

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: MARCH 27, 2017

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
DANNY GIOMETTI, ASSOCIATE PLANNER

SUBJECT: ANTENNA USE PERMIT AUP16-0001 AND CONDITIONAL USE PERMIT 17-0001 TO ALLOW THE INSTALLATION OF A ROOF-MOUNTED COMMERCIAL WIRELESS TELECOMMUNICATION ANTENNA FACILITY OF AN EXISTING BUILDING LOCATED AT 24661 DEL PRADO AVENUE.

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Antenna Use Permit Application (AUP16-0001) and Conditional Use Permit (CUP17-0001).

APPLICANT/OWNER: Sprint PCS/ Patrick and Rebecca Prendiville

APPLICANTS AGENT: Core Development Services

REQUEST: Approval of an antenna use permit (AUP) and conditional use permit (CUP) to allow the installation of a roof-mounted commercial wireless telecommunication antenna facility on an existing building located at 24661 Del Prado Avenue.

LOCATION: 24661 Del Prado Avenue (682-323-16)

NOTICE: Notice of the Public Hearing was mailed to property owners within a 500-foot radius of the subject site, published within a newspaper of general circulation on March 8, 2017 and posted at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, and the Dana Point Library on March 8, 2017. Notice was also provided pursuant to Section 9.26.010(f) of Dana Point Town Center Plan (DPTCP).

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA

Guidelines (Class 1 – Existing Facility) due to the fact that the project consists of a minor alteration of an existing structure.

ISSUES:

1. Is the proposal consistent with the Dana Point General Plan, the Dana Point Town Center Plan (DPTCP) and the Dana Point Zoning Code?
2. Does the proposal satisfy all findings required pursuant to the DPZC for approval of an AUP and a CUP?
3. Is the proposed project compatible with and an enhancement to the site and surrounding neighborhood?

BACKGROUND:

The subject site is located on the north side of Del Prado Avenue between Violet Lantern and Golden Lantern within the Town Center Mixed-Use District. The site is developed with an existing two-level commercial building with multiple tenants, with a parking lot at the rear bordering the alley. The building's exterior finishes include a clay tile roof, sand-tone siding and off-white trim, and is reminiscent of no particular architectural style. A majority of the building's roofline is fully sloped with the aforementioned clay tile facing Del Prado Avenue and the rear parking lot. At each end of the building are flat parapet roof elements that are at the same height as the sloped roof element and which screen mechanical equipment for the building. The site is bounded by other commercial properties across the alley to the north and Del Prado Avenue to the South. An undeveloped lot borders the subject site to the west and the lot to the east is developed with a nine (9) unit residential structure.

DISCUSSION:

The subject application proposes the installation of a new roof-mounted, "stealth", commercial wireless antenna facility located within the Town Center Mixed-Use District. Although the project proposes the installation of six new Sprint antennas, it is essentially a relocation of an existing antenna facility located on the Union Bank building site (34177 Pacific Coast Highway), which is slated for redevelopment. In order to provide continued coverage in the area, the applicant chose the subject site due to its (1) proximity to the original location, (2) overall building height of 24 feet, and (3) the willingness of the owner to allow the installation.

During the preliminary and initial project review stages, staff reviewed multiple designs and worked through potential issues with the applicant. Although previous proposals provided a desirable screen design, the applicant was required to modify the screening to meet California Building Code (CBC) fire-resistance rating requirements for exterior walls based on fire separation distance (Table 602, 2017 CBC). Staff concluded that given the non-distinct architecture, fire-resistance requirements and locational cell coverage constraints,

the subject proposal and alternative screen cap design fulfills the stealth design criteria established in Section 9.07.020(5) of the DPZC.

Sections 9.37.020(2)(4)(J) and (K), of the City's Zoning Code require approval of a minor antenna use permit for stealth and non-freestanding commercial wireless telecommunication antenna facilities setback 150 to 300 feet from residential districts, and setback 300 feet from the centerline of scenic highways, respectively. Additionally, the DPTCP requires the approval of a CUP for all commercial antennas. The proposed installation includes the addition of six antennas with stealth screening, and associated equipment on a site located within the boundaries of the DPTCP, 230 feet from the nearest residential district and 375 feet from the centerline of Pacific Coast Highway (PCH). Accordingly, Planning Commission approval is required.

Antenna Use Permit (AUP16-0001)

The Sprint antenna facility is intended to replace the existing cellular coverage and data transfer abilities for private, commercial and emergency users which were previously located at the 34177 PCH location within the City's Town Center. This project will include six panel antennas with ancillary equipment to be housed inside two (2), separate Fiber Reinforced Plastic (FRP) screen structures that extend 9' - 3" above the height of the existing parapet. The subject roof screens and alternative cap screens will be set back five (5) feet from the interior side property line (exterior wall of the building) and will increase total building height from 24 feet to 33' - 3" and 33' - 6", respectively (See supporting document 2, sheets A-5 and A-7). Both proposals provide an increased height which is less than the maximum allowed building height within the DPTC of 40 feet. The proposed screens are architecturally compatible with the building incorporating sand-tone siding and clay tile roof-caps matching the existing finish materials. The applicant has also prepared an alternative design, which includes a spark arrestor roof-cap, whereby the antenna screens resemble a chimney.

Additionally, the applicant proposes to construct an equipment enclosure near the northwest corner of the site in the parking lot. The enclosure will house two (2) equipment cabinets and one (1) battery cabinet servicing the roof-mounted antennas. An existing wood fence and trash enclosure are located near the eastern side property line and in the northeast corner of the lot respectively and the equipment enclosure is designed to match those existing elements. Although the design will require a reorientation of four parking stalls to accommodate the equipment enclosure, the parking lot will maintain the same number of parking stalls, and DPZC required drive aisles and circulation will be maintained.

Pursuant to Section 9.07.020(b)(6) "Antenna Use Permit Findings" of the DPZC, the following are required findings for every Antenna Use Permit:

1. That the proposed antenna facility will not create any significant or meaningful blockage to public views; and,

2. That the proposed antenna facility will be an enhancement to the City due to its ability to provide additional communication capabilities; and,
3. That the proposed antenna facility will be aesthetically integrated into its surrounding environment; and,
4. That the proposed antenna facility will not interfere with the reception or transmission of other wireless telecommunication signals within the surrounding community; and,
5. That the proposed antenna facility will operate in compliance with all applicable Federal safety regulations for such facilities; and,
6. That the public need for the use of the antenna facility has been documented.

A Radio Frequency (RF) report has been submitted by the project applicant verifying that the proposed facility will comply with Federal Communication Commission (FCC) standards for public radio frequency exposure. In addition, the submitted coverage maps verify that placement of the new antennas would not only provide an adequate replacement, but an improvement to Sprint's cellular service for both public and private users within the Town Center plan area.

Conditional Use Permit CUP17-0001

Pursuant to the DPTCP, "Commercial Antennas" are subject to review and approval of a CUP. The subject application proposes the installation of new antennas atop an existing building located in the Town Center.

Pursuant to Section 9.65.060(b) "Basis of Approval, Conditional Approval, or Denial of a Conditional Use Permit" of the DPZC, the Planning Commission shall make the following findings:

1. That the proposed conditional use is consistent with the General Plan;
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered;
3. That the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures;
4. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facility, landscaping, and other land use development features prescribed in this Code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity.

The application proposes six panel antennas with ancillary equipment to be housed inside two (2), individual 9'3" FRP screen structures and a ground level equipment enclosure. There would be no impact to existing parking, surrounding uses or structures, or to the subject building. Findings supporting both the entitlements are described in the attached draft Planning Commission Resolution.

CORRESPONDENCE:

On March 20, 2017, an email correspondence was received and is included as attachment six (6) of the subject report.

CONCLUSION:

Based on the subject analysis, Staff has determined that the project is consistent with the policies and provisions of the City of Dana Point General Plan, the DPTCP and the DPZC and consequently, all applicable findings for approval can be made. Therefore, staff recommends approval of AUP16-0001 and CUP17-0001, subject to the conditions contained in the attached draft resolution.



Danny Giometti
Associate Planner



Ursula Luna-Reynosa, Director
Community Development Department

ACTION DOCUMENTS:

1. Draft PC Resolution 17-03-27-XX

Supporting Documents

2. Plans and Renderings
3. Project Vicinity Map and Site Photography
4. RF Emissions Compliance Report
5. Sprint Signal Strength Report
6. Email correspondence

RESOLUTION NO. 17-03-27-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING ANTENNA USE PERMIT AND CONDITIONAL USE PERMIT AUP16-0001 AND CUP17-0001 TO ALLOW THE INSTALLATION OF A COMMERCIAL WIRELESS TELECOMMUNICATION ANTENNA FACILITY ON THE EXTERIOR OF AN EXISTING BUILDING LOCATED AT 24661 DEL PRADO.

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Patrick and Rebecca L. Prendiville, (the “Applicant”) are the owners of real property commonly referred to as 24661 Del Prado Avenue (APN 682-323-16) (the “Property”); and

WHEREAS, the Applicant has made an application to allow the installation of a commercial wireless telecommunication antenna facility (attached as exhibit A to this resolution) on a multi-tenant commercial building located at 24661 Del Prado Avenue; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Sections 15301 (e) (Class 1 – Existing Facilities) of the CEQA Guidelines in that the project proposes minor exterior improvements to an existing commercial building and site; and

WHEREAS, the Planning Commission did, on the 27th day of March, 2017, review the Antenna Use Permit and Conditional Use Permit as prescribed by law; and

WHEREAS, at said Planning Commission Review, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Antenna Use Permit (AUP) and Conditional Use Permit (CUP).

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A) The above recitations are true and correct and incorporated herein by this reference.
- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves Antenna Use Permit AUP16-0001 and Conditional Use Permit CUP17-0001, subject to conditions:

Findings:

Antenna Use Permit AUP16-0001

1. That the proposed antenna facility will not create any significant or meaningful blockage to public views **in that the subject roof screens and alternative cap screens will be set back five (5) feet from the interior side property line (exterior wall of the building) and will increase total building height from 24 feet to 33' - 3" and 33'-6", respectively. Both proposals provide an increased height which is less than the maximum allowed building height within the DPTC of 40 feet. Therefore, the proposed antenna facility will create any significant or meaningful blockage of public views.**
2. That the proposed antenna facility will be an enhancement to the City due to its ability to provide additional communication capabilities **in that it will be a relocation and upgrade of Sprint's current DPTC antenna facility which will provide continued cellular and data transfer services for private, commercial and emergency users. Therefore, the new facility will be an enhancement to the City due to its ability to provide additional communication capabilities.**
3. That the proposed antenna facility will be aesthetically integrated into its surrounding environment **in that the two (2) proposed antenna screens are designed to appear as compatible elements of the existing building incorporating sand-tone siding and clay tile roof-caps matching the existing finish materials. Additionally, the at-grade equipment enclosure will be finished with wood fence pickets to match the existing trash enclosure located on site.**
4. That the proposed antenna facility will not interfere with the reception or transmission of other wireless telecommunication signals within the surrounding community **in that the proposed antennas are designed to work on a standalone radio frequency which is designated for the subject carrier. The facility must also conform to 2017 radio frequency emission standards, as well as Federal Communication Commission (FCC) regulations regarding non-interference.**
5. That the proposed antenna facility will operate in compliance with all applicable Federal safety regulations for such facilities **in that the subject wireless antenna facility installation will be tested to demonstrate that the facility complies with all current government safety standards prior to signing off on a building final.**

6. That the public need for the use of the antenna facility has been documented **in that the proposed commercial wireless antenna facility is necessary to replace existing coverage slated to be lost due to the demolition of the building and existing Sprint facilities located at 34177 Pacific Coast Highway. This fact coupled with the coverage maps provided by the applicant demonstrating a significant loss in coverage without relocation of the existing site provide evidence of the public need for the use of the proposed antenna facility. Additionally, the coverage maps indicate a resulting improvement in coverage to private, commercial and/or emergency cellular users with implementation of the proposed antenna facility.**

Conditional Use Permit CUP17-0001

1. That the proposed conditional use is consistent with the General Plan **in that, the proposed relocation of the wireless facility is consistent with Goal Six (6) of the Public Facilities/ Growth Management Element of the City's General Plan to maintain, improve, and expand utilities including natural gas, electricity, and communications.**
2. That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures **in that, the proposed screens are architecturally compatible with the building incorporating sand-tone siding and clay tile roof-caps matching the existing finish materials. The applicant has also prepared an alternative design, which includes a spark arrestor roof-cap, whereby the antenna screens resemble a chimney.**
3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this Code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity **in that the proposed antennas, accessory equipment, screens and enclosures are non-habitable improvements to a developed site containing the aforementioned land use development features and that are designed within the prescribed land use development standards of the DPTCP. Therefore, the existing site is adequate in size and shape to accommodate the proposed improvements prescribed in the DPTCP and integrates the use into the existing and planned uses in the vicinity.**

Conditions:

A. General:

1. Approval of this application permits six panel antennas with ancillary equipment to be housed inside two (2), separate Fiber Reinforced Plastic (FRP) screen structures that extend 9' – 3" above the height of the existing parapet. The subject roof screens and alternative cap screens will be set back five (5) feet from the interior side property line (exterior wall of the building) and will increase total building height from 24 feet to 33' - 3" and 33' - 6", respectively. Additionally, the application permits the construction of an equipment enclosure near the northwest corner of the site. The enclosure will be designed to house two (2) equipment cabinets and one (1) battery cabinet which service the roof-mounted antennas. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Municipal Code and LCP (as applicable).
2. Project "Conditions of Approval" shall appear on the submitted drawings.
3. Approval of this application is valid for a period of 24 months (two years and March 27, 2019) from the date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
4. The application is approved as a plan for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.

5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
6. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its officers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

7. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
8. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
9. The construction site shall be posted with signage indicating that construction may not commence before 7:00 AM and must cease by 8:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or Federal holidays.
10. The applicant, property owner or successor in interest shall submit a Waste Management Plan to the City's C&D Official per the Dana

Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance.

11. During construction, the project shall implement and maintain all applicable minimum construction Best Management Practices (BMPs), assigned by priority level and/or as required by the Director of Public Works or designee. Applicable minimum BMPs, for the project's priority as determined by the Urban Runoff Threat Assessment Form may be found in the City's Construction Urban Runoff Best Management Practices (BMPs) Requirements Manuals.
12. During the construction phase, all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, managed, secured and disposed to prevent transport into the streets, gutters, storm drains, creeks and/or coastal waters by wind, rain, tracking, tidal erosion or dispersion.
13. The approved antenna equipment and application shall be subject to review by the City every two years from the date of approval to determine if technology has changed to the point where an installation can be reduced in size or redesigned in a more "stealth" manner and to evaluate Radio-Frequency emissions. Should this review be deemed required/appropriate, the applicant shall submit technology upgrade and Radio-Frequency emission testing reports for review by the Planning Division. Said report shall not be required more than once within a 24 month (two year) period.
14. At all times, other than during a 24-hour "cure period," the applicant shall not prevent the City of Dana Point from having adequate spectrum capacity on the City's 800 MHz radio frequency; should any interruptions or interference to this frequency occur, operation of the facility shall cease and until the cause of interference or interruption is eliminated.
15. The applicant shall provide a 24-hour contact phone number to which interference problems may be reported.

A. Prior to Building Plan Check Submittal

16. Building plan check submittal shall include the following construction documents:
 - Building Plans (4 sets)

- Trade plans (i.e. Electrical/Plumbing/Mechanical plans) by a Registered Design Professional
- Structural Calculations (2 sets)

All documents prepared by a registered-design-professional shall be wet-stamped & signed.

17. Fire Department review maybe required. Submit plans directly to the Orange County Fire Authority for their review.
18. Provide building code analysis showing conformance to CBC Chapter 3 and 5. Specify occupancy group(s), type(s) of construction, including fire sprinklers, location on property, building height and allowable height, number of stories, and conforming exiting.
19. Minimum roofing classification is Class "A".
20. Fire-rated Construction: Plans should clearly identify and detail the fire-rated construction for any construction due to close proximity to the property line.
21. Separate review, approval, and permits are required for separate structures.

C. Prior to final inspection or release on certain related inspections including final inspection.

22. A radio-frequency testing report shall be provided upon initial installation and an additional report shall be submitted within 45 days to demonstrate that the facility is in compliance with government safety standards.
23. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Communications Division of the Orange County Sheriff's Department.
24. A height certification shall be required upon completion of the screen cap (roof or faux spark arrestor) and prior to the Planning Division final.
25. Verification of all conditions of approval is required by all City

Departments.

26. All approvals from outside Departments and Agencies (i.e. Fire Department) is/are required.
27. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.

DRAFT

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 27th day of March 2017, by the following vote, to wit:

AYES:

NOES:

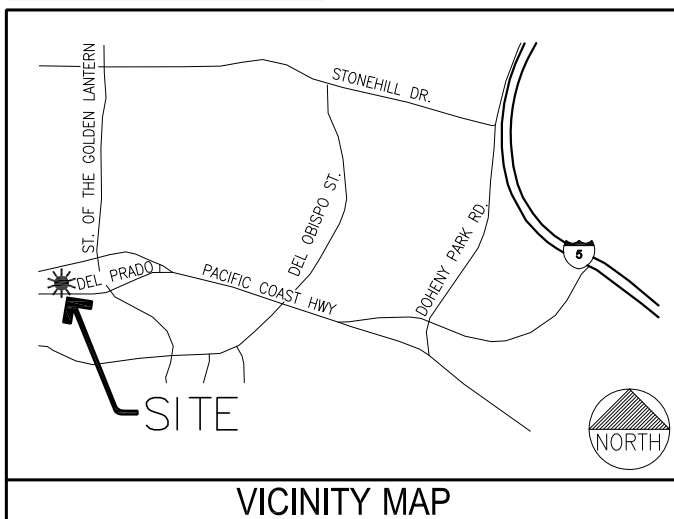
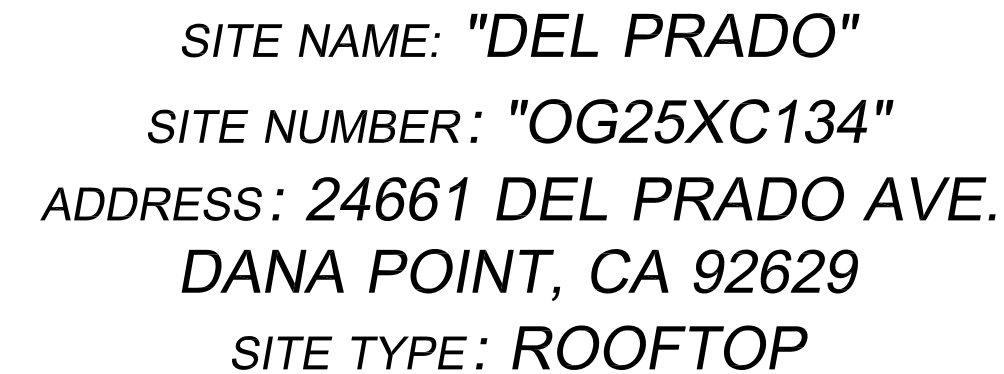
ABSENT:

ABSTAIN:

Eric Nelson, Chairman
Planning Commission

ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department



- HEAD NORTH WEST ON IRVINE DRIVE TOWARDS ODYSSEY
- TURN RIGHT ONTO SAND CANYON RD.
- TAKE RIGHT RAMP FOR I-5 SOUTH TOWARDS SAN DIEGO
- AT EXIT 79, TAKE RIGHT RAMP FOR CA-1 TOWARDS PACIFIC COAST HWY
- BEAR RIGHT ONTO CA-1 / CAMINO LAS RAMBLAS
- SLIGHT LEFT ONTO DEL PRADO AVE.
- 24661 DEL PRADO AVE. WILL BE ON THE RIGHT

PROJECT INFORMATION

CONSULTING TEAM

CONSULTING TEAM

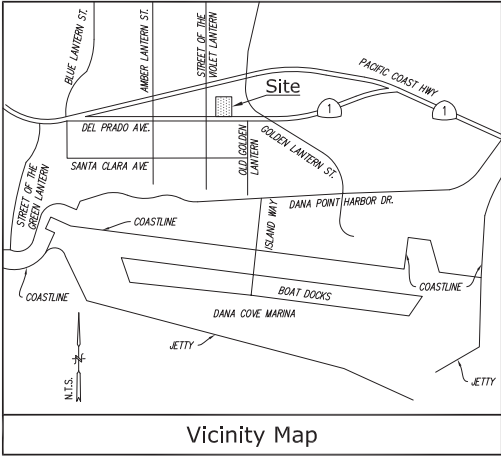
PROJECT DESCRIPTION

CODE COMPLIANCE

CONTRACTOR NOTES

[illegible]

T-1



Title Report

PREPARED BY: ORANGE COAST TITLE COMPANY
ORDER NO.: 140-1777492-66
DATED: JULY 8, 2016

Legal Description

LOT 13, IN BLOCK "O" OF TRACT NO. 573, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 29 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL STANDING, FLOWING, PERCOLATING OR OTHER WATERS NOW AND/OR HEREFTER IN OR UNDER SAID PROPERTY, TOGETHER WITH THE RIGHT TO REMOVE THE SAME THROUGH THE UNDERGROUND CHANNELS OF THE SAME BY MEANS OF WELLS OR TUNNELS.

ALSO EXCEPTING ALL RIPARIAN WATER RIGHTS.

Assessor's Parcel No.

682-323-16

Easements

4. THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE STATE HIGHWAY, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF BY INSTRUMENT RECORDED DECEMBER 19, 1924, IN BOOK 554, PAGE 289 OF DEEDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

5. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES; RECORDED IN BOOK 397, PAGE 289, OFFICIAL RECORDS. **(PLOTTED HEREON)**

Geographic Coordinates Center of Proposed Sectors

1983 DATUM: LATITUDE 33° 27' 56.40"N LONGITUDE 117° 41' 57.41"W
ELEVATION = 148.3 FEET ABOVE MEAN SEA LEVEL.

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS (") TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 6, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

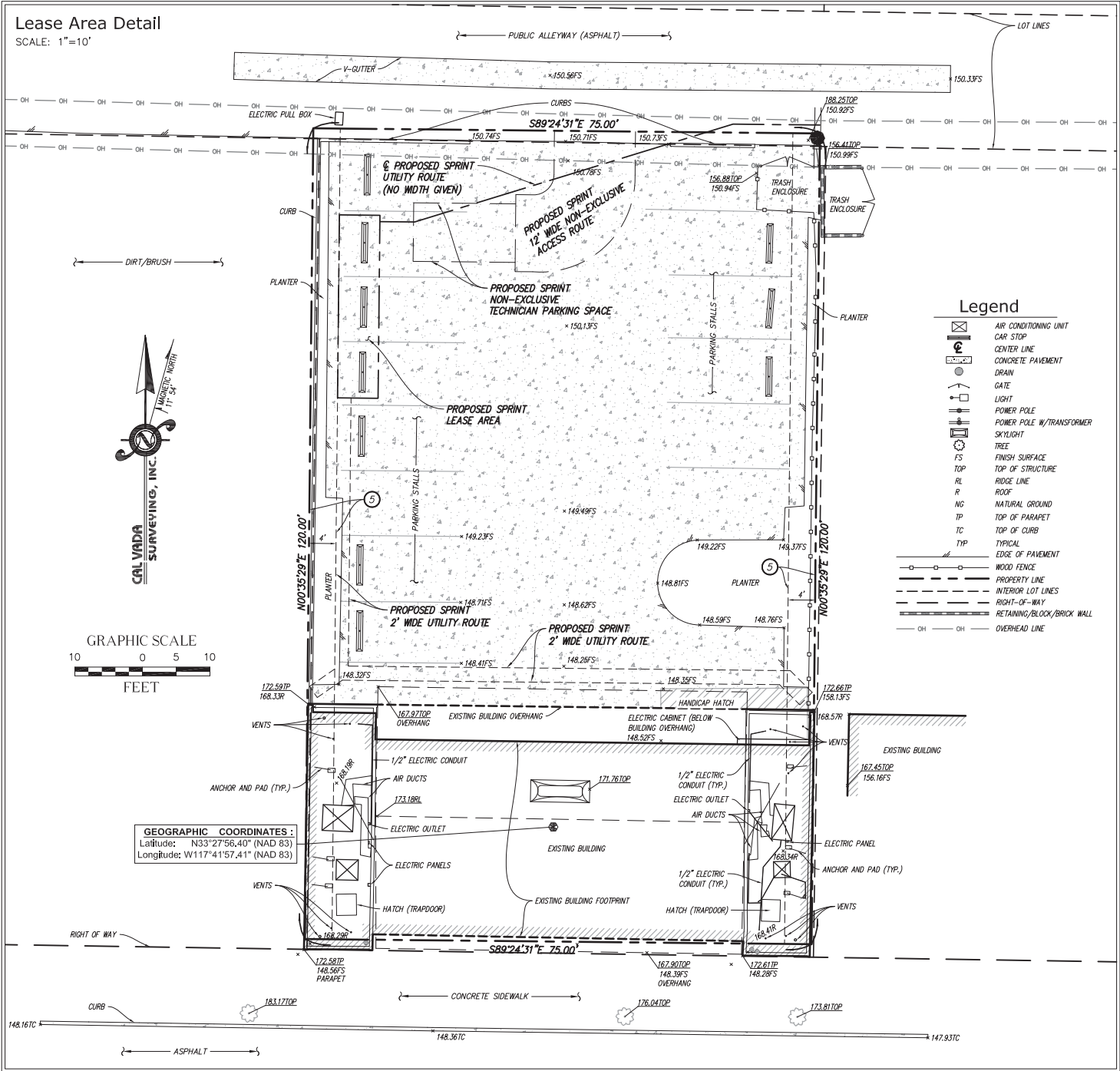
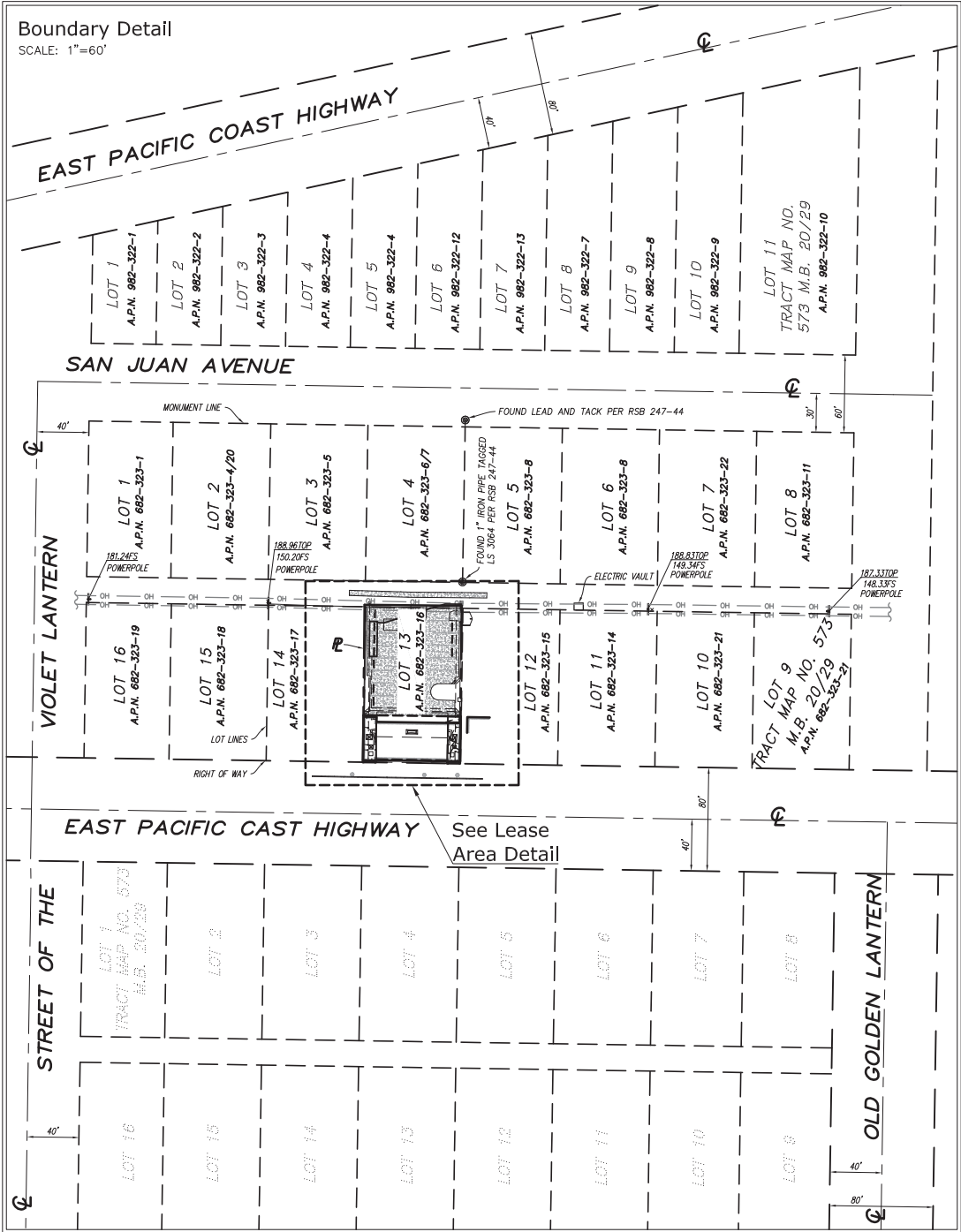
THE ELEVATIONS SHOWN HEREON ARE BASED UPON STATIC GPS OBSERVATION, HOLDING THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "SBCC", ELEVATION = 406.36 FEET (NAVD 88).

Access Route/Lease Area

AS SHOWN

Date of Survey

JULY 11, 2016



REV	DATE/BY	DESCRIPTION
0	07/13/16 JC	SUBMITTAL
1	08/09/16 MN/GBM	FINAL
2	02/03/17 MN	DESIGN UPDATE

ENGINEER / CONSULTANT

CAL VADA
SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92680
Phone: 951-280-6960 Fax: 951-280-6746
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 16530

SITE BUILDER



A&E DEVELOPMENT

core

A&E SERVICES

2749 Saturn Street
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE DEVELOPMENT

core

DEVELOPMENT SERVICES

2749 Saturn Street
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE INFORMATION

SITE NAME:
OG25XC134

SITE ADDRESS:
24661 DEL PRADO AVENUE,
DANA POINT, CA 92629

ORANGE COUNTY

SHEET TITLE

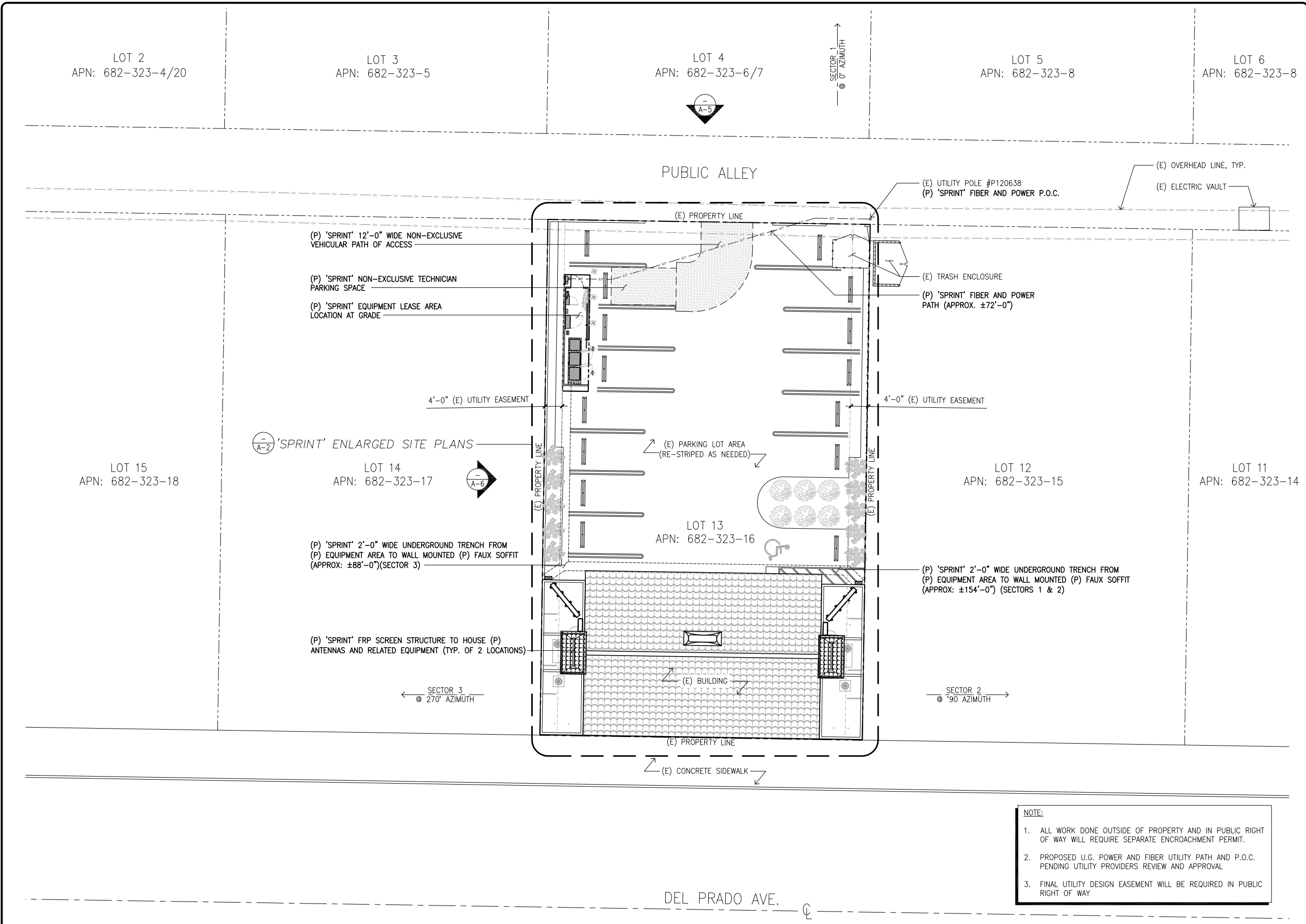
**TOPOGRAPHIC
SURVEY**

DRAWING INFORMATION		
DRAWN BY	CHECKED BY	ISSUE DATE
JC	GBM	07/13/16

SHEET NUMBER

C-1

SHEET 1 OF 1



REV	DATE/BY	DESCRIPTION
B	08/08/16 REH	100% ZDs
C	08/23/16 REH	REV'D 100% ZDs
D	09/29/16 CRC	REV'D 100% ZDs (LL Revision)
E	01/31/16 CRC	CITY COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER

Sprint

3591 IRVINE CENTER DR., Suite 100
Irvine, CA 92618

A&E DEVELOPMENT

core

DEVELOPMENT SERVICES
A&E SERVICES

3350 E. Birch Street, Suite 250
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE DEVELOPMENT

core

DEVELOPMENT SERVICES

3350 E. Birch Street, Suite 250
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE INFORMATION

SITE NAME:
DEL PRADO

SITE CASCADE:
OG25XC134

SITE ADDRESS:
24661 DEL PRADO AVE
DANA POINT, CA 92629

ORANGE COUNTY

SHEET TITLE

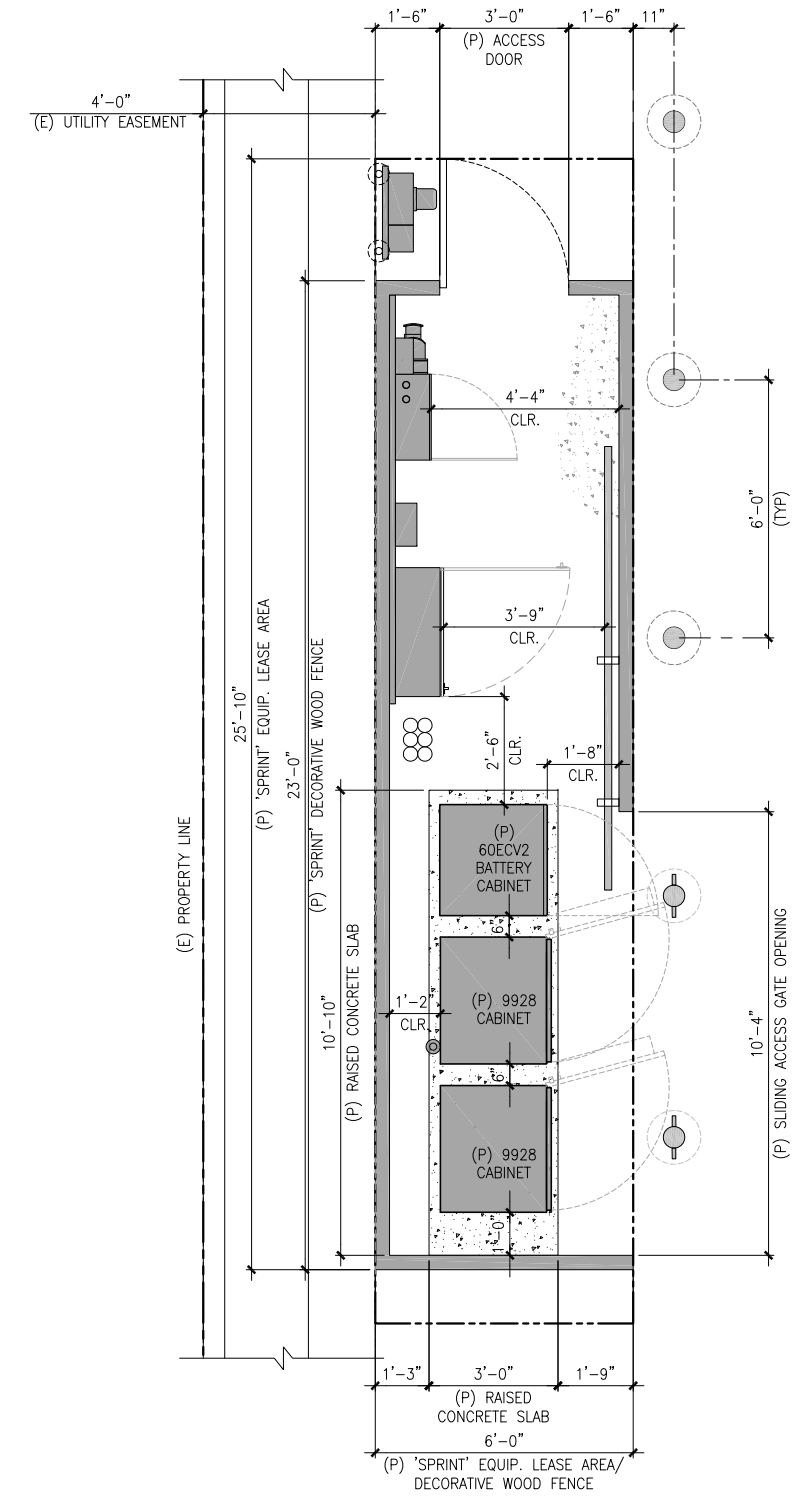
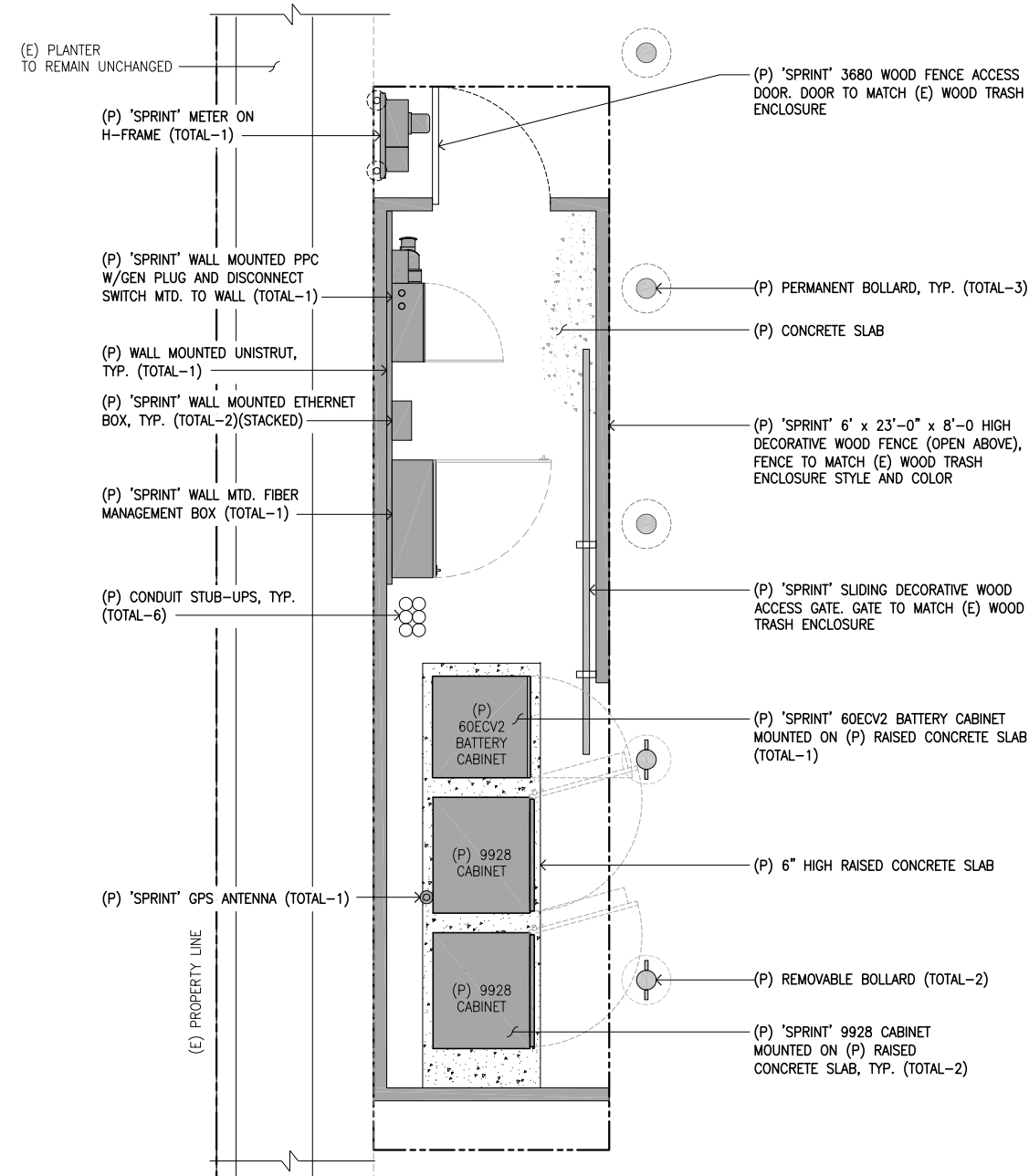
SITE PLAN

SHEET NUMBER

A-1

- NOTE:
- ALL WORK DONE OUTSIDE OF PROPERTY AND IN PUBLIC RIGHT OF WAY WILL REQUIRE SEPARATE ENCROACHMENT PERMIT.
 - PROPOSED U.G. POWER AND FIBER UTILITY PATH AND P.O.C. PENDING UTILITY PROVIDERS REVIEW AND APPROVAL
 - FINAL UTILITY DESIGN EASEMENT WILL BE REQUIRED IN PUBLIC RIGHT OF WAY

NOTES:
1. PENDING STRUCTURAL ANALYSIS.



REV	DATE/BY	DESCRIPTION
B	08/08/16 REH	100% ZDs
C	08/23/16 REH	REV'D 100% ZDs
D	09/29/16 CRC	REV'D 100% ZDs (LL Revision)
E	01/31/16 CRC	CITY COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER

Sprint

8591 IRVINE CENTER DR., Suite 100
Irvine, CA 92618

A&E DEVELOPMENT

core

DEVELOPMENT SERVICES
A&E SERVICES

3350 E. Birch Street, Suite 250
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE DEVELOPMENT

core

DEVELOPMENT SERVICES

3350 E. Birch Street, Suite 250
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE INFORMATION

SITE NAME:
DEL PRADO

SITE CASCADE:
OG25XC134

SITE ADDRESS:
24661 DEL PRADO AVE
DANA POINT, CA 92629

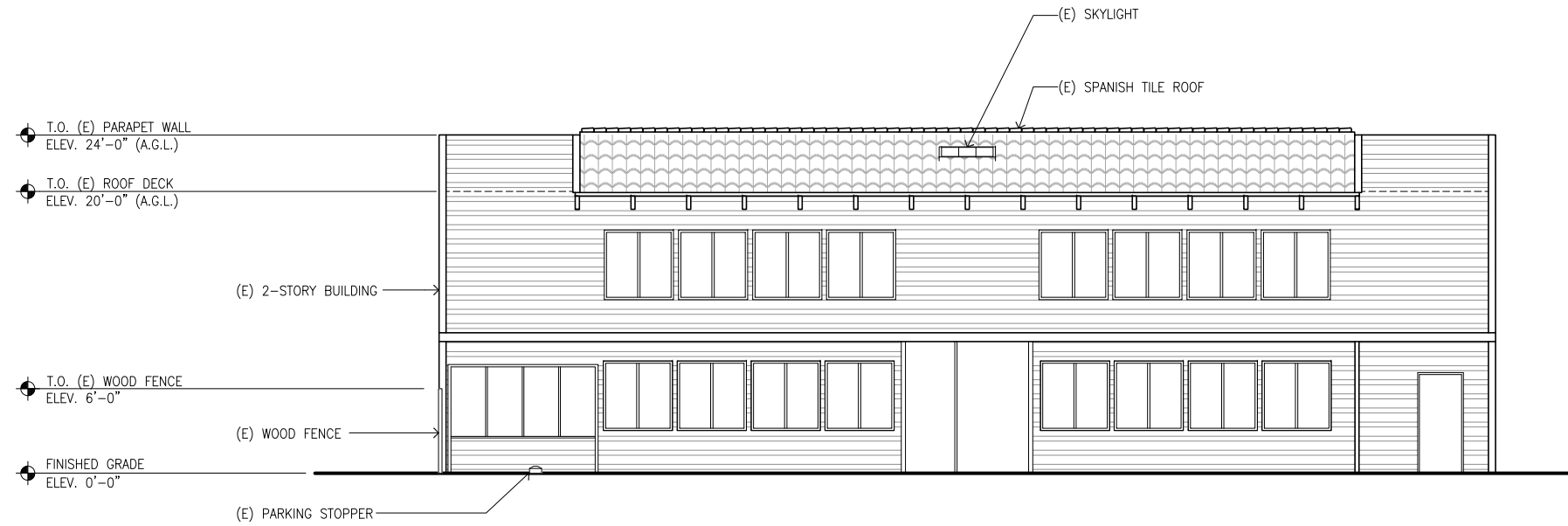
ORANGE COUNTY

SHEET TITLE

**EQUIPMENT PLAN,
DIMENSION PLAN**

SHEET NUMBER

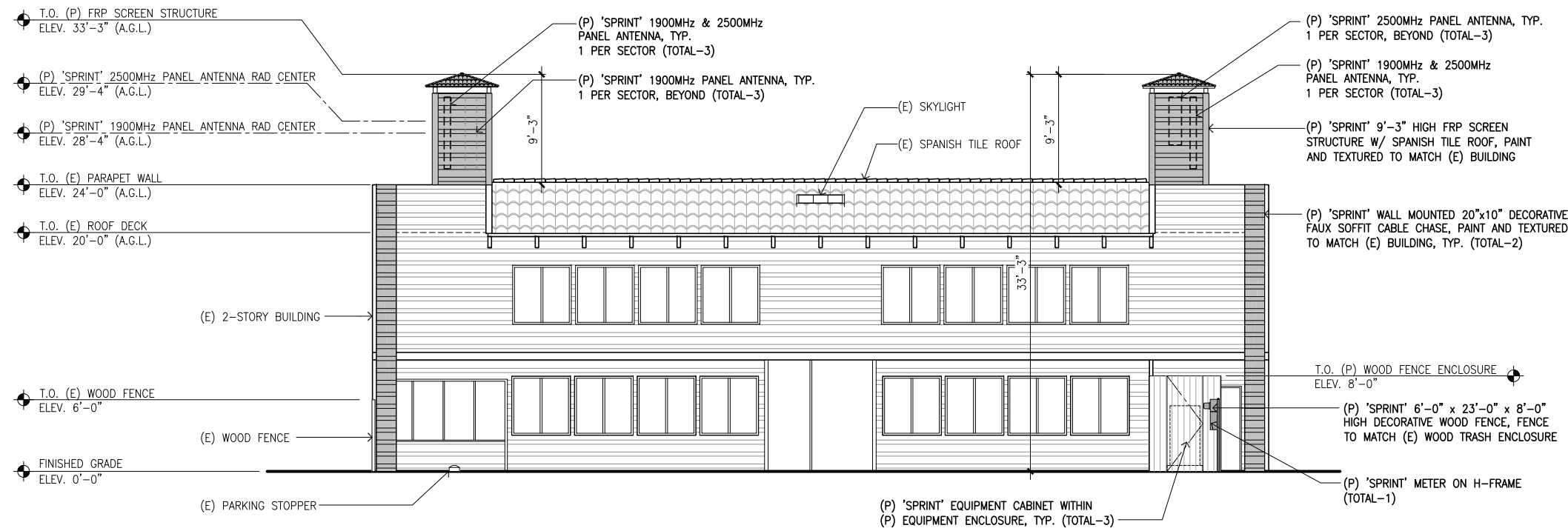
A-3



EXISTING NORTH ELEVATION

SCALE
3/16"=1'-0"
0 2' 4' 8'

1



PROPOSED NORTH ELEVATION

SCALE
3/16"=1'-0"
0 2' 4' 8'

2

REV	DATE/BY	DESCRIPTION
B	08/08/16 REH	100% ZDs
C	08/23/16 REH	REV'D 100% ZDs
D	09/29/16 CRC	REV'D 100% ZDs (LL Revision)
E	01/31/16 CRC	CITY COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER



A&E DEVELOPMENT



SITE DEVELOPMENT



SITE INFORMATION

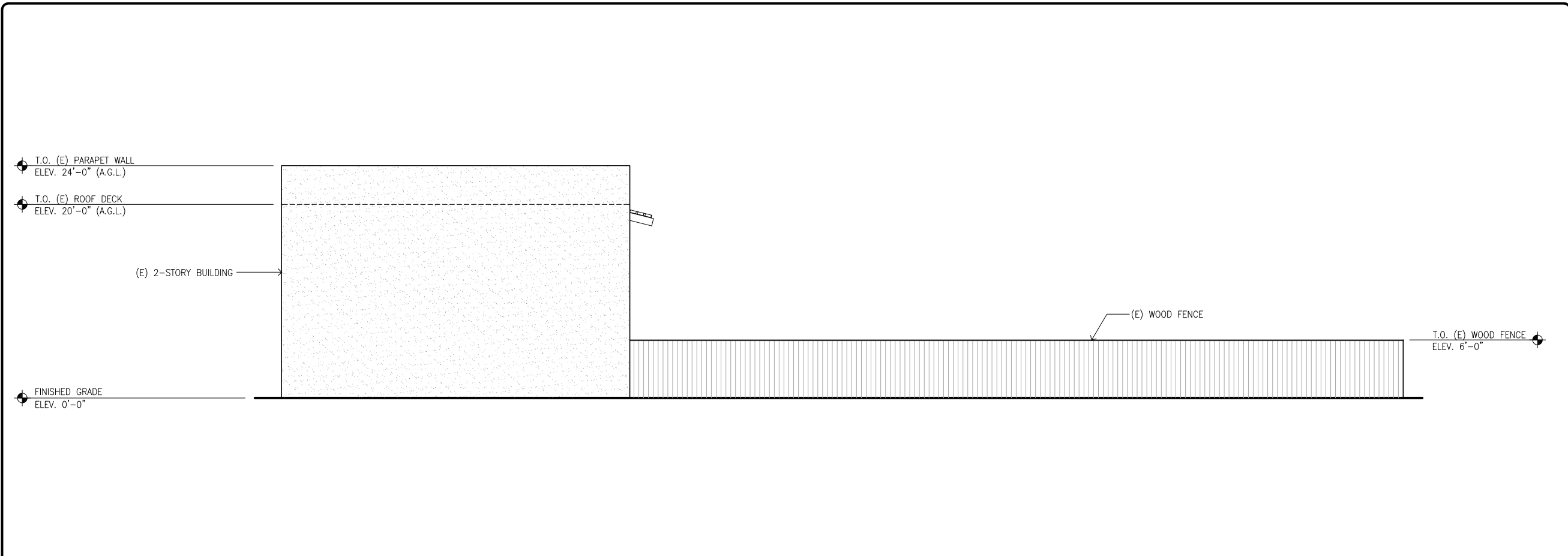
SITE NAME:
DEL PRADO
SITE CASCADE:
OG25XC134
SITE ADDRESS:
24661 DEL PRADO AVE DANA POINT, CA 92629
ORANGE COUNTY

SHEET TITLE

(E) & (P)
NORTH
ELEVATIONS

SHEET NUMBER

A-5



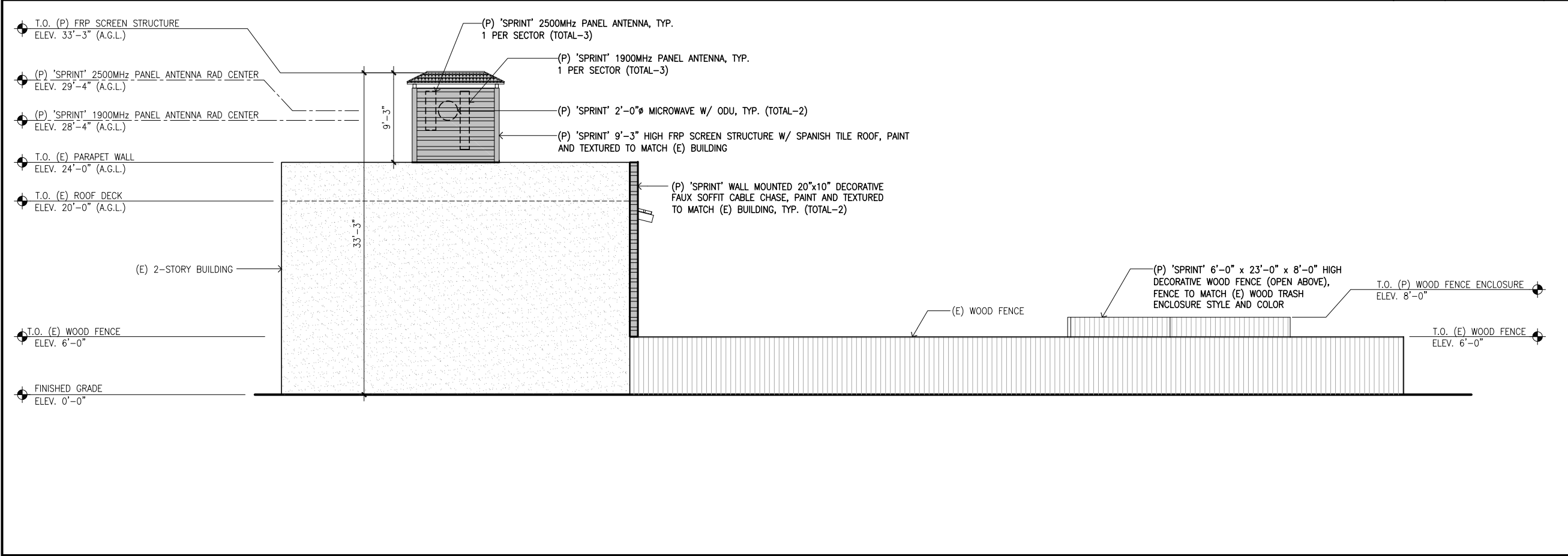
EXISTING EAST ELEVATION

SCALE

3/16"=1'-0"

0 2' 4' 8'

1



NEW EAST ELEVATION

SCALE

3/16"=1'-0"

0 2' 4' 8'

2

REV	DATE/BY	DESCRIPTION
B	08/08/16	100% ZDs
	REH	
C	08/23/16	REV'D 100% ZDs
	REH	
D	09/29/16	REV'D 100% ZDs (LL Revision)
	CRC	
E	01/31/16	CITY COMMENTS
	CRC	

ENGINEER / CONSULTANT

SITE BUILDER

Sprint

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Irvine, CA 92618

A&E DEVELOPMENT

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A&E SERVICES

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Brea, California 92821
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SITE DEVELOPMENT

core

DEVELOPMENT SERVICES

3350 E. Birch Street, Suite 250
Brea, California 92821
(714)729-8404 (714)333-4441 fax
www.core.us.com

SITE INFORMATION

SITE NAME:

DEL PRADO

SITE CASCADE:

OG25XC134

SITE ADDRESS:

24661 DEL PRADO AVE
DANA POINT, CA 92629

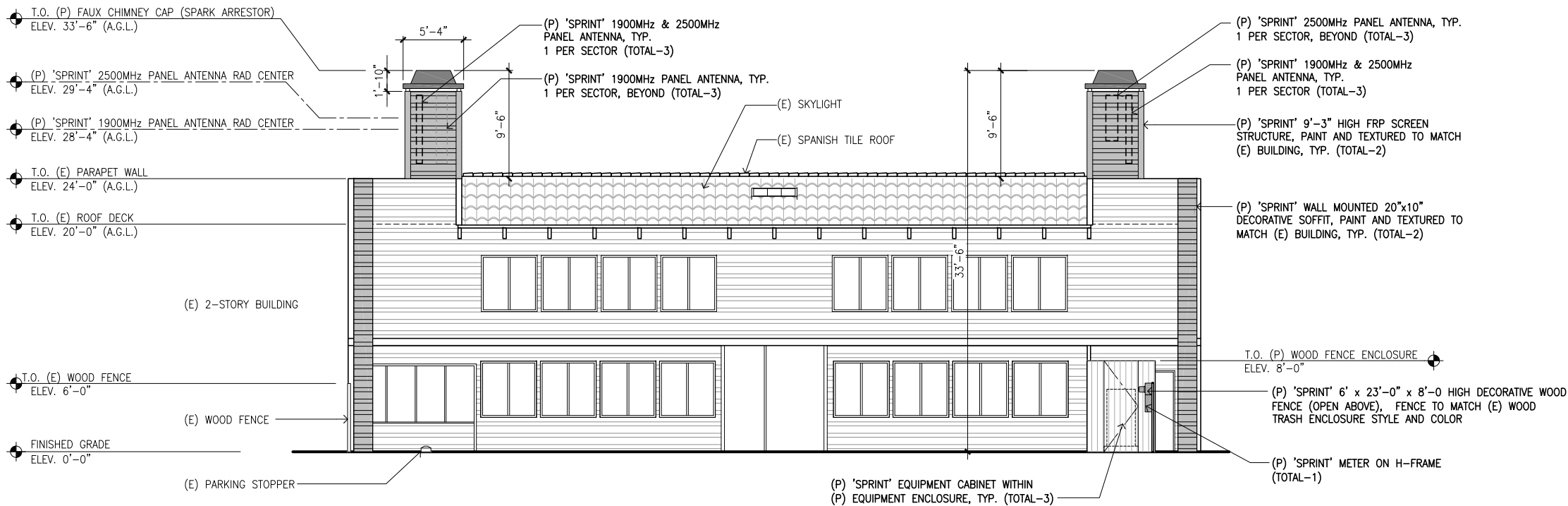
ORANGE COUNTY

SHEET TITLE

**EAST
(E) & (P)
ELEVATIONS**

SHEET NUMBER

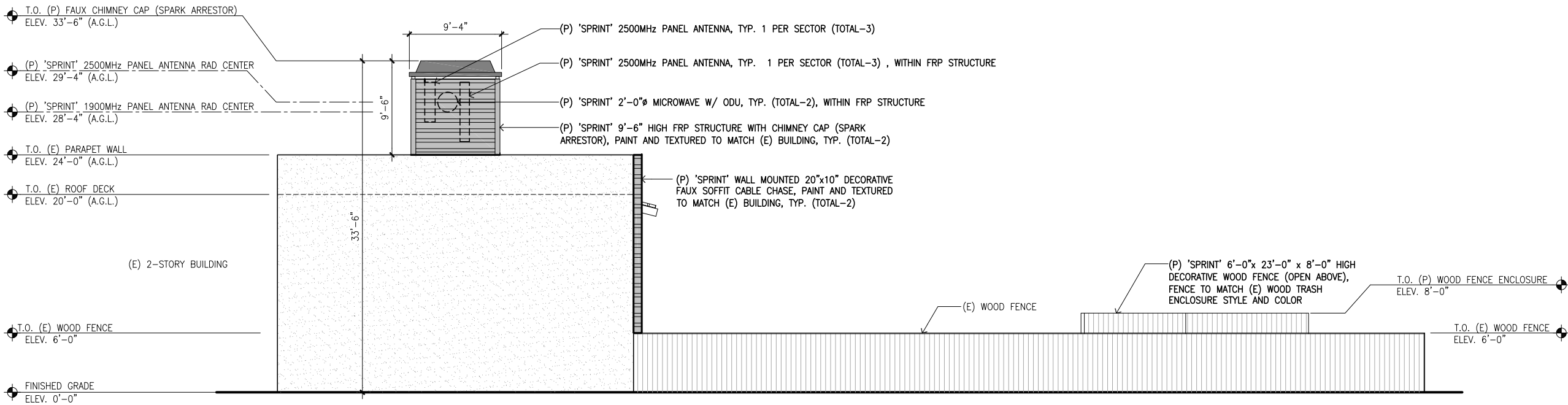
A-6



PROPOSED NORTH ELEVATION (CAP/ARRESTOR OPTION)

SCALE
3/16"=1'-0"
0 2' 4' 8'

1



PROPOSED EAST ELEVATION (CAP/ARRESTOR OPTION)

SCALE
3/16"=1'-0"
0 2' 4' 8'

2

REV	DATE/BY	DESCRIPTION
B	08/08/16 REH	100% ZDs
C	08/23/16 REH	REV'D 100% ZDs
D	09/29/16 CRC	REV'D 100% ZDs (LL Revision)
E	01/31/16 CRC	CITY COMMENTS

ENGINEER / CONSULTANT

SITE BUILDER



A&E DEVELOPMENT



SITE DEVELOPMENT



SITE INFORMATION

SITE NAME:
DEL PRADO
SITE CASCADE:
OG25XC134
SITE ADDRESS:
24661 DEL PRADO AVE DANA POINT, CA 92629
ORANGE COUNTY

SHEET TITLE

FRP CHIMNEY CAP
(SPARK ARRESTOR)
OPTION
NORTH & EAST
ELEVATION

SHEET NUMBER

A-7

RF CONFIGURATION

SCALE
N.T.S.

1

ANTENNA RF CONFIGURATION AND SCHEDULE											
	TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MAKE	ANTENNA MODEL	ELECT. TILT	MECH. TILT	# OF RRH	RRH MODEL	# OF COMBINER	IN-BAND PCS RRH COMBINER MODEL
SECTOR 1	1900 MHz	0°	29'-2"	RFS	APXVRR13	0	0	1	RRH19004X45 65MHZ	1	LCF12-50J
	2500 MHz	0°	28'-2"	RFS	APXVTM14-C-I20	0	0	1	TD-RRH8x20	1	LCF12-50J
SECTOR 2	1900 MHz	90°	29'-2"	RFS	APXV9ERR18	0	0	1	RRH19004X45 65MHZ	1	LCF12-50J
	2500 MHz	90°	28'-2"	RFS	APXVTM14-C-I20	0	0	1	TD-RRH8x20	1	LCF12-50J
SECTOR 3	1900 MHz	270°	29'-2"	RFS	APXVSPP18	0	0	1	RRH19004X45 65MHZ	1	LCF12-50J
	2500 MHz	270°	28'-2"	RFS	APXVTM14-C-I20	0	0	1	TD-RRH8x20	1	LCF12-50J

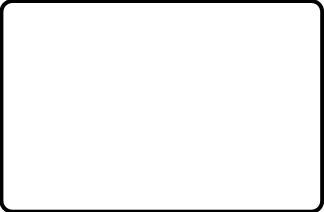
NEW TRANSMISSION LINES (SECTOR 1)			
TYPE	QUANTITY	SIZE	LENGTH
HYBRIFLEX	2	1-1/4"	±88'-0"

NEW TRANSMISSION LINES (SECTOR 2)			
TYPE	QUANTITY	SIZE	LENGTH
HYBRIFLEX	2	1-1/4"	±154'-0"

NEW TRANSMISSION LINES (SECTOR 3)			
TYPE	QUANTITY	SIZE	LENGTH
HYBRIFLEX	2	1-1/4"	±154'-0"

REV	DATE/BY	DESCRIPTION
B	08/08/16	100% ZDs
	REH	
C	08/23/16	REV'D 100% ZDs
	REH	
D	09/29/16	REV'D 100% ZDs (LL Revision)
	CRC	
E	01/31/16	CITY COMMENTS
	CRC	

ENGINEER / CONSULTANT



SITE BUILDER



A&E DEVELOPMENT



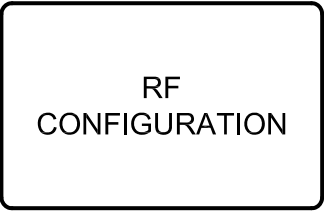
SITE DEVELOPMENT



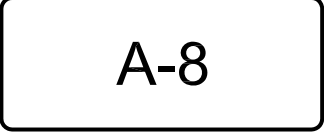
SITE INFORMATION

SITE NAME:
DEL PRADO
SITE CASCADE:
OG25XC134
SITE ADDRESS:
24661 DEL PRADO AVE DANA POINT, CA 92629
ORANGE COUNTY

SHEET TITLE



SHEET NUMBER





EXISTING



PROPOSED LOOKING EAST FROM DEL PRADO AVENUE



EXISTING



PROPOSED

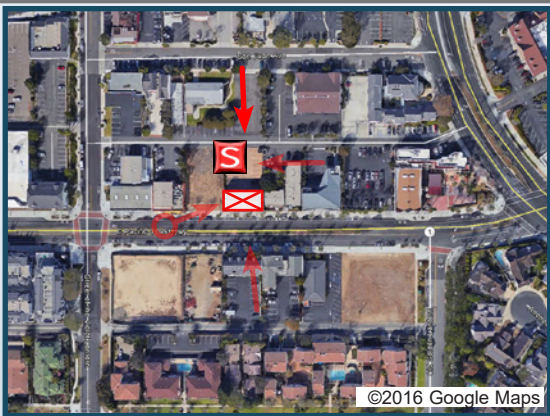
LOOKING NORTH ACROSS DEL PRADO AVENUE



EXISTING



PROPOSED LOOKING SOUTH ACROSS ALLEY





WATERFORD
COMPLIANCE...FROM START TO SIGNAL

RECEIVED

OCT 19 2016

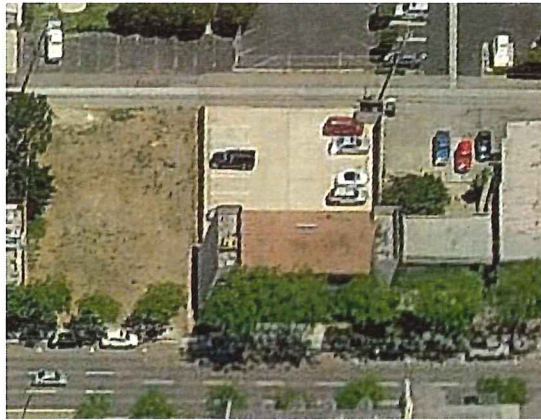
CITY OF DANA POINT
COMMUNITY DEVELOPMENT
DEPARTMENT

Theoretical Radio Frequency Emissions Compliance Report For Core Communications Group

Site Name: Del Prado
Site ID# OG25XC134
Address: 24661 Del Prado Avenue
Dana Point, CA 92629

Site Structure Type: Rooftop
Latitude: N33-27-56.40
Longitude: W117-41-57.60
County: N/A

Site Photo



Report Information

Report Writer: Sean Sinclair

Report Date: October 13, 2016

Compliance Statement

Site Compliance Statement: Based on the information provided by the client, this site **Will Be Compliant** with FCC Rules and Regulations with regard to Human Exposure to Radio Frequency Radiation upon implementation of the recommendations set forth in Section 4 of this report.



David Hamilton Kiser, P.E.
2016.10.13 11:59:26
-04'00'



Table of Contents

1 General Summary	3
Site Summary	3
2 Antenna Inventory	4
3 Predicted Emission Levels	5
4 Recommendations for Compliance	8
Recommendations	8
Compliance Requirements Diagram	9
5 Appendix A: Technical Framework.....	10
6 Appendix B: Qualifications of Waterford Consultants, LLC	13
7 Appendix C: RoofMaster™	14
8 Appendix D: Statement of Limiting Conditions	15



1 General Summary

Site Summary

Core Communications Group has contracted Waterford Consultants, LLC to conduct a Radio Frequency Electromagnetic Compliance assessment of the Del Prado site located at 24661 Del Prado Avenue Dana Point, CA 92629. The compliance framework is derived from the FCC Rules and Regulations for preventing human exposure in excess of the applicable MPE (Maximum Permissible Exposure) limits. An overview of the applicable FCC Rules and analysis guidelines is presented in Appendix A.

The subsequent sections contain information regarding the radio telecommunications equipment installed at this site and the surrounding environment with regard to RF Hazard compliance. This report represents worst-case predictive modeling based on the information provided by the client. Recommendations to meet or maintain compliance are provided in Section 4 of this report. If mitigation cannot be feasibly implemented, the site may be redesigned to eliminate areas of concern.

Waterford Consultants, LLC recommends that this report be shared with site management so they are aware of transmitting antennas on site and can restrict access to authorized personnel.



WATERFORD
COMPLIANCE...FROM START TO SIGNAL

Site Name: Del Prado
Site ID: OG25XC134

2 Antenna Inventory

Ant #	Operator	Antenna Make	Antenna Model	Type	Frequency (MHz)	Az (deg)	Downtilt (deg)	Horizontal Beam width	Ant (ft)	Antenna Gain (dBd)	Total ERP (watts)	Total EIRP (watts)	X (ft)	Y (ft)	Antenna Centerline Main Level (ft)
1	Sprint	ANDREW	VHLP4-18-00DT	Panel	18000	0	0	1	4.0	42.95	610	1000	11	36	26.5
2	Sprint	RFS	APXVRR13-00DT	Panel	1900	0	0	67	4.6	15.85	6920	11353	84	36	26.5
3	Sprint	RFS	APXVTM14-00DT	Panel	2500	0	0	68	4.5	15.85	6151	10092	87	36	26.5
4	Sprint	RFS	APXV9ERR18-00DT	Panel	1900	90	0	80	6.0	14.55	5130	8416	84	6	26.5
5	Sprint	RFS	APXVTM14-00DT	Panel	2500	90	0	68	4.5	15.85	6151	10092	84	4	26.5
6	Sprint	ANDREW	VHLP4-18-00DT	Panel	18000	90	0	1	4.0	42.95	610	1000	84	1	26.5
7	Sprint	RFS	APXVSP18-00DT	Panel	1900	270	0	65	6.0	15.85	6920	11353	11	1	26.5
8	Sprint	RFS	APXVTM14-00DT	Panel	2500	270	0	68	4.5	15.85	6151	10092	11	4	26.5
9	Sprint	ANDREW	VHLP4-18-00DT	Panel	18000	270	0	1	4.0	42.95	610	1000	11	6	26.5

Note: Waterford Consultants has assumed transmission parameters for Unknown RF emitters based on similar installations found at other radio communications sites. Generic antenna models have been used where existing antenna part numbers or radiation patterns are not available. The frequencies presented in this table may have been assumed in order to represent the approximate band of operation and to support a worst-case calculation of power density.



3 Predicted Emission Levels

The following plots show the spatial average predicted power density levels in the reference plane indicated as a percentage of the Occupational Limit. Please note that 100% of the General Public Limits corresponds to 20% of the Occupational Limit.

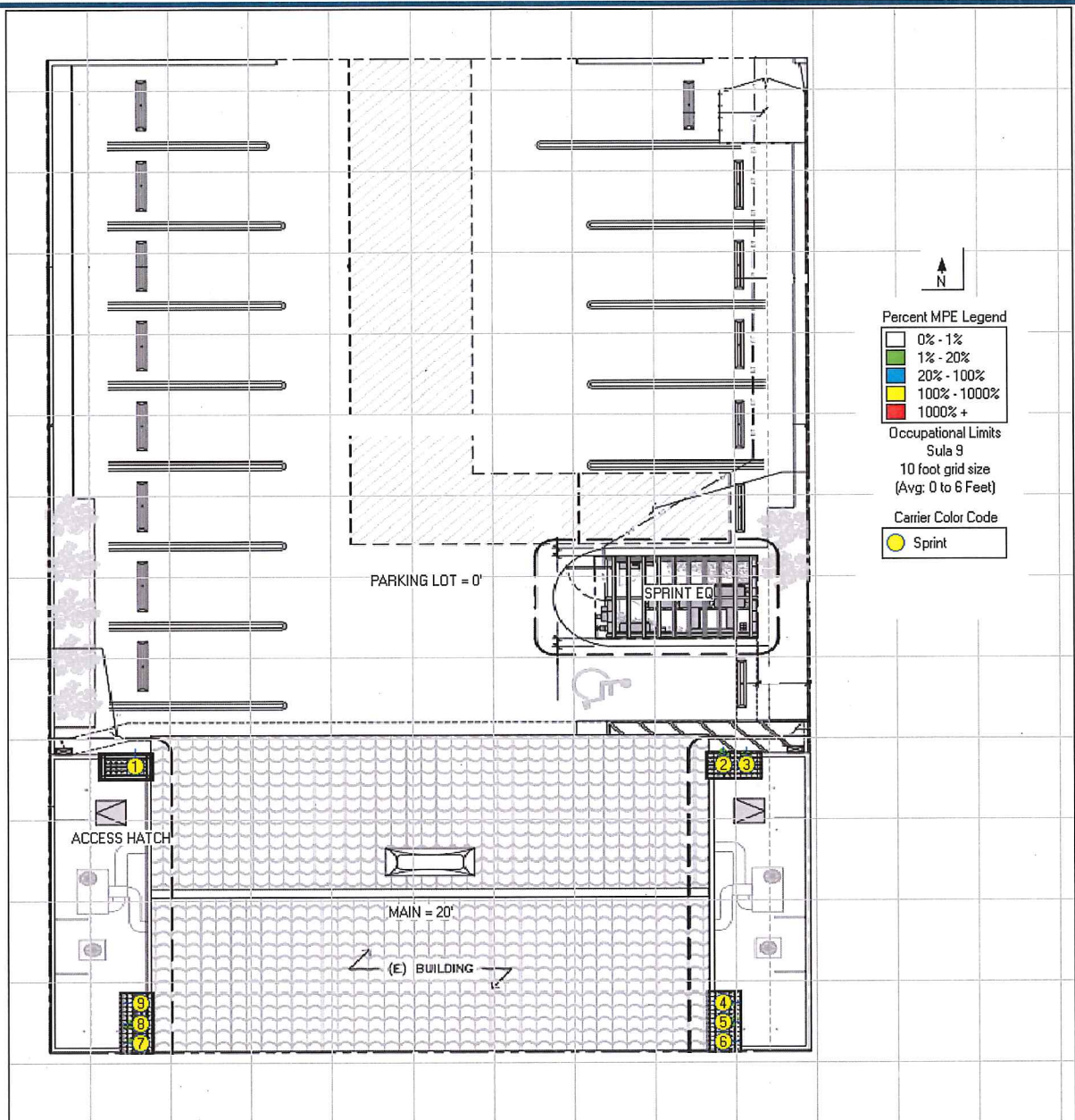
The reference plane for the plot is the site level, as indicated in the caption. For example, "Avg 10 to 16 Feet" refers to the spatial average predicted power density level between 10 and 16 feet above the site level. Plots are produced for each accessible level. Levels that are not accessible will not be shown. Only accessible areas in a plot are relevant. Areas not accessible or in free space, off the edge of a site or equipment penthouse, do not affect compliance.



Predictive Modeling Diagrams



The reference plane for the plot is the main level-Sprint Only.



The reference plane for the plot is the ground level-Sprint Only.



4 Recommendations for Compliance

Recommendations

Site Access Location

- Restrict access to the rooftop

Sprint Alpha Sector

- Caution signs required on the back and sides of the sector screen wall

Sprint Beta Sector

- Caution signs required on the front and back of the antenna screen wall

Sprint Gamma Sector

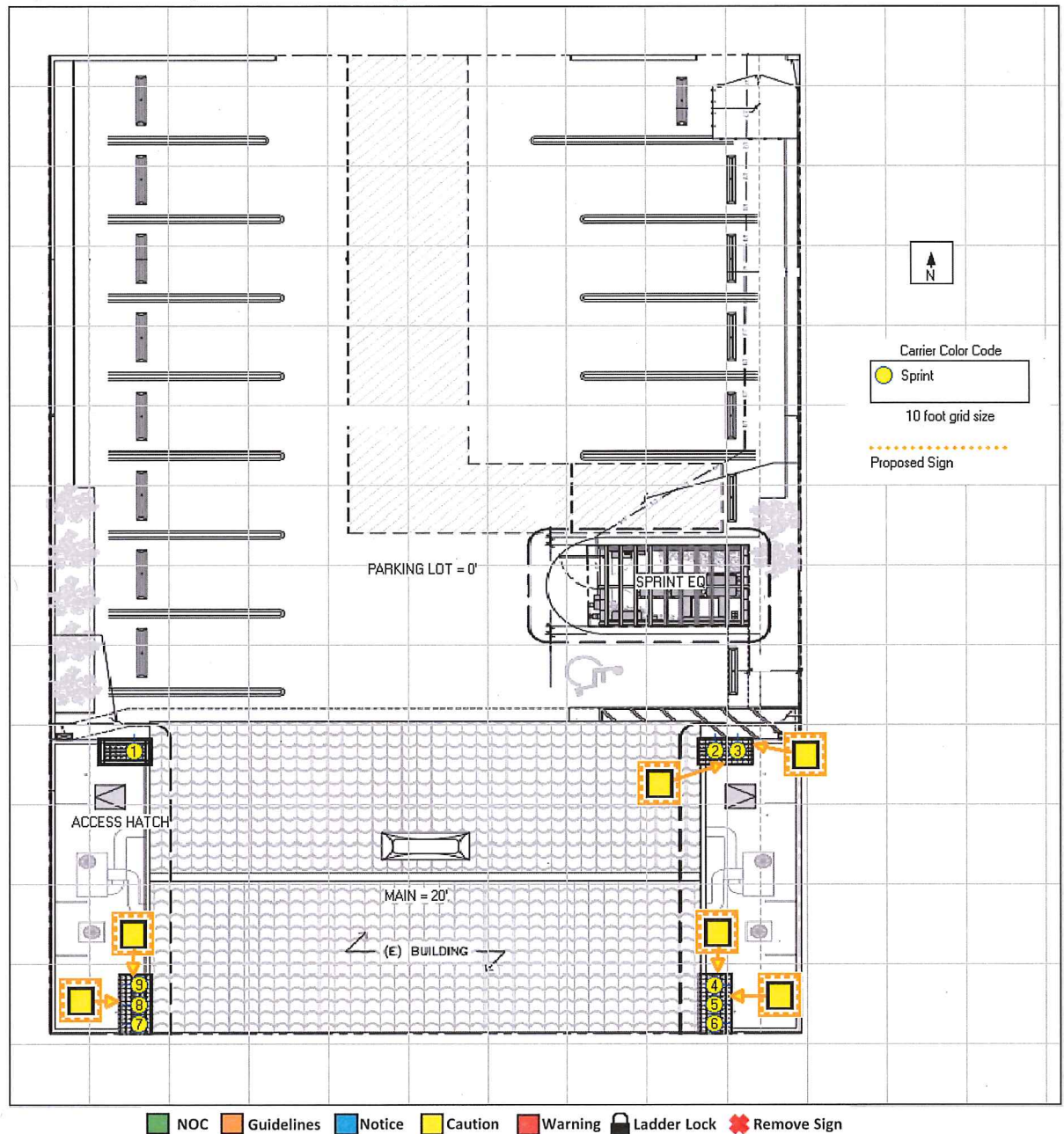
- Caution signs required on the front and back of the antenna screen wall

Site Name: Del Prado
Site ID: OG25XC134



WATERFORD
COMPLIANCE... FROM START TO SIGNAL

Compliance Requirements Diagram





5 Appendix A: Technical Framework

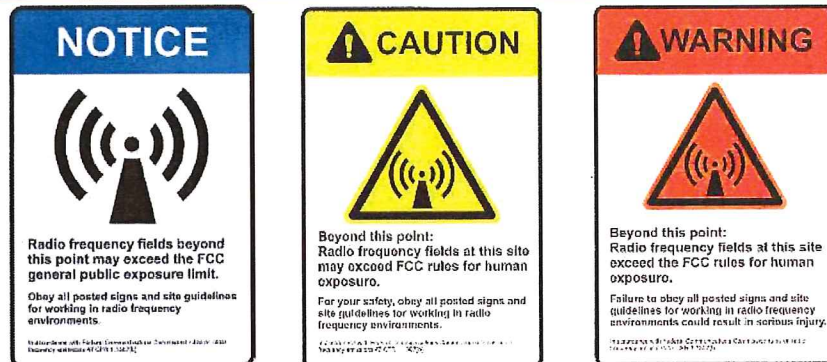
The FCC requires licensees to assure that persons are not exposed to radiofrequency electromagnetic energy power densities in excess of the applicable MPE (Maximum Permissible Exposure) limit. These rules apply to both Occupational Personnel and the General Population. Applicable FCC rules are found at 47 C.F.R. § § 1.1307(b)(3) and 1.1310. The FCC rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure.

General Population / uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure.

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

Maximum Permissible Exposure ("MPE") is defined in OET 65 as being 100% of the exposure limit for the situation or tier of permissible exposure. For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Subject to other site security requirements, Occupational Personnel trained in RF safety and equipped with personal protective equipment designed for safe work in the vicinity of RF may be granted access. Controls such as physical barriers to entry imposed by locked doors, locked passageways, or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Controls may include administrative policies and procedures requiring personal protective equipment (e.g. RF personal monitor), proof of RF training to obtain site access cards, presentation of appropriate RF awareness training certifications to security personnel or other measures designed to prevent uncontrolled access.

RF alerting signs are not necessarily required, and by FCC guidelines, alone do not constitute compliance, posting of the appropriate **NOTICE**, **CAUTION**, or **WARNING** signs at areas of concern is considered good practice. The signs below are examples of signs meeting FCC guidelines.



Power density decreases significantly over a short distance from any antenna. Specifically with respect to directional panel antennas, the design, oriented in azimuth and elevation as documented, reasonably precludes potential to exceed MPE limits at any location other than directly in front of the antenna. Areas in front of the antenna that are restricted by barriers, would require climbing or are otherwise beyond the reach of a standing individual of average height are not considered accessible. Analysis or measurement of instantaneous energy levels is performed for use as proof of compliance with FCC rules and regulations applicable to non-occupational persons, those individuals who are not authorized to access portions of the antenna support structure above ground level. To assess time-average exposure for occupational personnel working within secured areas of the site, on the supporting structure, or in the immediate proximity of the antenna equipment is a separate study requiring detailed ergonomic information.

FCC regulations regarding Radiofrequency radiation exposure, expressed in 47 CFR § 1.1310 are further clarified with respect to the value of 5% of exposure limits for the subject transmitters in the following section of 47 CFR § 1.1307 (b):

(3) In general, when the guidelines specified in § 1.1310 are exceeded in an accessible area due to the emissions from multiple fixed transmitters, actions necessary to bring the area into compliance are the shared responsibility of all licensees whose transmitters produce, at the area in question, power density levels that exceed 5% of the power density exposure limit applicable to their particular transmitter or field strength levels that, when squared, exceed 5% of the square of the electric or magnetic field strength limit applicable to their particular transmitter. Owners of transmitter sites are expected to allow applicants and licensees to take reasonable steps to comply with the requirements contained in § 1.1307(b) and, where feasible, should encourage co-location of transmitters and common solutions for controlling access to areas where the RF exposure limits contained in § 1.1310 might be exceeded.



Following these FCC requirements, predictive modeling has been performed to evaluate power density resulting from client transmitters as a percentage of the power density MPE limit applicable to their transmitters. These results are presented in Section 4.

The site should be routinely inspected and this or a similar report updated with any changes to the RF environment including:

- Adding new antennas
- Removing of any existing antennas
- Change in the radiating power or number of RF emitters

Waterford Consultants recommends coordinating with all wireless tenants before performing services in front of or near any transmitting antennas.



6 Appendix B: Qualifications of Waterford Consultants, LLC

With more than 100 team-years of experience, Waterford Consultants, LLC [Waterford] provides technical consulting services to clients in the Radio Communications and antenna locating industry. Waterford retains professional engineers who are placed in responsible charge of the processes for analysis.

Waterford is familiar with 47 C.F.R. § § 1.1307(b)(3) and 1.1310 along with the general Rules, Regulations and policies of the FCC. Waterford work processes incorporate all specifications of FCC Office of Engineering and Technology, Bulletin 65 ("OET65"), from the website: www.fcc.gov/oet/rfsafety and follow criteria detailed in 47 CFR § 1.1310 "Radiofrequency radiation exposure Limits".

Within the technical and regulatory framework detailed above, Waterford developed tools according to recognized and generally accepted good engineering practices. Permissible exposure limits are band specific, and the Waterford computerized modeling tools correctly calculate permissible exposure based on the band(s) specified in the input data. Only clients and client representatives are authorized to provide input data through the Waterford web portal. In securing that authorization, clients and client representatives attest to the accuracy of all input data.

Waterford Consultants, LLC attests to the accuracy of the engineering calculations computed by those modeling tools. Furthermore, Waterford attests that the results of those engineering calculations are correctly summarized in this report.



7 Appendix C: RoofMaster™

RoofMaster™ is the software package that Waterford Consultants created to model RF environments associated with multiple emitters where the potential exists for human exposure. Based on the computational guidelines set forth in OET Bulletin 65 from the Federal Communications Commission (FCC), RoofMaster™ considers the operating parameters of specified RF sources to predict the overall Maximum Permissible Exposure possible at a given location. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

From the FCC document:

“The revised OET Bulletin 65 has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC). The bulletin offers guidelines and suggestions for evaluating compliance.”

http://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf



8 Appendix D: Statement of Limiting Conditions

Waterford Consultants, LLC has been supplied data pertaining to RF environment for this site. Waterford Consultants will not be responsible for matters of a legal nature that affect the site or property. The property has been analyzed under the premise that it is under responsible ownership and management and our client has the legal right to conduct business at this facility.

Due to the complexity of some wireless sites, Waterford Consultants has created this report utilizing best industry practices and due diligence. Waterford Consultants cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by Wireless Carrier, the site manager, or their affiliates, subcontractors or assigns.

Waterford Consultants has provided the results of a computer generated model in this MPE Site Compliance Report to show approximate dimensions of the site, and the model results is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Waterford Consultants' recommendations.

Waterford Consultants will not be responsible for any existing conditions or for any engineering or testing that might be required to discover whether adverse safety conditions exist. Because Waterford Consultants is not an expert in the field of mechanical engineering or building maintenance, this MPE Site Compliance Report must not be considered a structural or physical engineering report.

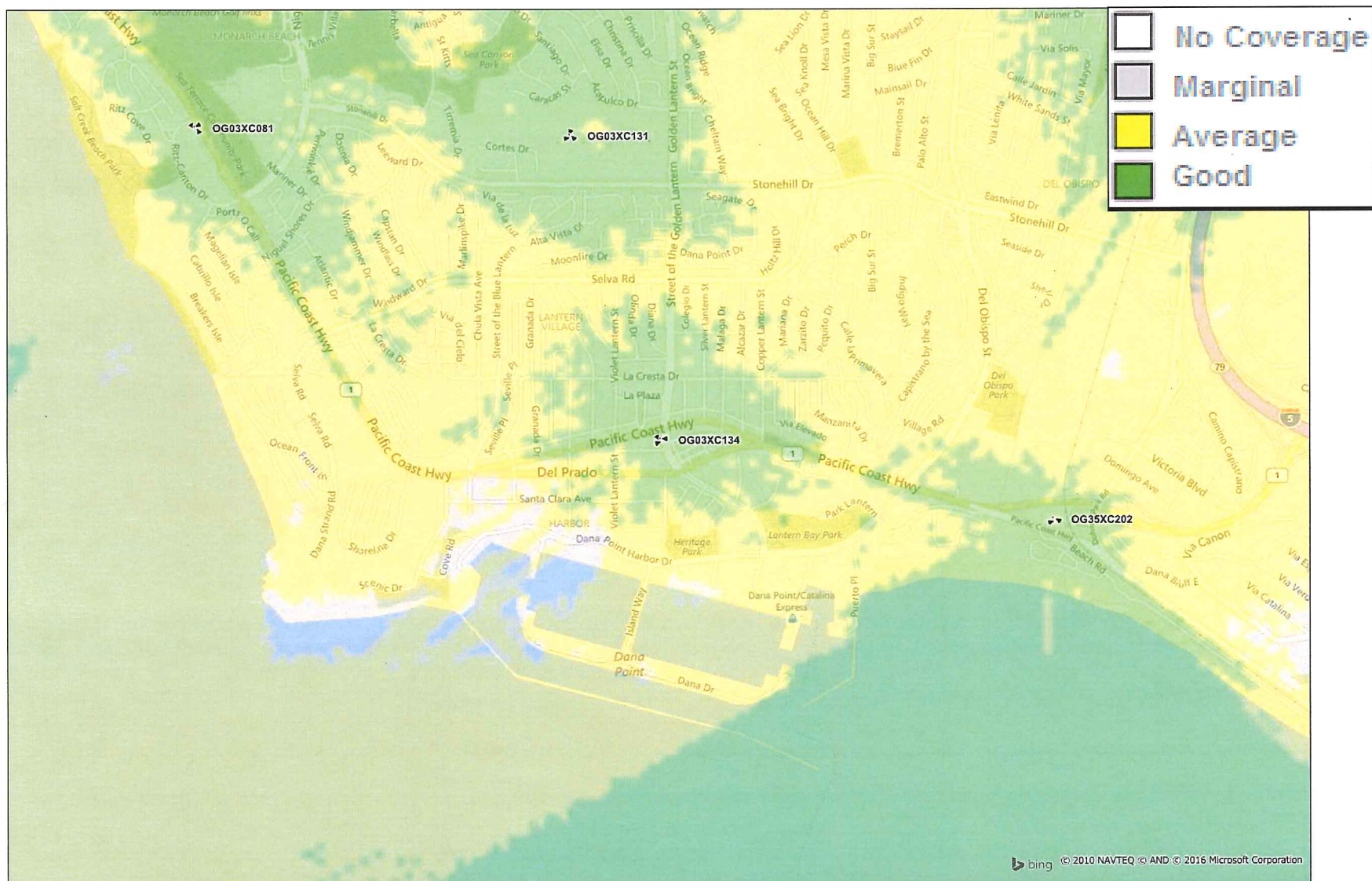
Waterford Consultants obtained information used in this MPE Site Compliance Report from sources that Waterford Consultants considers reliable and believes them to be true and correct. Waterford Consultants does not assume any responsibility for the accuracy of such items that were furnished by other parties.



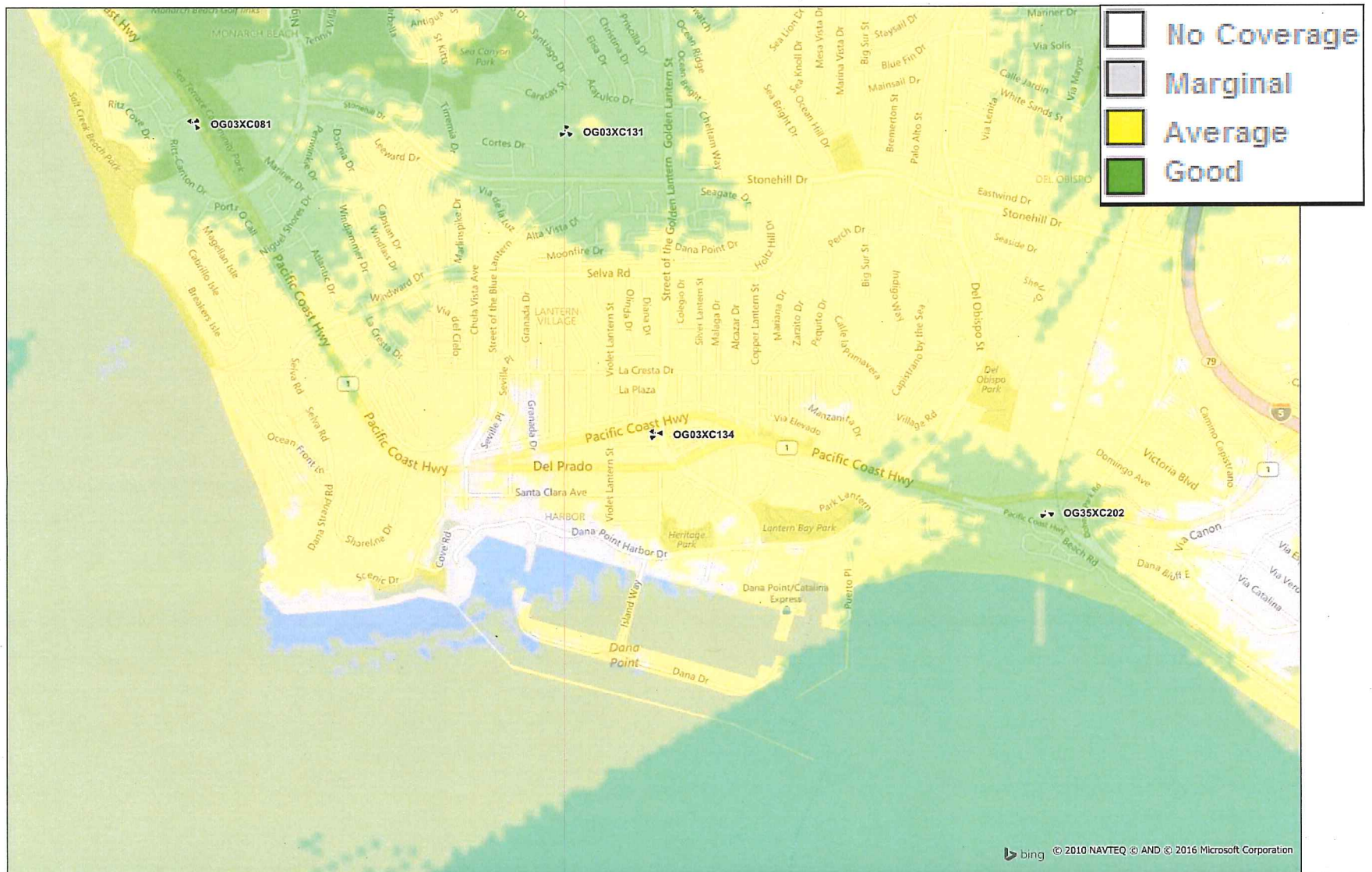
*Sprint Orange County
Proposed 1.9GHz Site
OG25XC134*

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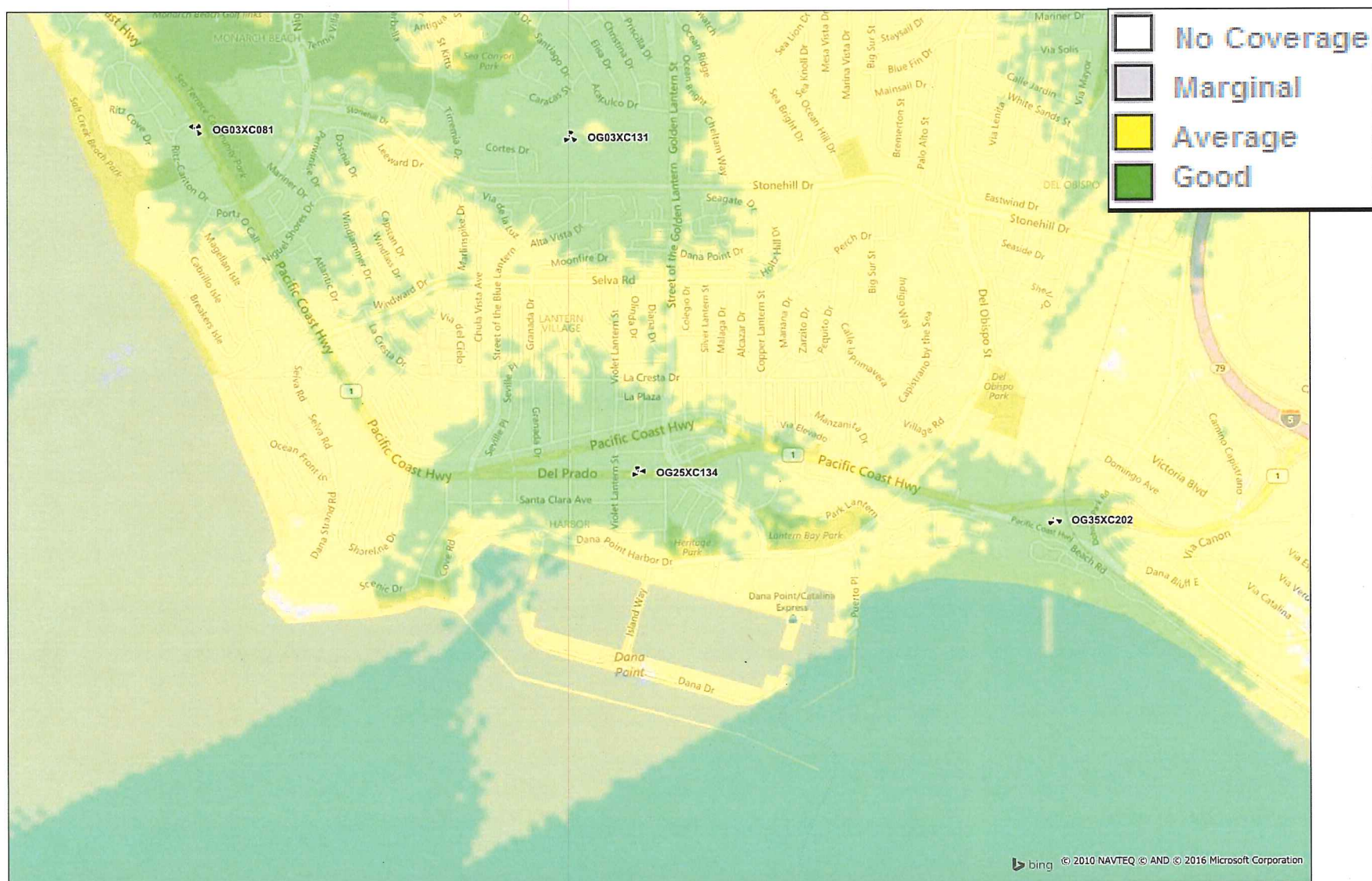
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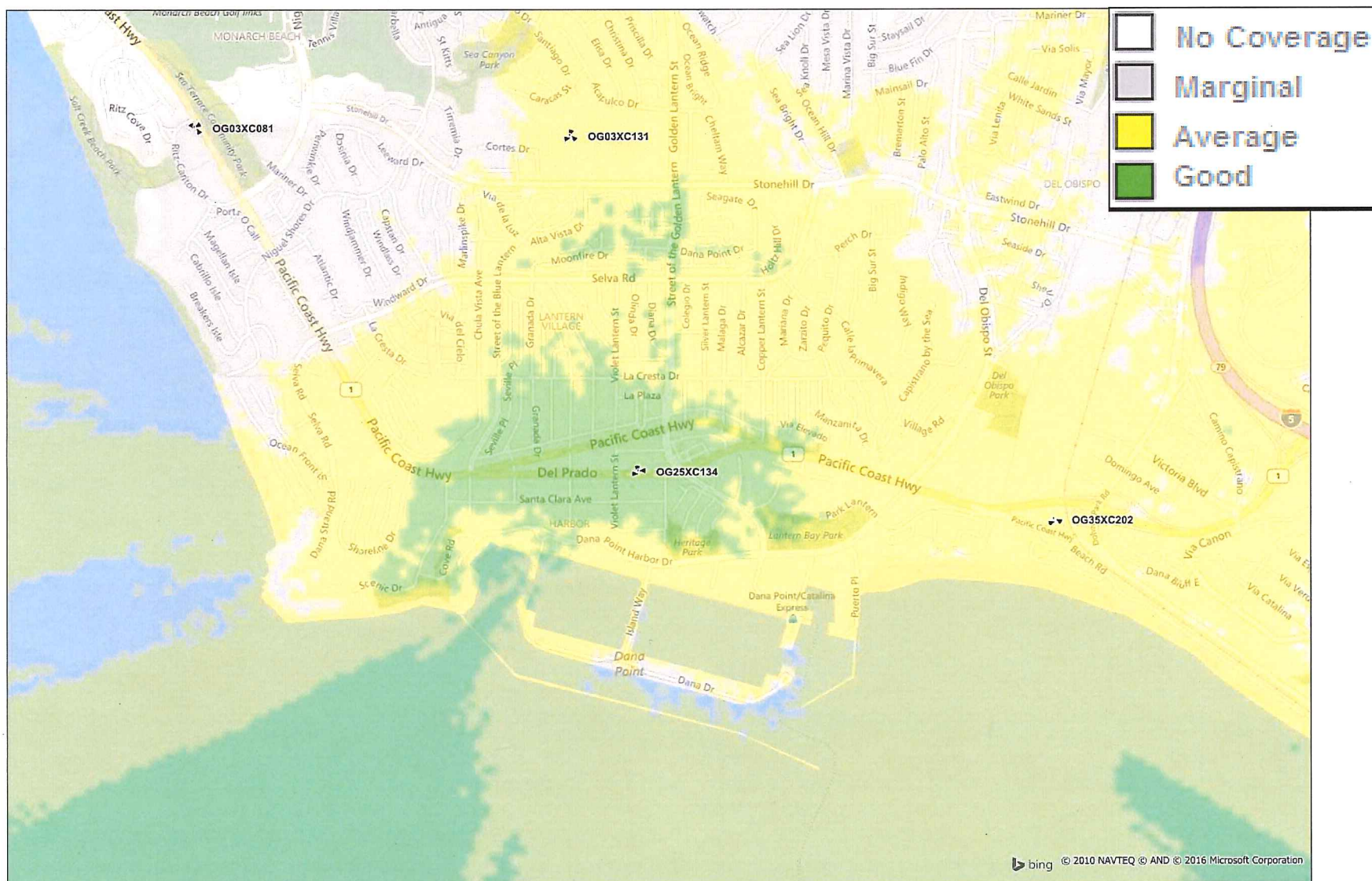
Surrounding Coverage without OG03XC134



Proposed Coverage with OG25XC134



Coverage Provided by OG25XC134



From: Robert Turner
To: [DANNY P. GIOMETTI](#)
Subject: Notice for hearing 24661 Del Prado
Date: Monday, March 20, 2017 10:14:27 AM

Danny, My name is Robert Turner and I co own the property next door at 24671 Del Prado. This property consists of 9 residential units. There are also a number of other residential units on Del Prado which I believe is consist with the Dana Point specific plan to have office/retail on the first floor and residential on the second. I do not feel that a commercial antenna would be an appropriate application in this area due to the number of residential units and the potential health impact this could have on people living in these units and sleeping in these units.

Is there a law which states that these antenna can not be in residential areas? Short of going to the meeting which I truly detest, how can I express my concern other then this email? Also as an aside, are these notices supposed to be sent out 30 days in advance of the meeting?

Robert Turner
949-922-0904