



ITEM #1

OC DEVELOPMENT SERVICES REPORT

DATE: July 16, 2020

TO: Orange County Zoning Administrator

FROM: OC Development Services/Land Development Division

SUBJECT: Planning Application (PA20-0069) for a Site Development Permit for a new temporary Wireless Communications Facility, including a Project-Specific Alternative Site Development Standard (Ranch Plan Planning Area 2, Subarea 2.1).

PROPOSAL: Applicant RMV Telecom, LLC requests approval of a Site Development Permit to allow for the installation and operation of a temporary wireless communication facility (WCF). The WCF would operate for six months with an option for an additional six-month extension. The installation will include a ballast-mounted monopole with associated antenna equipment on a 304 square-foot site. The Project-Specific Alternative Site Development Standard will allow the total height of the WCF to be 79 feet where 60 feet is required.

ZONING: Ranch Plan Planned Community (PC) – Subarea Plan 2.1 Community Facilities (PC Section III.F)

GENERAL PLAN: 1B “Suburban Residential”

LOCATION: The project site is located south of the intersection of Cow Camp Road and Esencia Drive, Lot G of Tract Map 17561, within Subarea 2.1 of the Ranch Plan Planned Community in unincorporated Orange County, within the Fifth (5th) Supervisorial District

APPLICANT: RMV Telecom, LLC (a Division of Rancho Mission Viejo)
Jay Bullock, Vice President, Planning & Entitlement

STAFF CONTACT: Cameron Welch, Senior Planner, Land Development Division
Phone: (714) 667-1641
Email: Cameron.Welch@ocpw.ocgov.com

RECOMMENDED ACTION(S):

Land Development recommends the OC Zoning Administrator:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, and the Planning Area 2 Addendum (PA130001-06) certified March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA20-0069, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum.
 - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA20-0069. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.
 - b. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA20-0069.
 - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- 3) Approve Planning Application PA20-0069, subject to the attached Findings and Conditions of Approval.

BACKGROUND AND EXISTING CONDITIONS:

In November 2004, the County of Orange approved the Ranch Plan Planned Community, which encompasses approximately 22,815 acres located east of I-5, north and south of Ortega Highway at Antonio Parkway/La Pata Avenue, within the Fifth Supervisorial District (the Ranch Plan Planned Community Exhibit, page 5). The community, known as Rancho Mission Viejo, includes 75 percent permanent open space and allows for the development of 14,000 dwelling units (DUs) and 5,200,000 square feet (SF) of non-residential uses allowed within the remaining 25 percent. It is regulated by the Ranch Plan Planned Community Program Text (PC Text,

originally approved in 2004), Master Area Plans, and Subarea Plans, which all serve as the community's plans and regulations for development.

The Planning Area 2 Master Area and Subarea Plans were approved by the Planning Commission in 2013 (PA130001-PA130006) and administrative revisions were approved by the Deputy Director, OC Development Services, in 2017 (PA150047) and 2019 (PA180029). Planning Application PA180029 relocated one Community Facility and identified two new Community Facility locations in Subarea 2.1. The new and relocated Community Facility sites are intended for wireless communication facilities. The subject temporary WCF is proposed for one of these locations.

This site is located within a graded landscaped area south of Cow Camp Road, within the Development Boundary of PA2/Subarea 2.1. Per Section 7-9-146.13.(c)(2)c. of the Orange County Zoning Code, an emergency building permit for a temporary WCF may be issued for 30 days and extended on a case-by-case basis for 30 days at a time, so long as the emergency situation continues to exist. Approval of a Site Development Permit would allow for the temporary, emergency WCF to operate for six months with an option for one (1) six-month extension. Building Permit BNR20-0157 was issued for a temporary WCF on May 26, 2020. An extension to BNR20-0157 was granted on June 18, 2020.

PROPOSED PROJECT

RMV Telecom, LLC requests approval of a Site Development Permit to allow for the installation of a temporary WCF that will include a ballast mounted monopole with associated antenna equipment on a 304 square-foot site surrounded by a 6-foot high chain-link fence on a 2.5-foot raised foundation. The Project-Specific Alternative Site Development Standard will allow for the overall height of the WCF to be 79 feet where 60 feet is required per the existing area-wide Alternative Development Standard (ADS) regulating wireless facility height standards (PC Text Section II.B.1).

SURROUNDING LAND USE:

Land uses immediately surrounding the project site include the following:

- North: Cow Camp Road, Esencia Drive, Residential Development of Subarea 2.1
- East: Vacant land
- South: San Juan Creek
- West: Vacant land

Please refer to The Ranch Plan General Vicinity Map, Exhibit 1, and the Project Location Map, Exhibit 2.

Exhibit 1-General Vicinity Map

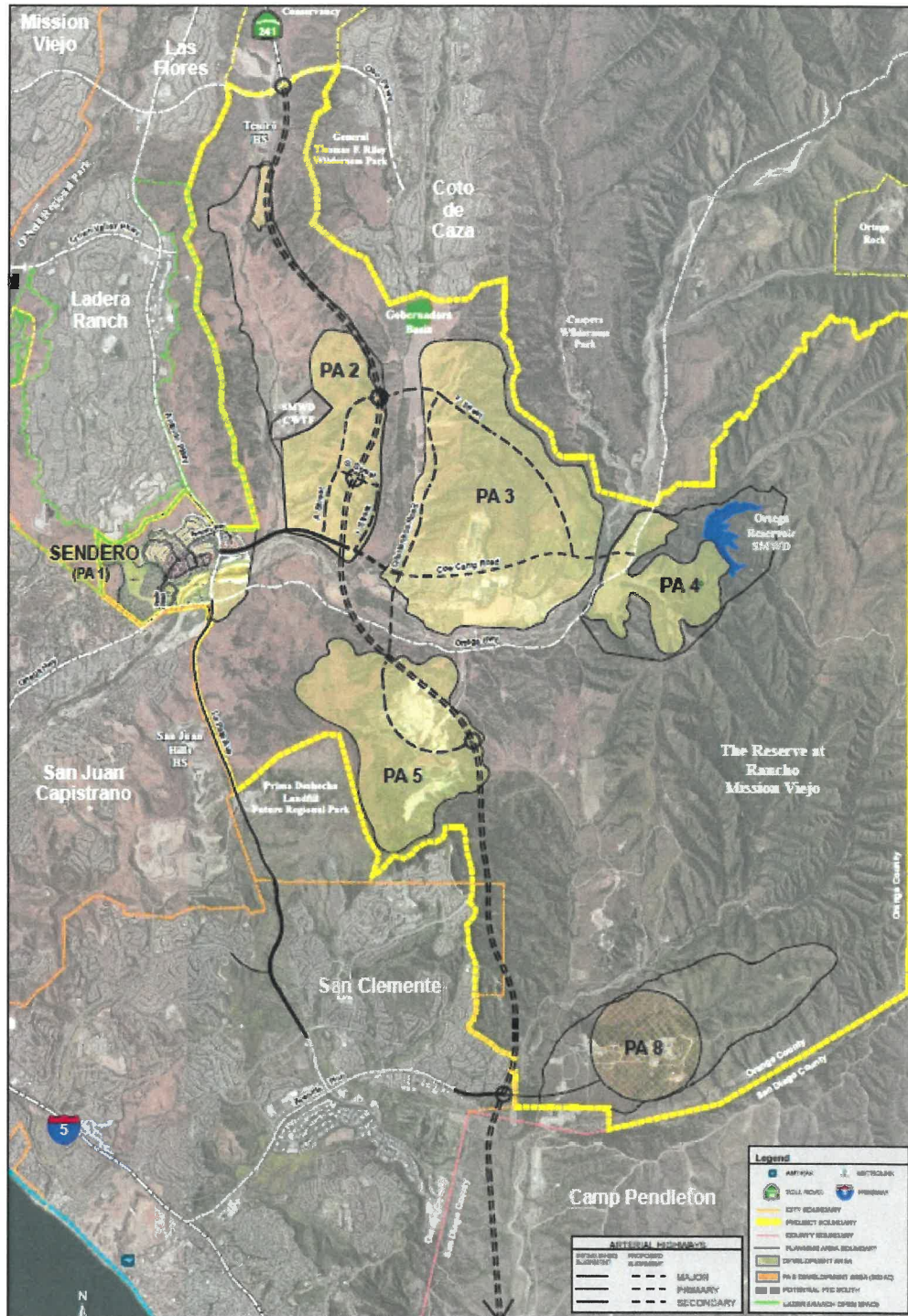
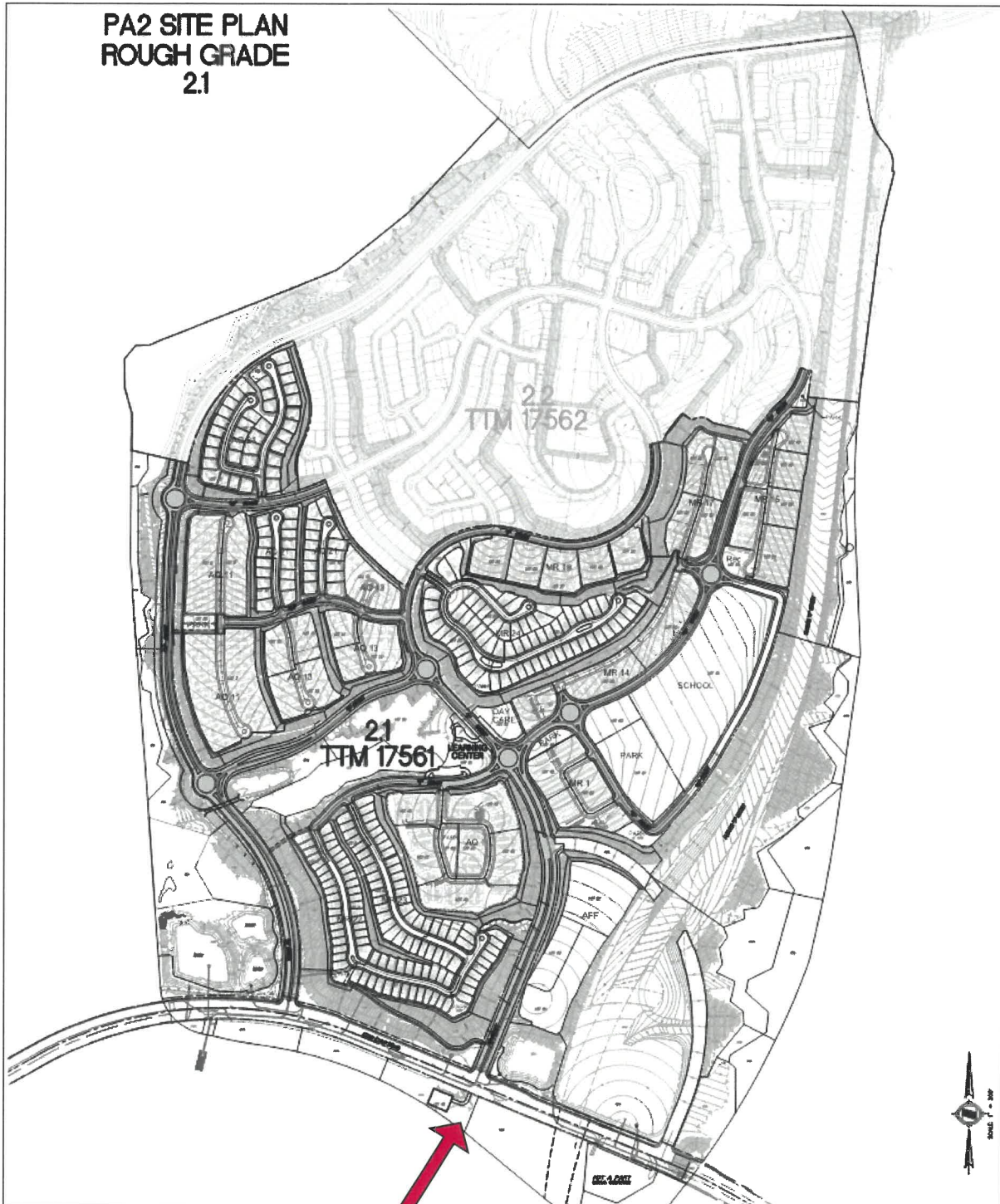


Exhibit 2 - Project Location Map



**Temporary Wireless
Communication Facility
PA20-0069**

DISCUSSION/ANALYSIS:

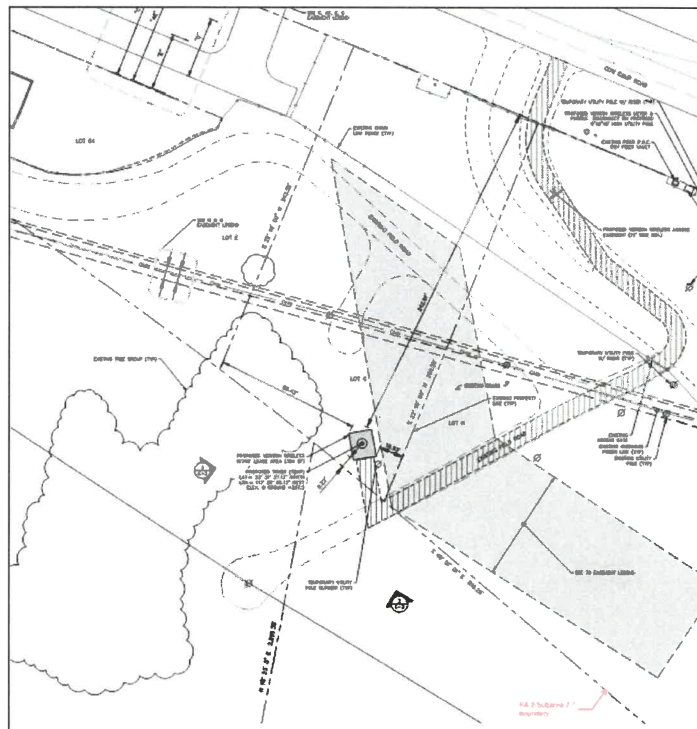
General Description

The project proposes the installation of the following on the 304 square-foot-site:

- One (1) above-ground ballast platform;
- Chain link fence;
- One (1) 75-foot tall temporary monopole;
- Two (2) climate-controlled equipment cabinets;
- One (1) DC diesel generator with 54-gallon tank;
- Six (6) panel antennas;
- One (1) microwave dish antenna;
- One (1) GPS antenna;
- Three (3) dual low band RRUs;
- Three (3) dual high bank RRUs;
- One (1) 6600 ray cap at antenna level;
- Temporary utility poles for overhead power wires;
- Two (2) 6 x 12 hybrid cables; and
- One (1) EW90 microwave cable.

The equipment to be installed as listed above is to be located completely within the platform and chain-link fence. Access to the site will be provided by an existing dirt road approximately 12 feet in width at its narrowest point and 500 feet long from Cow Camp Road to the project site. As this is proposed to be a temporary facility, no “stealth” design is proposed.

Exhibit 3 - Proposed Project Site



Site Development Standards

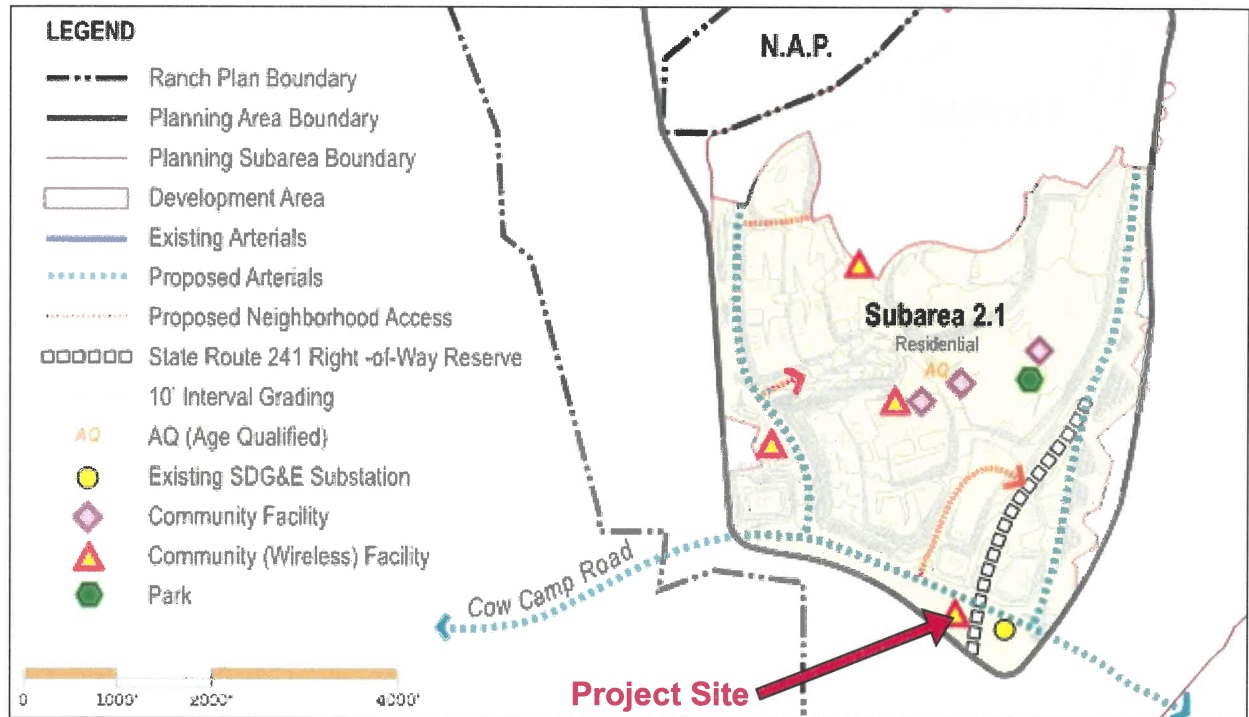
With the exception of the proposed Project Specific Alternative Site Development Standard (PSASDS), the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program Text and applicable Zoning Code regulations. Telecommunications facilities are listed as a permitted use subject to a Site Development Permit under the “Community Facilities” section of the Ranch Plan PC Text. A comparison of the proposed wireless communications facility with the Ranch Plan PC Program Text Use Regulations & Development Standards for “Community Facilities” (PC Section III.F.1.d.) is as follows:

**Table 1 - Project Comparison with the Community Facilities
 Site Development Standards**

Standard	Required/Permitted	Proposed
1) Minimum Site Area	No minimum	Complies; 304 sq. ft.
2) Maximum Bldg. Height	Same as district in which use is established	60 feet allowed per PA1 & 2 Area-Wide ADS; Project-Specific ASDS requested to allow 79 feet.
3) Building setbacks	a) 10' from any front or side property line abutting a street	Complies: 16.93 ft. setback from side property line at nearest point.
	b) 10' from any front, rear or side property line not abutting a street	Not applicable
	c) 20' from any property line abutting residential designated areas	Nearest residential property line is 700 ft. away, minimum. Even further for the nearest residence.
	d) Setbacks adjacent to parks and open space areas may be reduced	Not Applicable. No parks, open space in vicinity
4) Parking	PC Text § III.K.	Not Applicable. Unmanned facility. refer to “Maintenance Vehicle Parking” section, Page 11
5) Signs	PC Text § III.L	Not applicable. No signage proposed
6) Trash & Refuse Disposal	Shielded from view by 6'+ wall	Not applicable.
7) Lighting	Direct rays to the premises	Not applicable. No lighting proposed for unmanned facility
8) Screening	a) Abutting Residential: 6' to 7'	Not applicable; no abutting residential
	b) Parking Abutting Hwy: 36" to 42"	Not applicable. No parking proposed
	c) Where finished property elevation is higher/lower than abutting property, changes in elevation may be used in combination with additional screening to satisfy screening requirements	Not applicable. Minimal elevation change surrounding the project site

Standard	Required/Permitted	Proposed
	d) Screening shall consist of one or any combination of walls, berms, fences, and landscaping	Complies; Chain-link fence with vinyl slats on top of equipment platform, totaling 8.5 feet high.
	e) Mech. Equipment Screening	Complies; equipment cabinets located within enclosures
11) Landscaping	a) 15' Depth Abutting Arterial Hwy	Complies
	b) 10% landscaping (incl. parking lot)	Not applicable. No parking proposed
	c) Parking Lot Curb	Not applicable. No parking proposed
	d) Irrigation	Shall comply with County Landscape requirements

As reflected in the comparison table, the proposed project complies with the standards and requirements set forth in the Ranch Plan Planned Community Program text and the Orange County Zoning Code. Staff notes that the development standards for Community Facilities typically allow for a maximum height of 35 feet to 45 feet, depending on the zoning district in which the use is established. However, an area-wide ADS was approved for PA 1 and 2 that allows for a maximum height of 60 feet for wireless facility towers.



Project Specific Alternative Site Development Standard (PSASDS)

As noted above, the applicant is requesting a Project-Specific Alternative Site Development Standard (PSASDS) to allow a total height of 79 feet for the WCF where 60 feet is the maximum height allowed. The inclusion of these Project Specific Alternative Site Development Standards

requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b. The Ranch Plan PC Text Section I.C.4.c. states that the Zoning Administrator shall make the findings listed in bold below as part of its approval of a Site Development Permit:

1) General Plan: The use or project proposed is consistent with the General Plan.

The proposed project is consistent with the General Plan which calls for this area to be developed as Suburban Residential.

2) Ranch Plan PC Text and Zoning Code: The use, activity or improvements proposed by the application are consistent with the provisions of the Ranch Plan PC Text and provisions of the Zoning Code.

The applicant is requesting a PSASDS to allow the total height of the WCF to be 79 feet where 60 feet is the maximum height allowed. Per the Ranch Plan PC Text Section II.C.4.b., a Site Development Permit may be approved which establishes alternative site development standards for residential and non-residential projects and uses. If the PSASDS is approved, all other components of the proposed WCF is consistent with the provision of the Ranch Plan PC Text and Zoning Code.

3) CEQA: The approval of the development application is in compliance with the requirements of the California Environmental Quality Act.

The request is in compliance with CEQA as stated on Page 11 of this report under “CEQA Compliance.”

4) Compatibility: the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other condition or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.

The planning application proposes the establishment of a temporary WCF. The project site is on the south side of Cow Camp Road at Esencia Drive. Over 700 feet to the north of the project site is Lot 54 of Tract 17561, an apartment complex. The remaining land surrounding the project site is vacant. Significant noise, traffic or any other situations that are objectionable, detrimental or incompatible will not be generated by this project. Except for the requested PSASDS, the WCF will comply with all other applicable development standards from the Ranch Plan PC Text and the Zoning Code.

5) General Welfare: the application will not result in conditions or circumstances contrary to the public health, safety and general welfare.

The proposed project is for the establishment of a WCF and an PSASDS for additional height. The proposed project will not result in conditions or circumstances contrary to public health, safety and general welfare.

Per Ranch Plan PC Text §II.C.4.c, if a Site Development Permit proposes to modify site development standards, the following finding shall be made in addition to the findings above:

6) Equivalent or better project: The alternative development standard will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.

The requested PSASDS is to allow the WCF to be a maximum height of 79 feet where 60 feet is required. The purpose of the WCF is to alleviate inadequate wireless service in Planning Area 2. Due to an increased number of residents working and attending school from home, the volume of wireless transmissions is overwhelming existing wireless facilities serving the Planning Area 2 neighborhoods. In addition, there is a concern that public safety might be compromised if a 911 call is placed and does not connect, or a 911 call is placed, connects, and then is dropped. Radio Frequency Engineers at Verizon Wireless determined that a 75-foot monopole is required to adequately serve the neighboring community from the WCF site location. Proper installation requires that antenna equipment be installed above the monopole by an additional four feet, bringing the total height to 79 feet.

The requested PSASDS will result in a better project as it will allow for better wireless service and coverage in the surrounding community without any compatibility, health, safety and welfare impacts to the community. As previously discussed, there are no potential adverse effects from the proposed PSASDS.

Staff supports the request for this Project Specific Alternative Site Development Standard based on the discussion above. With the approval of this Project Specific Alternative Site Development Standard, the project will result in an equivalent or better project that will be a benefit to the public and the surrounding community.

Parking

The proposed unmanned WCF site is over 700 feet away from the nearest residence on the other side of Cow Camp Road and is accessed by existing dirt roads. As it is not anticipated that the temporary WCF will affect parking for area residents, no designated parking is required for the project. There is adequate space next to the WCF enclosure to park a maintenance vehicle without impeding any public right-of-way or fire access should maintenance be necessary.

Orange County Fire Authority

The applicant has provided a copy of the plans to the Orange County Fire Authority (OCFA) for review. OCFA reviewed the project and determined the only requirement for the temporary WCF was to obtain a temporary generator permit; no Fire Master Plan is required at this time. Should a permanent WCF be proposed at this location, an approved Fire Master Plan would be required.

REFERRAL FOR COMMENT:

Copies of the site development permit submittal package were distributed for review and comment to County staff and consultants, including Land Development, Development Support and Building & Safety. Through a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received from any County divisions.

A Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on July 2, 2020. Additionally, notices were posted at the site, at the Orange County Hall of Administration, at the County Administrations South (CAS) Building, and on the Orange County Public Works website as required by established public hearing posting procedures. No public comments have been received to date.

CEQA COMPLIANCE:

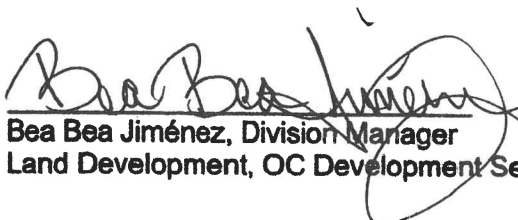
This project is a necessarily included element of the project considered in Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; and the Planning Area 2 Addendum, approved on March 27, 2013, which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken, and no new information of substantial importance to the project which was not known or could not have been known when Final Program EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore no further environmental review is required for planning application PA20-0069.

CONCLUSION:

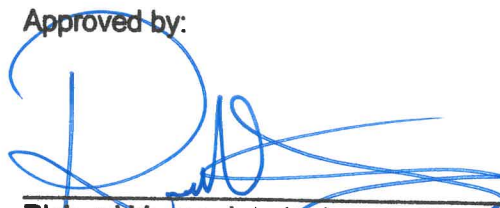
Based upon a review of the subject submittal, staff has determined that the proposed Site Development Permit to allow for the installation of a temporary Wireless Communication Facility in Subarea 2.1, including a Project-Specific Alternative Site Development Standard, consists of principle permitted uses, subject to a Site Development Permit, under the Ranch Plan PC Program Text, Sections III.F (Community Facilities). The request to allow an overall height of 79 feet for the WCF where 60 feet is permitted as a Project Specific Alternative Site Development Standard subject to approval of the Zoning Administrator per the Ranch Plan PC Text Section II.C.4.b., Site Development Permit Content, Procedures and Amendments. This project meets the findings in the Ranch Plan PC Text Section I.C.4.c. and is compatible with the surrounding development.

Staff recommends approval of Planning Application PA20-0069 for a Site Development Permit including a Project-Specific Alternative Development Standard to install a temporary Wireless Communication Facility in Subarea 2.1, subject to the attached Findings and Conditions of Approval.

Submitted by:


Bea Bea Jiménez, Division Manager
Land Development, OC Development Services

Approved by:


Richard Vuong, Interim Deputy Director
OC Public Works, OC Development Services

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Ranch Plan Regulation Compliance Matrix – Site Development Permit Items

ATTACHMENTS:

- 1. Applicant's Letter of Project Proposal
- 2. Site Plans
- 3. Verizon Wireless Service Determination

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500.00 filed at the Development Processing Center, 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to OC Development Services.

APPENDIX A



**Appendix A
Findings
PA20-0069**

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- | | | |
|----------|---|------------------|
| 1 | EIR AND ADDENDUM | PA20-0069 |
| | <p>That the decision-maker has considered Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006; Addendum 1.1 (PA110002 - PA110006) approved February 24, 2011; the Planning Area 2 Addendum (PA130001-PA130004 and PA130006) approved on March 27, 2013; prior to project approval:</p> <p>a. Together, these documents reflect the independent judgment of the County and satisfy the requirements of CEQA for approval of PA20-0069, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning area 2 Addendum, and the Administrative Revisions to Planning Areas 1 and 2 Master Area and Subarea Plans;</p> <p>b. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and the Administrative Revisions to Planning Areas 1 and 2 Master Area and Subarea Plans which adequately addressed the effects of the project proposed in PA20-0069. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and the Administrative Revisions to Planning Areas 1 and 2 Master Area and Subarea Plans were certified and approved has become known; therefore, no further environmental review is required.</p> <p>c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.</p> | |
| 2 | ENVIRONMENTAL MONITORING | PA20-0069 |
| | <p>That the monitoring requirements of Public Resources Code Section 21081.6 (AB 3180) will be considered as having been met in that the design of the subject project, the satisfaction of the requirements of the County's building, grading, fire, and other codes and ordinances and the satisfaction of the conditions of approval applied to the project will implement the mitigation measures contained in EIR No. 589, Addendum 1 (PA06-0023), Addendum 1.1 (PA110003-0006), the Planning Area 2 Addendum (PA130001-0004 and PA130006), and the Administrative Revisions to Planning Areas 1 and 2 Master Area and Subarea Plans (PA180029).</p> | |
| 3 | GENERAL PLAN | PA20-0069 |
| | <p>That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.</p> | |
| 4 | ZONING | PA20-0069 |
| | <p>That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the Ranch Plan Planned Community Program Text and provisions of the Zoning Code.</p> | |
| 5 | COMPATIBILITY | PA20-0069 |
| | <p>That the location, size, design and operating characteristics of the proposed use will not create significant noise, traffic or other conditions or situations that are objectionable, detrimental or incompatible with other permitted uses in the vicinity of the project area.</p> | |
| 6 | GENERAL WELFARE | PA20-0069 |
| | <p>That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.</p> | |
| 7 | PUBLIC FACILITIES | PA20-0069 |
| | <p>That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).</p> | |
| 8 | ALTERNATIVE DEVELOPMENT STANDARDS | PA20-0069 |
| | <p>That the alternative development standards will result in an equivalent or better project in terms of reducing adverse impacts and/or providing additional or superior public benefits to the immediate and surrounding community.</p> | |

APPENDIX B



Appendix B Conditions of Approval PA20-0069

1 RANCH PLAN REGULATION COMPLIANCE MATRIX PA20-0069 (Custom)

The applicant shall comply with all applicable requirements of the Ranch Plan Regulation Compliance Matrix: to the satisfaction of the appropriate decision maker listed in each applicable Regulation Compliance Matrix item. The applicable requirements are listed below and attached as Appendix C:

a. Prior to Issuance of Grading Permits

521: EIR 589 Standard Condition 4.4-1 (G01) – Geotechnical report
 522: EIR 589 Standard Condition 4.4-2 (G02) – Conformance with TT Map
 523: EIR 589 Standard Condition 4.4-2 (G02) – Revised TT Map (if necessary)
 524: EIR 589 Stand. Cond. 4.4-3 (G04) – Off-site Letter of Consent (if necessary)
 525: EIR 589 Standard Condition 4.4-4 (G09) – Consistency with Planning Approval
 527 & 527.1: EIR 589 Standard Condition 4.5-1 (D01a) – Drainage Study
 528 & 528.1: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
 530 & 530.1: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)
 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
 548: EIR 589 Standard Condition 4.6-6 (T07) – Sight Distance
 555, 555.1 through 555.5: EIR 589 Standard Condition 4.7-1 – Fugitive Dust
 556, 556.1, 556.2 & 556.3: EIR 589 Standard Condition 4.7-2 – Emission Control
 557: EIR 589 Standard Condition 4.8-1 (N10) – Hours of Construction
 558, 558.1, 558.2, 558.3 & 558.4: EIR 589 St. Condition. 4.8-2 (N10) – Construction Noise
 559 & 559.1: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential)
 567: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping
 571: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage
 574: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance
 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials
 616: Ranch Plan Fire Prot. Program Cond. 3.d. – Precise Fuel Modification Plan

b. Prior to Precise Fuel Modification Plans:

138: EIR 589 Mitigation Measure 4.9-27 – Invasive Plants and Fuel Modification

c. Prior to Issuance of Building Permit:

111: EIR 589 Mitigation Measure 4.7-3 – Use of Light-Colored Roof Materials
 140: EIR 589 Mitigation Measure 4.9-28 – Open Space habitat, light shields
 206: EIR 589 Mitigation Measure 4.15-5 – Capistrano Unified School District fees
 526: EIR 589 Standard Condition 4.4-5 – Compliance with Code
 537 & 537.1: EIR 589 St. Cond. 4.5-8 (WQ01) – Water Quality Management Plan (WQMP)
 538: EIR 589 St. Cond. 4.5-8 (WQ03) – Water Quality Management Plan (WQMP)
 540: EIR 589 St. Cond. 4.5-10 (WQ04) – Stormwater Pollution Prevention (SWPPP)
 541: EIR 589 St. Cond. 4.5-11 (WQ05) – Erosion and Sediment Control Plan
 547: EIR 589 Standard Condition 4.6-5 (T05) – Major Thoroughfare & Bridge Fees
 550, 550.1, 550.2 & 550.4: EIR 589 Standard Condition 4.6-8 (T12) – Internal Circulation
 559.2 & 559.3: EIR 589 Standard Condition 4.8-3 (N01) – Sound Attenuation
 561 & 561.1: EIR 589 Standard Condition 4.8-5 (N02) – Non-Residential Development
 562: EIR 589 Standard Condition 4.8-6 (N08) – Noise Generating Equipment (Non-Residential)
 564 & 564.1: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping
 570: EIR 589 Standard Condition 4.10-3 (LG01) – Light and Glare
 589: EIR 589 Standard Condition 4.14-2 – Hazardous Materials
 617: Ranch Plan Fire Prot. Program Cond. 3.e. – Vegetation Clearance

d. Prior to Combustible Construction:

609: Ranch Plan Fire Prot. Program Cond. 2.d. – Emergency Access & Water Supply

e. During Construction:

197: EIR 589 Mitigation Measure 4.14-13 – ESA Remedial Measures

f. Prior to Certificates of Occupancy:

529: EIR 589 Standard Condition 4.5-2 (D02a) – Drainage Improvements
 531: EIR 589 Standard Condition 4.5-3 (D02b) – Drainage Improvements
 539, 539.1 & 539.2: EIR 589 Standard Condition 4.5-9 (WQ03) – Compliance with Water Quality Management Plan (WQMP)
 560: EIR 589 Standard Condition 4.8-4 (N09) – Multi-Family Residential Development
 563: EIR 589 Standard Condition 4.8-7 (N12) – Transportation Corridor Notification
 565 & 566: EIR 589 Standard Condition 4.10-1 (LA01b) – Public Area Landscaping
 568 & 569: EIR 589 Standard Condition 4.10-2 (LA02b) – Private Area Landscaping
 618: Ranch Plan Fire Prot. Program Cond. 3.f. – Fuel Modification Zones

g. Prior to Release of Grading Bond:

572 & 573: EIR 589 Standard Condition 4.11-1 (A04) – Archaeology Grading Observation and Salvage
 575 & 576: EIR 589 Standard Condition 4.11-2 (A07) – Paleontology Resource Surveillance

2 BASIC/ZONING REGULATIONS PA20-0069

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation or requirement.

3	BASIC/TIME LIMIT	PA20-0069
This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.		
4	BASIC/PRECISE PLAN	PA20-0069
Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, OC Planning, for approval. If the Director, OC Planning, determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.		
5	BASIC/COMPLIANCE	PA20-0069
Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Planning Commission.		
6	INDEMNIFICATION	PA20-0069
Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Director of Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.		
7	BASIC/APPEAL EXACTIONS	PA20-0069
Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.		
8	FEDERAL AND STATE AGENCIES	PA20-0069
Prior to the issuance of any grading or building permits, the applicant shall provide evidence that all necessary permits and/or authorizations from applicable federal and state agencies have been acquired for the proposed wireless communications facility.		
9	PERIOD OF VALIDITY	PA20-0069
The approval of PA20-0069 allows for the temporary use and installation of the proposed temporary wireless communications facility subject to the following:		
<ul style="list-style-type: none"> (a) Approval of PA20-0069 shall be for one-hundred eighty (180) days. (b) Within one hundred eighty (180) days, at the permittee's sole expense, remove the wireless communications facility approved under PA20-0069 and all its associated equipment in compliance with all applicable health and safety requirements and restore the site to the condition that existed before installation of the wireless communications facility, or as otherwise required by the Deputy Director, OC Development Services. (c) At any time after one hundred eighty (180) days, without further notice to the applicant, the Deputy Director, OC Development Services, may remove and store the wireless communications facility, repair any damage to the premises caused by such removal, and restore the premises as the Deputy Director, OC Development Services deems appropriate. The permittee, and all prior owners and operators of the wireless communications facility, will be jointly and severally liable for the entire cost of such removal, repair, restoration, and storage, and shall remit payment to the County promptly after demand for payment is made. The County may, instead of storing the removed wireless communications facility equipment, convert it to the County's use, sell it, or dispose of it in any manner deemed appropriate by the County. (d) Prior to expiration of the one-hundred eighty (180) day approval time frame, the applicant may apply for one (1) 6-month extension. (e) Should the applicant wish to make the temporary Wireless Communication Facility permanent, approval of a separate Site Development Permit will be required. 		

APPENDIX C

Item No.	Cross Reference Column	Source	Condition, Mitigation, Public Benefit or Entitlement Provision	Timing	Subject	Keywords	Title	Requirements or Entitlement Provisions	Reviewing / Approving Authority (Advisory Agency, In Parentheses)	Form of Compliance	Guidance for Compliance	Area Application
a. Prior to Issuance of Grading Permits												
521		EIR 589	SC 4.4-1	Prior to the issuance of a grading permit	Geology and Soils:	Geology and Soils:	Geology and Soils:	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical report to the Manager of Subdivision-Grading, for approval . The report shall meet the requirements outlined in the County of Orange Grading Code and Manual. (County Standard Condition G011)	County of Orange Director of Planning & Development Services, Director, OC Planning	Submission of satisfactory geotechnical report		Each PA
522		EIR 589	SC 4.4-2	Prior to the issuance of a grading permit	Geology and Soils (cont.):	Geology and Soils (cont.):	Geology and Soils (cont.):	Grading shall review the grading plan for conformance with the grading shown on the approved tentative map. If the applicant submits a grading plan which the Manager of Subdivision-Grading-Manager OC Planned Communities determines to show a significant deviation from the grading shown on the approved tentative map, specifically with regard to slope heights, slope ratios, pad elevations or configurations, the Subdivision Committee shall review the plan for a finding of substantial conformance. (County Standard Condition G02)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approval of grading plan demonstrating conformance with the grading shown on the approved TTM		Each PA
523		EIR 589	SC 4.4-2 (cont.)	Prior to the issuance of a grading permit	Geology and Soils (cont.):	Geology and Soils (cont.):	Geology and Soils (cont.):	If the Subdivision Committee fails to make such a finding, the applicant shall process a revised tentative map; or, if a final map has been recorded, the applicant shall process a new tentative map or a site development permit application per Orange County Zoning Code Sections 7-9-139 and 7-9-150. Additionally, the applicant shall process a new environmental assessment for determination by the decision making	Subdivision Committee review for substantial conformance, if required	Process new subdivision, if necessary		Each PA
524		EIR 589	SC 4.4-3	Prior to the recordation of a subdivision map or prior to issuance of a Grading Permit, whichever comes first	Geology and Soils (cont.):	Geology and Soils (cont.):	Geology and Soils (cont.):	Prior to the recordation of a subdivision map or prior to the issuance of any grading permit, whichever comes first, and if determined necessary by the County of Orange Manager, Subdivision and Grading, the applicant shall record a letter of consent from the affected property owners permitting off-site grading, cross lot drainage, drainage diversions and/or unnatural concentrations. The applicant shall obtain approval of the form of the letter of consent from the Manager, Subdivision and Grading Services before recordation of the letter. (County Standard Condition G04)	County of Orange Director of Planning & Development Services, Director, OC Planning	Recordation of a letter of consent from affected property owners if determined necessary by County of Orange Director of Planning & Development Services		Each PA

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525		EIR 589	SC 4.4-4	Prior to the issuance of grading permits	Geology and Soils (cont.);		Geology and Soils (cont.);	Prior to issuance of grading permits, the Manager of Subdivision and Grading shall determine that the proposed grading is consistent with the grading depicted within the approved planning application. (County Standard Condition D09)	County of Orange, Director of Planning & Development Services, Director, OC Planning	Approval of grading plan		Each PA
527		EIR 589	SC 4.5-1	Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first	Drainage Study;		Drainage Study (cont.);	Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Subdivision and Grading: (County Standard Condition D01a) A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. (County Standard Condition D01a)	County of Orange, Director of Planning & Development Services, Director, OC Planning	Submission of satisfactory drainage study		Each PA
527.1		EIR 589	SC 4.5-1 (cont.)	See above	Drainage Study (cont.);		Drainage Study (cont.);	A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood. (County Standard Condition D01a)	See above	See above		Each PA
528		EIR 589	SC 4.5-2	Prior to recordation of a Subdivision Map or issuance of a Grading Permit, whichever comes first	Drainage Improvements;		Drainage Improvements;	A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02a) 1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	County of Orange, Director of Planning & Development Services, Director, OC Planning	Approval of storm drain drainage plans and offer(s) of dedication, if necessary		Each PA
528.1		EIR 589	SC 4.5-2 (cont.)	See above	Drainage Improvements (cont.);		Drainage Improvements (cont.);	1) Design provisions for surface drainage; 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02a)	See above	See above		Each PA

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530		EIR 589	SC 4.5-3	Prior to the issuance of Grading Permits	Drainage Improvements (cont.)		Drainage Improvements (cont.)	A. Prior to the issuance of any grading permits, the applicant shall in a manner meeting the approval of the Manager, Subdivision and Grading: (County Standard Condition D02b)	County of Orange Director of Planning & Development Services; Director, OC Planning	Submission of satisfactory drainage plans		Each PA
530.1		EIR 589	SC 4.5-3 (cont.)	See above	Drainage Improvements (cont.)		Drainage Improvements (cont.)	1) Design provisions for surface drainage; and 2) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and 3) Dedicate the associated easements to the County of Orange, if determined necessary. (County Standard Condition D02b)	See above	See above		Each PA
537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan:		Water Quality Management Plan:	Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)	County of Orange Director of Planning & Development Services; Director, OC Planning	Submission of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.)		Water Quality Management Plan (cont.)	<ul style="list-style-type: none"> Discuss regional water quality and/or watershed programs (if available for the project); Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	See above	See above		Each PA

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538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.)		Water Quality Management Plan (cont.)	Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan.		Stormwater Pollution Prevention Plan.	Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager. Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition of Approval, WQ03)	County of Orange Manager-of-Building-Inspection-Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA
541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.		Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager. Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition of Approval, WQ03)	County of Orange Manager-of-Building-Permits-Manager, Permit Services (Building Plan Check)	Submission of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA

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548		EIR 589	SC 4.6-6	Prior to the issuance of Grading Permits	Sight Distance:		Sight Distance:	Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Standard Plan 1117 at all street intersections, in a manner meeting the approval of the Manager, Subdivision and Grading. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing slopes or other encroachments from the limited use area in a manner meeting the approval of the Manager, Subdivision and Grading Services. (Standard Condition of Approval T07)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approved grading plans verifying adequate sight distance		Each PA
555		EIR 589	SC 4.7-1	Prior to the issuance of a grading permit	Fugitive Dust:		Fugitive Dust:	All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust, and Rule 402, Nuisance. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following: a. Moisture soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from traveling more than 100 feet in any direction. b. Apply chemical stabilizers to disturbed surface areas (i.e., completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface. c. Water excavated soil piles hourly or cover with temporary coverings. d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site. e. Wash mud-covered tires and undercarriages of trucks leaving construction sites. f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing from project sites.	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of compliance with Rule 403 and Rule 402		Each PA
555.1		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):		See above	See above		Each PA
555.2		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):		See above	See above		Each PA
555.3		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):		See above	See above		Each PA
555.4		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):		See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):		See above	See above		Each PA
555.5		EIR 589	SC 4.7-1 (cont.)	See above	Fugitive Dust (cont.):		Fugitive Dust (cont.):		See above	See above		Each PA

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556		EIR 589	SC 4.7-2	Prior to issuance of a grading permit	Construction - ROC and NOX Emissions:		Construction - ROC and NOX Emissions:	The applicant shall comply with the following measures, as feasible, to reduce NO _x and ROC from heavy equipment.	County-of-Orange Director-of-Planning & Development Services, Director, OC Planning	Place as general notes on approved grading plan		Each PA
556.1		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions:		Construction Emissions:	a. Turn equipment off when not in use for more than five minutes.	See above	See above		Each PA
556.2		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	b. Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.	See above	See above		Each PA
556.3		EIR 589	SC 4.7-2 (cont.)	See above	Construction Emissions (cont.):		Construction Emissions (cont.):	c. Lengthen the construction period during smog season (May through October) to minimize the number of vehicles and equipment operating at the same time.	See above	See above		Each PA
557		EIR 589	SC 4.8-1	Prior to the issuance of grading permits	Hours of Construction:		Hours of Construction:	During construction, the project applicant shall ensure that all noise generating activities be limited to the hours of 7 a.m. to 8 p.m. on weekdays and Saturdays. No noise generating activities shall occur on Sundays and holidays in accordance with the County of Orange Noise Ordinance.	County-of-Orange Director-of-Planning & Development Services, Director, OC Planning	General note on approved grading plan		Each PA
558		EIR 589	SC 4.8-2	Prior to the issuance of grading permits	Construction Noise:		Construction Noise:	A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permits Services, that (County Standard Condition N10)	County-of-Orange Director-of-Planning & Development Services, Director, OC Planning	General note on approved grading plan		Each PA
558.1		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers. (County Standard Condition N10).	See above	See above		Each PA
558.2		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control). (County Standard Condition N10).	See above	See above		Each PA
558.3		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings. (County Standard Condition N10).	See above	See above		Each PA
558.4		EIR 589	SC 4.8-2 (cont.)	See above	Construction Noise (cont.):		Construction Noise (cont.):	B. Notations in the above format, appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition. (County Standard Condition N10).	See above	See above		Each PA

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559		EIR 589	SC 4.8-3	See below	Sound Attenuation:	Sound Attenuation:	Sound Attenuation:	The applicant shall sound attenuate all residential lots and dwellings against present and projected noise (which shall be the sum of all noise impacting the project) so that the composite interior standard of 45 dBA CNEL for habitable rooms and a source specific exterior standard of 65 dBA CNEL for outdoor living areas is not exceeded. The applicant shall provide a report prepared by a County-certified acoustical consultant, which demonstrates that these standards will be satisfied in a manner consistent with Zoning Code Section 7-9-137.5, as follows: (County Standard Condition: N011)	County of Orange Director of Planning & Development Services and County of Orange Manager of Building Permits Services, Director, OC Planning and Manager, Permit Services (Building Plan Check)	Submit a satisfactory acoustical analysis	Staff may determine that no attenuation is necessary, and no action is required (as occurred in PA1). In such a case a "not applicable" memo is to be prepared. Applicant and County staff to address AC units in side yards as soon as possible.	Each PA
559.1		EIR 589	SC 4.8-3 (cont.)	Prior to the recordation of a subdivision map or prior to the issuance of grading permits	Sound Attenuation (cont.):	Sound Attenuation (cont.):	a. Prior to the recordation of a subdivision map or prior to the issuance of grading permits, as determined by the Manager, Building Permits Services, the applicant shall submit an acoustical analysis report to the Manager, Building Permits Services, for approval. The report shall describe in detail the exterior noise environment and preliminary mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report in which case it may also satisfy Condition B below. (County Standard Condition: N011)	See above	See above	See above	Each PA	
562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):	Noise-Generating Equipment (Non-Residential Projects):	Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition: N081)	County of Orange Manager of Building Permits Services, Manager, Permit Services (Building Plan Check)	Approved acoustical analysis		Each PA

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567		EIR 589	SC 4.10-2	Prior to the issuance of precise grading permits	Private Area Landscaping:		Private Area Landscaping:	a. Prior to the issuance of precise grading permits, the applicant shall prepare a detailed landscape plan for privately maintained common areas which shall be reviewed and approved by the Manager, Subdivision and Grading. The plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, as taking into account the approved preliminary landscape plan (if any), County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard)	County of Orange Director of Planning & Development Services, Director, OC Planning	Approved detailed landscape plan for privately maintained common areas		Each PA
571	172-176 (MM 4.11-3)	EIR 589	SC 4.11-1	Prior to the issuance of any grading permits	Archaeology Grading Observation and Salvage:		Archaeology Grading Observation and Salvage:	Prior to the issuance of any grading permit, the applicant shall provide written evidence to the County of Orange Manager, Subdivision and Grading, that applicant has retained a County-certified archaeologist to observe grading activities and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference; shall establish procedures for archaeological resource surveillance; and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. (County Standard Condition A04)	County of Orange Manager, Herbers-Beaches & Parks-HPB/Ceasar-and-Histerest Facilities OC Public Works/OC Planning*	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and to catalogue archaeological resources	If prior to rough grade (GA permit) applicant has obtained archaeological clearance, no additional review or clearance required if precise grading (GB) permit is in compliance with GA permit.	Each PA

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574		EIR 589	SC 4.11-2	Prior to the issuance of any grading permits	Paleontology Resource Surveillance:		Paleontology Resource Surveillance:	Prior to the issuance of any grading permit, the project contractor shall provide written evidence to the Manager, Subdivision and Grading, that contractor has retained a County certified paleontologist to observe grading activities and salvage and catalogue fossils as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the contractor, which ensure proper exploration and/or salvage. (County Standard Condition A07)	County of Orange Manager, Herbers, Beaches & Parks, HP/Coastal and Historical Facilities OC Public Works/OC Planning*	Written evidence that a County-certified archaeologist has been retained to observe grading and salvage, and catalogue fossils as necessary		Each PA
589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition EC11A)	County of Orange Director of Planning & Development Services Director, OC Planning (OCFA)	Submission of Hazardous Materials Assessment and Disclosure Statement		Each PA
616		Fire Prot. Prog.	Cond. 3.d.	Prior to the issuance of a GB precise grading permit	Precise Fuel Mod:		Precise Fuel Mod:	d) Prior to the issuance of a GB precise grading permit, the applicant shall provide the Manager, PDS Subdivision and Infrastructure Manager OC Planned Communities , with a clearance from OCFA indicating their review and approval of a Precise Fuel Modification Plan per RPPFP Section C.3.	Director, PDS, Director, OC Planning Infrastructure Manager OC Planned Communities	Provide the Manager, PDS Subdivision and Infrastructure Planned Communities with a clearance from OCFA demonstrating approval of a Conceptual Fuel Modification Plan		

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b. Prior to Precise Fuel Modification Plans												
138	137 and 139 (EIR 589, MM 4.9-27)	EIR 589	MM 4.9-27 (cont.)	Prior to the approval of Precise Fuel Modification Plans	Biological Resources	California Exotic Pest Plant Council, OCFA Fuel Modification Plant List	Invasive Plants and Fuel Modification	<p>a. Prior to issuance of fuel modification plan approvals, the County of Orange shall verify that: 1) plants identified by the California Exotic Pest Plant Council as an invasive risk in Southern California are not included in plans for fuel management zones adjacent to the RMV Open Space and, 2) the plant palette for fuel management zones adjacent to RMV Open Space is limited to those species listed on the Orange County Fire Authority Fuel Modification Plant List.</p>	Director, PBS-OC Director, OC Planning (OCFA)	Verification of authorized plant materials	Signature of Landscape Architect on approved Precise Fuel Modification Plan certifying plant palette; (a) current OCFA plant list, and (b) does not include plants listed on the current invasive species list	Each PA
c. Prior to Issuance of Building Permit												
111	110 (MM 4.7-3)	EIR 589	MM 4.7-3 (cont.)	Prior to issuance of building permits	Air Quality	Light-colored roof materials	Use Light-Colored Roof Materials to Reflect Heat (Item Nos. 110-111)	<p>Prior to issuance of building permits, the applicant shall identify how the use of light-colored roof materials and paint to reflect heat to the extent feasible has been incorporated into the design plans.</p>	Director, PBS-OC Director, OC Planning	Issuance of Building Permit (Evidence of reflection of heat through home design)	Sustainability Issue	Each PA
140	141 (MM 4.9-28) 515 (ROSA Exhibit G)	EIR 589	MM 4.9-28	Prior to the issuance of Building permits on streets for tracts with public street lighting adjacent to RMV Open Space habitat areas	Biological Resources	Open Space habitat, light shields	Streetlight Shielding Adjacent to Open Space	<p>Lighting shall be shielded or directed away from RMV Open Space habitat areas through the use of low-sodium or similar intensity lights, light shields, native shrubs, berms or other shielding methods.</p>	Director, PBS-OC Director, OC Planning	Preparation of a lighting plan	Preparation of street improvement plans for public streets that detail how street lighting is to be directed away from RMV Open Space areas	Each PA
206		EIR 589	MM 4.15-5	Prior to issuance of residential building permits (excluding age-qualified units)	Public Services and Facilities	California Government Code Section 65995	CUSD Agreement	<p>Prior to issuance of any residential building permit, excluding senior housing, the applicant shall enter into an agreement with CUSD regarding the development of future facilities and payment of costs. The agreement shall, at a minimum, provide for the payment of fees pursuant to California Government Code Section 65995. If fees are paid, the amount of fees to be paid will be determined based on the established State formula for determining construction costs. Applicable fees shall be paid prior to the issuance of each building permit.</p>	Capistrano Unified School District (CUSD)	Negotiate and execute Mitigation Agreement regarding future school facilities and payment of costs		PC-Wide
526		EIR 589	SC 4.4-5	Prior to the issuance of building permits	Geology and Soils (cont.)		Geology and Soils (cont.)	<p>The proposed development shall be designed in compliance with the Uniform Building Code (UBC), accepted industry standards, and the County's earthquake safety Municipal Code requirements.</p>	County of Orange Director of Planning & Development Services, Director, OC Planning	Verification of design development compliance with the UBC and Municipal Code requirements		Each PA

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537		EIR 589	SC 4.5-8	Prior to the recordation of a Subdivision Map or the issuance of any Grading or Building Permit, whichever comes first	Water Quality Management Plan		Water Quality Management Plan	<p>Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), the applicant shall submit for review and approval by the Manager, Inspection Services Division, a Water Quality Management Plan (WQMP) specifically identifying Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP). The WQMP may include one or more of the following: (County Standard Condition WQ01)</p> <ul style="list-style-type: none"> • Discuss regional water quality and/or watershed programs (if available for the project); • Address Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas; • Include the applicable Routine Source Control BMPs as defined in the DAMP. (County Standard Condition WQ01) 	County of Orange Director of Planning & Development Services; Director, OC Planning	Submission of satisfactory Water Quality Management Plan		Each PA
537.1		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.)		Water Quality Management Plan (cont.)	<p>• Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)</p>	See above	See above		Each PA
538		EIR 589	SC 4.5-8 (cont.)	See above	Water Quality Management Plan (cont.)		Water Quality Management Plan (cont.)	<p>Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)</p>	See above	See above		Each PA
540		EIR 589	SC 4.5-10	Prior to the issuance of any Grading or Building Permits	Stormwater Pollution Prevention Plan		Stormwater Pollution Prevention Plan	<p>Prior to the issuance of any grading or building permits, the applicant shall demonstrate compliance under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Manager, Building Permit Services. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for County review on request. (County Standard Condition WQ04)</p>	County of Orange Manager of Building Inspection - Manager, OC Inspection Division (Regional Water Quality Control Board)	Provision of Notice of Intent and verification of a copy of the Storm Water Pollution Prevention Plan (SWPPP); at the project site		Each PA

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541		EIR 589	SC 4.5-11	Prior to the issuance of any Grading or Building Permits	Erosion and Sediment Control Plan.	Erosion and Sediment Control Plan.	Erosion and Sediment Control Plan.	Prior to the issuance of any grading or building permit, the applicant shall submit a Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMPs will be maintained during construction or any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request. (County Standard Condition, MPO05)	County of Orange Manager of Building Permits - Services (Building Plan Check)	Submission of satisfactory Erosion and Sediment Control Plan (ESCP); verification of copy of ESCP at project site		Each PA
547		EIR 589	SC 4.6-5	Prior to the issuance of Building Permits	Major Thoroughfare and Bridge Fee Programs:	Major Thoroughfare and Bridge Fee Programs:	Major Thoroughfare and Bridge Fee Programs:	Prior to the issuance of building permits, the applicant shall pay fees for the Major Thoroughfare and Bridge Fee Program for the Foothill/Eastern Transportation Corridor, in a manner meeting the approval of the Manager, Subdivision and Grading. (County Standard Condition, IO5)	County of Orange Director of Planning & Development - Services, Director, OC Planning	Verification of payment of fees for the Major Thoroughfare and Bridge Fee Program		Each PA
550		EIR 589	SC 4.6-8	Prior to the recordation of a Subdivision Map or prior to the issuance of Building Permits, whichever occurs first.	Internal Circulation:	Internal Circulation:	Internal Circulation:	A. Prior to the recordation of a subdivision map or the issuance of any building permits, whichever occurs first, the subdivisor shall provide plans and specifications meeting the approval of the Manager, Subdivision and Grading, for the design of the following improvements: (County Standard Condition T12)	County of Orange Director of Planning & Development - Services	Submission of satisfactory street improvement plans		Each PA
550.1		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):	Internal Circulation (cont.):	Internal Circulation (cont.):	1) Internal street common private drive system. (County Standard Condition T12)	See above	See above		Each PA
550.2		EIR 589	SC 4.6-8 (cont.)	See above	Internal Circulation (cont.):	Internal Circulation (cont.):	Internal Circulation (cont.):	2) Entrance to the site to emphasize that the development is private by use of signs and other features. (Standard Condition of Approval T12)	See above	See above		Each PA

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550.4		EIR 589	SC 4.6-8 (cont.)	Prior to the issuance of Building Permits	Internal Circulation (cont.)		Internal Circulation (cont.)	c. Prior to the issuance of any building permits, the subdivider shall provide plans meeting the approval of the Manager, Subdivision & Grading, for the design of the internal pedestrian circulation system within the development. (County Standard Condition T12)	County of Orange Director of Planning & Development Services; Director, OC Planning	Submission of satisfactory internal pedestrian circulation plans		Each PA
559.2		EIR 589	SC 4.8-3 (cont.)	Prior to the issuance of any building permits for residential construction	Sound Attenuation (cont.)		Sound Attenuation (cont.)	b. Prior to the issuance of any building permits for residential construction, the applicant shall submit an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards to the Manager, Building Permits Services, for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report have been incorporated into the design of the project. (County Standard Condition N01)	County of Orange Director of Planning & Development Services; Director, OC Planning and Manager, Permit Services (Building Plan Check)	Submission of satisfactory acoustical analysis		Each PA
559.3		EIR 589	SC 4.8-3 (cont.)	See above	Sound Attenuation (cont.)		Sound Attenuation (cont.)	c. Prior to the issuance of any building permits, the applicant shall show all freestanding acoustical barriers on the project's plot plan illustrating height, location and construction in a manner meeting the approval of the Manager, Building Permits Services. (County Standard Condition N01)	See above	See above		Each PA
561		EIR 589	SC 4.8-5	Prior to the issuance of building permits	Non-Residential Development		Non-Residential Development	Except when the interior noise level exceeds the exterior noise level, the applicant shall sound attenuate all nonresidential structures against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Noise Element and Land Use/Noise Compatibility Manual. (County Standard Condition N02)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Submission of satisfactory acoustical analysis		Each PA
561.1		EIR 589	SC 4.8-5 (cont.)	See above	Non-Residential Development		Non-Residential Development	Prior to the issuance of any building permits, the applicant shall submit to the Manager, Building Permit Services, an acoustical analysis report prepared under the supervision of a County-certified acoustical consultant which describes in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and which indicates that the sound attenuation measures specified have been incorporated into the design of the project. (County Standard Condition N02)	See above	See above		Each PA

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562		EIR 589	SC 4.8-6	Prior to the issuance of building or grading permits	Noise-Generating Equipment (Non-Residential Projects):		Noise-Generating Equipment (Non-Residential Projects):	Prior to the issuance of any building or grading permits, the applicant shall obtain the approval of the Manager, Building Permits Services of an acoustical analysis report and appropriate plans which demonstrate that the noise levels generated by this project during its operation shall be controlled in compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared under the supervision of a County-certified Acoustical Consultant and shall describe the noise generation potential of the project during its operation and the noise mitigation measures, if needed, which shall be included in the plans and specifications of the project to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). (County Standard Condition LA01b)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved acoustical analysis		Each PA
564		EIR 589	SC 4.10-1	Prior to the issuance of building permits	Public Area Landscaping:		Public Area Landscaping:	The applicant shall install landscaping, equip for irrigation, and improvements on lots in accordance with an approved plan as stated below. (County Standard Condition LA01b)	County of Orange Director of Planning & Development Services in consultation with Manager, HBP, Director, OC Planning	Approved landscaping plan and irrigation plan		Each PA
564.1		EIR 589	SC 4.10-1 (cont.)	See above	Public Area Landscaping:		Public Area Landscaping:	a. Detailed Plan—Prior to the issuance of any building permit(s), the applicant shall submit a detailed landscape plan showing the detailed irrigation and landscaping design to the Manager, Subdivision and Grading for approval, in consultation with the Manager HBP/Program Management. Detailed plans shall show the detailed irrigation and landscaping design and shall take into account the previously approved landscape plan for the Ranch Plan project, the County Standard Plans for landscape areas, adopted plant palette guides, applicable scenic and specific plan requirements, Water Conservation Measures contained in Board Resolution 90-487 (Water Conservation Measures), and Board Resolution 90-1341 (Water Conservation Implementation Plan). (County Standard Condition LA01b)	See above	See above		Each PA
570		EIR 589	SC 4.10-3	Prior to the issuance of building permits	Light and Glare:		Light and Glare:	Prior to issuance of any building permit, the applicant shall demonstrate that all exterior lighting has been designed and located so that all direct rays are confined to the property in a manner meeting the approval of the Manager, Building Permit. (County Standard Condition LG01)	County of Orange Manager of Building Permits, Manager, Permit Services (Building Plan Check)	Approved lighting study/plan	Low voltage lighting: landscape architect is the designer can sign off on the lighting. High voltage lighting: electrical engineer stamp required.	Each PA

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589		EIR 589	SC 4.14-2	Prior to issuance of a grading and/or building permit	Hazardous Materials:		Hazardous Materials:	Prior to the issuance of a grading or building permit, the contractor shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. (County Standard Condition EPC11A)	County of Orange Director of Planning & Development Services: Director, OC Planning (OCFA)	Submission of Hazardous Materials Assessment and Disclosure Statement		Each PA
617		Fire Prot. Prog.	Cond. 3.e.	Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drains	Vegetation Clearance:		Vegetation Clearance:	e) Prior to the issuance of a building permit for construction phases of Vesting Tentative Tract Maps adjoining fuel modification areas, and prior to the County of Orange allowing fuel tanks, generators and/or Lumber Drops (see Section E, Definitions) within the project site, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained at a height of 8 inches or less, or that the appropriate fuel modification thinning and removal of plants from the OCFA Undesirable Plant List has been implemented.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating that vegetation has been cleared and maintained		
COA#3		PA2.3 Buyer "B" Map COAs	Cond. #3	Prior to the issuance of a building permit			BEST MANAGEMENT PRACTICES	Prior to issuance of a building permit, the off-site regional Best Management Practices (BMPs) relied upon by this project (e.g., basins, swales, etc.) must be built and/or installed, and operational. The location and operation of these regional BMPs must be in compliance with the Final Project-Specific WQMP for the regional BMP(s). The location and operation of the regional BMP(s) must be demonstrated to the satisfaction of the Manager, Grading and Building Plan Check.	Director, PDS, Manager, Permit Services (Building Plan Check)			
COA#6		PA2.3 Buyer "B" Map COAs	Cond. #6	Prior to the issuance of a building permit			BUYER NOTIFICATION MAP	Prior to the issuance of any building permits for residential construction, the developer RMV Community Development, LLC, shall prepare a map denoting the existing and proposed land uses, arterial highways, and public facilities within the surrounding area for the approval of the Manager, OC Planning. The map content, display, and distribution shall be in accordance with the Buyer Notification Program guidelines listed in Board of Supervisors Resolution 82-1368 and as amended.	Director, PDS, Director, OC Planning			

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d. Prior to Combustible Construction												
609			Cond. 2.d. Prior to initiation of combustible construction	A Map Fire Master Plan (cont.);	A Map Fire Master Plan (cont.);		A Map Fire Master Plan (cont.);	d) Prior to initiation of combustible construction the following fire master plan improvements shall be verified by site inspection: • Emergency access • Water Supply	Director, PDS, Director, OC Planning	Site inspection		
e. During Construction												
197	196 (EIR 589, MM 4.14-13)	EIR 589, MM 4.14-13	MM 4.14-13 (cont.) During construction	Hazards and Hazardous Materials	Remedial measures	Remedial measures	ESA Remedial Measures	If soil is encountered during site development that is suspected of being impacted by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. If requested by the qualified environmental professional, the results of the evaluation will be submitted to OCHCA and/or RWQCB, and the appropriate remedial measures will be implemented, as directed by OCHCA, RWQCB, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a no-further-action status is attained.	Director, PDS, Director, OC Planning (Orange County Health Care Agency)	Stop work upon encountering condition; prepare evaluation and submit to OCHCA and/or RWQCB (as directed)		Each PA
f. Prior to Issuance of Certificates of Occupancy												
529		EIR 589, SC 4.5-2 (cont.)	Prior to recordation of a Subdivision Map or Issuance of a Certificate of Use and Occupancy, whichever comes first.	Drainage Improvements (cont.);	Drainage Improvements (cont.);		Drainage Improvements (cont.);	B. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any certificates of use and occupancy, whichever occurs first, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02a).	County of Orange Inspector-Manager, OC Inspection Division	Verification of construction of drainage improvement		Each PA
531		EIR 589, SC 4.5-3 (cont.)	Prior to the issuance of Certificates of Use and Occupancy	Drainage Improvements (cont.);	Drainage Improvements (cont.);		Drainage Improvements (cont.);	B. Prior to the issuance of any certificates of use and occupancy, said improvements shall be constructed in a manner meeting the approval of the Manager, Construction. (County Standard Condition D02b)	County of Orange Inspector-Manager, OC Inspection Division	Verification of installation of drainage improvement		Each PA

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539		EIR 589	SC 4.5-9	Prior to the issuance of a Certificate of Use and Occupancy	Compliance with the WQMP.		Compliance with the WQMP.	<p>Prior to the issuance of a certificate of use and occupancy, the applicant shall demonstrate compliance with the WQMP in a manner meeting the satisfaction of the Manager, Inspection Services Division, including:</p> <ul style="list-style-type: none"> • Demonstrate that all structural Best Management Practices (BMPs) described in the project's WQMP have been implemented, constructed and installed in conformance with approved plans and specifications; • Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP; • Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the O&M. 	County of Orange Manager of Building Inspection, OC Inspection Division	Verification of compliance with Water Quality Management Plan		Each PA
539.1		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.)		Water Quality Management Plan (cont.)	<p>Demonstrate that copies of the project's approved WQMP (with attached O&M Plan) are available for each of the incoming occupants;</p> <ul style="list-style-type: none"> • Agree to pay for a Special Investigation from the County of Orange for a date (12) twelve months after the issuance of a Certificate of Use and Occupancy for the project to verify compliance with the approved WQMP and O&M Plan; and (County Standard Condition_WQ03). 	See above	See above	Each PA	
539.2		EIR 589	SC 4.5-9 (cont.)	See above	Water Quality Management Plan (cont.)		Water Quality Management Plan (cont.)	<p>Demonstrate that the applicant has agreed to and recorded one of the following: 1) the CC&R's (that must include the approved WQMP and O&M Plan) for the project Home Owner's Association; 2) a water quality implementation agreement that has the approved WQMP and O&M Plan attached; or 3) the final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. (County Standard Condition_WQ03)</p>	See above	See above	Each PA	

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560		EIR 589	SC 4.8-4	Prior to the issuance of certificates of use and occupancy	Multi-Family Residential Development		Multi-Family Residential Development	Prior to the issuance of any certificates of use and occupancy, the applicant shall perform field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIC standards if determined necessary by the Manager, Building Inspection Services. In the event such a test was previously performed, the applicant shall provide satisfactory evidence and a copy of the report to the Manager, Building Inspection Services, as a supplement to the previously required acoustical analysis report. (County Standard Condition N08)	County of Orange Manager of Building Inspection Services, Manager, OC Inspection Division	Verification of field testing in accordance with Title 24 Regulations to verify compliance with FSTC and FIC standards or a copy of a previous test		Each PA
563		EIR 589	SC 4.8-7	Prior to the issuance of certificates of use and occupancy	Transportation Corridor Notification		Transportation Corridor Notification	Prior to the issuance of certificates of use and occupancy, the developer shall produce evidence to the Manager, Building Inspection Services, that the Department of Real Estate has been notified that the project area is adjacent to a regional transportation corridor. The corridor is expected to be a high capacity, high-speed, limited-access facility for motor vehicles, and will have provisions for bus lanes and other mass transit type facilities. (County Standard Condition N12)	County of Orange Manager of Building Inspection Services, Manager, OC Inspection Division	Submission of evidence that County of Orange Dept. of Real Estate has been notified the project area is adjacent to a regional transportation corridor		Each PA
565		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.)		Public Area Landscaping (cont.)	b. Installation Certification: Prior to the issuance of final certificates of use and occupancy and the release of financial security, if any, guaranteeing the landscape improvements, said improvements shall be installed and shall be certified by a licensed landscape architect or licensed landscape contractor, as having been installed in accordance with the approved detailed plans. (County Standard Condition LA01b)	County of Orange Director of Planning & Development Services & Manager-HBP, Director, OC Planning	Landscaping and irrigation plan certification from landscape architect		Each PA
566		EIR 589	SC 4.10-1 (cont.)	Prior to the issuance of final certificates of use and occupancy and the release of financial security	Public Area Landscaping (cont.)		Public Area Landscaping (cont.)	b. Installation Certification (cont): The applicant shall furnish said certification, including an irrigation management report for each landscape irrigation system, and any other required implementation report determined applicable, to the Manager, Construction, and the Manager, Building Inspection Services, prior to the issuance of any certificates of use and occupancy. (County Standard Condition LA01b)	County of Orange Manager Construction and Building Inspection Services, Manager, OC Inspection Division	Approved irrigation management report		Each PA

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568		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.)		Private Area Landscaping (cont.)	b. Prior to the issuance of certificates of use and occupancy, applicant shall install said landscaping and irrigation system and shall have a licensed landscape architect or licensed landscape contractor certify that it was installed in accordance with the approved plan. (County Standard Condition LA02b)	County of Orange Director of Planning & Development Services, Director, OC Planning	Certification from landscape architect that landscaping and irrigation system in accordance with the approved plan		Each PA
569		EIR 589	SC 4.10-2 (cont.)	Prior to the issuance of certificates of use and occupancy	Private Area Landscaping (cont.)		Private Area Landscaping (cont.)	c. Prior to the issuance of any certificates of use and occupancy, the applicant shall furnish said installation certification, including an irrigation management report for each landscape irrigation system, and any other implementation report determined applicable, to the Manager, Building Inspection Services. (County Standard Condition LA02b).	County of Orange Manager— Building Inspection Services, Manager, OC Inspection Division	Approved irrigation management report for each landscape irrigation system		Each PA
618		Fire Prot. Prog.	Cond. 3.f.	Prior to the issuance of any certificate of use and occupancy adjoining fuel modification areas	Occupancy Requirements:		Occupancy Requirements:	f) Prior to the issuance of any certificate of use and occupancy, the applicant shall provide the Manager, Building & Safety, with a clearance from OCFA indicating that: 1. Approved "A" Zone planting has been installed and approved irrigation has been activated. 2. Approved fuel modification zone markers have been installed. 3. Accessways every 500 feet (or as approved) have been installed. 4. Approved thinning of the "B" and "C" Zones and removal of plants from the OCFA Undesirable Plant List have been completed. 5. CC&Rs or other approved documents contain provisions for maintaining the fuel modification zones.	Director, PDS, Director, OC Planning	Provide the Manager, Building & Safety, with a clearance from OCFA indicating installation and thinning		

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g. Prior to Release of Grading Bond												
572		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.);		Archaeology Grading Observation and Salvage (cont.);	Prior to the release of the grading bond, the applicant shall obtain approval of the archaeologist's follow-up report from the Manager, Harbors, Beaches & Parks HBP/Coastal and Historical Facilities. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. Applicant shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first refusal basis. (County Standard Condition A04)	County of Orange Manager- Harbors- Beaches & Parks- HBP/Coastal and Historical Facilities- OC Public Works/OC Planning*	Approval of the archaeologist's follow-up report		Each PA
573		EIR 589	SC 4.11-1 (cont.)	Prior to the release of the grading bond	Archaeology Grading Observation and Salvage (cont.);		Archaeology Grading Observation and Salvage (cont.);	These actions, as well as final mitigation and disposition of the resources shall be subject to the approval of the Manager, HBP/Coastal and Historical Facilities. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisor, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A04)	County of Orange Manager- Harbors- Beaches & Parks- HBP/Coastal and Historical Facilities- OC Public Works/OC Planning*	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA
575		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.);		Paleontology Resource Surveillance (cont.);	Prior to the release of any grading bond, the contractor shall submit the paleontologist's follow up report for approval by the County Manager, HBP/Coastal and Historical Facilities. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The contractor shall prepare excavated material to the point of identification. The contractor shall offer excavated finds for curatorial purposes to the County of Orange, or its designee, on a first-refusal basis. (County Standard Condition A07)	County of Orange Manager- Harbors- Beaches & Parks- HBP/Coastal and Historical Facilities- OC Public Works/OC Planning*	Approval of the paleontologist's follow-up report		Each PA
576		EIR 589	SC 4.11-2 (cont.)	Prior to the release of the grading bond	Paleontology Resource Surveillance (cont.);		Paleontology Resource Surveillance (cont.);	These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the HBP/Coastal and Historical Facilities. The contractor shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County of Orange or its designee, all in a manner meeting the approval of the County Manager, HBP/Coastal and Historical Facilities. (County Standard Condition A07)	County of Orange Manager- Harbors- Beaches & Parks- HBP/Coastal and Historical Facilities- OC Public Works/OC Planning*	Verification of payment of curatorial fee if an applicable fee program has been adopted by the Board of Supervisor at the time of presentation		Each PA

ATTACHMENT 1



May 5, 2019 Updated June 16, 2020

Ms. Bea Bea Jiménez
Division Manager, Land Development
300 N. Flower Street, 2nd Floor
Santa Ana, CA 92703

Subject: South of Cow Camp Temporary Wireless Facility Site Development Permit PA20-0069

Ms. Jiménez,

On behalf of the applicant Verizon Wireless and the owner Rancho Mission Viejo (RMV Telecom LLC and RMV PA2 Development LLC), we hereby submit the attached application to allow Zoning Administrator approval of a Site Development Permit including an alternative site development standard, to allow a temporary ballast mounted wireless facility in Rancho Mission Viejo Planning Subarea 2.1.

Project Location/Ownership:

The 304 square foot project site is located within Tract 17561, Lot G (Parcel 37 of Certificate of Compliance No CC2011-01, Recorded December 27, 2011 as a buildable parcel). The site is located south of the intersection of Cow Camp Road and Esencia Drive within the Ranch Plan Planned Community - Planning Area 2 (PA2), Subarea 2.1. The land ownership of the proposed project site is RMV PA2 Development, LLC, to be leased to Verizon Wireless for approximately 6 to 12 months.

Background:

Following approval of the overall Ranch Plan project in November of 2004 and Settlement Agreements in August of 2005, the following Planning area 2 Area Plan documents have been previously approved by the Orange County Planning Commission, and in some instances, subsequently administratively revised by the Director, OC Planning:

- Planning Area 2: Master & Subarea Plans PA1300001-PA130006, approved by OC Planning Commission March 27, 2013
- Planning Areas 1, 2 3 & 4: Comprehensive Revisions and Reallocations –PA150047), approved administratively May 22, 2017 by Deputy Director, OCPW Development Services.
- Subarea Plan for PA2.1, as approved by the Planning Commission in November 2019 (PA18-0029), included the addition of a 60' wireless tower location south of Cow Camp Road.

Existing Conditions:

This site is located within a graded landscaped area south of Cow Camp Road, within the Development Boundary of PA2. Application MP20-0019 was Verizon submitted in late March, and this preliminary planning application has been targeted to specifically address the "Emergency Wireless Telecommunications Facilities portion of the County's Wireless Ordinance.

Project Proposal:

Site Development Permit to allow a 75-foot temporary ballast mounted monopole wireless facility with associated antenna equipment proposed at a height of 79-feet on a 304 square foot site located in Rancho Mission Viejo Planning Subarea 2.1 – specifically within Tract 17561, Lot G (Parcel 37 of Certificate of Compliance No CC2011-01, Recorded December 27, 2011 as a buildable parcel).

OC Zoning Administrator (ZA) approval is required to allow an alternative site development standard to address the proposed 79-foot height of the antenna equipment atop the 75-monopole, which exceeds the 60-foot height limit approved as part of the Subarea 2.1 Subarea Plan. ZA approval of an alternative site development standards is allowed at a publicly noticed hearing per Section II.C.4.b of our Ranch Plan PC Text.

The impetus for emergency permit MP20-0019 for temporary wireless facilities is to alleviate poor wireless service in Esencia (Ranch Plan PA2). Due to so many residents working and schooling at home, the volume of wireless transmissions is overwhelming the current wireless facilities serving these neighborhoods. Service has been spotty, and there are concerns that public safety might be compromised if a 911 call was necessary.

The impetus for the proposed increase in tower height from the 60-foot approved per the Subarea 2.1 Subarea Plan is the determination by Radio Frequency Engineers at Verizon that at least a 79-foot height of antenna equipment is necessary to serve the Esencia community from this location.

Duration of approval for Emergency and Temporary applications:

- Emergency Permit MP20-0019 - 30 days from establishment of the site with the option to apply for extensions on a case by case basis for 30 days at a time if the emergency situation still exists
- Temporary Site Development Permit and related concurrent construction documents - Maximum 6-month approval with the option to apply for one (1) 6-month extension
 - The time duration would start at the time of approval and replace the emergency application approval.

Consistency Analysis:

The proposed project is consistent with the appropriate Ranch Plan approvals, as described below:

- a. General Plan – Project is consistent with General Plan Amendment GPA 01-01.
- b. Zoning – The Ranch Plan PC Text Urban Activity zoning (Section III.H.3.c). allows the proposed use per a Site Development Permit ...”. Zoning Administrator approval of an alternative site development standards is required due to the proposed height.
- c. Area Plans – Location of wireless tower is allowed per Subarea 2.1 Subarea Plan approved November 2019. Height adjustment requires ZA approval of an alternative site development standards, as allowed at a publicly noticed hearing per Section II.C.4.b of our Ranch Plan PC Text.
- d. CEQA – This Project is a necessarily included element of the projects considered in FEIR No. 589, certified by the Board on November 8, 2004; Addendum 1.0, approved on

July 26, 2006; Addendum 1.1, approved on February 24, 2011; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1 approved February 25, 2015 which adequately addressed the effects of the proposed Project. No subsequent changes have been made in the Project; no substantial changes have occurred in the circumstances under which the Project is being undertaken; and no new information of substantial importance to the Project which was not known or could not have been known when FEIR No. 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum and Addendum 3.1 were certified and approved have become known; therefore, no further environmental review is required.

- f. Alternative Development Standards – Height adjustment requires ZA approval of an alternative site development standards, as allowed at a publicly noticed hearing per Section II.C.4.b of our Ranch Plan PC Text.
- g. Regulation Compliance Matrix – Clearance of all applicable conditions of approval shall be confirmed per the Ranch Plan Regulation Compliance Matrix.

Please contact me with any questions if you, or your staff, need any further information.

Sincerely,



Jay Bullock
Vice President, Planning & Entitlement

Copies: Brian Kurnow & Cynthia Burgos, OC Planning
Emanuel Higgins, Tectonic (agent for Verizon)

ATTACHMENT 2



SITE NAME:
**COW CAMP
TEMP/OW/COLT**

ADDRESS:
**30298 COW CAMP ROAD
RANCHO MISSION VIEJO, CA 92694**
Associated Building Permit: BNR20-0157
PROJECT: 20191978985
LOCATION CODE: 552086



WORK ORDER NUMBER	0691.037A	DRAWN BY	CJC
NO.	DATE	ISSUE	
0	01/20/20	FOR COMMENT	
1	01/20/20	FOR REVISION	
2	01/20/20	FOR REVISION	
3	01/20/20	FOR REVISION	
4	01/20/20	FOR REVISION	
5	01/20/20	FOR REVISION	
6	04/08/20	FOR COMMENTS	
7	04/10/20	FOR CONSTRUCTION	
8	04/20/20	FOR REVISION	

RELEASED BY: _____ DATE: _____

VICINITY MAP



DIRECTIONS

FROM THE VERIZON WIRELESS IRVINE OFFICE: 3 TAKE R. SOUTH FOR 1.7 MI. AND EXIT VIA ORTEGA HWY (EXIT 80) RIGHT, CONTINUE TO TAKE R. SOUTH FOR 1.7 MI. AND TURN LEFT ONTO COW CAMP ROAD FOR 3.7 MI. & DESTINATION WILL BE ON THE RIGHT.

SITE INFORMATION

PROJECT NUMBER: 20191978985
 LOCATION CODE: 552086
 SITE NAME: COW CAMP
 SITE ADDRESS: 30298 COW CAMP ROAD, RANCHO MISSION VIEJO, CA 92694
 JURISDICTION: ORANGE COUNTY
 COUNTY: ORANGE
 APN: 755-311-117
 COORDINATES (NAD83): N 33° 31' 37.17", W 117° 35' 08.12"
 ELEVATION (NAVD83): 297.54 ANSL
 ZONING DATA: PC-RANCHO PLAN
 ZONING DESIGNATION: RESIDENTIAL
 EXISTING SITE USE: TELECOMMUNICATION FACILITY
 OCCUPANCY GROUP: U
 TYPE OF CONSTRUCTION: TYPE V-B
 LEGAL DESCRIPTION: (a) Lot of 13.60 Acres (13.60) (Parcel 17 of Certificate of Subdivision No. 552086-010, Registered December 27, 2011 as a tentative project).

SHEET INDEX

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
D-1	GENERAL NOTES
D-2	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	ENHANCED SITE PLAN & CABINET MOUNTING DETAILS
C-3	EQUIPMENT MOUNTING DETAILS
C-4	EQUIPMENT MOUNTING DETAILS
C-5	EQUIPMENT MOUNTING DETAILS
C-6	EQUIPMENT MOUNTING DETAILS
C-7	CABINET DETAILS
C-8	SECTION MOUNTING DETAILS
C-9	SECTION MOUNTING DETAILS
C-10	SECTION MOUNTING DETAILS
E-1	PANEL SCHEDULE, SINGLE LINE DIAGRAM & CABLE ROUTING PLAN
E-2	GROUNDING PLANS
E-3	GROUNDING DETAILS

PROJECT TEAM

ENGINEER: TECTONIC ENGINEERING CONSULTANTS
 1500 SAND CANYON AVENUE, IRVINE, CA 92618
 CONTACT: MICHAEL DUNN (949) 502-8555
 & DAE SAN JUAN INVESTMENT NORTH, LLC
 1500 SAND CANYON AVENUE, IRVINE, CA 92618
 CONTACT: MICHAEL DUNN (949) 502-8555

CODE COMPLIANCE

ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES, AND REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT PERMITTED BY THE ABOVE REGULATIONS. (REF. TITLES 24 & 25)

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA PLUMBING CODE
- LOCAL BUILDING CODES
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- ANSI/TIA-223-COMMUNITY STANDARDS

ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

ADA COMPLIANCE

FACILITY IS UNANNOUNCED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIRED PER THE CIG SECTION 11P-201.5.

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 24"x36" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZE VERSIONS ARE NOT PERMITTED TO THE SCALE SHOWN. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK ON BE RESPONSIBLE FOR SAME.

VERIZON WIRELESS RF DESIGN = APR 1, 2020

PROPRIETARY INFORMATION NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT.

CODE COMPLIANCE

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COW CAMP TEMP
 PN #: 20191978985
 LC: 552086

30298 COW CAMP ROAD
 RANCHO MISSION VIEJO
 ORANGE COUNTY
 CA 92694

TITLE SHEET
 SHEET NUMBER

T-1



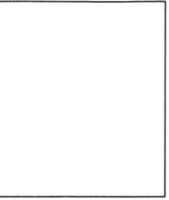
15505 SAND CANYON AVENUE
IRVINE, CA 92618

Tectonic
2990 29th Street, Suite 300
Irvine, CA 92618
949.440.1000
www.tectoniccorp.com

WORK ORDER NUMBER	ISSUE	OWNER BY
9691.037A	COC	

NO.	DATE	ISSUE
0	01/09/20	FOR COMMENT
1	01/09/20	FOR COMMENT
2	01/29/20	FOR REVISION
3	02/29/20	FOR REVISION
4	03/09/20	FOR REVISION
5	03/29/20	FOR REVISION
6	04/09/20	FOR USE COMMENTS
7	04/10/20	FOR CONSTRUCTION
8	04/20/20	FOR REVISION

RELEASED BY	DATE



COPIES OF THIS DOCUMENT WITHOUT A PASSABLE COPY OF THIS DOCUMENT FROM A SITE OR FROM ANOTHER SITE SHALL NOT BE CONSIDERED VALID COPIES.

CONTRACTOR SIZE	NO. COPIES

COW CAMP TEMP
PN #: 20191978985
LC: 552086

SITE ADDRESS
30298 COW CAMP ROAD
RANCHO MISSON VILLO
ORANGE COUNTY
CA 92769

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

GENERAL NOTES

- THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY INCORPORATED HEREIN.
- THIS PROJECT IS AN UNBIDDING TELECOMMUNICATIONS FACILITY (NOT ACCESSIBLE TO THE PUBLIC) AND IS EXEMPT FROM ADA ACCESSIBILITY REQUIREMENTS FOR OUTDOOR BUILDING CODE (105B1) EXCEPT 1.
- PERMIT DOCUMENTS, FIELD CONDITIONS, AND COMMENTS FROM ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND COMMENTS FROM THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTION NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THESE IN THE COST OF THE WORK.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK UNDER THE CONTRACT, INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND THE LANDOWNER'S AUTHORIZED REPRESENTATIVES THROUGHOUT THE PROJECT.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION:
 - ROCK-WALL CONSTRUCTION: INTERNATIONAL CENTER FOR CONSTRUCTION QUALITY, IBC 2010
 - FOUNDATION: IBC 2010
 - PLASTER: IBC 2010
 - ROOFING: IBC 2010
 - MECHANICAL: IBC 2010
 - ELECTRICAL: IBC 2010
 - PAINT: IBC 2010
 - CONCRETE: IBC 2010
 - STEEL: IBC 2010
 - WALLBOARD: IBC 2010
 - MECHANICAL: IBC 2010
 - ELECTRICAL: IBC 2010
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ROCK-WALL CONSTRUCTION: INTERNATIONAL CENTER FOR CONSTRUCTION QUALITY, IBC 2010

FOUNDATION: IBC 2010

PLASTER: IBC 2010

ROOFING: IBC 2010

ELECTRICAL: IBC 2010

PAINT: IBC 2010

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ELECTRICAL INSTALLATION NOTES

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
- ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.S. APPROVED OR LISTED.
- CONDUIT ROUTINGS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC.
- WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
- ALL CROCKETS SHALL BE SCHEDULED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-STILE CABLE TRAY RINGS.
- EACH END OF EVERY CONDUIT OR WIRE SHALL BE IDENTIFIED BY THE CONTRACTOR WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (CM BRAND), 1/2" WIDE AND 2" LONG, IDENTIFYING THE CIRCUIT OR SYSTEM.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMINATED PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE COLOR, CONDUIT, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT IDENTIFICATION NUMBER (E.G., PANELBOARD AND CIRCUIT ID#).
- PANELBOARD (ID NUMBER) AND INTERNAL CIRCUIT IDENTIFICATION NUMBERS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMINATED PLASTIC LABELS.
- POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TRING OR CONDUIT SHALL BE SINGLE CONDUCTOR (PHASE OR LARGER), 600 V. OR RESISTANT THIN OR THIN-W, STRANDED COPPER CABLE RATED FOR 90C (MET AND DRIP) OPERATING. LISTED OR LABELLED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (BE AWG OR LARGER), 600 V. OR RESISTANT THIN OR THIN-W, STRANDED COPPER CABLE RATED FOR 90C (MET AND DRIP) OPERATING. LISTED OR LABELLED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- POWER AND CONTROL WIRING, NOT IN TRING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE USC-3 CABLE (PHASE OR LARGER), 600 V. OR RESISTANT THIN-W, STRANDED COPPER CABLE RATED FOR 90C (MET AND DRIP) OPERATING. LISTED OR LABELLED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND CONTROL WIRING CONNECTORS SHALL BE COMP-STEEL, COMPRESSION WIRE LUGS AND WIRE NUTS IN THINGS AND BETTS (OR EQUAL), LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT 60°C AND LEAST THAN 90°C.
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELLED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- ELECTRICAL METALLIC THING (EMT) OR RIBBON METALLIC CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- PVC SCHEDULE 40 CONDUIT SHALL BE USED UNDERGROUND EXCEPT IN AREAS OF VIBRATIONAL TRAFFIC. IN SUCH AREAS, PVC SCHEDULE 80 SHOULD BE USED.
- ALL OUTDOOR EXPOSED CONDUIT SHALL BE PVC SCHEDULE 80 AND SHALL BE SUPPORTED ADEQUATELY.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED. LITE FLEX SHALL CONFORM TO NEC ARTICLE 350.
- CONDUIT AND TRING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES, AND MISDEWS SHALL BE LISTED OR LABELLED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- MISDEWS SHALL BE EPoxy-PAINTED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO swing OPEN DOWNWARD; SHALL BE PAINTED TYPE E (OR EQUAL), AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND HAND HOLES SHALL BE GALVANIZED OR EPoxy-PAINTED SHEET STEEL, SHALL MET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- ALL NON-METALLIC RECEPTABLE (NEMA) AND DEVICE BOXES SHALL MET OR EXCEED NEMA OS 2, AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (NEMA 3R OR BETTER) OUTDOORS.
- CONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUIT IS INSTALLED PROPERLY AT SERVICE ENTRANCE.
- CONTRACTOR SHALL SEAL AROUND ALL PENETRATIONS THROUGH WALLS, FLOORS AND ROOFS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATIONS.
- 30, 50, AND 75 AMP ELECTRICAL POWER IS TO BE SUPPLIED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SHALL APPLY:
 - CONTRACTOR SHALL VERIFY WHETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED FOR N.E.C. ARTICLE 240.
 - IF FEEDER CAPACITY DOES NOT EXCEED CALCULATED VALUE, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A FEEDER CAPACITY STUDY FROM AN AUTHORIZED ENGINEER.
 - IF FEEDER CAPACITY DOES EXCEED CALCULATED VALUE, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A FEEDER CAPACITY STUDY FROM AN AUTHORIZED ENGINEER.
- GROUNDING BENCH-RAILING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.

GROUNDING NOTES

- AFTER COMPLETION OF CONSTRUCTION OF THE CELL SITE GROUND SYSTEM, A QUALIFIED INDEPENDENT ELECTRICAL TESTING FIRM WITH A QUALIFIED TECHNICIAN USING APPROVED TEST EQUIPMENT, SHALL TEST THE SITE TO ASCERTAIN THE RESISTANCE TO EARTH AS SPECIFIED IN VERBON WIRELESS NETWORK STANDARDS AND NATIONAL ELECTRIC CODE.
- SOIL RESISTIVITY TESTING METHOD TO BE FOUR-POINT RESISTIVITY TESTING WITH A DESIRED RESULT LIMIT OF FIVE (5) OHMS OR LESS.
- WIRE GROUNDING RESISTANCE TO BE ZERO (0) OHMS. WIRE GROUNDING RESISTANCE TO EARTH SHALL BE ZERO (0) OHMS.
- A GROUNDING RESISTANCE TEST SHALL BE PERFORMED UPON COMPLETION OF THE TESTING. THE TEST REPORT SHALL SHOW THE RESISTANCE IN OHMS AT EACH SPACING AND WITH AUXILIARY POTENTIAL DIFFERENT SPACINGS AT A TOTAL DISTANCE OF AT LEAST 250 FT, OR UNTIL THE AVERAGE RESISTANCE STARTS INCREASING. TESTING SHOULD BE COMPLETED IN A MINIMUM OF TWO (2) DIFFERENT DIRECTIONS AT A MINIMUM OF TWO (2) DIFFERENT LOCATIONS.
- TEST REPORT SHALL CONTAIN 10 TO 15 PHOTOGRAPHS TAKEN DURING CONSTRUCTION TO PROVIDE PROOF THAT THE ENTIRE EXTERNAL GROUNDING IS COMPLETE BEFORE BACKFILLING. THE CONTRACTOR SHALL VERIFY THE CONSTRUCTION SUPERVISOR DURING CONSTRUCTION IS IN ADVANCE OF BACKFILL.
- REPORT CONTRACTOR SHALL PREPARE THESE (3) TEST REPORTS, CERTIFIED BY THE TESTING ORGANIZATION, INCLUDING OBSERVATIONS OF WEATHER, SOIL CONDITIONS, AND OTHER PHENOMENA THAT MAY AFFECT TEST RESULTS. TEST RESULTS, INCLUDING PHOTOGRAPHS, SHALL BE SUBMITTED TO CLIENT WITHIN ONE WEEK OF TEST COMPLETION FOR SITE.

EARTHWORK NOTES

- ALL EXCAVATIONS SHALL BE DEMONSTRATED BY SHORING, PILING, ETC. IN A MANNER WHICH WILL NOT LOOSEN FOUNDATION SUBGRADE MATERIAL. SURFACE WATERS SHALL BE DIVERGED AWAY FROM EXCAVATIONS BY DIVERSION DITCHES, OR OTHER SUITABLE METHODS.
- CONFINED DISPOSITIONS FOR FOUNDATIONS, UTILITIES, ETC. SHALL BE LIMITED TO 4 FT. IN DEPTH UNLESS SHORING AND BRACING ARE USED. TRENCH EXCAVATION CEMENTARY AND/OR BRACING SHALL CONFORM WITH LATEST OSHA REQUIREMENTS.
- REMOVE UNSUITABLE MATERIALS AND PROCEED OR OTHERWISE COMPACT SUBGRADE PRIOR TO PLACEMENT OF FILL OR CONSTRUCTION OF FOUNDATIONS.
- ENHANCED (STRUCTURAL) FILL SHALL BE WELL-SORTED, DRAINABLE, GRANULAR SOIL, FREE OF ORGANICS AND CONFORMING TO THE FOLLOWING GRADATION:

SIZE	PERCENT FINER BY WEIGHT
1/4"	100
3/8"	100
1/2"	100
3/4"	100
1"	100
1 1/2"	100
2"	100
- ONCE SOILS MAY BE USED AS ENHANCED (STRUCTURAL) FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND AS APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- FILL AND BACKFILL SHALL BE PLACED IN MAXIMUM LOOSE LIFT THICKNESS OF 8 INCHES IN OPEN AREAS, AND IN MAXIMUM LOOSE LIFT THICKNESS OF 4 INCHES IN COMPACTED AREAS. ALL FILL AND BACKFILL SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DRY DENSITY PER ASTM D998 "LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT", HAND OPERATED COMPACTION EQUIPMENT SHALL BE USED UNLESS OTHERWISE NOTED.
- AGGREGATE SHALL BE CALIBRATED CLASS 2 MATERIAL, COMPACTED TO NOT LESS THAN 98% RELATIVE COMPACTION AND CONFORMING TO THE FOLLOWING GRADATION:

SIZE	PERCENT FINER BY WEIGHT
1/4"	100
3/8"	100
1/2"	100
3/4"	100
1"	100
1 1/2"	100
2"	100
- FOR ADDITIONAL INFORMATION SEE GEOTECHNICAL INVESTIGATION PREPARED BY AGSD DATED 3/10/2018.

CONCRETE NOTES

- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" ACI 318, CURRENT EDITION.
- CONCRETE REQUIREMENTS
TYPE I/II PORTLAND CEMENT
TYPE I/II PORTLAND CEMENT (ASTM C150)
COMPRESSIVE STRENGTH (ASTM C39)
SLUMP (ASTM C143)
ENHANCED AIR ENTRAINMENT (ASTM C432)
TEST CYLINDERS REQUIRED
3 PER 300 C
3 PER 300 C
3 PER 300 C
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, "DEFORMED AND PLAN BUILT-STEEL BARS FOR CONCRETE REINFORCEMENT", GRADE 60.
- CONCRETE WORK AND MATERIALS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR STRUCTURAL CONCRETE" ACI 308.
- CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES FOR CONCRETE CAST AGAINST FORMWORK PERMANENTLY EXPOSED TO EARTH. ALL OTHER CONCRETE SURFACES, WHETHER COVERED OR NOT, SHALL BE 2 1/4" FOR WALLS, WALLS AND LARGER BARS, AND 1 1/2 INCHES FOR JOINTS AND SMALLER BARS, UNLESS OTHERWISE NOTED. CONCRETE COVER FOR REINFORCEMENT FOR UNDERGROUND UTILITIES SHALL BE 3 1/4" FOR WALLS, WALLS AND JOISTS, UNLESS OTHERWISE NOTED.
- CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH ACI 308.1 "PRACTICE FOR CONSTRUCTION OF CONCRETE REINFORCEMENT".
- WELDING OF REINFORCING STEEL IS SPECIFICALLY PROHIBITED.
- CEMENT GROUT SHALL BE A Mixture OF PORTLAND CEMENT, SAND, AND WATER WITH A MINIMUM COMPRESSIVE STRENGTH OF 300 PSI AT 28 DAYS.
- MANUFACTURER'S WRITTEN INSTRUCTIONS, DATED 11/01/2008 AS MANUFACTURED BY SIXX CORPORATION, LYNDHURST, NJ (800) 832-7152. MIXING AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- FORMS SHALL BE BUILT TRUE, THEY SHALL BE STRONG, RIGID, WORK-TIGHT, AND ADEQUATELY BRACED OR TIED. FORMS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND ALL LOADS AND PRESSURES, INCLUDING THOSE IMPOSED BY PLASTIC CONCRETE TROWEL FINISH, ACCOUNT OF THE STRESSES DUE TO THE RATE OF POUR, EFFECTIVE VIBRATION AND CONDITIONS BROUGHT ABOUT BY CONSTRUCTION METHODS.
- ALL REINFORCING, EMBEDDED STEEL, ANCHOR BOLTS, INSERTS AND ALL OTHER EMBEDDED ITEMS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT. PROVIDE TEMPLATES FOR SETTING OF ANCHOR BOLTS.
- REMOVE ALL LOOSE MATERIAL, AND DEMOS FROM EXISTING SURFACE PRIOR TO PLACING CONCRETE.
- WHEN AMBIENT TEMPERATURE IS BELOW 50 DEGREES F, CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 308R "COLD WEATHER CONCRETE".
- WHEN AMBIENT TEMPERATURE IS ABOVE 90 DEGREES F, CONCRETE MATERIALS AND PLACEMENT SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 308R "HOT WEATHER CONCRETE".
- CONCRETE SHALL BE SUFFICIENTLY CONSOLIDATED BY VIBRATION TO REMOVE AIR VOIDS. VIBRATION SHALL BE IN ACCORDANCE WITH ACI 309 "STANDARD PRACTICE FOR CONSOLIDATION OF CONCRETE".
- THE TOP OF ALL CONCRETE SURFACES SHALL BE TRUE AND LEVEL WITH A SMOOTH FLOAT FINISH, UNLESS OTHERWISE NOTED. FLOOR SLAB SHALL RECEIVE A STEEL TROWEL FINISH. ALL DIMENSIONS SHALL BE WITHIN + OR - 1/8 INCH.
- SPRING OUT OF CONCRETE, ESPECIALLY DURING THE FIRST 24 HOURS, SHALL BE CAREFULLY GUARDED AGAINST. ALL SURFACES SHALL BE MOST CAREFUL.
- DO NOT REMOVE FORMS, SHORES AND BRACING UNTIL CONCRETE HAS GAINED SUFFICIENT STRENGTH TO CARRY ITS OWN WEIGHT, CONSTRUCTION LOADS, AND DESIGN LOADS WHICH ARE LIABLE TO BE IMPOSED UPON IT. FORMS SHALL BE REMOVED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECT ALL CONCRETE SURFACES FROM EXCESSIVE HEAT AND FREEZING.
- PROTECT ALL CONCRETE SURFACES FROM EXCESSIVE HEAT AND FREEZING.
- PROVIDE 48 HOURS NOTICE TO THE ENGINEER AND SPECIAL INSPECTOR PRIOR TO EACH PLACEMENT OF CONCRETE.

STEEL NOTES

- DESIGN AND CONSTRUCTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, 2010".
- MISCELLANEOUS STEEL, INCLUDING CHANNELS, ANGLES, PLATES, AND BARS SHALL CONFORM TO ASTM A36 "COMMON STRUCTURAL STEEL", UNLESS OTHERWISE INDICATED.
- STEEL PIPE SHALL CONFORM TO ASTM A53 "PIPE, STEEL, BLACK AND HOT DIPPED, ZINC COATED, WELDED AND SEAMLESS", GRADE B
- ALL EXTERIOR STEEL SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A153 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- ALL EXTERIOR BOLTS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780 "REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS".
- ADDITIONAL ASSEMBLIES SHALL BE AS MANUFACTURER'S WRITTEN INSTRUCTIONS APPROVED EQUAL AS FOLLOWS:
ANCHOR BOLTS SHALL BE GALVANIZED AFTER FABRICATION.
HOLLOW & GROUDED CHU OR BRONZ
SHEAR PLATES SHALL BE GALVANIZED AFTER FABRICATION.
INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

STRUCTURAL NOTES

- ALL WORK SHALL CONFORM TO ANS/A174-222-H-2017 "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES, ANTENNAS, AND SMALL WIND TURBINE SUPPORT STRUCTURES", THE CALIFORNIA STATE BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- PROPOSED TOWER AND FOUNDATION TO BE DESIGNED BY OTHERS.

CABLE NOTES

- THE PROPOSED CABLES SHOULD BE ROUTED INSIDE THE POLE.

ANTENNA MOUNTING NOTES

- THE DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO ANS/A174-222-H-2017 "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES, ANTENNAS, AND SMALL WIND TURBINE SUPPORT STRUCTURES", THE CALIFORNIA STATE BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A153 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
- ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH DOUBLE NUTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DESIGN OF THE ANTENNA MOUNTING BRACKETS, SUPPORTS, AND ALL COMPONENTS THEREOF AND ATTACHMENT THEREON SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MANUFACTURER SHALL PROVIDE THE OWNER WITH DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA. MANUFACTURER SHALL ALSO PROVIDE THE OWNER WITH A STATEMENT OF COMPLIANCE, INDICATING THAT THE ANTENNA SUPPORTS HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANS/A174-222-H-2017 STANDARDS. ALL SUBMISSIONS SHALL BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.

DIG SAFE NOTES

- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (DIGALERT) BY DIALING 811 PRIOR TO EXCAVATION AT SITE
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS

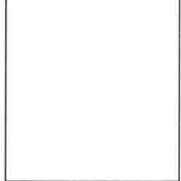
PA20-0069
verizon
10000 BAYVIEW CANYON AVENUE
DENVER, CO 80231
TEL: 303.345.1000

Tectonic
STRUCTURAL ENGINEERING ARCHITECTURE
10000 BAYVIEW CANYON AVENUE
DENVER, CO 80231
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WWW.TECTONICSTRUCTURAL.COM

WORK ORDER NUMBER	DRAWN BY
PP31-037A	CJC

NO.	DATE	ISSUE
1	01/20/20	FOR COMMENT
2	01/20/20	PER REVISION
3	02/20/20	PER REVISION
4	03/09/20	PER REVISION
5	03/20/20	PER REVISION
6	04/08/20	PER IFC COMMENTS
7	04/10/20	FOR CONSTRUCTION
8	04/20/20	PER REVISION

RELEASED BY: _____ DATE: _____



SITE INFORMATION
ORIGINAL SIZE IN INCHES
COW CAMP TEMP
PN #: 20191978985
LC: 552086

SITE ADDRESS
30288 COW CAMP ROAD
RANCHO MISSION MEJO
ORANGE COUNTY
CA 92694

GENERAL NOTES

SHEET NUMBER
GN-2

PA20-00669



10000 SAND CANYON AVENUE
IRVINE, CA 92618



Tectonic
Tectonic Engineering Consultants
10000 Sand Canyon Avenue, Suite 210
Irvine, CA 92618
Tel: (949) 261-8833
Fax: (949) 261-8834
www.tectonic-engineering.com

NO.	DATE	ISSUE	FOR COMMENT
0	09/20/18	FOR COMMENT	
1	01/09/20	FOR REVISION	
2	01/20/20	FOR REVISION	
3	02/20/20	FOR REVISION	
4	03/09/20	FOR REVISION	
5	03/20/20	FOR REVISION	
6	04/08/20	FOR UC COMMENTS	
7	04/10/20	FOR CONSTRUCTION	
8	04/20/20	FOR REVISION	

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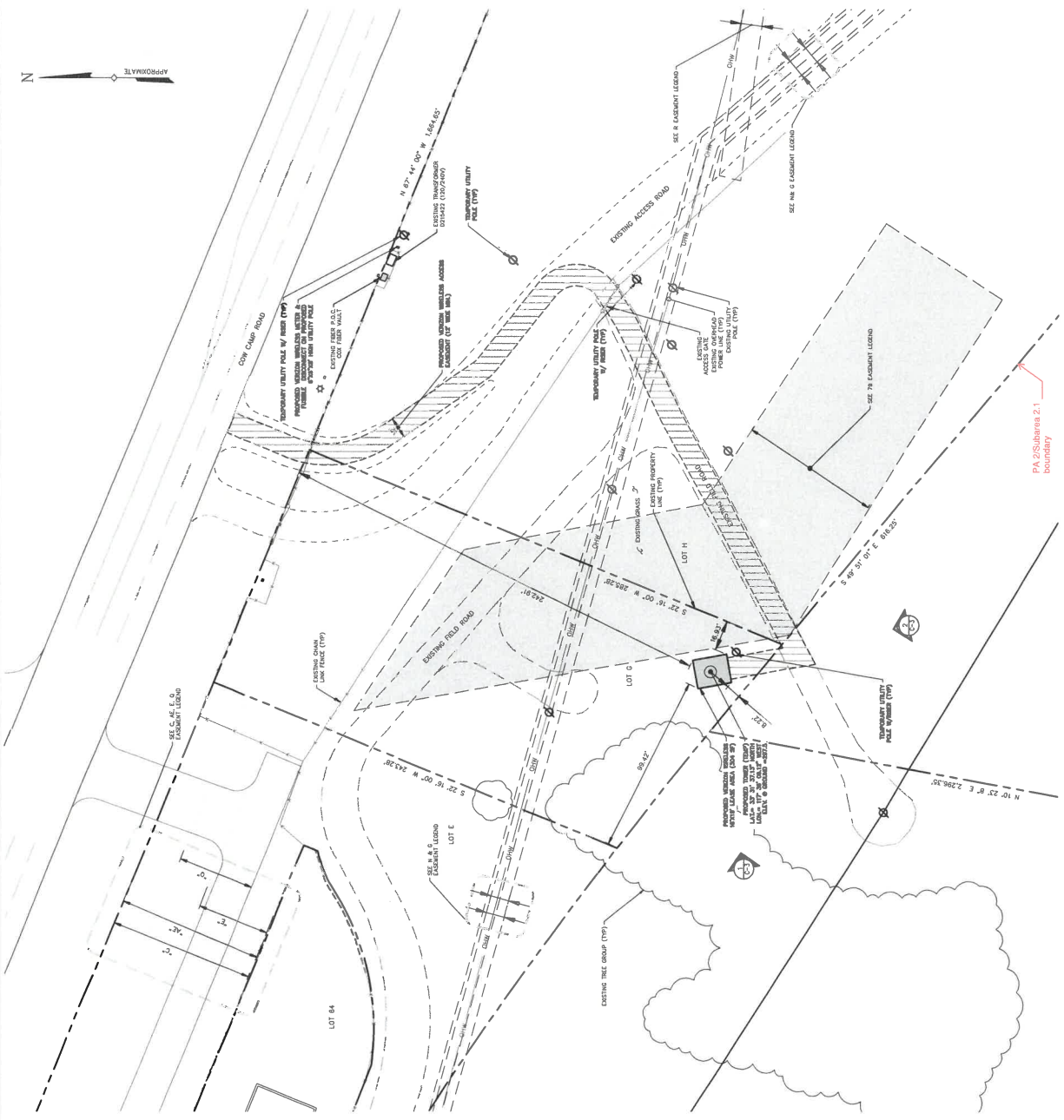
CONTRACTOR: _____
GENERAL CONTRACTOR: _____
SITE INFORMATION

COW CAMP TEMP
PN #: 20191978985
LC: 552086

SITE ADDRESS
30288 COW CAMP ROAD
RANCHO MISSION MEJO
ORANGE COUNTY
CA 92669-4

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



OVERALL SITE PLAN
SCALE: 1" = 30' (100' = 3000')

CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (GSA) BY DURING BY PRIOR TO EXCAVATION AT SITE

- ALL EXCAVATION WORK WITHIN 48" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS
- ALL INSTALLATIONS SHALL BE PERFORMED IN A FIRST-CLASS MANNER CONSISTENT WITH GENERALLY-ACCEPTED CONSTRUCTION STANDARDS. THIS SHALL INCLUDE MATCHING ADJACENT COLORS AND FINISHES ON ANY EXPOSED CONDUIT SECTIONS OR SEAMS AS MUCH AS POSSIBLE
- VERIZON SHALL USE ITS BEST EFFORTS TO INSURE ANY NEW SURFACE CONCRETE TEXTURES MATCH ADJACENT CONCRETE TEXTURE FINISHES AND COLORS
- VERIZON SHALL USE ITS BEST EFFORTS TO INSURE THAT ANY GRADE DISTURBANCE SHALL BE COMPACTED TO 98% (PLANTERS TO 95%) AND SHALL MATCH ADJACENT MATERIALS (I.E. ASPHALT, CONCRETE, LANDSCAPING, ETC.), TEXTURES, AND COLORS.

EASEMENT PARCEL LEGAL DESCRIPTION

PARCEL 57 OF CERTIFICATE OF COMPLIANCE NO. CC2011-01, RECORDED DECEMBER 27, 2011, AS INSTRUMENT NO. 2010087771, OF OFFICIAL RECORDS, COUNTY OF ORANGE, CALIFORNIA, PARCELS 125-163-13, 125-163-14 AND PORTIONS OF 125-163-13, 19 AND 33

PARCEL B: LOT H OF TRACT NO. 17561, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE PLAT MAP OF THE TRACT, AS SHOWN THROUGH THE COUNTY RECORDER OF SHAD COUNTY, APN: 75C-511-17APN, 125-163-13, 125-163-14, PORTIONS OF 125-163-13, 19, 33, 301.

FLOOD ZONE DESIGNATION

THE PROPOSED EASEMENT AREA SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 06059D0485J DATED 12/03/08. FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF A 1% ANNUAL FLOODPLAIN, BUT DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL FLOOD PLAINS.

EASEMENTS LEGEND

- C. INDICATES EASEMENT TO SANTA MARGARITA WATER DISTRICT FOR PIPELINES GRADING AND ACCESS PURPOSES, RECORDED NOVEMBER 12, 1991 PER INSTRUMENT NO. 91-010688, O.R. SEE SHEETS 6 THROUGH 10.
- E. INDICATES EASEMENT TO SANTA MARGARITA WATER DISTRICT FOR PIPELINES GRADING AND ACCESS PURPOSES, RECORDED NOVEMBER 12, 1991 PER INSTRUMENT NO. 91-618013, O.R. SEE SHEETS 8 THROUGH 10.
- G. INDICATES EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 19, 1968 PER BOOK 9141, PAGE 868, O.R. SEE SHEETS 8, 9, & 10 AND SURVEYORS NOTE 1.
- N. INDICATES EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR TEMPORARY ACCESS PURPOSES, RECORDED DECEMBER 21, 2009 PER INSTRUMENT NO. 200900081988, O.R. SEE SHEETS 11 & 12.
- R. INDICATES EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR TEMPORARY ACCESS PURPOSES, RECORDED DECEMBER 21, 2009 PER INSTRUMENT NO. 200900081988, O.R. SEE SHEETS 12 AND 13.
- AE. INDICATES EASEMENT FOR PIPELINE AND ACCESS PURPOSES DEDICATED TO SANTA MARGARITA WATER DISTRICT.
- 79. SANTA MARGARITA WATER DISTRICT UTILITY EASEMENT, INSTRUMENT NO. 2017000395979 OF OFFICIAL RECORDS.

NOTE:

1. U/G FIBER CONDUIT TO BE INSTALLED VIA DIRECTIONAL BORE TO MINIMIZE SURFACE DISTURBANCE. NO OPEN TRENCHING

PA20-0069



1500 SARD CANYON AVENUE
IRVINE, CA 92618



Tectonic Engineering Company
5685 Jamboree Road, Suite 100
Irvine, CA 92618

WORK ORDER NUMBER: 037A
DRAWN BY: GJC

NO.	DATE	ISSUE
0	09/20/18	FOR COMMENT
1	01/09/20	FOR REVISION
2	01/20/20	FOR REVISION
3	07/20/20	FOR REVISION
4	03/09/20	FOR REVISION
5	03/20/20	FOR REVISION
6	04/08/20	FOR REVISION
7	04/10/20	FOR REVISION
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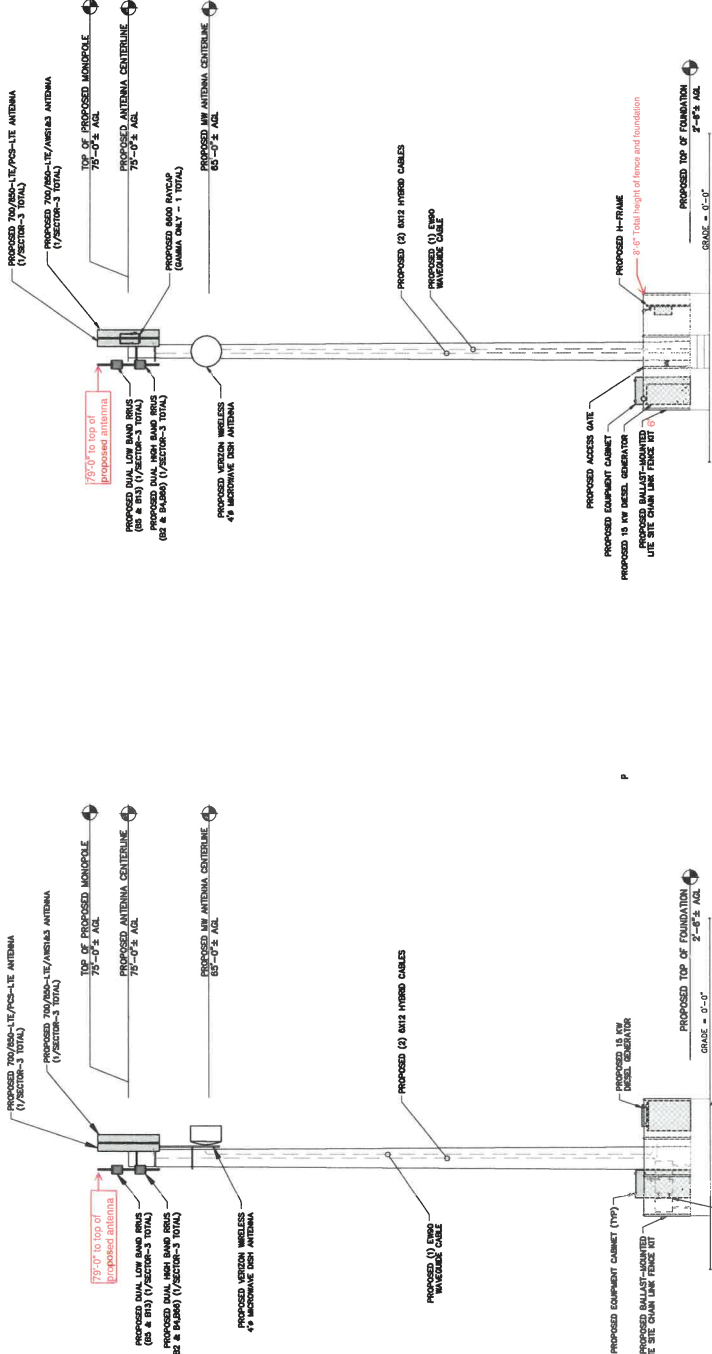
SITE INFORMATION
ORIGINAL SIZE: IN. INCHES

COW CAMP TEMP
PN #: 2019178985
LC: 552086

SITE ADDRESS
30298 COW CAMP ROAD
RANCHO MISSION MEJO
ORANGE COUNTY
CA 92694

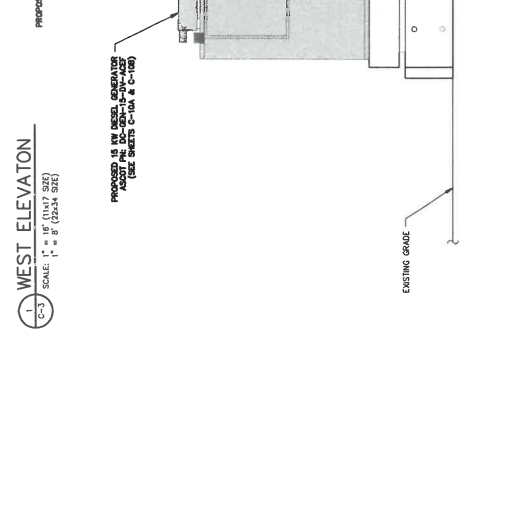
SHEET TITLE
ELEVATIONS

SHEET NUMBER
C-3



2 SOUTH ELEVATION
SCALE: 1" = 8' (11x17 SIZE)
SCALE: 1" = 8' (22x34 SIZE)

3 WEST ELEVATION
SCALE: 1" = 8' (11x17 SIZE)
SCALE: 1" = 8' (22x34 SIZE)



NOTE: CABINET AND RADIO MODELS SHOWN/NOTED AS CHANGE ELEVATION. THIS DOCUMENT AND SHEET TITLE IS A PRELIMINARY DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CLIENT IN WRITING.

3 EQUIPMENT CABINET ELEVATION
SCALE: 1" = 8' (11x17 SIZE)
SCALE: 1" = 8' (22x34 SIZE)

PA20-0069



6550 SAND CANYON AVENUE
IRVINE, CA 92618



Tectonic
Tectonic Engineers, Inc.
2225 E. 17th Street, Suite 100
Brea, CA 92603
(949) 851-8833
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WORK ORDER NUMBER: 8991.037A
DRAWN BY: CJC

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0	09/29/19		
1	01/09/20		FOR REVISION
2	01/29/20		FOR REVISION
3	03/20/20		FOR REVISION
4	03/09/20		FOR REVISION
5	03/29/20		FOR REVISION
6	04/09/20		PER IFC COMMENTS
7	04/10/20		FOR CONSTRUCTION
8	04/29/20		FOR REVISION

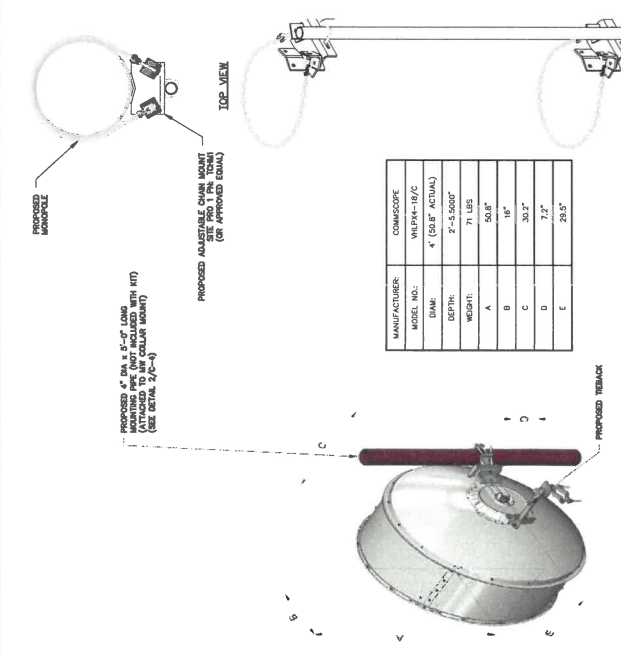
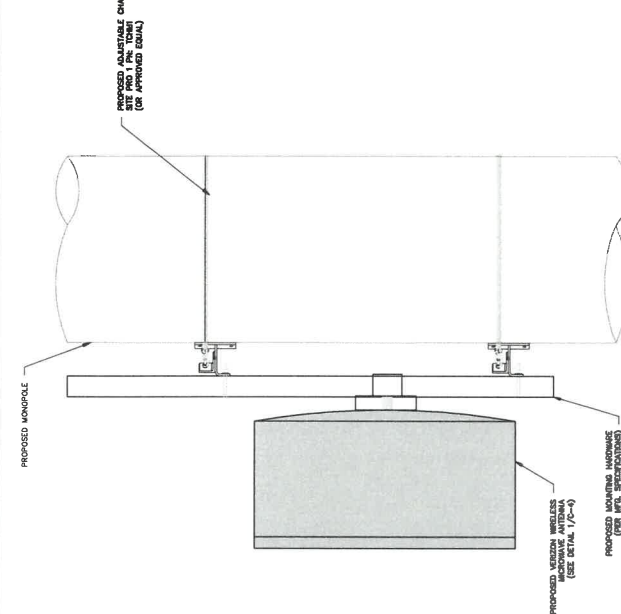
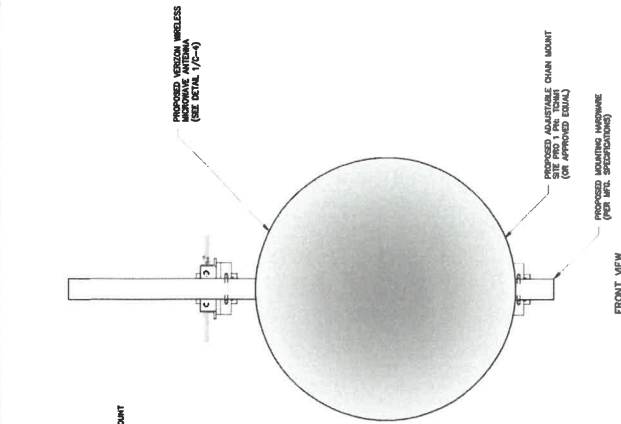
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COW CAMP TEMP
PN #: 2019178985
LC: 552086

30288 COW CAMP ROAD
RANCHO MISSION VIEJO
ORANGE COUNTY
CA 92694

EQUIPMENT MOUNTING
DETAILS

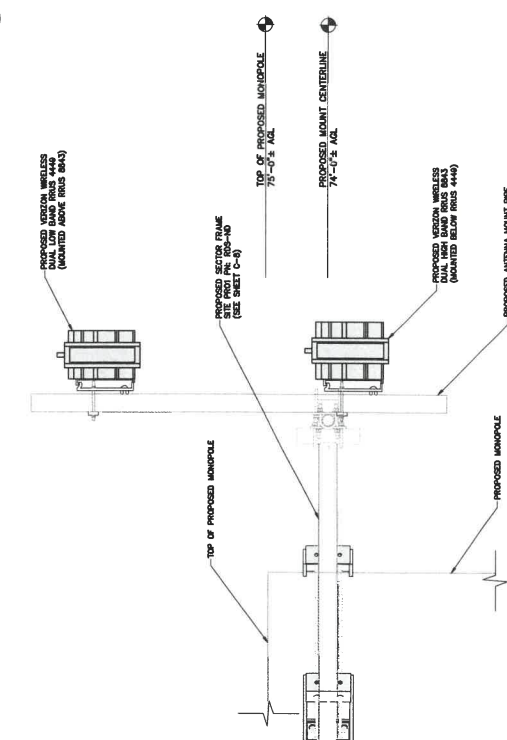
SHEET NUMBER: C-4



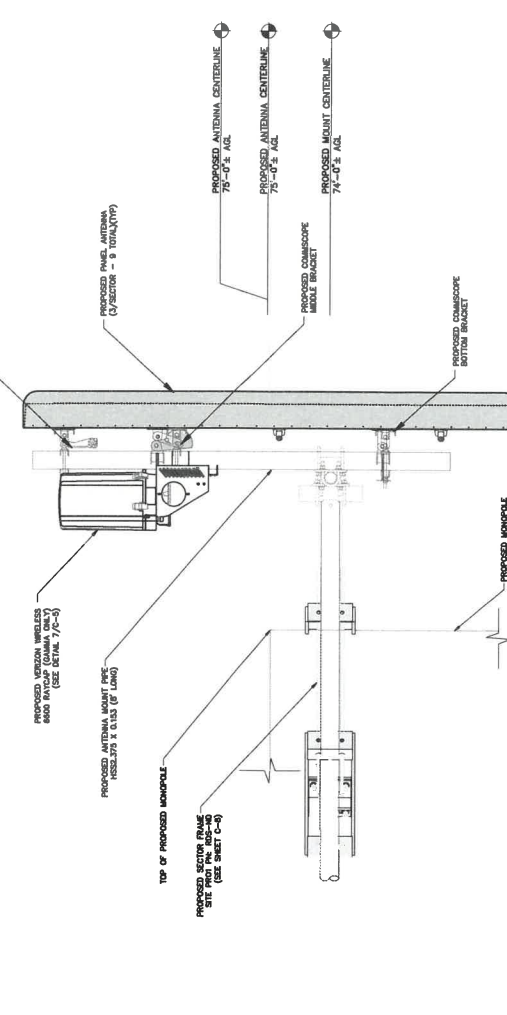
MANUFACTURER:	COMSCOPE
MODEL NO:	WIP24-30/C
DAMP:	4 (USE IF ACTUAL)
DEPTH:	2'-5.5000"
WEIGHT:	71 LBS
A:	50.8"
B:	18"
C:	30.3"
D:	7.2"
E:	29.5"

1 MW DISH ANTENNA DETAIL SCALE: NTS

2 MW DISH ANTENNA MOUNTING DETAIL SCALE: NTS



3 RRUS MOUNTING DETAIL SCALE: NTS



4 EQUIPMENT MOUNTING DETAIL SCALE: NTS

WORK ORDER NUMBER	001	DRAWN BY	C.C.C.
REV	DATE	ISSUE	
0	01/09/20	FOR COMMENT	
1	01/09/20	PER REVISION	
2	01/09/20	PER REVISION	
3	01/09/20	PER REVISION	
4	01/09/20	PER REVISION	
5	01/09/20	PER REVISION	
6	04/09/20	PER I.C. COMMENTS	
7	04/10/20	FOR CONSTRUCTION	
8	04/29/20	PER REVISION	

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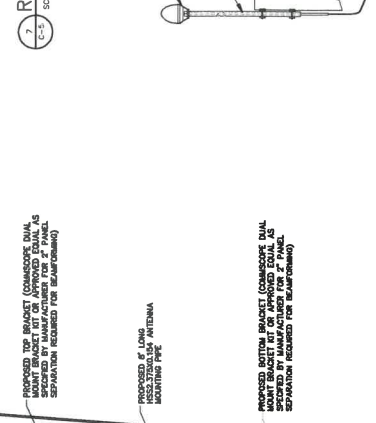
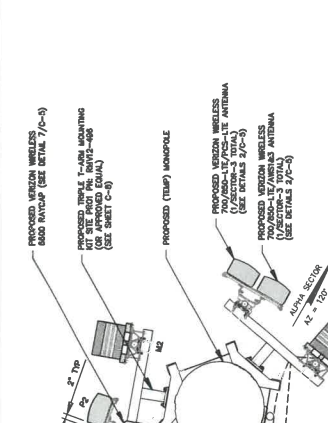
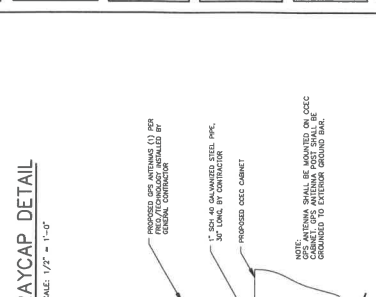
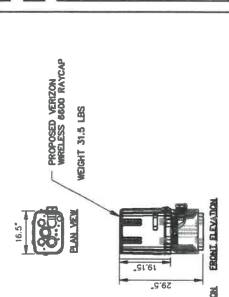
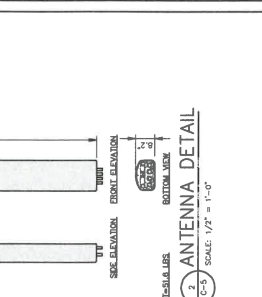
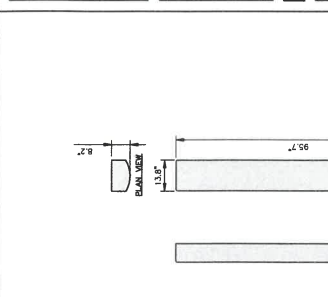
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SITE INFORMATION
 COW CAMP TEMP
 PN #: 20191978985
 LC: 552086

SITE ADDRESS
 30288 COW CAMP ROAD
 RANCHO MISSION MEJO
 ORANGE COUNTY
 CA 92694

SHEET TITLE
 EQUIPMENT SCHEDULES,
 ANTENNA ORIENTATION PLAN
 & DETAILS

SHEET NUMBER
 C-5



ANTENNA AND CABLE SCHEDULE

SECTOR	STATUS	FREQUENCY	ANTENNA DATA	# OF ANTENNAS PER SITE	ANTENNA HEIGHT (AOL)	# OF CABLES
ALPHA	PROPOSED	700/850-LT/PCS-LTE	NH 505-818 96.0' x 11.9' x 7.1', 51.6 LBS	1	75'	JUMPERS FROM RRUS
ALPHA	PROPOSED	700/850-LT/PCS-LTE	NH 505-818 96.0' x 11.9' x 7.1', 51.6 LBS	1	75'	JUMPERS FROM RRUS
BETA	PROPOSED	700/850-LT/PCS-LTE	NH 505-818 96.0' x 11.9' x 7.1', 51.6 LBS	1	75'	JUMPERS FROM RRUS
BETA	PROPOSED	700/850-LT/PCS-LTE	NH 505-818 96.0' x 11.9' x 7.1', 51.6 LBS	1	75'	JUMPERS FROM RRUS
GAMMA	PROPOSED	700/850-LT/PCS-LTE	NH 505-818 96.0' x 11.9' x 7.1', 51.6 LBS	1	75'	JUMPERS FROM RRUS
GAMMA	PROPOSED	700/850-LT/PCS-LTE	NH 505-818 96.0' x 11.9' x 7.1', 51.6 LBS	1	75'	JUMPERS FROM RRUS
---	PROPOSED	N/A	WLP-1H-C	1	85'	(1) PROPOSED LMR COAX

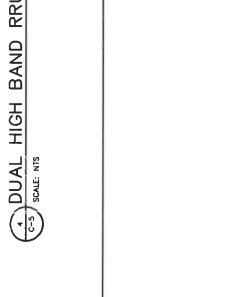
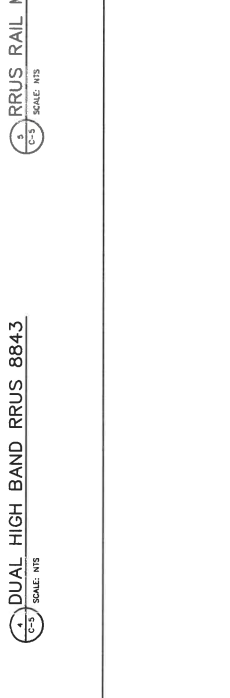
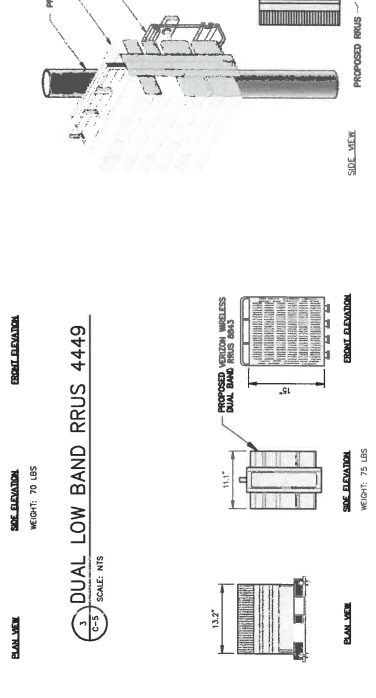
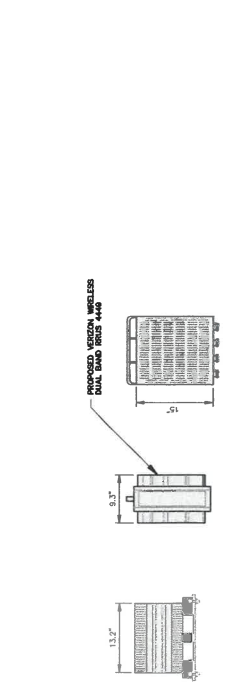
RRU/RAYCAP AND HYBRID SCHEDULE

SECTOR	STATUS	UNITS	# OF UNITS	CABLE TYPE	# OF CABLES
ALPHA	PROPOSED	DUAL LOW BAND RRUS 4449 (88 & B1)	1	POWER/FIBER CABLE FROM RAYCAP	2
ALPHA	PROPOSED	DUAL LOW BAND RRUS 4449 (88 & B1)	1	POWER/FIBER CABLE FROM RAYCAP	2
BETA	PROPOSED	DUAL LOW BAND RRUS 4449 (88 & B1)	1	POWER/FIBER CABLE FROM RAYCAP	2
BETA	PROPOSED	DUAL HIGH BAND RRUS 8843 (84 & B4-88)	1	POWER/FIBER CABLE FROM RAYCAP	2
GAMMA	PROPOSED	DC-6600 RAYCAP	1	PROPOSED MIXED HYBRID	2
GAMMA	PROPOSED	DUAL LOW BAND RRUS 4449 (88 & B1)	1	POWER/FIBER CABLE FROM RAYCAP	2
GAMMA	PROPOSED	DUAL HIGH BAND RRUS 8843 (84 & B4-88)	1	POWER/FIBER CABLE FROM RAYCAP	2

NOTES:
 1. CONTRACTOR TO TAG COAX CABLE AT BOTH ENDS WITH ANTENNA DESIGNATION AS PER COLOR CODING SHEET PROVIDED BY VERIZON WIRELESS AND AS DIRECTED BY VERIZON WIRELESS EQUIPMENT ENGINEER.
 2. CONTRACTOR TO VERIFY ANTENNA DESIGN SHEET-DATA RECEIVED FROM THE RF ENGINEER, DATED 4/1/20.
 3. CO. TO GET ALL MECHANICAL AND ELECTRICAL TILES FROM THAT SHEET.

VERIZON WIRELESS
 PROPOSED VERIZON WIRELESS DUAL BAND RRUS 4449
 WEIGHT: 70 LBS

VERIZON WIRELESS
 PROPOSED VERIZON WIRELESS DUAL BAND RRUS 8843
 WEIGHT: 75 LBS



PA20-0069



15000 BAY CANYON AVENUE
IRVINE, CA 92618

Tectonic
TECHNOLOGICAL CORPORATION

15000 BAY CANYON AVENUE
IRVINE, CA 92618
TEL: 949.261.8833
WWW.TECTONICTECH.COM

WORK ORDER NUMBER: DRAWN BY: CJC

NO.	DATE	ISSUE	FOR COMMENT
0	09/20/16		FOR COMMENT
1	01/09/20		FOR REDISEN
2	01/20/20		FOR REDISEN
3	03/20/20		FOR REDISEN
4	03/09/20		FOR REDISEN
5	03/20/20		FOR REDISEN
6	04/09/20		FOR IFC COMMENTS
7	04/10/20		FOR CONSTRUCTION
8	05/20/20		FOR REDISEN

RELEASED BY: _____ DATE: _____

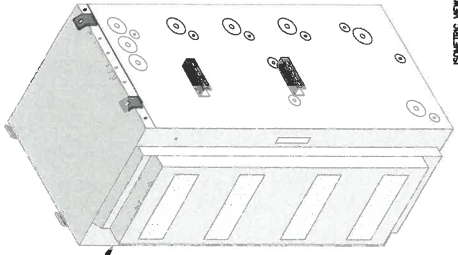
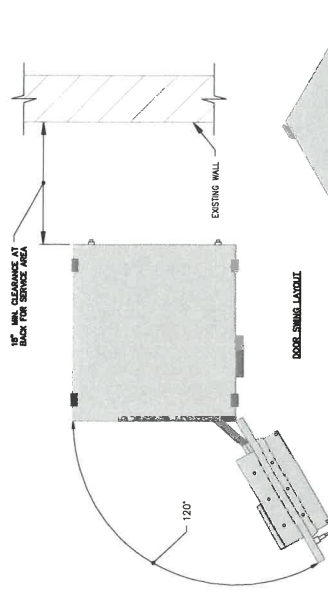
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SITE INFORMATION
ORIGINAL SIZE: IN. INCHES
COW CAMP TEMP
PN #: 2019178985
LC: 552086

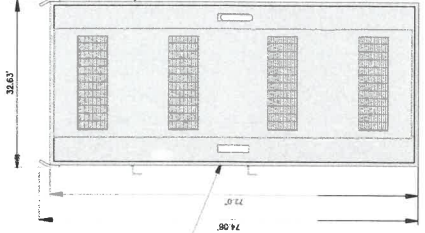
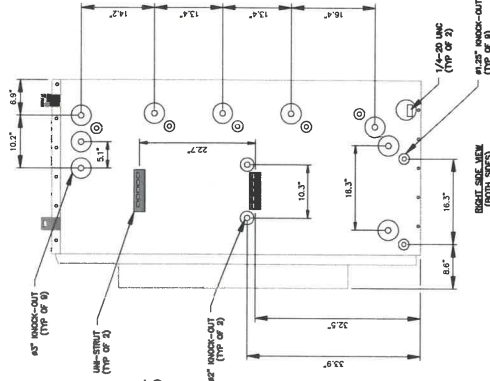
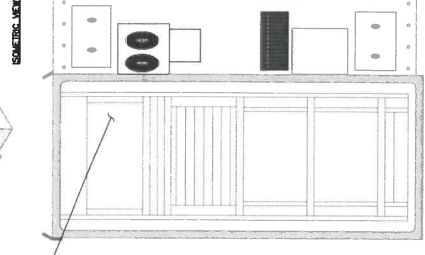
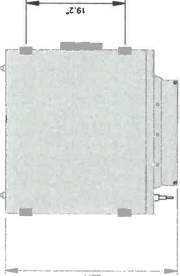
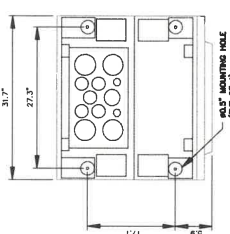
SITE ADDRESS
30298 COW CAMP ROAD
RANCHO MISSION MEJO
ORANGE COUNTY
CA 92694

SHEET TITLE
CABINET DETAILS

SHEET NUMBER
C-6



PROVIDE 1/2" MINIMUM CLEARANCE AT DOOR SWING FOR 1/2" MINIMUM CLEARANCE AT DOOR SWING FOR APPROVED COMPACT ALTERNATE



SEE 2/C-2 FOR ANCHORAGE DETAILS

ESOF024-ECB Series

INPUT	40 - 60Vdc 40 - 60Vdc
OUTPUT	40 - 60Vdc 600A Battery: 200A x5
MECHANICAL	810 x 1830 x 850mm (32 x 72 x 33.4in) approx. 300kg (660lb) (empty enclosure)
ENVIRONMENTAL	Operating Temperature: 0°C to +48°C (32°F to +115°F) Storage Temperature: -40°C to +70°C (-40°F to +158°F) Altitude: 0 to +4000m Related Humidity: 5% non-condensing (Max.) Acoustic Noise: 55dBA Cooling: TEC x3
STANDARDS	RoHS

* All specifications are subject to change without prior notice.

NOTES
1. THE DETAIL IS NOT A WORK PRODUCT OF TECTONIC TECHNOLOGICAL CORPORATION. CONSULTANTS ASSUME RESPONSIBILITY FOR ITS CONTENT.

DELTA ESO F024-ECB01 CABINET DETAILS (OPTIONAL BATTERY CABINET)
SCALE: NTS
C-6

PA20-0069



15005 SAND CANYON AVENUE
IRVINE, CA 92618



15005 Sand Canyon Avenue
Irvine, CA 92618
Tel: (949) 453-8833
Fax: (949) 453-8834
www.tectonicinc.com

NO.	DATE	ISSUE	FOR COMMENT
0	09/20/19		FOR COMMENT
1	01/09/20		FOR REVISION
2	01/29/20		FOR REVISION
3	02/20/20		FOR REVISION
4	03/09/20		FOR REVISION
5	03/20/20		FOR REVISION
6	04/08/20		FOR U.C. COMMENTS
7	04/10/20		FOR CONSTRUCTION
8	01/20/20		FOR REVISION

WORK ORDER NUMBER: 9491-037A
DRAWN BY: GJC
RELEASED BY: _____
DATE: _____

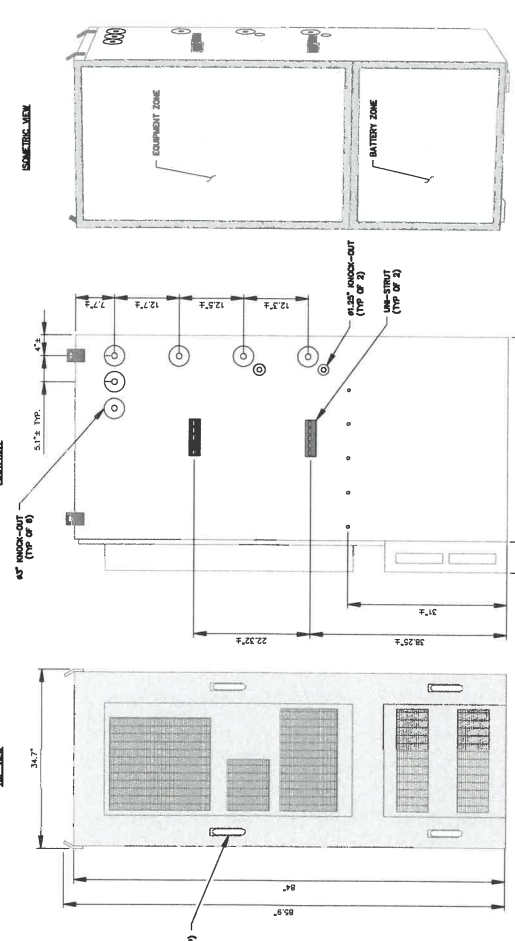
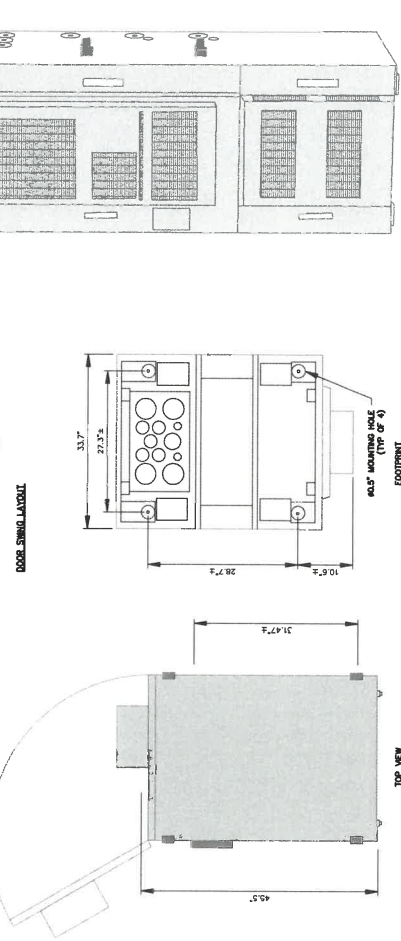
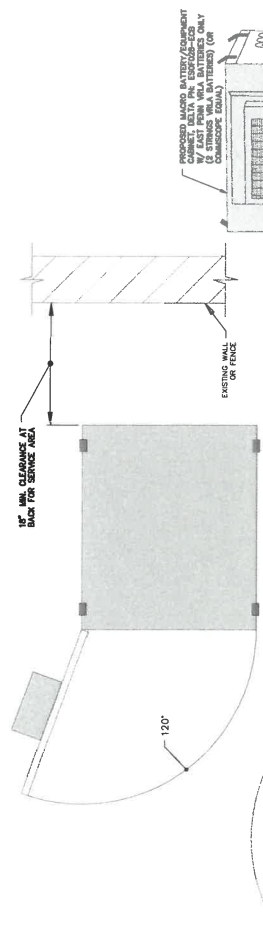
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CONSTRUCTION.

SITE INFORMATION
COW CAMP TEMP
PN #: 20191978985
LC: 552086

SITE ADDRESS
30288 COW CAMP ROAD
RANCHO MISSION VIEJO
ORANGE COUNTY
CA 92694

SHEET TITLE
CABINET DETAILS

SHEET NUMBER
C-7



SEE 2/C-2 FOR ANCHORAGE DETAILS

1 DELTA ESOF028-ECB CABINET DETAILS
SCALE: NTS
(BATTERY/EQUIPMENT CABINET)

NOTES
1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE ONLY.
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PA20-0069



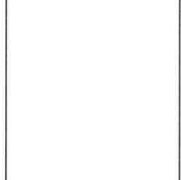
16000 SAND CANYON AVENUE
IRVINE, CA 92618



Tectonic Engineering Corporation
10000 Tectonic Way
Irvine, CA 92618
(949) 451-5000
www.tectonic-engineering.com

WORK ORDER NUMBER	001-037A	
DRAWN BY	GJC	
NO.	DATE	ISSUE
1	01/09/20	FOR COMMENT
2	01/09/20	FOR REVISION
3	03/09/20	FOR REVISION
4	03/09/20	FOR REVISION
5	03/20/20	FOR REVISION
6	04/08/20	FOR REVISION
7	04/10/20	FOR CONSTRUCTION
8	04/20/20	FOR REVISION

RELEASED BY: _____ DATE: _____



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SITE INFORMATION
ORIGINAL SIZE IN INCHES

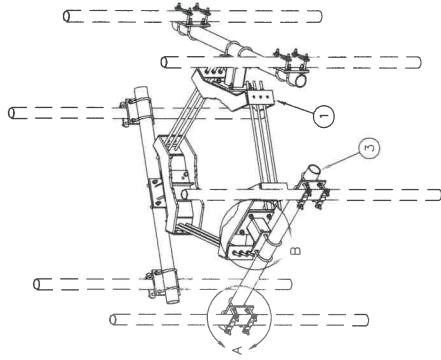
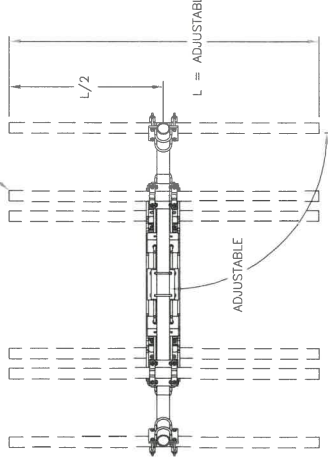
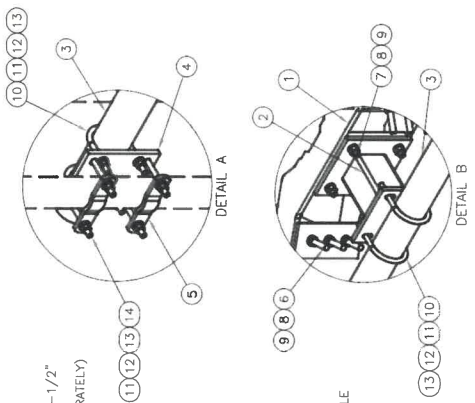
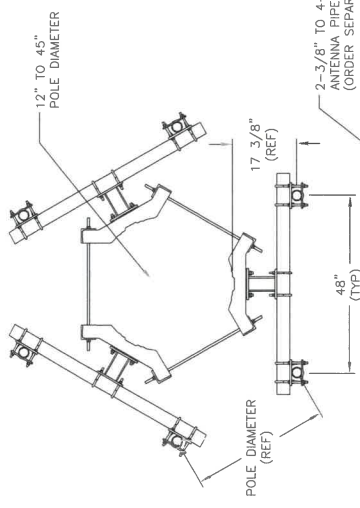
COW CAMP TEMP
PN #: 20191978985
LC: 552086

SITE ADDRESS
30288 COW CAMP ROAD
RANCHO MISSION MEJIO
ORANGE COUNTY
CA 92694

SECTOR MOUNT DETAILS

SHEET NUMBER
C-8

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-LWRM	RING MOUNT WELDMENT		65.47#	196.41#
2	3	X-WM01	8" STANDOFF ARM		20.43#	61.29#
3	3	P360	3" SCH. 40 PIPE (3 1/2" O.D.)	60"	37.97#	113.91#
4	6	SCX7	CROSSOVER PLATE		7.55#	45.30#
5	12	X-115765	5" V-CLAMP		1.02#	12.24#
6	9	G58R-24	5/8" THREADED ROD	24"	1.69#	15.21#
7	12	G58R-48	5/8" THREADED ROD	48"	3.36#	30.42#
8	30	G58LW	5/8" (A325) HEX BOLT (HDG)	2 1/2"	0.22#	2.64#
9	30	A58NUT	5/8" HEX NUT (HDG)		0.02#	0.60#
10	18	X-UB1358	1/2" X 3-5/8" U-BOLT	5 1/2"	0.12#	3.60#
11	84	G12FW	1/2" FLAT WASHER		0.71#	13.86#
12	60	G12LW	1/2" LOCK WASHER		0.01#	0.84#
13	60	G12NUT	1/2" HEX NUT (HDG)		0.05#	3.00#
14	24	G12045	1/2" (GRADE 5) HEX BOLT (HDG)	4 1/2"	0.37#	8.88#
14	24	G12065	1/2" (GRADE 5) HEX BOLT (HDG)	6 1/2"	0.53#	12.72#
					TOTAL WT.	546#



1-877-467-4783
1-888-860-9191

DESCRIPTION
DUAL ANTENNA POLE MOUNT ASSEMBLY
17 3/8" STANDOFF
12" TO 45" MONOPOLE DIAMETER

PROPRIETARY NOTE:
THE DIMENSIONS AND DIMENSIONS CONTAINED IN THIS DRAWING ARE THE PROPERTY OF VALMONT INDUSTRIES AND SHALL BE KEPT CONFIDENTIAL. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

TOLERANCE NOTE:
TOLERANCES ON DIMENSIONS UNLESS OTHERWISE NOTED ARE (PLUS OR MINUS) MACHINING 0.030" AND STRUCTURAL 0.060".
BENDS ARE (+ OR -) 1/2 DEGREE.

REV.	DESCRIPTION OF REVISIONS	CPD	BY	DATE	PAGE	OF
					1	1
		DR BY	BMC	1/25/2010	DWG. NO.	RDS-NP
		CHECKED BY	MVC	01/25/2010		RDS-NP
		ENG. APPROVAL				

NOTES:
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2. THE USER SHALL BE RESPONSIBLE FOR THE CONTENT OF THE DETAIL.

SECTOR MOUNT SPECIFICATIONS
SCALE: N/A

PA20-0069



15000 SAND CANYON AVENUE
IRVINE, CA 92618



TECTONIC INTERNATIONAL
15000 SAND CANYON AVENUE
IRVINE, CA 92618

WORK ORDER NUMBER: 8001 037A
DATE: 03/27/20
ISSUE: 002

NO.	DATE	ISSUE	DESCRIPTION
0	03/27/20	002	FOR COMMENT
1	01/09/20	001	FOR REVISION
2	01/09/20	001	FOR REVISION
3	02/20/20	001	FOR REVISION
4	03/09/20	001	FOR REVISION
5	03/20/20	001	FOR REVISION
6	04/08/20	001	FOR UC COMMENTS
7	04/10/20	001	FOR CONSTRUCTION
8	04/20/20	001	FOR REVISION

RELEASED BY: [] DATE: []

ORIGINAL	DATE	BY
1	03/27/20	[]
2	03/27/20	[]
3	03/27/20	[]
4	03/27/20	[]
5	03/27/20	[]
6	03/27/20	[]
7	03/27/20	[]
8	03/27/20	[]

COW CAMP TEMP
PN #: 20191978985
LC: 552086

SITE ADDRESS:
30298 COW CAMP ROAD
RANCHO MISSION VIEJO
ORANGE COUNTY
CA 92694

EQUIPMENT PLATFORM
DETAILS

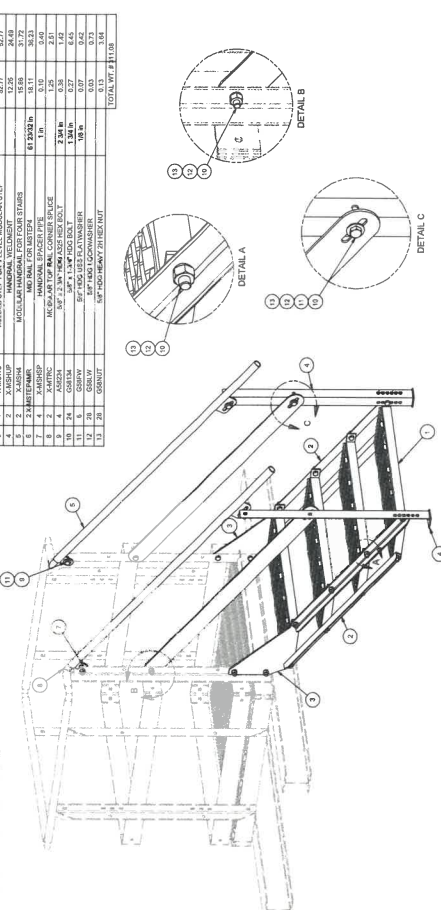
SHEET TITLE

SHEET NUMBER

C-9

ITEM #	PART DESCRIPTION	LENGTH	UNIT WT	NET WT
1	4 X 4 X 8 POST	43.38 m	8.52	36.27
2	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
3	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
4	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
5	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
6	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
7	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
8	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
9	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
10	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
11	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
12	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
13	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
14	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
15	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
16	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
17	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
18	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
19	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
20	4 X 4 X 8 ANGLE FOR FEELER ASSEMBLY	43.38 m	0.77	33.27
TOTAL WT			2	110.8

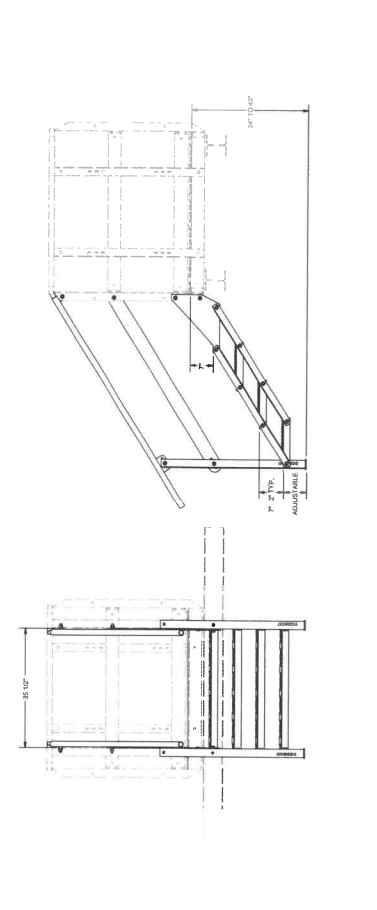
NOTE:
PLATFORM FOOTINGS, HANDRAILS, AND HANDRAIL BRACES
ARE NOT INCLUDED.
MOUNTS ONLY TO MOUNTS - HANDRAILS REQUIRED.



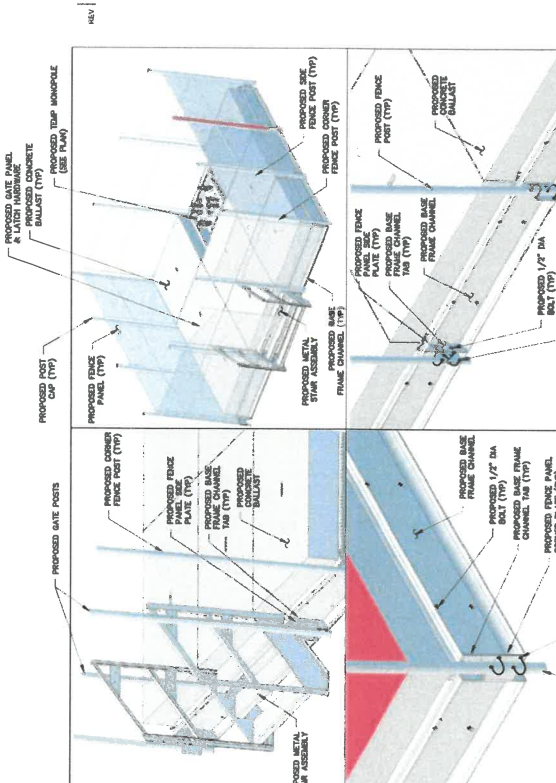
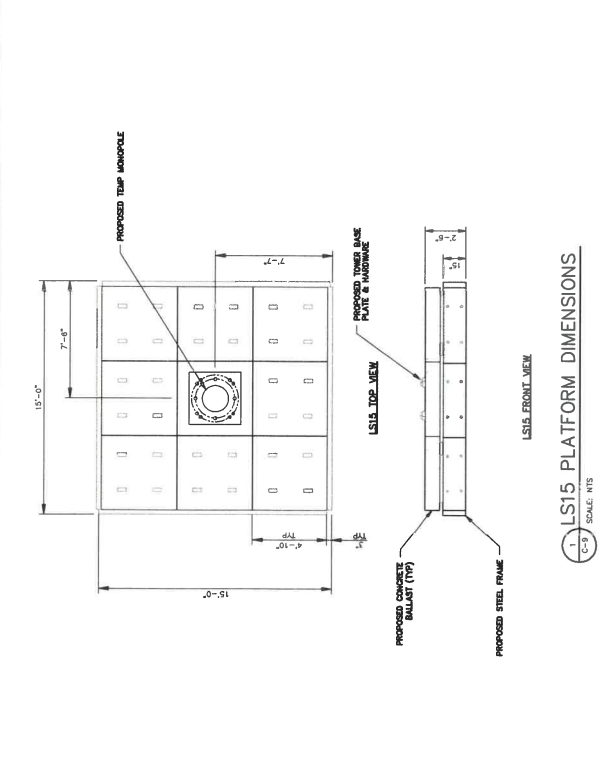
REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUED FOR CONSTRUCTION	03/27/20	[]
2	ISSUED FOR CONSTRUCTION	03/27/20	[]
3	ISSUED FOR CONSTRUCTION	03/27/20	[]
4	ISSUED FOR CONSTRUCTION	03/27/20	[]

TOLERANCE NOTES
TOLERANCES ON DIMENSIONS UNLESS OTHERWISE NOTED ARE:
DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.
DIMENSIONS ARE TO CENTER UNLESS NOTED OTHERWISE.

NOTES:
1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE.
ELECTRIC ENGINEERING CONSULTANTS, TECTONIC
INTERNATIONAL, IRVINE, CA 92618, IS THE
SOLELY RESPONSIBLE FOR ITS CONTENT.
2. THE DETAIL IS SOLELY RESPONSIBLE FOR THE CONTENT.



REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUED FOR CONSTRUCTION	03/27/20	[]
2	ISSUED FOR CONSTRUCTION	03/27/20	[]
3	ISSUED FOR CONSTRUCTION	03/27/20	[]
4	ISSUED FOR CONSTRUCTION	03/27/20	[]



REV	DESCRIPTION OF REVISION	DATE	BY
1	ISSUED FOR CONSTRUCTION	03/27/20	[]
2	ISSUED FOR CONSTRUCTION	03/27/20	[]
3	ISSUED FOR CONSTRUCTION	03/27/20	[]
4	ISSUED FOR CONSTRUCTION	03/27/20	[]

NO.	DATE	ISSUE	FOR COMMENT
1	01/09/20		FOR COMMENT
2	01/29/20		FOR REVISION
3	02/20/20		FOR REVISION
4	03/09/20		FOR REVISION
5	03/25/20		FOR REVISION
6	04/08/20		FOR COMMENTS
7	04/10/20		FOR CONSTRUCTION
8	04/20/20		FOR REVISION

WORK ORDER NUMBER: 10410374
 DRAWN BY: CAC
 NO. DATE ISSUE FOR COMMENT

RELEASED BY: _____ DATE: _____

SITE INFORMATION
 COW CAMP TEMP
 PN #: 20191978985
 LC: 552086

SITE ADDRESS
 30298 COW CAMP ROAD
 RANCHO MISSION VIEJO
 ORANGE COUNTY
 CA 92694

GENERATOR DETAILS
 SHEET NUMBER: C-10A

NOTES
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 2. FOR THE CONTENT OF THIS DETAIL, TECTONIC ENGINEERING CORPORATION IS SAFETY RESPONSIBLE.

- 3. Engine specifications**
- Engine manufacturer: Kubota ASCO Customized
 - Engine model: ET100-ET10
 - Engine power: 10.0 kW (13.4 hp)
 - Max. Gross Engine Power: 14.5 kW (19.5 hp)
 - Service Interval (Hours): As per Engine manufacturer specification
 - Generator Type: Excitator
 - Displacement (liters): 1.281
 - Stroke (mm): 70
 - Max. RPM: 3000
 - Control System: ASCO 1300-ACEE
 - Control Voltage: 12V
 - Engine starting system: Electric
 - Service Panel: IP20

- 3.1 Fuel Consumption (fuel density 3.2 kg/gal)**
- 30% of load: 0.26 gal/hr
 - 50% of load: 0.52 gal/hr
 - 75% of load: 0.78 gal/hr
 - 100% of load: 1.04 gal/hr

- 4. DC Generator Specifications**
- Generator manufacturer: Ascot
 - Generator model: PMS1000-1251
 - Generator output: 1000 W
 - Generator efficiency: 85%
 - Generator speed: 3000 RPM
 - Generator voltage: 12V
 - Generator frequency: 60 Hz
 - Generator protection: IP20
 - Generator enclosure: NEMA 4X
 - Generator mounting: Inverter

- 5. Control Panel Composition**
- N11 DC/E: On/Off control logic
 - N11 Motor Control: On/Off control logic
 - N11 Load Circuit Breaker: 40A

- 5.1 Control Interface**
- External interface: Ascot
 - Internal Control Logic: ASCO 1300-ACEE
 - Serial ports: RS-485, RS-232, RJ45 Ethernet ports
 - Display: LCD
 - Buttons: Start, Stop, Reset
 - Connectors: IEC, RJ45
 - Enclosure: IP20

- 5.2 Control Module Readings**
- Firmware version monitoring: ASCO 1300-ACEE
 - DC Bus Voltage (Vdc): 12V
 - DC Bus Current (A): 0
 - DC Bus Temperature (°C): 40
 - DC Bus Voltage (Vdc): 12V
 - DC Bus Current (A): 0
 - DC Bus Temperature (°C): 40
 - Fuel volume in tank (liters): 10
 - Fuel volume in tank (gallons): 2.6

- 5.3 Control Module Alarms**
- Overvoltage (Vdc to 30V)
 - High engine battery voltage above 13.5V
 - High engine temperature (°C)
 - Low starting battery voltage below 9.5V
 - High engine temperature (°C)
 - Low starting battery voltage below 9.5V
 - High engine temperature (°C)
 - Low starting battery voltage below 9.5V
 - High engine temperature (°C)
 - Low starting battery voltage below 9.5V

- 6. Weights and dimensions**
- Total dimension: 48.4 x 33.2 x 21.1 (1.6 x 1.1 x 0.7 m)
 - Net weight: 150 kg (330 lbs)
 - Gross weight: 160 kg (350 lbs)



Model: DC-GEN-13-DV-ACEE
Order Code: 1HV-HC130
 14.5 kW variable speed DC generator with adjustable start and stop voltage

The Ascot H-Cubic is the smallest box unit variable speed DC generator operating at 14.5 kW and designed to supply power to cell sites. It is a high quality, high efficiency product, engineered for long life and low maintenance. It is a primary source of power for remote sites, providing a reliable and efficient power generation solution.

Variable Voltage
 The Ascot H-Cubic is the Ascot-Hybrid Control Logic that allows the H-Cubic to be used in a wide range of applications. It is a primary source of power for remote sites, providing a reliable and efficient power generation solution.

In case of back-up application, the enhanced Ascot Hybrid Logic starts the engine when the voltage in the DC bus reaches a low set value (primary source failure). The engine automatically stops when the voltage reaches the set value and the primary source is restored.

Genlec beta with inductive protection are available for remote isolation/control that can be connected to existing SCADA system.

An integrated Web based remote control system is available as an option. SHMP is available as well.

All these features make the Ascot H-Cubic the best value power solution offering the supply of telecom sites with the lowest CAPEX and OPEX.

- 1. Order Code Configuration**
- DC generator set without trailer power: 14.5 kW
 - DC output nominal voltage: 51.5 VDC
 - Sound and weather proof canopy: 60 dB(A) @ 7m (tolerance ± 3 dB)
 - Integrate control panel with Hybrid Logic and DC Output protection for Start/Stop/Overload
 - Remote Control Function: 14.5 kW (19.5 hp) with inductive RTU protection, PMS Ethernet, SHMP
 - 14.5 Voltage free contacts for remote alarm: 5000 VDC (100A limit)
 - 5000 VDC (100A limit): 18 months (10000 engine running hours whichever comes first)

- 2. Options**
- Web based remote control system with 30 kWh CAN or LAN port, SHMP protocol available
 - Order Code: 1HV-HC130-SHMP

Complier System: ET100-ET10 Used to meet UL 610 2500 and NFPA 30-37-54-55-70-70E. Fuel tank is suitable with UL 142 listed.

Meets EPA Emission Regulations for California & is tested and certified by Kubota.

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NO.	DATE	ISSUE	DRAWN BY
0	04/19/20	FOR COMMENTS	CSG
1	01/09/20	FOR COMMENTS	
2	01/29/20	PER REVISION	
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4	03/09/20	PER REVISION	
5	03/25/20	PER REVISION	
6	04/08/20	PER DC COMMENTS	
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COW CAMP TEMP
 PN #: 20191978985
 LC: 552086

30298 COW CAMP ROAD
 RANCHO MISSION VIEJO
 ORANGE COUNTY
 CA 92694

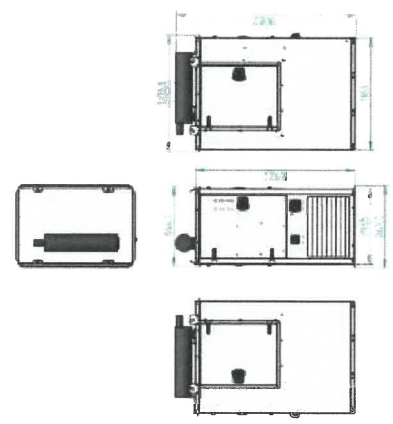
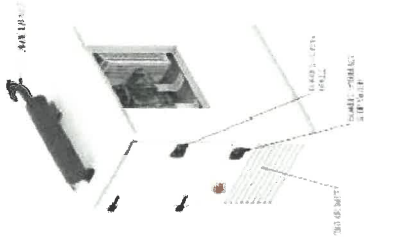
GENERATOR DETAILS

SHEET NUMBER
C-10B

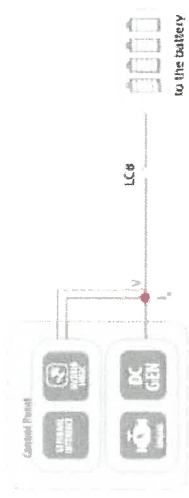
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Outline Drawing of the Generator



Outline Drawing of the Generator



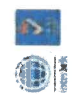
Typical Block Diagram

7.6. Certifications and Listings

Code	Description
UL 1004	The generator set is designed and manufactured in accordance with the UL 1004 standard.
UL 2241	The generator set is designed to comply with the UL 2241 standard.
CEIEN	The generator set is designed to comply with CEIEN regulations to guarantee the safety of the operator and the equipment.
CE	The generator set is designed to comply with CE regulations.
INTERTEK ETL UL	Complies with UL STD 2200, NFPA 803, and is certified by Intertek.
Listed Component	Meets EPA Emission Regulations for California 3, is tested and certified by Nuisilla.



Ascot International, Inc. 10000 Ascot Drive, Suite 100, San Diego, CA 92121
 Phone: (619) 594-1111 Fax: (619) 594-1112 www.ascotinternational.com



WORK ORDER NUMBER	0091.037A	DRAWN BY	C.C.
NO.	DATE	SCALE	FOR COMMENT
1	01/09/20		FOR COMMENT
2	01/20/20		PER REVISION
3	02/20/20		PER REVISION
4	03/09/20		PER REVISION
5	03/20/20		PER REVISION
6	04/08/20		PER IAC COMMENTS
7	04/10/20		FOR CONSTRUCTION
8	04/20/20		PER REVISION

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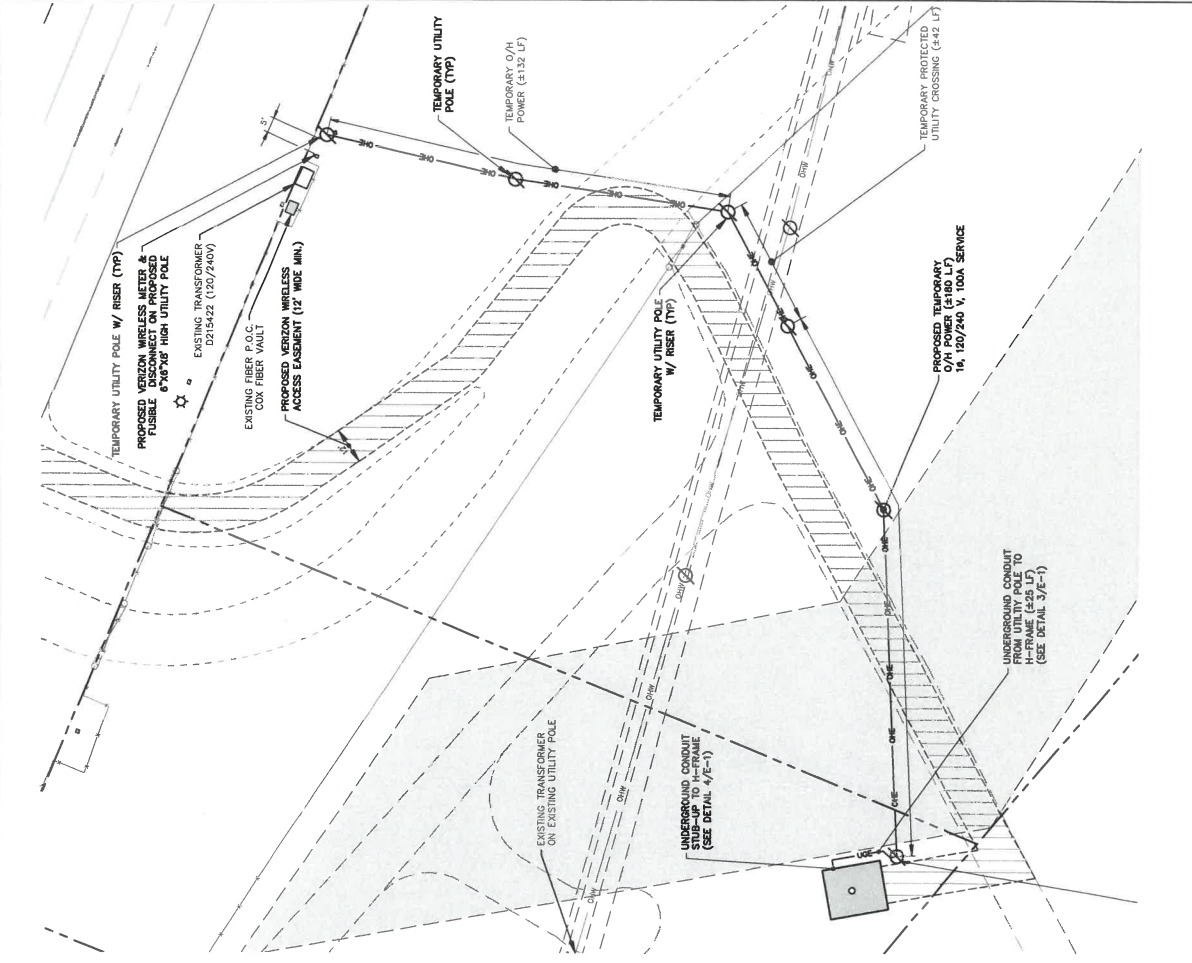
SITE: 30298
COW CAMP ROAD
RANCHO MISSION MELO
ORANGE COUNTY
CA 92694

COW CAMP TEMP
PN #: 20191978985
LC: 552086

30298 COW CAMP ROAD
RANCHO MISSION MELO
ORANGE COUNTY
CA 92694

SHEET TITLE:
PANEL BOARD SCHEDULE,
SINGLE LINE DIAGRAM
& CABLE ROUTING PLAN

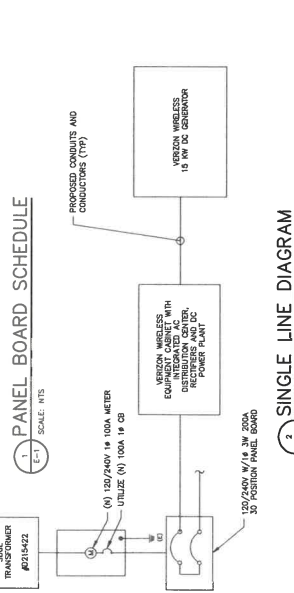
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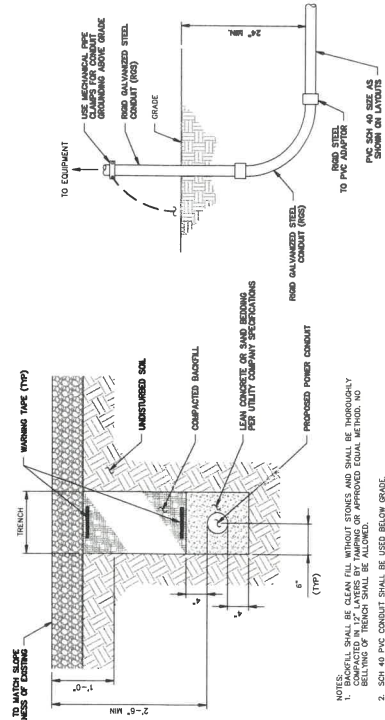
1 POWER ROUTING PLAN
SCALE: 1" = 30' (10x42 SIZE)
E-1

PANEL NUMBER	SERIES	PANEL TYPE	LOAD		BUS AMPS		POLES		LOAD		BUS AMPS		USAGE		
			L1	L2	L1	L2	L1	L2	L1	L2	L1	L2	FACTORY	POG	
1	3	30A	18	18	30A	2	30A	2	RECIPRO	18	1	2			
2	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	4			
3	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	6			
4	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	8			
5	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	10			
6	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	12			
7	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	14			
8	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	16			
9	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	18			
10	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	20			
11	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	22			
12	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	24			
13	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	26			
14	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	28			
15	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	30			
16	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	32			
17	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	34			
18	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	36			
19	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	38			
20	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	40			
21	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	42			
22	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	44			
23	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	46			
24	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	48			
25	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	50			
26	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	52			
27	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	54			
28	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	56			
29	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	58			
30	30A	2	18	18	30A	2	30A	2	RECIPRO	18	1	60			
SUB TOTAL AMPS											35	35	70		
FACTORY TOTAL											88	72			

2 PANEL BOARD SCHEDULE
SCALE: NTS
E-1



3 SINGLE LINE DIAGRAM
SCALE: NTS
E-1



4 CONDUIT TRENCH DETAILS
SCALE: NTS
E-1

5 UNDERGROUND CONDUIT STUB-UP
SCALE: NTS
E-1

NOTES:
1. TRENCH SHALL BE CLEAN FILL WITHOUT STONES AND SHALL BE THOROUGHLY COMPACTED IN 12" LAYERS BY TAMPING OR APPROVED EQUAL METHOD. NO UNDISTURBED SOIL SHALL BE USED BELOW GRADE.
2. SCH 40 PVC CONDUIT SHALL BE USED BELOW GRADE.

PA20-0069



1500 SAND CANYON AVENUE
IRVINE, CA 92618



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1500 Sand Canyon Avenue
Irvine, CA 92618
Tel: 949.261.1000
Fax: 949.261.1001
www.tectoniccorp.com

NO.	DATE	ISSUE	BY
0	08/19/19	FOR COMMENT	GJC
1	01/09/20	FOR COMMENT	
2	01/29/20	FOR REVISION	
3	02/20/20	FOR REVISION	
4	03/09/20	FOR REVISION	
5	03/29/20	FOR REVISION	
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WORK ORDER NUMBER: 9919.037A
DRAWN BY: GJC
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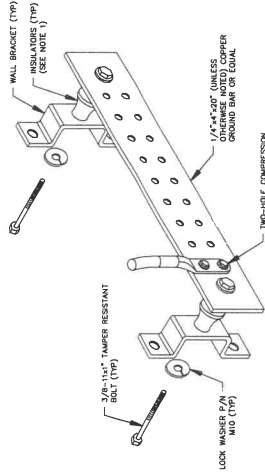
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ORIGINAL SIZE: 11x17 INCHES
SITE INFORMATION
COW CAMP TEMP
PN #: 20191978985
LC: 552086

30298 COW CAMP ROAD
RANCHO MISSION VIEJO
ORANGE COUNTY
CA 92694

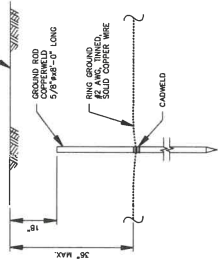
SHEET NUMBER
GROUNDING DETAILS

SHEET NUMBER
E-3

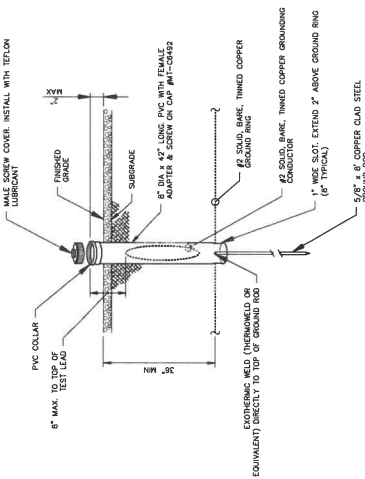


- NOTES:
- COVER GROUND BAR, 1/4"x1/4" SECTION INSTRUMENT CAT. NO. 303-1 OR EQUAL, WITH INSULATORS, NENTON INSTRUMENT CAT. NO. 303-1 OR EQUAL, TO MATCH IEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS).
 - INSULATORS, NENTON INSTRUMENT CAT. NO. 303-1 OR EQUAL.
 - 5/8"-11x1" NICKS BOLTS, NENTON INSTRUMENT CO. CAT. NO. 303-1 OR EQUAL.
 - 5/8"-11x1" NICKS BOLTS, NENTON INSTRUMENT CO. CAT. NO. 303-1 OR EQUAL.
 - INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER AND/OR STRUCTURE CONNECTION TO TOWER/AND/OR STRUCTURE SHALL BE PER TOWER OWNERS' RECOMMENDATIONS.

1. GROUND BUS BAR DETAIL
SCALE: NTS (22x34 SIZE)
NTS (11x17 SIZE)

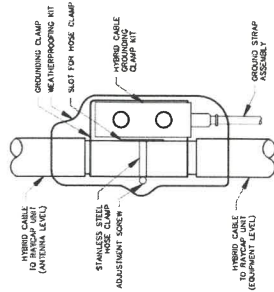


2. GROUND ROD
SCALE: NTS
E-3

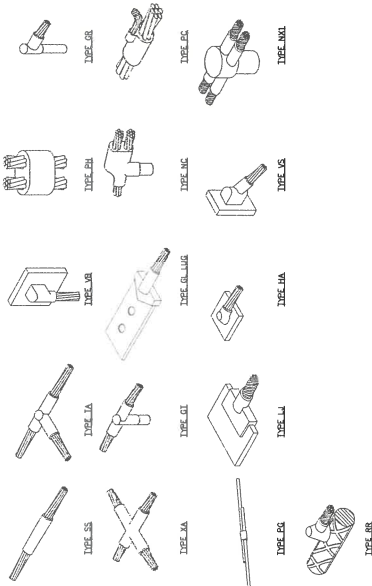


1. GROUND ROD WITH TEST WELL
SCALE: NTS
E-3

- GROUNDING NOTES
- COMPRESSION CONNECTIONS SHALL BE #2 AWG BARE THINNEDED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
 - ALL HARDWARE SHALL BE 304 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MOUNTING.
 - ALL HARDWARE SHALL BE 304 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MOUNTING.
 - ALL HARDWARE SHALL BE 304 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MOUNTING.
 - INSULATORS SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE REVERSE SIDE.
 - NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND NUMBER OF ANTENNAS. THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBSTITUTION OF A GROUNDING BAR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MAINTAINING THE GROUNDING BAR.
 - ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 700 LATEST EDITION, AND MANUFACTURER'S RECOMMENDATIONS.



5. HYBRID & COAX CABLE GROUNDING DETAIL
SCALE: NTS (22x34 SIZE)
NTS (11x17 SIZE)

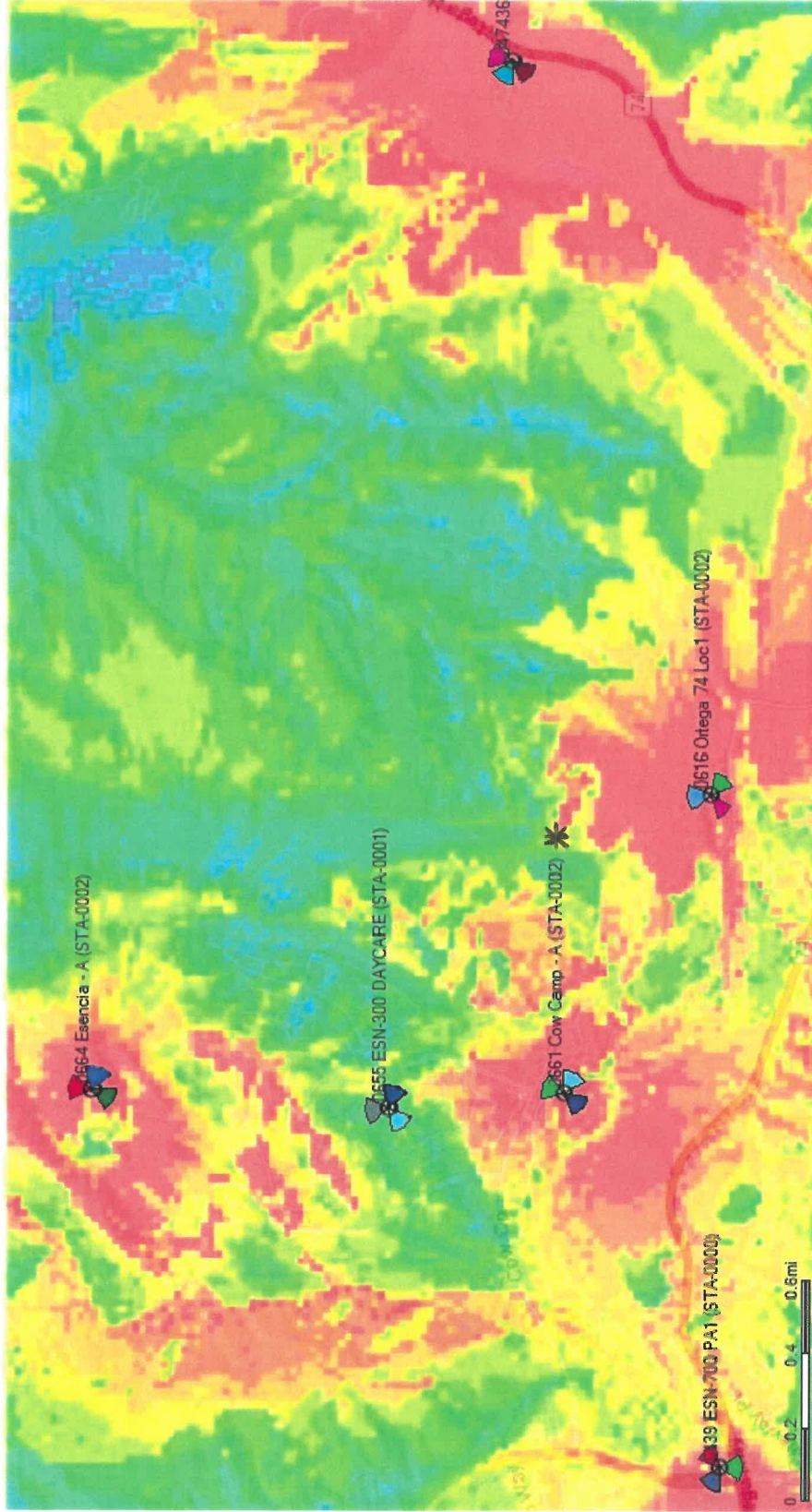


3. TYPICAL CADWELD TYPES
SCALE: NTS (22x34 SIZE)
NTS (11x17 SIZE)

ATTACHMENT 3

LTE: RSRP – Coverage with COW CAMP 65 RC without ESN 300

1	-65	RSRP Level (DL) (dBm) >=-65
2	-70	RSRP Level (DL) (dBm) >=-70
3	-75	RSRP Level (DL) (dBm) >=-75
4	-80	RSRP Level (DL) (dBm) >=-80
5	-85	RSRP Level (DL) (dBm) >=-85
6	-90	RSRP Level (DL) (dBm) >=-90
7	-95	RSRP Level (DL) (dBm) >=-95
8	-100	RSRP Level (DL) (dBm) >=-100
9	-105	RSRP Level (DL) (dBm) >=-105
10	-110	RSRP Level (DL) (dBm) >=-110
11	-115	RSRP Level (DL) (dBm) >=-115
12	-120	RSRP Level (DL) (dBm) >=-120



LTE: RSRP –Coverage with COW CAMP 75 RC without ESN 300

1	-65	RSRP Level (DL) (dBm) >=-65
2	-70	RSRP Level (DL) (dBm) >=-70
3	-75	RSRP Level (DL) (dBm) >=-75
4	-80	RSRP Level (DL) (dBm) >=-80
5	-85	RSRP Level (DL) (dBm) >=-85
6	-90	RSRP Level (DL) (dBm) >=-90
7	-95	RSRP Level (DL) (dBm) >=-95
8	-100	RSRP Level (DL) (dBm) >=-100
9	-105	RSRP Level (DL) (dBm) >=-105
10	-110	RSRP Level (DL) (dBm) >=-110
11	-115	RSRP Level (DL) (dBm) >=-115
12	-120	RSRP Level (DL) (dBm) >=-120

