to prevent removal of the door from the exterior by removing the hinge pins.

Panic hardware, whenever required by the Uniform Building Code or Title 19, California Administrative Code, shall be installed as follows:

- (1) Panic hardware shall contain a minimum of two (2) locking points on each door; or
- (2) On single doors, panic hardware may have one locking point which is not to be located at either the top or bottom rails of the door frame. The door shall have an astragal constructed of steel .125 thick which shall be attached with non-removable bolts to the outside of the door. The astragal shall extend a minimum of six (6) inches vertically above and below the latch of the panic hardware. The astragal shall be a minimum of two (2) inches wide and extend a minimum of one (1) inch beyond the edge of the door to which it is attached.

- (3) Double doors containing panic hardware shall have an astragal attached to the doors at their meeting point which will close the opening between them, but not interfere with the operation of either door.

Deadbolt locks shall not be used on doors that are required to have panic hardware.

Overhead or sliding doors shall be secured on the inside by minimum one-half (1/2) inch slide bolt(s) protruding at least one (1) inch into the door frame at floor; or secured on outside by a case hardened or minimum ten (10) gauge steel construction slide bolt using a padlock having a hardened steel shackle locking both at heel and toe with a minimum five (5) pin tumbler operation. Locking bar or bolt to extend through the receiving guide minimum of one (1) inch.

Doors exceeding ten (10) feet in width shall have two locking points on opposite sides.

WINDOWS

No louvered windows shall be used.

Windows and/or transoms having a pane exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected in the following manner:

- (1) Fully tempered glass or burglary resistant material*; or
- (2) Inside or outside iron bars of at least one-half (1/2) inch round or one by one-quarter (1 x 1/4) inch flat steel material, spaced not more than five (5) inches apart and securely fastened with non-removable bolts; or
- (3) Inside or outside iron or steel grills of at least twelve (12) gauge material with not more than a two (2) inch mesh and securely fastened with non-removable bolt.

The protective bars or grills shall be able to be opened if such windows are required to be opened by the Uniform Building Code.

ROOF OPENINGS

Skylights shall be fully tempered glass or rated burglary resistant material*; or

- (1) Protected by iron bars at least one-half (1/2) inch round material spaced not more than five (5) inches apart; or
- (2) Steel grill at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted under the skylight.

Ventilator skylights with side openings exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches shall be protected as in (1) or (2) above.

Air ducts or vents exceeding ninety-six (96) square inches in an area with the smallest dimension exceeding six (6) inches on roof or exterior walls shall be covered by iron or steel bars of at least one-half (1/2) inch material spaced not more than five (5) inches apart; or steel grills of at least twelve (12) gauge material of two (2) inch mesh (maximum) securely mounted.

HATCHWAYS

Hatchways on the roof, if not of metal construction, shall be covered on the inside with sixteen (16) gauge sheet metal, or its equivalent, and secured from the inside with a slide bar or slide bolt. Outside hinges shall be equipped with non-removable hinge pins.

LADDERS

Ladders leading to the roof shall do so from the interior of the building.

BURGLARY RESISTANT MATERIAL

- (1) Products intended for use shall be permanently labeled as such.
- (2) Materials used shall meet UL 972 Standards for Safety Burglary Resistant Glazing Materials.
- (3) Only materials approved by ICBO shall be used.

ADDRESS

The address number shall be mounted near the front entry of each building or other conspicuous location and be no less than six (6) inches high. They shall be mounted on a contrasting background and easily visible from the street or walkway. If rear-vehicular access, the same numbers, no less than six (6) inches high shall be displayed on the rear of the building.

Numerals of the street address shall be displayed on the uppermost roof, in luminous paint or other material capable of being read from the air. Minimum numeral size shall be twenty-four (24) inches. The building designation, if within a complex (such as "A" or "B" etc) shall accompany displayed street address.

EXTERIOR LIGHTING

Exterior lighting of an intensity of at least twenty-five hundredths (.25) foot-candles shall be provided adjacent to doors and windows. Exterior bulbs shall be protected by polycarbonate or other weather and vandal resistant globe or cover. Light(s) shall be operated during hours of darkness through either photovoltaic sensors or appropriate timers.

Parking lots for use by the general public and/or employees shall be provided with exterior lighting of an intensity of at least one (1) foot-candle of light on the parking surface and operated from dusk until at least one-half (1/2) hour after the termination of business.

5 HLU a Ybh~8"
C7 : 5 'GdYU'7 cbX]hcbg'



ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Planning and Development Services • www.ocfa.org • (714) 573-6100 / Fax (714) 368-8843

Date: February 7, 2012

To: City of Placentia Department of Development Services
Attention: Monique Schwartz, Project Manager

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156158, City Reference #UP 2012-02**
378 E. Orangethorpe Avenue, Placentia
Service Code: PR105 Site Development Review/CUP

The OCFA has reviewed the proposed project and there do not appear to be any significant issues associated with this proposal that would prevent further submittals to the OCFA should the city approve the CUP. Please provide the conditions listed below on the resolution issued to the applicant.

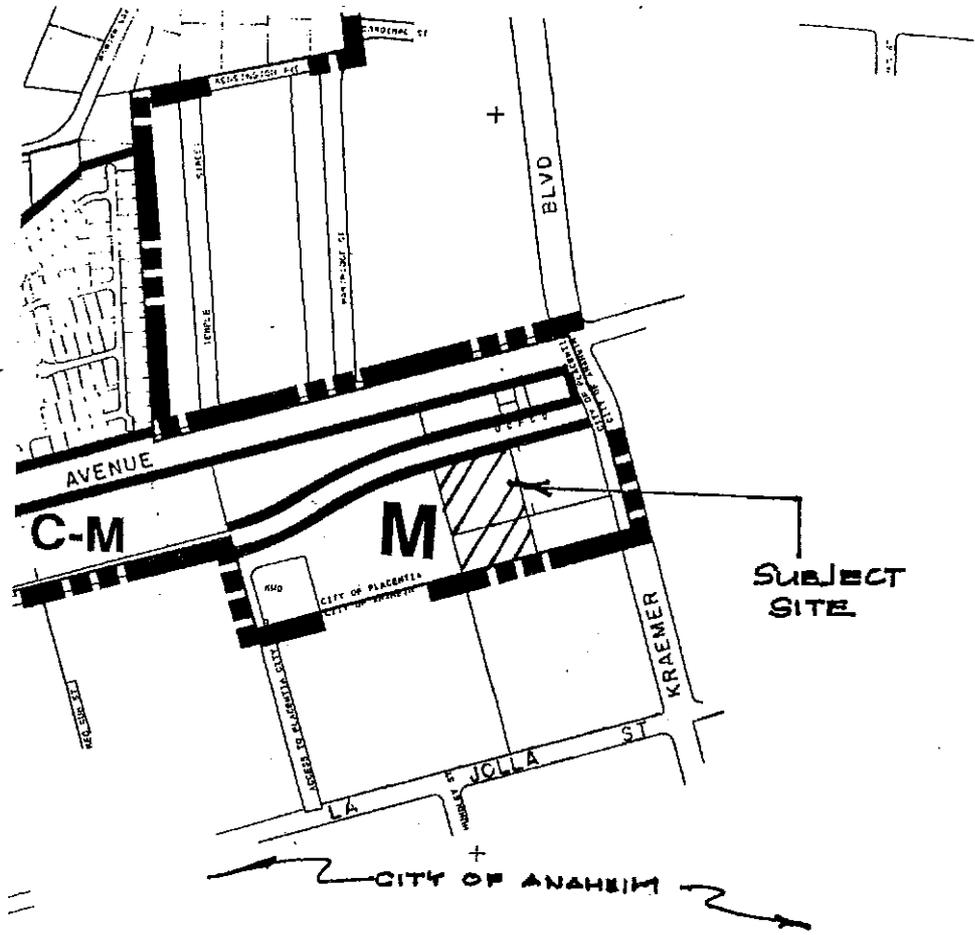
CONDITIONS OF APPROVAL

Plan Submittal: The applicant or responsible party shall submit the plan(s) listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to issuance of a building permit:

- Battery (service codes PR370-PR375), for any system containing an aggregate quantity of electrolyte with hazard classification(s) in excess of the permit issuance threshold amount listed in CFC Appendix Chapter 1, Section 105

If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: lynnepivaroff@ocfa.org.



VICINITY MAP

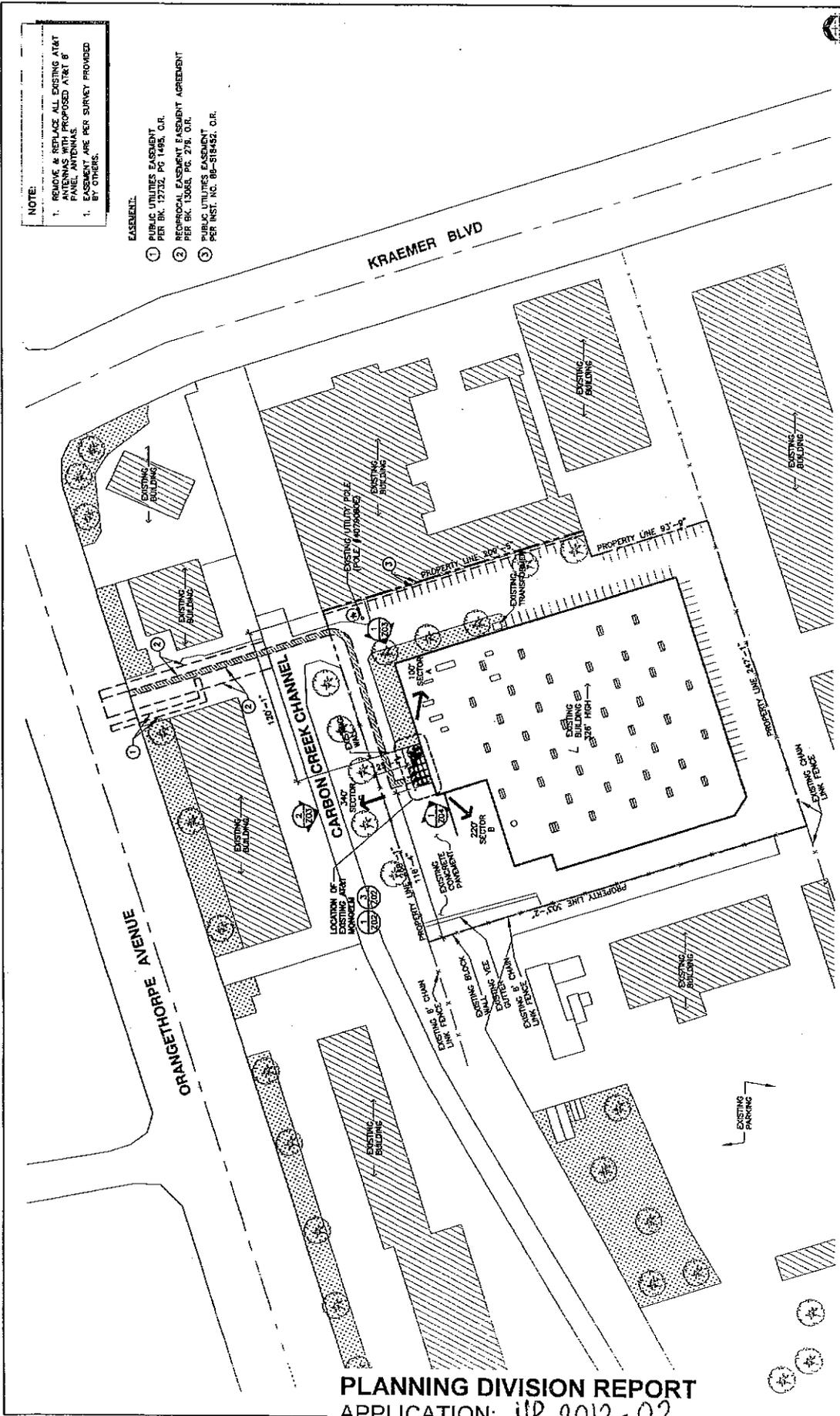
NTS



PLANNING DIVISION REPORT
 UP 2012-02
 Exhibit 1

NOTE:
 1. REMOVE & REPLACE ALL EXISTING AT&T ANTENNAS WITH PROPOSED AT&T 6' PANEL ANTENNAS
 2. EASEMENTS ARE PER SURVEY PROVIDED BY OTHERS.

- EASEMENT:**
- ① PUBLIC UTILITIES EASEMENT PER BK. 12732, PG. 1495, O.R.
 - ② RECIPROCAL EASEMENT AGREEMENT PER BK. 13068, PG. 278, O.R.
 - ③ PUBLIC UTILITIES EASEMENT PER INST. NO. 86-518452, O.R.



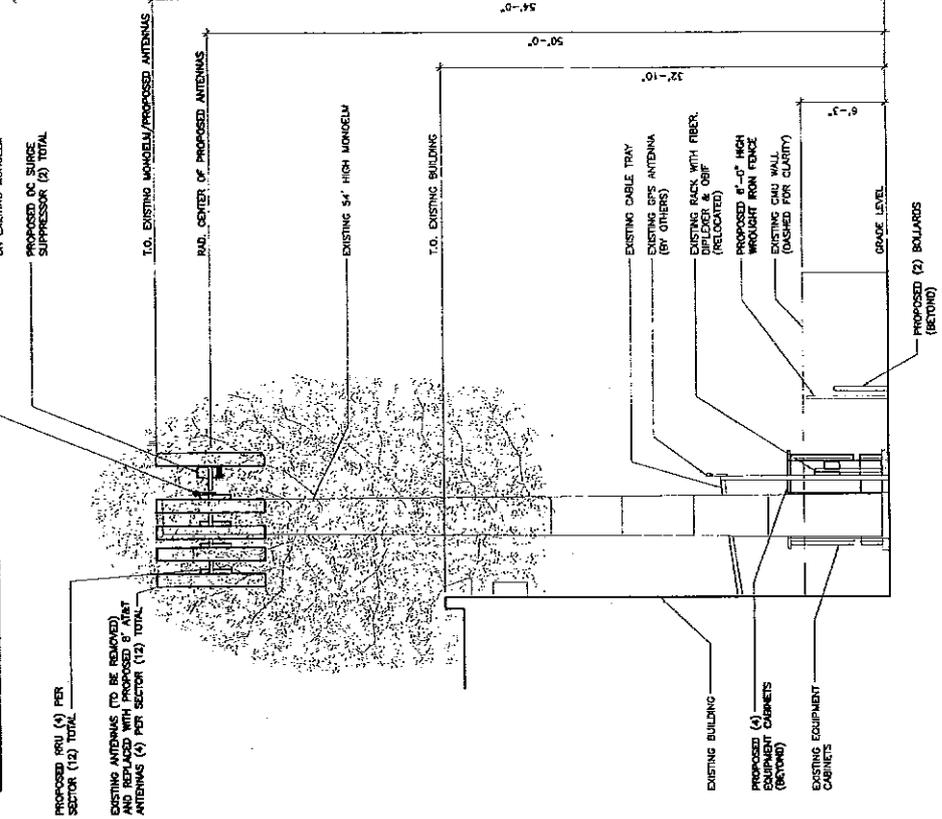
SITE PLAN AT&T MOBILITY SCALE: 1/8" = 1'-0" 1/25" = 1"	
SITE PLAN DRAWING NUMBER: LASTER-201 REV: 2	
25477-810-TE DRAWN: LASTER-201	
REVISIONS NO. DATE BY CHK APP'D 1 07/27/11 ISSUED FOR PERMANENT LEASE AREA SHOWN AA AU YJ 2 03/03/11 ISSUED FOR REVIEW AA AU YJ 3 02/08/11 ISSUED FOR REVIEW AA AU YJ SCALE: AS SHOWN DESIGNED:	
 AT&T MOBILITY 12000 PARK PLAZA DRIVE, CORRIDOR, CA 90703	
LINCOLN IMPORTS Site No LA3183 US ID: 45590 378 EAST ORANGEBOULE, AVE. PLACENTIA, CA 92870 THE U.S. NUMBER: 18-3277	
TELEPHONE: 714.992.8888 FAX: 714.992.8888 WWW.LINCOLNIMPORTS.COM	

PLANNING DIVISION REPORT
 APPLICATION: UP 2012-02
 EXHIBIT: 2
 PAGE 1 OF 1
 DATE: March 13, 2012

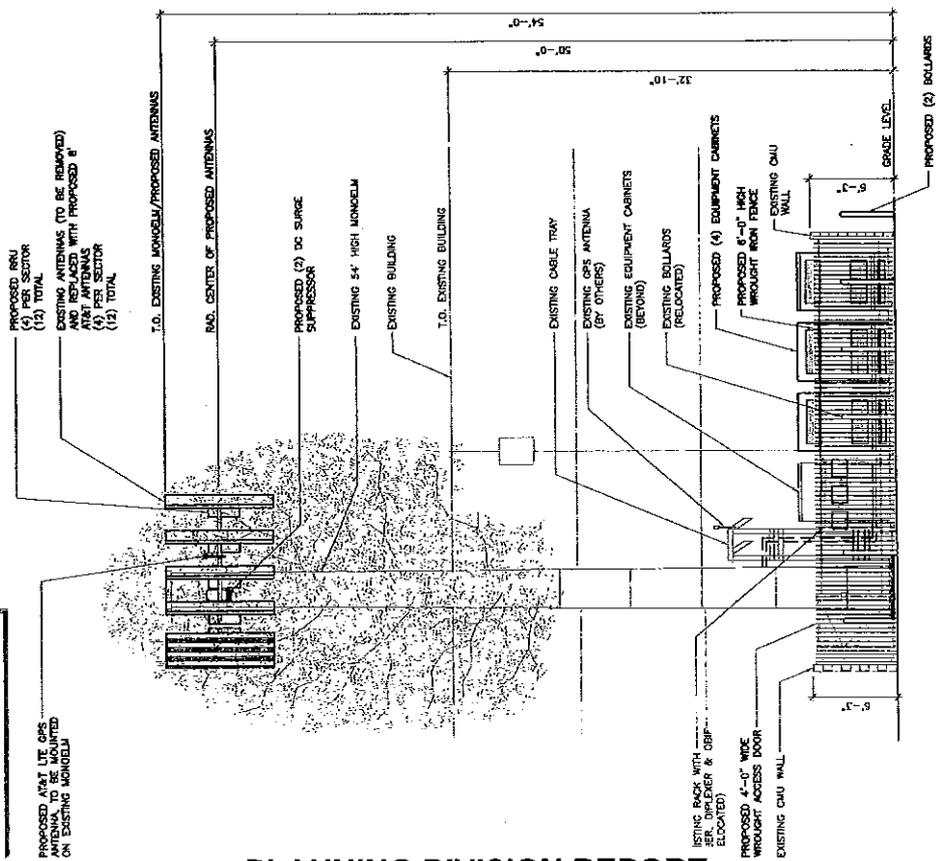
In written portions of 2012 or earlier.

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NOTE:
 1. REMOVE & REPLACE ALL EXISTING AT&T ANTENNAS WITH PROPOSED AT&T 8' PANEL ANTENNAS.



NOTE:
 1. REMOVE & REPLACE ALL EXISTING AT&T ANTENNAS WITH PROPOSED AT&T 8' PANEL ANTENNAS.



ELEVATIONS

NO.	DATE	BY	CHK	APP'D
0	02/09/11	AA	AJ	YI
1	03/03/11	BC	AJ	YI
2	11/14/11	RL	BA	YI

SCALE AS SHOWN
 DESIGNED: DRAWN: CHECK APP'D: REVISIONS:

25-97-610-7E
 DRAWING NUMBER: LA3183-203
 REV: 2

EAST ELEVATION

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

at&t
 at&t MOBILITY
 12000 PARK PLAZA DRIVE,
 CERRITOS, CA 94703

19-3377

LINECOLN IMPORTS
 Site No. LA3183
 USID: 45590
 378 EAST ORANGEBORE AVE.
 PLACENTA, CA 92870

NORTH ELEVATION

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

at&t
 at&t MOBILITY
 12000 PARK PLAZA DRIVE,
 CERRITOS, CA 94703

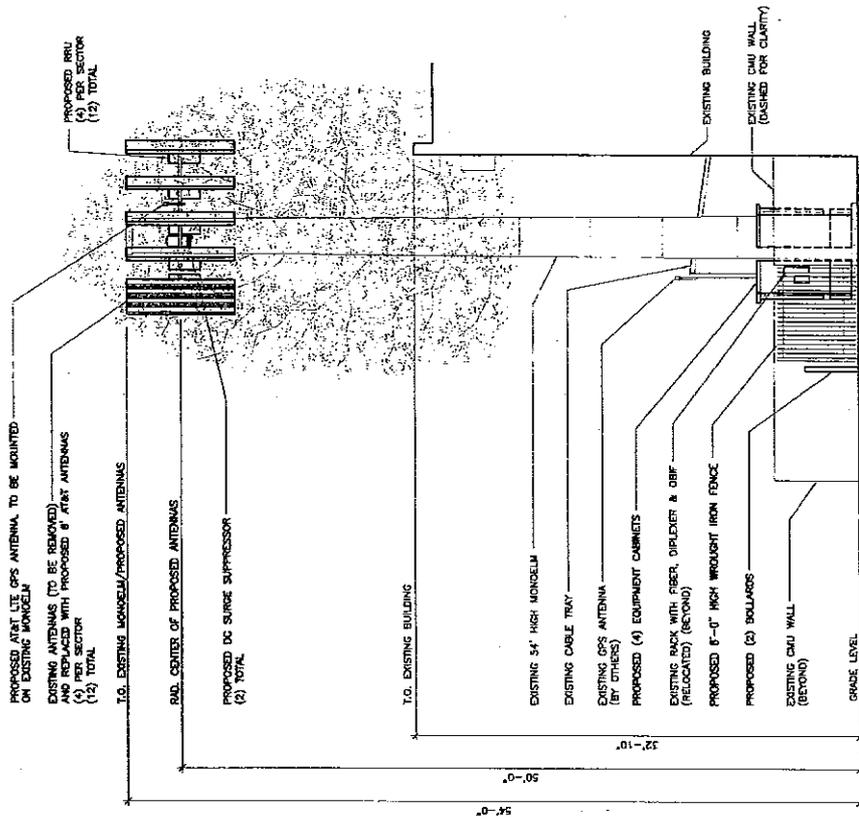
19-3377

LINECOLN IMPORTS
 Site No. LA3183
 USID: 45590
 378 EAST ORANGEBORE AVE.
 PLACENTA, CA 92870

PLANNING DIVISION REPORT
 APPLICATION: UP 2012-02
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 PAGE: 1 OF 2
 DATE: 3-13-12

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NOTE:
 1. REMOVE & REPLACE ALL EXISTING AT&T ANTENNAS WITH PROPOSED AT&T PANEL ANTENNAS



WEST ELEVATION		SCALE: 1/4"=1'-0"	
2	11/7/11	ISSUED FOR APPROVAL	VI
1	03/02/11	LEASE AREA SHOWN	VI
D	02/02/11	ISSUED FOR REVIEW	VI
NO.	DATE	REVISIONS	BY
		AS SHOWN	CSK/APPD
SCALE: AS SHOWN		DESIGNER:	

NOT USED

at&t
 AT&T MOBILITY
 12800 PARK PLACE DRIVE
 GARDEN CITY, CA 94703

LINCOLN IMPORTS
 Site No. LA3183
 USD:45590
 379 EAST ORANGEVIEW AVE.
 PLACENTA, CA 92670

THE U.S. NUMBER: 10-5277

PLANNING DIVISION REPORT
 APPLICATION: 11P 2012-02
 EXHIBIT: 4
 PAGE 2 OF 2
 DATE: 3-13-12

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8 July 2011

RE: LA3183- Lincoln Imports
378 E ORANGETHORPE AVE
PLACENTIA, CA. 92870

LETTER OF COMPLIANCE

The following states AT&T's site compliance with the FCC rules covering RF exposure.

The facility will operate within ATT Mobility's FCC licensed frequencies and these are as follows:

Receive freq. (MHz): 824-835, 845-846.5, 1865-1885 and 710-716

Transmit freq. (MHz): 869-880, 890-891.5, 1945-1965 and 740-746

RF Exposure to Persons Near the Site

The FCC states in 47 CFR § 1.1310 that the maximum permissible exposure level from RF radiation for the general population is between 0.6 and 1 milliwatts per centimeter squared (mW/cm²) depending upon the frequency of the transmitter. This is a measure of the RF power density at or below which there are no harmful effects.

The antenna that AT&T is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground). This is necessary to provide a useable signal level around the site. Within the first 600 feet from the site the transmitted signal does not need to be as strong consequently the antenna is designed to limit the signal level towards the ground to approximately ½ Watt of power. When this power reaches the ground its energy has been greatly reduced to the point where the RF exposure level is less than 2/10,000th of a percent of the maximum allowable exposure level permitted by the FCC. These calculations are based on a typical antenna patterns for the type of antenna that AT&T is using on their sites.

AT&T Mobility operates its wireless network in compliance with its FCC license and FCC rules and regulations concerning radio frequency emissions and/or radio frequency interference.

If AT&T can be of further assistance in this matter please do not hesitate to contact me at (562) 924-0000.

Sincerely,

Essie Polard
Market RF Safety Coordinator

AT **PLANNING DIVISION REPORT**
APPLICATION: UP 2012-02
EXHIBIT: 5
PAGE 1 OF 1
DATE: 3-13-12