



# Placentia Planning Commission Agenda

Regular Meeting  
November 8, 2011  
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](http://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](http://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  
November 8, 2011**

**REGULAR MEETING**  
6:30 p.m. – City Council Chambers

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**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**

Regular Meeting: October 11, 2011  
Recommended Action: Approve

**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

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**PUBLIC HEARINGS**

**NEW BUSINESS**

1. **Applicant: Youngman Cho**  
**Location: 1073 E. Imperial Highway**

**Use Permit (UP) 2011-16:**

To permit the operation of a learning studio that specializes in reading programs that help students improve their proficiency in reading, comprehension, fluency, accuracy and expression within a +/- 1,733 square foot commercial/retail suite, located at 1073 E. Imperial Highway in the Community Commercial (C-2) District.

**Recommended Actions:**

Adopt Resolution No. PC-2011-22 approving Use Permit (UP) 2011-16, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

2. **Applicant: T Mobile West Corporation: Linda Paul**  
**Location: 600 Loyola Drive (Richard Samp Park)**

**Use Permit (UP) 2011-14:**

To permit the construction of a +/- 60 foot high freestanding T Mobile wireless communication facility designed as a "Mono eucalyptus", consisting of nine (9) panel antennas, one (1) microwave dish and associated communications equipment and equipment cabinets within an

adjacent equipment enclosure, located at 600 Loyola Drive in the Planned Unit Development (PUD-1) District.

**Recommended Actions:**

Adopt Resolution No. PC-2011-23 approving Use Permit (UP) 2011-14, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

3. **Applicant:**      **Ronnie Cochran**  
**Location:**      **208 Orangethorpe Avenue**

**Use Permit (UP) 2011-15:**

To permit the operation of construction equipment sales and rental facility to be located at 208 E. Orangethorpe Avenue, on a 19,866 square foot property. Uses proposed subject to a use permit include equipment rental, outside storage and utilization of Commercial-Manufacturing property within one hundred (100) feet of residentially zoned property.

**Recommended Actions:**

Adopt Resolution No. PC-2011-24 approving Use Permit (UP) 2011-15, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

**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.

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**ADJOURNMENT**

The Planning Commissioners ADJOURN to a Regular meeting on Tuesday, December 13, 2011 at 6:30 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

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**CERTIFICATION OF POSTING**

I, Kenneth A. Domer, Secretary to the Planning Commission of the City of Placentia, hereby certify that the Agenda for the November 8, 2011 Regular meeting of the Planning Commission of the City of Placentia was posted on November 3, 2011.

\_\_\_\_\_  
Kenne



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

October 11, 2011

The regular meeting of the Placentia Planning Commission of October 11, 2011 was called to order at 6:30 p.m. in the City Council Chambers, 401 East Chapman Avenue, Placentia, California by Vice Chairman Tomazic.

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

Absent: Michael Ebenhoch, Chairman

**PLEDGE OF ALLEGIANCE:** Led by Commissioner Schaefer

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

**Motion by Commissioner Farano, seconded by Commissioner Schaefer to APPROVE THE MINUTES of September 13, 2011.**

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

**Public Hearings:**

1. **Applicant:** Alfred Daher (D.B. Oil)  
**Location:** 102 E. Yorba Linda Boulevard

**Use Permit (UP) 2011-12:**

To permit the operation of a new service station with a +/- 2,346 square foot convenience store, located on a +/- 0.58 new acre site.

**Use Permit (UP) 2011-13:**

To permit the sale of alcoholic beverages (Type 20 Off-Sale Beer and Wine) for off-site consumption, in conjunction with the operation of a +/- 2,346 square foot convenience store.

**Development Plan Review (DPR) 2011-01:**

To Permit the construction of a +/- 2,346 square foot convenience store, six (6) individual fuel dispensers under a canopy structure and related on and off-site

improvements on a 0.58 net acre site, located at 102 E. Yorba Linda Boulevard (Arco Station) in the Town Center (T-C) District.

Ms. Schwartz presented the staff report and announced a change to the report. Alcoholic beverages will be sold from 8:00 a.m. to 12:00 a.m. instead of 8:00 a.m. to 9:00 p.m.

Chairman Tomazic asked if Smog Checks will still be offered at the location. Ms. Schwartz responded that no, the entire service station structure will be removed.

Commissioner Farano asked about the change in hours for alcoholic sales. Ms. Schwartz responded that the applicant desired to have the same hours as his other gas station at 1202 E. Yorba Linda Boulevard. Commissioner Farano asked the Police Department had any comments about the change in hours. Ms. Schwartz stated the Police Department approved the request.

Commissioner Farano asked about Condition #10, delivery hours and expressed concern that fuel deliveries should also be permitted in the evening. Ms. Schwartz stated there is one (1) nearby single family residence to consider, and that delivery hours can be addressed by the applicant.

Chairman Tomazic invited the applicant to address the Commission.

Mr. Alfred Daher, 102 E. Yorba Linda Boulevard, Placentia responded to Commissioner Farano's delivery hour concerns. He stated that he understood the delivery hours to be for deliveries other than fuel. He expressed that he would like to be able to have fuel delivered during the night, as he anticipates having ten (10) deliveries per week.

Chairman Tomazic opened the Public Hearing.

Mr. Daher reiterated that he would like to have the same alcoholic beverage sales hours as his other gas station.

Commissioner Schaefer asked if the six (6) full time employees would also be working at the other gas station. Mr. Daher responded that no, they would only be employed at one (1) location.

Commissioner Schaefer asked for an update on the construction of the Rose Drive location. Mr. Daher stated that the deadline for construction to be complete is December 18, 2011.

Chairman Tomazic asked what the timeline is for the subject location to be constructed. Mr. Daher stated that if permits are ready by December 15, 2011, ARCO will begin shortly thereafter. Chairman Tomazic asked if he anticipated a six (6) month job. Mr. Daher responded yes.

Commissioner Farano asked if Mr. Daher accepts Sunday fuel deliveries. Mr. Daher responded that yes, he would like to.

Mr. Domer recommended a modification to the end of Special Condition #10 to read, "... and no deliveries on Sundays with the exception of fuel deliveries which shall be permitted

starting at 5:00 a.m. and on Sundays.”

Commissioner Farano made a suggestion that staff review the fuel delivery situation to arrive at a mutual decision with the applicant.

Mr. Domer stated that the applicant had commented that normal deliveries are after 5:00 a.m. and therefore the applicant may notify the City if it is discovered that a modification to delivery hours is needed.

Commissioner Scull asked why deliveries are precluded on Sundays. Mr. Domer responded that it is a general preclusion.

Commissioner Solomonson asked about the possibility of Arco Gas taking over. Mr. Daher explained that they have already taken over to handle the construction and they will have the option to hand it over to a different operator. Commissioner Solomonson asked if this could happen at the Rose location. Mr. Daher responded no, as he owns that property.

Commissioner Scull asked if Arco Gas has approved the applicant and authorized him to speak on their behalf. Ms. Schwartz responded yes.

Mr. Domer added to Special Condition #5, “...by the Director of Development Services with substantial changes or modifications subject to Planning Commission review and approval.” Mr. Arczynski added that the modification will also apply to attachments A, B & C of the Special Conditions.

Chairman Tomazic closed the Public Hearing.

**Motion by Commissioner Farano, seconded by Commissioner Schaefer TO ADOPT RESOLUTION NO. PC-2011-19 AND RECOMMEND APPROVAL OF USE PERMIT (UP) 2011-12 TO CITY COUNCIL, ADOPT RESOLUTION NO. PC-2011-20 APPROVING USE PERMIT (UP) 2011-13, ADOPT RESOLUTION NO. PC-2011-21 APPROVING DEVELOPMENT PLAN REVIEW (DPR) 2011-01, SUBJECT TO THE SPECIAL CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SET FORTH THEREIN. Passed by a 6-0 vote.**

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## **DEVELOPMENT REPORT**

### **PLANNING COMMISSION REQUESTS:**

Mr. Domer advised the Commission there will be a groundbreaking ceremony for the Grade Separations Project on October 19, 2011. Details will be sent via email.

Chairman Tomazic adjourned the Planning Commission meeting to the next regularly scheduled meeting on October 11, 2011 at 7:05 p.m. in the City Council Chambers at 401 East Chapman Avenue, Placentia.

Submitted by,

Ken Domer  
Assistant City Administrator



# Placentia Planning Commission Agenda Staff Report

<b>AGENDA ITEM NO.:</b> 1	<b>DATE:</b> November 8, 2011	<b>PUBLIC HEARING:</b> Yes
<b>APPLICATION:</b> Use Permit (UP) 2011-16		
<b>DESCRIPTION:</b> To permit the operation of a learning studio that specializes in reading programs that help students improve their proficiency in reading, comprehension, fluency, accuracy and expression within a +/- 1,733 square foot commercial/retail suite, located at 1073 E. Imperial Highway in the Community Commercial (C-2) District.		
<b>RELATED ITEMS:</b> None		
<b>APPLICANT:</b> Youngman Cho		
<b>PROPERTY OWNER:</b> Reef Imperial Rose, Inc. c/o Washington Capital Management, Inc.		
<b>LOCATION:</b> 1073 E. Imperial Highway		
<b>CEQA DETERMINATION:</b> Categorically Exempt: Section 15061(b)(3)		
<b>ZONING:</b> C-2 - Community Commercial District	<b>APN(S):</b> 322-091-07	
<b>GENERAL PLAN:</b> Commercial	<b>CITY COUNCIL ACTION REQUIRED:</b> No	
<b>PREPARED BY:</b> Monique B. Schwartz, Associate Planner		
<b>REVIEWED BY:</b> Kenneth A. Domer, Assistant City Administrator		

## **REQUEST:**

To permit the operation of a learning studio (Reading Town) that specializes in reading programs that help students improve their proficiency in reading, comprehension, fluency, accuracy and expression within a +/- 1,733 square foot commercial/retail suite, located at 1073 E. Imperial Highway in the Community Commercial (C-2) District.

## **INTRODUCTION:**

The purpose of the C-2 District is to provide for businesses which, through characteristics of their operation, including types of goods marketed and/or services offered, cater to residents of the entire city rather than to a neighborhood area.

The "C-2" - Community Commercial District does not specifically include learning/tutoring studios as a use permitted by right or subject to obtaining a use permit; however, it may be permitted if the Planning Commission finds that the proposed use is in accord with the purpose of the C-2 - Community Commercial District (Chapter 23.36 of the Placentia Municipal Code) and has characteristics similar to the uses listed in Section 23.36.040.

The proposed learning/tutoring studio is consistent with the intent of Chapter 23.36 and similar in characteristics to a dance or music studio which are each uses that are listed in Section 23.36.040 of the Placentia Municipal Code. Dance, music and learning/tutoring studios all types of businesses that involve the convening of persons at a given location

and time for classes for the maintenance of education, mental and physical health. The C-2 District should provide educational, cultural and recreational uses of these types. Therefore, pursuant to Section 23.36.040 of the Placentia Municipal Code, the proposed learning/tutoring studio requires use permit approval. A use permit is required to evaluate the potential impacts the proposed business may have on adjacent businesses and/or residences; impacts on existing parking, city services and concentrations of similar uses.

**RECOMMENDATION:**

City Planning Division is recommending approval of Use Permit (UP) 2011-16, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements.

**DISCUSSION:**

**Subject Site and Surrounding Land Uses:**

Reading Town will be located within a commercial/retail shopping center at the northwest corner of Rose Drive and Imperial Highway. Other uses within this shopping center include a child care learning center, craft store, Jiu-Jitsu instruction studio, fast food restaurants, nail salon, beauty salons, supermarket, restaurants, yogurt shop, postal center, dentist, tobacco shop, pharmacy and real estate office.

	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Existing</b>	Commercial/Retail	Commercial	C-2
<b>Proposed</b>	Commercial/Retail	Commercial	C-2
<b>North</b>	Single Family Residential	Low Density Residential	R-A
<b>South</b>	Commercial/Retail – Imperial Highway	Commercial	C-2
<b>East</b>	Commercial/Retail	Commercial	C-2
<b>West</b>	Commercial/Retail	Commercial	C-2

**Operational Characteristics:**

The applicant has provided a brief business operation description for this learning studio. Reading Town conducts reading programs where students can improve their proficiency in reading, comprehension, fluency, usage, accuracy and expression of the English language. Classes are offered to students starting at Kindergarten age through the 12<sup>th</sup> grade. Class sessions are approximately one (1) hour in length, with a 15 minute interval between classes. To start, there will be two (2) classes conducted each hour and each class will consist of a maximum of three (3) students. When the business becomes more established in the community, the applicant anticipates the addition of one (1) class, for a total of three (3) classes offered each hour. With the anticipated

addition of one (1) class, there will be a total of three (3) teachers and nine (9) students present at the learning/tutoring studio at any given time.

The business owner, Mr. Youngman Cho, has worked in distribution of educational books and supplies as well as operated a Book Club Academy for the past ten (10) years and feels this type of business would be helpful in this community. Mr. Cho will be managing the daily operations of the business.

The proposed hours of operation for Reading Town will be:

Monday through Friday: 11:00 a.m. to 7:00 p.m. and  
Saturdays: 9:00 a.m. to 3:00 p.m.  
Sundays: Closed

Classes will be offered during the following times:

Monday through Friday: 3:00 p.m. to 7:00 p.m.  
Saturdays: 9:30 a.m. to 3:00 p.m.

**Floor Plan:**

The proposed floor plan indicates that the existing commercial/retail suite is approximately 1,733 square feet and includes a waiting/reception area at the entrance on the south side of the suite, an office area, library, two individual class rooms, restroom, utility area and four (4) computer workstations along the west side of the suite.

**Access/Off-Street Parking:**

The subject site can be accessed via existing driveway approaches off of Imperial Highway and secondary entries/exits off of Rose Drive. There is approximately 101,485 square feet of tenant space, within this commercial retail shopping center. This shopping center is comprised of eight (8) parcels and shares a reciprocal parking agreement with its tenants.

Pursuant to Section 23.78.030(2) of the Placentia Municipal Code, the C-2 District requires four (4) parking spaces per one thousand (1,000) square feet of gross floor area. The tenant space is approximately 1,733 square feet and requires seven (7) parking spaces. Based on the present uses within this shopping center, and the fact that most students will be typically dropped off by their parents, it is not expected that the proposed learning/tutoring studio will impact the available parking at this site due to the maximum sixty (60) minute tutoring sessions, the fifteen (15) minute class intervals and a maximum of nine (9) students, and three (3) teachers occupying this facility at any given time.

## **Environmental Review**

The proposed Use Permit was reviewed by staff in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. §§ 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Placentia, and staff recommends that the Planning Commission exercise its independent judgment and find that Use Permit (UP) 2011-16 is exempt from CEQA pursuant to State CEQA Guidelines § 15061(b)(3) as it pertains to a use where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment.

### **Actions:**

Adopt Resolution No. R-2011-22 approving Use Permit (UP) 2011-16, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Prepared and submitted by:

Reviewed and approved by:

\_\_\_\_\_  
Monique B. Schwartz  
Associate Planner

**ELECTRONIC COPY**  
SIGNATURES ON ORIGINALS WITH  
PLANNING COMMISSION SECRETARY

\_\_\_\_\_  
Kenneth A. Domer  
Assistant City Administrator

### **Attachments:**

Attachment A: Resolution No. R-2011-22  
Attachment B: Special Conditions of Approval and Standard Development Requirements of Use Permit (UP) 2011-16  
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: Statement of Use

**ATTACHMENT A**

**RESOLUTION NO. R-2011-22**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2011-16 PERTAINING TO PROPERTY LOCATED AT 1073 E. IMPERIAL HIGHWAY AND MAKING FINDINGS IN SUPPORT THEREOF.**

**A. Recitals.**

(i) Mr. Youngman Cho for Reading Town ("Applicant" hereinafter) and Reef Imperial Rose, Inc. c/o Washington Capital Management, Inc. ("property owner") heretofore filed an application for approval of Use Permit No. 2011-16, 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 November 8, 2011, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) 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: (A) 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 (B) 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, this use complies with all applicable code requirements and development standards of the "C-2" Community Commercial District.

Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements, it is not anticipated that the proposed learning/tutoring studio will generate any negative impacts on the commercial center and the adjacent neighborhood. All business operations shall be conducted within this enclosed building, while maintaining an environment free from objectionable noise, odor or other nuisances.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Commercial", which provides for a variety of commercial uses. The proposed use is a learning/tutoring studio and is compatible with surrounding land uses.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements, 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 "C-2"-Community Commercial District in the City of Placentia. Approval of the Use Permit for the learning/tutoring studio would be consistent with the zoning as the site can accommodate the proposed use, and since other similar commercial uses exist in the "C-2" - Community Commercial District.

d. 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 2011-16 to ensure compliance with the Placentia Municipal Code.

3. Based upon the environmental review of the project, the Planning Commission finds that Use Permit (UP) 2011-16 is exempt from CEQA pursuant State CEQA Guidelines § 15061(b)(3) as it pertains to a matter which can be seen with certainty that there is no possibility that the Use Permit (UP) 2011-16 will have a significant effect on the environment.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2011-16, 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 2011-16 as modified herein, and specifically subject to the conditions set forth in Attachment "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 8th day of November, 2011.

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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 8<sup>th</sup> day of November, 2011, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 8<sup>th</sup> day of November, 2011, by the following vote:

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

ATTEST:

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Secretary to the Planning Commission

APPROVED AS TO FORM

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ANDREW V. ARCZYNSKI,  
CITY ATTORNEY

**Attachment "B"**  
**Special Conditions of Approval and Standard Development Requirements for  
Use Permit (UP) 2011-16**

**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.**

**CITY PLANNING DIVISION:**

1. Use Permit (UP) 2011-16 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, unless an extension is applied for and approved.
2. Use Permit (UP) 2011-16 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. 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.
4. 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. 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.

5. Prior to any changes in the days and hours of operation of Reading Town, the applicant shall obtain written approval from the Director of Development Services or his/her designee. The following are the specified days and hours of operation:

Monday through Friday: 11:00 a.m. to 7:00 p.m.  
Saturday: 9:00 a.m. to 3:00 p.m.  
Sunday: Closed

6. There shall be no additional modifications to the floor plan without approval from the Director of Development Services or his/her designee. Any additional changes to the approved floor plan, which has the effect of expanding or intensifying the present use, shall require a new Use Permit.
7. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for all costs associated with the preparation of detailed parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for all of the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
9. No outside storage or displays shall be permitted at any time.
10. There shall be no deliveries to or from the premises before 8:00 a.m. and after 10:00 p.m., seven days a week.
11. The rear exit door shall be kept closed at all times, except to permit employee ingress and egress, and in emergency situations.
12. Litter shall be removed daily from the premises, including adjacent public sidewalks, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.
13. All trash bins shall be kept inside the trash enclosure, and gates closed at all times, except during disposal and pick-up. Trash pick-up shall be done on a regular basis.
14. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
15. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.

Prior to issuance of a building permit, the applicant shall submit a sign plan prepared by a licensed sign contractor, for the design of all proposed signage on the site for review and approval by the Director of Development Services or his/her designee. The sign plan shall comply with the criteria and requirements set forth in Chapter 23.90, Signs-Advertising Structures, of the Placentia Municipal Code.

16. This establishment shall be operated as a learning/tutoring studio facility at all times. All activities shall be conducted within this enclosed tenant space, while maintaining an environment free from objectionable noise, odor, or other nuisances.
17. The applicant/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter at all times. Graffiti shall be removed by the applicant/business owner within 72 hours of defacement and/or upon notification by the City.
18. The applicant/business owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License. This shall be done no later than two (2) weeks of the final determination of the use permit.
19. No more than six (9) students and associated teachers/instructors shall convene at the subject commercial suite at any one time. In order to ensure that parking demands will not overlap, classes shall be scheduled and conducted such that each class shall end at least fifteen minutes prior to the beginning of the next class in the subject suite.
20. No drop-off/pick-up activities from motor vehicles shall be permitted to occur at any time within the shopping center's drive aisles. Parents/drivers shall park their vehicle and then accompany students to and from the school at all times. Applicant shall notify each student or if a minor, the student's parents of this parking requirement and applicant shall be responsible for the enforcement of the parking requirement.

**CITY BUILDING DIVISION:**

21. This facility will be classified as an "E" (Educational) occupancy pursuant to 2010 California Building Code.
22. All future tenant improvements shall require City Building Division review and approval, prior to any construction.
23. Applicant/property owner shall obtain a demolition permit for any destruction work of existing tenant improvements.

24. All contractors and subcontractors shall obtain a City Business license. Applicants (developer/contractor) shall request a standard subcontractor form from the City Building Division prior to building permit issuance. They shall complete and submit the form to the City Business License Division prior to releasing the Certificate of Occupancy.
25. Existing restroom shall be unisex.
26. Exit doors shall have an illumination system for each sign.

**CITY POLICE DEPARTMENT:**

27. The establishment shall remain in compliance with Placentia Police Department Standard Development Requirements for security (See Attachment C).

**ORANGE COUNTY FIRE AUTHORITY:**

28. Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) (See Attachment D).

**Attachment "C"**  
**Placentia Police Department Standard Development Requirements**

# PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2011-16

## 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.

**Attachment "D"**  
**Orange County Fire Authority (OCFA) Special Conditions of Approval**



# 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](http://www.ocfa.org) • (714) 573-6100 / Fax (714) 368-8843

Date: October 3, 2011

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

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156185, City Reference #UP 2011-16**  
**Reading Town- 1073 E. Imperial Highway, 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.

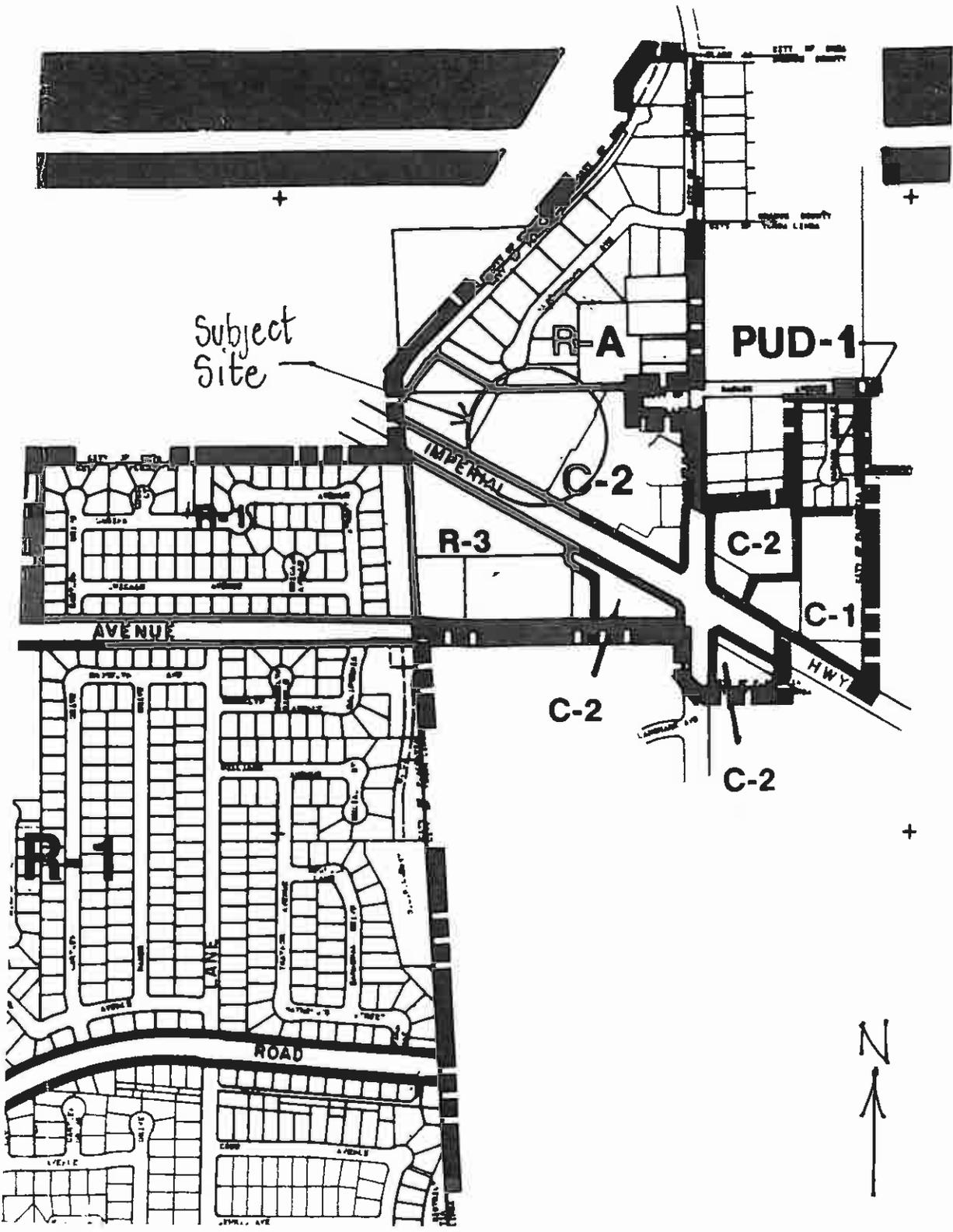
## CONDITIONS OF APPROVAL

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:*

- Architectural (service codes PR200-PR285), when required by the OCFA "Plan Submittal Criteria Form". This form can be obtained at our front counter or on our website at [www.ocfa.org](http://www.ocfa.org).

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](mailto:lynnepivaroff@ocfa.org).



VICINITY MAP

NTS

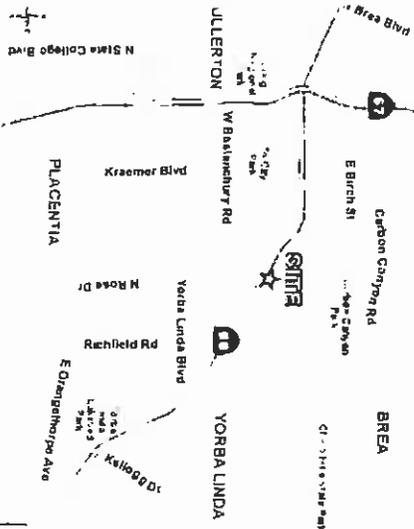
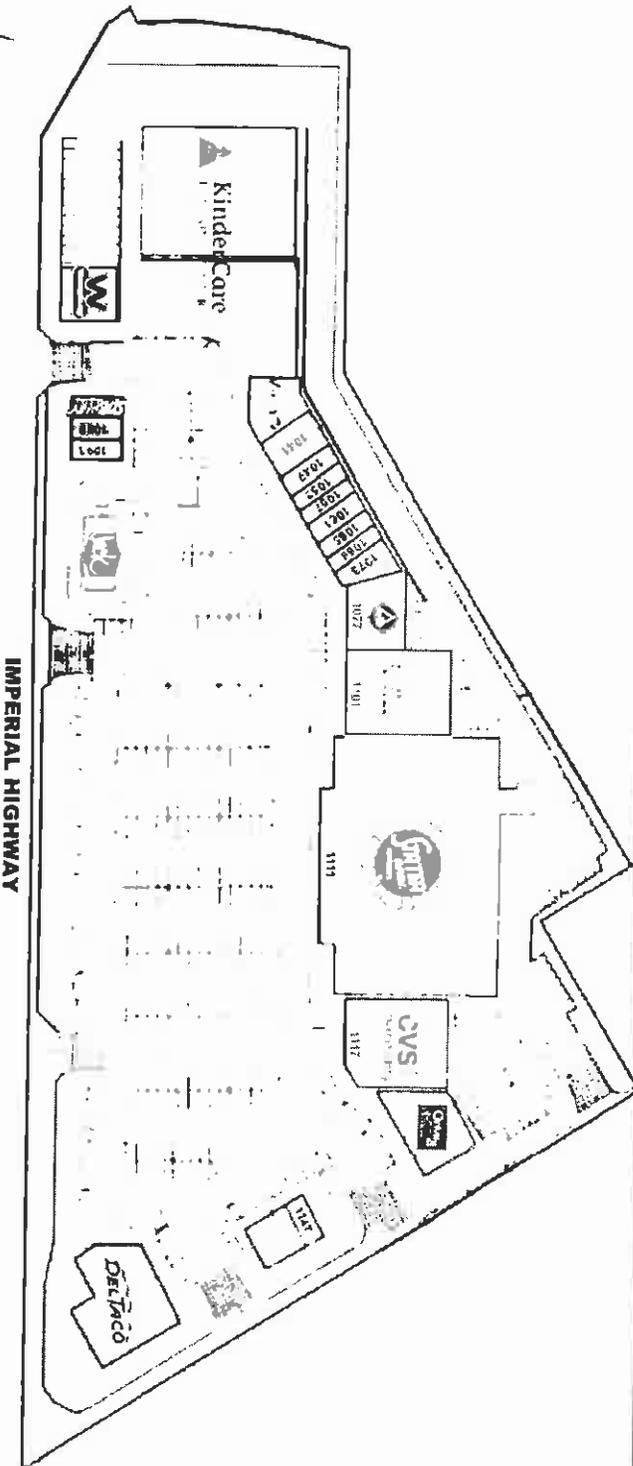


PLANNING DIVISION REPORT  
 UP 2011-16  
 Exhibit 1

# Imperial Rose Plaza

1029 - 1174 East Imperial Highway, Placentia, California 92870

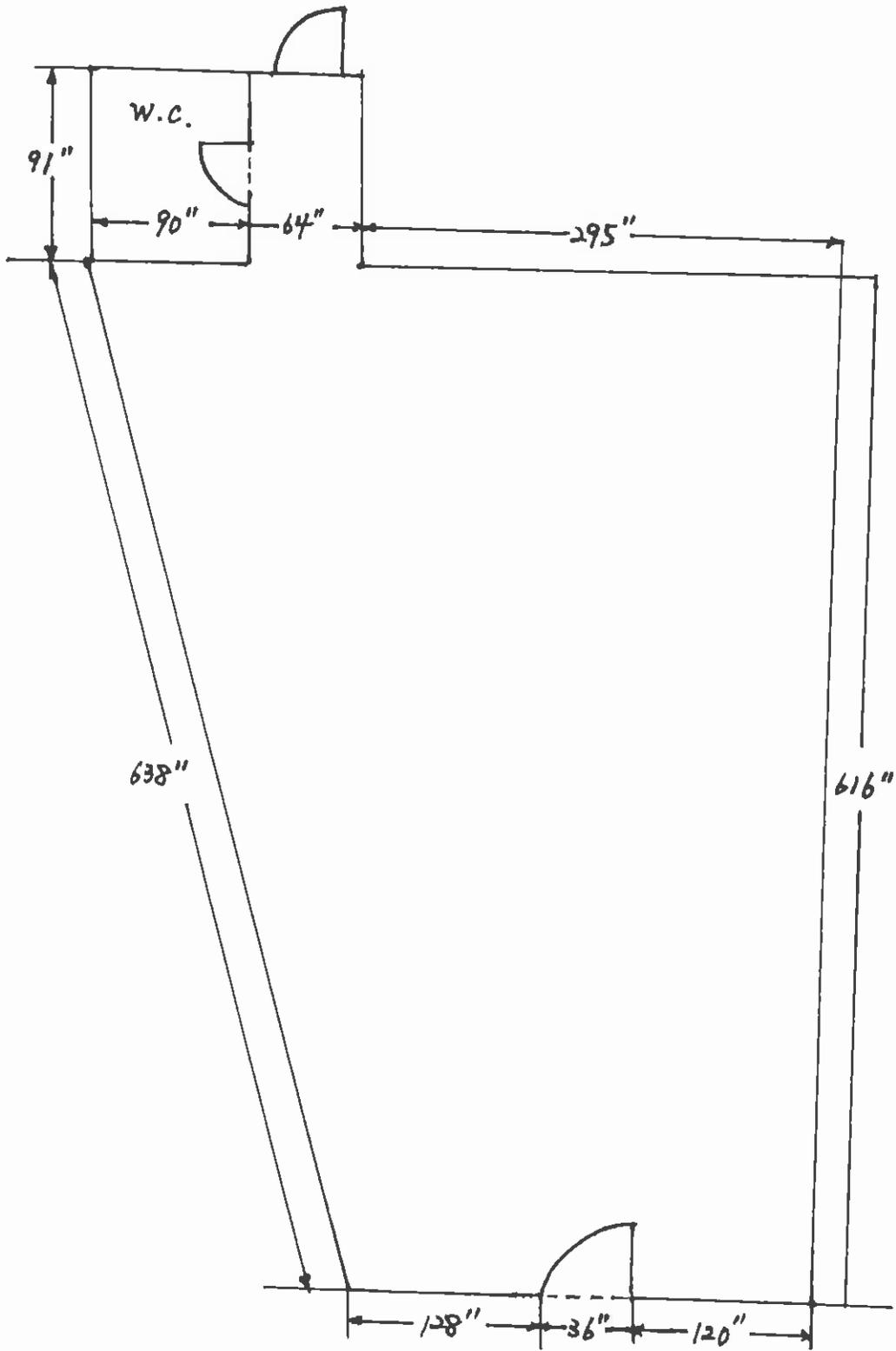
# For Lease



Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
1001	Kindercare Learning Center	9,778	1085	Subway	1,000
1005	Wienerschnitzel	1,630	1089	Available	970
1029-1033	La Vida Massage	3,742	1093	Les Amis Beauty Salon	960
1041	Oishi Sushi & Steaks	2,280	1097	Jack in the Box	2,356
1049	Telegraph Barbershop	960	1101	Tall Mouse Crafts	8,000
1053	Nail Salon	900	1111	Staler Bros.	42,630
1057	Postal Max	1,200	1117	CVS/pharmacy	8,312
1061	Dr. Frank Cho, D.D.S	1,080	1135	Century 21 Superstars	4,250
1065	Tobacco	900	1147	Power Up	920
1069	Dry Cleaners	1,650	1153	The Flame Broiler	2,070
1073	Available	1,733	1171	Del Taco	1,995
1077	Gracie Barra	2,369			

PLANNING DIVISION REPORT  
 APPLICATION: UP 2011-16  
 EXHIBIT: 2  
 PAGE 1 OF 1  
 DATE: 11-8-11

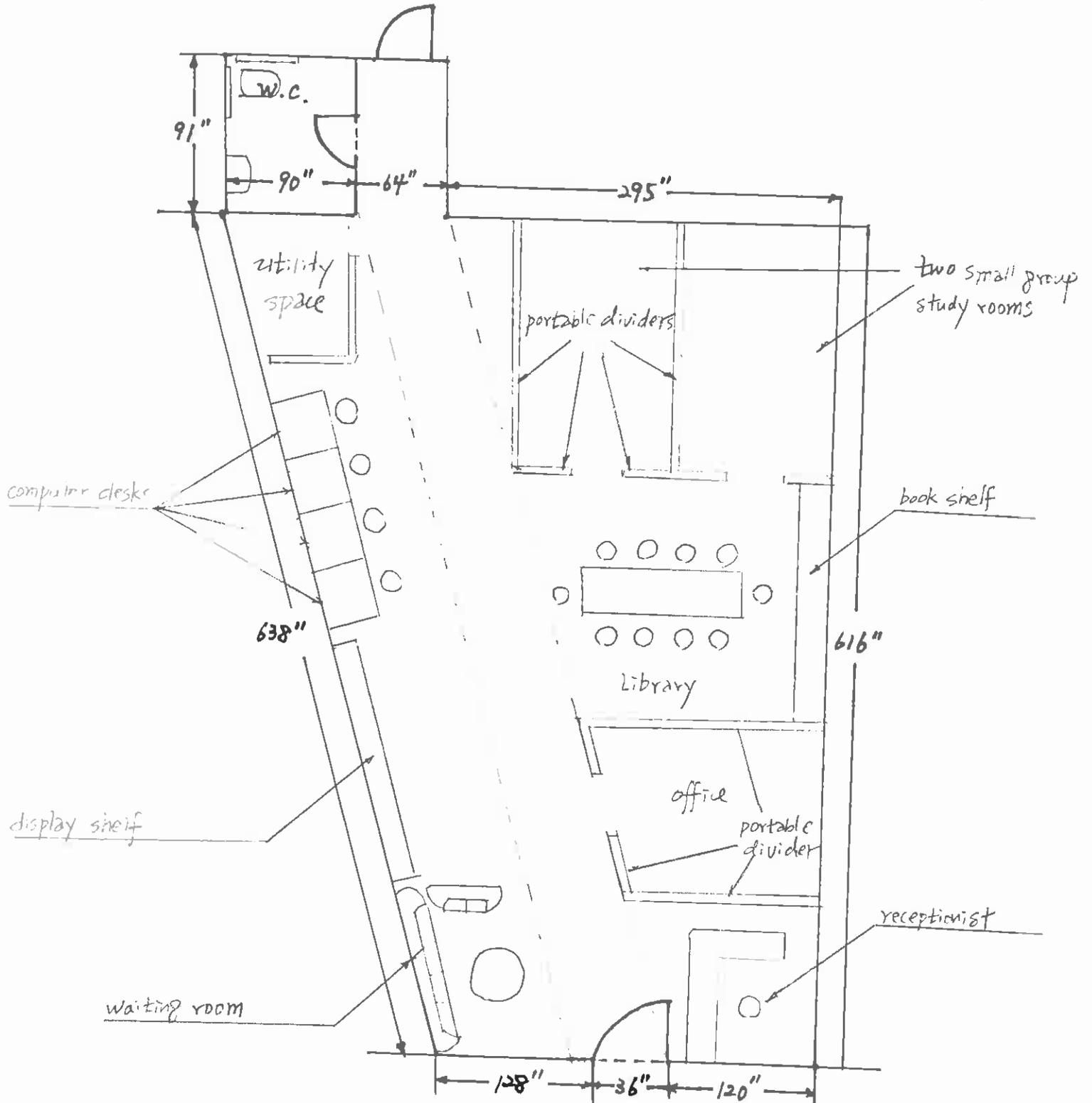
Floor Plan: 1029 E Imperial Hwy #1073, Placentia, CA 92870



1 inch = 100" (1/100 scale)

PLANNING DIVISION REPORT  
APPLICATION: UP 2011-16  
EXHIBIT: 3  
PAGE 1 OF 2  
DATE: 11-8-11

Floor Plan: 1029 E Imperial Hwy #1073, Placentia, CA 92870



1 inch = 100" (1/100 scale)

PLANNING DIVISION REPORT  
 APPLICATION: VP 2011-16  
 EXHIBIT: 3  
 PAGE 2 OF 2  
 DATE: 11-16-11



## Statement of Use

Detailed description of operation : Reading Town™ operates reading programs where students can improve their proficiency in reading, the first step in learning. Reading Town™'s curriculum, also, is designed for comprehensive improvement in understanding, fluency, usage, accuracy, and expression.

In this Program, specialized reading instructors teach One-hour classes that consist of 1 to 3 students. Maximum number of student in each class is three. Per one hour slot, there would be 2 classes. There is a 15 minutes of break in-between the classes to have a better control over the traffic flow in the parking lot.

Age groups of our program are from Kindergarten to 12<sup>th</sup> grade

Over the past decade, I have worked for education books and supplies (Teacher's Supplies) and Book Club Academy. During this period of time, I could gain a wealth of experience about education of school. Many parents were worried about their children's education from their school class rooms. I found that programs of Reading Town™ would be very helpful to solve this problem.

Days and hours of operation: Our open hour is Monday to Friday 11AM – 7PM, Sat 9AM – 3PM.

Class schedule of program : Monday to Friday 3 PM – 7PM, Saturday 9:30AM – 3PM  
15 minutes of break in-between the classes.

Number of full and Part-time employees: Part-Time employees- 4 (1 Instructor, 3 teachers)

Number of vehicles: 1 for Owner, 4 for Instructor and teachers  
Parents drop off their children 5 minutes before classes and pick up in 5 minutes after the session

Machines and equipment: Copier, Telephone/Fax, Computer.

Business Owner: Young Man Cho

# UP 2011-16

### PLANNING DIVISION REPORT

APPLICATION: UP 2011-16

EXHIBIT: 4

PAGE 1 OF 1

DATE: 11-8-11



# Placentia Planning Commission Agenda Staff Report

<b>AGENDA ITEM NO.:</b> 2	<b>DATE:</b> November 8, 2011	<b>PUBLIC HEARING:</b> Yes
<b>APPLICATION:</b> Use Permit (UP) 2011-14		
<b>DESCRIPTION:</b> To permit the construction of a +/- 60 foot high freestanding T Mobile wireless communication facility designed as a "Mono-eucalyptus", consisting of nine (9) panel antennas, one (1) microwave dish and associated communications equipment and equipment cabinets within an adjacent equipment enclosure, located at 600 Loyola Drive in the Planned Unit Development (PUD-1) District.		
<b>RELATED APPLICATIONS:</b> None		
<b>APPLICANT:</b> T-Mobile West Corporation: Linda Paul		
<b>PROPERTY OWNER:</b> City of Placentia		
<b>LOCATION:</b> 600 Loyola Drive – Richard Samp Park		
<b>CEQA DETERMINATION:</b> Categorically Exempt: Class 3, Section 15303		
<b>ZONING:</b> Planned Unit Development (PUD-1) District	<b>APN(S):</b> 340-461-13	
<b>GENERAL PLAN:</b> Open Space	<b>CITY COUNCIL ACTION REQUIRED:</b> No	
<b>PREPARED BY:</b> Monique B. Schwartz, Associate Planner		
<b>REVIEWED BY:</b> Kenneth A. Domer, Assistant City Administrator		

## **REQUEST:**

To permit the construction of a +/- 60 foot high freestanding T Mobile wireless communication facility designed as a "Mono-eucalyptus", consisting of nine (9) panel antennas, one (1) microwave dish and associated communications equipment and cabinets within a new adjacent equipment enclosure, located at 600 Loyola Drive in the Planned Unit Development (PUD-1) District.

The City of Placentia is the property owner of the park property and has authorized the filing of this use permit application.

## **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, after a noticed public hearing, of a use permit application.

The proposed wireless communication site for T Mobile will be designed to provide telecommunication services to the surrounding community in the vicinity north of Chapman Avenue, east of Acacia Drive, South of Rockaway Drive and west of Rose Drive. The site has been designed to fit in with the park setting as much as possible and thus a "mono-eucalyptus" design was chosen. The City approved a similar type of facility, a "mono-pine" at Tuffree Park and is very pleased with the results. Because of the increasing needs for future wireless facility sites around the City of Placentia, the City

has amended the Placentia Municipal Code to allow for such facilities within Residential zones on public property. City staff reviews each site and application for the ability to co-locate two or more wireless facilities in order to minimize the proliferation of wireless cell towers in our predominately residential city. As with all potential wireless facilities, City Staff reviewed the proposed location and nearby alternatives in order to best address the need for a wireless location as well as to maintain the residential nature of the City. Additionally, site selection is made to locate any such facility as far from residential properties as possible. A public hearing procedure before the Planning Commission, with the mailed notices to all property owners within a 300 foot radius from the perimeter of the property is required to process the Application for Use Permit 2011-14.

On May 9, 2011, the proposed use was presented to the Recreation and Parks Commission by Community Services Staff. The general consensus among the Commissioners was in support of the project.

**RECOMMENDATION:**

The City Planning Division is recommending the adoption of Resolution No. PC-2011-23, approving Use Permit (UP) 2011-14, subject to the attached Special Conditions of Approval and Standard Development Requirements.

**DISCUSSION:**

Richard Samp Park is located within a low density residential community, east of Kraemer Boulevard, west of Central Avenue, north of Chapman Avenue and south of Alta Vista Street. There is an existing walled area within the park, along the east side that is partially owned by the City of Placentia and partially owned by the Alta Placentia Homeowners Association. A portion of the perimeter wall will be demolished to accommodate the new cell site and create more open green space for the existing park. The applicant will be installing a 6'-0" high black chain link fence along the delineated property line between both parcels.

**Subject Site and Surrounding Land Uses:**

	<b>Existing Land Use</b>	<b>Zoning Map Designation</b>	<b>Land Use Element General Plan Designation</b>
Present	Residential	Planned Unit Development (PUD) -1	Open Space
Proposed	Park with proposed +/- 60 foot high Mono-eucalyptus wireless communication facility and related equipment cabinet enclosure	Planned Unit Development (PUD) -1	Open Space
North	Lyons Way/Residential	Planned Unit Development (PUD) -1	Low Density Residential
South	John Tynes Elementary School	Planned Unit Development (PUD) -1	Schools
East	Residential	Planned Unit Development (PUD) -1	Low Density Residential
West	Residential	Single Family Residential (R-1)	Low Density Residential

### **Location:**

Pursuant to Section 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 submittal site plan illustrates 97'-5" as measured from the outermost perimeter of the mono eucalyptus to the east property line of the park; however, the applicant will be required to provide a 100 foot setback as measured from the outer most perimeter of the mono eucalyptus to the east property line. The mono eucalyptus is also located twenty-nine (29) feet from the south property line, as measured to the center of the pole. The nearest residential structure to the pole is approximately 160 feet to the east; 300 feet to the west and 360 feet to the north. To the south, the nearest school structure, a classroom, is approximately 160 feet away.

The new adjacent equipment enclosure measures 21'-0" W x 15'-6" D (325.5 square feet) and is located 20 feet from the south property line and approximately seventy-five (75) feet from the east property line.

Both the mono eucalyptus structure and the equipment enclosure comply with the setback requirements of the PUD-1 District.

### **Height:**

Pursuant to § 23.72.090 of the Placentia Municipal Code, the maximum height permitted within the Planned Unit Development District (PUD-1) District is thirty (30) feet. However; § 23.82.060 of the PMC specifies that a wireless facility may extend beyond the height limit if the Director of Development Services determines it necessary in order to effectively receive and transmit communication signals or to camouflage or blend the facility in with the existing environment. As submitted, the proposed antenna height is 52 feet above ground level with an additional five (5) feet allowed for completing the "eucalyptus tree" look of the tower. The Director of Development Services has determined that it is necessary for the proposed facility to exceed the height limit of thirty (30) feet in the Planned Unit Development (PUD-1) District in order for the facility to effectively transmit and receive communications, be designed for co-location with other carriers and to blend in with the natural environment.

### **Antennas/Operational Characteristics:**

T Mobile proposes to install a total of nine (9) panel antennas, divided equally into three (3) sectors and a single two (2) foot diameter microwave dish on the new Mono eucalyptus. The panel antennas will be mounted approximately 52 feet above the finished grade (as measured to the center of the antennas) and the microwave dish will be mounted 37 feet above finished grade. One (1) GPS antenna and one (1) Omni whip antenna will be mounted on the equipment enclosure A-frame roof. Additionally, equipment cabinets with the associated electronic equipment will be mounted on a raised concrete pad within the new +/- 325 square foot ground lease enclosure area.

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

### **Aesthetics:**

The City's wireless communication facility ordinance specifically requires operators to consider visual impacts when locating and constructing a major wireless communication facility; therefore, the applicant has proposed to install a "Mono eucalyptus" which, by design, is intended to blend into the surrounding environment. The trunk of the "Mono eucalyptus" will be designed to have the appearance, texture and color of natural bark and the leaves will be green and brown to resemble a living eucalyptus tree. The proposed colors are subdued and the materials are non-reflective to blend with materials and colors in the surrounding area. There will be an 24" high decorative block wall constructed around the proposed pole as a raised planter as an added decorative feature. The equipment will be located within an enclosed split faced masonry block structure with an A-frame metal roof, as specified on the submittal plans. 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.

T Mobile wireless telecommunication facilities operate at power levels and are within 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 and Electronics Engineers (IEEE).

Dennis F. Beltran, a retained Consulting Engineer, evaluated the proposed facility for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. A copy of the Letter of Compliance and Site Analysis of Radio Frequency Electromagnetic Fields from Mr. Beltran have been included as exhibits to this staff report.

The applicant indicates that the equipment operates quietly or almost noise free. The equipment does not emit fumes, smoke or objectionable odors.

**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-2011-23 approving Use Permit (UP) 2011-14, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Prepared and submitted by:

Reviewed and approved by:

\_\_\_\_\_  
Monique B. Schwartz  
Associate Planner



\_\_\_\_\_  
Kathleen A. Domer  
Assistant City Administrator

**Attachments:**

- Attachment A: Resolution No. PC-2011-23
- Attachment B: Special Conditions of Approval and Standard Development Requirements of Use Permit (UP) 2011-14
- 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: Statement of Use
- Exhibit 6: Site Analysis of Radio Frequency Electromagnetic Fields
- Exhibit 7: Statement of Compliance with FCC/FAA

RESOLUTION NO. PC-2011-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2011-14 PERTAINING TO THE PROPOSED T MOBILE WIRELESS COMMUNICATION FACILITY AT PROPERTY LOCATED AT 600 LOYOLA DRIVE (RICHARD SAMP PARK) AND MAKING FINDINGS IN SUPPORT THEREOF.

**A. Recitals.**

(i) Linda Paul, for T Mobile West Corporation, ("Applicant" hereinafter) and City of Placentia, the property owner, have filed an application for approval of Use Permit No. 2010-14 to be located at 600 Loyola Drive, 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 November 8, 2011 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 Planned Unit Development (PUD-1) District in order to effectively transmit and receive communications, be designed for co-location with other carriers and 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 "PUD-1" Planned Unit Development District and Chapter 23.82, Wireless Communication Facilities.

b. According to the submitted Statement of Use and Site Analysis of Radio Frequency Electromagnetic Fields, the proposed T Mobile "Mono eucalyptus" structure installation is regulated by the Federal Communications Commission (FCC) and will operate within the frequencies established for Specialized Mobile Radio operators. The T Mobile 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 Statement of Compliance with FCC/FAA from Dennis F. Beltran, Consulting Engineer 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 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 eucalyptus" will be painted brown and the leaves are green and brown to resemble a natural living eucalyptus 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 installation will be located within a new 325 square foot ground lease area that will be completely enclosed within a solid block wall structure with an A-frame metal roof and screened from public view. The applicant has indicated that the 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 "Open Space", and the proposed use does not involve any change in the land use of the subject site. Wireless communications facilities are permitted in the "PUD-1" Planned Unit Development District, on public property, 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 "PUD-1" Planned Unit Development District in the City of Placentia if located on public property to include parks. Approval of the Use Permit for the 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 Low Density Residential 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 2010-14 to ensure compliance with the Placentia Municipal Code.

g. The proposed use was presented to the Recreation and Parks Commission by Community Services Staff on May 9, 2011. The general consensus among Commissioners was in support of the project.

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 2010-14, 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 2010-14 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 8th day of November, 2011.

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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 8<sup>th</sup> day of November, 2011, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 8<sup>th</sup> day of November, 2011, 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) 2010-14**

**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) 2010-14 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, unless an extension is applied for and approved.
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. 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-pine" 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) 2011-14 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 "Mono eucalyptus" pole structure shall be installed a minimum of 100 feet from the east property line, as measured from the outer most perimeter of the pole.
15. The applicant's new ground-mounted equipment shall be located within the proposed new enclosed ground lease area. Applicant shall maintain the new

- “Mono eucalyptus” and related enclosure in good visual and physical condition at all times.
16. The ground-mounted equipment shall be located as indicated on the submittal site plan.
  17. Wireless communication facilities shall not bear any signs or advertising devices other than certification, warnings or other required seals or signage at any time.
  18. The applicant shall maintain the wireless telecommunication facility (“Mono-eucalyptus”) 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.
  19. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
  20. 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 pine tree. The branches at the top of the “Mono eucalyptus” 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.
  21. The new “Mono eucalyptus structure and foundation shall be structurally designed and engineered to accommodate the installation of identified antennas for the applicants wireless carrier as well as future co-locators as specified on the submittal plans and any additional branches as needed to adequately screen the proposed antennas on the pole in a form acceptable to the Development Services Department.

22. Applicant shall submit material and color samples for the equipment enclosure/structure and low wall planter wall that surrounds the new mono eucalyptus pole. Final materials and colors for the equipment enclosure and low planter wall shall be approved by the Development Services Department, prior to building permit issuance.
23. Applicant shall submit landscape/irrigation plans that depict the replacement of existing and the installation of new landscaping around the new Mono-eucalyptus and equipment enclosure as well as the installation of sod in the unimproved areas behind the existing block walled area on the east side of the park.
24. Construction of Mono eucalyptus structure shall not include the exterior installation of any type of “dog house” design to accommodate cables or conduit.

#### **CITY BUILDING DIVISION:**

25. 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.
26. Building and electrical permits shall be required for the new antennas, microwave dishes, lighting and related ground-mounted equipment related to this project.
27. Applicant shall submit structural calculations prepared by a licensed California structural/civil engineer or the proposed block wall equipment enclosure prior to issuance of any building permits.
28. Applicant shall provide detailed plans for new T Mobile equipment cabinets, GPS antennas, etc.
29. 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.
30. Applicant shall obtain a demolition permit prior to removing the existing CMU wall and fence.
31. Applicant shall obtain approval from the Orange County Fire Authority for the equipment enclosure (if fire sprinklers are required) and the new mono eucalyptus structure.
32. Applicant shall provide a detailed site plan/grading plans prepared by a licensed California Civil engineer to show the proposed on –site drainage design.

#### **CITY ENGINEERING DIVISION:**

33. Applicant shall obtain an encroachment permit for work in the public right-of-way.
34. Prior to the start of construction, a plan showing the proposed staging area, employee and construction parking and any proposed equipment and material storage areas shall be submitted to the Director of Public Works for approval.
35. Applicant shall provide a signature block for the City Engineer's approval of final plans.
36. Permanent hot mix asphalt shall be in place within two days of completion of backfill.
37. All trench work shall be neat and clean cut. Finish work shall be smooth and properly compacted.
38. Compaction testing of native material and aggregate base shall be furnished.
39. Add two 24" base box trees for removal of 50 foot tree as directed by the Public Works Superintendent.
40. All parking spaces within the Samp Park parking lot shall remain free of construction material and debris unless otherwise approved by the Director of Public Works or Director of Development Services.
41. All drive aisles shall remain open at all times.
42. Performance and payment bonds and insurance with the City being named as additional insured will be required prior to permit issuance.
43. All damaged landscape and irrigation facilities shall be repaired within 48 hours. Prior to final permit approval any landscape and hardscape damaged by the construction shall be restored to its original condition. All replaced landscaping, to include turf, shall be guaranteed for a period of six (6) months. Failed landscaping, as determined by the Director of Public Works, shall be replaced during this time.
44. All affected area of grass/turf shall be replaced with sod, not seed.
45. All existing drainage paths shall remain functional during construction.
46. All pavement patching and replacement shall be done in accordance with City of Placentia Standards.
47. Prior to tree trimming occurring, approval for trimming shall be obtained from the Director of Public Works. Trimming shall be conducted by or under the supervision of a certified arborist.

## **CITY COMMUNITY SERVICES DEPARTMENT**

48. All communication equipment must be placed within the proposed equipment enclosure with exception for standard SCE electric meter, GPS antenna and Omni whip antenna. The location of said items shall be included on the building plans and approved by the Deputy Director of Community Services.
49. Trees required to be trimmed shall be trimmed by a licensed arborist with trimming approved by the Public Works Department prior to commencement of work.
50. All final building materials, to include colors for equipment enclosure doors and vents, block wall, roofing materials, raised planter wall and other amenities included as part of this approval shall be approved by the Deputy Director of Community Services.
51. A copy of the construction schedule shall be provided to the Community Services and Development Services Department prior to obtaining building permits. All changes to construction schedule shall be submitted in writing to both departments prior to said work being conducted.
52. Community Services Department shall submit plans and construction schedule to the Placentia Yorba Linda School District, as the construction may impact school activities at Tynes Elementary School.
53. All concrete paths/areas damaged as a result of the project must be replaced at the nearest expansion joints.
54. Specification for masonry block for the equipment enclosure:  
  
Manufacturer: Orco Block Company  
Type: Split face  
Color: Tan  
Block shall be approved by Deputy Director of Community Services.
55. Specification for metal roof of equipment enclosure:  
  
Manufacturer: Berridge  
Color: Aged Bronze
56. Raised planter around new mono eucalyptus shall be 24" high with a bull nose cement cap. Interior of planter shall be coated with water proofing material. Face of planter shall be covered with the following stone specification:  
  
Manufacturer: El Dorado Stone  
Style: Durango

57. Applicant shall install four (4) security exterior lights on equipment enclosure, one on each side, at a height under roof trim sufficient to provide illumination out from the enclosure. Required security lighting is to be energy efficient light emitting diode (LED) thirty (30) watt equivalent. Lighting shall have high quality shock-proof polycarbonate lens with UV inhibitors and shatterproof/vandal resistant glass. Dark Sky requirements regarding shielding and reduction of light spillage shall be followed as directed by City.

Recommended manufacturer: MaxLite

Model number: MLSWP30LED50

Lumens: 1650

58. Applicant shall provide and install four (4) park lighting standards, with light emitting diode (LED) lamps, as directed and specified by the Community Services Director.
59. Applicant shall install sod in any exposed area that is not covered in grass after the block walls are removed. Applicant shall work with the Public Works Superintendent in installing new sod and irrigation for the areas that have received sod as well as for landscaping within the raised planter area around the new mono eucalyptus
60. New 6'-0" high, black chain link fence shall be installed along property line separating City property and property owned by Alta Placentia Homeowner's association. Applicant shall be responsible for removal of current fencing and footing material surrounding unimproved area as directed by City.

**CITY POLICE DEPARTMENT:**

61. Compliance with Placentia Police Department Standard Development Requirements for security. (See Attachment C)

**ORANGE COUNTY FIRE AUTHORITY:**

62. Developer/Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA). (See Attachment D)

**Attachment "C"**  
**Placentia Police Department Standard Development Requirements**

# PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2011-14 600 Loyola Drive (Richard Samp Park)

## 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 <sup>3</sup>/<sub>4</sub>) 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.

**Attachment "D"**  
**Orange County Fire Authority (OCFA) Special Conditions of Approval**



# ORANGE COUNTY FIRE AUTHORITY

Fire Prevention Department

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

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

Date: October 3, 2011

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

From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156183, City Reference #UP 2011-14**  
**600 Loyola Drive- T-Mobile**  
**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.

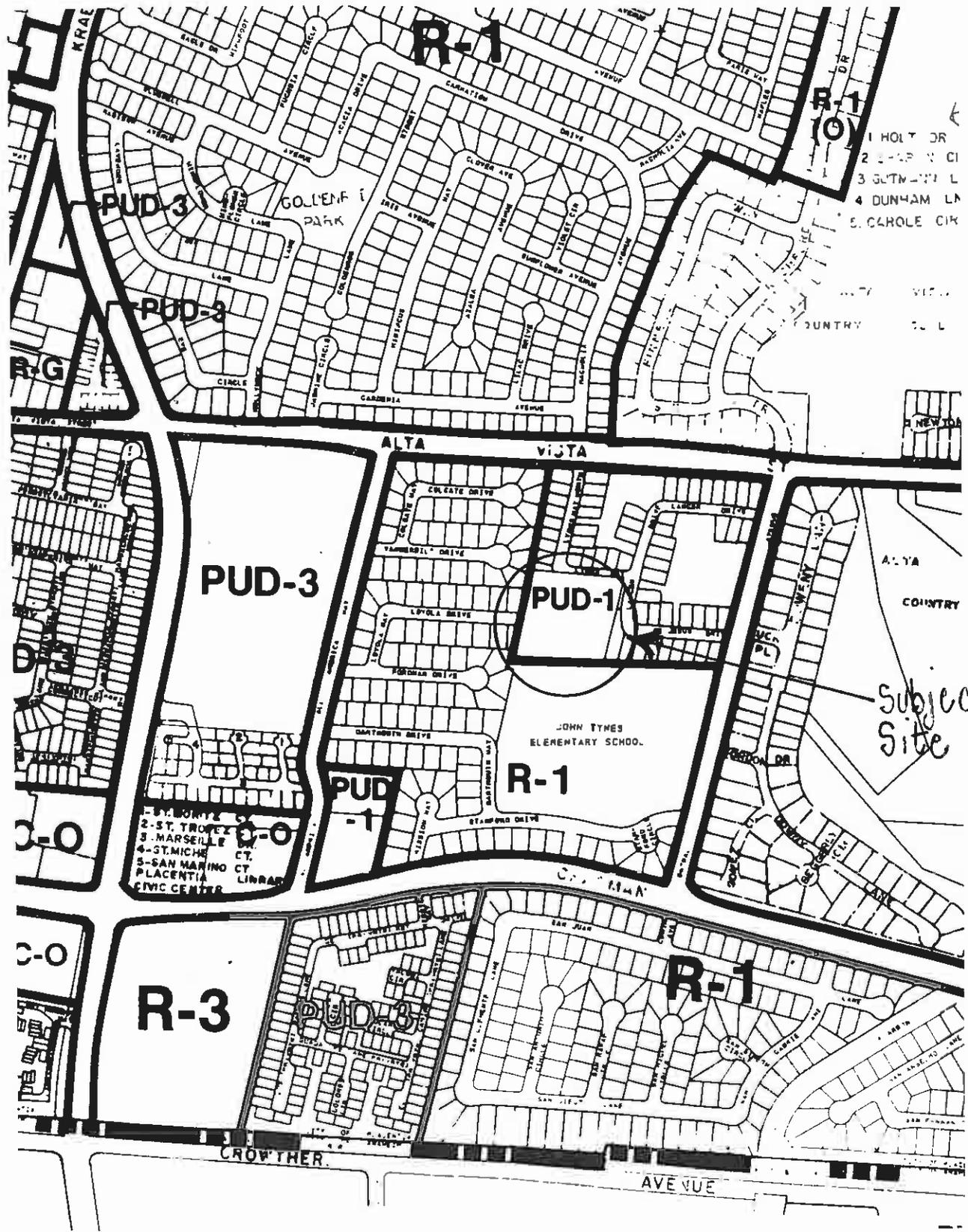
## CONDITIONS OF APPROVAL

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 I, 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](mailto:lynnepivaroff@ocfa.org).



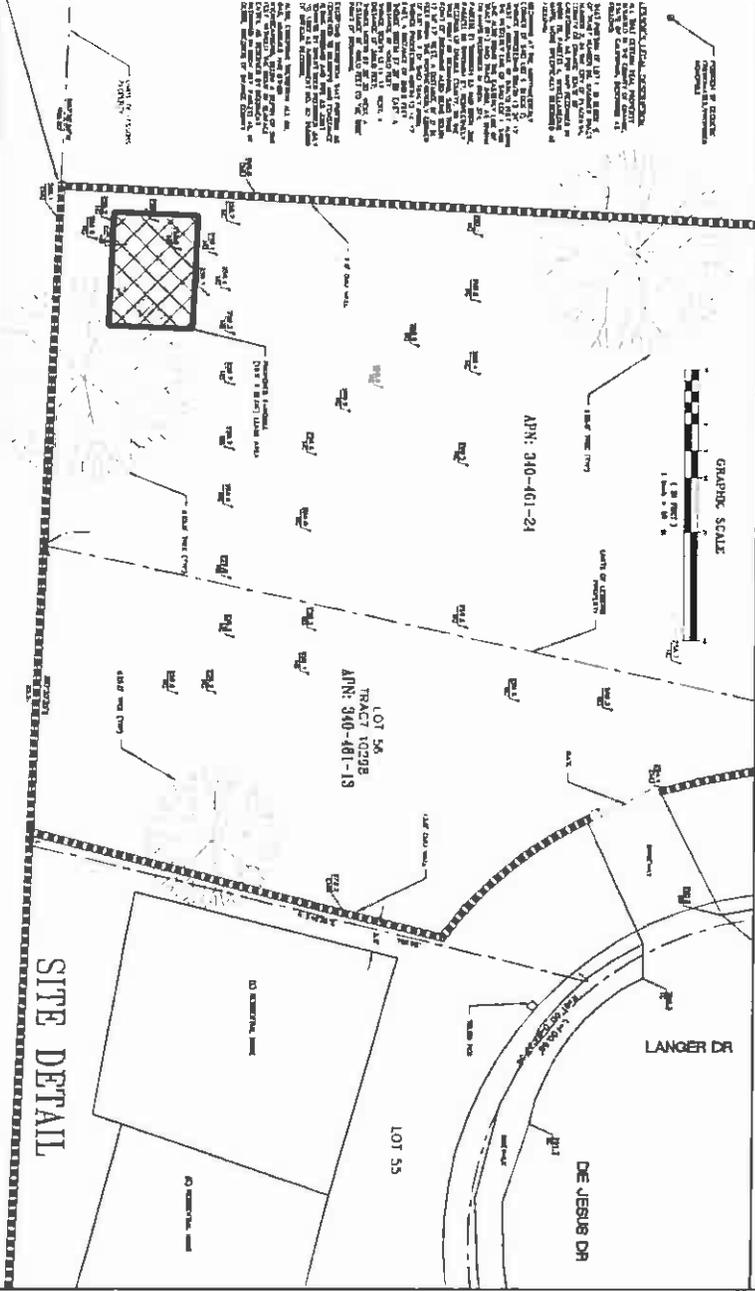
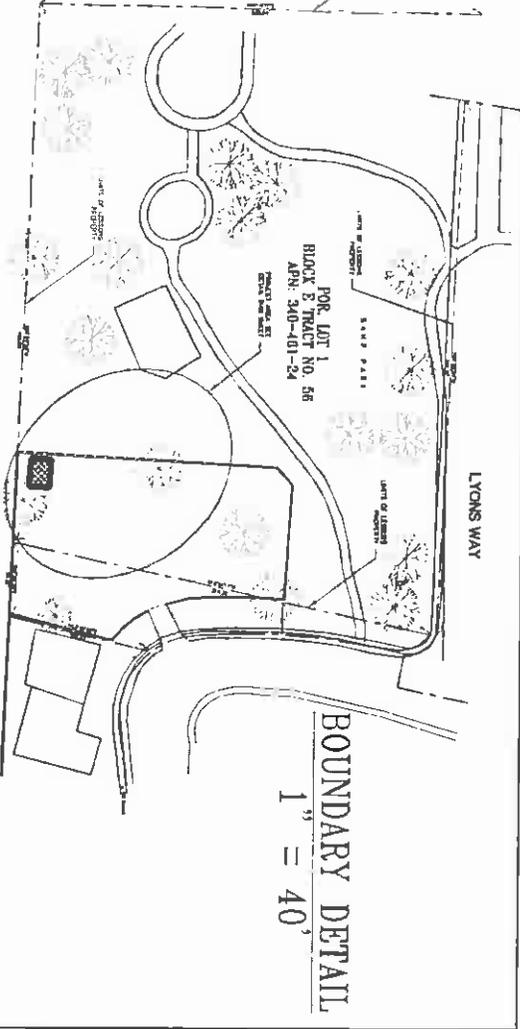
VICINITY MAP

NTS



PLANNING DIVISION REPORT  
 UP 2011-14  
 Exhibit 1





**NOTICE TO THE PUBLIC**  
 THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

**LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - EASEMENT  
 - - - - - UTILITY LINE  
 - - - - - FENCE  
 - - - - - DRIVEWAY  
 - - - - - SIDEWALK  
 - - - - - CURB  
 - - - - - DRIVEWAY CURB  
 - - - - - SIDEWALK CURB  
 - - - - - DRIVEWAY CURB  
 - - - - - SIDEWALK CURB  
 - - - - - DRIVEWAY CURB  
 - - - - - SIDEWALK CURB



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NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	10/10/10	ORION SURVEYING
2	FINAL PLAN	10/28/10	ORION SURVEYING
3	CLIENT REVIEW	11/22/11	ORION SURVEYING

**Mobile**  
 click together  
 201 E. 20th Ave, Ste. 200  
 Denver, Colorado 80202

**core**  
 COMMUNITY DEVELOPMENT GROUP  
 1000 14th St, Suite 100  
 Denver, Colorado 80202



NO.	DATE	DESCRIPTION	BY
1	08/10/10	PRELIMINARY	ORION SURVEYING
2	10/28/10	FINAL SUBMIT	ORION SURVEYING
3	11/22/11	CLIENT REVIEW	ORION SURVEYING

1E28397A  
 SAMP PARK  
 AND UPRAILING  
 MUNICIPAL, SOUTHWEST CORNER  
 OGDEN COUNTY



TOPOGRAPHIC  
 SURVEY

C-1

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Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
Main: 714-979-8304  
Fax: 714-871-1441  
Web: www.ci.placentia.ca.us

T-Mobile Project Number: **IE25397A**  
T-Mobile Project Name: **Samp Park**

**City of Placentia**  
**Application for a Conditional Use Permit**  
*Project Information and Justification*

T-Mobile West Corporation (T-Mobile) is requesting approval of a Conditional Use Permit for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

**Project Location**

Address: 600 Loyola Drive  
APN: 340-461-24  
Zoning: PUD

**Project Representative**

Alexander Lew, Zoning Manager  
Core Development Services  
2903 Saturn Street, Suite H  
Brea, CA 92821  
714-401-2241

**T-Mobile Contact**

Linda Paul, Real Estate and Zoning Manager  
3257 E. Guasti Rd. #200  
Ontario, CA 91761  
909-975-3698

**Project Description**

The proposed installation consists of the installation of an unmanned wireless telecommunications facility disguised as a 60'-tall eucalyptus tree. Nine (9) panel antennas and one (1) microwave dish are proposed at RAD centers of 52' and 37'. One (1) omni whip antenna and four (4) equipment cabinets are proposed within a 12' x 21'-6" x 8'-tall CMU walled and roofed enclosure.

**Project Objectives**

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a "significant gap in coverage:"

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- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a level sufficient for outdoor, in-vehicle, and in-building penetration with good voice and data quality (Threshold, -76db).
- Data usage via wireless internet is the fastest growing segment of the wireless industry. More cell sites are required and existing cell sites must be upgraded to meet the growing demand.
- When nearby other sites become overloaded, and more enhanced voice and data services are used (3G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In other words, the cell phone is not just for making a phone call anymore, but rapidly becoming the primary means of connecting with family, friends, business, news, and information.

In this specific case, this location was selected because T-Mobile's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity north of Chapman Avenue, east of Acacia Drive, south of Rockaway Drive, and west of Rose Drive as demonstrated on the enclosed radio-signal propagation maps.

**Alternative Site Analysis**

The Alta Vista Golf Club clubhouse was reviewed as a potential candidate due to the location within the coverage area, however upon closer inspection in the field this location was found to not adequately meet the RF coverage objectives. Furthermore the property owner did not express interest in having a site located here.

**Findings/Burden of Proof**

*The proposed use will not be detrimental to the general health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city.*

The facility will not be detrimental to the general health, safety or general welfare of the persons residing or working within the neighborhood of the proposed development or within the city. The facility will be unmanned and will not generate any additional traffic other than a monthly maintenance visit to ensure proper operation of the facility. The footprint of the facility is a fraction of the total property acreage and will not adversely impact the use of the park or the surrounding properties and will not generate any noise, vibrations, odors, fumes, light, glare, or hazardous waste. By improving voice and data coverage in this area, the persons residing or working within the neighborhood will benefit from being able make, receive, and maintain calls seamlessly and benefit from reliable high speed wireless data service. Furthermore, improved coverage in the area will benefit first responders by more accurately pinpointing caller locations in emergency situations.

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*The proposed use will not be injurious to the property or improvements within the neighborhood or within the city.*

The proposed wireless telecommunications facility meets all required setbacks as prescribed in the City's Municipal Code and is not an intensive use that will be a negative impact to the park or the neighboring properties. The facility has been designed with particular attention to aesthetics. The antenna support structure is disguised as a eucalyptus to better blend with the existing natural mature broad-leaf trees on-site. The base of the faux eucalyptus is also screened from view by a landscape planter similar to what was previously approved at Tuffree Park, and the equipment enclosure is roofed to not look out of place at the park. By improving wireless service levels in this portion of the City, the proposed use will actually benefit the neighborhood.

*The proposed use will be consistent with the latest adopted general plan.*

The latest adopted general plan does not directly address wireless telecommunication facilities, however as the population increasingly shifts from land lines to mobile devices as their primary methods of communication, wireless telecommunications facilities are increasingly becoming important parts of a community's infrastructure. By being connected to the E-911 system, all wireless users will benefit from improved location pinpointing accuracy in times of emergency. Furthermore wireless infrastructure presents itself as a reliable back-up to land lines should a natural or man-made emergency remove the land lines from service.

## **GENERAL INFORMATION**

### **Site Selection**

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with T-Mobile.

Four key elements are considered in the selection process:

- Leasing: The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- Zoning: It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.

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- Construction: Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- RF: It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

**The Benefits to the Community**

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

**Safety – RF is Radio**

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All T-Mobile cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

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**T-Mobile Company Information**

Based in Bellevue, Wash., T-Mobile USA, Inc. is the U.S. wireless operation of Deutsche Telekom AG. T-Mobile is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services via a common technology platform based on GSM and UMTS, the world's most widely used digital wireless standards to over 33 million customers in the United States.

T-Mobile is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate within frequencies of (PCS-Tx) 1970.4 to 1979.6 and (UMTS-Tx) 2130-2135, 2150 to 2155 Megahertz for the transmit and (PCS-Rx) 1890.4 to 1899.6 and (UMTS-Rx) 1730-1735, 1750 to 1755 Megahertz for the receive. All are well outside the frequency bands associated with Radio Stations, Television Stations, Police, Fire and Emergency services.

T-Mobile is also a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

T-Mobile will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed application is presented for your consideration. T-Mobile requests a favorable determination and approval of this Conditional Use Permit to build the proposed facility. Please contact me at (714) 401-2241 for any questions or requests for additional information.

Respectfully submitted,



Alexander Lew  
Authorized Agent for T-Mobile

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**SITE ANALYSIS**  
**OF**  
**RADIO FREQUENCY ELECTROMAGNETIC FIELDS**



**For Base Station: IE25397A**

MPE Analysis Tool v2.9.07

ANTENNA SYSTEM 1 GSM CELL: IE25397A\_A

- THIS CELL IS **NOT** CATEGORICALLY EXCLUDED FROM THE REQUIREMENT FOR AN MPE ANALYSIS
- PASS: GENERAL POPULATION/UNCONTROLLED EXPOSURE LIMITS
- PASS: OCCUPATIONAL/CONTROLLED EXPOSURE LIMITS

ANTENNA SYSTEM 1 GSM CELL: IE25397A\_B

- THIS CELL IS **NOT** CATEGORICALLY EXCLUDED FROM THE REQUIREMENT FOR AN MPE ANALYSIS
- PASS: GENERAL POPULATION/UNCONTROLLED EXPOSURE LIMITS
- PASS: OCCUPATIONAL/CONTROLLED EXPOSURE LIMITS

ANTENNA SYSTEM 1 GSM CELL: IE25397A\_C

- THIS CELL IS **NOT** CATEGORICALLY EXCLUDED FROM THE REQUIREMENT FOR AN MPE ANALYSIS
- PASS: GENERAL POPULATION/UNCONTROLLED EXPOSURE LIMITS
- PASS: OCCUPATIONAL/CONTROLLED EXPOSURE LIMITS

ANTENNA SYSTEM 2 UMTS CELL: UIE25397A\_A, CARRIER:

- THIS CELL IS **NOT** CATEGORICALLY EXCLUDED FROM THE REQUIREMENT FOR AN MPE ANALYSIS
- PASS: GENERAL POPULATION/UNCONTROLLED EXPOSURE LIMITS
- PASS: OCCUPATIONAL/CONTROLLED EXPOSURE LIMITS

ANTENNA SYSTEM 2 UMTS CELL: UIE25397A\_B, CARRIER:

- THIS CELL IS **NOT** CATEGORICALLY EXCLUDED FROM THE REQUIREMENT FOR AN MPE ANALYSIS
- PASS: GENERAL POPULATION/UNCONTROLLED EXPOSURE LIMITS
- PASS: OCCUPATIONAL/CONTROLLED EXPOSURE LIMITS

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ANTENNA SYSTEM 2 UMTS CELL: UIE25397A\_C, CARRIER:

- THIS CELL IS **NOT** CATEGORICALLY EXCLUDED FROM THE REQUIREMENT FOR AN MPE ANALYSIS
- PASS: GENERAL POPULATION/UNCONTROLLED EXPOSURE LIMITS
- PASS: OCCUPATIONAL/CONTROLLED EXPOSURE LIMITS

**Name:**

Region: --, Market: IE, Site: IE25397A

**Site Address:**

**Submitted By:**

DENNIS BELTRAN

**Date:**

Tuesday, September 14, 2010

**FCC:**

COMPLIANT

**REPORT SUMMARY**

This report was generated based on Engineering and Design data provided by **DENNIS BELTRAN**, on behalf of T-Mobile, USA, for the cell site located at . The report's technical data was derived in part by the FCC OET65B FCC Exposure Guidelines for measuring Maximum Permissible Exposure (MPE) on PCS Networks.

Based on the output power, number of radios and antenna height for this site:

Sector 'A' Antenna System(s):

- Meets 100% of the FCC general population/uncontrolled exposure limit at a horz distance of **15 ft** (4.57 m) from the nearest access point.
- Meets 100% of the FCC occupational/controlled exposure limit at a horz distance of **10 ft** (3.05 m) from the nearest access point.

Sector 'B' Antenna System(s):

- Meets 100% of the FCC general population/uncontrolled exposure limit at a horz distance of **15 ft** (4.57 m) from the nearest access point.
- Meets 100% of the FCC occupational/controlled exposure limit at a horz distance of **10 ft** (3.05 m) from the nearest access point.

Sector 'C' Antenna System(s):

- Meets 100% of the FCC general population/uncontrolled exposure limit at a horz distance of **15 ft** (4.57 m) from the nearest access point.
- Meets 100% of the FCC occupational/controlled exposure limit at a horz distance of **10 ft** (3.05 m) from the nearest access point.

For Occupational/Controlled personnel who may come in closer proximity to the antenna than **10 ft** (3.05 m) precautions must be exercised. For example, all personnel should have

appropriate training on exposure limits. All T-Mobile personnel should wear exposure detecting equipment. Proper signage must be posted. Due to the mounting methods used by T-Mobile, USA, public access to the face of an antenna would be difficult.

- RF warning signs should be posted at the entrance of this site or at the entrance of the antenna locations.

## **Analysis Overview**

T-Mobile, USA has conducted an analysis for determining the MPE compliance for the cell site located at (Latitude: 33.874067, Longitude: -117.856145). This analysis consists of the actual site design parameters, the number of radios transmitting and the resulting calculation of the estimated RF field strength from the antennas. The output is then compared to the FCC recommended guidelines for human exposure to RF electromagnetic fields (OET65b).

## **Site Description**

Based on the Engineering and Design Data provided by **DENNIS BELTRAN**, the proposed site will have the following parameters:

### **Site Type:**

Pole (this includes any non-building mounted site)

### **Collocation:**

NO

### **Controlled/Uncontrolled Access to Antenna Face:**

N/A

### **Antenna Make (GSM)**

Sector	GSM (2G) Antenna Make
IE25397A_A	Andrews
IE25397A_B	Andrews
IE25397A_C	Andrews

### **Antenna Make (UMTS)**

Sector	Carrier	UMTS (3G) Antenna Make
UIE25397A_A		Andrews
UIE25397A_B		Andrews
UIE25397A_C		Andrews

### **Antenna Model (GSM)**

Sector	GSM (2G) Antenna Model
IE25397A_A	TMBXX_6516_R2M_2D
IE25397A_B	TMBXX_6516_R2M_2D
IE25397A_C	TMBXX_6516_R2M_2D

### **Antenna Model (UMTS)**

Sector	Carrier	UMTS (3G) Antenna Model
UIE25397A_A		TMBXX_6516_R2M_2D
UIE25397A_B		TMBXX_6516_R2M_2D
UIE25397A_C		TMBXX_6516_R2M_2D

### **Frequency & Orientation (GSM)**

Sector	GSM (2G) Freq / Azimuth
IE25397A_A	1960 MHz / 30°
IE25397A_B	1960 MHz / 110°
IE25397A_C	1960 MHz / 240°

### **Frequency & Orientation (UMTS)**

Sector	Carrier	UMTS (3G) Freq / Azimuth
UIE25397A_A		2100 MHz / 30°
UIE25397A_B		2100 MHz / 110°
UIE25397A_C		2100 MHz / 240°

**Max Antenna Gain & Horz beamwidth (GSM)**

Sector	GSM (2G) Max Antenna Gain / BW
A	17.3 dBi / 65°
B	17.3 dBi / 65°
C	17.3 dBi / 65°

**Max Antenna Gain & Horz Beamwidth (UMTS)**

Sector	Carrier	UMTS (3G) Max Antenna Gain / BW
UIE25397A_A		17.3 dBi / 65°
UIE25397A_B		17.3 dBi / 65°
UIE25397A_C		17.3 dBi / 65°

**Max ERP<sub>chan</sub> into Ant (GSM)**

Sector	GSM (2G) Max ERP <sub>chan</sub> into Ant
A	8.15 Watts
B	3.24 Watts
C	3.24 Watts

**Max ERP<sub>chan</sub> into Ant (UMTS)**

Sector	Carrier	UMTS (3G) Max ERP <sub>chan</sub> into Ant
UIE25397A_A		11.75 Watts
UIE25397A_B		11.75 Watts
UIE25397A_C		11.75 Watts

**Max ERP<sub>chan</sub> (GSM)**

Sector	GSM (2G) Max ERP <sub>chan</sub>
A	437.52 Watts
B	174.18 Watts
C	174.18 Watts

**Max ERP<sub>chan</sub> (UMTS)**

Sector	Carrier	UMTS (3G) Max ERP <sub>chan</sub>
UIE25397A_A		630.96 Watts
UIE25397A_B		630.96 Watts
UIE25397A_C		630.96 Watts

**No. of Channels (GSM)**

Sector	GSM (2G) No. of Channels
A	4
B	8
C	8

**No. of Channels (UMTS)**

Sector	Carrier	UMTS (3G) No. of Channels
UIE25397A_A		1
UIE25397A_B		1
UIE25397A_C		1

**Total EIRP (GSM+UMTS)**

ERP(W)\*1.64\*Channels\*Activity\_factor  
(activity factor equals .65 for GSM and .95 for UMTS)

Sector	Total EIRP
A	2848.621 Watts
B	2468.443 Watts
C	2468.443 Watts

**Antenna Mounting:**

[Unknown]

**Distributed Antenna System (DAS):**

NO

**Radiation Centerline:**

50 ft (15.2 m) AGL

**Additional comments:**

No comments for system 1.

No comments for system 2.

Antenna System 1, Cell: IE25397A\_A

Dist (ft)	Deg	Gain (dBi)	Power Density		Charted		Max Distance Calc			
			Far Field ( $\mu\text{W}/\text{cm}^2$ )	Near Field ( $\mu\text{W}/\text{cm}^2$ )	Power Density ( $\mu\text{W}/\text{cm}^2$ )	% of Limit	Power Density (ft)	>5% MPE	>100% MPE	>500% MPE
0.656	89.16	17.3	317.75	105.95	105.95	10.59	0.66	0.66	0	0
0.6561	89.16	17.3	317.75	105.95	105.95	10.59	0	0.7	0	0
0.7	89.1	17.3	317.74	105.94	105.94	10.59	0	0.8	0	0
0.8	88.97	17.3	317.72	105.94	105.94	10.59	0	0.9	0	0
0.9	88.84	17.3	317.69	105.94	105.94	10.59	0	1	0	0
1	88.71	17.3	317.66	105.93	105.93	10.59	0	2	0	0
2	87.43	17.3	317.18	105.85	105.85	10.59	0	3	0	0
3	86.14	17.3	316.38	105.72	105.72	10.57	0	4	0	0
4	84.86	17.3	315.27	105.53	105.53	10.55	0	5	0	0
5	83.59	17.3	313.86	105.3	105.3	10.53	0	6	0	0
6	82.32	17.3	312.15	105.01	105.01	10.5	0	7	0	0
7	81.06	17.3	310.15	104.67	104.67	10.47	0	8	0	0
8	79.81	17.3	307.87	104.29	104.29	10.43	0	9	0	0
9	78.57	17.3	305.33	103.86	103.86	10.39	0	10	0	0
10	77.33	17.3	302.54	103.38	103.38	10.34	0	11	0	0
11	76.12	17.3	299.52	102.86	102.86	10.29	0	12	0	0
12	74.91	17.3	296.28	102.3	102.3	10.23	0	13	0	0
13	73.72	17.3	292.83	101.71	101.71	10.17	0	14	0	0
14	72.54	17.3	289.2	101.07	101.07	10.11	0	15	0	0
15	71.37	17.3	285.39	100.41	100.41	10.04	0	16	0	0
16	70.22	17.3	281.44	99.71	99.71	9.97	0	17	0	0
17	69.09	17.3	277.34	98.98	98.98	9.9	0	18	0	0
18	67.98	17.3	273.13	98.23	98.23	9.82	0	19	0	0
19	66.88	17.3	268.82	97.45	97.45	9.74	0	20	0	0
20	65.8	17.3	264.41	96.65	96.65	9.66	0	21	0	0
21	64.74	17.3	259.93	95.82	95.82	9.58	0	22	0	0
22	63.69	17.3	255.4	94.98	94.98	9.5	0	23	0	0
23	62.67	17.3	250.82	94.13	94.13	9.41	0	24	0	0
24	61.66	17.3	246.21	93.26	93.26	9.33	0	25	0	0
25	60.67	17.3	241.58	92.38	92.38	9.24	0	26	0	0
26	59.7	17.3	236.94	91.49	91.49	9.15	0	27	0	0
27	58.75	17.3	232.3	90.59	90.59	9.06	0	28	0	0
28	57.82	17.3	227.68	89.68	89.68	8.97	0	29	0	0
29	56.91	17.3	223.08	88.77	88.77	8.88	0	30	0	0
30	56.01	17.3	218.51	87.86	87.86	8.79	0	31	0	0
31	55.14	17.3	213.98	86.94	86.94	8.69	0	32	0	0
32	54.28	17.3	209.49	86.03	86.03	8.6	0	33	0	0
33	53.44	17.3	205.05	85.11	85.11	8.51	0	34	0	0
34	52.62	17.3	200.67	84.2	84.2	8.42	0	35	0	0
35	51.81	17.3	196.35	83.28	83.28	8.33	0	36	0	0
36	51.03	17.3	192.1	82.38	82.38	8.24	0	37	0	0
37	50.26	17.3	187.91	81.47	81.47	8.15	0	38	0	0
38	49.5	17.3	183.8	80.58	80.58	8.06	0	39	0	0
39	48.77	17.3	179.75	79.69	79.69	7.97	0	40	0	0
40	48.05	17.3	175.79	78.8	78.8	7.88	0	41	0	0
41	47.34	17.3	171.9	77.93	77.93	7.79	0	42	0	0
42	46.66	17.3	168.09	77.06	77.06	7.71	0	43	0	0
43	45.98	17.3	164.36	76.2	76.2	7.62	0	44	0	0
44	45.32	17.3	160.71	75.35	75.35	7.53	0	45	0	0
45	44.68	17.3	157.13	74.5	74.5	7.45	0	46	0	0

46	44.05	17.3	153.64	73.67	73.67	7.37	0	47	0	0
47	43.43	17.3	150.23	72.85	72.85	7.28	0	48	0	0
48	42.83	17.3	146.9	72.04	72.04	7.2	0	49	0	0
49	42.24	17.3	143.65	71.24	71.24	7.12	0	50	0	0
50	41.67	17.3	140.48	70.44	70.44	7.04	0	60	0	0
60	36.56	17.3	112.78	63.12	63.12	6.31	0	70	0	0
70	32.44	17.3	91.47	56.84	56.84	5.68	0	80	0	0
80	29.08	17.3	75.1	51.51	51.51	5.15	0	90	0	0
90	26.31	17.3	62.44	46.96	46.96	4.7	0	0	0	0
100	23.99	17.3	52.53	43.08	43.08	4.31	0	0	0	0
110	22.03	17.3	44.7	39.74	39.74	3.97	0	0	0	0
120	20.35	17.3	38.42	36.84	36.84	3.68	0	0	0	0
130	18.9	17.3	33.33	34.32	33.33	3.33	0	0	0	0
140	17.63	17.3	29.16	32.1	29.16	2.92	0	0	0	0
150	16.52	17.3	25.71	30.14	25.71	2.57	0	0	0	0
160	15.54	17.3	22.82	28.39	22.82	2.28	0	0	0	0
170	14.67	17.3	20.38	26.83	20.38	2.04	0	0	0	0
180	13.89	17.3	18.31	25.43	18.31	1.83	0	0	0	0
190	13.18	17.3	16.53	24.16	16.53	1.65	0	0	0	0
200	12.54	17.3	14.99	23.01	14.99	1.5	0	0	0	0
210	11.96	17.3	13.66	21.97	13.66	1.37	0	0	0	0
220	11.44	17.3	12.49	21.01	12.49	1.25	0	0	0	0
230	10.95	17.3	11.47	20.13	11.47	1.15	0	0	0	0
240	10.5	17.3	10.56	19.32	10.56	1.06	0	0	0	0
250	10.09	17.3	9.76	18.57	9.76	0.98	0	0	0	0
260	9.71	17.3	9.05	17.88	9.05	0.9	0	0	0	0
270	9.36	17.3	8.4	17.23	8.4	0.84	0	0	0	0
280	9.03	17.3	7.83	16.63	7.83	0.78	0	0	0	0
290	8.72	17.3	7.31	16.07	7.31	0.73	0	0	0	0
300	8.44	17.3	6.84	15.55	6.84	0.68	0	0	0	0
310	8.17	17.3	6.42	15.06	6.42	0.64	0	0	0	0
320	7.92	17.3	6.03	14.59	6.03	0.6	0	0	0	0
330	7.68	17.3	5.68	14.16	5.68	0.57	0	0	0	0
340	7.46	17.3	5.35	13.75	5.35	0.54	0	0	0	0
350	7.25	17.3	5.06	13.36	5.06	0.51	0	0	0	0
360	7.05	17.3	4.78	13	4.78	0.48	0	0	0	0
370	6.86	17.3	4.53	12.65	4.53	0.45	0	0	0	0
380	6.68	17.3	4.3	12.32	4.3	0.43	0	0	0	0
390	6.51	17.3	4.08	12.01	4.08	0.41	0	0	0	0
400	6.35	17.3	3.89	11.72	3.89	0.39	0	0	0	0
410	6.19	17.3	3.7	11.43	3.7	0.37	0	0	0	0
420	6.05	17.3	3.53	11.16	3.53	0.35	0	0	0	0
430	5.91	17.3	3.37	10.91	3.37	0.34	0	0	0	0
440	5.78	17.3	3.22	10.66	3.22	0.32	0	0	0	0
450	5.65	17.3	3.08	10.43	3.08	0.31	0	0	0	0
460	5.53	17.3	2.95	10.2	2.95	0.29	0	0	0	0
470	5.41	17.3	2.82	9.99	2.82	0.28	0	0	0	0
480	5.3	17.3	2.71	9.78	2.71	0.27	0	0	0	0
490	5.19	17.3	2.6	9.58	2.6	0.26	0	0	0	0
500	5.09	17.3	2.5	9.39	2.5	0.25	0	0	0	0
600	4.24	17.3	1.74	7.84	1.74	0.17	0	0	0	0
700	3.64	17.3	1.28	6.72	1.28	0.13	0	0	0	0
800	3.18	17.3	0.98	5.88	0.98	0.1	0	0	0	0
900	2.83	17.3	0.78	5.23	0.78	0.08	0	0	0	0

1000	2.55	17.3	0.63	4.71	0.63	0.06	0	0	0	0
1100	2.32	17.3	0.52	4.28	0.52	0.05	0	0	0	0
1200	2.12	17.3	0.44	3.93	0.44	0.04	0	0	0	0
1300	1.96	17.3	0.37	3.62	0.37	0.04	0	0	0	0
1400	1.82	17.3	0.32	3.37	0.32	0.03	0	0	0	0
1500	1.7	17.3	0.28	3.14	0.28	0.03	0	0	0	0
1600	1.59	17.3	0.25	2.95	0.25	0.02	0	0	0	0
1700	1.5	17.3	0.22	2.77	0.22	0.02	0	0	0	0
1800	1.42	17.3	0.19	2.62	0.19	0.02	0	0	0	0
1900	1.34	17.3	0.17	2.48	0.17	0.02	0	0	0	0
2000	1.27	17.3	0.16	2.36	0.16	0.02	0	0	0	0

**Antenna System 1, Cell: IE25397A B**

Dist (ft)	Deg	Gain (dBi)	Power Density		Charted		Max Distance Calc			
			Far Field ( $\mu\text{W}/\text{cm}^2$ )	Near Field ( $\mu\text{W}/\text{cm}^2$ )	Power Density ( $\mu\text{W}/\text{cm}^2$ )	% of Limit	Power Density (ft)	>5% MPE	>100% MPE	>500% MPE
0.656	89.16	17.3	253	84.24	84.24	8.42	0.66	0.66	0	0
0.6561	89.16	17.3	253	84.24	84.24	8.42	0	0.7	0	0
0.7	89.1	17.3	252.99	84.24	84.24	8.42	0	0.8	0	0
0.8	88.97	17.3	252.97	84.23	84.23	8.42	0	0.9	0	0
0.9	88.84	17.3	252.95	84.23	84.23	8.42	0	1	0	0
1	88.71	17.3	252.93	84.22	84.22	8.42	0	2	0	0
2	87.43	17.3	252.54	84.16	84.16	8.42	0	3	0	0
3	86.14	17.3	251.91	84.06	84.06	8.41	0	4	0	0
4	84.86	17.3	251.03	83.91	83.91	8.39	0	5	0	0
5	83.59	17.3	249.9	83.72	83.72	8.37	0	6	0	0
6	82.32	17.3	248.54	83.49	83.49	8.35	0	7	0	0
7	81.06	17.3	246.94	83.22	83.22	8.32	0	8	0	0
8	79.81	17.3	245.13	82.92	82.92	8.29	0	9	0	0
9	78.57	17.3	243.11	82.57	82.57	8.26	0	10	0	0
10	77.33	17.3	240.89	82.2	82.2	8.22	0	11	0	0
11	76.12	17.3	238.48	81.78	81.78	8.18	0	12	0	0
12	74.91	17.3	235.9	81.34	81.34	8.13	0	13	0	0
13	73.72	17.3	233.16	80.87	80.87	8.09	0	14	0	0
14	72.54	17.3	230.26	80.36	80.36	8.04	0	15	0	0
15	71.37	17.3	227.23	79.83	79.83	7.98	0	16	0	0
16	70.22	17.3	224.08	79.28	79.28	7.93	0	17	0	0
17	69.09	17.3	220.83	78.7	78.7	7.87	0	18	0	0
18	67.98	17.3	217.47	78.1	78.1	7.81	0	19	0	0
19	66.88	17.3	214.03	77.48	77.48	7.75	0	20	0	0
20	65.8	17.3	210.53	76.84	76.84	7.68	0	21	0	0
21	64.74	17.3	206.96	76.19	76.19	7.62	0	22	0	0
22	63.69	17.3	203.35	75.52	75.52	7.55	0	23	0	0
23	62.67	17.3	199.7	74.84	74.84	7.48	0	24	0	0
24	61.66	17.3	196.03	74.15	74.15	7.41	0	25	0	0
25	60.67	17.3	192.35	73.45	73.45	7.34	0	26	0	0
26	59.7	17.3	188.65	72.74	72.74	7.27	0	27	0	0
27	58.75	17.3	184.96	72.03	72.03	7.2	0	28	0	0
28	57.82	17.3	181.28	71.31	71.31	7.13	0	29	0	0
29	56.91	17.3	177.62	70.58	70.58	7.06	0	30	0	0
30	56.01	17.3	173.98	69.85	69.85	6.99	0	31	0	0
31	55.14	17.3	170.37	69.13	69.13	6.91	0	32	0	0
32	54.28	17.3	166.8	68.4	68.4	6.84	0	33	0	0

33	53.44	17.3	163.27	67.67	67.67	6.77	0	34	0	0
34	52.62	17.3	159.78	66.94	66.94	6.69	0	35	0	0
35	51.81	17.3	156.34	66.22	66.22	6.62	0	36	0	0
36	51.03	17.3	152.95	65.5	65.5	6.55	0	37	0	0
37	50.26	17.3	149.62	64.78	64.78	6.48	0	38	0	0
38	49.5	17.3	146.34	64.07	64.07	6.41	0	39	0	0
39	48.77	17.3	143.12	63.36	63.36	6.34	0	40	0	0
40	48.05	17.3	139.96	62.65	62.65	6.27	0	41	0	0
41	47.34	17.3	136.87	61.96	61.96	6.2	0	42	0	0
42	46.66	17.3	133.83	61.27	61.27	6.13	0	43	0	0
43	45.98	17.3	130.86	60.58	60.58	6.06	0	44	0	0
44	45.32	17.3	127.96	59.91	59.91	5.99	0	45	0	0
45	44.68	17.3	125.11	59.24	59.24	5.92	0	46	0	0
46	44.05	17.3	122.33	58.58	58.58	5.86	0	47	0	0
47	43.43	17.3	119.62	57.92	57.92	5.79	0	48	0	0
48	42.83	17.3	116.97	57.28	57.28	5.73	0	49	0	0
49	42.24	17.3	114.38	56.64	56.64	5.66	0	50	0	0
50	41.67	17.3	111.85	56.01	56.01	5.6	0	60	0	0
60	36.56	17.3	89.8	50.19	50.19	5.02	0	70	0	0
70	32.44	17.3	72.83	45.2	45.2	4.52	0	0	0	0
80	29.08	17.3	59.8	40.95	40.95	4.1	0	0	0	0
90	26.31	17.3	49.71	37.34	37.34	3.73	0	0	0	0
100	23.99	17.3	41.83	34.25	34.25	3.43	0	0	0	0
110	22.03	17.3	35.59	31.59	31.59	3.16	0	0	0	0
120	20.35	17.3	30.59	29.29	29.29	2.93	0	0	0	0
130	18.9	17.3	26.54	27.28	26.54	2.65	0	0	0	0
140	17.63	17.3	23.22	25.52	23.22	2.32	0	0	0	0
150	16.52	17.3	20.47	23.96	20.47	2.05	0	0	0	0
160	15.54	17.3	18.17	22.57	18.17	1.82	0	0	0	0
170	14.67	17.3	16.23	21.33	16.23	1.62	0	0	0	0
180	13.89	17.3	14.58	20.22	14.58	1.46	0	0	0	0
190	13.18	17.3	13.16	19.21	13.16	1.32	0	0	0	0
200	12.54	17.3	11.94	18.3	11.94	1.19	0	0	0	0
210	11.96	17.3	10.87	17.46	10.87	1.09	0	0	0	0
220	11.44	17.3	9.95	16.7	9.95	0.99	0	0	0	0
230	10.95	17.3	9.13	16	9.13	0.91	0	0	0	0
240	10.5	17.3	8.41	15.36	8.41	0.84	0	0	0	0
250	10.09	17.3	7.77	14.76	7.77	0.78	0	0	0	0
260	9.71	17.3	7.2	14.21	7.2	0.72	0	0	0	0
270	9.36	17.3	6.69	13.7	6.69	0.67	0	0	0	0
280	9.03	17.3	6.23	13.22	6.23	0.62	0	0	0	0
290	8.72	17.3	5.82	12.78	5.82	0.58	0	0	0	0
300	8.44	17.3	5.45	12.36	5.45	0.54	0	0	0	0
310	8.17	17.3	5.11	11.97	5.11	0.51	0	0	0	0
320	7.92	17.3	4.8	11.6	4.8	0.48	0	0	0	0
330	7.68	17.3	4.52	11.26	4.52	0.45	0	0	0	0
340	7.46	17.3	4.26	10.93	4.26	0.43	0	0	0	0
350	7.25	17.3	4.03	10.63	4.03	0.4	0	0	0	0
360	7.05	17.3	3.81	10.34	3.81	0.38	0	0	0	0
370	6.86	17.3	3.61	10.06	3.61	0.36	0	0	0	0
380	6.68	17.3	3.42	9.8	3.42	0.34	0	0	0	0
390	6.51	17.3	3.25	9.55	3.25	0.33	0	0	0	0
400	6.35	17.3	3.09	9.31	3.09	0.31	0	0	0	0
410	6.19	17.3	2.95	9.09	2.95	0.29	0	0	0	0

420	6.05	17.3	2.81	8.88	2.81	0.28	0	0	0	0
430	5.91	17.3	2.68	8.67	2.68	0.27	0	0	0	0
440	5.78	17.3	2.56	8.48	2.56	0.26	0	0	0	0
450	5.65	17.3	2.45	8.29	2.45	0.25	0	0	0	0
460	5.53	17.3	2.35	8.11	2.35	0.23	0	0	0	0
470	5.41	17.3	2.25	7.94	2.25	0.22	0	0	0	0
480	5.3	17.3	2.16	7.78	2.16	0.22	0	0	0	0
490	5.19	17.3	2.07	7.62	2.07	0.21	0	0	0	0
500	5.09	17.3	1.99	7.47	1.99	0.2	0	0	0	0
600	4.24	17.3	1.38	6.23	1.38	0.14	0	0	0	0
700	3.64	17.3	1.02	5.34	1.02	0.1	0	0	0	0
800	3.18	17.3	0.78	4.68	0.78	0.08	0	0	0	0
900	2.83	17.3	0.62	4.16	0.62	0.06	0	0	0	0
1000	2.55	17.3	0.5	3.75	0.5	0.05	0	0	0	0
1100	2.32	17.3	0.41	3.41	0.41	0.04	0	0	0	0
1200	2.12	17.3	0.35	3.12	0.35	0.03	0	0	0	0
1300	1.96	17.3	0.3	2.88	0.3	0.03	0	0	0	0
1400	1.82	17.3	0.26	2.68	0.26	0.03	0	0	0	0
1500	1.7	17.3	0.22	2.5	0.22	0.02	0	0	0	0
1600	1.59	17.3	0.2	2.34	0.2	0.02	0	0	0	0
1700	1.5	17.3	0.17	2.2	0.17	0.02	0	0	0	0
1800	1.42	17.3	0.15	2.08	0.15	0.02	0	0	0	0
1900	1.34	17.3	0.14	1.97	0.14	0.01	0	0	0	0
2000	1.27	17.3	0.13	1.87	0.13	0.01	0	0	0	0

**Antenna System 1, Cell: IE25397A\_C**

Dist (ft)	Deg	Gain (dBI)	Power Density		Charted		Max Distance Calc			
			Far Field ( $\mu\text{W}/\text{cm}^2$ )	Near Field ( $\mu\text{W}/\text{cm}^2$ )	Power Density ( $\mu\text{W}/\text{cm}^2$ )	% of Limit	Power Density (ft)	>5% MPE	>100% MPE	>500% MPE
0.656	89.16	17.3	253	84.24	84.24	8.42	0.66	0.66	0	0
0.6561	89.16	17.3	253	84.24	84.24	8.42	0	0.7	0	0
0.7	89.1	17.3	252.99	84.24	84.24	8.42	0	0.8	0	0
0.8	88.97	17.3	252.97	84.23	84.23	8.42	0	0.9	0	0
0.9	88.84	17.3	252.95	84.23	84.23	8.42	0	1	0	0
1	88.71	17.3	252.93	84.22	84.22	8.42	0	2	0	0
2	87.43	17.3	252.54	84.16	84.16	8.42	0	3	0	0
3	86.14	17.3	251.91	84.06	84.06	8.41	0	4	0	0
4	84.86	17.3	251.03	83.91	83.91	8.39	0	5	0	0
5	83.59	17.3	249.9	83.72	83.72	8.37	0	6	0	0
6	82.32	17.3	248.54	83.49	83.49	8.35	0	7	0	0
7	81.06	17.3	246.94	83.22	83.22	8.32	0	8	0	0
8	79.81	17.3	245.13	82.92	82.92	8.29	0	9	0	0
9	78.57	17.3	243.11	82.57	82.57	8.26	0	10	0	0
10	77.33	17.3	240.89	82.2	82.2	8.22	0	11	0	0
11	76.12	17.3	238.48	81.78	81.78	8.18	0	12	0	0
12	74.91	17.3	235.9	81.34	81.34	8.13	0	13	0	0
13	73.72	17.3	233.16	80.87	80.87	8.09	0	14	0	0
14	72.54	17.3	230.26	80.36	80.36	8.04	0	15	0	0
15	71.37	17.3	227.23	79.83	79.83	7.98	0	16	0	0
16	70.22	17.3	224.08	79.28	79.28	7.93	0	17	0	0
17	69.09	17.3	220.83	78.7	78.7	7.87	0	18	0	0
18	67.98	17.3	217.47	78.1	78.1	7.81	0	19	0	0
19	66.88	17.3	214.03	77.48	77.48	7.75	0	20	0	0

20	65.8	17.3	210.53	76.84	76.84	7.68	0	21	0	0
21	64.74	17.3	206.96	76.19	76.19	7.62	0	22	0	0
22	63.69	17.3	203.35	75.52	75.52	7.55	0	23	0	0
23	62.67	17.3	199.7	74.84	74.84	7.48	0	24	0	0
24	61.66	17.3	196.03	74.15	74.15	7.41	0	25	0	0
25	60.67	17.3	192.35	73.45	73.45	7.34	0	26	0	0
26	59.7	17.3	188.65	72.74	72.74	7.27	0	27	0	0
27	58.75	17.3	184.96	72.03	72.03	7.2	0	28	0	0
28	57.82	17.3	181.28	71.31	71.31	7.13	0	29	0	0
29	56.91	17.3	177.62	70.58	70.58	7.06	0	30	0	0
30	56.01	17.3	173.98	69.85	69.85	6.99	0	31	0	0
31	55.14	17.3	170.37	69.13	69.13	6.91	0	32	0	0
32	54.28	17.3	166.8	68.4	68.4	6.84	0	33	0	0
33	53.44	17.3	163.27	67.67	67.67	6.77	0	34	0	0
34	52.62	17.3	159.78	66.94	66.94	6.69	0	35	0	0
35	51.81	17.3	156.34	66.22	66.22	6.62	0	36	0	0
36	51.03	17.3	152.95	65.5	65.5	6.55	0	37	0	0
37	50.26	17.3	149.62	64.78	64.78	6.48	0	38	0	0
38	49.5	17.3	146.34	64.07	64.07	6.41	0	39	0	0
39	48.77	17.3	143.12	63.36	63.36	6.34	0	40	0	0
40	48.05	17.3	139.96	62.65	62.65	6.27	0	41	0	0
41	47.34	17.3	136.87	61.96	61.96	6.2	0	42	0	0
42	46.66	17.3	133.83	61.27	61.27	6.13	0	43	0	0
43	45.98	17.3	130.86	60.58	60.58	6.06	0	44	0	0
44	45.32	17.3	127.96	59.91	59.91	5.99	0	45	0	0
45	44.68	17.3	125.11	59.24	59.24	5.92	0	46	0	0
46	44.05	17.3	122.33	58.58	58.58	5.86	0	47	0	0
47	43.43	17.3	119.62	57.92	57.92	5.79	0	48	0	0
48	42.83	17.3	116.97	57.28	57.28	5.73	0	49	0	0
49	42.24	17.3	114.38	56.64	56.64	5.66	0	50	0	0
50	41.67	17.3	111.85	56.01	56.01	5.6	0	60	0	0
60	36.56	17.3	89.8	50.19	50.19	5.02	0	70	0	0
70	32.44	17.3	72.83	45.2	45.2	4.52	0	0	0	0
80	29.08	17.3	59.8	40.95	40.95	4.1	0	0	0	0
90	26.31	17.3	49.71	37.34	37.34	3.73	0	0	0	0
100	23.99	17.3	41.83	34.25	34.25	3.43	0	0	0	0
110	22.03	17.3	35.59	31.59	31.59	3.16	0	0	0	0
120	20.35	17.3	30.59	29.29	29.29	2.93	0	0	0	0
130	18.9	17.3	26.54	27.28	26.54	2.65	0	0	0	0
140	17.63	17.3	23.22	25.52	23.22	2.32	0	0	0	0
150	16.52	17.3	20.47	23.96	20.47	2.05	0	0	0	0
160	15.54	17.3	18.17	22.57	18.17	1.82	0	0	0	0
170	14.67	17.3	16.23	21.33	16.23	1.62	0	0	0	0
180	13.89	17.3	14.58	20.22	14.58	1.46	0	0	0	0
190	13.18	17.3	13.16	19.21	13.16	1.32	0	0	0	0
200	12.54	17.3	11.94	18.3	11.94	1.19	0	0	0	0
210	11.96	17.3	10.87	17.46	10.87	1.09	0	0	0	0
220	11.44	17.3	9.95	16.7	9.95	0.99	0	0	0	0
230	10.95	17.3	9.13	16	9.13	0.91	0	0	0	0
240	10.5	17.3	8.41	15.36	8.41	0.84	0	0	0	0
250	10.09	17.3	7.77	14.76	7.77	0.78	0	0	0	0
260	9.71	17.3	7.2	14.21	7.2	0.72	0	0	0	0
270	9.36	17.3	6.69	13.7	6.69	0.67	0	0	0	0
280	9.03	17.3	6.23	13.22	6.23	0.62	0	0	0	0

290	8.72	17.3	5.82	12.78	5.82	0.58	0	0	0	0
300	8.44	17.3	5.45	12.36	5.45	0.54	0	0	0	0
310	8.17	17.3	5.11	11.97	5.11	0.51	0	0	0	0
320	7.92	17.3	4.8	11.6	4.8	0.48	0	0	0	0
330	7.68	17.3	4.52	11.26	4.52	0.45	0	0	0	0
340	7.46	17.3	4.26	10.93	4.26	0.43	0	0	0	0
350	7.25	17.3	4.03	10.63	4.03	0.4	0	0	0	0
360	7.05	17.3	3.81	10.34	3.81	0.38	0	0	0	0
370	6.86	17.3	3.61	10.06	3.61	0.36	0	0	0	0
380	6.68	17.3	3.42	9.8	3.42	0.34	0	0	0	0
390	6.51	17.3	3.25	9.55	3.25	0.33	0	0	0	0
400	6.35	17.3	3.09	9.31	3.09	0.31	0	0	0	0
410	6.19	17.3	2.95	9.09	2.95	0.29	0	0	0	0
420	6.05	17.3	2.81	8.88	2.81	0.28	0	0	0	0
430	5.91	17.3	2.68	8.67	2.68	0.27	0	0	0	0
440	5.78	17.3	2.56	8.48	2.56	0.26	0	0	0	0
450	5.65	17.3	2.45	8.29	2.45	0.25	0	0	0	0
460	5.53	17.3	2.35	8.11	2.35	0.23	0	0	0	0
470	5.41	17.3	2.25	7.94	2.25	0.22	0	0	0	0
480	5.3	17.3	2.16	7.78	2.16	0.22	0	0	0	0
490	5.19	17.3	2.07	7.62	2.07	0.21	0	0	0	0
500	5.09	17.3	1.99	7.47	1.99	0.2	0	0	0	0
600	4.24	17.3	1.38	6.23	1.38	0.14	0	0	0	0
700	3.64	17.3	1.02	5.34	1.02	0.1	0	0	0	0
800	3.18	17.3	0.78	4.68	0.78	0.08	0	0	0	0
900	2.83	17.3	0.62	4.16	0.62	0.06	0	0	0	0
1000	2.55	17.3	0.5	3.75	0.5	0.05	0	0	0	0
1100	2.32	17.3	0.41	3.41	0.41	0.04	0	0	0	0
1200	2.12	17.3	0.35	3.12	0.35	0.03	0	0	0	0
1300	1.96	17.3	0.3	2.88	0.3	0.03	0	0	0	0
1400	1.82	17.3	0.26	2.68	0.26	0.03	0	0	0	0
1500	1.7	17.3	0.22	2.5	0.22	0.02	0	0	0	0
1600	1.59	17.3	0.2	2.34	0.2	0.02	0	0	0	0
1700	1.5	17.3	0.17	2.2	0.17	0.02	0	0	0	0
1800	1.42	17.3	0.15	2.08	0.15	0.02	0	0	0	0
1900	1.34	17.3	0.14	1.97	0.14	0.01	0	0	0	0
2000	1.27	17.3	0.13	1.87	0.13	0.01	0	0	0	0

**Antenna System 2 (UMTS), Cell: UIE25397A\_A**

Dist (ft)	Deg	Gain (dBi)	Power Density		Charted		Max Distance Calc			
			Far Field ( $\mu\text{W}/\text{cm}^2$ )	Near Field ( $\mu\text{W}/\text{cm}^2$ )	Power Density ( $\mu\text{W}/\text{cm}^2$ )	% of Limit	Power Density (ft)	>5% MPE	>100% MPE	>500% MPE
0.656	89.16	17.3	114.56	38.19	38.19	3.82	0.66	0	0	0
0.6561	89.16	17.3	114.56	38.19	38.19	3.82	0	0	0	0
0.7	89.1	17.3	114.56	38.19	38.19	3.82	0	0	0	0
0.8	88.97	17.3	114.55	38.18	38.18	3.82	0	0	0	0
0.9	88.84	17.3	114.54	38.18	38.18	3.82	0	0	0	0
1	88.71	17.3	114.53	38.18	38.18	3.82	0	0	0	0
2	87.43	17.3	114.35	38.15	38.15	3.82	0	0	0	0
3	86.14	17.3	114.07	38.1	38.1	3.81	0	0	0	0
4	84.86	17.3	113.67	38.04	38.04	3.8	0	0	0	0
5	83.59	17.3	113.16	37.95	37.95	3.8	0	0	0	0
6	82.32	17.3	112.54	37.85	37.85	3.78	0	0	0	0

7	81.06	17.3	111.82	37.73	37.73	3.77	0	0	0	0
8	79.81	17.3	111	37.59	37.59	3.76	0	0	0	0
9	78.57	17.3	110.08	37.43	37.43	3.74	0	0	0	0
10	77.33	17.3	109.08	37.26	37.26	3.73	0	0	0	0
11	76.12	17.3	107.99	37.07	37.07	3.71	0	0	0	0
12	74.91	17.3	106.82	36.87	36.87	3.69	0	0	0	0
13	73.72	17.3	105.57	36.66	36.66	3.67	0	0	0	0
14	72.54	17.3	104.26	36.43	36.43	3.64	0	0	0	0
15	71.37	17.3	102.89	36.19	36.19	3.62	0	0	0	0
16	70.22	17.3	101.47	35.94	35.94	3.59	0	0	0	0
17	69.09	17.3	99.99	35.68	35.68	3.57	0	0	0	0
18	67.98	17.3	98.47	35.4	35.4	3.54	0	0	0	0
19	66.88	17.3	96.92	35.12	35.12	3.51	0	0	0	0
20	65.8	17.3	95.33	34.83	34.83	3.48	0	0	0	0
21	64.74	17.3	93.71	34.54	34.54	3.45	0	0	0	0
22	63.69	17.3	92.08	34.24	34.24	3.42	0	0	0	0
23	62.67	17.3	90.43	33.93	33.93	3.39	0	0	0	0
24	61.66	17.3	88.77	33.61	33.61	3.36	0	0	0	0
25	60.67	17.3	87.1	33.3	33.3	3.33	0	0	0	0
26	59.7	17.3	85.42	32.97	32.97	3.3	0	0	0	0
27	58.75	17.3	83.75	32.65	32.65	3.27	0	0	0	0
28	57.82	17.3	82.09	32.32	32.32	3.23	0	0	0	0
29	56.91	17.3	80.43	32	32	3.2	0	0	0	0
30	56.01	17.3	78.78	31.67	31.67	3.17	0	0	0	0
31	55.14	17.3	77.15	31.34	31.34	3.13	0	0	0	0
32	54.28	17.3	75.53	31.01	31.01	3.1	0	0	0	0
33	53.44	17.3	73.93	30.68	30.68	3.07	0	0	0	0
34	52.62	17.3	72.35	30.35	30.35	3.03	0	0	0	0
35	51.81	17.3	70.79	30.02	30.02	3	0	0	0	0
36	51.03	17.3	69.26	29.69	29.69	2.97	0	0	0	0
37	50.26	17.3	67.75	29.37	29.37	2.94	0	0	0	0
38	49.5	17.3	66.26	29.04	29.04	2.9	0	0	0	0
39	48.77	17.3	64.81	28.72	28.72	2.87	0	0	0	0
40	48.05	17.3	63.38	28.4	28.4	2.84	0	0	0	0
41	47.34	17.3	61.97	28.09	28.09	2.81	0	0	0	0
42	46.66	17.3	60.6	27.77	27.77	2.78	0	0	0	0
43	45.98	17.3	59.26	27.46	27.46	2.75	0	0	0	0
44	45.32	17.3	57.94	27.16	27.16	2.72	0	0	0	0
45	44.68	17.3	56.65	26.85	26.85	2.69	0	0	0	0
46	44.05	17.3	55.39	26.55	26.55	2.66	0	0	0	0
47	43.43	17.3	54.16	26.26	26.26	2.63	0	0	0	0
48	42.83	17.3	52.96	25.96	25.96	2.6	0	0	0	0
49	42.24	17.3	51.79	25.68	25.68	2.57	0	0	0	0
50	41.67	17.3	50.65	25.39	25.39	2.54	0	0	0	0
60	36.56	17.3	40.66	22.75	22.75	2.28	0	0	0	0
70	32.44	17.3	32.98	20.49	20.49	2.05	0	0	0	0
80	29.08	17.3	27.08	18.56	18.56	1.86	0	0	0	0
90	26.31	17.3	22.51	16.93	16.93	1.69	0	0	0	0
100	23.99	17.3	18.94	15.53	15.53	1.55	0	0	0	0
110	22.03	17.3	16.12	14.32	14.32	1.43	0	0	0	0
120	20.35	17.3	13.85	13.28	13.28	1.33	0	0	0	0
130	18.9	17.3	12.02	12.37	12.02	1.2	0	0	0	0
140	17.63	17.3	10.51	11.57	10.51	1.05	0	0	0	0
150	16.52	17.3	9.27	10.86	9.27	0.93	0	0	0	0

160	15.54	17.3	8.23	10.23	8.23	0.82	0	0	0	0
170	14.67	17.3	7.35	9.67	7.35	0.73	0	0	0	0
180	13.89	17.3	6.6	9.17	6.6	0.66	0	0	0	0
190	13.18	17.3	5.96	8.71	5.96	0.6	0	0	0	0
200	12.54	17.3	5.41	8.29	5.41	0.54	0	0	0	0
210	11.96	17.3	4.92	7.92	4.92	0.49	0	0	0	0
220	11.44	17.3	4.5	7.57	4.5	0.45	0	0	0	0
230	10.95	17.3	4.13	7.25	4.13	0.41	0	0	0	0
240	10.5	17.3	3.81	6.96	3.81	0.38	0	0	0	0
250	10.09	17.3	3.52	6.69	3.52	0.35	0	0	0	0
260	9.71	17.3	3.26	6.44	3.26	0.33	0	0	0	0
270	9.36	17.3	3.03	6.21	3.03	0.3	0	0	0	0
280	9.03	17.3	2.82	5.99	2.82	0.28	0	0	0	0
290	8.72	17.3	2.64	5.79	2.64	0.26	0	0	0	0
300	8.44	17.3	2.47	5.6	2.47	0.25	0	0	0	0
310	8.17	17.3	2.31	5.43	2.31	0.23	0	0	0	0
320	7.92	17.3	2.17	5.26	2.17	0.22	0	0	0	0
330	7.68	17.3	2.05	5.1	2.05	0.2	0	0	0	0
340	7.46	17.3	1.93	4.96	1.93	0.19	0	0	0	0
350	7.25	17.3	1.82	4.82	1.82	0.18	0	0	0	0
360	7.05	17.3	1.72	4.69	1.72	0.17	0	0	0	0
370	6.86	17.3	1.63	4.56	1.63	0.16	0	0	0	0
380	6.68	17.3	1.55	4.44	1.55	0.16	0	0	0	0
390	6.51	17.3	1.47	4.33	1.47	0.15	0	0	0	0
400	6.35	17.3	1.4	4.22	1.4	0.14	0	0	0	0
410	6.19	17.3	1.33	4.12	1.33	0.13	0	0	0	0
420	6.05	17.3	1.27	4.02	1.27	0.13	0	0	0	0
430	5.91	17.3	1.21	3.93	1.21	0.12	0	0	0	0
440	5.78	17.3	1.16	3.84	1.16	0.12	0	0	0	0
450	5.65	17.3	1.11	3.76	1.11	0.11	0	0	0	0
460	5.53	17.3	1.06	3.68	1.06	0.11	0	0	0	0
470	5.41	17.3	1.02	3.6	1.02	0.1	0	0	0	0
480	5.3	17.3	0.98	3.53	0.98	0.1	0	0	0	0
490	5.19	17.3	0.94	3.45	0.94	0.09	0	0	0	0
500	5.09	17.3	0.9	3.39	0.9	0.09	0	0	0	0
600	4.24	17.3	0.63	2.82	0.63	0.06	0	0	0	0
700	3.64	17.3	0.46	2.42	0.46	0.05	0	0	0	0
800	3.18	17.3	0.35	2.12	0.35	0.04	0	0	0	0
900	2.83	17.3	0.28	1.89	0.28	0.03	0	0	0	0
1000	2.55	17.3	0.23	1.7	0.23	0.02	0	0	0	0
1100	2.32	17.3	0.19	1.54	0.19	0.02	0	0	0	0
1200	2.12	17.3	0.16	1.42	0.16	0.02	0	0	0	0
1300	1.96	17.3	0.13	1.31	0.13	0.01	0	0	0	0
1400	1.82	17.3	0.12	1.21	0.12	0.01	0	0	0	0
1500	1.7	17.3	0.1	1.13	0.1	0.01	0	0	0	0
1600	1.59	17.3	0.09	1.06	0.09	0.01	0	0	0	0
1700	1.5	17.3	0.08	1	0.08	0.01	0	0	0	0
1800	1.42	17.3	0.07	0.94	0.07	0.01	0	0	0	0
1900	1.34	17.3	0.06	0.89	0.06	0.01	0	0	0	0
2000	1.27	17.3	0.06	0.85	0.06	0.01	0	0	0	0

Antenna System 2 (UMTS), Cell: UIE25397A\_B

Dist	Deg	Gain	Power Density		Charted		Max Distance Calc		
			Far Field	Near Field	Power	% of	Power	>5%	>100%

(ft)		(dBi)	( $\mu\text{W}/\text{cm}^2$ )	( $\mu\text{W}/\text{cm}^2$ )	Density ( $\mu\text{W}/\text{cm}^2$ )	Limit	Density (ft)	MPE	MPE	MPE
0.656	89.16	17.3	114.56	38.19	38.19	3.82	0.66	0	0	0
0.6561	89.16	17.3	114.56	38.19	38.19	3.82	0	0	0	0
0.7	89.1	17.3	114.56	38.19	38.19	3.82	0	0	0	0
0.8	88.97	17.3	114.55	38.18	38.18	3.82	0	0	0	0
0.9	88.84	17.3	114.54	38.18	38.18	3.82	0	0	0	0
1	88.71	17.3	114.53	38.18	38.18	3.82	0	0	0	0
2	87.43	17.3	114.35	38.15	38.15	3.82	0	0	0	0
3	86.14	17.3	114.07	38.1	38.1	3.81	0	0	0	0
4	84.86	17.3	113.67	38.04	38.04	3.8	0	0	0	0
5	83.59	17.3	113.16	37.95	37.95	3.8	0	0	0	0
6	82.32	17.3	112.54	37.85	37.85	3.78	0	0	0	0
7	81.06	17.3	111.82	37.73	37.73	3.77	0	0	0	0
8	79.81	17.3	111	37.59	37.59	3.76	0	0	0	0
9	78.57	17.3	110.08	37.43	37.43	3.74	0	0	0	0
10	77.33	17.3	109.08	37.26	37.26	3.73	0	0	0	0
11	76.12	17.3	107.99	37.07	37.07	3.71	0	0	0	0
12	74.91	17.3	106.82	36.87	36.87	3.69	0	0	0	0
13	73.72	17.3	105.57	36.66	36.66	3.67	0	0	0	0
14	72.54	17.3	104.26	36.43	36.43	3.64	0	0	0	0
15	71.37	17.3	102.89	36.19	36.19	3.62	0	0	0	0
16	70.22	17.3	101.47	35.94	35.94	3.59	0	0	0	0
17	69.09	17.3	99.99	35.68	35.68	3.57	0	0	0	0
18	67.98	17.3	98.47	35.4	35.4	3.54	0	0	0	0
19	66.88	17.3	96.92	35.12	35.12	3.51	0	0	0	0
20	65.8	17.3	95.33	34.83	34.83	3.48	0	0	0	0
21	64.74	17.3	93.71	34.54	34.54	3.45	0	0	0	0
22	63.69	17.3	92.08	34.24	34.24	3.42	0	0	0	0
23	62.67	17.3	90.43	33.93	33.93	3.39	0	0	0	0
24	61.66	17.3	88.77	33.61	33.61	3.36	0	0	0	0
25	60.67	17.3	87.1	33.3	33.3	3.33	0	0	0	0
26	59.7	17.3	85.42	32.97	32.97	3.3	0	0	0	0
27	58.75	17.3	83.75	32.65	32.65	3.27	0	0	0	0
28	57.82	17.3	82.09	32.32	32.32	3.23	0	0	0	0
29	56.91	17.3	80.43	32	32	3.2	0	0	0	0
30	56.01	17.3	78.78	31.67	31.67	3.17	0	0	0	0
31	55.14	17.3	77.15	31.34	31.34	3.13	0	0	0	0
32	54.28	17.3	75.53	31.01	31.01	3.1	0	0	0	0
33	53.44	17.3	73.93	30.68	30.68	3.07	0	0	0	0
34	52.62	17.3	72.35	30.35	30.35	3.03	0	0	0	0
35	51.81	17.3	70.79	30.02	30.02	3	0	0	0	0
36	51.03	17.3	69.26	29.69	29.69	2.97	0	0	0	0
37	50.26	17.3	67.75	29.37	29.37	2.94	0	0	0	0
38	49.5	17.3	66.26	29.04	29.04	2.9	0	0	0	0
39	48.77	17.3	64.81	28.72	28.72	2.87	0	0	0	0
40	48.05	17.3	63.38	28.4	28.4	2.84	0	0	0	0
41	47.34	17.3	61.97	28.09	28.09	2.81	0	0	0	0
42	46.66	17.3	60.6	27.77	27.77	2.78	0	0	0	0
43	45.98	17.3	59.26	27.46	27.46	2.75	0	0	0	0
44	45.32	17.3	57.94	27.16	27.16	2.72	0	0	0	0
45	44.68	17.3	56.65	26.85	26.85	2.69	0	0	0	0
46	44.05	17.3	55.39	26.55	26.55	2.66	0	0	0	0
47	43.43	17.3	54.16	26.26	26.26	2.63	0	0	0	0

48	42.83	17.3	52.96	25.96	25.96	2.6	0	0	0	0
49	42.24	17.3	51.79	25.68	25.68	2.57	0	0	0	0
50	41.67	17.3	50.65	25.39	25.39	2.54	0	0	0	0
60	36.56	17.3	40.66	22.75	22.75	2.28	0	0	0	0
70	32.44	17.3	32.98	20.49	20.49	2.05	0	0	0	0
80	29.08	17.3	27.08	18.56	18.56	1.86	0	0	0	0
90	26.31	17.3	22.51	16.93	16.93	1.69	0	0	0	0
100	23.99	17.3	18.94	15.53	15.53	1.55	0	0	0	0
110	22.03	17.3	16.12	14.32	14.32	1.43	0	0	0	0
120	20.35	17.3	13.85	13.28	13.28	1.33	0	0	0	0
130	18.9	17.3	12.02	12.37	12.02	1.2	0	0	0	0
140	17.63	17.3	10.51	11.57	10.51	1.05	0	0	0	0
150	16.52	17.3	9.27	10.86	9.27	0.93	0	0	0	0
160	15.54	17.3	8.23	10.23	8.23	0.82	0	0	0	0
170	14.67	17.3	7.35	9.67	7.35	0.73	0	0	0	0
180	13.89	17.3	6.6	9.17	6.6	0.66	0	0	0	0
190	13.18	17.3	5.96	8.71	5.96	0.6	0	0	0	0
200	12.54	17.3	5.41	8.29	5.41	0.54	0	0	0	0
210	11.96	17.3	4.92	7.92	4.92	0.49	0	0	0	0
220	11.44	17.3	4.5	7.57	4.5	0.45	0	0	0	0
230	10.95	17.3	4.13	7.25	4.13	0.41	0	0	0	0
240	10.5	17.3	3.81	6.96	3.81	0.38	0	0	0	0
250	10.09	17.3	3.52	6.69	3.52	0.35	0	0	0	0
260	9.71	17.3	3.26	6.44	3.26	0.33	0	0	0	0
270	9.36	17.3	3.03	6.21	3.03	0.3	0	0	0	0
280	9.03	17.3	2.82	5.99	2.82	0.28	0	0	0	0
290	8.72	17.3	2.64	5.79	2.64	0.26	0	0	0	0
300	8.44	17.3	2.47	5.6	2.47	0.25	0	0	0	0
310	8.17	17.3	2.31	5.43	2.31	0.23	0	0	0	0
320	7.92	17.3	2.17	5.26	2.17	0.22	0	0	0	0
330	7.68	17.3	2.05	5.1	2.05	0.2	0	0	0	0
340	7.46	17.3	1.93	4.96	1.93	0.19	0	0	0	0
350	7.25	17.3	1.82	4.82	1.82	0.18	0	0	0	0
360	7.05	17.3	1.72	4.69	1.72	0.17	0	0	0	0
370	6.86	17.3	1.63	4.56	1.63	0.16	0	0	0	0
380	6.68	17.3	1.55	4.44	1.55	0.16	0	0	0	0
390	6.51	17.3	1.47	4.33	1.47	0.15	0	0	0	0
400	6.35	17.3	1.4	4.22	1.4	0.14	0	0	0	0
410	6.19	17.3	1.33	4.12	1.33	0.13	0	0	0	0
420	6.05	17.3	1.27	4.02	1.27	0.13	0	0	0	0
430	5.91	17.3	1.21	3.93	1.21	0.12	0	0	0	0
440	5.78	17.3	1.16	3.84	1.16	0.12	0	0	0	0
450	5.65	17.3	1.11	3.76	1.11	0.11	0	0	0	0
460	5.53	17.3	1.06	3.68	1.06	0.11	0	0	0	0
470	5.41	17.3	1.02	3.6	1.02	0.1	0	0	0	0
480	5.3	17.3	0.98	3.53	0.98	0.1	0	0	0	0
490	5.19	17.3	0.94	3.45	0.94	0.09	0	0	0	0
500	5.09	17.3	0.9	3.39	0.9	0.09	0	0	0	0
600	4.24	17.3	0.63	2.82	0.63	0.06	0	0	0	0
700	3.64	17.3	0.46	2.42	0.46	0.05	0	0	0	0
800	3.18	17.3	0.35	2.12	0.35	0.04	0	0	0	0
900	2.83	17.3	0.28	1.89	0.28	0.03	0	0	0	0
1000	2.55	17.3	0.23	1.7	0.23	0.02	0	0	0	0
1100	2.32	17.3	0.19	1.54	0.19	0.02	0	0	0	0

1200	2.12	17.3	0.16	1.42	0.16	0.02	0	0	0	0
1300	1.96	17.3	0.13	1.31	0.13	0.01	0	0	0	0
1400	1.82	17.3	0.12	1.21	0.12	0.01	0	0	0	0
1500	1.7	17.3	0.1	1.13	0.1	0.01	0	0	0	0
1600	1.59	17.3	0.09	1.06	0.09	0.01	0	0	0	0
1700	1.5	17.3	0.08	1	0.08	0.01	0	0	0	0
1800	1.42	17.3	0.07	0.94	0.07	0.01	0	0	0	0
1900	1.34	17.3	0.06	0.89	0.06	0.01	0	0	0	0
2000	1.27	17.3	0.06	0.85	0.06	0.01	0	0	0	0

**Antenna System 2 (UMTS), Cell: UIE25397A\_C**

Dist (ft)	Deg	Gain (dBi)	Power Density		Charted		Max Distance Calc			
			Far Field ( $\mu\text{W}/\text{cm}^2$ )	Near Field ( $\mu\text{W}/\text{cm}^2$ )	Power Density ( $\mu\text{W}/\text{cm}^2$ )	% of Limit	Power Density (ft)	>5% MPE	>100% MPE	>500% MPE
0.656	89.16	17.3	114.56	38.19	38.19	3.82	0.66	0	0	0
0.6561	89.16	17.3	114.56	38.19	38.19	3.82	0	0	0	0
0.7	89.1	17.3	114.56	38.19	38.19	3.82	0	0	0	0
0.8	88.97	17.3	114.55	38.18	38.18	3.82	0	0	0	0
0.9	88.84	17.3	114.54	38.18	38.18	3.82	0	0	0	0
1	88.71	17.3	114.53	38.18	38.18	3.82	0	0	0	0
2	87.43	17.3	114.35	38.15	38.15	3.82	0	0	0	0
3	86.14	17.3	114.07	38.1	38.1	3.81	0	0	0	0
4	84.86	17.3	113.67	38.04	38.04	3.8	0	0	0	0
5	83.59	17.3	113.16	37.95	37.95	3.8	0	0	0	0
6	82.32	17.3	112.54	37.85	37.85	3.78	0	0	0	0
7	81.06	17.3	111.82	37.73	37.73	3.77	0	0	0	0
8	79.81	17.3	111	37.59	37.59	3.76	0	0	0	0
9	78.57	17.3	110.08	37.43	37.43	3.74	0	0	0	0
10	77.33	17.3	109.08	37.26	37.26	3.73	0	0	0	0
11	76.12	17.3	107.99	37.07	37.07	3.71	0	0	0	0
12	74.91	17.3	106.82	36.87	36.87	3.69	0	0	0	0
13	73.72	17.3	105.57	36.66	36.66	3.67	0	0	0	0
14	72.54	17.3	104.26	36.43	36.43	3.64	0	0	0	0
15	71.37	17.3	102.89	36.19	36.19	3.62	0	0	0	0
16	70.22	17.3	101.47	35.94	35.94	3.59	0	0	0	0
17	69.09	17.3	99.99	35.68	35.68	3.57	0	0	0	0
18	67.98	17.3	98.47	35.4	35.4	3.54	0	0	0	0
19	66.88	17.3	96.92	35.12	35.12	3.51	0	0	0	0
20	65.8	17.3	95.33	34.83	34.83	3.48	0	0	0	0
21	64.74	17.3	93.71	34.54	34.54	3.45	0	0	0	0
22	63.69	17.3	92.08	34.24	34.24	3.42	0	0	0	0
23	62.67	17.3	90.43	33.93	33.93	3.39	0	0	0	0
24	61.66	17.3	88.77	33.61	33.61	3.36	0	0	0	0
25	60.67	17.3	87.1	33.3	33.3	3.33	0	0	0	0
26	59.7	17.3	85.42	32.97	32.97	3.3	0	0	0	0
27	58.75	17.3	83.75	32.65	32.65	3.27	0	0	0	0
28	57.82	17.3	82.09	32.32	32.32	3.23	0	0	0	0
29	56.91	17.3	80.43	32	32	3.2	0	0	0	0
30	56.01	17.3	78.78	31.67	31.67	3.17	0	0	0	0
31	55.14	17.3	77.15	31.34	31.34	3.13	0	0	0	0
32	54.28	17.3	75.53	31.01	31.01	3.1	0	0	0	0
33	53.44	17.3	73.93	30.68	30.68	3.07	0	0	0	0
34	52.62	17.3	72.35	30.35	30.35	3.03	0	0	0	0

35	51.81	17.3	70.79	30.02	30.02	3	0	0	0	0
36	51.03	17.3	69.26	29.69	29.69	2.97	0	0	0	0
37	50.26	17.3	67.75	29.37	29.37	2.94	0	0	0	0
38	49.5	17.3	66.26	29.04	29.04	2.9	0	0	0	0
39	48.77	17.3	64.81	28.72	28.72	2.87	0	0	0	0
40	48.05	17.3	63.38	28.4	28.4	2.84	0	0	0	0
41	47.34	17.3	61.97	28.09	28.09	2.81	0	0	0	0
42	46.66	17.3	60.6	27.77	27.77	2.78	0	0	0	0
43	45.98	17.3	59.26	27.46	27.46	2.75	0	0	0	0
44	45.32	17.3	57.94	27.16	27.16	2.72	0	0	0	0
45	44.68	17.3	56.65	26.85	26.85	2.69	0	0	0	0
46	44.05	17.3	55.39	26.55	26.55	2.66	0	0	0	0
47	43.43	17.3	54.16	26.26	26.26	2.63	0	0	0	0
48	42.83	17.3	52.96	25.96	25.96	2.6	0	0	0	0
49	42.24	17.3	51.79	25.68	25.68	2.57	0	0	0	0
50	41.67	17.3	50.65	25.39	25.39	2.54	0	0	0	0
60	36.56	17.3	40.66	22.75	22.75	2.28	0	0	0	0
70	32.44	17.3	32.98	20.49	20.49	2.05	0	0	0	0
80	29.08	17.3	27.08	18.56	18.56	1.86	0	0	0	0
90	26.31	17.3	22.51	16.93	16.93	1.69	0	0	0	0
100	23.99	17.3	18.94	15.53	15.53	1.55	0	0	0	0
110	22.03	17.3	16.12	14.32	14.32	1.43	0	0	0	0
120	20.35	17.3	13.85	13.28	13.28	1.33	0	0	0	0
130	18.9	17.3	12.02	12.37	12.02	1.2	0	0	0	0
140	17.63	17.3	10.51	11.57	10.51	1.05	0	0	0	0
150	16.52	17.3	9.27	10.86	9.27	0.93	0	0	0	0
160	15.54	17.3	8.23	10.23	8.23	0.82	0	0	0	0
170	14.67	17.3	7.35	9.67	7.35	0.73	0	0	0	0
180	13.89	17.3	6.6	9.17	6.6	0.66	0	0	0	0
190	13.18	17.3	5.96	8.71	5.96	0.6	0	0	0	0
200	12.54	17.3	5.41	8.29	5.41	0.54	0	0	0	0
210	11.96	17.3	4.92	7.92	4.92	0.49	0	0	0	0
220	11.44	17.3	4.5	7.57	4.5	0.45	0	0	0	0
230	10.95	17.3	4.13	7.25	4.13	0.41	0	0	0	0
240	10.5	17.3	3.81	6.96	3.81	0.38	0	0	0	0
250	10.09	17.3	3.52	6.69	3.52	0.35	0	0	0	0
260	9.71	17.3	3.26	6.44	3.26	0.33	0	0	0	0
270	9.36	17.3	3.03	6.21	3.03	0.3	0	0	0	0
280	9.03	17.3	2.82	5.99	2.82	0.28	0	0	0	0
290	8.72	17.3	2.64	5.79	2.64	0.26	0	0	0	0
300	8.44	17.3	2.47	5.6	2.47	0.25	0	0	0	0
310	8.17	17.3	2.31	5.43	2.31	0.23	0	0	0	0
320	7.92	17.3	2.17	5.26	2.17	0.22	0	0	0	0
330	7.68	17.3	2.05	5.1	2.05	0.2	0	0	0	0
340	7.46	17.3	1.93	4.96	1.93	0.19	0	0	0	0
350	7.25	17.3	1.82	4.82	1.82	0.18	0	0	0	0
360	7.05	17.3	1.72	4.69	1.72	0.17	0	0	0	0
370	6.86	17.3	1.63	4.56	1.63	0.16	0	0	0	0
380	6.68	17.3	1.55	4.44	1.55	0.16	0	0	0	0
390	6.51	17.3	1.47	4.33	1.47	0.15	0	0	0	0
400	6.35	17.3	1.4	4.22	1.4	0.14	0	0	0	0
410	6.19	17.3	1.33	4.12	1.33	0.13	0	0	0	0
420	6.05	17.3	1.27	4.02	1.27	0.13	0	0	0	0
430	5.91	17.3	1.21	3.93	1.21	0.12	0	0	0	0

440	5.78	17.3	1.16	3.84	1.16	0.12	0	0	0	0
450	5.65	17.3	1.11	3.76	1.11	0.11	0	0	0	0
460	5.53	17.3	1.06	3.68	1.06	0.11	0	0	0	0
470	5.41	17.3	1.02	3.6	1.02	0.1	0	0	0	0
480	5.3	17.3	0.98	3.53	0.98	0.1	0	0	0	0
490	5.19	17.3	0.94	3.45	0.94	0.09	0	0	0	0
500	5.09	17.3	0.9	3.39	0.9	0.09	0	0	0	0
600	4.24	17.3	0.63	2.82	0.63	0.06	0	0	0	0
700	3.64	17.3	0.46	2.42	0.46	0.05	0	0	0	0
800	3.18	17.3	0.35	2.12	0.35	0.04	0	0	0	0
900	2.83	17.3	0.28	1.89	0.28	0.03	0	0	0	0
1000	2.55	17.3	0.23	1.7	0.23	0.02	0	0	0	0
1100	2.32	17.3	0.19	1.54	0.19	0.02	0	0	0	0
1200	2.12	17.3	0.16	1.42	0.16	0.02	0	0	0	0
1300	1.96	17.3	0.13	1.31	0.13	0.01	0	0	0	0
1400	1.82	17.3	0.12	1.21	0.12	0.01	0	0	0	0
1500	1.7	17.3	0.1	1.13	0.1	0.01	0	0	0	0
1600	1.59	17.3	0.09	1.06	0.09	0.01	0	0	0	0
1700	1.5	17.3	0.08	1	0.08	0.01	0	0	0	0
1800	1.42	17.3	0.07	0.94	0.07	0.01	0	0	0	0
1900	1.34	17.3	0.06	0.89	0.06	0.01	0	0	0	0
2000	1.27	17.3	0.06	0.85	0.06	0.01	0	0	0	0

GSM Cell: IE25397A_A		Power Density		@ Horz Dist
Maximum Power Density:	105.946 $\mu\text{W}/\text{cm}^2$	10.595 % of limit	0.656 ft (0.2 m)	
9.4387 times lower than the MPE limit for an uncontrolled environment				
Power:	1137.552 Watts (ERP), 1865.585 Watts (EIRP)			

UMTS Cell: UIE25397A_A		Power Density		@ Horz Dist
Maximum Power Density:	38.186 $\mu\text{W}/\text{cm}^2$	3.819 % of limit	0.656 ft (0.2 m)	
26.1875 times lower than the MPE limit for an uncontrolled environment				
Power:	599.412 Watts (ERP), 983.036 Watts (EIRP)			

GSM Cell: IE25397A_B		Power Density		@ Horz Dist
Maximum Power Density:	84.237 $\mu\text{W}/\text{cm}^2$	8.424 % of limit	0.656 ft (0.2 m)	
11.8713 times lower than the MPE limit for an uncontrolled environment				
Power:	905.736 Watts (ERP), 1485.407 Watts (EIRP)			

UMTS Cell: UIE25397A_B		Power Density		@ Horz Dist
Maximum Power Density:	38.186 $\mu\text{W}/\text{cm}^2$	3.819 % of limit	0.656 ft (0.2 m)	
26.1875 times lower than the MPE limit for an uncontrolled environment				
Power:	599.412 Watts (ERP), 983.036 Watts (EIRP)			

GSM Cell: IE25397A_C		Power Density		@ Horz Dist
Maximum Power Density:	84.237 $\mu\text{W}/\text{cm}^2$	8.424 % of limit	0.656 ft (0.2 m)	
11.8713 times lower than the MPE limit for an uncontrolled environment				
Power:	905.736 Watts (ERP), 1485.407 Watts (EIRP)			

UMTS Cell: UIE25397A_C	Power Density		@ Horz Dist
Maximum Power Density:	38.186 $\mu\text{W}/\text{cm}^2$	3.819 % of limit	0.656 ft (0.2 m)
26.1875 times lower than the MPE limit for an uncontrolled environment			
Power:	599.412 Watts (ERP), 983.036 Watts (EIRP)		

## RF Field Strength Calculation Methodology

A generally accepted method is used to calculate the expected RF field strength. The method uses the FCC's recommended equation (*Reference Federal Communication Commission Office of Engineering Technology Bulletin 65*) which predicts field strength on a worst case basis by doubling the predicted field strength.

The power density at any distance from an isotropic antenna is simply the transmitter power  $P_t$  divided by the surface area of a sphere ( $4 \times \pi \times R^2$ ) at that distance. The surface area of the sphere increases by the square of the radius, therefore the power density,  $P_D$  (watts/square meter), decreases by the square of the radius. For a directional antenna with a gain  $G$  (*max radiation intensity of directional antenna / radiation intensity of isotropic antenna with same power input*), the power density at a distant point is the gain of the antenna multiplied by the power density of an isotropic radiator,  $P_D = (P_t \times G_t) / (4 \times \pi \times R^2)$ . This is the basis of the far-field and near-field power density equations used in this report.

The far-field power density equation used here is:

$$S = \frac{2.56 \times N \times 1.64 \times \text{ERP}_{\theta}/\text{chan} \times 10^6}{4 \times \pi \times R^2}$$

Where:

S = power density

2.56 = reflection coefficient

N = number of RF channels

1.64  $\times$  ERP $_{\theta}$ /chan = EIRP per channel at the angle for the calculation point

R = horizontal distance to the center of radiation

The far-field power density is then adjusted for any miscellaneous attenuation specified by the engineer.

The near-field power density equation used is:

$$S = \frac{N \times P_{\text{W}}/\text{chan} \times 10^6}{2 \times \pi \times R \times h \times \alpha/360}$$

Where:

S = power density

N = number of RF channels

$P_{IN}/chan = \text{Max power input to the antenna per channel} = \text{Max\_ERP}_{ch} / 10^{(\text{Max\_Gain} / 10)}$

R = horizontal distance to the center of radiation

h = vertical aperture of the antenna

$\alpha/360 = 3 \text{ dB horizontal beamwidth of the antenna pattern divided by } 360$

If the antenna aperture is less than 6.56 feet, the near-field power density is multiplied by the aperture height and divided by 6.56. The near-field power density is then multiplied by the cosine of the angle from the horizon to the calculation point. Finally, the power density is adjusted for any miscellaneous attenuation.

Whether the near-field or far-field equation is used depends on the distance formula  $d = 1.28 \times (1.64 \times \text{Antenna Gain}) \times \text{Height of Antenna Aperture} \times (3\text{dB Beamwidth}/360)$ , **note: EIRP = 1.64 x ERP**. If the distance from the face of the antenna is greater than **d** then the lesser result of the near-field and far-field equations is used. If the vertical distance from calculation point to bottom (or top) of the antenna is greater than 0.25 times the aperture height, then the lesser of the near-field / far-field equations is used. Otherwise the near-field value is used. **Note: All lengths are converted from feet to centimeters during calculations.**

#### **Final analysis for Antenna System 1, Cell IE25397A A**

Using **4** channels and a maximum effective radiated power (ERP) of **437.52 Watts** (56.41 dBm), and a downtilt of **0°**, the calculated power density for this site at the nearest controlled access point of **10 ft** (3.05 m) is **103.38  $\mu\text{W}/\text{cm}^2$** . The calculated power density for the site at the nearest uncontrolled access point of **15 ft** (4.57 m) is **100.41  $\mu\text{W}/\text{cm}^2$** . Using this result, the maximum calculated field strength at the nearest accessible point is **10.34%** of the applicable public limit for uncontrolled exposure.

- The 100% FCC general population/uncontrolled exposure minimum distance is **0 ft** (0 m).
- The 100% FCC occupational/controlled exposure minimum distance is **0 ft** (0 m).

#### **Final analysis for Antenna System 1, Cell IE25397A B**

Using **8** channels and a maximum effective radiated power (ERP) of **174.18 Watts** (52.41 dBm), and a downtilt of **0°**, the calculated power density for this site at the nearest controlled access point of **10 ft** (3.05 m) is **82.2  $\mu\text{W}/\text{cm}^2$** . The calculated power density for the site at the nearest uncontrolled access point of **15 ft** (4.57 m) is **79.83  $\mu\text{W}/\text{cm}^2$** . Using this result, the maximum calculated field strength at the nearest accessible point is **8.22%** of the applicable public limit for uncontrolled exposure.

- The 100% FCC general population/uncontrolled exposure minimum distance is **0 ft** (0 m).
- The 100% FCC occupational/controlled exposure minimum distance is **0 ft** (0 m).

#### **Final analysis for Antenna System 1, Cell IE25397A C**

Using **8** channels and a maximum effective radiated power (ERP) of **174.18 Watts** (52.41 dBm), and a downtilt of **0°**, the calculated power density for this site at the nearest controlled access point of **10 ft** (3.05 m) is **82.2  $\mu\text{W}/\text{cm}^2$** . The calculated power density for the site at the nearest uncontrolled access point of **15 ft** (4.57 m) is **79.83  $\mu\text{W}/\text{cm}^2$** .

Using this result, the maximum calculated field strength at the nearest accessible point is **8.22%** of the applicable public limit for uncontrolled exposure.

- The 100% FCC general population/uncontrolled exposure minimum distance is **0 ft** (0 m).
- The 100% FCC occupational/controlled exposure minimum distance is **0 ft** (0 m).

**Final analysis for Antenna System 2 (UMTS), Cell UIE25397A A, Carrier**

Using **1** channels and a maximum effective radiated power (ERP) of **630.96 Watts** (58 dBm), and a downtilt of **0°**, the calculated power density for this site at the nearest controlled access point of **10 ft** (3.05 m) is **37.26  $\mu\text{W}/\text{cm}^2$** . The calculated power density for the site at the nearest uncontrolled access point of **15 ft** (4.57 m) is **36.19  $\mu\text{W}/\text{cm}^2$** . Using this result, the maximum calculated field strength at the nearest accessible point is **3.73%** of the applicable public limit for uncontrolled exposure.

- The 100% FCC general population/uncontrolled exposure minimum distance is **0 ft** (0 m).
- The 100% FCC occupational/controlled exposure minimum distance is **0 ft** (0 m).

**Final analysis for Antenna System 2 (UMTS), Cell UIE25397A B, Carrier**

Using **1** channels and a maximum effective radiated power (ERP) of **630.96 Watts** (58 dBm), and a downtilt of **0°**, the calculated power density for this site at the nearest controlled access point of **10 ft** (3.05 m) is **37.26  $\mu\text{W}/\text{cm}^2$** . The calculated power density for the site at the nearest uncontrolled access point of **15 ft** (4.57 m) is **36.19  $\mu\text{W}/\text{cm}^2$** . Using this result, the maximum calculated field strength at the nearest accessible point is **3.73%** of the applicable public limit for uncontrolled exposure.

- The 100% FCC general population/uncontrolled exposure minimum distance is **0 ft** (0 m).
- The 100% FCC occupational/controlled exposure minimum distance is **0 ft** (0 m).

**Final analysis for Antenna System 2 (UMTS), Cell UIE25397A C, Carrier**

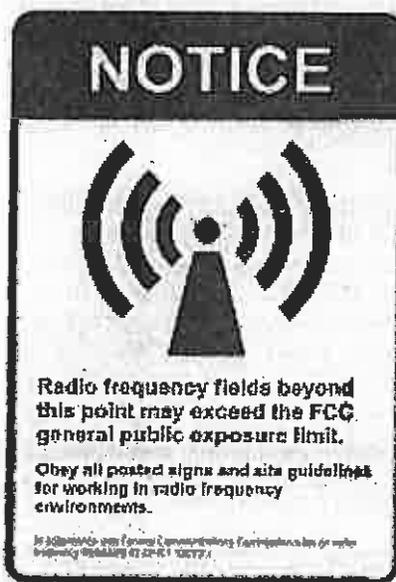
Using **1** channels and a maximum effective radiated power (ERP) of **630.96 Watts** (58 dBm), and a downtilt of **0°**, the calculated power density for this site at the nearest controlled access point of **10 ft** (3.05 m) is **37.26  $\mu\text{W}/\text{cm}^2$** . The calculated power density for the site at the nearest uncontrolled access point of **15 ft** (4.57 m) is **36.19  $\mu\text{W}/\text{cm}^2$** . Using this result, the maximum calculated field strength at the nearest accessible point is **3.73%** of the applicable public limit for uncontrolled exposure.

- The 100% FCC general population/uncontrolled exposure minimum distance is **0 ft** (0 m).
- The 100% FCC occupational/controlled exposure minimum distance is **0 ft** (0 m).

See Table 1 for the FCC's guidelines on Maximum Permissible Exposure (MPE). Note that the RF range referenced for this analysis is the range of 1500 – 100,000 MHz shown in Table 1, which is included in Appendix A.

**Signage Guidelines**

Due to the type of access for this site, the following signage is required:



Posted at or near the site entrance or rooftop access

### **Exposure Environments**

The FCC guidelines incorporate two separate tiers of exposure limits that are dependant on the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. The decision as to which tier applies in a given situation should be based on the application of the following definitions.

***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 population/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/her exposure by leaving the area or by some other appropriate means.

***General population/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 always fall under this category when exposure is not employment-related.

For purposes of applying these definitions, awareness of the potential for RF exposure in a workplace or similar environment can be provided through specific training as part of a RF safety program. Warning signs and labels can also be used to establish such awareness as long as they provide information, in a prominent manner, on risk of potential exposure and instructions on methods to minimize such exposure risk.

For example, a sign warning of RF exposure risk and indicating that individuals should not remain in the area for more than a certain period of time could be acceptable.

Another important point to remember concerning the FCC's exposure guidelines is that they constitute **exposure** limits (not **emission** limits), and they are relevant only to locations that are **accessible** to workers or members of the public. Such access can be restricted or controlled by appropriate means such as the use of fences, warning signs, etc., as noted above. For the case of occupational/controlled exposure, procedures can be instituted for working in the vicinity of RF sources that will prevent exposures in excess of the guidelines. An example of such procedures would be restricting the time an individual could be near an RF source or requiring that work on or near such sources be performed while the transmitter is turned off or while power is appropriately reduced.

Signed: \_\_\_\_\_

Date: *Tuesday, September 14, 2010*

## Appendix A

### Term Definitions

**GSM** – Global System for Mobile communications is the most popular standard for mobile phones in the world. Its promoter, the GSM Association, estimates that 82% of the global mobile market uses the standard. GSM is used by over 2 billion people across more than 212 countries and territories. Its ubiquity makes international roaming very common between mobile phone operators, enabling subscribers to use their phones in many parts of the world. GSM differs from its predecessors in that both signaling and speech channels are digital call quality, and so is considered a second generation (2G) mobile phone system. This has also meant that data communication were built into the system using the 3rd Generation Partnership Project (3GPP).

**UMTS** – Universal Mobile Telecommunications System is one of the third-generation (3G) cell phone technologies. Currently, the most common form of UMTS uses W-CDMA as the underlying air interface. It is standardized by the 3GPP, and is the European answer to the ITU IMT-2000 requirements for 3G cellular radio systems.

**Isotropic Antenna** – a theoretical point source of waves which exhibits the same magnitude or properties when measured in all directions. It has no preferred direction of radiation. It radiates uniformly in all directions over a sphere centred on the source. It is a reference radiator with which other sources are compared.

**Exposure** – Exposure occurs whenever and wherever a person is subjected to electric, magnetic or electromagnetic fields other than those originating from physiological processes in the body and other natural phenomena.

**Exposure, partial body** - Partial-body exposure results when RF fields are substantially non-uniform over the body. Fields that are non-uniform over volumes comparable to the human body may occur due to highly directional sources, standing-waves, re-radiating sources or in the near field.

**General population/uncontrolled exposure** – For FCC purposes, applies to human exposure RF fields when the general public is 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 always fall under this category when exposure is not employment-related.

**Maximum permissible exposure (MPE)** – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with an acceptable safety factor.

**Occupational/controlled exposure** – For FCC purposes, applies to human exposure to RF fields when 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 population/uncontrolled limits (see definition above), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his/her exposure by leaving the area or by some other appropriate means.

## Appendix B

### Collocation Sites

Special rules apply at sites with multiple transmitters on buildings. Regardless of the categorical exemption rules detailed about for single carriers, if a T-Mobile, USA site's emissions:

1. are more than 5% above the emissions limits in an "accessible area;" and
2. contribute at least 5% of all the emissions at any site which together result in an overall effect of more than 100% of the emission limits then we, and each carrier meeting this definition, are individually and collectively responsible for compliance. The FCC expects each carrier to make a good faith effort to consider emissions from other carriers and make the determination.

That said, the FCC Office of Engineering and Technology has supported the following exception:

- Within a controlled environment at a multi-transmitter site, if a carrier can physically elevate its antenna so that, as a practical matter, the volume of space where the RF field exceeds 5 percent of the controlled environments limits in Table of Section 1.1310 is 2 meters or more above any rooftop walkways (i.e., the volume where the fields exceed 5 percent of the limit are practically inaccessible), that carriers would be relieved of any responsibility for ensuring compliance of all transmitters at the site. This assumes, of course, that the carrier does not exceed 5 percent of the general public exposure limit in any uncontrolled areas.

Regulatory Compliance recommends conducting the routine environmental analysis whenever collocating on a rooftop. Although the need for analysis usually arises when we are first installing equipment or upgrading a site, we are responsible for total emissions at the site even when a new carrier collocates at our existing site. If after the analysis, the total emissions exceed 100% of the limit, all carriers on the site should be contacted to work out a joint solution to the problem [however, if the last carrier pushes the site over the

limit, there is support in the rules that the last carrier should bear the burden of addressing compliance].

**Professionally Managed Sites**

As noted above, the carrier is always responsible for the RF compliance of its equipment. The FCC OET, however, does realize that some site managers undertake the responsibility for RF compliance (and that carriers likewise may rely on consultants to document compliance. The OET has stated that:

- As with other licensee responsibilities, while ultimate responsibility for compliance rests with the licensee, compliance with the RF exposure regulations can be delegated to specialized consultants, site managers, or specific individuals within a company, and, as long as the delegation itself is reasonable a licensee may certify compliance on the basis of the delegate’s report.

In either case, a copy of the site manager or RF consultant's report should be maintained in the site file.

**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 <sup>2</sup> )	Averaging Time (E <sup>2</sup> , H <sup>2</sup> or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

**(B) Limits for General Population/Uncontrolled Exposure**

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time (E <sup>2</sup> , H <sup>2</sup> or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz

\*Plane-wave equivalent power density

NOTE 1: **Occupational/controlled** limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he/she is made aware of the potential for exposure.

NOTE 2: **General population/uncontrolled** exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.

[Home](#) | [T-Mobile Regulatory Compliance Page](#) | [FCC Office of Engineering & Technology](#)

[Home](#) | [MPE Home](#) | [New Analysis](#) | [Print](#) | [Save to Word](#) | [Search](#) | [Edit](#)

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3257 E. Guastf Road  
Suite 200  
Ontario, CA 91761

Date: September 14, 2010

### STATEMENT OF COMPLIANCE WITH FCC/FAA

This Letter is to confirm that T-Mobile West Corporation's proposed cell site located at *700 De Jesus Dr., Placentia, CA 92870 ( Site Coordinates: Longitude -117.856145, Latitude 33.874067 & Site name: IE25397A – SAMP Park )*, will comply with the FCC regulations regarding PCS frequency emissions.

T-Mobile operational frequencies of (PCS-Tx) 1970.4 to 1979.6 and (UMTS-Tx) 2130-2135, 2150 to 2155 Megahertz for the transmit and (PCS-Rx) 1890.4 to 1899.6 and (UMTS-Rx) 1730-1735, 1750 to 1755 Megahertz for the receive are well outside the frequency bands associated with Radio Stations, Television Stations, Police, Fire and Emergency services.

T-Mobile obtained a broadcast license in the PCS F Block, 1970 to 1975, PCS Block C3, 1975 to 1980 Megahertz for the transmit and 1890 to 1895, 1895 to 1900 Megahertz for the receive, UMTS Band 2130 to 2135, 2150 to 2155 MHz for the Transmit and 1730 to 1735, 1750-1755 for the receive. Pursuant to FCC regulations 47 CFR part 24, subpart E, sections 24.200 through 24.238 – T-Mobile must comply with the stated directives for Broadband PCS providers. T-Mobile will meet or exceed the stated requirements for Broadband PCS providers.

In addition, T-Mobile will comply with FAA Notice Criteria, 47 CFR Part 77.13 regarding the proposed site.

If you have any questions, please feel free to contact me at 469-734-9041.

Dennis F. Beltran  
RF Engineer  
T-Mobile

**PLANNING DIVISION REPORT**  
APPLICATION: UP 2011-14  
EXHIBIT: 7  
PAGE 1 OF 1  
DATE: 11-8-11

[Learn About Cancer](#) [What Causes Cancer?](#) [Other Carcinogens](#) [At Home](#)

## Cellular Phone Towers

Cellular (cell) phones first became widely available in the United States in the 1990s, but their use has increased dramatically since then. The widespread use of cell phones has led to the placement of cell phone towers in many communities. These towers, also called base stations, consist of electronic equipment and antennas that receive and transmit radiofrequency (RF) signals.

### How do cellular phone towers work?

Cell phone base stations may be free standing towers or mounted on existing structures, such as trees, water tanks, or tall buildings. The antennas need to be located high enough so they can adequately cover the area. Base stations usually range in height from 50-200 feet.

Cell phones communicate with nearby cell towers mainly through radiofrequency (RF) waves, a form of energy in the electromagnetic spectrum between FM radio waves and microwaves. Like FM radio waves, microwaves, visible light, and heat, they are forms of non-ionizing radiation. This means they cannot cause cancer by directly damaging DNA. RF waves are different from stronger types of radiation such as x-rays, gamma rays, and ultraviolet (UV) light, which can break the chemical bonds in DNA.

At very high levels, RF waves can heat up body tissues. (This is the basis for how microwave ovens work.) But the levels of energy used by cell phones and towers are much lower.

When a person makes a cell phone call, a signal is sent from the phone's antenna to the nearest base station antenna. The base station responds to this signal by assigning it an available radiofrequency channel. RF waves transfer the voice information to the base station. The voice signals are then sent to a switching center, which transfers the call to its destination. Voice signals are then relayed back and forth during the call.

### How are people exposed to the energy from cellular phone towers?

As people use cell phones to make calls, signals are transmitted back and forth to the base station. The RF waves produced at the base station are given off into the environment, where people can be exposed to them.

The energy from a cellular phone tower antenna, like that of other telecommunication antennas, is directed toward the horizon (parallel to the ground), with some downward scatter. Base station antennas use higher power levels than other types of land-mobile antennas, but much lower levels than those from radio and television broadcast stations. The amount of

energy decreases rapidly with increasing distance from the antenna. As a result, the level of exposure to radio waves at ground level is very low compared to the level close to the antenna.

Public exposure to radio waves from cell phone tower antennas is slight for several reasons. The power levels are relatively low, the antennas are mounted at high above ground level, and the signals are transmitted intermittently, rather than constantly.

At ground level near typical cellular base stations, the amount of RF energy is thousands of times less than the limits for safe exposure set by the Federal Communication Commission (FCC) and other regulatory authorities. It is very unlikely that a person could be exposed to RF levels in excess of these limits just by being near a cell phone tower.

When cellular antennas are mounted on rooftops, it is possible that a person on the roof could be exposed to RF levels greater than those typically encountered on the ground. But even then, exposure levels approaching or exceeding the FCC safety guidelines are only likely to be found very close to and directly in front of the antennas. If this is the case, access to these areas should be limited.

The level of RF energy inside buildings where a base station is mounted is typically much lower than the level outside depending on the construction materials of the building. Wood or cement block reduces the exposure level of RF radiation by a factor of about 10. The energy level *behind* an antenna is hundreds to thousands of times lower than in front. Therefore, if an antenna is mounted on the side of a building, the exposure level in the room directly behind the wall is typically well below the recommended exposure limits.

## Do cellular phone towers cause cancer?

Some people have expressed concern that living, working, or going to school near a cell phone tower might increase the risk of cancer or other health problems. At this time, there is very little evidence to support this idea. In theory, there are some important points that would argue against cellular phone towers being able to cause cancer.

First, the energy level of radiofrequency (RF) waves is relatively low, especially when compared with the types of radiation that are known to increase cancer risk, such as gamma rays, x-rays, and ultraviolet (UV) light. The energy of RF waves given off by cell phone towers is not enough to break chemical bonds in DNA molecules, which is how these stronger forms of radiation may lead to cancer.

A second issue has to do with wavelength. RF waves have long wavelengths, which can only be concentrated to about an inch or two in size. This makes it unlikely that the energy from RF waves could be concentrated enough to affect individual cells in the body.

Third, even if RF waves were somehow able to affect cells in the body at higher doses, the level of RF waves present at ground level is very low -- well below the recommended limits. Levels of energy from RF waves near cell phone towers are not significantly different than the background levels of RF radiation in urban areas from other sources, such as radio and television broadcast stations.

For these reasons, most scientists agree that cell phone antennas or towers are unlikely to cause cancer.

## Studies in people

Very few human studies have focused specifically on cellular phone towers and cancer risk. In the largest study published to date, British researchers compared a group of more than 1,000 families of young children with cancer against a similar group of families of children without cancer. They found no link between a mother's exposure to the towers during pregnancy (based on the distance from the home to the nearest tower and on the amount of energy given off by nearby towers) and the risk of early childhood cancer.

The amount of exposure from living near a cell phone tower is typically many times lower than the exposure from using a cell phone. About 30 studies have looked at possible links between cell phone use and tumors in people. Most studies to date have not found a link between cell phone use and the development of tumors, although these studies have had some important limitations. This is an area of active research. For more information, see the document, [Cellular Phones](#).

## Studies done in the lab

Laboratory studies have looked at whether the types of RF waves used in cell phone communication can cause DNA damage. Most of these studies have supported the idea that the RF waves given off by cell phones and towers don't have enough energy to damage DNA directly.

Some scientists have reported that the RF waves may produce other effects in human cells (in lab dishes) that might possibly help tumors grow. However, these studies have not been verified. Several studies in rats and mice have looked at whether RF energy might promote the development of tumors caused by other known carcinogens (cancer-causing agents). These studies did not find evidence of tumor promotion. Research in this area continues.

## What expert agencies say

The 3 expert agencies that usually classify cancer-causing exposures (carcinogens) -- the International Agency for Research on Cancer (IARC), the National Toxicology Program (NTP), and the US Environmental Protection Agency (EPA) -- have not classified cell phone towers as to their cancer-causing potential.

According to the World Health Organization:

Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects.

In commenting on cell phone towers near homes or schools, the Federal Communications Commission states:

Radiofrequency emissions from antennas used for cellular and PCS [personal communications service] transmissions result in exposure levels on the ground that are typically thousands of times below safety limits. These safety limits were adopted by the FCC based on the recommendations of expert organizations and endorsed by agencies of the Federal Government responsible for health and safety. Therefore, there is no reason to believe that such towers could constitute a potential health hazard to nearby residents or students.

# Do cellular phone towers cause any other health problems?

While high levels of RF waves can cause a warming of body tissues, the energy levels on the ground near a cell phone tower are far below the levels needed to cause this effect. Thus far, there is no evidence in published scientific reports that cell phone towers cause any other health problems.

## Can I limit my exposure?

Cell phone towers are not known to cause any health effects. But if you are concerned about possible exposure from a cell phone tower near your home or office, you can ask a government agency or private firm to measure the RF field strength near the tower to ensure that it is within the acceptable range.

## What should I do if I've been exposed to cellular phone towers?

There is no test to measure whether you have been exposed to RF radiation from cellular phone towers. But as noted above, most researchers and regulatory authorities do not believe that cell phone towers pose health risks under ordinary conditions. If you have additional health concerns, please consult your doctor.

## Additional resources

### More information from your American Cancer Society

The following related information may also be helpful to you. These materials may be viewed on our Web site or ordered from our toll-free number, at 1-800-227-2345.

[Cellular Phones](#)

[Known and Probable Human Carcinogens](#)

[Radiation Exposure and Cancer](#)

### National organizations and Web sites\*

In addition to the American Cancer Society, other sources of information and support include:

#### **Environmental Protection Agency**

Home page: [www.epa.gov](http://www.epa.gov)

Understanding radiation: [www.epa.gov/radiation/understanding-radiation-overview.html](http://www.epa.gov/radiation/understanding-radiation-overview.html)

#### **Federal Communications Commission**

RF Safety Program, Office of Engineering and Technology

Web site: [www.fcc.gov/oet/rfsafety](http://www.fcc.gov/oet/rfsafety)

### **Food and Drug Administration**

Home page: [www.fda.gov](http://www.fda.gov)

Radiation-emitting products: Cell phones: [www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/](http://www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/)

### **National Cancer Institute**

Toll-free number: 1-800-422-6237 (1-800-4-CANCER)

Home page: [www.cancer.gov](http://www.cancer.gov)

Cellular telephone use and cancer risk:

[www.cancer.gov/cancertopics/factsheet/Risk/cellphones](http://www.cancer.gov/cancertopics/factsheet/Risk/cellphones)

### **National Institute of Environmental Health Sciences**

Home page: [www.niehs.nih.gov](http://www.niehs.nih.gov)

Electric and magnetic fields: [www.niehs.nih.gov/health/topics/agents/emf/index.cfm](http://www.niehs.nih.gov/health/topics/agents/emf/index.cfm)

### **World Health Organization**

Electromagnetic fields and public health: base stations and wireless technologies

Web site: [www.who.int/mediacentre/factsheets/fs304/en/index.html](http://www.who.int/mediacentre/factsheets/fs304/en/index.html)

*\* Inclusion on this list does not imply endorsement by the American Cancer Society*

No matter who you are, we can help. Contact us anytime, day or night, for information and support. Call us at 1-800-227-2345 or visit [www.cancer.org](http://www.cancer.org).

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Last Medical Review: 06/25/2010

Last Revised: 06/25/2010



# Placentia Planning Commission

## Agenda Staff Report

<b>AGENDA ITEM NO.:</b> 3	<b>DATE:</b> November 8, 2011	<b>PUBLIC HEARING:</b> Yes
<b>APPLICATION:</b> Use Permit (UP) 2011-15		
<b>DESCRIPTION:</b> To permit the operation of a construction equipment sales and rental facility to be located at 208 East Orangethorpe Avenue, Placentia, California on a 19,866 square foot property. Uses proposed subject to a use permit include equipment rental, outside storage and utilization of Commercial-Manufacturing property within one hundred (100) feet of residentially zoned property.		
<b>RELATED ITEMS:</b> None		
<b>APPLICANT:</b> Ronnie Cochran, President, Golden State Constructors, Inc.		
<b>LOCATION:</b> 208 Orangethorpe Avenue		
<b>PROPERTY OWNER:</b> Ronnie Cochran, Golden State Constructors, Inc.		
<b>CEQA DETERMINATION:</b> Categorical Exempt: Class 5, Section 15061 (b) (3)		
<b>ZONING:</b> C-M - Commercial Manufacturing District	<b>APN(S):</b> 344-191-07	
<b>GENERAL PLAN:</b> Commercial Manufacturing	<b>CITY COUNCIL ACTION REQUIRED:</b> No	
<b>PREPARED BY:</b> Kenneth A. Domer, Assistant City Administrator/Dev Services		
<b>REVIEWED BY:</b> Monique B. Schwartz, Associate Planner		

**REQUEST:**

To permit the operation of a construction equipment sales and rental facility to be located at 206 East Orangethorpe Avenue, Placentia, California on a 19,866 square foot property. Uses proposed subject to a use permit include equipment rental, outside storage and utilization of Commercial-Manufacturing property within one hundred (100) feet of a residentially zoned property.

**INTRODUCTION:**

The purpose of the Commercial Manufacturing C-M District is to provide a district for uses which combine commercial and industrial characteristics and for certain commercial uses which require large display or storage areas. The C-M District is a hybrid district that is typically located as a buffer zone between residential or pure commercial uses and those which are allowed within the Manufacturing (M) district. The area in which the applicant proposes to conduct his business is on the south side of Orangethorpe Avenue between Kraemer Boulevard to the east and Melrose Street to the west.

As permitted by Placentia Municipal Code (PMC) § 23.39.020, uses include: Appliance repair; Distribution or wholesaling; Equipment sales and service; Furniture and major appliance sales; Glass shops; Home furnishing sales; Home improvement centers; Light manufacturing compatible with other permitted commercial uses; Offices including financial institutions, real estate and insurance firms, medical and dental offices, travel

agencies and other general office uses. Research and development uses and laboratories shall be excluded. Offices shall not exceed a maximum of twenty-five (25) percent of the total gross leasable floor area of the buildings on the subject property; Printing, blueprinting and reproduction establishments; Recycling facilities per Chapter 23.41; and Small outdoor seating areas.

Accordingly, the proposed equipment sales are permitted by right within the C-M zone; however, the other uses – equipment rental and outside storage – require a use permit. Additionally, unique to the C-M Zone is the requirement that any proposed use within one hundred (100) feet of residentially zoned or public institution property requires a use permit. This provision seeks to ensure that residential or public institution type uses are not disturbed by the proposed use.

As described in the applicant's Statement of Use, it is proposed that the current property, which contains dilapidated and nonconforming residential structures, as well as dead and/or unkempt vegetation, be cleared of structures and vegetation. A temporary building is proposed to hold office functions while the majority of the for sale and rental equipment will be stored in an outside setting. The outside setting is required due to the size of the construction equipment.

In total, the Statement of Use describes an operation that appears consistent with the intent of Chapter 23.39. The selling and rental of construction equipment combines commercial intent with trades associated with manufacturing. The need to display large construction equipment, to include lifts, bucket trucks, tractors, *etc.*, is critical to occur in an outdoor setting and the proposed property provides a suitable location as well as excellent commercial access to the nearby 57 freeway.

A use permit is required to evaluate the potential impacts the proposed business may have on adjacent businesses and/or residences; impacts on existing parking, City services and concentrations of similar uses.

### **RECOMMENDATION:**

City Planning Division is recommending approval of Use Permit (UP) 2011-15, subject to the attached recommended Special Conditions of Approval and Standard Development Requirements.

### **DISCUSSION:**

#### **Subject Site and Surrounding Land Uses:**

Golden State Constructors, Inc., will be located within the Commercial-Manufacturing zone on Orangethorpe adjacent to similar uses, including a rental car facility with outside storage. The property is approximately 2,000 feet east of the 57 freeway. The existing use is non-conforming and is primarily residential. It is important to note that the subject property and others adjacent to it are not improved to the ultimate right-of-way for Orangethorpe Avenue. That is, the properties will require a dedication of land to

eventually fully improve Orangethorpe to its required arterial dimensions. Other uses within immediate area include construction related uses, car rental, equipment rental, and non-conforming residential. Across Orangethorpe is a mobile home community and south of the property is a flood control channel and water district retarding basin within the City of Anaheim.

	<b>Existing Land Use</b>	<b>Land Use Element General Plan Designation</b>	<b>Zoning Map Designation</b>
<b>Existing</b>	Commercial- Manufacturing	Commercial- Manufacturing	C-M
<b>Proposed</b>	Commercial- Manufacturing	Commercial- Manufacturing	C-M
<b>North</b>	Multi-Family (R-2)	Medium Density Residential	R-2
<b>South</b>	Industrial (Anaheim)	Industrial	I (Anaheim)
<b>East</b>	Commercial- Manufacturing	Commercial- Manufacturing	C-M
<b>West</b>	Commercial- Manufacturing	Commercial- Manufacturing	C-M

**Operational Characteristics:**

The applicant has provided a brief business operation description for proposed use. Originally formed in 2005, the applicant began renting/selling equipment from a Huntington Beach location in 2008. The company plans to rent and sell equipment to include: bobcats, paving machines, dump trucks, backhoes, skip loaders and smaller equipment used in the construction industry. The storage of the equipment in an outdoor setting is required due to its size.

The proposed hours of operation will be:

- Monday through Friday: 6:00 a.m. to 7:00 p.m. and
- Saturdays (allowed): 8:00 a.m. to 7:00 p.m.
- Sundays and after hours: Allowed on infrequent basis for emergency call-outs with demonstrated excessive use subject to modification of use permit.

**Floor Plan:**

The property is 300 feet deep and 66 feet wide. The first forty (40) feet of the property are required to be dedicated for public improvement (street improvements) and therefore the utilization of the property will consist of approximately 260 feet. The applicant proposes to demolish the current structures on the site based on a condition assessment of the buildings. As proposed, the front of the property will contain a fence and swing gates with immediate parking stalls for equipment. The proposed temporary office will

be on the east side of the property approximately 75 feet behind the fencing area. The office is temporary in nature, contingent upon future property purchases, and will be conditioned in the Special Conditions to be reviewed after two years as temporary offices are not allowed permanently.

### **Access/Off-Street Parking:**

The subject site is accessed from Orangethorpe Avenue. Due to the un-improved nature of adjacent lots, there are potential view issues exiting the facility and maintenance of such areas shall be a requirement of the applicant.

Pursuant to § 23.78.030(2) of the Placentia Municipal Code, the C-M District states:

C-M—Four (4) spaces per one thousand (1,000) square feet of gross floor area for up to three thousand (3,000) square feet of unit area, plus two (2) spaces per one thousand (1,000) square feet of unit area between three (3) and twenty thousand (20,000) square feet, plus one (1) space per thousand (1,000) square feet of unit area over twenty thousand (20,000) square feet, plus one (1) space per thousand (1,000) square feet of outside display/storage area.

§ 23.39.080 states:

The provisions of Chapter 23.78 shall apply to parking facilities in the “C-M” district, except that these provisions may be reduced or waived for existing buildings provided there are common facilities available on a block by block basis and determined by a majority of the planning commission to be adequate.

As the site will contain no real buildings at this time, there is not a good ability to connect parking requirements to gross floor area of a unit. The temporary building is proposed to be 800 square feet of space. Accordingly, Staff reviewed the use, the number of employees proposed and the type of business. It is recommended that the site be conditioned to have parking spaces equal to the number of employees employed and four customer parking spaces, with a starting minimum number of eight (8) spaces. The employee spaces must conform to City of Placentia parking specifications but may be situated anywhere on the lot. The customer parking is required to be situated in front of the temporary office building and in an area free of displayed rental or for sale equipment. The customer parking may be situated within future dedication area to the City on the rear twenty (20) feet and before the gate. The applicant has agreed to a proposed site plan that situates the customer parking toward the front of the property and maintains a view unobstructed by displayed equipment from the street to the building.

### **Additional Items**

The applicant acknowledges that improvements on the property trigger the dedication of land for the ultimate right-of-way for Orangethorpe Avenue. Approximately forty (40) feet of the property is required to be dedicated for street and sidewalk purposes and therefore one of the conditions of the project is to provide the City with an irrevocable offer of dedication. Until such time as the dedication is taken by the City, the first twenty (20) feet of the property are within the required C-M Zone front setback area and shall be landscaped, with the exception of driveway ingress/egress. The rear twenty (20) feet of

this area may be utilized for parking until the dedication is accepted and the street is improved. At that time, the Applicant will be required to place any such parking elsewhere on the property and in compliance with the Zoning Ordinance. It is important to note that when the City accepts the dedication the setback requirement is transferred to the first twenty (20) feet of the property after the dedicated area. This amount of setback may change if the zone is changed in the future. Due to this future requirement, a condition of approval will be to not develop any permanent structure within the first sixty (60) feet of the current front property line.

Lighting and security for the site will be conditioned based on Police Department concerns as well as to provide a safe place of employment and commerce. Lighting shall be compliant with the 2010 Title 24 Building Codes and the applicant is strongly encouraged to employ increased energy efficient lighting to include the use of compact fluorescent or light emitting diode (LED) lighting for parking, security and landscape lighting.

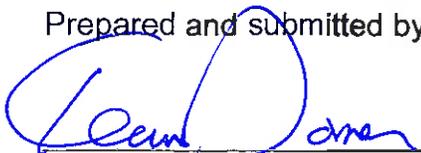
### **Environmental Review**

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), Class 5, Guideline Section 15061 (b) (3) and City Environmental Guidelines. The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The project would not create any public health or safety hazards and would not have a significant impact on the resources or services within this area, such as water, sanitary services, surrounding roadways and intersections, schools, and existing agricultural uses. Any future development on the proposed site would be subject to additional environmental review. As proposed the utilization of the property for construction equipment sales and rental is similar to other uses in the vicinity.

### **Actions:**

Adopt Resolution No. R-2011-24 approving Use Permit (UP) 2011-15, subject to the Special Conditions of Approval and Standard Development Requirements set forth therein.

Prepared and submitted by:

  
\_\_\_\_\_  
Kenneth A. Domer  
Assistant City Administrator

Reviewed by:

  
\_\_\_\_\_  
Monique B. Schwartz  
Associate Planner

**Attachments:**

Attachment A: Resolution No. R-2011-24  
Attachment B: Special Conditions of Approval and Standard Development Requirements of Use Permit (UP) 2011-15  
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: Statement of Use

**ATTACHMENT A**

**RESOLUTION NO. R-2011-24**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLACENTIA APPROVING USE PERMIT NO. 2011-15 PERTAINING TO PROPERTY LOCATED AT 208 E. ORANGETHORPE AVENUE AND MAKING FINDINGS IN SUPPORT THEREOF.**

**A. Recitals.**

(i) Mr. Ronnie Cochran of Golden State Constructors, Inc., ("Applicant" hereinafter) heretofore filed an application for approval of Use Permit No. 2011-15, as described in the title of this Resolution for property located at 208 E. Orangethorpe Avenue, Placentia, California (APN: 344-191-07). Hereinafter, in this Resolution, the subject Use Permit request is referred to as the "Application".

(ii) On November 8, 2011, this Commission conducted a duly noticed public hearing, as required by law, and concluded said hearing prior to the adoption of this Resolution.

(iii) 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: (A) 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 (B) injurious to the property or improvements within the neighborhood to the north or within the city. Subject to compliance with the attached Special Conditions of Approval and

Standard Development Requirements, this use complies with all applicable code requirements and development standards of the "C-M" Commercial Manufacturing District.

Subject to compliance with the attached Special Conditions of Approval and Standard Development Requirements, it is not anticipated that the proposed equipment sales/rental business will generate any negative impacts to the adjacent commercial manufacturing zoned parcels and the adjacent residentially zoned neighborhood to the north, across Orangethorpe Avenue. All business operations shall be conducted within the confines of the property, with no repairs to equipment unless otherwise amended by the Planning Commission, all the while maintaining an environment free from objectionable noise, odor or other nuisances.

The proposed use is not expected to create a negative impact on the physical environment. The project is Categorical Exempt (Class 5), Guideline Section 15061 (b)(3) pursuant to the California Environmental Quality Act (CEQA) and City Environmental Guidelines.

Section 15061 (b)(3) of the CEQA Guidelines states that activities which can be seen with certainty to have no possibility for causing a significant effect on the environment are exempt under the General Rule. The project would not create any public health or safety hazards and would not have a significant impact on the resources or services within this area, such as water, sanitary services, surrounding roadways and intersections, schools, and existing agricultural uses.

b. The proposed use is consistent with the City's General Plan. The General Plan Land Use designation for the subject site is "Commercial-Manufacturing", which provides for a variety of commercial and industrial characteristics and for certain commercial uses which require large display or storage areas. The proposed use is a construction equipment sales and rental facility and is compatible with surrounding land uses.

c. The proposed use, activity or improvements, subject to the attached Special Conditions of Approval and Standard Development Requirements, is consistent with the provisions of the Zoning Ordinance, or regulations applicable to the property. Portions of the proposed use are a conditionally permitted use in the "C-M" Commercial-Manufacturing District in the City of Placentia. Approval of the Use Permit for the construction equipment sales and rental facility, to include outside display

and storage of equipment, would be consistent with the zoning as the site can accommodate the proposed use, and since other similar commercial-manufacturing uses exist in the "C-M" - Commercial Manufacturing District.

d. The proposed use, as subject to the attached Special Conditions of Approval and Standard Development Requirements, will not cause an increase in undue noise or disturbance to any residentially zoned district within one hundred (100) feet of the property.

e. 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 2011-15 to ensure compliance with the Placentia Municipal Code.

3. The Planning Commission specifically finds that the Application is categorically exempt under the California Environmental Quality Act of 1970, as amended, the Guidelines promulgated thereunder (14 CCR § 15061 (b)(3)) and Placentia Environmental Guidelines.

4. The Planning Commission hereby directs that, upon approval of Use Permit 2011-15, 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 2011-15 as modified herein, and specifically subject to the conditions set forth in Attachment "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 8th day of November, 2011.

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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 8<sup>th</sup> day of November, 2011, and was passed at this regular meeting of the Planning Commission of the City of Placentia held on the 8<sup>th</sup> day of November, 2011, by the following vote:

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

ATTEST:

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Secretary to the Planning Commission

APPROVED AS TO FORM

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ANDREW V. ARCZYNSKI,  
CITY ATTORNEY

**Attachment "B"**  
**Special Conditions of Approval and Standard Development Requirements for  
Use Permit (UP) 2011-15**

**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.**

**CITY PLANNING DIVISION:**

1. Use Permit (UP) 2011-15 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, unless an extension is applied for and approved.
2. Use Permit (UP) 2011-15 shall expire and be of no further force or effect if the use is discontinued or abandoned for a period of one (1) year.
3. 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.
4. 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. 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.
5. Prior to any changes in the days and hours of operation of Golden State Constructors, Inc., the applicant shall obtain written approval from the Director of

Development Services or his/her designee. The following are the specified days and hours of operation:

Monday through Friday:	6:00 a.m. to 7:00 p.m. and
Saturdays (allowed):	8:00 a.m. to 7:00 p.m.
Sundays and after hours:	Allowed on infrequent basis for emergency call-outs with demonstrated excessive use subject to modification of use permit.

6. The temporary building design and location shall be approved by the Director of Development Services or his/her designee and subject to Building Division approval. The temporary building shall be replaced by a permanent, Building and Planning Division approved constructed building within twenty-four (24) months of the initial building permit approval for the temporary building, provided that an additional twelve (12) month period of time may be approved by the Director of Development Services or his/her designee. The construction of a new building over 250 square feet requires Planning Commission approval of a Development Plan Review application.
7. Prior to any modification of the floor plan that would affect parking as stipulated in the zoning code, the applicant shall obtain written approval from the Director of Development Services or his/her designee.
8. If at any time in the future, the Director of Development Services determines that a parking/circulation study is necessary to address parking and/or circulation issues relative to the use, the applicant and/or current business owner, shall be responsible for all costs associated with the preparation of detailed parking and/or circulation study prepared by a consultant selected by the City. The applicant and/or current business owner shall also be responsible for all of the implementation costs of any mitigation measures deemed appropriate by the City based upon the findings of this study.
9. Outside storage or displays shall be limited to construction equipment for sale or rent and shall not be placed so as to obstruct a linear view of the temporary building from the public right of way. Storage or display of construction equipment shall not be permitted within the first forty (40) feet of the property prior to the acceptance of the irrevocable dedication.
10. There shall be no deliveries to or from the premises before 6:00 a.m. and after 10:00 p.m., seven days a week.
11. Litter shall be removed daily from the premises, including adjacent public right-of-way, and from all parking areas under the control of the licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

12. All trash bins shall be kept inside a trash enclosure, if utilizing a three (3) cubic yard bin or larger, and gates closed at all times, except during disposal and pick-up. If trash bins are smaller than three (3) cubic yard bins, trash bins/cans shall be screened from view of the public right-of-way except when set out for pick-up. Trash pick-up shall be done on a regular basis so as to prevent over accumulation of waste. City trash enclosure development standards are available in the Development Services Department.
13. The applicant shall comply with all provisions of the Placentia Municipal Code, including Chapter 23.76, Noise Control.
14. Any temporary signs or permanent signs shall be reviewed and approved by the City prior to fabrication and installation.

Prior to issuance of a building permit, the applicant shall submit a sign plan prepared by a licensed sign contractor, for the design of all proposed signage on the site for review and approval by the Director of Development Services or his/her designee. The sign plan shall comply with the criteria and requirements set forth in Chapter 23.90, Signs-Advertising Structures, of the Placentia Municipal Code.

15. This establishment shall be operated as a construction equipment sales and rental facility at all times. All activities shall be conducted within property, while maintaining an environment free from objectionable noise, odor, or other nuisances.
16. The applicant/business owner shall be responsible for maintaining the property, including the landscaped areas, walkways, and all paved surfaces, free from graffiti, debris and litter at all times. Graffiti shall be removed by the applicant/business owner within 72 hours of defacement and/or upon notification by the City.
17. The applicant/business owner shall obtain approval of a Building and Zoning Compliance Application and shall obtain approval of a City Business License.
18. The City's Wall and Fence Policy shall be followed for perimeter fencing requirements. Fencing plan shall be subject to approval by the Director of Development Services or his/her designee.
19. Applicant shall adhere to surface parking requirements as set for in PMC §§ 23.78.060, 23.78.020(f) and 23.78.170.
20. No mechanical, vehicle or construction equipment repairs are permitted on this site unless within a newly constructed building approved by the Building and Planning Divisions and subject to Development Plan Review.

### **CITY BUILDING DIVISION:**

21. All future tenant improvements shall require City Building Division review and approval, prior to any construction.
22. Proposed temporary building requires review and approval of the City Building Division and all necessary approvals for connection to water/sanitary sewer systems.
23. Applicant/property owner shall obtain a demolition permit for any demolition work of existing improvements. Applicant shall provide City with AQMD approvals prior to demolition work is commenced.
24. Any on-site yard improvement such as grading or pavement work requires grading plans prepared by a licensed California civil engineer.
25. All contractors and subcontractors shall obtain a City Business license. Applicants (developer/contractor) shall request a standard subcontractor form from the City Building Division prior to building permit issuance. They shall complete and submit the form to the City Business License Division prior to releasing the Certificate of Occupancy.

### **CITY ENVIRONMENTAL AND CODE COMPLIANCE DIVISION:**

26. The establishment shall adhere to all local, state, and federal laws, ordinances, permits etc., relating to Fat's, Oil's, and Grease (FOG) programs including but not limited to City of Placentia Ordinance O-2004-07 § 1 (part), 2004, Placentia Municipal Code (PMC) Chapter 16.24 as well as all local, state, and federal laws, ordinances, permits etc., relating to Water Quality and Water Conservation programs, including but not limited to National Pollutant Discharge Elimination System (NPDES), State Construction General Permit (CGP), City of Placentia Water Quality Ordinance 0-2010-04, PMC Chapter 16.20.

### **CITY ENGINEERING DIVISION:**

27. An irrevocable offer of dedication shall be made to the City of Placentia for street and sidewalk improvements as required to bring Orangethorpe Avenue to its ultimate right-of-way. Said offer shall be provided to the City in the required form and manner prior to issuance of business license and final approval of any tenant improvements. At the time of future building improvements requiring a Development Plan Review, property owner shall be required to make necessary street/sidewalk improvements or satisfactorily deposit appropriate pro-rata share of agreed upon estimated improvement expenses.
28. A grading permit, if applicable, shall be obtained and all fees paid prior to any improvements on the property.

29. Per City policy and California Streets and Highway Code Section 5600, et. seq., the property owner shall maintain the adjacent sidewalk area, as defined by Placentia Municipal Code Section 14.04.020. Additionally, trees within the right-of-way immediately adjacent to the property shall be maintained by the property owner per Placentia Municipal Code Chapter 14.12.

**CITY POLICE DEPARTMENT:**

30. The establishment shall remain in compliance with Placentia Police Department Standard Development Requirements for security (See Attachment C).
31. Lighting shall be employed on the property for security purposes and in sufficient quantity to reduce potential for criminal activity. Exterior lighting, to include building and security lighting, shall not spill onto adjacent properties nor shall it be directed, indirectly or directly, in such a way that it illuminates any habitable structure on any adjacent property.
32. The Police Department shall be provided either an access code or key to any locked front gates for use during emergency response.
33. Emergency contact information for a responsible party shall be maintained with the Police Department and updated so as to ensure that the information is true and correct.
34. Video surveillance systems, if utilized, and any recordings made there from, shall be made available upon request by the Police Department in response to criminal activity upon the property.

**ORANGE COUNTY FIRE AUTHORITY:**

35. Applicant shall comply with all site development requirements specified by the Orange County Fire Authority (OCFA) (See Attachment D).

**Attachment "C"**  
**Placentia Police Department Standard Development Requirements**

# PLACENTIA POLICE DEPARTMENT

APPLICATION: Use Permit 2011-15  
208 Orangethorpe Avenue

## 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.

## **SITE SPECIFIC REQUIREMENTS** **(IF APPLICABLE)**

See Special Conditions number 30-34.

**Attachment "D"**  
**Orange County Fire Authority (OCFA) Special Conditions of Approval**



# ORANGE COUNTY FIRE AUTHORITY

*Fire Prevention Department*

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

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*Planning and Development Services • [www.ocfa.org](http://www.ocfa.org) • (714) 573-6100 / Fax (714) 368-8843*

Date: October 3, 2011

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

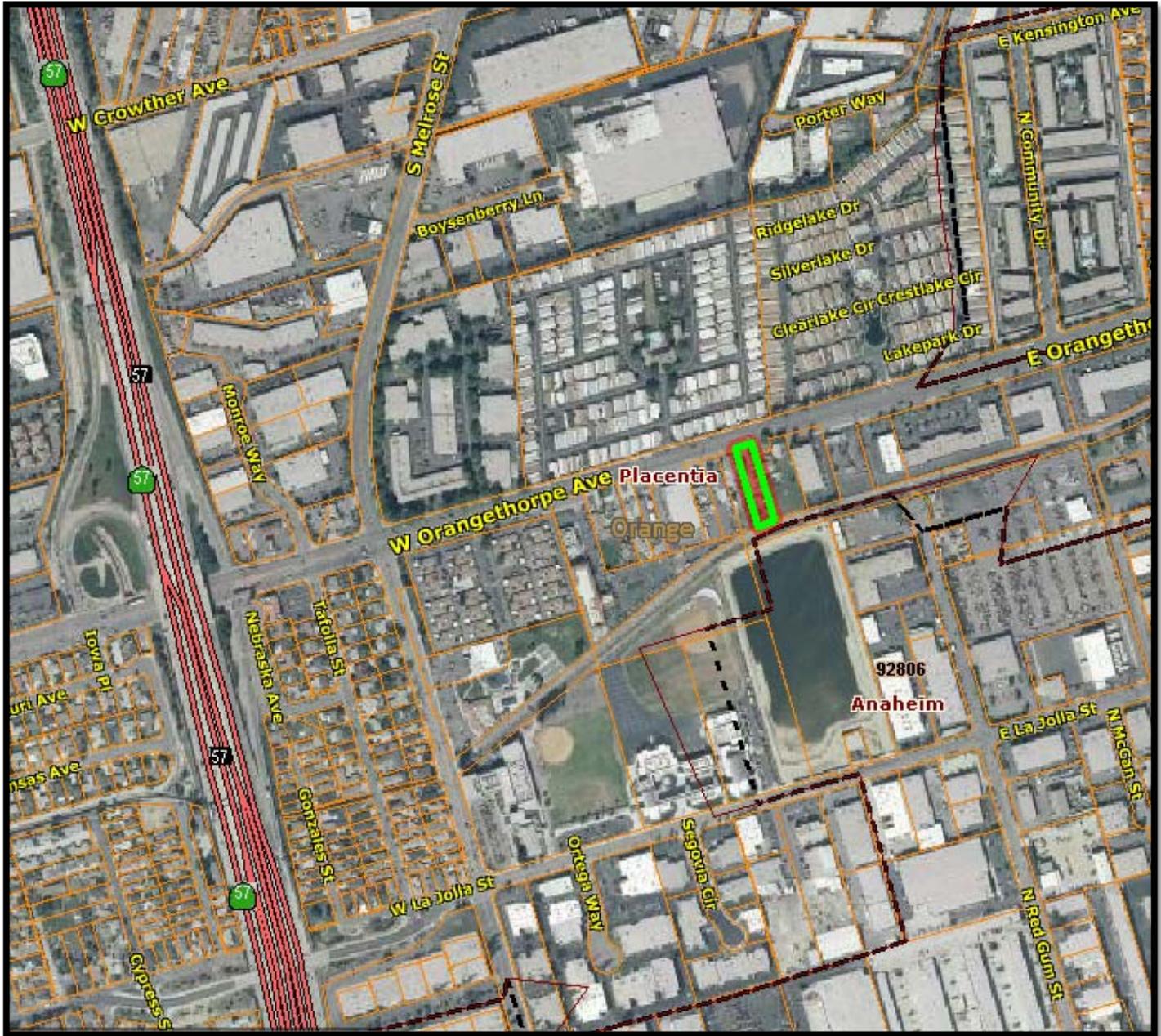
From: Lynne Pivaroff, Fire Prevention Analyst

Subject: **OCFA Service Request SR #156184 City Reference #UP 2011-15**  
**206-208 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 issues associated with this proposal that would require further submittals to the OCFA should the city approve the CUP. This application is a request to operate a construction business that stores, rents and sells used construction machinery and equipment. There are no new structures proposed for this project.

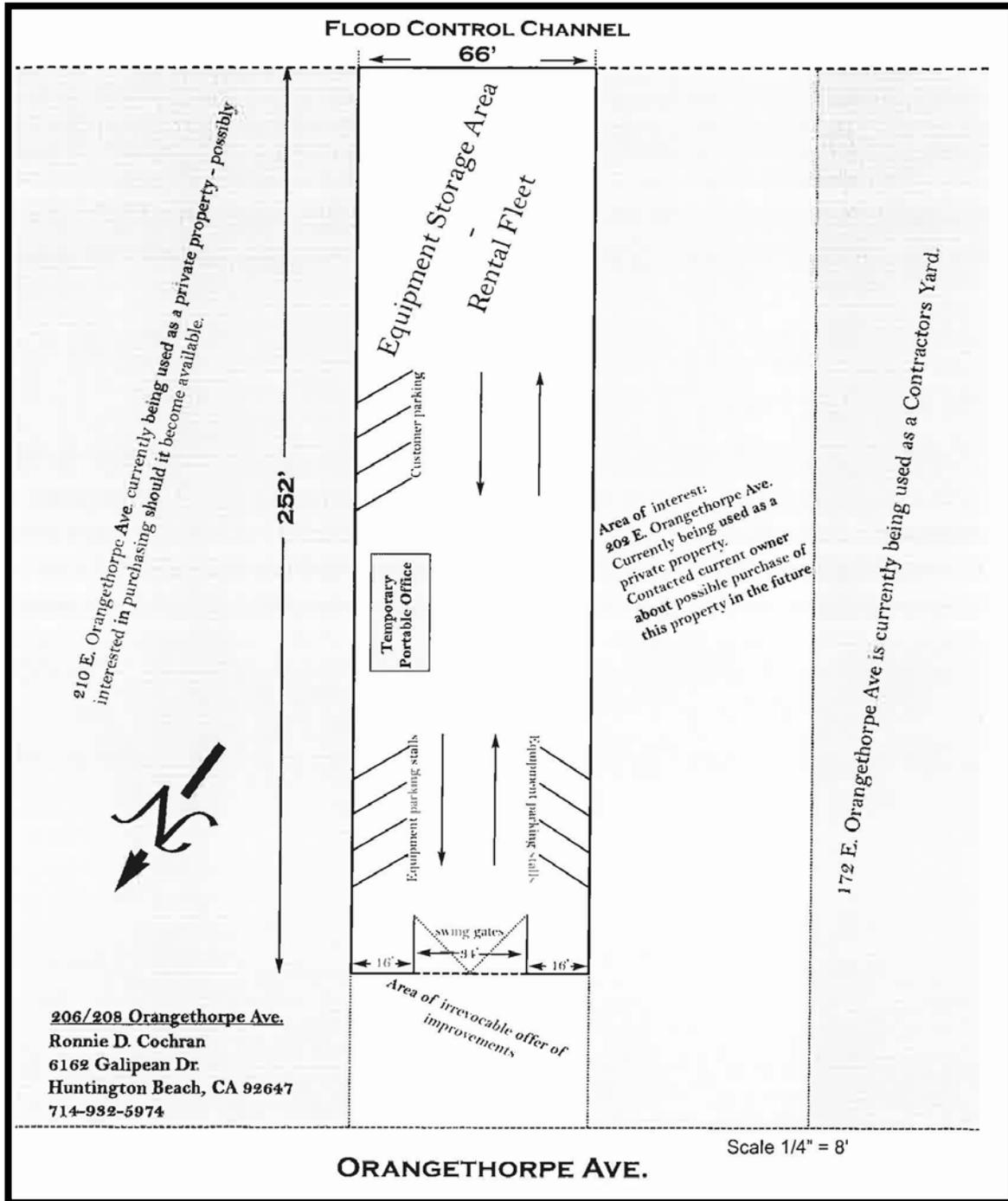
If you need additional information or clarification, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843, or by email: [lynnepivaroff@ocfa.org](mailto:lynnepivaroff@ocfa.org).

EXHIBIT 1  
VICINITY MAP



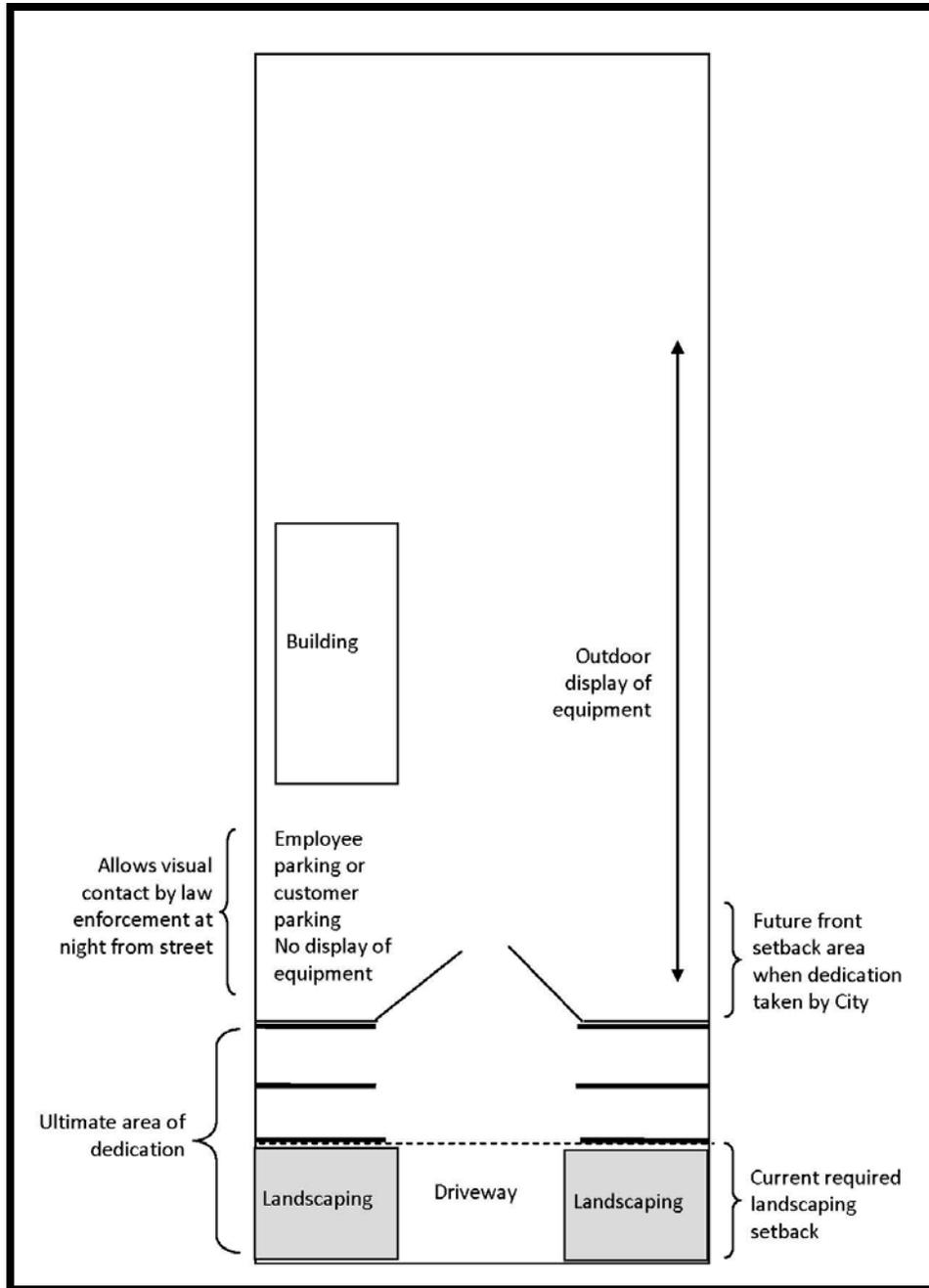
Use Permit 2011-15  
208 E. Orangethorpe Avenue

EXHIBIT 2  
SITE PLAN  
(AS SUBMITTED)



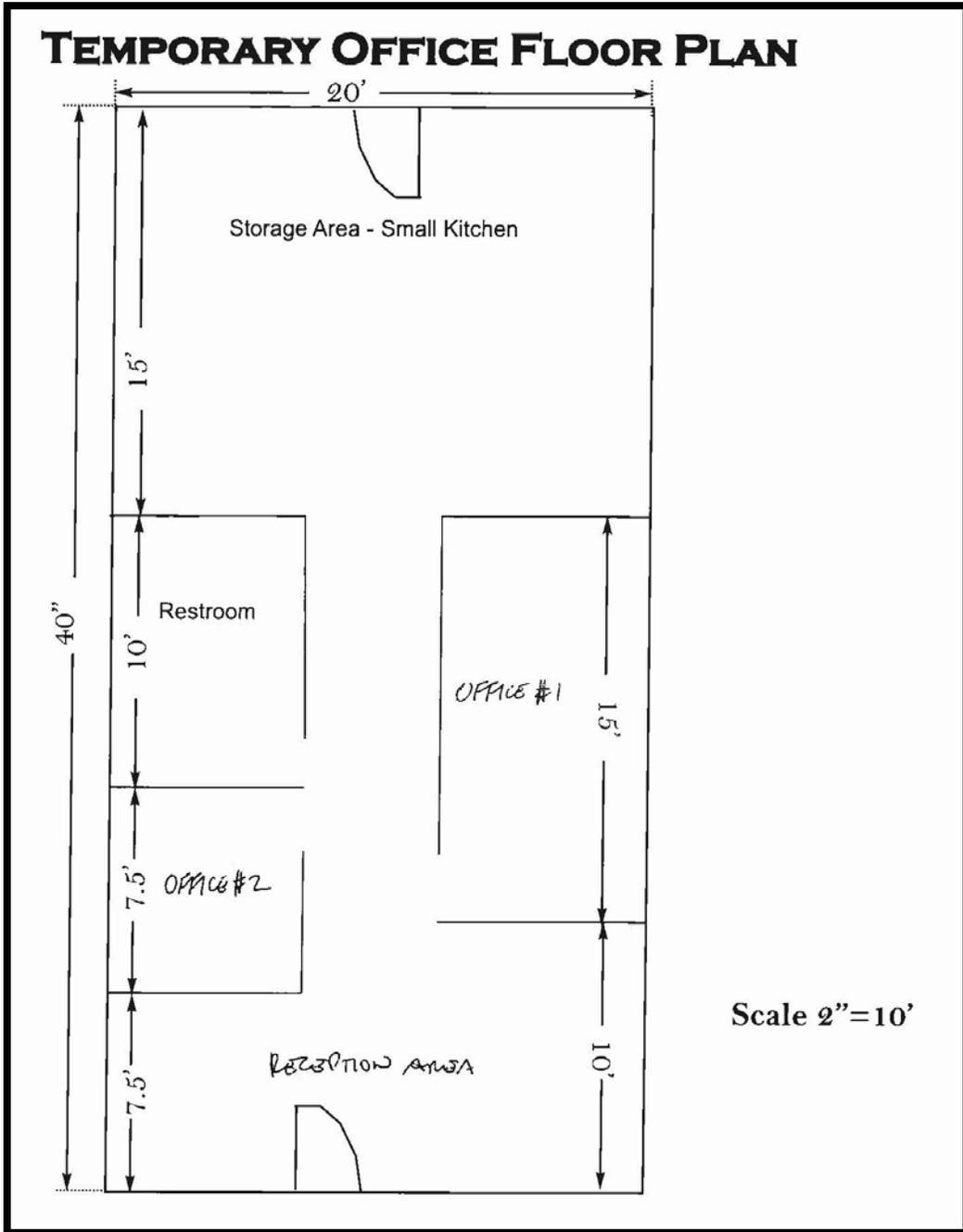
Use Permit 2011-15  
208 E. Orangethorpe Avenue

EXHIBIT 2  
SITE PLAN  
(AS AMENDED AND ACCEPTED)



Use Permit 2011-15  
208 E. Orangethorpe Avenue

EXHIBIT 3  
FLOOR PLAN  
(TEMPORARY OFFICE)



Use Permit 2011-15  
208 E. Orangethorpe Avenue

EXHIBIT 4  
STATEMENT OF USE  
(AMENDED)



Golden State Constructors, Inc.  
6162 Galipean Dr. Huntington Beach, CA 92647  
Phone: 714-625-8758 Fax: 714-625-8295

REVISED

Monique Schwartz  
City of Placentia  
401 E. Chapman  
Placentia, Ca 92870

September 19, 2011

PLANNING

Dear Monique,

RECEIVED

I took ownership of 206/208 Orangethorpe Ave. on September 8, 2011. This property is a non-conforming parcel with residential housing on it. The homes are in disarray and must be demolished. The lot itself is overgrown with weeds and vegetation; there is a lot of work that needs to be done to bring this property up to the level of the surrounding parcels. I have had a survey done to check for the presence of any asbestos and lead. The samples that came back positive are being abated on October 3, 2011. There will be no hazardous materials on the lot when it is all removed from a certified Haz-Mat contractor.

After the asbestos is remediated I intend to level the existing buildings. The homes sit on suspended foundations, there is evidence of rats and other critters living underneath the buildings. The roofs are leaking, which means the drywall is rotted and water damage is inside the homes. None of the windows are weatherproof, some are broken and they are leaking as well. I will also remove all vegetation, grade the property, pave the lot and install a temporary office building. I intend to be in this situation for approximately 1-2 years. I need the time because I would like to buy one of the parcels to either side of my lot. I can then configure the area to get the maximum benefit from the added square footage. After two years I should either own one of the two parcels or have a definite answer from the land owners on where they stand in regards to selling their parcels.

I am currently talking to the property owner who sits west next to me about purchasing their lot. It is in the preliminary stages, but there is interest on the other owner's side. I do plan on purchasing that lot if and when the owner and I can agree to terms. Once I own the lot I can combine the two to make one conforming lot, and dramatically expand my area for growth.

I purchased this lot with the intent to rent-out and sell equipment. The kind of equipment we will be selling ranges from Bobcats, paving machines, dump trucks, backhoes, skip loaders and smaller equipment used in the construction industry. There will be no restoring of or repairing of equipment at this location. There is a surplus of good used equipment out there right now and I am getting high quality equipment for very good prices. In these economic times contractors are not buying new equipment, they are buying good used equipment. This location on Orangethorpe will make our sales increase as it is a high traffic area with a very close proximity to the freeways. There are many contractors that transit the area and will see that the equipment is there – it is for sale, or they can rent it.

I have formed Golden State Constructors in 2005 and have been the owner ever since. I have also been selling equipment from the location we have rented in Huntington Beach since 2008. Since I started in 2005 my company has increased its revenue each year. In 2008 I started selling equipment on the side because I saw that there was great equipment from companies going out of business that I could get at very good prices. I have also been renting the equipment to contractors because many are not in the position to purchase and since borrowing standards have tightened dramatically, they would rather rent than buy. My sales and revenue have increased every year since 2008 and we currently gross approximately two million per year. In short we have done very well in very bad economic times.

I intend to operate this business Monday through Friday, 7am to 5pm. Since I work 12-16 hours daily, the closing time will fluctuate and if anybody needs something in a pinch, I am really open 24/7.

I do have various positions that will need to be filled once the business gets open and running. How many, I cannot say. I know it will be slow going at first, but I have five year projections on where I would like to be. Businesses do take time to establish and persevere and since I own this lot outright, I am in the position to let this economic storm pass and better position myself for the next good times to come.

I guess the only stumbling block is use permits. I need one to move forward. I have purchased the land, I am willing to invest, and the city will benefit from the sales tax revenue. I think the future is very good and will only get better as the economy rebounds and I want to be in the position to help the city and my businesses prosper for many, many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ronnie Cochran', written in a cursive style.

Ronnie Cochran  
President  
GSCI