



# STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: October 2, 2024

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**PLANNER:** Johnathan Ciampa, Project Planner

**SUBJECT:** **Conditional Use Permit (CUP) 21-268, AT&T Wireless Telecommunications Facility**, a request by AT&T to construct a new Monobroadleaf wireless facility with accompanying ground mounted equipment that would be placed within an expanded enclosure at 4159 Costero Risco.

The Planning Commission will also consider whether the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA guidelines (14 CCR § 15303, Class 3: New Construction or Conversion of Small Structures).

**LOCATION:** 4159 Costero Risco / 679-242-05

**ZONING/ GENERAL PLAN:** Private Open Space zone of the Forster Ranch Specific Plan (FRSP P-OS2)

## **BACKGROUND:**

On March 6, 2024, the Planning Commission reviewed the project; the staff report (which, *inter alia*, sets forth the required findings) and hearing minutes are provided as Attachment 3. The Commission continued the item. For this continued public hearing, the applicant provided updated project notification mailings with an increased mailing radius of 500 feet (proposed by the applicant) to all neighbors near the project site. The Planning Commission also requested the applicant provide a site alternatives analysis to evaluate other locations that could be considered to address the neighborhoods concerns related to the project's proximity to their houses.

On March 22, 2024, the applicant walked the site with one of the neighbors to discuss the project and the facility siting requirements to close the coverage gap. Staff has not received public comments regarding this item to-date.

## ***Noticing***

Updated public notices were distributed to all property owners within 500 feet of the subject property (Attachment 8) and notices were posted at the reservoir driveway entry to the street along Costero Risco, adjacent to the trail where the faux tree is proposed, and the equipment enclosure to comply with (and exceed) the required notification

requirements. Following the Planning Commission hearing on March 6, 2024, staff collected the names and contact information from the neighbors that spoke in opposition to the project and provided notification in advance of the September 18, 2024 hearing.

### **PROJECT DESCRIPTION:**

The applicant prepared an alternative site analysis (ASA; Attachment 7) that assesses four alternative locations for the project. The ASA evaluates potential locations that were based on staff recommendations and feedback provided by the public at the hearing with a goal to place the facility further from adjacent residential development. The proposed site closes the gap in coverage with a 22-foot tall facility that is adjacent to an existing Verizon facility with a similar height. The primary increase in coverage occurs along Camino Vera Cruz and north of Camino Del Rio. The alternative locations and challenges are identified as follows:

**Alternative A** –Water Tank - AT&T radio frequency (RF) objective ring encompasses terrain like the original proposal and residential structures. Development adjacent to the water reservoir would be encumbered by restrictions to preserve the water infrastructure's integrity and operations. Construction here could compromise underground utilities and essential maintenance access, posing risks to the water supply system. Additionally, the water tank location drops about 40 feet in elevation; therefore, the height of the facility would need to be approximately 62 feet to provide the necessary coverage.

**Alternative B** –Canyon north of the water reservoir - The required coverage cannot be achieved. The RF is obstructed by canyons to the east and west with coverage only reaching 12 homes. Additionally, there are topographical and ecological challenges; the terrain requires grading and excavation, incurring high costs and potential environmental impacts.

**Alternative C** – Location on the slope west of the homes - The RF's objective is partially met but only narrowly to the west covering just an open field. Similar to alternative B, the elevation is 500 feet versus 626 feet at the proposed location. The terrain would require extensive grading and increased cost. The site's lower elevation would require additional height to meet RF's coverage and the facility would be located in the viewshed of the houses situated above the slope.

**Alternative D** – Location on a hill west of the project site – The RF's coverage is only achieved for an open field and a portion of the elementary school. The houses above and surroundings are not being touched by RF because they are located at a higher elevation. Similar to alternatives B and C. Additional height is required to obtain the required coverage. The terrain would require extensive grading and increased cost.

In conclusion, the original location near the existing Verizon facility remains the most viable option. This site's proximity to existing structures offers a less intrusive solution, away from the viewshed of the homes, and meets the minimum requirements for AT&T's RF's objectives. Building at the proposed location with a 22-foot faux tree minimizes visual

impact while providing the necessary service coverage and would be 50 feet east of the Verizon facility.

**Figure 1: Alternatives Site Location**



The Federal Communications Commission (FCC) has determined that wireless communication facilities do not cause a public health hazard when an RF analysis indicates that the maximum permissible exposure (MPE) to radio RF levels are not exceeded. The applicant provided an RF Analysis (Attachment 6) indicating that the project is compliant with federal standards, and that the RF at this installation ground level is approximately 34.63 percent of the FCC's general public limit. Based on these factors, staff's position is that the use is compatible with the surrounding area and will not have a detrimental effect on the public health, safety, and welfare.

Staff's review of the project and the ASA concludes the project complies with the required findings for the CUP approval in that alternative locations would result in a larger wireless facility that would not close the gap in coverage and would be a less desirable project design. The proposed improvements are designed to be secure and deter trespassing with a locked door to the equipment enclosure and the faux tree will not be climbable. While the City's municipal code does not require a certain distance of separation from residential uses, the tower is proposed approximately 370 feet from the nearest residence across Costero Risco.

As a result of feedback from the public and the Planning Commission condition of approval 7.11 is added to the draft resolution to require bi-annual inspection and maintenance, if required of the facility and to clean up all debris created by the facility.

Separately, staff has contacted American Tower (ATC), which manages the other existing Monobroadleaf wireless facility near the Costero Risco trail and water tower. This other facility houses Verizon Wireless equipment, and neighbors previously shared during public comment that there were issues with the site maintenance. ATC has conducted a site visit, scheduled maintenance, and purchased replacement branches for that facility.

### **ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)**

The Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine this request is Categorical Exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because it consists of the installation of small, new equipment and facilities.

### **ALTERNATIVES**

The Planning Commission may take any of the following actions:

1. Approve the application with staff recommended conditions of approval.
2. Modify the conditions of approval to effect desired changes prior to approval.
3. Continue the hearing to obtain additional information from the applicants.
4. Deny the application. If the Commission wishes to pursue this option, the hearing will need to be continued to allow the appropriate resolution to be prepared and the Commission should state reasons why it cannot meet one or more of the required findings.

These actions may be appealed by the applicant to the City Council within ten days of the decision pursuant to San Clemente Municipal Code § 17.12.140 or be called up by the City Council for review and action.

### **RECOMMENDATION**

The proposed facility improves the local wireless network in a location identified by the City's Wireless Master Plan (WMP) for a new cellular facility, and it does so with a design to avoid visual impacts and blends into the surrounding landscape. Based on the information in the staff report and subject to the required findings and conditions of approval, staff recommends that the Planning Commission:

1. Determine the project is categorically exempt pursuant to CEQA Guidelines Section 15303 (Class 3: New Construction or Conversion of Small Structures); and
2. Adopt Resolution PC 24-002, approving Conditional Use Permit (CUP) 21-268, AT&T Wireless Telecommunications Facility, subject to the conditions of approval therein.

***Attachments:***

1. Resolution No. PC 24-002  
Exhibit A - Conditions of Approval
2. Location Map
3. March 6, 2024 Planning Commission Staff Report and Minutes
4. Photo Simulations
5. Wireless Master Plan, Appendix B (Monobroadleaf “stealth” designs)
6. Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report Analysis
7. Alternative Site Analysis
8. Notification Information
9. Project Plans
10. Public Comments

RESOLUTION NO. PC 24-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 21-268, AT&T WIRELESS TELECOMMUNICATIONS FACILITY, WHICH IS A REQUEST TO ALLOW A NEW WIRELESS FACILITY WITH ACCOMPANYING GROUND MOUNTED EQUIPMENT ON CITY OWNED PROPERTY AT 4159 COSTERO RISCO, AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303 OF THE CEQA GUIDELINES (14 CCR § 15303, CLASS 3: NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

WHEREAS, on October 11, 2021, an application was submitted, and completed on November 8, 2023, by Will Kazimi, Project Manager for Smartlink Group, for Conditional Use Permit (CUP) 21-268; a request to allow a new monobroadleaf cellular tower with accompanying ground mounted equipment in the City owned property at 4159 Costero Risco. The parcel is zoned as the Private Open Space zone of the Forster Ranch Specific Plan (FRSP P-OS2). The site is within an existing developed public property that includes a City reservoir and a Monobroadleaf wireless facility with ground mounted equipment. The site's legal description is Parcel 1 and Assessor's Parcel Number 679-242-05; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (Class 3: New Construction or Conversion of Small Structures) because it consists of the installation of small, new equipment and facilities. This is recommended because the request is limited to the installation of new wireless equipment on a faux monobroadleaf tree and the expansion of an existing equipment enclosure for new ground mounted equipment; and

WHEREAS, on July 24 of 2023, the Development Management Team (DMT) reviewed the proposed project, and staff issued comment letters of June 21, 2023 and September 10, 2023 to the applicant to ensure compliance with General Plan, Zoning Ordinance, and other applicable city ordinances, codes and policies; and recommended approval with conditions included in Exhibit A;

WHEREAS, on September 27, 2023, the City's Design Review Subcommittee (DRSC) considered the project and supported it with recommended design changes;

WHEREAS, in accordance with City and State requirements, notice of the public hearing was published in the *San Clemente Times* newspaper on February 22, 2024,

posted at the project site, and mailed to all property owners within 300 feet of the subject parcel; and

WHEREAS, on March 6, 2024, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant and continued the hearing to update the notification to the properties within 500 feet of the project site and provide an alternatives analysis to assess if other locations would close the gap in coverage; and

WHEREAS, on July 1, 2024, the applicant requested to bring the project back to a future hearing once the requested information was gathered; and

WHEREAS, in accordance with City and State requirements, notice of the public hearing was published in the *San Clemente Times* newspaper on September 5, 2024, posted at the project site, and mailed to all property owners within 500 feet of the subject parcel; and

WHEREAS, on October 2, 2024, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, the Planning Commission of the City of San Clemente does hereby find, determine and resolve as follows:

**Section 1. Incorporation of Recitals.**

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

**Section 2. CEQA Findings.**

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is Categorical Exempt from CEQA pursuant to State CEQA Guidelines section 15303 (Class 3: New Construction or Conversion of Small Structures).

The Class 3 exemption specifically exempts from further CEQA review, the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The proposed project consists of the installation of new cellular antennas and equipment. Thus, the project qualifies for the Class 3 exemption.

Furthermore, none of the exceptions to the use of the Class 3 Categorical

Exemption identified in State CEQA Guidelines section 15300.2 apply. The project is not located in a particularly sensitive environment and will not impact an environmental resource of hazardous or critical concern. It is situated adjacent to an existing wireless facility and water reservoir. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. The site was anticipated as a likely location for future cell tower placement, and additionally, a potential future collocated service is reviewed within this project scope as recommended by the City's Wireless Master Plan. There are no unusual circumstances surrounding the project that result in a reasonably possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 3 exemption applies, and no further environmental review is required.

### **Section 3. Conditional Use Permit Findings**

- A. With respect to Conditional Use Permit (CUP) 21-268, the Planning Commission finds as follows for the proposed AT&T Wireless facility:
1. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed, in that:
    - a. The proposed wireless facility will improve phone and internet service and coverage for members of the public in the vicinity;
    - b. The facility is compatible with adjacent land uses, as required by Policy 9-2 of the Public Services, Facilities, and Utilities Element of the General Plan, because it is sited on public property serving a utility use, and it is designed to blend with the existing trees and natural conditions; and
    - c. The expansion of the existing equipment enclosure will match the existing wall materials and height, which is consistent with Land Use Element Policy 6.05 to ensure the structures on the site are compatible in scale, mass, and character with the adjacent structures and site conditions.
  2. The site is suitable for the type and intensity of use that is proposed, in that:
    - a. The site contains adequate space to accommodate the proposed antennas and related cellular equipment and the ancillary equipment will be screened from public view;
    - b. Vehicular access and parking is available to the proposed site to provide long-term access and maintenance of the facility; and
    - d. The project indicates the future location and screening for collocate equipment as recommended by the Wireless Master Plan (WMP).



3. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity, in that:
  - a. The Federal Communications Commission (FCC) has determined that wireless telecommunication facilities designed and operated consistent with FCC rules and regulations do not cause public health hazards. According to the FCC the facility must operate within the limits set by the 1992 ANSI (American National Standards Institute) standards for public exposure to electronic magnetic field (EMF) emissions. The 1992 ANSI standards set the threshold between safety and known hazard at 50 times below a level that the majority of the scientific community believes may pose a health risk to human populations; and
  - b. While the City's municipal code does not require a certain distance of separation from residential uses, the tower will be approximately 370 feet from the nearest residence across Costero Risco.
4. The proposed use will not negatively impact surrounding land uses, in that:
  - a. The proposed antennas do not create adverse visual impacts to the surrounding area or to the City at large as determined by the City's Design Review Subcommittee;
  - b. The project will meet the monobroadleaf design standards prescribed in the WMP as determined by the City's Design Review Subcommittee; and
  - c. The Monobroadleaf faux tree will blend with existing trees and natural environment to prevent adverse visual impacts; and
  - d. The proposed antennas do not interfere with the transmission or reception of other signals in the City.
5. The proposed project will not interfere with the transmission or reception of other signals in the City, in that,
  - a. The design and location of the wireless facility will not interfere with the transmission or reception of other signals in the City, which are also protected by Conditions of Approval 7.4 and 7.5; and
  - b. The antennas do not interfere with the transmission or reception of other signals in the City according to the technical evidence provided by the applicant. AT&T Wireless operates on its own frequency that should not affect the City's Supervisory Control and Data Acquisition radio system or any other transmission or reception equipment.
  - c. The transmission or reception of the signal has not been demonstrated to pose a threat to public health or safety per the applicant provided Radio Frequency–Electromagnetic Energy (RF-EME) Compliance Report.

6. The antennas do not create adverse visual impacts to the surrounding area or to the City at large, as determined by the City through the Design Review Subcommittee's review of the proposed monobroadleaf and equipment enclosure.

**Section 4. Planning Commission Approval.**

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission approves Conditional Use Permit (CUP) 21-268, AT&T Wireless Telecommunications Facility, subject to the Conditions of Approval set forth in Exhibit A, hereto, which is fully incorporated herein by this reference.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on October 2, 2024.

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Chair

**CERTIFICATION:**

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on October 2, 2024, carried by the following roll call vote:

AYES:            COMMISSIONERS:  
NOES:            COMMISSIONERS:  
ABSTAIN:        COMMISSIONERS:  
ABSENT:         COMMISSIONERS:

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Secretary of the Planning Commission

# EXHIBIT A

## CONDITIONS OF APPROVAL CONDITIONAL USE PERMIT (CUP) 21-268, AND AT&T WIRELESS TELECOMMUNICATIONS FACILITY

### 1.0 GENERAL CONDITIONS OF APPROVAL

- |     |   |          |
|-----|---|----------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City, unless an extension is granted by the City Planner.  | Planning |
| 1.2 | The Applicant (including any property owners and managers, and their designees) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, City Planner, Zoning Administrator, or City employees or environmental finding. Applicant shall pay all City's costs upon request by the City. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter at the applicant's expense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter at the applicant's cost. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. Any modifications to the project shall be reviewed by the City Planner in accordance with Zoning Ordinance Section 17.12.180.  | Planning |
| 1.4 | The Applicant (including any property owners and managers, and their designees) shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws.  | All      |
| 1.5 | The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that if this wireless facility becomes inactive, the applicant will be responsible  | Planning |

for removing all of the equipment at their expense. The removal shall take place no more than 90 (ninety) days after the wireless facility ceases to be utilized for the provision of wireless signal transmission.

- 1.6 The entitlements approved herein shall be deemed to have expired if within three years of approval the project is not commenced, or the project permitted by the approved application has lapsed, as defined by Zoning Ordinance Section 17.12.150. Planning

**4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS**

- 4.1 Prior to the issuance of a Building Permit the Applicant shall obtain an encroachment permit for work and staging within the City Property to allow the coordination and work in the area. Planning

- 4.2 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. Planning

- 4.3 The Applicant shall submit, and must obtain approval of the bark cladding and leaves' color from the City Planner to ensure the Branch foliage color should be an olive green with varying color "leaves" to match an actual broadleaf type of tree. The foliage should be extruded in the color instead of painted. Planning  
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- 4.4 All antennas shall be covered with "Leafed antenna socks" that match the approved foliage color. Planning  
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- 4.5 The project proponent must enter into a lease agreement with the City prior to erecting any antenna and the duration of the development is subject to terms within that lease agreement. The City Council shall review the proposed terms and determine whether to enter into said lease agreement. Planning  
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- 4.6 The site is suitable for collocated equipment; however, the Design Review Subcommittee and the Planning Commission shall review the final design of any proposal for collocation. A separate EME/RF report shall be provided for the collocated equipment. Planning  
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- 4.7 An additional EME/RF report shall be assessed for the site if the City can provide the applicant with an EME/RF report from the Verizon facility. Planning  
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- 4.8 The contractor for the construction and maintenance of the wireless facility shall provide unobstructed access up the driveway to the chemical tanks. This condition shall also be placed on the site plan and cover sheet of the Building Permit plans. Utilities\*

- 4.9 A job walk shall be scheduled with the Utility Division before construction begins as well as a survey on the City's infrastructure to confirm the project will maintain access to the City's infrastructure on the site. This condition shall also be placed on the site plan and cover sheet of the Building Permit plans. Utilities\*

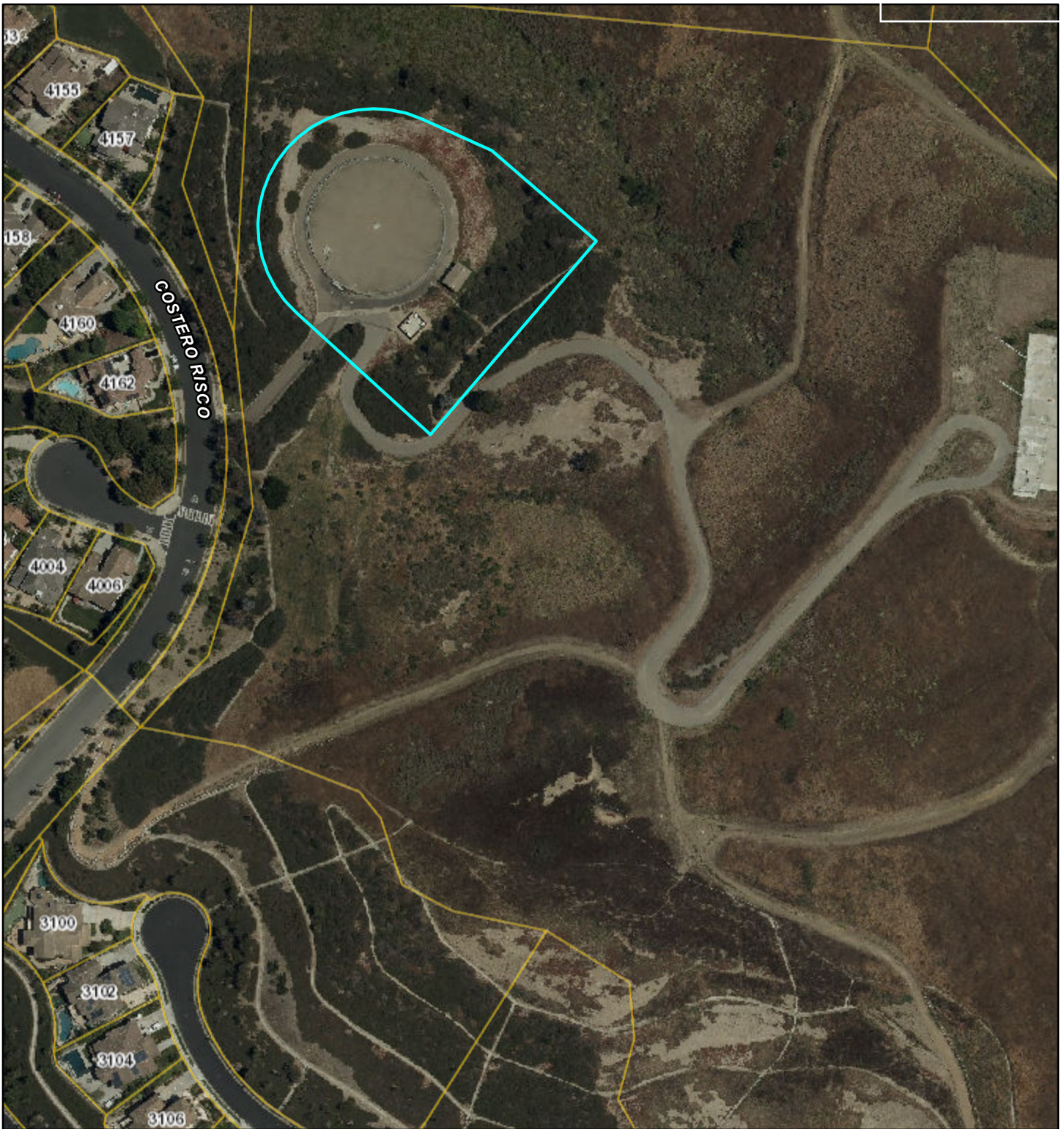
**7.0 OPERATIONAL CONDITIONS OF APPROVAL**

- 7.1 Prior to Planning final, Planning staff shall inspect the monobroadleaf structure to ensure it has a sufficient number of branches that extend 12 inches beyond the antenna to conceal the antennas and the branches are a varied length to provide a natural appearance. Planning\*\*
- 7.2 The carrier shall comply with applicable Federal Communications Commission (FCC) requirements, per the Radio Frequency (RF) study, including, but not limited to requirements related to permissible levels of radio frequency emissions. Planning\*\*
- 7.3 To prevent exposures in excess of the FCC guidelines, the carrier shall install all required signage as recommended in the RF-EME Compliance Report EBI Project No. 6221005409 and per FCC guidelines. The applicant is also responsible for implementing any added or modified recommendations of future reports. Planning\*\*
- 7.4 The cellular carrier shall provide in writing and within the construction plan set that the proposed antennas do not interfere with the transmission or reception of the City SCADA communication system and other communication equipment. Planning\*\*
- 7.5 The cellular communication facility shall not interfere with the function and operation of any utility communication equipment (e.g., City SCADA system) or control signals. If interference is found to be caused by the communication facility, the operator shall follow the FCC process to mitigate and resolve the issues. If project modifications are necessary, the changes shall be reviewed and approved in compliance with the Zoning Ordinance and other applicable regulations. Planning\*\*
- 7.6 The cellular carrier shall allow other carriers to collocate at the cellular facility with an extension and antennas to the monobroadleaf wireless facility. Planning\*\*
- 7.7 The cellular carrier shall report without delay any damage to City equipment or property and shall be held responsible for the replacement of any such damage caused by construction activities. Planning\*\*

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|------|--|--------------------------------|
| 7.8  | The Applicant (including any property owners and managers, and their designees) shall ensure all equipment, walls, fences, and life-like branches are maintained in compliance with the approved plans. In addition, the applicant shall ensure proper concealment of antennas, yearly, and replaced all ripped, faded, missing or torn branches.  | Planning<br>**                 |
| 7.9  | The Applicant (including any property owners and managers, and their designees) shall ensure that discharge of washwater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g., sediment, trash, food waste etc.) and any washwater used during cleanup from entering the storm drain system.   | Code<br>Comp<br>**             |
| 7.10 | The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that no noise-generating maintenance activities on the subject property are conducted between the hours of ten (10:00) p.m. and seven (7:00) a.m. [Citation - Section 8.48.070(P) of the SCMC] If emergency repairs are required during these standard quiet hours to mitigate storm damage, a safety hazard, or other unforeseen event, the Applicant shall inform the City in writing ( <a href="mailto:Planning@san-clemente.org">Planning@san-clemente.org</a> ) of the emergency repairs. | Code<br>Comp<br>**             |
| 7.11 | The applicant shall conduct bi-annual inspections of the facility for maintenance, if necessary and to ensure it is in good condition and the site is free of trash and debris.  | Planning<br>Code<br>Comp<br>** |
| 7.12 | The applicant shall pay any outstanding balance for City reviews, and any other deposit account expenses related to this project.  | Planning                       |

\* Denotes modified standard Conditions of Approval

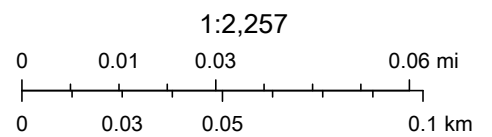
\*\* Denotes Project-Specific Conditions of Approval



9/20/2023, 9:32:19 PM

- Parcel Labels
- Parcels
- World Boundaries and Places
- City Boundary

- Eagle 1ft Tiled 2019
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



City of Riverside, County of Riverside, Esri, HERE, Garmin, iPC, Maxar, Eagle Aerial



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: March 6, 2024

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**PLANNER:** Johnathan Ciampa, Project Planner

**SUBJECT:** **Conditional Use Permit (CUP) 21-268, AT&T Wireless Telecommunications Facility**, a request by AT&T to construct a new Monobroadleaf wireless facility with accompanying ground mounted equipment that would be placed within an expanded enclosure at 4159 Costero Risco and finding that the project is Categorically Exempt from the California Environmental Quality Act under Section 15303 of the CEQA guidelines (14 CCR§ 15303, Class 3: New Construction or Conversion of Small Structures).

### **REQUIRED FINDINGS**

The following findings shall be made to approve the proposed project. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

***Conditional Use Permit (CUP), Section 17.16.060(F) and 17.28.070(F): for the cellular facility.***

- a. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed.
- b. The site is suitable for the type and intensity of use that is proposed.
- c. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
- d. The proposed use will not negatively impact surrounding land uses.
- e. The proposed project will not interfere with the transmission or reception of other signals in the City.
- f. The proposed project will not create adverse visual impacts to the surrounding area or to the City at large.

### **BACKGROUND:**

The project proposes to construct a new 22-foot tall Monobroadleaf wireless facility at 4159 Costero Risco (Attachment 2) that would be constructed on the slope adjacent to an existing City owned water reservoir. The site is a 1.87-acre lot in the Forster Ranch Specific Plan Private Open Space zone (FRSP-OS2). The property is improved with an existing water reservoir and Verizon owned wireless facility consisting of an accessory



equipment enclosure and an existing 20-foot tall Monobroadleaf wireless faux tree. The property is bounded by open space to the north, east, and south, and residential uses to the west. The proposed AT&T facility would be located approximately 50 feet to the northeast of the existing Verizon site and approximately 74 feet to the southeast of the existing ground equipment enclosure. The project site is located approximately 50 feet below the ridgeline and 370 feet from the nearest single-family residence. Project plans are provided as Attachment 9.

**Figure 1 – Existing Site Conditions**



### ***Development Management Team***

The Development Management Team (DMT) reviewed the project on July 24, 2023. The DMT supports the project with the proposed Conditions of Approval.

### ***Noticing***

Public notices were distributed and posted per City and State requirements. Staff has not received public comments regarding this item.

### **PROJECT DESCRIPTION AND ANALYSIS**

*The following sections describe the different aspects of the project. For further analysis of compliance with Development Standards, General Plan Policies and Wireless Master Plan (WMP), please refer to the sections below.*

**PROJECT DESCRIPTION:**

The AT&T Monobroadleaf faux tree design is similar to the adjacent Verizon facility with branch limbs that extend out a minimum of 10 feet from the center with broad leaves that simulate a typical broadleaf tree form. The equipment proposed for the faux tree includes four (4) six-foot panel antennas, two (2) air antennas, twenty-four (24) RRUs, three (3) surge suppression units, eight (8) DC power trunks (underground), and three (3) fiber trunks.

The ground mounted equipment for the project includes a 280 (20 feet x 14 feet) square foot expansion to the existing enclosure with eight-foot high walls constructed with a split face CMU block to match the existing enclosure. The proposed equipment includes one (1) DC power plant, two (2) Purcell cabinets, one (1) 20kw generator with a 105-gallon fuel tank, three (3) surge suppression units, two (2) fiber management boxes, one (1) telco box and ciena box, one (1) PTLC with ATS/MTS and Camlook, and a cable tray for the DC and fiber trunks.

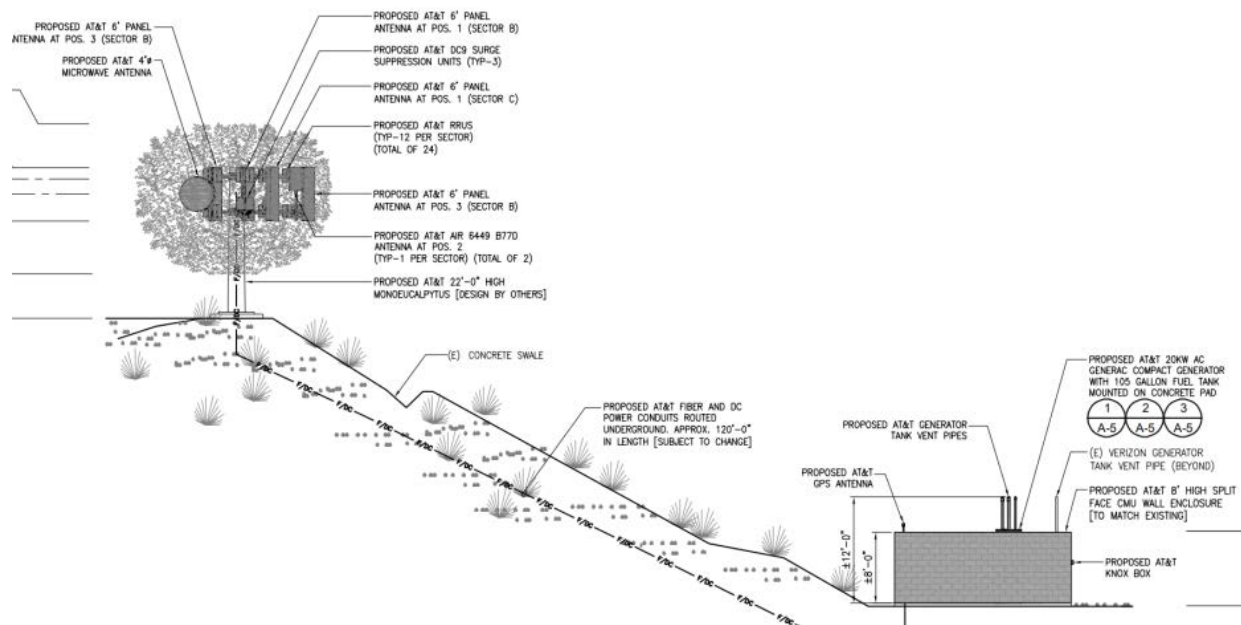
The project has incorporated all of the WMP Appendix B (Attachment 7) design criteria for Monobroadleaf wireless facilities which includes 1) a height that is comparable to the adjacent landscaping, 2) sufficient branch count to conceal the presence of antennas, 3) branch disbursement for a natural appearance, 4) branches exceed all antennas by a minimum of 12 inches, 5) minimum of five feet between the top of the antenna and the top of the faux tree, 6) use of "Leafed antenna socks". The facility is designed to accommodate a potential future co-location with the vertical extension of the monobroadleaf faux tree. The applicant estimates a second carrier would result in a 20-foot height increase (42 total feet tall) to accommodate the required spacing between equipment. Please refer to Attachment 3: Photo Simulations for a depiction of the proposed facilities.

*Conditional Use Permit*

A Conditional Use Permit (CUP) is required to install a freestanding cellular antenna per Zoning Ordinance Section 17.28.070(C)(2). The facility is not eligible for a small cell permit per 17.16.075 because the proposed station equipment volume is greater than 28 cubic feet. The project site is not eligible for a streamlined City Antenna Permit because it is not located at a priority site as indicated in the City's WMP.

The applicant must enter into a lease agreement with the City prior to erecting any antenna, and the duration of the development is subject to terms within the lease agreement. Antennas must comply with all applicable Federal Communications Commission (FCC) regulations.

**Figure 2: Proposed Elevation**



The primary consideration in review of a CUP is to ensure the project is compatible with surrounding land uses. Staff has reviewed and determined the project complies with the required findings for the CUP approval in that the surrounding land uses are open space and residential. The improvements are designed to be secure and deter trespassing with a locked door to the equipment enclosure and the faux tree will not be climbable. While the City’s municipal code does not require a certain distance of separation from residential uses, the tower is proposed approximately 370 feet from the nearest residence across Costero Risco. The proposed antennas are housed among the limbs of the Monobroadleaf faux tree and the equipment is painted green with leaf socks to blend into the natural landscape. The proposal is consistent with General Plan policies; an analysis is provided in Attachment 4.

The Federal Communications Commission (FCC) has determined that wireless communication facilities do not cause a public health hazard when a Radio Frequency analysis indicates that the maximum permissible exposure (MPE) to radio frequency (RF) levels are not exceeded. The applicant provided an RF Analysis (Attachment 8) indicating that the project is compliant with federal standards, and that the RF at ground level is 35 percent of the maximum limit established by the FCC. The RF study prepared for this installation indicates that the emission levels are approximately 34.63 percent of the FCC’s general public limit. Based on these factors, staff’s position is that the use is compatible with the surrounding area and will not have a detrimental effect on the public health, safety, and welfare.

**Table 1: Wireless Master Plan Design Standards**

<i>Design Standard</i>	<i>Project Consistency</i>
1. The monobroadleaf structure should be designed for a minimum of two carriers.	<b>Consistent.</b> The project allows for future equipment and increased height for the monobroadleaf structure should another carrier desire to collocate at the site.
2. The height of the monobroadleaf structure should be comparable to the height of existing or proposed natural broadleaf vegetation within the vicinity of the installation.	<b>Consistent.</b> The height of the proposed structure is consistent with the adjacent wireless facility and adjacent trees.
3. The monobroadleaf structure should have a sufficient branch count to conceal the presence of antennas.	<b>Consistent.</b> The provided elevation/imagery indicates adequate branch count to conceal the antennas. Condition of approval 7.1 requires staff inspection of the facility prior to Planning final to ensure a sufficient number of branches are provided to conceal the antenna.
4. Branch disbursement should be random so that longer branches and shorter branches are intermingled to give a natural appearance.	<b>Consistent.</b> Plans indicate varying branch lengths to provide a natural appearance but provide a minimum length that exceeds the antennas by 12 inches. Condition of approval 7.1 requires a facility inspection prior to Planning final to ensure varied branch length to provide a natural appearance and antenna concealment.
5. Branches should exceed all antennas by a minimum of 12 inches. Branches should start at 15 feet above the ground.	<b>Partially consistent.</b> Plans indicate varying branch lengths to provide a natural appearance but providing a minimum length that exceeds antennas by 12 inches. To be consistent with the existing Verizon facility and limit the height of the structure the branches begin five feet from the ground surface, and the antennas are 11 feet above the ground.
6. Branch foliage color should be an olive green with varying color "leaves" to match an actual broadleaf type of tree. The	<b>Consistent.</b> Plans indicate the use of olive green color with varying color leaves to match a natural broadleaf tree type. Condition of

<b><i>Design Standard</i></b>	<b><i>Project Consistency</i></b>
foliage should be extruded in the color instead of painted. A Sample should be submitted for approval prior to fabrication.	Approval 4.3 requires approval of the leaves' color prior to the issuance of a building permit.
7. A sample of bark cladding with a custom color should be submitted for approval prior to fabrication.	<b>Consistent.</b> Condition of Approval 4.3 requires approval of the sample bark cladding prior to the issuance of a building permit.
8. All antennas should be covered with "leafed antenna socks" that match the approved foliage color.	<b>Consistent.</b> Plans indicate the use of "Leafed antenna socks" per condition of approval 4.4
9. Antennas are to be mounted using stand-off mounts (horizontal, frame-type mounts are unacceptable). Support pipe mounts shall be concealed behind antennas and painted a darker shade or green (or black) with a "flat" paint finish to reduce reflection and visibility of the mounting.	<b>Consistent.</b> Plans identify mounting and concealment and incorporation of flat green coloring to be consistent with the WMP.
10. All coaxial cables should be concealed within the "trunk" and should access the structure through the base. Raised ice bridge or cable trays are unacceptable.	<b>Consistent.</b> Plans indicate concealed coaxial cables.

Design Review Subcommittee

The Design Review Subcommittee (DRSC) reviewed the proposed project on September 27, 2023. The DRSC supports the overall project design and recommended forwarding the project to the Planning Commission for review. DRSC provided several recommendations per the minutes from the September 27<sup>th</sup> meeting (Attachment 6). These recommendations and the applicant's response are summarized in Table 2 below:

**Table 2: DRSC Recommendations and Applicant Responses**

Comment/Recommendation:	Applicant Response:
<p>1. Concurred with staff recommendations, which included:</p> <ul style="list-style-type: none"> <li>a. The branches should exceed all antennas by a minimum of 12 inches;</li> <li>b. Foliage should be extruded in color;</li> <li>c. Provide a minimum space of five feet between the top of the antenna and the top of the faux tree;</li> <li>d. Cover antennas with “leafed antenna socks” to match the foliage color;</li> </ul>	<p><b>Addressed.</b></p> <ul style="list-style-type: none"> <li>a. Applicant agreed to condition 4.3 and updated the plans to illustrate compliance with the recommendation;</li> <li>b. Applicant agreed to condition 4.4 to provide physical samples provided;</li> <li>c. Plans illustrate and identify the antenna location in compliance with the recommendation;</li> <li>d. Applicant agreed to condition 4.5 to provide “leafed antenna socks.”.</li> </ul>
<p>2. Requested a condition of approval to be include with the project and a note added to the plans to have the faux tree designed with varying limb lengths to provide a more natural design.</p>	<p><b>Addressed.</b> Applicant agreed to condition 4.3 and the plans were updated to illustrate a more natural tree shape and a note was added on the plans to provide varying limb lengths to improve the design.</p>

**ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)**

The Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine this request is Categorically Exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because it consists of the installation of small, new equipment and facilities.

**ALTERNATIVES**

The Planning Commission may take any of the following actions:

1. Approve the application with staff recommended conditions of approval.
2. Modify the conditions of approval to effect desired changes prior to approval.
3. Continue the hearing to obtain additional information from the applicants.

4. Deny the application. If the Commission wishes to pursue this option, the hearing will need to be continued to allow the appropriate resolution to be prepared and the Commission should state reasons why it cannot meet one or more of the required findings.

These actions may be appealed by the applicant to the City Council within ten days of the decision pursuant to San Clemente Municipal Code § 17.12.140 or be called up by the City Council for review and action.

### **RECOMMENDATION**

The proposed facility improves the local wireless network in a location identified by the City's WMP as a prime candidate for a new cellular facility, and it does so with a design to avoid visual impacts and blends into the surrounding landscape. Based on the information in the staff report and subject to the required findings and conditions of approval, staff recommends that the Planning Commission:

1. Determine the project is Categorically Exempt pursuant to CEQA Guidelines Section 15303 (Class 3: New Construction or Conversion of Small Structures) and
2. Adopt Resolution PC 24-002, approving Conditional Use Permit (CUP) 21-268, AT&T Wireless Telecommunications Facility, subject to the conditions of approval therein.

### ***Attachments:***

1. Resolution No. PC 24-002  
Exhibit A - Conditions of Approval
2. Location Map
3. Photo Simulations
4. General Plan Analysis
5. Environmental Setting with Photos
6. DRSC minutes, 9-27-2023
7. Wireless Master Plan, Appendix B (Monobroadleaf "stealth" designs)
8. Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report Analysis
9. Project Plans

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
April 17, 2024 @ 6:00 p.m.  
San Clemente City Hall Council Chamber  
910 Calle Negocio, San Clemente, CA 92673  
Teleconference via [www.san-clemente.org](http://www.san-clemente.org)**

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**CALL TO ORDER**

Chair Cosgrove called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:04 p.m. The meeting was offered in person at San Clemente City Hall Council Chambers, 910 Calle Negocio, San Clemente, California, 92673, and also via live stream from the City's YouTube Channel.

**2. PLEDGE OF ALLEGIANCE**

Chair Pro Tem McCaughan led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Barton Crandell; Brent Davis; Scott McKhann; Karen Prescott-Loeffler; Chair Pro Tem Gary P. McCaughan, M.D., Vice Chair M. Steven Camp; Chair Cameron Cosgrove

Staff Present: Jonathan Lightfoot, City Planner  
Gena Burns, Deputy City Attorney

*These minutes reflect the order in which items appeared on the meeting agenda and do not necessarily reflect the order in which items were actually considered.*

**4. SPECIAL ORDER OF BUSINESS/SPECIAL PRESENTATION**

None

**5. MINUTES**

- A. Minutes from the Regular Meeting of the Planning Commission of March 20, 2024.

IT WAS MOVED BY VICE CHAIR CAMP, SECONDED BY CHAIR PRO TEM MCCAUGHAN, AND CARRIED 5-0, COMMISSIONERS DAVIS AND PRESCOTT-LOEFFLER ABSTAINING, TO RECEIVE AND FILE THE MINUTES FROM THE MARCH 20, 2024, PLANNING COMMISSION REGULAR MEETING AS SUBMITTED.



**6. ORAL AND WRITTEN COMMUNICATION**

None

**7. CONSENT CALENDAR**

None

**8. PUBLIC HEARING**

- A. Continued Public Hearing: Conditional Use Permit (CUP) 21-268, AT&T Wireless Telecommunications Facility, 4159 Costero Risco

A continued request by AT&T to construct a new Monobroadleaf wireless facility with accompanying ground mounted equipment that would be placed within an expanded enclosure at 4159 Costero Risco.

Staff recommends that the Planning Commission table this item. Staff will redo required noticing of the project once the applicant has prepared all exhibits needed for this public hearing item.

Jonathan Lightfoot, City Planner, explained that the applicant was unable to provide the requested exhibits, therefore, staff recommended the item be continued.

IT WAS MOVED BY COMMISSIONER MCKHANN, SECONDED BY COMMISSIONER PRESCOTT-LOEFFLER, AND CARRIED UNANIMOUSLY, TO TABLE THE ITEM.

- B. Continued Public Hearing: Project (PHP) 23-083, Sea Cliff Hotel & Restaurant, 402 Pasadena Court

The development of an eleven-unit boutique motel and a restaurant with 25 outdoor seats at a historic property located at 402 Pasadena Court within the Pier Bowl. The project preserves the existing historic four-level residence and portions of the garden, including the fountains, and rehabilitates the runnel and lower terrace patio. Two new buildings are proposed on the southern portion of the property and a new garage is provided with access from Avenida Victoria.

Staff recommends that the Planning Commission continue the item to the May 22, 2024 Regular Planning Commission meeting to allow staff to compile additional information needed for this public hearing item.

Jonathan Lightfoot, City Planner, explained that OCFA had remaining comments and the applicant was finalizing the Water Quality Management Plan, therefore, staff requested continuance to May 22, 2024.

IT WAS MOVED BY COMMISSIONER MCKHANN, SECONDED BY COMMISSIONER DAVIS, AND CARRIED UNANIMOUSLY, TO CONTINUE THE HEARING TO THE MAY 22, 2024, PLANNING COMMISSION MEETING.

C. Development Permit (DP) 23-416, Bauder Addition, 106 W Paseo de Cristobal

A request for a 603 square foot 2nd story addition and balcony addition to an existing single-family residence located at 106 W Paseo de Cristobal within the Residential Low Zone and Coastal Zone Overlay (RL-CZ) adjacent to a historic structure located to the northeast of the subject property.

The Planning Commission will also consider whether the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 14 CCR §15301, Class 1: Existing Facilities.

Chair Cosgrove opened the public hearing.

Commissioner Crandell disclosed that he received emails from Don Brown and the adjacent property owner. Jonathan Lightfoot, City Planner, clarified that both emails were provided to the entire Commission.

Jonathan Lightfoot, City Planner, narrated a PowerPoint Presentation entitled, "Bauder Addition at 106 W Paseo de Cristobal," dated April 17, 2024. A copy of the Presentation is on file in the Planning Division.

In response to Commissioner questions, City Planner Lightfoot identified the changes requested by the Design Review Subcommittee at its February meeting;

Douglas Bauder, owner and applicant, presented the existing residence; desire to complete the second floor to create a primary bedroom; and upgrades for functionality and beautification. He expressed appreciation for the Design Review Subcommittee recommendations and expressed commitment to complete the project in compliance.

In response to Commission questions, Mr. Bauder confirmed the master bathroom's hallway access. Gus Salman, architect, discussed the existing and proposed roof heights.

Dylan Moser, neighbor, expressed concern regarding the potential of the proposed addition compromising the historical nature of his home; and windows and deck impacting privacy. He suggested larger setbacks.

Carole Dougherty, neighbor, indicated support for the proposed project.

Mr. Bauder stated he had considered the proximity to the neighbor at 104 W Paseo during the design process. He stated the primary porch was on the other side of the house, therefore, there should be no privacy issues.

In response to Commission questions, Mr. Bauder indicated the front and side setbacks would remain at the existing setback; the second level porch wraps

the corner from the front (south) elevation to the left (west) elevation on the opposite side of his home from Mr. Moser's residence; and the side yard setback was 9 feet from the existing wall.

Chair Cosgrove closed the public hearing.

During discussion, the Commission concluded that the impact on the adjacent historic residence would be minimal, given that the project does not reduce the front or side yard setbacks and that the historic residence sits at a higher grade; commended the applicant for the better design, based on the input from the Design Review Subcommittee. The Commissioners found the project consistent with zoning, could make findings, and indicated support of the project.

**IT WAS MOVED BY CHAIR PRO TEM MCCAUGHAN, SECONDED BY COMMISSIONER CRANDELL AND UNANIMOUSLY CARRIED TO:**

1. Determine the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 14 CCR §15301, Class 1: Existing Facilities; and
2. Adopt Resolution Planning Commission 24-007 approving Development Permit 23-416, Bauder Addition, subject to conditions of approval.

**[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL.]**

*It was noted for the record that the Planning Commission's action may be appealed within ten days of its decision.*

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

A. Tentative Future Agenda

Commissioner Davis expressed concern regarding the various sidewalks in the Southwest and requested a Planning Commission Study Session to come up with a viable solution for an ongoing cohesive plan.

Jonathan Lightfoot, City Planner, explained the resulting different sidewalks due to varying preferences at different times. He suggested a Study Session

for the Planning Commission to obtain historic context, and consideration of grant funding.

The Commission concurred.

Jonathan Lightfoot, City Planner, announced the notice of the draft text for the Housing Action Plan item on the May 8, 2024 Agenda, and encouraged the Commissioners to contact staff with any questions.

He discussed the City Council's consideration on April 16, 2024 authorizing submittal of an application to the California Coastal Commission for a Local Coastal Program Grant to support implementation of the City's Coastal Resiliency Plan and Local Coastal Program.

B. Administrative Development Permit Report

There were no comments on this item.

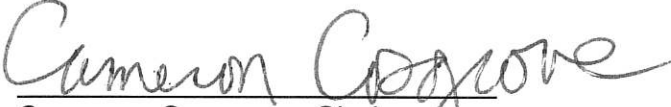
C. California Preservation Conference: Los Angeles, CA – May 29 to June 1, 2024

Jonathan Lightfoot, City Planner, invited the Commissioners contact staff if they would like to attend the California Preservation Conference, May 29 – June 1, 2024.

**12. ADJOURNMENT**

THERE BEING NO OTHER BUSINESS BEFORE THE COMMISSION, IT WAS MOVED BY CHAIR PRO TEM MCCAUGHAN, SECONDED BY COMMISSIONER PRESCOTT-LOEFFLER AND UNANIMOUSLY APPROVED TO ADJOURN THE MEETING AT 7:08 P.M. TO THE REGULAR PLANNING COMMISSION MEETING TO BE HELD IN-PERSON ON MAY 8, 2024, AT 6:00 P.M., AT THE SAN CLEMENTE CITY HALL COUNCIL CHAMBERS LOCATED AT 910 CALLE NEGOCIO, 2<sup>ND</sup> FLOOR, SAN CLEMENTE, CALIFORNIA.

Respectfully submitted,

  
Cameron Cosgrove, Chairman

Attest:

  
Jonathan Lightfoot, City Planner



CLL01419 - AVENICA CA  
FA NUMBER: 13023946  
4159 COSTERO RISCO,  
SAN CLEMENTE, CA 92673



**EXISTING**



**PROPOSED**



Accuracy of photo simulation is based upon information provided by project applicant. The proposed installation is an artistic representation of an antenna monument and it is not intended to be an exact reproduction. The final will have cables, cable ports and various attachments, such as antennas, nuts and bolts. Every effort will be made to disguise these components and they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.



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All coaxial cables should be concealed within the pole structure and should access the structure through the base (caisson). Raised ice bridge or cable trays are unacceptable.

**Monopalm** (Wireless facility disguised as a palm tree)

The monopalm structure should be designed for two carriers (if possible). Typically, collocating a second wireless carrier requires monopalm designs where one set of antennas are mounted within the palm fronds and the second set of antennas are mounted within the pineapple (growth pod).

The height of a monopalm structure should be reasonably comparable to the heights of existing or proposed natural palm trees in the vicinity of the installation.

The monopalm structure should have a sufficient number of palm fronds to simulate a natural tree.

The antennas should be hidden in the growth pod and or the trunk of the monopalm.

There should be a minimum space of five feet between the top of the antennas and the top of the faux tree.

Branch foliage color should be an olive green with varying color "fronds" to match an actual palm type of tree. A sample should be submitted for approval prior to fabrication.

A sample of bark cladding with a custom color should be submitted for approval prior to fabrication.

All coaxial cables should be concealed within the "trunk" and should access the structure through the base. Raised ice bridge or cable trays are unacceptable.

**Monobroadleaf** (wireless facility disguised as a broadleaf tree)

The monobroadleaf structure should be designed for a minimum of two carriers.

The height of the mono-broadleaf structure should be comparable to the height of existing or proposed natural broadleaf vegetation within the vicinity of the installation.

The mono-broadleaf structure should have a sufficient branch count to conceal the presence of antennas.

Branch disbursement should be random so that longer branches and shorter branches are intermingled to give a natural appearance.
Branches should exceed all antennas by a minimum of 12 inches. Branches should start at 15 feet above the ground.
There should be a minimum space of five feet between the top of the antenna and the top of the faux tree.
Branch foliage color should be an olive green with varying color "leaves" to match an actual broadleaf type of tree. The foliage should be extruded in the color instead of painted. A sample should be submitted for approval prior to fabrication.
A sample of bark cladding with a custom color should be submitted for approval prior to fabrication.
All antennas should be covered with "leafed antenna socks" that match the approved foliage color.
Antennas are to be mounted using stand-off mounts (horizontal, frame-type mounts are unacceptable). Support pipe mounts shall be concealed behind antennas and painted a darker shade or green (or black) with a "flat" paint finish to reduce reflection and visibility of the mounting.
All coaxial cables should be concealed within the "trunk" and should access the structure through the base. Raised ice bridge or cable trays are unacceptable.

<b>Lollipops</b> (single antenna mounted on a single pole usually in a set of three or four antennas)
Lollipop type antenna installations should only be approved in instances where other types of "stealth" installations would be more intrusive by attracting more attention.
Lollipops should be installed below ridgelines to the best possible extent to reduce the profile of the antennas appearing above the top of a slope.
Cross braces between individual antenna poles add additional bulk to the installation and should be discouraged.
Antennas and their support poles should be painted with appropriate colors to match the surrounding environment.

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

Site No. CLL01419  
MRLOS075202  
Avenida CA  
4159 Costero Risco  
San Clemente, California 92673  
Orange County  
33.46461100; -117.62000000 NAD83  
Monotree

**The proposed AT&T installation will be in compliance with FCC regulations upon proper installation of recommended signage.**

EBI Project No. 6221005409  
October 5, 2021



Prepared for:  
AT&T Mobility, LLC  
c/o Qualtek  
1150 First Avenue, Suite 600  
King of Prussia, Pennsylvania 19406

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

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## APPENDICES

- Appendix A Personnel Certifications**
- Appendix B Compliance/Signage Plan**

## **EXECUTIVE SUMMARY**

### **Purpose of Report**

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CLL01419 located at 4159 Costero Risco in San Clemente, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

### **Statement of Compliance**

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

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

### **AT&T Recommended Signage/Compliance Plan**

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow CAUTION 2B sign posted at the base of the monotree near the climbing ladder.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

## 1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

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

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

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

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

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

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm<sup>2</sup>). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm<sup>2</sup>) and an uncontrolled MPE of 1 mW/cm<sup>2</sup> for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.57 mW/cm<sup>2</sup>. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm<sup>2</sup> and an uncontrolled MPE of 0.47 mW/cm<sup>2</sup>. These limits are considered protective of these populations.

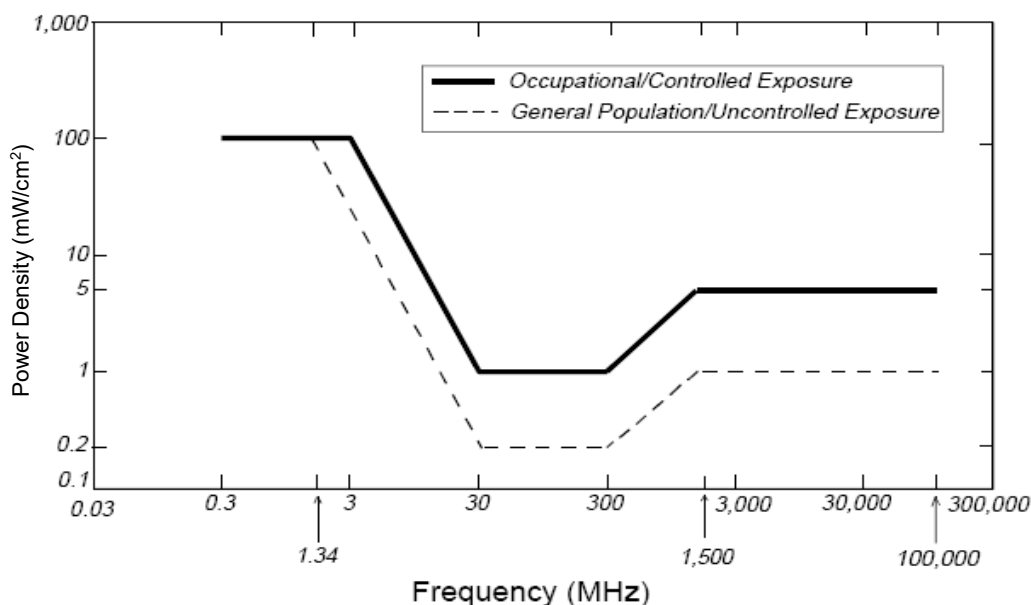
Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

<b>(B) Limits for General Public/Uncontrolled Exposure</b>				
<b>Frequency Range (MHz)</b>	<b>Electric Field Strength (E) (V/m)</b>	<b>Magnetic Field Strength (H) (A/m)</b>	<b>Power Density (S) (mW/cm<sup>2</sup>)</b>	<b>Averaging Time [E]<sup>2</sup>, [H]<sup>2</sup>, or S (minutes)</b>
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

\* Plane-wave equivalent power density

**Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)**  
 Plane-wave Equivalent Power Density



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

<b>Personal Wireless Service</b>	<b>Approximate Frequency</b>	<b>Occupational MPE</b>	<b>Public MPE</b>
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Cellular Telephone	870 MHz	2.90 mW/cm <sup>2</sup>	0.58 mW/cm <sup>2</sup>
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm <sup>2</sup>	0.57 mW/cm <sup>2</sup>
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm <sup>2</sup>	0.47 mW/cm <sup>2</sup>
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm <sup>2</sup>	0.20 mW/cm <sup>2</sup>

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



Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

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

## **2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS**

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

## **3.0 WORST-CASE PREDICTIVE MODELING**

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site ground-level and/or nearby rooftops resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. Verizon also has antennas on a nearby monotree. Information about these antennas was included in the modeling analysis.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas on the ground, the maximum power density generated by the AT&T antennas is approximately 34.63 percent of the FCC's general public limit (6.93 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 35.75 percent of the FCC's general public limit (7.15 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

There are no modeled areas on the ground that exceed the FCC's limits for general public or occupational exposure in front of the other carrier antennas.

A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

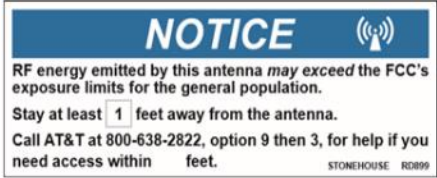

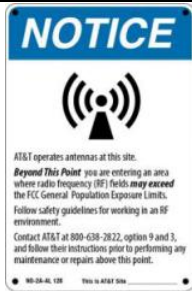
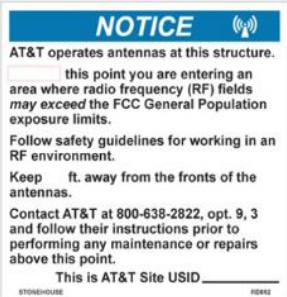


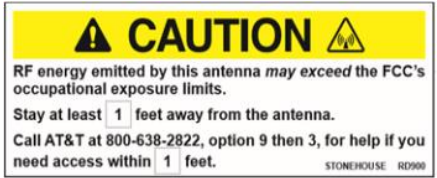





Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There was 1 AT&T microwave included in the modeling analysis. RoofMaster™ was used to calculate a worst-case prediction of the MPE at ground level and nearest walking surfaces for these microwave dish. The maximum power density at the nearest walking/working surfaces to the AT&T antennas generated by all carrier antennas, including microwaves and panel antennas, is discussed above. Power density estimates used for the microwave dish proposed for installation at this site are included in the Antenna Inventory.

#### 4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	<p><b>NOTICE DECAL</b></p>		
	<p><b>NOTICE SIGN</b></p>		
	<p><b>CAUTION DECAL</b></p>		
	<p><b>CAUTION SIGN</b></p>		

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow CAUTION 2B sign posted at the base of the monotree near the climbing ladder.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix B. It is important to note that this Signage Plan is specific for AT&T antennas only, and does not address RF emissions of other carrier antennas.

## **5.0 SUMMARY AND CONCLUSIONS**

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 4159 Costero Risco in San Clemente, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas and other carrier antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies. Workers or members of the general public accessing areas directly in front of the other carrier antennas should contact the carrier and/or landlord to determine appropriate setbacks or measures to safely occupy those areas.

## **6.0 LIMITATIONS**

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.


# **Appendix A**

## **Personnel Certifications**

## Preparer Certification

I, Ian Burk, state that:

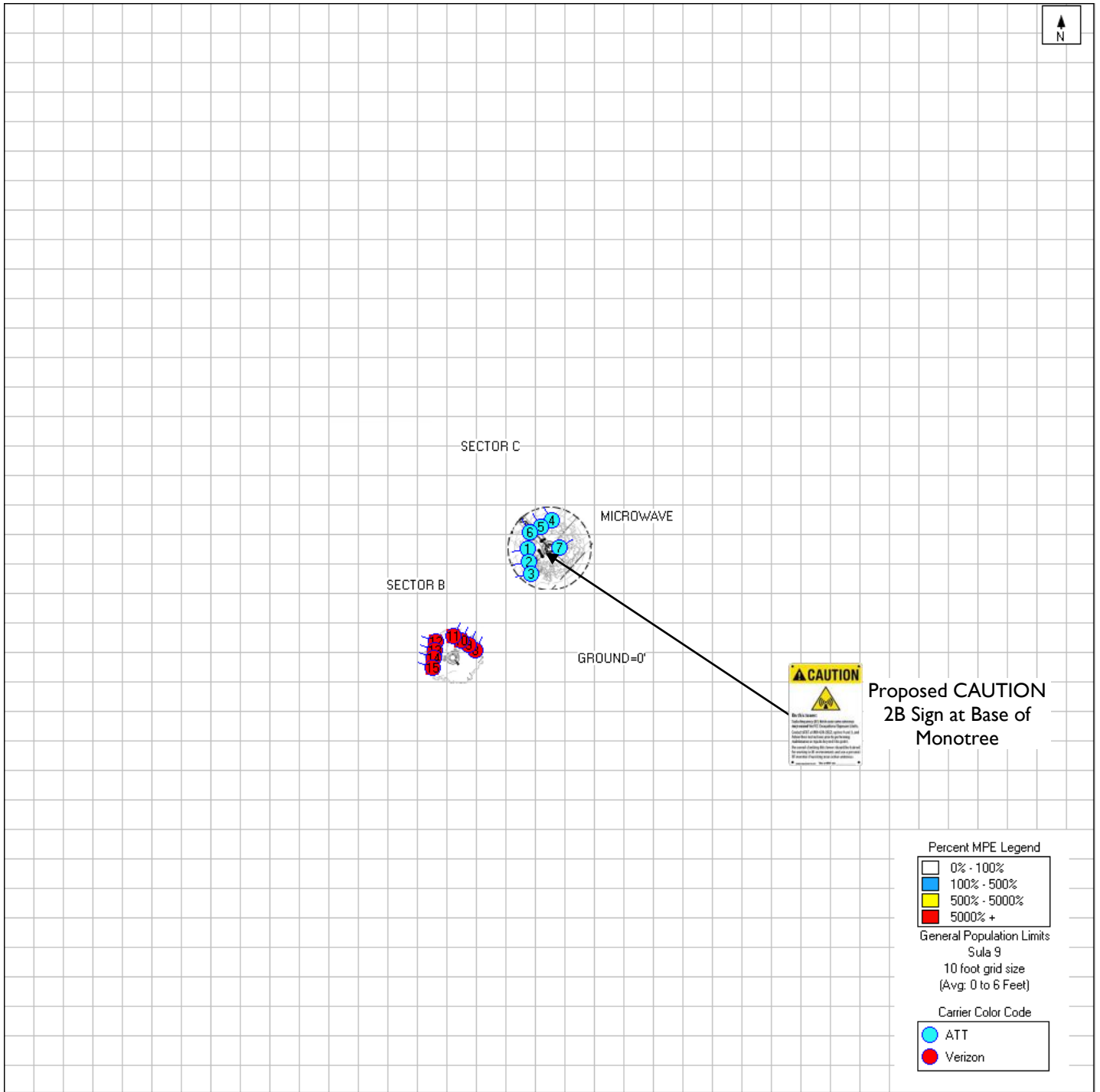
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

A rectangular box containing a handwritten signature in cursive script that reads "Ian Burk".

## **Appendix B**

### **Compliance/Signage Plan**

## Nearest Walking Surface Simulation



	Existing Sign
	Proposed Sign
	Installed Sign

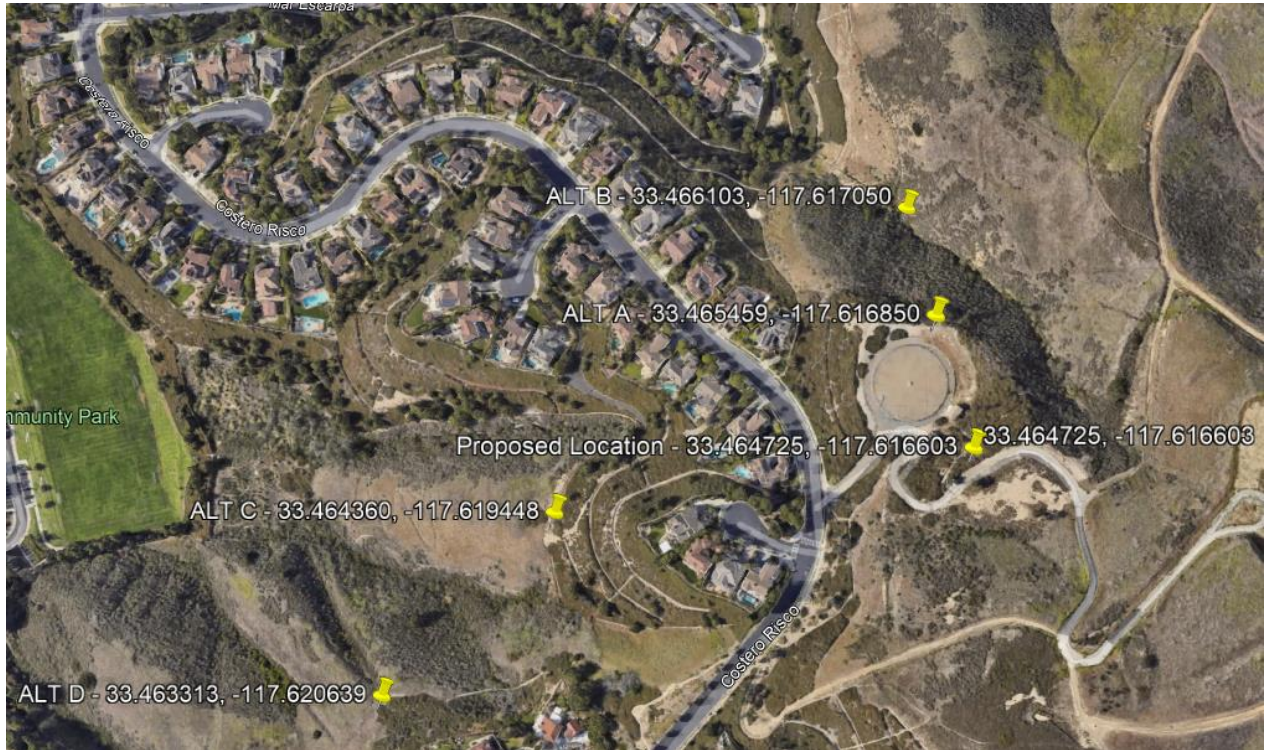
SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign



To: John Ciampa  
Re: CLL01419 – Alternative Site Analysis Memo

### Alternative Site Analysis Memo

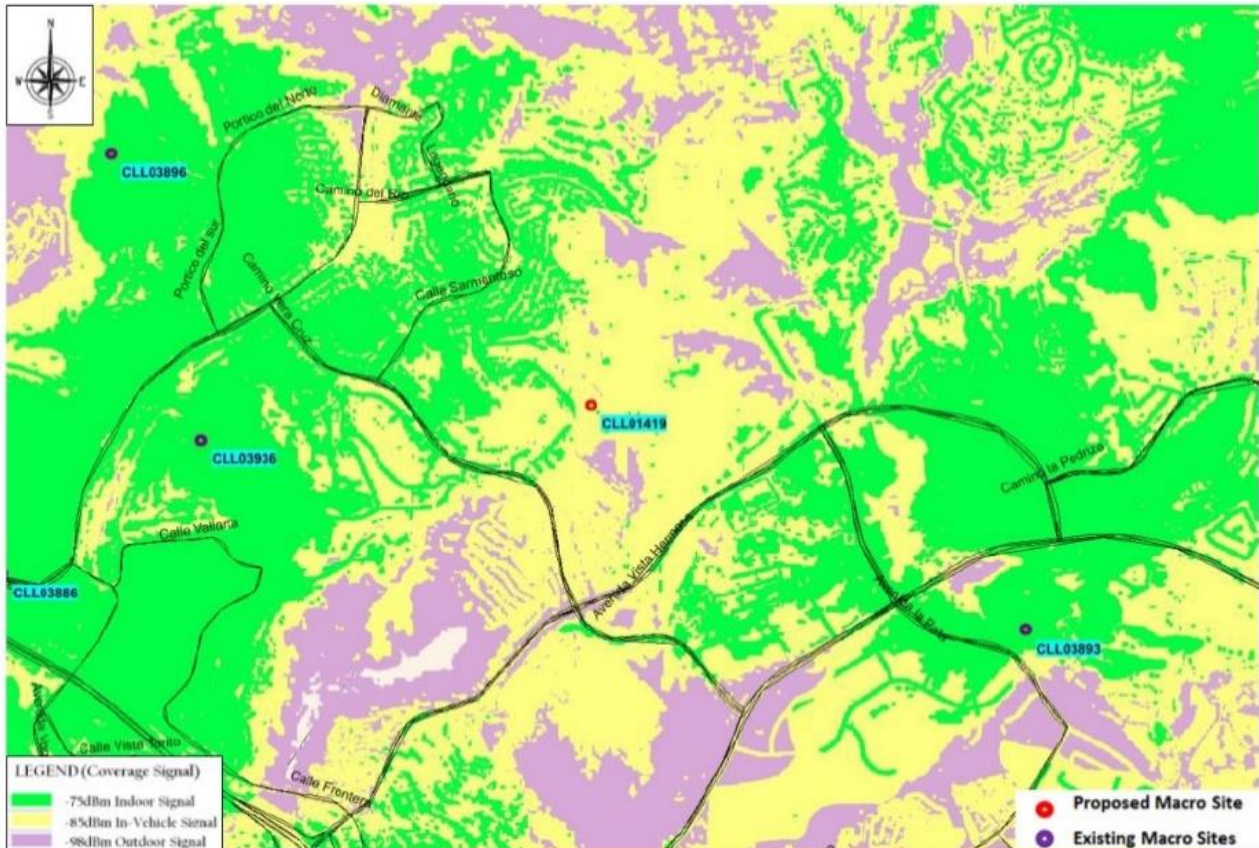
The city requested we provide an alternative site analysis, below is an image of alternative locations that was analyzed and deemed infeasible.





In the below image you can see the current “gap-in-coverage” that AT&T would like to fill. Also known as “RF’s Objective”. RF’s Objective is to meet the area west of the water tank.

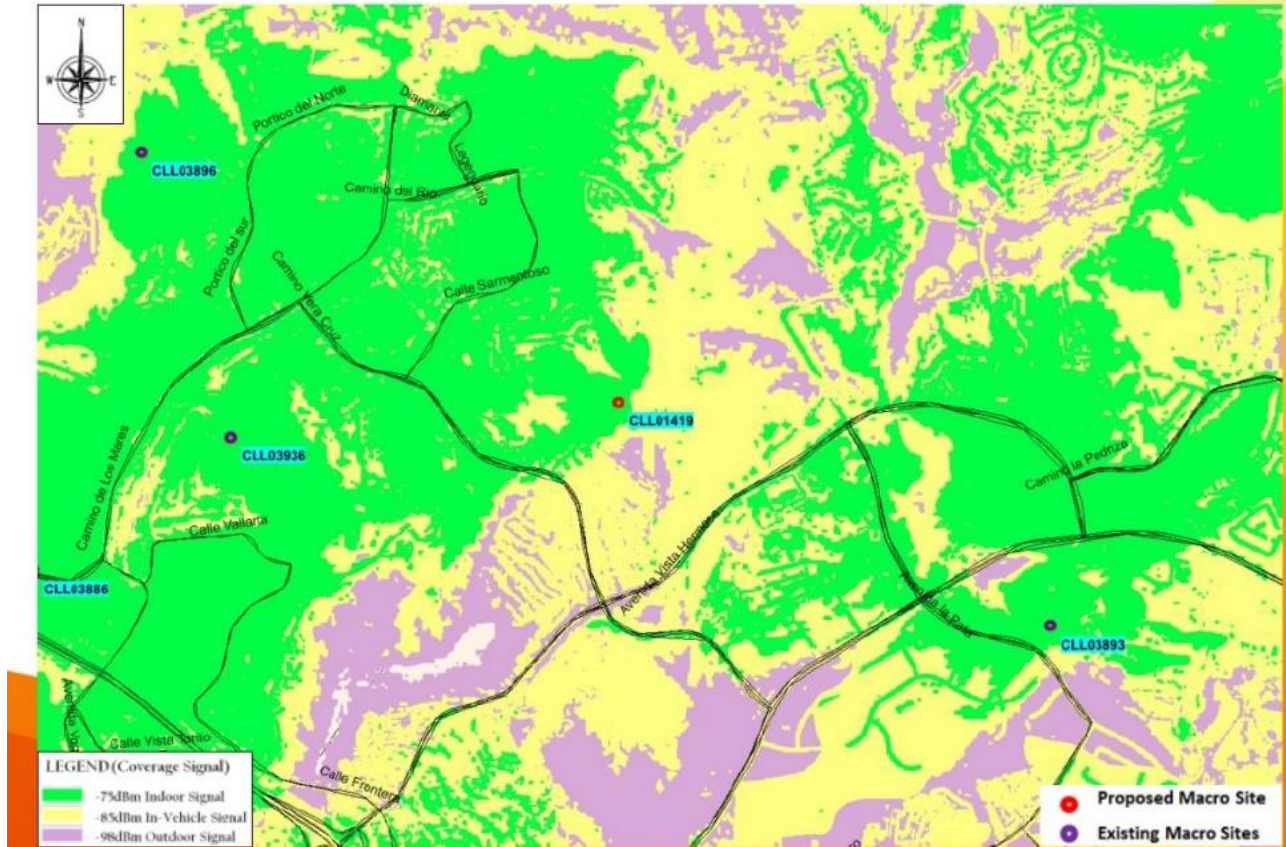
LTE Coverage Before site CLL01419





In the below Image you can see RF's objective being met at our proposed location at an overall height of 22'. that the primary increase in coverage occurs along Camino Vera Cruz and north of Camino Del Rio.

### LTE Coverage After site CLL01419





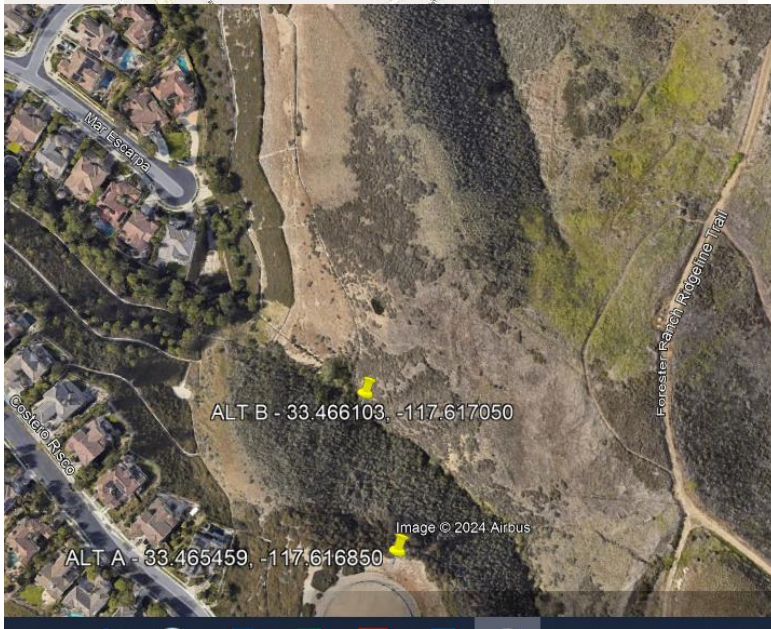
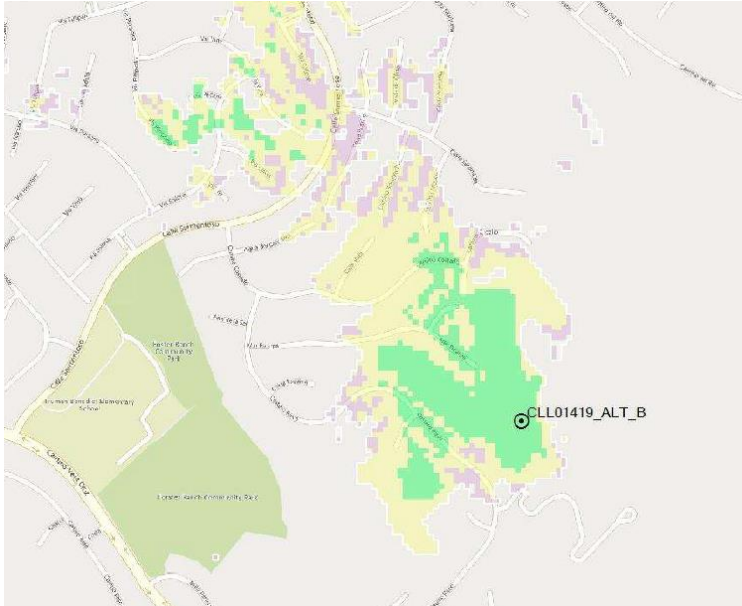
The following below images you will a quick analysis of the alternative locations that is mentioned above, accounting for the same constraints and project parameters.



ALT A - AT&T RF's objective ring encompasses terrain like the original proposal (water tank location) and family residentials. Due to the underground nature of the water tank, they're typically encumbered by restrictions to preserve the water infrastructure's integrity and operations. Construction here could compromise underground utilities and essential maintenance access, posing risks to the water supply system. Additionally, the water tank location drops about

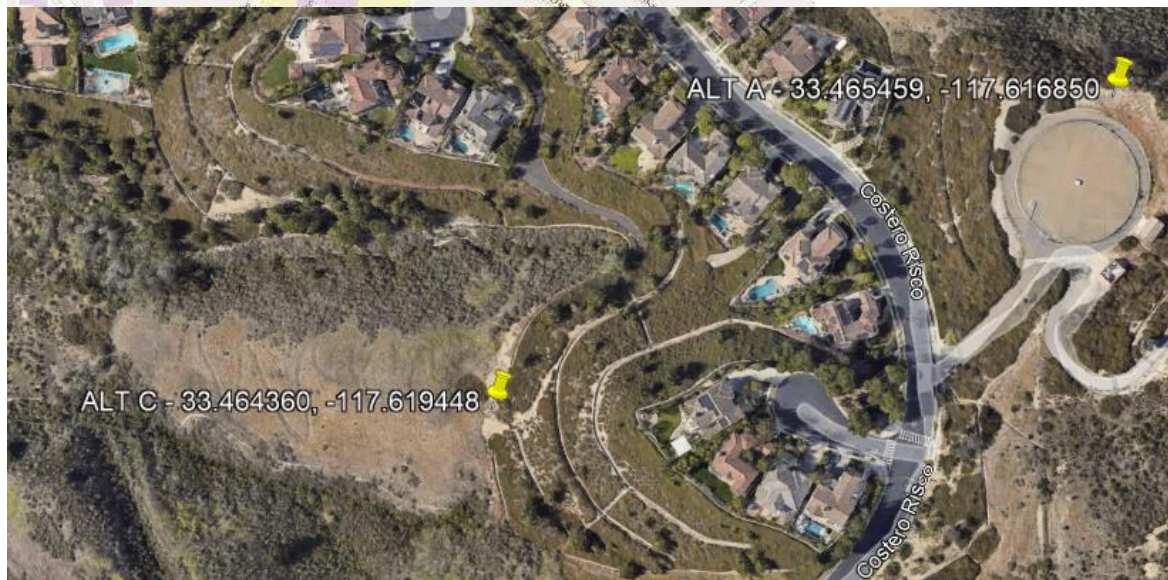
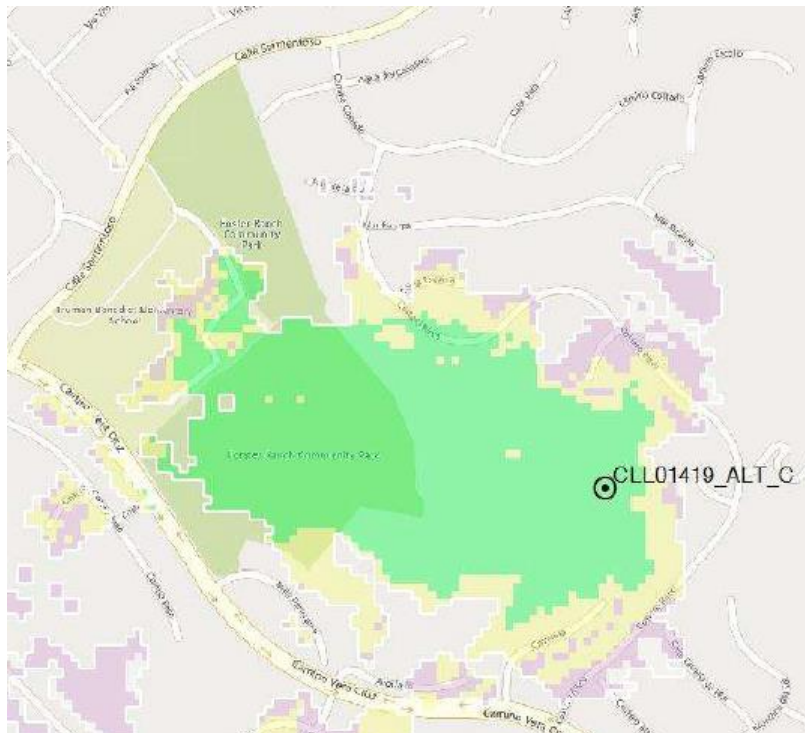


40' in elevation and hypothetically AT&T will need a height requirement equal or greater to ~62' to meet its objective ring. As you can see above RF's objective is partially met, just enough to provide coverage to the nominal number of adjacent homes.



ALT B – located between a canyon. As you can see above RF Objection is not met. RF is being obstructed by the canyons to the east and west and sliver of coverage is touching only ~12 homes. The elevation between the canyons is ~477' vs. ~626.19' at our proposed location. The difference between those numbers is the additional height needed to meet RF's coverage (assuming the canyons are being cleared).

Additionally, there are topographical and ecological challenges; the terrain demands extensive grading and excavation, incurring high costs and potential environmental impacts, including soil erosion, habitat disruption, and alteration of the landscape. The complexity of the soil or rock composition in these areas poses additional technical hurdles, escalating construction difficulties and expenses. An array of undisturbed flora populates the area, which, if disturbed, could lead to environmental compliance flags due to the potential disruption of local ecosystems.

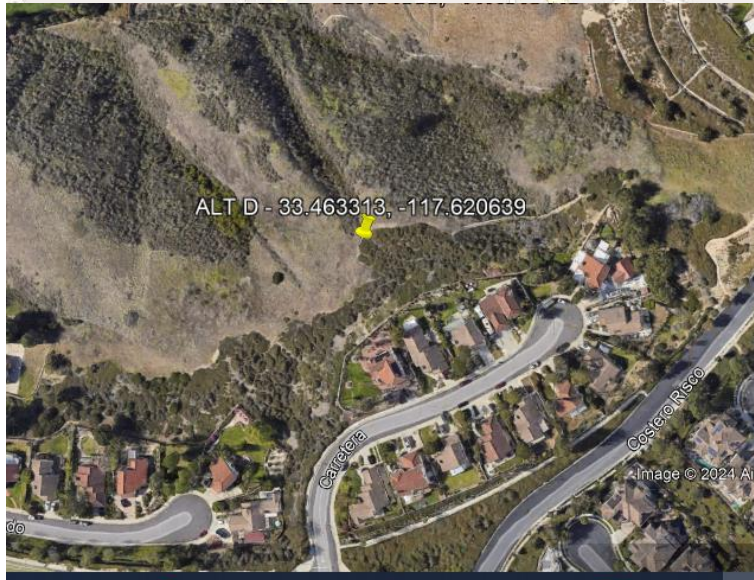




ALT C – this location is situated below the proposed water tank location between the park and single-family homes that is situated above two hills that are depicted similarly like a canyon. In addition to the obtrusiveness of this location, RF's objective is being partially met but only narrowly to the west covering just an open field. The homes above the hill to the north, south, and the rest of the area to the west are not being covered. Similarly to ALT B, the elevation here is ~500' vs. ~626.19' at our proposed location. The difference between those numbers is the additional height needed to meet RF's coverage (assuming the canyons are being cleared).

Which will land in the viewshed of the homes situated above the hill.

Additionally, there are topographical challenges; the terrain demands extensive grading and excavation, incurring high costs and potential environmental impacts, including soil erosion, habitat disruption, and alteration of the landscape. The complexity of the soil or rock composition in these areas poses additional technical hurdles, escalating construction difficulties and expenses.



ALT D – this location is situated on top of a hill but still below the homes that are located above the hill. Here RF’s objective is only being met for an open field and portion of the elementary school. The homes above and surroundings are not being touched by RF because they are located at a higher elevation. Similarly to ALT B and ALT C, the elevation here is ~489’ vs. ~626.19’ at our proposed location. The difference between those numbers is the additional height needed to meet RF’s coverage (assuming the canyons are being cleared). Which will land in the viewshed of the homes situated above the hill.

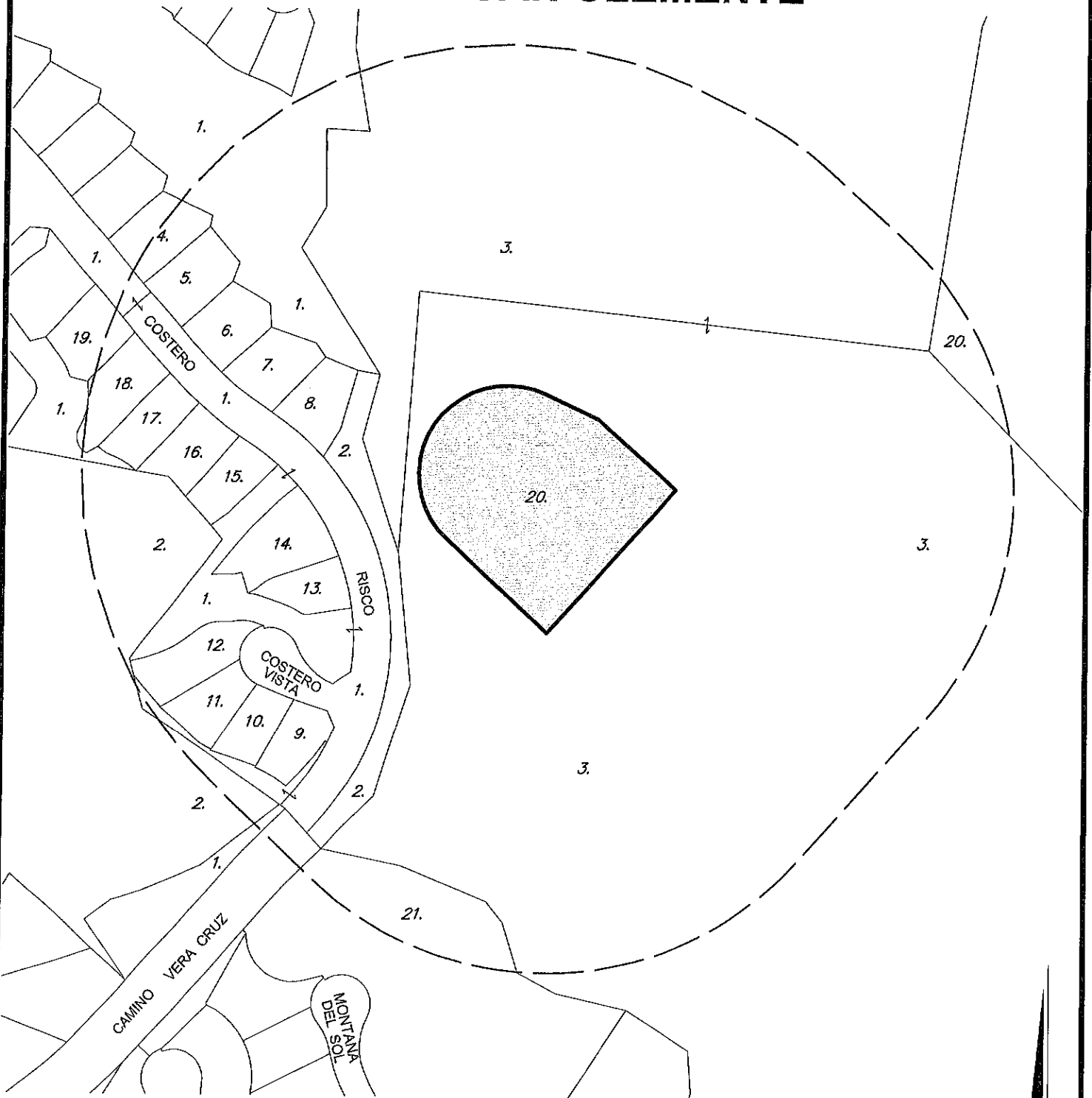




Additionally, there are topographical challenges; the terrain demands extensive grading and excavation, incurring high costs and potential environmental impacts, including soil erosion, habitat disruption, and alteration of the landscape. The complexity of the soil or rock composition in these areas poses additional technical hurdles, escalating construction difficulties and expenses.

In conclusion, the original location near the existing Verizon faux tree remains the most viable option. This site's proximity to existing structures offers a less intrusive solution, away from the viewshed of the homes, and meets the minimum requirements for AT&T RF's objectives. Building at the proposed location with a 22-foot faux tree minimizes visual impact while providing the necessary service coverage.

# CITY OF SAN CLEMENTE



## 500' RADIUS MAP

**SITE ADDRESS:**  
4159 COSTERO RISCO



### GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850  
gcmapping@radiusmaps.com

### LEGEND

- 20. OWNERSHIP NO.
- ↔ OWNERSHIP HOOK

CASE NO.

DATE: 07-25-2024

SCALE: 1" = 100'

### OWNERSHIP MAP

AT&T NSB - AVENIDA CA/CLL01419  
 SMARTLINK LLC - WILL KAZIMI  
 4159 COSTERO RISCO  
 SAN CLEMENTE - 500' OWNERSHIP LIST

MAP	APN	OWNERS	ADDRESS	CITY	STATE	ZIP
1	678-071-17	FORSTER HIGHLANDS COMMUNITY ASSOCIATION	23726 BIRTCHER DR	LAKE FOREST	CA	92630
2	678-071-18	FORSTER RANCH LAING	1628 JOHN F KENNEDY BLVD 950	PHILADELPHIA	PA	19103
3	678-092-06	88 PACIFIC	PO BOX 814	TURNERSVILLE	NJ	8012
	678-141-07	<b>SAME AS #1</b>				
4	678-151-12	JEFFREY S & CHERYL A WILLIAMS	4149 COSTERO RISCO	SAN CLEMENTE	CA	92673
5	678-151-13	DIBAKAR BARUA	4151 COSTERO RISCO	SAN CLEMENTE	CA	92673
6	678-151-14	RUSSELL S & REBECCA C ELLSWORTH	4153 COSTERO RISCO	SAN CLEMENTE	CA	92673
7	678-151-15	MICHAEL J & MELINDA NOBLE	4155 COSTERO RISCO	SAN CLEMENTE	CA	92673
8	678-151-16	DANNAH L COTR HUGHES	4157 COSTERO RISCO	SAN CLEMENTE	CA	92673
9	678-151-17	THOMAS H PARR	PO BOX 30000	JACKSON	WY	83002
10	678-151-18	SEYED M ALAVI	4004 COSTERO VIS	SAN CLEMENTE	CA	92673
11	678-151-19	MARC WHITNEY	4002 COSTERO VISTA	SAN CLEMENTE	CA	92673
12	678-151-20	DAVID MARK BURROUGHS	4000 COSTERO VIS	SAN CLEMENTE	CA	92673
13	678-151-21	CHRISTOPHER & CARRIE ULLMER	4162 COSTERO RISCO	SAN CLEMENTE	CA	92673
14	678-151-22	DEREK A MILLER	4160 COSTERO RISCO	SAN CLEMENTE	CA	92673
15	678-151-23	JEFFREY & LISA GIANNELLI	4158 COSTERO RISCO	SAN CLEMENTE	CA	92673
16	678-151-24	JEFFREY SCOTT & TINA MARIE FIELDS	4156 COSTERO RISCO	SAN CLEMENTE	CA	92673
17	678-151-25	DANIEL LEHMAN	4154 COSTERO RISCO	SAN CLEMENTE	CA	92673
18	678-151-26	DWIGHT AGUILLARD	4152 COSTERO RISCO	SAN CLEMENTE	CA	92673
19	678-151-27	CHRISTOPHER STORMS & LOIS TOKI SCHWARTZ	4150 COSTERO RISCO	SAN CLEMENTE	CA	92673
	678-151-41, 42, 44 TO 46	<b>SAME AS #1</b>				
	678-151-47	<b>SAME AS #2</b>				
	678-161-04	<b>SAME AS #20</b>				
20	679-242-05	CITY OF SAN CLEMENTE	910 CALLE NEGOCIO	SAN CLEMENTE	CA	92672
	679-242-06	<b>SAME AS #3</b>				
21	679-242-26	RESERVE MAINT CORP	2030 MAIN ST 1200	IRVINE	CA	92614
		SMARTLINK, LLC ATTN: WILL KAZIMI	10 CHURCH CIRCLE	ANNAPOLIS	MD	21401
		GC MAPPING SERVICE INC ATTN: GILBERT CASTRO	3055 W VALLEY BLVD	ALHAMBRA	CA	91803



**SITE NUMBER: CLL01419**  
**SITE NAME: AVENIDA CA**  
**4159 COSTERO RISCO**  
**SAN CLEMENTE, CA 92673**



**ATC SITE NUMBER: 420172**

**PACE #: MRLOS075202, USID: 307200, CASPR #: 3551A0WASX, FA #: 13023946**

SITE INFORMATION	
PROPERTY OWNER: ADDRESS:	CITY OF SAN CLEMENTE 100 AVENIDA PRESIDIO SAN CLEMENTE, CA 92673
APPLICANT ADDRESS:	AT&T MOBILITY 1452 EDINGER AVE. TUSTIN, CA 92780
APPLICANT REPRESENTATIVE: ADDRESS:	SMARTLINK 1997 ANNAPOLIS EXCHANGE PKWY., SUITE 200 ANNAPOLIS, MD 21401
LATITUDE (NAD 83):	33° 27' 53.01" N (33.464725°)
LONGITUDE (NAD 83):	117° 36' 59.77" W (-117.616603°)
GROUND ELEVATION:	626.19' AMSL
OCCUPANCY:	U
APN #:	679-242-05
ZONING JURISDICTION:	CITY OF SAN CLEMENTE
CURRENT ZONING:	FORSTERS RANCH SPECIFIC PLAN
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LEASE SPACE:	±280 SQ. FT.

LOCATION MAPS	
VICINITY MAP	LOCAL MAP

PROJECT DESCRIPTION	
AT&T MOBILITY PROPOSES TO CONSTRUCT AN UNMANNED WIRELESS COMMUNICATION FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:	
<b>ANTENNA LEVEL:</b>	
<ul style="list-style-type: none"> <li>PROPOSED (1) 22' HIGH MONOEUCALYPTUS.</li> <li>PROPOSED (4) 6' PANEL ANTENNAS ON PROPOSED MONOEUCALYPTUS. (2 PER SECTOR)</li> <li>PROPOSED (2) AIR 6449 B77D ANTENNA ON PROPOSED MONOEUCALYPTUS. (1 PER SECTOR)</li> <li>PROPOSED (24) RRU's MOUNTED BEHIND PANEL ANTENNAS ON PROPOSED MONOEUCALYPTUS. (12 PER SECTOR)</li> <li>PROPOSED (3) DC9 SURGE SUPPRESSION UNITS ON MOUNTED ON PROPOSED ANTENNA MOUNTING FRAME.</li> <li>PROPOSED (8) DC POWER TRUNKS ROUTED UNDER GROUND AND INSIDE PROPOSED MONOEUCALYPTUS.</li> <li>PROPOSED (3) FIBER TRUNKS ROUTED UNDER GROUND AND INSIDE PROPOSED MONOEUCALYPTUS.</li> </ul>	
<b>EQUIPMENT LEVEL:</b>	
<ul style="list-style-type: none"> <li>PROPOSED (1) DC POWER PLANT MOUNTED ON CONCRETE PAD INSIDE PROPOSED CMU WALL ENCLOSURE.</li> <li>PROPOSED (2) PURCELL CABINETS (STACKED) MOUNTED ON CONCRETE PAD INSIDE PROPOSED CMU WALL ENCLOSURE.</li> <li>PROPOSED (1) 20KW AC GENERAC COMPACT GENERATOR WITH 105 GALLON FUEL TANK MOUNTED ON CONCRETE PAD INSIDE PROPOSED CMU WALL ENCLOSURE.</li> <li>PROPOSED (3) DC12 SURGE SUPPRESSION UNITS MOUNTED INSIDE PROPOSED CMU WALL ENCLOSURE.</li> <li>PROPOSED (2) FIBER MANAGEMENT BOXES MOUNTED INSIDE PROPOSED CMU WALL ENCLOSURE.</li> <li>PROPOSED (1) TELCO BOX AND CIENA BOX MOUNTED INSIDE PROPOSED CMU WALL ENCLOSURE.</li> <li>PROPOSED (1) PTLK WITH ATS/MTS AND CAMLOK MOUNTED INSIDE PROPOSED CMU WALL ENCLOSURE.</li> <li>PROPOSED CABLE TRAY FOR DC AND FIBER TRUNKS.</li> <li>PROPOSED SPLIT FACE CMU WALL ENCLOSURE TO MATCH EXISTING.</li> </ul>	

PROJECT TEAM	
<b>AT&amp;T PROJECT MANAGER:</b> AT&T MOBILITY SERVICES LLC CONTACT: IVAN OCEGUEDA PHONE: (562) 210-9855 EMAIL: i0109k@att.com	<b>A/E MANAGER:</b> CELLSITE CONCEPTS 16885 VIA DEL CAMPO CT., SUITE 318 SAN DIEGO, CA 92127 CONTACT: SEV FRANCISCO PHONE: (858) 432-4112 EMAIL: sfrancisco@cellsite.net
<b>SMARTLINK PROJECT MANAGER:</b> SMARTLINK CONTACT: WILL KAZIMI PHONE: (925) 699-2227 EMAIL: will.kazimi@smartlinkgroup.com	<b>SITE ACQUISITION:</b> SMARTLINK CONTACT: ERIK HARGRAVE PHONE: (626)-695-7375 EMAIL: erik.hargrave@smartlinkgroup.com
<b>LAND USE PLANNER:</b> SMARTLINK CONTACT: CHRIS DOHENY PHONE: (619) 944-8528 EMAIL: chris.doheny@smartlinkgroup.com	<b>CONSTRUCTION MANAGER:</b> AT&T MOBILITY SERVICES LLC CONTACT: ANDRE CAMOU PHONE: (562) 293-6236 EMAIL: ac2960@att.com

DRIVING DIRECTIONS
DIRECTION FROM AT&T OFFICE (1452 EDINGER AVE., TUSTIN, CA 92780):
<ol style="list-style-type: none"> <li>START OUT GOING SOUTHEAST ON EDINGER AVENUE TOWARD RED HILL AVENUE</li> <li>TURN LEFT ONTO RED HILL AVENUE</li> <li>MERGE ONTO I-5 S TOWARD SAN DIEGO</li> <li>TAKE THE AVE VISTA HERMOSA EXIT, EXIT 77.</li> <li>TURN LEFT ONTO AVENIDA VISTA HERMOSA</li> <li>TURN LEFT ONTO CAMINO VERA CRUZ</li> <li>TURN RIGHT ONTO COSTERO RISCO</li> <li>4159 COSTERO RISCO, SAN CLEMENTE CA 92673-6408 IS ON THE RIGHT</li> </ol>

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
<ul style="list-style-type: none"> <li>CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 &amp; 25)</li> <li>2022 CALIFORNIA BUILDING CODE</li> <li>2022 CALIFORNIA MECHANICAL CODE</li> <li>2022 CALIFORNIA PLUMBING CODE</li> <li>2022 CALIFORNIA ELECTRICAL CODE</li> <li>2022 CALIFORNIA FIRE CODE</li> <li>2022 LOCAL BUILDING CODE</li> <li>BUILDING OFFICIALS &amp; CODE ADMINISTRATORS (BOCA)</li> <li>CITY/COUNTY ORDINANCES</li> <li>ANSI/TIA-222-H</li> <li>LIFE SAFETY CODE NFPA-101</li> </ul>

DRAWING INDEX	
SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT LAYOUT AND ANTENNA PLAN
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	DETAILS
A-6	DETAILS

**DO NOT SCALE DRAWINGS**

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

ACCESSIBILITY NOTE
THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2022 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2022 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

SIGNATURE BLOCK		
PRINT NAME	SIGNATURE	DATE
AT&T RF:	_____	_____
AT&T PM:	_____	_____
AT&T CM:	_____	_____
SMARTLINK PM:	_____	_____
SMARTLINK ZM:	_____	_____
SMARTLINK SAQ:	_____	_____
SMARTLINK CM:	_____	_____

REV	DATE	DESCRIPTION
3	11/06/2023	PLANNING COMMENTS
2	08/25/2023	REVISED PER LATEST RFDS/FIRE COMMENTS
1	03/30/2023	SMARTLINK COMMENTS
0	07/07/2021	100% ZD SET
A	05/19/2021	90% ZD's FOR REVIEW

**ISSUED DATE:** 11/06/2023

**ISSUED FOR:** 100% ZD SET

**PROJECT INFORMATION:**

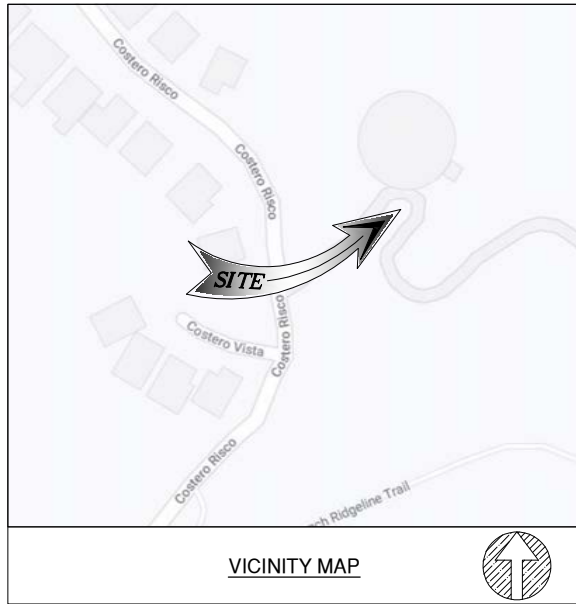
CLL01419  
 AVENIDA CA  
 4159 COSTERO RISCO  
 SAN CLEMENTE, CA 92673

**DRAWN BY:** JDC

**CHECKED BY:** SVF

**SHEET TITLE:** TITLE SHEET

**SHEET NUMBER:** T-1



VICINITY MAP

APN  
679-242-05  
SITE ADDRESS  
4159 COSTERO RISCO, SAN CLEMENTE, CA 92673

**TITLE REPORT**

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 92016113-920-CMM-CM8 AND GUARANTEE NUMBER CA-SFXFC-IMP-81G28-2-21-92016113 DATED OCTOBER 19, 2021.

**BASIS OF BEARING**

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE SIX, DETERMINED BY GPS OBSERVATIONS.

**BENCHMARK**

ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

**FLOODZONE**

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06059C0528J EFFECTIVE DATE 12/03/2009.

**NOTES:**

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- FIELD SURVEY COMPLETED ON MAY 05, 2021

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL 1:**

THOSE PORTIONS OF THE RANCHO BOCA DE LA PLAYA, AS SHOWN ON A MAP RECORDED JUNE 29, 1887, IN BOOK 4, PAGES 118 AND 119 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 17, 1887, ALL BEING IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY TERMINUS OF THE CENTERLINE OF CAMINO VERA CRUZ AND THE NORTHEASTERLY TRACT BOUNDARY, ALL AS SHOWN ON THE MAP OF TRACT NO. 10417, RECORDED IN BOOK 523, PAGES 1 THROUGH 6, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY; THENCE NORTH 50° 39' 17" EAST 459.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47° 04' 45" WEST 202.18 FEET TO A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 130.00 FEET; THENCE NORTH-WESTERLY, NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 162° 04' 45", AN ARC DISTANCE OF 367.75 FEET; THENCE SOUTH 65° 00' 00" EAST 85.50 FEET; THENCE SOUTH 48° 28' 04" EAST 154.00 FEET; THENCE SOUTH 41° 31' 56" WEST 283.82 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND UTILITY PURPOSES UPON, OVER AND THROUGH THOSE PORTIONS OF THE RANCHO BOCA LA PLAYA, AS SHOWN ON A MAP RECORDED JUNE 29, 1887, IN BOOK 4, PAGES 118 AND 119 OF PATENTS, RECORDS, OF LOS ANGELES COUNTY, CALIFORNIA, AND OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE

DISTRICT LAND OFFICE SEPTEMBER 17, 1887, ALL BEING IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY TERMINUS OF THE CENTERLINE OF CAMINO VERA CRUZ AND THE NORTHEASTERLY TRACT BOUNDARY, ALL AS SHOWN ON THE MAP OF TRACT NO. 10417, RECORDED IN BOOK 523, PAGES 1 THROUGH 6, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY; THENCE ALONG SAID; NORTHEASTERLY TRACT BOUNDARY, NORTH 42° 22' 55" WEST 38.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41° 43' 19" EAST 154.87 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS TANGENT CURVE, CONCAVE WESTERLY; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF

41° 23' 47" AN ARC LENGTH OF 18.06 FEET; THENCE NORTH 00° 19' 32" EAST 113.95 FEET; THENCE NORTH 89° 40' 28" WEST 2.00 FEET TO THE BEGINNING OF A 47.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, A RADIAL THROUGH SAID POINT BEARS NORTH 89° 40' 28" WEST; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 05' 52" AN ARC LENGTH OF 70.63 FEET; THENCE NORTH 86° 25' 24" EAST 10.01 FEET TO THE BEGINNING OF A 23.00 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" AN

ARC LENGTH OF 18.06 FEET; THENCE NORTH 41° 25' 24" EAST 91.17 FEET TO THE BEGINNING OF A 58.00 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 20' 46" AN ARC LENGTH OF 19.58 FEET; THENCE SOUTH 47° 04' 45" EAST 35.29 FEET; THENCE SOUTH 41° 25' 24" WEST 149.21 FEET; THENCE SOUTH 86° 25' 24" WEST 35.62 FEET; THENCE SOUTH 00° 19' 32" WEST 121.59 FEET; THENCE SOUTH 41° 23' 47" WEST 189.06 FEET TO A POINT ON THE SAID NORTHEASTERLY BOUNDARY; THENCE NORTHWESTERLY ALONG SAID TRACT BOUNDARY NORTH 42° 22' 55" WEST 20.11 FEET TO THE POINT OF BEGINNING.

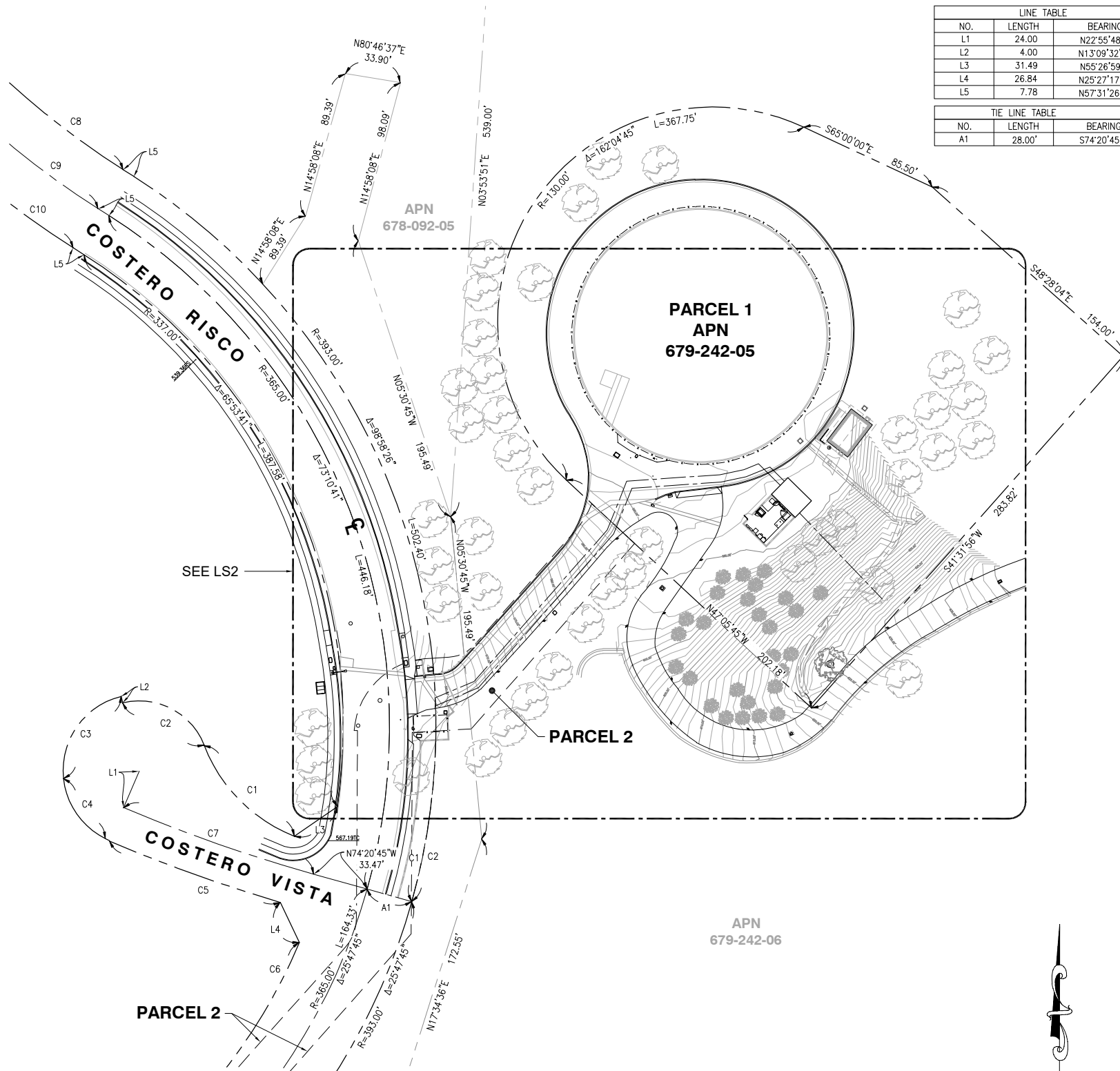
APN: 679-242-05

**SCHEDULE B (EXCEPTIONS)**

- ITEM A IS TAX RELATED
- ITEM B IS LIEN RELATED
- ITEM 1 IS AGREEMENT RELATED

**PROPERTY LINES DERIVED FROM:**

- TRACT MAP NO. 15562 DATED DECEMBER 07, 2000
- TRACT MAP NO. 15718 DATED MARCH 18, 2002
- TRACT MAP NO. 16040 DATED DECEMBER 15, 2000
- PARCEL MAP NO. 98-170 DATED DECEMBER 29, 1998
- ASSESSOR'S MAP NO. 678-15 DATED 2005



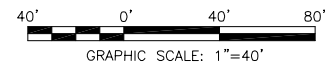
**LEGEND**

- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- EASEMENT LINE
- RETAINING WALL
- TREE
- BUSH
- MONUMENTS
- FD. MONUMENT
- FD. L&T/NAIL

CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
C1	47°27'25"	25.00'	96.00'
C2	82°44'14"	42.00'	60.65'
C3	82°21'58"	46.00'	66.13'
C4	57°27'47"	46.00'	46.13'
C5	06°24'33"	980.00'	109.62'
C6	18°37'05"	337.00'	109.51'
C7	07°16'33"	958.00'	121.65'
C8	16°36'28"	512.00'	148.41'
C9	16°36'28"	540.00'	156.52'
C10	16°36'28"	568.00'	164.64'

LINE TABLE		
NO.	LENGTH	BEARING
L1	24.00	N22°55'48"E
L2	4.00	N13°09'32"W
L3	31.49	N55°26'59"E
L4	26.84	N25°27'17"W
L5	7.78	N57°31'26"W

TIE LINE TABLE		
NO.	LENGTH	BEARING
A1	28.00'	S74°20'45"E



1452 EDINGER AVENUE  
TUSTIN, CA 92780



1997 ANNAPOLIS EXCHANGE PKWY., SUITE 200  
ANNAPOLIS, MD 21401

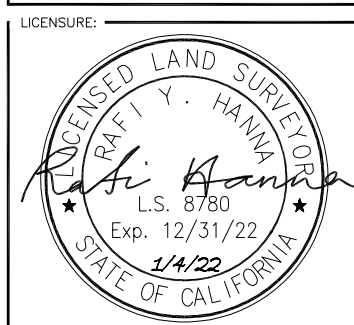


10650 SCRIPPS RANCH BLVD., SUITE 224  
SAN DIEGO, CA 92131  
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
3	03/30/2023	UPDATED TITLE BLOCK
2	01/04/2022	FINAL SURVEY
1	05/18/2021	PRELIMINARY SURVEY

ISSUED DATE: **MARCH 30, 2023**

ISSUED FOR: **FINAL SURVEY**



PROJECT INFORMATION:  
**CLL01419**  
AVENIDA  
4159 COSTERO RISCO,  
SAN CLEMENTE, CA 92673

DRAWN BY: JDC  
CHECKED BY: RH

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-1**

**12 FEET WIDE AT&T NON-EXCLUSIVE INGRESS/EGRESS ROUTE CENTERLINE DESCRIPTION:**

THOSE PORTIONS OF THE RANCHO BOCA DE LA PLAYA, AS SHOWN ON A MAP RECORDED JUNE 29, 1887, IN BOOK 4, PAGES 118 AND 119 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 17, 1887, ALL BEING IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA,

A STRIP OF LAND FOR THE PURPOSES OF ACCESS EASEMENT FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF SAN CLEMENTE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

AN ACCESS EASEMENT BEING TWELVE (12.00) FEET IN WIDTH AND LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF COSTERO RISCO AND THE CENTERLINE OF COSTERO VISTA, ALL AS SHOWN ON THE MAP OF TRACT NO. 15562, RECORDED IN BOOK 810, PAGES 14 THROUGH 18, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY; THENCE SOUTH 74°20'45" EAST A DISTANCE OF 28.00 FEET TO THE EASTERLY RIGHT OF WAY OF COSTERO RISCO; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY, WITH A RADIUS OF 393.00 FEET THROUGH A CENTRAL ANGLE OF 18°08'01", AN ARC DISTANCE OF 124.38 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 67°06'56" EAST A DISTANCE OF 25.39 FEET;  
 THENCE NORTH 41°19'30" EAST A DISTANCE OF 121.75 FEET;  
 THENCE NORTH 21°51'52" EAST A DISTANCE OF 31.79 FEET;  
 THENCE NORTH 86°00'36" EAST A DISTANCE OF 56.34 FEET;  
 THENCE NORTH 78°05'31" EAST A DISTANCE OF 14.82 FEET;  
 THENCE NORTH 67°53'11" EAST A DISTANCE OF 9.49 FEET;  
 THENCE SOUTH 45°31'32" EAST A DISTANCE OF 18.57 FEET TO THE PROPOSED AT&T LEASE AREA BEING POINT "A" AND ALSO BEING THE POINT OF TERMINUS.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

**3 FEET WIDE AT&T NON-EXCLUSIVE UTILITY ROUTE CENTERLINE DESCRIPTION:**

THOSE PORTIONS OF THE RANCHO BOCA DE LA PLAYA, AS SHOWN ON A MAP RECORDED JUNE 29, 1887, IN BOOK 4, PAGES 118 AND 119 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 17, 1887, ALL BEING IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA,

A STRIP OF LAND FOR THE PURPOSES OF UTILITY EASEMENT FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF SAN CLEMENTE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

AN UTILITY EASEMENT BEING THREE (3.00) FEET IN WIDTH AND LYING EIGHTEEN (18.00) INCHES ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF COSTERO RISCO AND THE CENTERLINE OF COSTERO VISTA, ALL AS SHOWN ON THE MAP OF TRACT NO. 15562, RECORDED IN BOOK 810, PAGES 14 THROUGH 18, INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY; THENCE SOUTH 74°20'45" EAST A DISTANCE OF 28.00 FEET TO THE EASTERLY RIGHT OF WAY OF COSTERO RISCO; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY, WITH A RADIUS OF 393.00 FEET THROUGH A CENTRAL ANGLE OF 17°25'55", AN ARC DISTANCE OF 119.57 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 67°06'56" EAST A DISTANCE OF 28.12 FEET;  
 THENCE NORTH 41°19'30" EAST A DISTANCE OF 123.55 FEET;  
 THENCE NORTH 21°51'52" EAST A DISTANCE OF 29.74 FEET;  
 THENCE NORTH 86°00'36" EAST A DISTANCE OF 53.83 FEET;  
 THENCE NORTH 78°05'31" EAST A DISTANCE OF 15.54 FEET;  
 THENCE NORTH 67°53'11" EAST A DISTANCE OF 15.54 FEET;  
 THENCE SOUTH 45°31'32" EAST A DISTANCE OF 12.20 FEET TO THE PROPOSED AT&T LEASE AREA BEING THE POINT OF TERMINUS.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

**PROPOSED AT&T LEASE SPACE DESCRIPTION**

BEGINNING AT SAID POINT "A",

THENCE NORTH 44°28'28" EAST A DISTANCE OF 6.46 FEET;  
 THENCE SOUTH 45°31'32" EAST A DISTANCE OF 20.00 FEET;  
 THENCE SOUTH 44°28'28" WEST A DISTANCE OF 10.29 FEET TO A POINT HEREIN REFERRED TO AS POINT "B".  
 THENCE SOUTH 44°28'28" WEST A DISTANCE OF 3.71 FEET;  
 THENCE NORTH 45°31'32" WEST A DISTANCE OF 20.00 FEET;  
 THENCE NORTH 44°28'28" EAST A DISTANCE OF 7.54 FEET TO THE POINT OF BEGINNING OF THE PROPOSED AT&T LEASE AREA

CONTAINING 280 SQUARE FEET MORE OR LESS.

**ADD'L 3 FEET WIDE AT&T NON-EXCLUSIVE CABLE ROUTE CENTERLINE DESCRIPTION:**

THOSE PORTIONS OF THE RANCHO BOCA DE LA PLAYA, AS SHOWN ON A MAP RECORDED JUNE 29, 1887, IN BOOK 4, PAGES 118 AND 119 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 17, 1887, ALL BEING IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA,

A STRIP OF LAND FOR THE PURPOSES OF UTILITY EASEMENT FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF SAN CLEMENTE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

AN UTILITY EASEMENT BEING THREE (3.00) FEET IN WIDTH AND LYING EIGHTEEN (18.00) INCHES ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT POINT "B"  
 THENCE SOUTH 43°52'59" EAST A DISTANCE OF 72.07 FEET TO THE PROPOSED AT&T MONOEUCALYPTUS BEING THE POINT OF TERMINUS.

THE SIDE LINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE-POINT INTERSECTIONS.

TIE CURVE TABLE			
NO.	DELTA	RADIUS	ARC LENGTH
C1	18°08'01"	393.00'	124.38'
C2	17°25'55"	393.00'	119.57'

ACCESS EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
A1	25.39'	N67°06'56"E
A2	121.75'	N41°19'30"E
A3	31.79'	N21°51'52"E
A4	56.34'	N86°00'36"E
A5	14.82'	N78°05'31"E
A6	9.49'	N67°53'11"E
A7	18.57'	S45°31'32"E

UTILITY EASEMENT LINE TABLE		
NO.	LENGTH	BEARING
B1	28.12'	N67°06'56"E
B2	123.55'	N41°19'30"E
B3	29.74'	N21°51'52"E
B4	53.83'	N86°00'36"E
B5	15.54'	N78°05'31"E
B6	15.54'	N67°53'11"E
B7	12.20'	S45°31'32"E
B8	72.07'	S43°52'59"E

LEASE AREA LINE TABLE		
NO.	LENGTH	BEARING
D1	6.46'	N44°28'28"E
D2	20.00'	S45°31'32"E
D3	10.29'	S44°28'28"W
D4	3.71'	S44°28'28"W
D5	20.00'	N45°31'32"W
D6	7.54'	N44°28'28"E

**LEGEND**

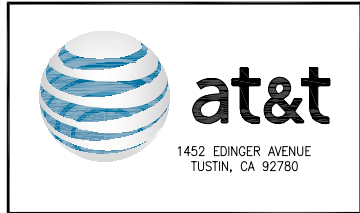
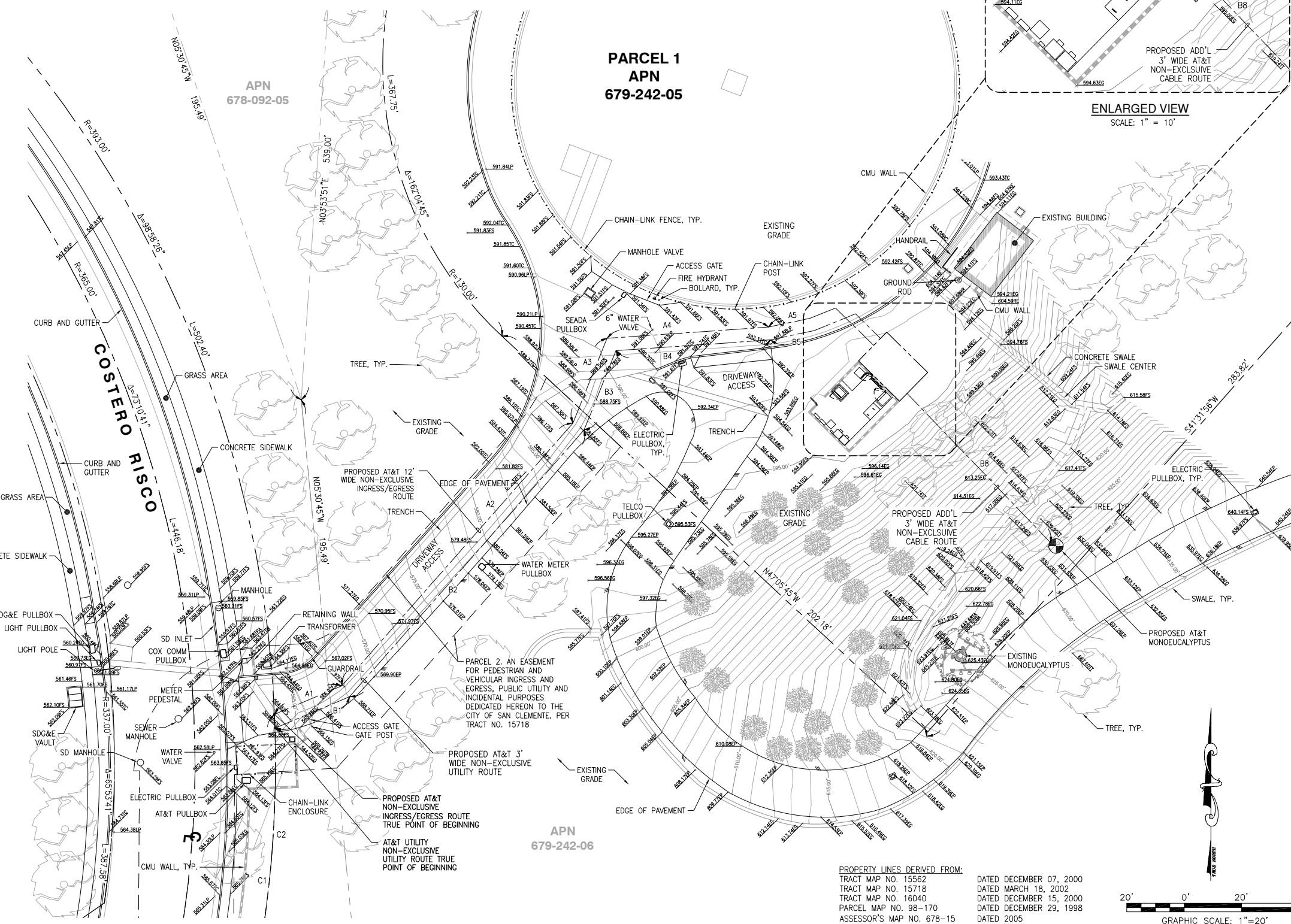
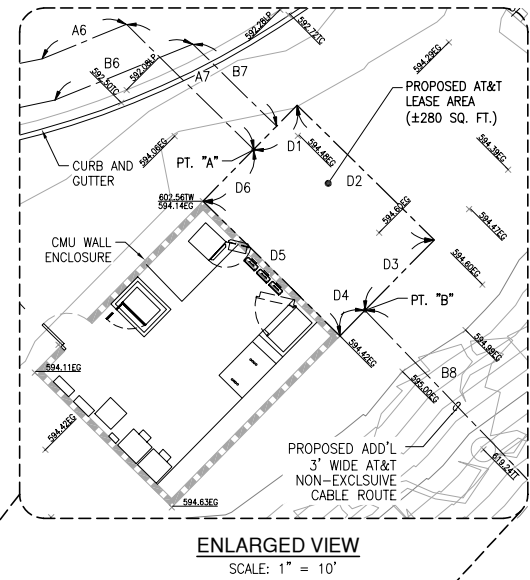
- CENTER LINE
- - - PROPERTY LINE
- x - x - CHAIN-LINK FENCE
- - - EASEMENT LINE
- - - RETAINING WALL
- - - EDGE OF PAVEMENT
- - - FINISH SURFACE
- - - FLOW LINE
- - - LIP OF GUTTER
- - - TOP OF CURB
- - - TOP OF LUMINAIRE
- - - TOP OF POLE
- - - TOP OF ROOF
- TT TOP OF TREE
- TA TOP OF ANTENNA
- RR ROOF RIDGE
- RE ROOF EDGE
- TW TOP OF WALL
- BC BACK CURB
- TPA TOP OF PAD
- EXISTING STREET LIGHT
- CATCH BASIN
- FIRE HYDRANT
- TREE

**MONUMENTS**

- FD. MONUMENT
- FD. L&T/NAIL

**COORDINATES**

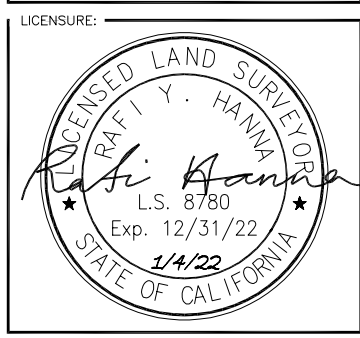
LATITUDE: 33°27'53.01"N (33.464725)  
 LONGITUDE: 117°36'59.77"W (-117.616603)



REV	DATE	DESCRIPTION
3	03/30/2023	UPDATED TITLE BLOCK
2	01/04/2022	FINAL SURVEY
1	05/18/2021	PRELIMINARY SURVEY

ISSUED DATE: **MARCH 30, 2023**

ISSUED FOR: **FINAL SURVEY**



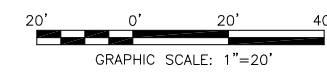
PROJECT INFORMATION:  
**CLL01419**  
**AVENIDA**  
**4159 COSTERO RISCO,**  
**SAN CLEMENTE, CA 92673**

DRAWN BY: JDC  
 CHECKED BY: RH

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-2**

PROPERTY LINES DERIVED FROM:  
 TRACT MAP NO. 15562 DATED DECEMBER 07, 2000  
 TRACT MAP NO. 15718 DATED MARCH 18, 2002  
 TRACT MAP NO. 16040 DATED DECEMBER 15, 2000  
 PARCEL MAP NO. 98-170 DATED DECEMBER 29, 1998  
 ASSESSOR'S MAP NO. 678-15 DATED 2005

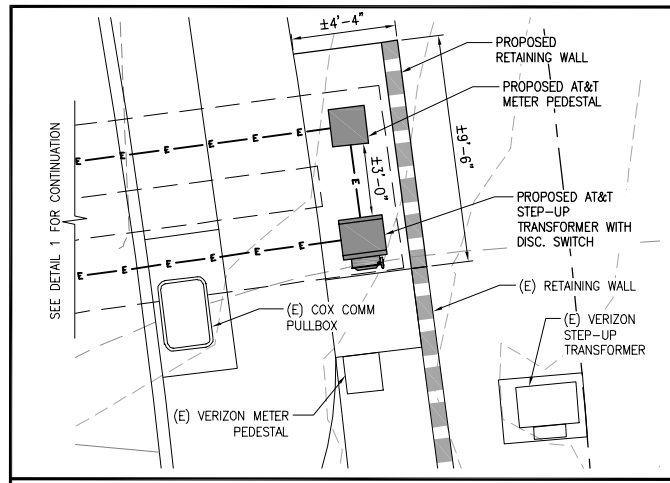


**NOTES:**

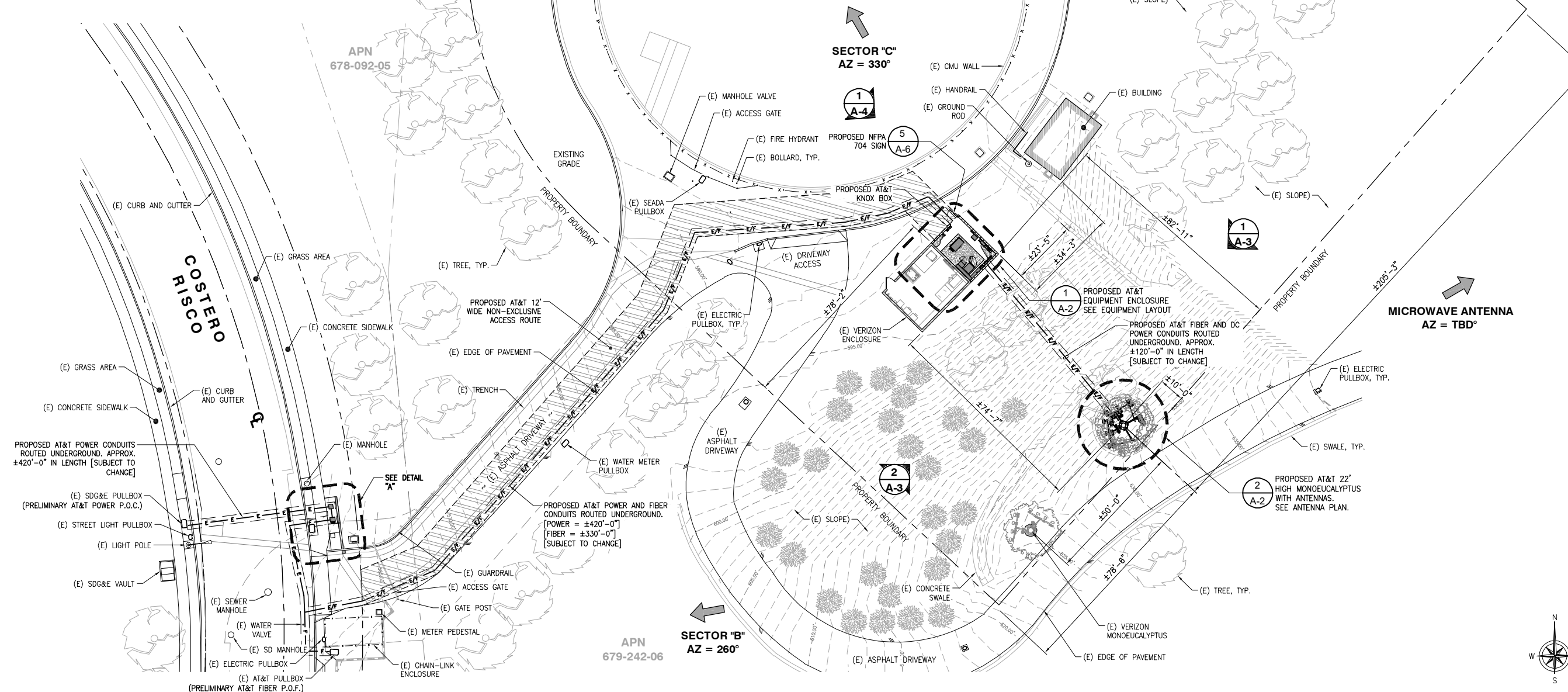
1. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
2. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL REPORTS.

**UTILITY NOTES:**

1. PROVIDE AN UNRESTRICTED 24 HOUR ACCESS FOR CHEMICAL TRUCK DELIVERIES OF A DOUBLE AXLE TANKER SIZED DELIVERY TRUCK UP THE DRIVEWAY, ALL THE WAY TO OUR EXISTING BUILDING. PROVIDE AN UNRESTRICTED 24 HOUR WORK TRUCK ACCESS ALL THE WAY AROUND THE RESERVOIR, AND DOWN THE EXISTING CURVED ACCESS ROAD LEADING SOUTH THEN EAST TO OUR SECOND FACILITY ON THE PROPERTY.
2. UTILITIES REQUIRES JOB WALK TO IDENTIFY TRENCHING REQUIREMENTS PRIOR TO BREAKING GROUND, AND CONTACT INFORMATION FOR JOB FOREMAN, SCHEDULE, NOTIFICATION OF ANY WORK THAT MAY IMPEDE ACCESS AS DESCRIBED ABOVE.



**DETAIL "A"**



**SITE PLAN**

24"x36" SCALE: 1" = 20'-0"  
11"x17" SCALE: 1" = 40'-0"



REV	DATE	DESCRIPTION
3	11/06/2023	PLANNING COMMENTS
2	08/25/2023	REVISED PER LATEST RFDS/FIRE COMMENTS
1	03/30/2023	SMARTLINK COMMENTS
0	07/07/2021	100% ZD SET
A	05/19/2021	90% ZD's FOR REVIEW

ISSUED DATE: 11/06/2023

ISSUED FOR: 100% ZD SET

LICENSURE:

PROJECT INFORMATION:  
CLL01419  
AVENIDA CA  
4159 COSTERO RISCO  
SAN CLEMENTE, CA 92673

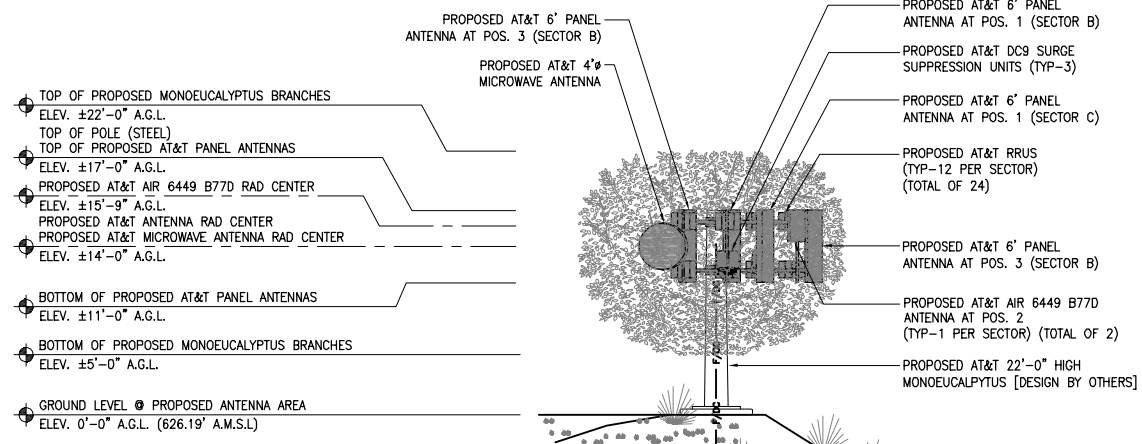
DRAWN BY: JDC  
CHECKED BY: SVF

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1



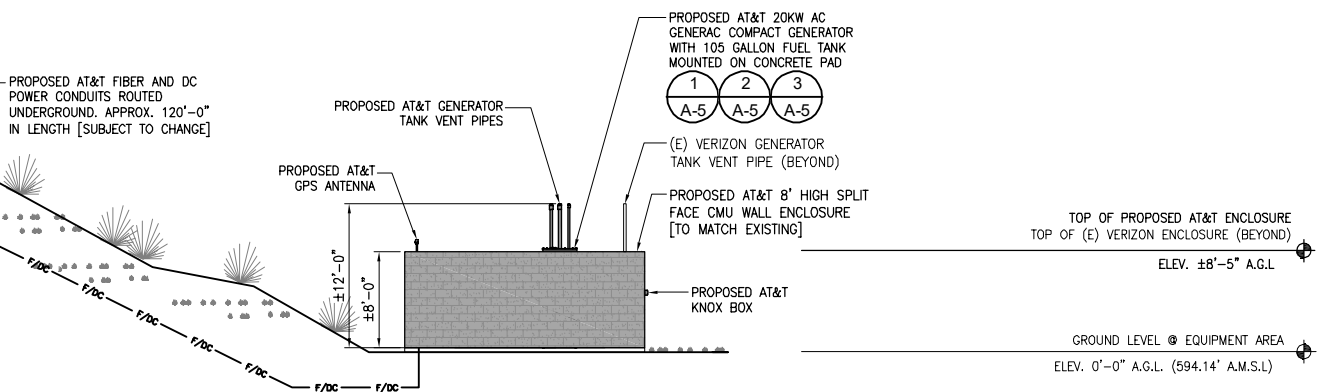




- TOP OF PROPOSED MONOEUCALPYTUS BRANCHES ELEV. ±22'-0" A.G.L.
- TOP OF POLE (STEEL) ELEV. ±17'-0" A.G.L.
- TOP OF PROPOSED AT&T PANEL ANTENNAS ELEV. ±15'-9" A.G.L.
- PROPOSED AT&T AIR 6449 B77D RAD CENTER ELEV. ±15'-9" A.G.L.
- PROPOSED AT&T ANTENNA RAD CENTER ELEV. ±14'-0" A.G.L.
- PROPOSED AT&T MICROWAVE ANTENNA RAD CENTER ELEV. ±14'-0" A.G.L.
- BOTTOM OF PROPOSED AT&T PANEL ANTENNAS ELEV. ±11'-0" A.G.L.
- BOTTOM OF PROPOSED MONOEUCALPYTUS BRANCHES ELEV. ±5'-0" A.G.L.
- GROUND LEVEL @ PROPOSED ANTENNA AREA ELEV. 0'-0" A.G.L. (626.19' A.M.S.L.)

- NOTES:**
- PROPOSED AT&T ANTENNAS, RRUS, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS TO MATCH FOLIAGE COLOR.
  - STRUCTURAL ANALYSIS IS REQUIRED FOR PROPOSED MONOEUCALPYTUS AND PROPOSED ANTENNA MOUNT PRIOR TO INSTALLATION OF PROPOSED ANTENNAS AND RRUS.

**NOTE:**  
(E) VERIZON MONOEUCALPYTUS NOT SHOWN FOR CLARITY.



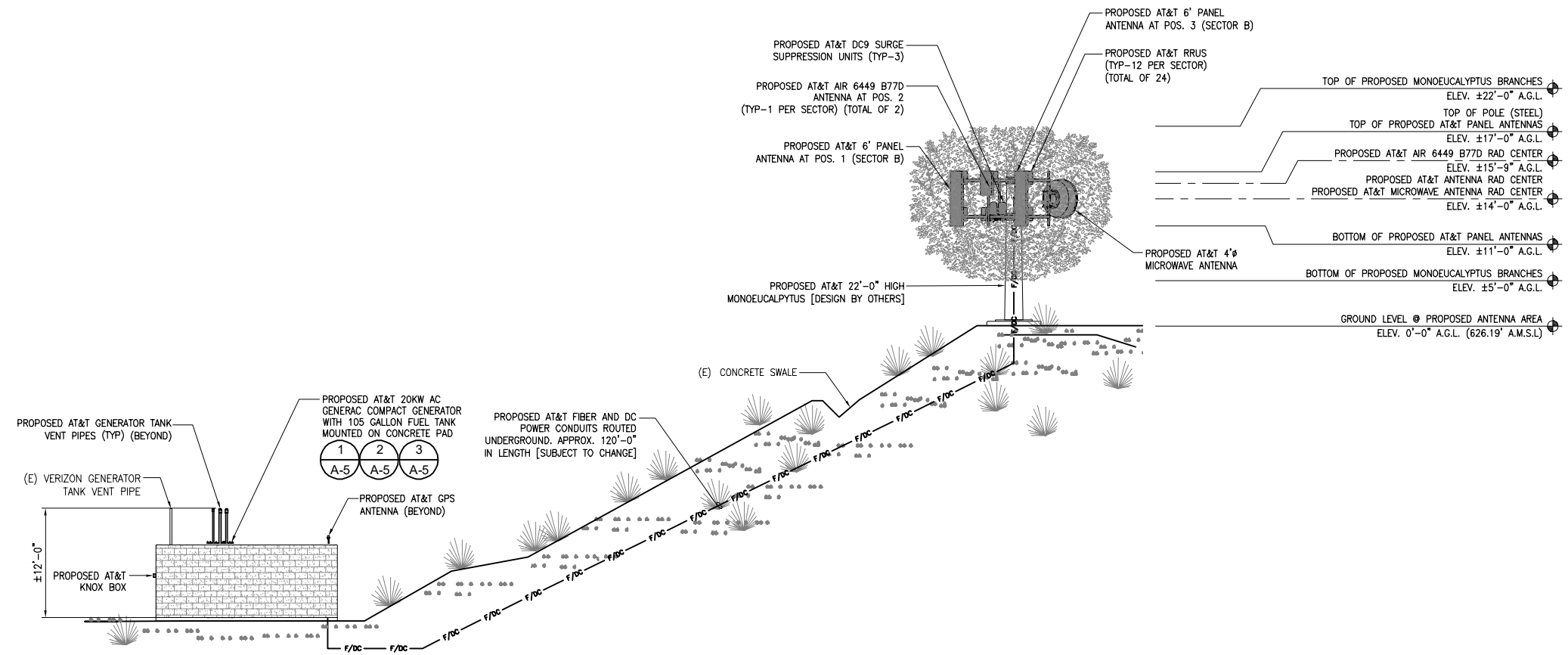
- TOP OF PROPOSED AT&T ENCLOSURE TOP OF (E) VERIZON ENCLOSURE (BEYOND) ELEV. ±8'-5" A.G.L.
- GROUND LEVEL @ EQUIPMENT AREA ELEV. 0'-0" A.G.L. (594.14' A.M.S.L.)

**PROPOSED NORTHEAST ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6' 4' 2' 0' 8' 1

- NOTES:**
- PROPOSED AT&T ANTENNAS, RRUS, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS TO MATCH FOLIAGE COLOR.
  - STRUCTURAL ANALYSIS IS REQUIRED FOR PROPOSED MONOEUCALPYTUS AND PROPOSED ANTENNA MOUNT PRIOR TO INSTALLATION OF PROPOSED ANTENNAS AND RRUS.

**NOTE:**  
(E) VERIZON MONOEUCALPYTUS NOT SHOWN FOR CLARITY.



- TOP OF (E) VERIZON ENCLOSURE TOP OF PROPOSED AT&T ENCLOSURE (BEYOND) ELEV. ±8'-5" A.G.L.
- GROUND LEVEL @ EQUIPMENT AREA ELEV. 0'-0" A.G.L. (594.14' A.M.S.L.)

**PROPOSED SOUTHWEST ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"  
8' 6' 4' 2' 0' 8' 2



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0	07/07/2021	100% ZD SET
A	05/19/2021	90% ZD's FOR REVIEW

ISSUED DATE: 11/06/2023

ISSUED FOR: 100% ZD SET

PROJECT INFORMATION:  
CLL01419  
AVENIDA CA  
4159 COSTERO RISCO  
SAN CLEMENTE, CA 92673

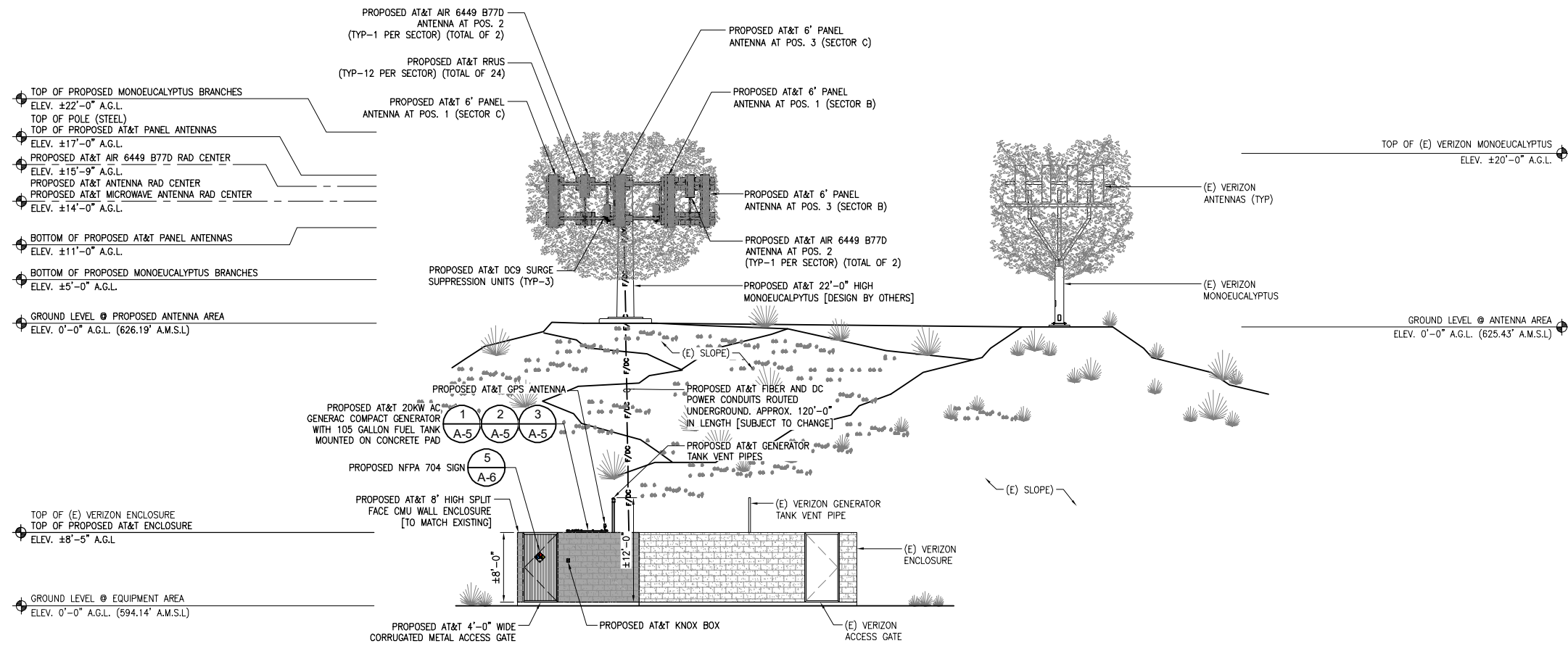
DRAWN BY: JDC  
CHECKED BY: SVF

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-3

**NOTES:**

1. PROPOSED AT&T ANTENNAS, RRUS, SURGE SUPPRESSION UNITS AND ANTENNA MOUNTING KIT TO BE PAINTED GREEN FOR CONCEALMENT. COVER ANTENNAS WITH RF-FRIENDLY LEAF SOCKS TO MATCH FOLIAGE COLOR.
2. STRUCTURAL ANALYSIS IS REQUIRED FOR PROPOSED MONOEUCLALYPTUS AND PROPOSED ANTENNA MOUNT PRIOR TO INSTALLATION OF PROPOSED ANTENNAS AND RRUS.



**PROPOSED NORTHWEST ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/16" = 1'-0"  
 8' 6' 4' 2' 0' 8'

**1**

**NOT USED**

**2**



REV	DATE	DESCRIPTION
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ISSUED DATE: **11/06/2023**

ISSUED FOR: **100% ZD SET**

LICENSURE:

PROJECT INFORMATION:  
 CLL01419  
 AVENIDA CA  
 4159 COSTERO RISCO  
 SAN CLEMENTE, CA 92673

DRAWN BY: JDC

CHECKED BY: SVF

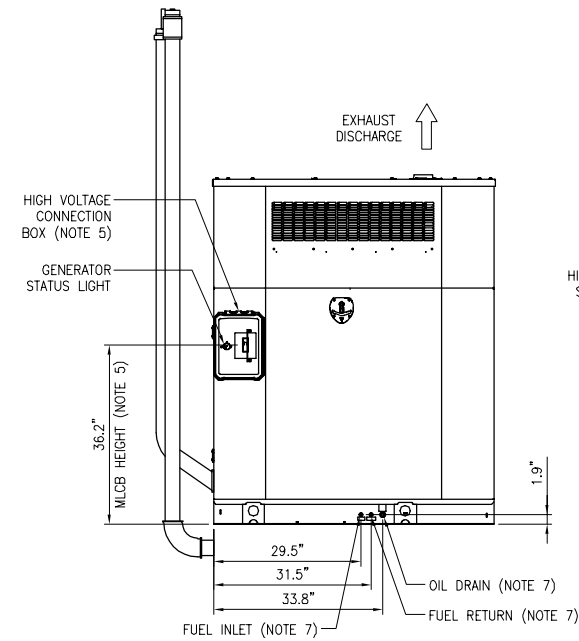
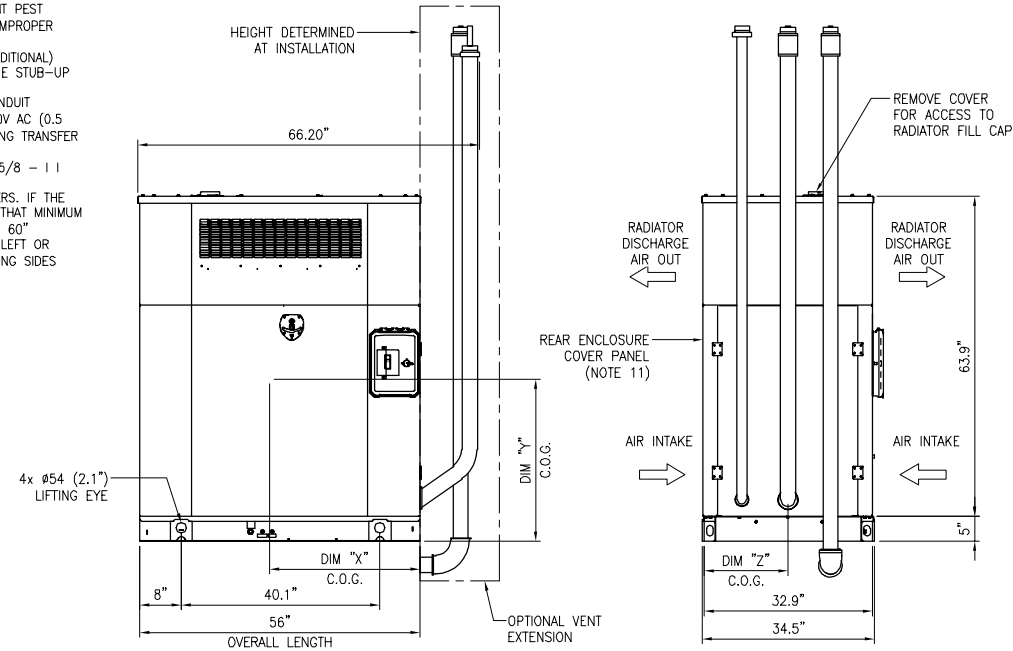
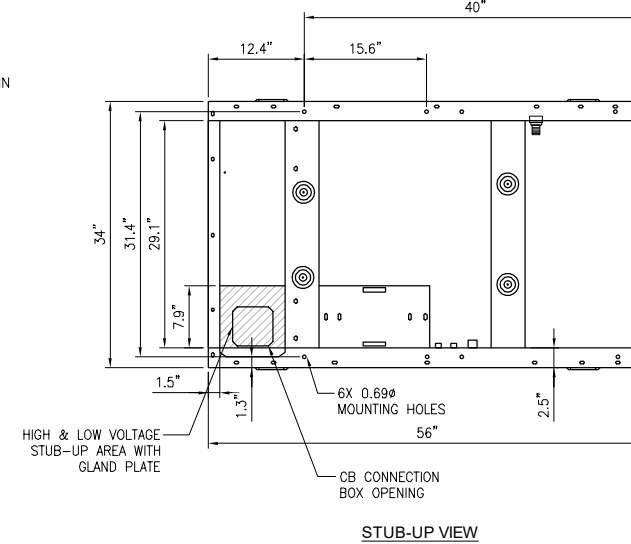
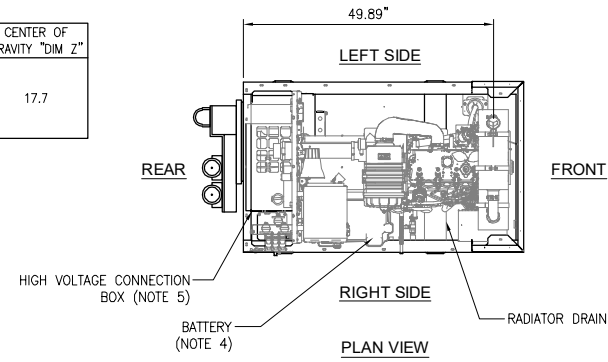
SHEET TITLE: **ELEVATIONS**

SHEET NUMBER: **A-4**

- NOTES:**
- CONTROL PANEL (2 AMP BATTERY CHARGER INSIDE)
  - 120V, 20A GFCI & 250V, 15A OUTLET (OPTIONAL)
  - CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX
  - BATTERY (12 VOLT NEGATIVE GROUND SYSTEM)
  - MAIN LINE CIRCUIT BREAKER (MLCB), AC LOAD LEADS.  
MAIN LINE CIRCUIT BREAKER INFORMATION:  
- SEE SPECIFICATION SHEET OR OWNERS MANUAL  
- ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR  
(DIMENSIONS MAY VARY DUE TO UNIT CONFIGURATION)
  - CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS FOR WEIGHT AND CENTER OF GRAVITY DATA SHEET 3.
  - ENGINE SERVICE CONNECTIONS:  
INLET DIESEL = 1/4" NPT  
RETURN DIESEL = 1/4" NPT  
OIL DRAIN = 1/2" NPT  
RADIATOR DRAIN = 1/4" NPT  
FLEX PIPE OUTLET = 2" ID  
EXHAUST OUTLET = 2" ID  
\*\*\*\*\* SEE GENERATOR SIZING GUIDE FOR FUEL PIPE SIZING TO SUIT
- APPLICATION \*\*\*\*\***
- GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED.
  - BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
  - EXHAUST SYSTEM MAXIMUM BACK PRESSURE = 10" H2O (ADDITIONAL)
  - REMOVE THE REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:  
-HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, BATTERY CHARGER 120V AC (0.5 AMP MAX) CONNECTION LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
  - BOLTS OR STUDS USED TO MOUNT UNIT TO PAD SHALL BE 5/8" - 11 GRADE 5
  - ONE SIDE MAY HAVE A SMALLER CLEARANCE THAN THE OTHERS. IF THE SIDE WITH REDUCED CLEARANCE IS EITHER FRONT OR BACK THAT MINIMUM CLEARANCE IS 16". THE THREE REMAINING SIDES MUST HAVE 60" CLEARANCE. IF THE SIDE WITH REDUCED CLEARANCE IS THE LEFT OR RIGHT THAT MINIMUM CLEARANCE IS 30". THE THREE REMAINING SIDES MUST HAVE 60" CLEARANCE.

SERVICE ITEM	
OIL FILL CAP	RIGHT SIDE
OIL DIP STICK	RIGHT SIDE
OIL FILTER	RIGHT SIDE
OIL DRAIN HOSE	RIGHT SIDE
RADIATOR DRAIN HOSE	RIGHT SIDE
COOLANT RECOVERY BOTTLE	RIGHT SIDE
RADIATOR FILL CAP ACCESS	ROOF
AIR CLEANER ELEMENT	RIGHT SIDE
FUEL FILTER	RIGHT SIDE
BATTERY	RIGHT SIDE

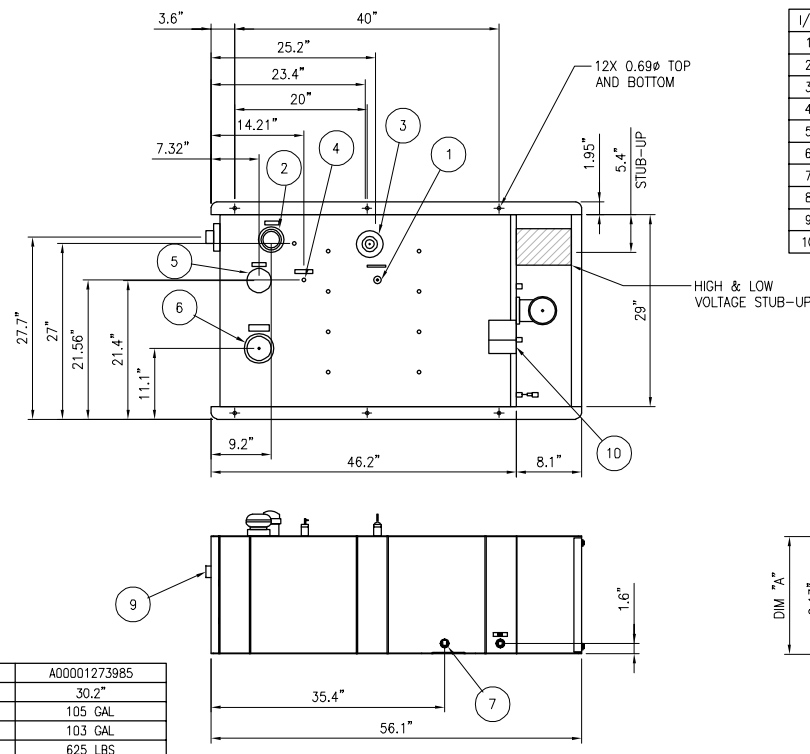
L2A ENCLOSURE, ALUMINUM					
MODEL	VOLTAGE	WEIGHT	CENTER OF GRAVITY "DIM X"	CENTER OF GRAVITY "DIM Y"	CENTER OF GRAVITY "DIM Z"
SD20	240V, 1Ø	1465 LBS	29.1	TBD	17.7
SD20	208V, 240V, 480V, 600V 3Ø	1470.9 LBS	29.0	TBD	



**20kW GENERAC COMPACT GENERATOR SDC020 DETAIL**

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

1



I/N	TANK FITTING	PROVIDING FUNCTION
1	3/8" NPT COUPLING	FUEL SUPPLY
2	2" NPT WELD FLANGE	FUEL FILL
3	FUEL LEVEL OPENING	FUEL LEVEL
4	3/8" NPT COUPLING	FUEL RETURN
5	2" NPT WELD FLANGE	VENT
6	3" NPT WELD FLANGE	EMERGENCY VENT
7	3/4" NPT COUPLING	VENT
8	1/2" NPT HALF COUPLING	LEAK DETECTOR
9	3" NPT WELD FLANGE	OUTER EMERGENCY VENT
10	1/2" NPT HALF COUPLING	FLUID DETECTOR (OPTIONAL)

UL = 142 / ULC-S601 LISTED

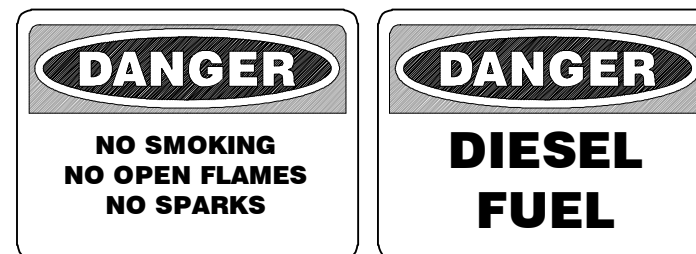
TANK P/N	A0001273353	A00001273985
DIM "A"	18.4"	30.2"
TOTAL CAPACITY	56 GAL	105 GAL
USABLE CAPACITY	51 GAL	103 GAL
DRY WEIGHT	449 LBS	625 LBS

**20kW GENERAC COMPACT GENERATOR SDC020 FUEL TANK DETAILS**

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

2

**HAZARD SIGNAGE**

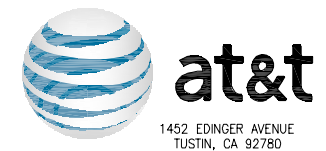


**NOTES:**

- ALL LETTERS SHALL BE ON A CONTRASTING BACKGROUND.
- SIGNS SHALL BE DURABLE CONSTRUCTION AND SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE POSTED.
- LETTERS SHALL NOT BE LESS THAN 3" IN HEIGHT

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

3



1452 EDINGER AVENUE  
TUSTIN, CA 92780



1997 ANNAPOLIS EXCHANGE PKWY., SUITE 200  
ANNAPOLIS, MD 21401



16885 VIA DEL CAMPO CT., SUITE 318  
SAN DIEGO, CA 92127  
tel: (858) 432-4112 / (858) 432-4257

REV	DATE	DESCRIPTION
3	11/06/2023	PLANNING COMMENTS
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ENCLOSURE:

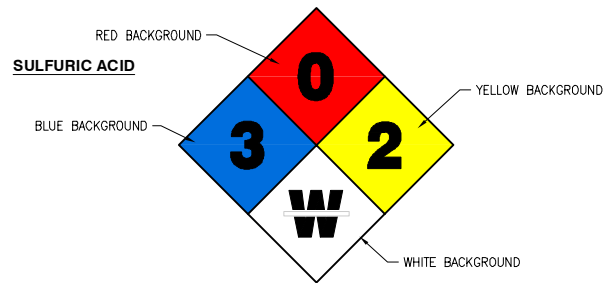
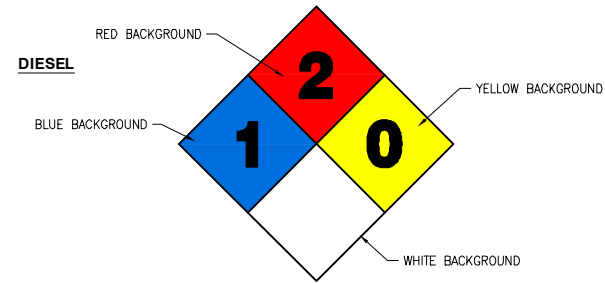
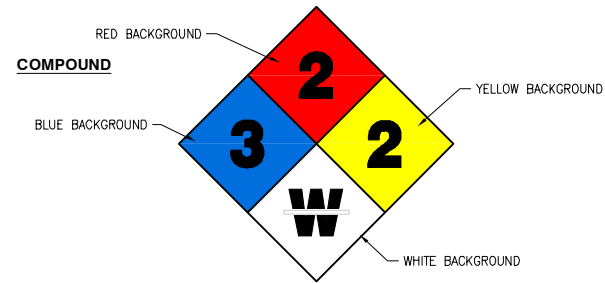
PROJECT INFORMATION:  
CLL01419  
AVENIDA CA  
4159 COSTERO RISCO  
SAN CLEMENTE, CA 92673

DRAWN BY: JDC

CHECKED BY: SVF

SHEET TITLE: DETAILS

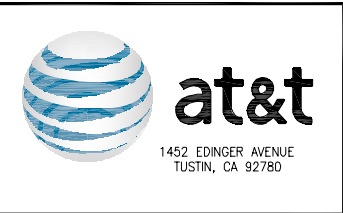
SHEET NUMBER: A-5



NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **2** NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **3** NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **4**

**NFPA SIGN** 24"x36" SCALE: NTS 11"x17" SCALE: NTS **5** NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **6** NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **7** NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **8**

NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **9** NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **10** NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **11** NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **12**



REV	DATE	DESCRIPTION
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LICENSURE:

PROJECT INFORMATION:  
CLL01419  
AVENIDA CA  
4159 COSTERO RISCO  
SAN CLEMENTE, CA 92673

DRAWN BY: JDC  
CHECKED BY: SVF

SHEET TITLE: DETAILS

SHEET NUMBER: A-6

**From:** [Fuentes, Candy](#)  
**To:** [Tatich, Tamara](#)  
**Subject:** FW: Planning Commission Item 8b CUP 21-268 ATT at 4159 Costero Risco  
**Date:** Wednesday, September 18, 2024 3:51:48 PM  
**Attachments:** [CUP 21 268 ATT.pdf](#)

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**Candy Fuentes**

Office Specialist, City Clerk  
City of San Clemente  
910 Calle Negocio | San Clemente, CA 92673  
(949) 361-8200 | [fuentes@san-clemente.org](mailto:fuentes@san-clemente.org)

---

**From:** Mike Blackwell [REDACTED]  
**Sent:** Wednesday, September 18, 2024 3:29 PM  
**To:** Lightfoot, Jonathan <LightfootJ@san-clemente.org>; Cameron Cosgrove <CosgroveC@san-clemente.org>  
**Cc:** CityClerk Mail <CityClerk@san-clemente.org>  
**Subject:** Planning Commission Item 8b CUP 21-268 ATT at 4159 Costero Risco

Hello Chair Cosgrove,

This message has been sent to the other members of the Planning Commission with blind copy to avoid replies to all...

Regarding tonight's meeting agenda, I've reviewed staff's report on the subject proposed communications facility. Generally, the design and location meet the objectives for least visually intrusive means.

However, my only concern is that the electromagnetic frequency report provided by the applicant does not include the cumulative effects of all service providers on the property e.g... Further, the applicant is proposing a 4' diameter microwave dish at just 14 feet above grade at approx. 649' AMSL. This could potentially create a dangerous environment for human beings that may be within the beam of the microwave dish along a pathway that ranges from 635' up to 650'+ AMSL.

According to the site plan presented by the applicant, the dish will be shooting to a remote point directly across or very near the walking path/drive path.

Again, the proposed project appears to offer a design that is consistent with a previously approved communication facility on the same property. However, there seems to be information missing from the EMF report that addresses cumulative effects of all of the equipment, including the existing facility as well as the microwave dish signal beam that will be shooting across or near the drive aisle that will be used by people.

Please know that, even though the planning commission may be preempted for making a land use termination based on potential impacts to human health, the planning commission could call concern to the deficient material submitted and ask for more information that may not be available at the time of the hearing that accurately depicts the project. Further, questions could be directed at the applicant regarding alternative designs that may be more suited for the location of the proposed 4' microwave dish. It should be noted that the beam of a microwave dish shooting toward a human being at close range is potentially very dangerous.... Continuing this project once again to

allow sufficient time for all of the information to be provided so that a fully informed decision can be made that best suits our community, would be greatly appreciated.

Thank you,  
Mike Blackwell  
San Clemente Resident

# September 9, 2024 PC Meeting

## Item 8b – AT&T at 4159 Costero Risco

### CUP 21-268

