



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 10, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1836-20
Conditional Use Permit (CUP) No. 1104-20

APPLICANT: New Cingular Wireless (AT&T Mobility)
1452 Edinger Avenue, Floor 3
Tustin, CA 92780

REPRESENTATIVE: J5 Infrastructure Partners
182 E Green Street
Claremont, CA 91711

PROPERTY OWNER: Southern California Edison (SCE)
2 Innovation Way, 1st Floor
Pomona, CA 91768

REQUEST: Consider approval of a Site Plan and Design Review No. 1836-20 and Conditional Use Permit No. 1104-20 for the installation of a Major Communication Facility on an existing SCE tower, and for installation of related ground-mounted equipment.

PROPERTY INVOLVED: 16862 S. Avalon Boulevard

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimentel			Palmer
		Vice-Chair Madrigal			Rahman
		Cainglet			Rashad
		Fe'esago			Valdez
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

Item No. 5A

I. Introduction

Applicant

New Singular Wireless (AT&T Mobility)
C/o Ryan K. Young
1452 Edinger Avenue, Floor 3
Tustin, CA 92780

Property Owner

Southern California Edison
2 Innovation Way, 1st Floor
Pomona, CA 91768

Representative

J5 Infrastructure Partners
C/o Victor Flores
182 E Green Street
Claremont, CA 91711

II. Project Description

New Cingular Wireless (AT&T Mobility), represented by J5 Infrastructure Partners, requests approval of DOR No. 1836-20 and CUP No. 1104-20 for the installation of a wireless telecommunication facility, installed 72 feet high on a 143-foot high existing SCE transmission tower, and related ground-mounted equipment within the base of the tower, in the OS (Open Space) zone.

The proposed telecommunication facility will not be stealth due to the nature of the existing SCE transmission tower.

Carson Municipal Code Section 9138.16 (Communications Facilities) states that major wireless telecommunications facilities are allowed subject to a CUP. The proposed facility constitutes a “major communications facility” as defined in Section 9138.16(B)(11) because it is non-stealth in nature.

The applicant proposes to install (4) sectors on the existing SCE lattice tower, (2) Rad centers, (8) 6’ panel antennas in two sectors, (6) 6’ panel antennas in the remaining two sectors, and (12) Radio Remote Units at antenna level. In addition, the related ground mounted equipment is in a 20’ X 20’ (400 sq. ft.) ground lease footprint which includes (36) Radio Remote Units, (16) TMAs, (4) DC-12 outdoor units, (3) DC-09 surge suppressors, (1) 20 KW 55-gallon diesel generator, (1) GPS antenna and (6) cabinets on a concrete pad. The proposed ground lease area will be screened by an 8-foot high split-face block wall.

The proposed facility relates to the provision of wireless coverage for AT&T customers in the surrounding area.

III. Project Site and Surrounding Land Uses

The subject property is located in the OS zone and is designated Recreational Open Space in the Land Use Element of the General Plan. The subject property is located on the south side of Alondra Boulevard along Avalon Blvd and adjoining Hemingway Park.

Land uses surrounding the proposed project site are primarily Open Space and light-industrial uses.



Figure (a) Project Site in context to surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Recreational Open Space
Zone District	OS (Open Space)
Site Size	28,145 Square feet (0.65 ac)
Present Use and Development	Open Space with SCE easement
Surrounding Uses/Zoning	North: Open Space, OS South: Light Industrial, ML East: Open Space, OS West: Open Space, OS
Access	Ingress/Egress: S Avalon Boulevard

IV. Analysis

Site History

The subject property measures approximately 28,146 square feet and currently has two existing SCE lattice towers. The southern tower has an existing, approved unmanned wireless facility approved on June 12, 2007 via DOR 987-07 & CUP 655-07.

Site Plan.

The proposed unmanned wireless facility will be placed on the northern existing SCE tower and will include (4) sectors on the existing SCE lattice tower, (2) Rad centers, (8) 6' panel antennas in two sectors, (6) 6' panel antennas in the remaining two sectors, (12) Radio Remote Units at a height of 72-feet and associated ground mounted equipment enclosed within a 20' X 20' area.

Noise and Radio Frequency

Carson Municipal Code (CMC) Section 9138.16(f)(7)(b) (Noise) requires that back-up generators only be operated during power outages and for testing and maintenance purposes. No backup generator shall be utilized for longer than seventy-two hours without prior approval of the Engineering Division or Planning Division. The proposed cell site equipment will not generate noise above applicable noise ordinance levels.

The proposed facility will be designed and constructed to meet all applicable government and industry standards for Radio Frequency (RF) emissions. The proposed operation will comply with the Federal Communications Commission (FCC) guidelines limiting public exposure to RF energy. An RF emissions report was provided for staff's review, and is available for public review. (Exhibit 4)

Access

The site has one existing unpaved driveway on South Avalon Boulevard that is currently being used as a service road. The same driveway will be used to provide access to the proposed wireless facility. As the current driveway is unpaved, the applicant is required to pave the portion of the driveway from South Avalon Boulevard to their facility.

Parking & Traffic

No additional parking is required for the proposed wireless facility.

Signage

No signage is proposed for the property.

Fencing

The proposed equipment lease area is situated under the subject lattice tower. It measures 20' X 20' feet and will be secured by a new 8' high split face block wall.

Landscaping

No additional landscaping is proposed.

Height

The existing lattice tower is 143-feet tall and the proposed facility will be located approximately half-way up the tower, in a location that will not exceed 72-foot height. The project meets the requirement imposed by CMC Section 9138.16 (F)(2)(c), stating

that any new communications facilities constructed on existing conforming structures shall not exceed the height of the existing structure. The antennas are 9'0" center to center as shown in Figure (b).

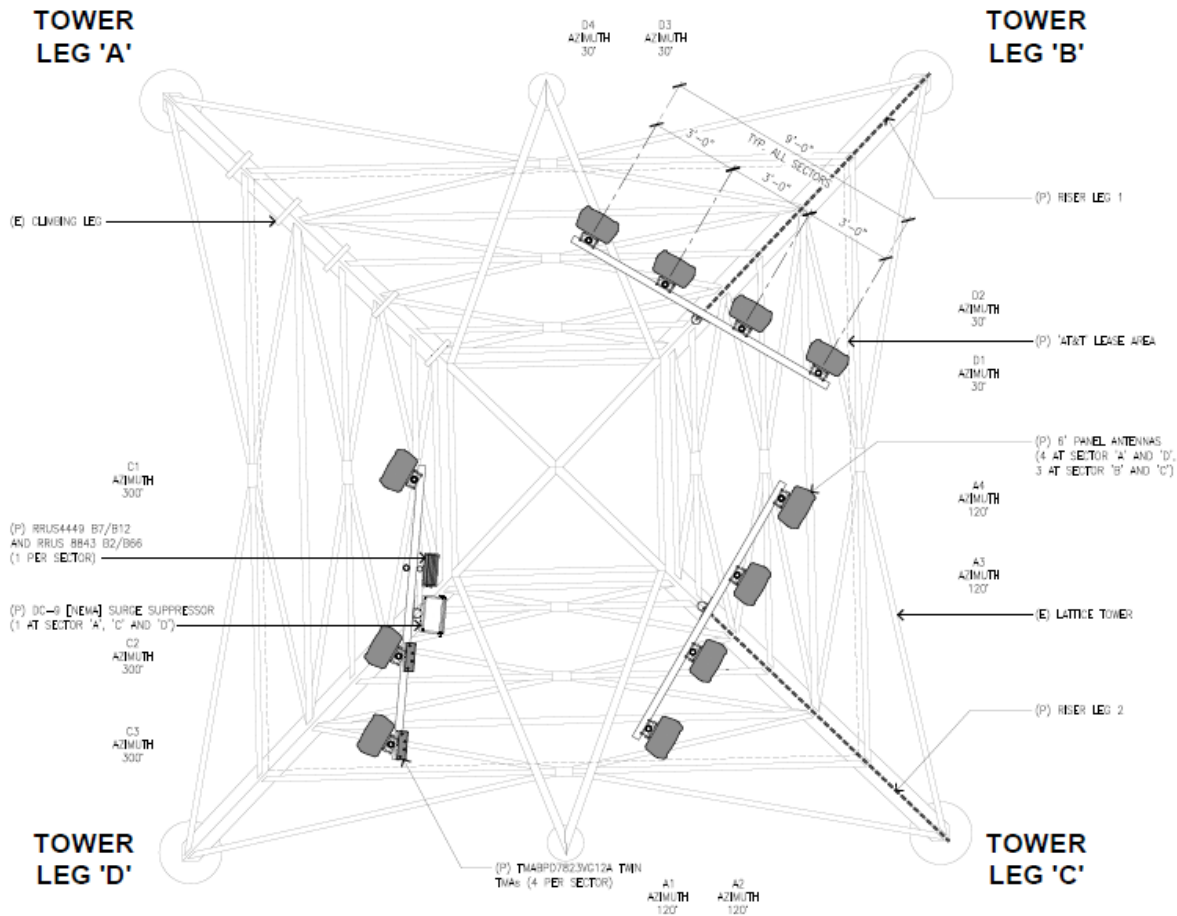


Figure (b) Cross-section of antennas at 72-foot height.

V. CFD/DIF Discussion

The proposed project does not require paying CFD/DIF fees.

VI. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the OS (Open Space) zoning designation and Recreational Open Space General Plan land use designation and will remain consistent with the surrounding uses.

VII. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 – New Construction or Conversion of Small Structures. Class 3 consists of 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 in the exterior of the structure.

VIII. Public Notice

Notices of public hearing were mailed to property owners and occupants within a 750' radius and posted to the project site by October 28, 2020. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

IX. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 20-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1836-20 AND CONDITIONAL USE PERMIT NO. 1104-20 FOR THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY ON A SOUTHERN CALIFORNIA EDISON TOWER AT 16862 AVALON BOULEVARD."

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans
3. SCE Letter of authorization
4. RFE Report

Prepared by: Manraj G. Bhatia, Associate Planner

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 20-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING SITE PLAN AND
DESIGN OVERLAY REVIEW NO. 1836-20 AND
CONDITIONAL USE PERMIT NO. 1104-20 FOR THE
INSTALLATION OF A MAJOR COMMUNICATIONS
FACILITY ON A SOUTHERN CALIFORNIA EDISON
TOWER AT 16862 SOUTH AVALON BOULEVARD**

WHEREAS, on July 29, 2020, the City of Carson Community Development received an application from J5 Infrastructure Partners on behalf of New Cingular Wireless (AT&T Mobility) for real property located at 16862 South Avalon Boulevard and described in Exhibit “A” attached hereto, requesting approval of Design Overlay Review (DOR) No. 1836-20 and Conditional Use Permit (CUP) No. 1104-20 for the installation of a non-stealth, unmanned wireless telecommunications facility on a Southern California Edison tower and its related ground-mounted equipment; and

WHEREAS, the facility is considered a major communications facility due to its non-stealth nature and the associated ground mounted equipment being greater than 28 cu.ft.

WHEREAS, on October 15, 2020, the application was deemed complete by Staff; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the tenth day of November, 2020, conduct a duly noticed public hearing as required by law to consider said applications. Notice of the hearing was posted and mailed to property owners and properties within a 750-foot radius of the project site by October 29, 2020; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds as follows:

1. With respect to the **Site Plan and DOR No. 1836-20** to permit the design of a non-stealth, unmanned wireless communications facility and its related ground-mounted equipment:
 - a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Recreational Open Space and the proposed wireless communication facility is compatible with the surrounding uses.

EXHIBIT NO. 1

- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land
 - c) coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed project will be located at a height of 72-feet on the existing Southern California Edison tower and its related ground-mounted equipment placed on the base of the tower.
 - d) The proposed development will have safe and convenient street access and circulation for service personnel and vehicles. No additional parking is required for unmanned facilities. The subject property has an unpaved, existing vehicular accessibility via one entry point on Avalon Boulevard. The same access point will serve as non-exclusive vehicular path of access for the proposed facility, however shall be paved to the facility as a condition of this approval.
 - e) The proposed ground-mounted equipment area is situated on the base of the existing tower. It measures 20-foot X 20-foot and is secured by a new 8-foot high split face block wall on all sides.
 - f) No signage is proposed for this project.
2. With respect to the **CUP No. 1104-20** to permit the installation of a non-stealth, unmanned wireless communications facility and its related ground-mounted equipment:
- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Recreational Open Space and the proposed wireless telecommunication facility is compatible with the surrounding areas.
 - b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed wireless communication facility and related equipment.
 - c) The proposed development will have adequate street access and adequate traffic capacity. The subject property has existing pedestrian and vehicular accessibility along Avalon Boulevard. A traffic memo provided by the applicant and reviewed by the City Traffic Engineer did not anticipate any significant impacts of traffic on the area.
 - d) The Los Angeles County Fire Department reviewed and confirmed that the proposed development will have adequate water supply for fire protection.
 - e) The proposed site is the least intrusive after considering co-location with another facility, other networks available such as distributed antenna systems, and location at another site. The proposed facility is located on an existing Southern California Edison's tower adjacent to another unmanned wireless facility on the next tower.
 - f) The proposed site is the least intrusive after considering co-location with another facility, other networks available such as distributed antenna systems, and location at another site. There is an adjoining SCE tower with a major communications facility that cannot accommodate additional facilities..

SECTION 3. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 – New Construction or Conversion of Small Structures. Class 3 consists of 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 in the exterior of the structure. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to CEQA.

SECTION 4. DOR No. 1836-20 and CUP No. 1104-20 comply with the City’s Zoning Ordinance and General Plan and are consistent with the intent of Article IX, Chapter 1, Section 9172.21 (Conditional Use Permit) and Section 9172.23 (Site Plan and Design Review) and of the Carson Municipal Code.

SECTION 5. Based on the aforementioned findings, the Commission hereby approves DOR No. 1836-20 and CUP No. 1104-20, subject to the conditions of approval set forth in Exhibit "B" attached hereto and incorporated herein by reference.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and **ADOPTED** this 10th day of November, 2020.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 2, 3 AND 4 OF MAPS ENTITLED PROPERTY OF SOUTHERN CALIFORNIA EDISON COMPANY LTD, MAP NO. 7, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 2, PAGES 43](#) TO 48 OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[APN: 7319-004-800](#), 802 & 803

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

**EXHIBIT "B"
CONDITIONS OF APPROVAL
SITE PLAN AND DESIGN REVIEW NO. 1836-20
CONDITIONAL USE PERMIT NO. 1104-20**

I. GENERAL CONDITIONS

1. If a building permit for Site Plan and Design Review No. 1836-20 and Conditional Use Permit No. 1104-20 is not issued within **two years** of the effective date of the approved Planning Commission Resolution, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. Developer shall comply with all city, county, state and federal regulations applicable to this project.
5. Any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the approved Planning Commission Resolution.
7. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by Developer in accordance with Section 9173.1 of the Zoning Ordinance.
8. It is further made a condition of this approval that if Developer violates any of these conditions or any provision of applicable law relating to these entitlements or the development or operation of the project authorized hereby, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
10. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
11. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit

shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.

12. Indemnification. The applicant and property owner, for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, elected and appointed officers, and employees, and each of them ("Indemnitees"), from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter and pay Indemnitees' associated legal costs, or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

II. AESTHETICS

1. There shall be no deviation of architectural design or details from the approved set of plans without prior written approval by the Planning Division.
2. Graffiti shall be removed from all areas within seventy-two (72) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).
3. **The project site shall be maintained free of trash, debris and refuse at all times. Weeds shall be removed and the subject property shall be maintained so as to present an attractive appearance to the satisfaction of the Community Development Director.**

III. FENCE/WALLS

1. **The proposed CMU block wall around the proposed facility shall be repaired or replaced, as necessary, and maintained at all times, to the satisfaction of the Community Development Director.**

IV. LANDSCAPE/IRRIGATION

1. Maintenance and repair of all landscaping shall be the responsibility of Developer.

V. LIGHTING

1. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
2. Exterior lighting shall be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

VI. PARKING/TRAFFIC

1. All driveways shall remain clear. No encroachment into driveways shall be permitted.
2. **The service road used to provide access to the facility shall be paved up to the proposed facility in accordance with Section 9162.0 of the Zoning Ordinance.**

VII. TRASH

Trash collection shall comply with the requirements of the City's trash collection company.

VIII. BUILDING AND SAFETY DIVISION

1. Submit development plans for plan check review and approval.
2. Obtain all appropriate building permits and an approved final inspection for the proposed project.
3. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

IX. PUBLIC WORKS – ENGINEERING

General Conditions

1. All necessary street dedications and off-site street improvements shall not apply due to the exceptions stated on CMC § 9161.2, with exceptions to the items below
2. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
3. A construction permit is required for any work to be done in the public right-of-way.
4. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
5. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

6. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
7. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to the issuance of construction permits.

X. BUSINESS LICENSE

1. All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- | | |
|------------------------------------|---|
| 1. 2019 CALIFORNIA BUILDING CODE | 6. 2019 CALIFORNIA ENERGY CODE |
| 2. 2019 CALIFORNIA ELECTRICAL CODE | 7. COUNTY COASTAL ZONE LAND USE ADOPTED 2017 NEC |
| 3. 2019 CALIFORNIA FIRE CODE | 8. COUNTY FIRE CODE ORDINANCE - TITLE 16 |
| 4. 2019 CALIFORNIA MECHANICAL CODE | 9. COUNTY LAND USE ORDINANCE - TITLE 22 |
| 5. 2019 CALIFORNIA PLUMBING CODE | 10. COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19 |

PROJECT TEAM

CLIENT REPRESENTATIVE

COMPANY: J5 INFRASTRUCTURE PARTNERS
 ADDRESS: 2030 MAIN ST, SUITE 200
 CITY, STATE, ZIP: IRVINE, CA 92614
 CONTACT: MELISSA FRANCISCO
 PHONE: (562) 972-5161
 EMAIL: MELISSA.FRANCISCO@J5IP.COM

CONSTRUCTION MANAGER

COMPANY: VINCLUMS SERVICES
 ADDRESS: 10 PASTEUR, SUITE 100
 CITY, STATE, ZIP: IRVINE, CA 92618
 CONTACT: FERNANDO MARTINEZ
 PHONE: (949) 408-8153
 EMAIL: FMARTNEZ@VINCLUMS.COM

SITE ACQUISITION

COMPANY: J5 INFRASTRUCTURE PARTNERS
 ADDRESS: 2030 MAIN ST, SUITE 200
 CITY, STATE, ZIP: IRVINE, CA 92614
 CONTACT: MELISSA FRANCISCO
 PHONE: (562) 972-5161
 EMAIL: MELISSA.FRANCISCO@J5IP.COM

APPLICANT

COMPANY: AT&T
 ADDRESS: 1452 EDINGER AVE
 CITY, STATE, ZIP: TUSTIN, CA 92780

ZONING

COMPANY: J5 INFRASTRUCTURE PARTNERS
 ADDRESS: 2030 MAIN ST, SUITE 200
 CITY, STATE, ZIP: IRVINE, CA 92614
 CONTACT: MELISSA FRANCISCO
 PHONE: (562) 972-5161
 EMAIL: MELISSA.FRANCISCO@J5IP.COM

ATT PROJECT MANAGER

COMPANY: AT&T
 ADDRESS: 1452 EDINGER AVE
 CITY, STATE, ZIP: TUSTIN, CA 92780
 CONTACT: MICHELLE PARAMO
 PHONE: (949) 690-0968
 EMAIL: MP3041@ATT.COM

ENGINEER

COMPANY: CASA INDUSTRIES, INC.
 ADDRESS: 4430 E. MIRALOMA AVE, SUITE D
 CITY, STATE, ZIP: ANAHEIM, CA 92807
 CONTACT: LUIS CARDONA
 PHONE: (562) 652-5330
 EMAIL: LCARDONA@CASAIND.COM

RF ENGINEER

COMPANY: AT&T
 ADDRESS: 1452 EDINGER AVE
 CITY, STATE, ZIP: TUSTIN, CA 92780
 CONTACT: ZAHED GHANI
 PHONE: (951) 314-9435
 EMAIL: MG7017@ATT.COM

SITE INFORMATION

APPLICANT / LESSEE



1452 EDINGER AVE
 TUSTIN, CA 92780

PROPERTY OWNER

NAME: SOUTHERN CALIFORNIA EDISON COMPANY
 ADDRESS: 2 INNOVATION WAY
 CITY, STATE, ZIP: POMONA, CA 91768

BUILDING SUMMARY

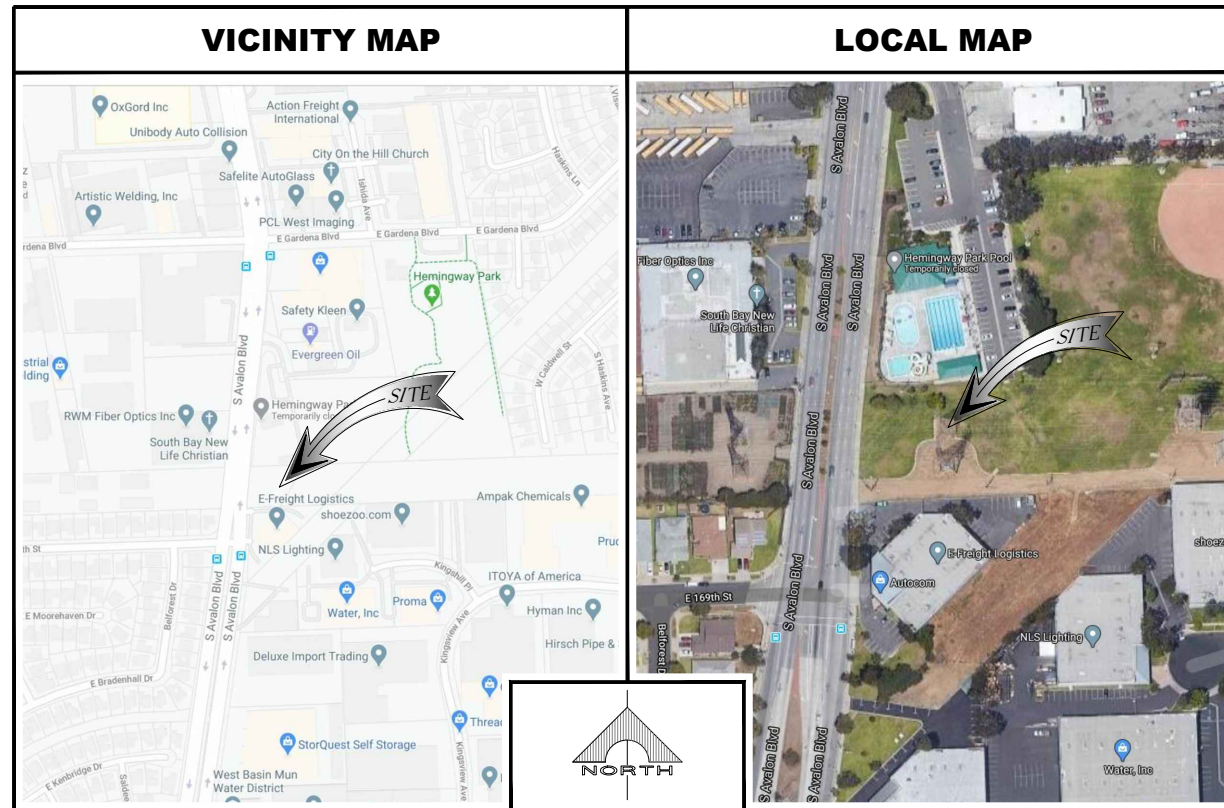
LATITUDE: 33° 52' 47.18" (33.879772°) N
 LONGITUDE: 118° 15' 51.32" (-118.264255°) W
 LAT, LONG, TYPE: NAD 83
 GROUND ELEVATION: 143'-0" (AGL)
 APN #: 7319-004-803
 BUILDING USE: RAW LAND
 CONSTRUCTION TYPE: -
 ZONING / JURISDICTION: CITY OF CARSON
 CURRENT ZONING: OS - OPEN SPACE
 HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED
 EQUIPMENT LEASE AREA: 400 SQ. FT.



AT&T

Your world. Delivered

SITE NUMBER: CLL01501
SITE NAME: SCE REDONDO TOWER
MESA REDONDO / M5-T1A / 220KV (1929)
USID: 289572 / FA: 13014412
16862 S. AVALON BLVD.
CARSON, CALIFORNIA 90746
COUNTY OF LOS ANGELES



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
 HEAD NORTH ON S VERMONT AVE TOWARD W IMPERIAL HWY. TURN RIGHT ONTO W IMPERIAL HWY. CONTINUE STRAIGHT TO STAY ON W IMPERIAL HWY. TURN RIGHT TO MERGE ONTO I-110 S. MERGE ONTO I-110 S. USE THE RIGHT 2 LANES TO TAKE EXIT 10 TO MERGE ONTO CA-91 E. TAKE EXIT 7B TOWARD AVALON BLVD. CONTINUE ONTO E ALBERTON ST. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO S AVALON BLVD.

LEGAL DESCRIPTION

SEE SURVEY SHEET FOR LEGAL DESCRIPTION.

EXHIBIT NO. 2



APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE:	SIGNATURE:	DATE:
AT&T RF ENGINEER:		
AT&T OPERATIONS:		
SITE ACQUISITION:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		
ZONING VENDOR:		
PROJECT MANAGER:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
 SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & 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. 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 PROPOSED.

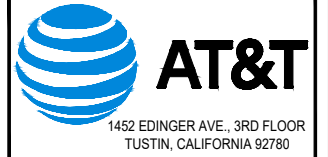
PROJECT DESCRIPTION OUTDOOR CABINETS

AT&T PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALL 14 (P) 6" PANEL ANTENNAS (4 AT SECTORS 'A', 'D', AND 3 AT SECTORS 'B', 'C').
- INSTALL 12 (P) LTE RRUS AT ANTENNA LEVEL.
- INSTALL 36 (P) LTE RRUS AT GROUND LEVEL.
- INSTALL 16 (P) TMAs (4 PER SECTOR).
- INSTALL 3 (P) DC-09 [NEMA] SURGE SUPPRESSORS.
- INSTALL 4 (P) DC-12 (OUTDOOR).
- INSTALL 2 (P) EMERSON POWER CABINET.
- INSTALL 4 (P) PURCELL CABINETS (STACKED).
- INSTALL 1 (P) GPS ANTENNA.
- INSTALL (P) UTILITY PANELS.
- INSTALL 1 (P) 20KW (55 GAL.) GENERAC DIESEL GENERATOR.
- INSTALL 1 (P) 8' HIGH CMU WALL TO MATCH EXISTING CMU WALL ON ADJACENT TOWER.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN/LEASE AREA PLAN & ANTENNA/RRU SCHEDULE
A-3	ANTENNA PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
A-6	EQUIPMENT SPECIFICATIONS AND DETAILS



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CLL01501
 SCE REDONDO TOWER
 16862 S. AVALON BLVD.
 CARSON, CA 90746
 LATTICE TOWER (OUTDOOR)

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
T-1

REV	DATE	DESCRIPTION
4	07/10/20	REVISED PER SCE
3	06/17/20	REVISED PER SCE
2	06/11/20	REVISED PER DRM
1	06/08/20	REVISED PER DRM
0	05/22/20	100% ZONING DRAWINGS
A	05/13/20	90% ZONING DRAWINGS

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CLL01501
SCE REDONDO TOWER
16862 S. AVALON BLVD.
CARSON, CA 90746
LATTICE TOWER (OUTDOOR)

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

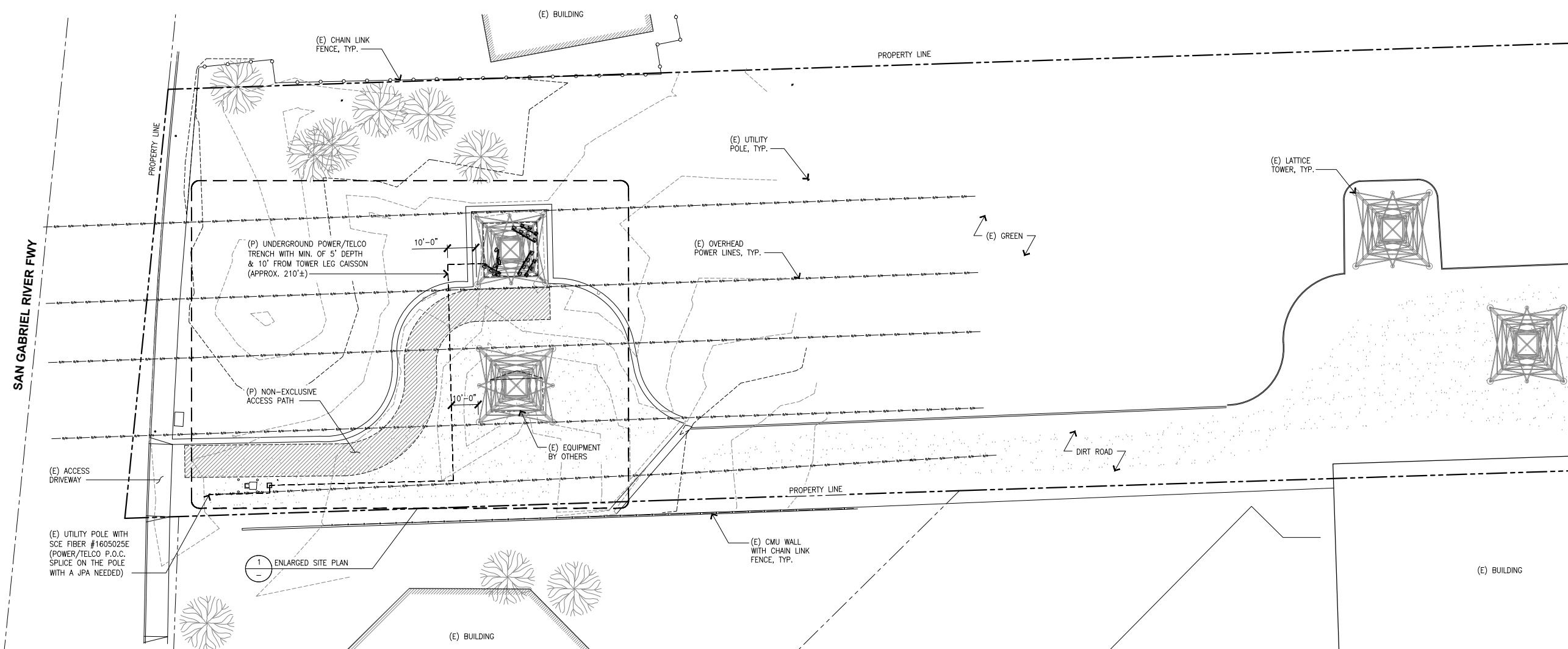


SECTOR 'C'
300°

SECTOR 'D'
30°

SECTOR 'B'
210°

SECTOR 'A'
120°



NOTES:

- UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN VISIT, FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.
- ALL POWER AND TELCO MUST BE 5" IN DEPTH AND 1' OFF OF THE EDGE OF THE ROAD.
- ALL THIRD PARTY MMP'S MUST BE LOCATED OFF SCE PROPERTY LINES.
- ALL HANDHOLES BOTH LOCATION AND QUANTITY TO BE DETERMINED BY SCE CONSTRUCTION MANAGER.
- ALL DISTURBED SURFACES ARE TO BE COMPACTED TO A MINIMUM RELATIVE 90% COMPACTION
- ALL SURFACES AND IMPROVEMENTS MUST SUPPORT A 40 TON 3-AXLE VEHICLE (HS-20) LOADING.
- POSITIVE DRAINAGE MUST BE MAINTAINED AWAY FROM SCE STRUCTURES WITH NO STORM RUNOFF DIRECTED TOWARDS ANY TRANSMISSION TOWER OR POLES, AND LOW POINTS TO PREVENT PONDING ISSUES.
- NO POOLING AROUND AROUND LEGS.

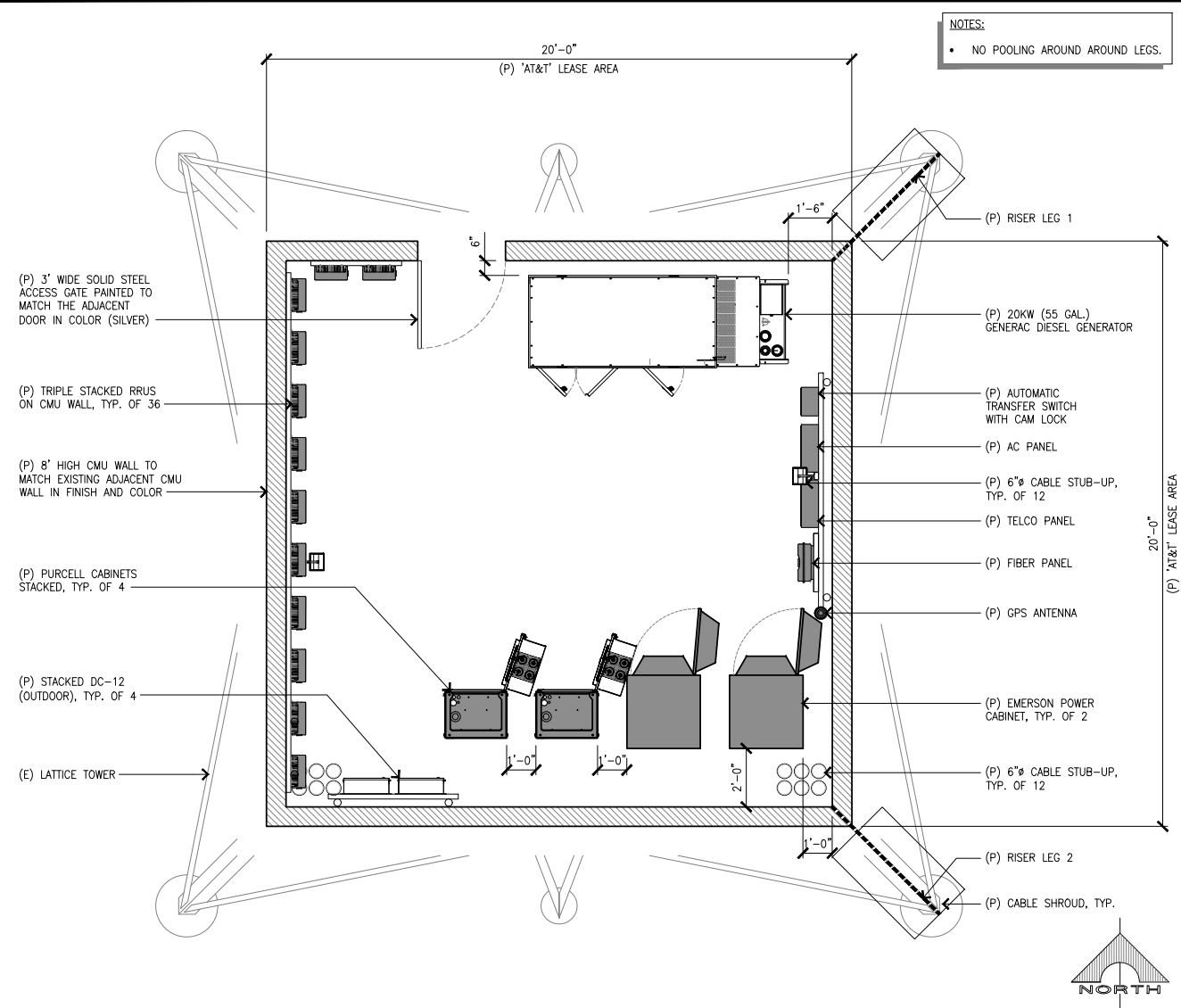
PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS											
SECTOR	PROPOSED TECHNOLOGY	ANTENNA				ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION LINES (LENGTH FT +/-)			
		MODEL	AIR/HEX/8-PORT	SIZE (4'; 6'; 8')	WEIGHT W/ BRACKET			JUMPER	CABLE TYPE		
LEG 'A'		NO EQUIPMENT @ CLIMBING LEG									
LEG 'B'	D1	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	30'	69'-0"	<15'	(1) 7/8" COAX CABLE (APPROX. #110)	(1) 5/8" FIBER JUMPER (EMBED)
	D2	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	30'	69'-0"	<15'	(1) 7/8" COAX CABLE (APPROX. #110)	
	D3	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	30'	69'-0"	<15'	(1) 7/8" COAX CABLE (APPROX. #110)	
	D4	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	30'	69'-0"	<15'	(1) 7/8" COAX CABLE (APPROX. #110)	
LEG 'C'	A1	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	120'	69'-0"	<15'	(1) 7/8" COAX CABLE (APPROX. #130)	(1) 5/8" FIBER JUMPER (EMBED)
	A2	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	120'	69'-0"	<15'	(1) 7/8" COAX CABLE (APPROX. #130)	
	A3	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	120'	69'-0"	<15'	(1) 7/8" COAX CABLE (APPROX. #130)	
	A4	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	120'	69'-0"	<15'	(1) 7/8" COAX CABLE (APPROX. #130)	
LEG 'D'	B1	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	210'	56'-0"	<89'	(1) 7/8" COAX CABLE (APPROX. #150)	(1) 5/8" FIBER JUMPER (EMBED)
	B2	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	210'	56'-0"	<89'	(1) 7/8" COAX CABLE (APPROX. #150)	
	B3	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	210'	56'-0"	<89'	(1) 7/8" COAX CABLE (APPROX. #150)	
LEG 'D'	C1	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	300'	69'-0"	<76'	(1) 7/8" COAX CABLE (APPROX. #130)	(1) 5/8" FIBER JUMPER (EMBED)
	C2	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	300'	69'-0"	<76'	(1) 7/8" COAX CABLE (APPROX. #130)	
	C3	LTE	QUINTEL OS6458-5	8-PORT PANEL ANTENNA	6'	93.6 lbs.	300'	69'-0"	<76'	(1) 7/8" COAX CABLE (APPROX. #130)	

REMOTE RADIO UNITS (RRU'S)								
SECTOR	RRU MODEL	RRU COUNT	WEIGHT WITH MOUNTING BRACKET	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			HYBRIFLEX CABLE
					ABOVE	BELOW	SIDES	
LEG 'A'	NO EQUIPMENT @ CLIMBING LEG							
LEG 'B'	RRUS 4449 B7/B12	1	78.8 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	(1) 1 5/8" HYBRIFLEX CABLE, 10 AWG, RFFT-48SM-001-30M
	RRUS 8843 B2/B66A	1	76.67 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	
	RRUS 4415 B30	1	50.8 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	
	RRUS 4478 B14	1	64.2 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	
LEG 'C'	RRUS E2 B29	1	64.8 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	(1) 1 5/8" HYBRIFLEX CABLE, 10 AWG, RFFT-48SM-001-30M
	RRUS 4449 B7/B12	1	78.8 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	
	RRUS 8843 B2/B66A	1	76.67 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	
	RRUS 4415 B30	1	50.8 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	
LEG 'D'	RRUS 4478 B14	1	64.2 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	(1) 1 5/8" HYBRIFLEX CABLE, 10 AWG, RFFT-48SM-001-30M
	RRUS E2 B29	1	64.8 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	
	RRUS 4449 B7/B12	1	78.8 lbs	170± (Ø GROUND LEVEL)	18"	8"	8"	
	RRUS 8843 B2/B66A	1	76.67 lbs	170± (Ø GROUND LEVEL)	18"	8"	8"	
LEG 'D'	RRUS 4415 B30	1	50.8 lbs	170± (Ø GROUND LEVEL)	18"	8"	8"	(1) 1 5/8" HYBRIFLEX CABLE, 10 AWG, RFFT-48SM-001-30M
	RRUS 4478 B14	1	64.2 lbs	170± (Ø GROUND LEVEL)	18"	8"	8"	
	RRUS E2 B29	1	64.8 lbs	170± (Ø GROUND LEVEL)	18"	8"	8"	
	RRUS 4449 B7/B12	1	78.8 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	
LEG 'D'	RRUS 8843 B2/B66A	1	76.67 lbs	<15' (Ø ANTENNA LEVEL)	18"	8"	8"	(1) 1 5/8" HYBRIFLEX CABLE, 10 AWG, RFFT-48SM-001-30M
	RRUS 4415 B30	1	50.8 lbs	150± (Ø GROUND LEVEL)	18"	8"	8"	
	RRUS 4478 B14	1	64.2 lbs	150± (Ø GROUND LEVEL)	18"	8"	8"	
	RRUS E2 B29	1	64.8 lbs	150± (Ø GROUND LEVEL)	18"	8"	8"	

TMA SCHEDULE			
SECTOR	MODEL	TMA COUNT	
NO EQUIPMENT @ CLIMBING LEG			
LEG 'A'			
LEG 'B'	A1	KAELUS - TMA2104FOOV1-1	2 17 lbs.
	A2	KAELUS - TMA2104FOOV1-1	2 17 lbs.
LEG 'C'	B1	KAELUS - TMA2104FOOV1-1	2 17 lbs.
	B2	KAELUS - TMA2104FOOV1-1	2 17 lbs.
LEG 'D'	C1	KAELUS - TMA2104FOOV1-1	2 17 lbs.
	C2	KAELUS - TMA2104FOOV1-1	2 17 lbs.
LEG 'D'	D1	KAELUS - TMA2104FOOV1-1	2 17 lbs.
	D2	KAELUS - TMA2104FOOV1-1	2 17 lbs.

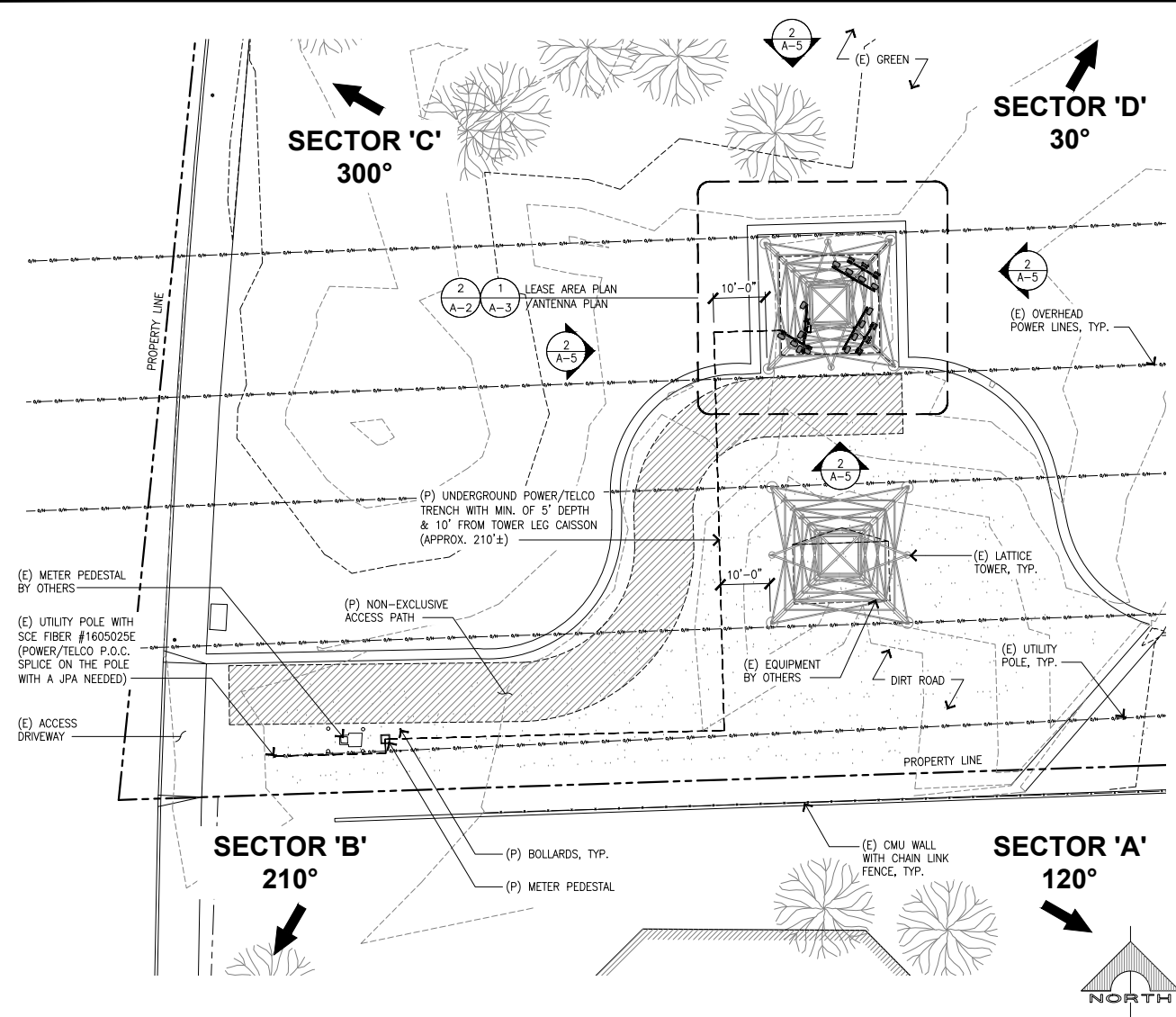
FIBER OPTIC TRANSMISSION AND DC POWER CABLE SCHEDULE										
SECTOR	DC-9 MODEL	FIBER OPTIC TRANSMISSION CABLES				DC POWER CABLES				
		FROM LITE DUL/DUS TO DC-12				FROM DC12 TO DC-6				
		PART #	QTY	LENGTH	PART #	QTY	LENGTH	PART #	QTY	LENGTH
ALPHA	DC9-48-60-24-PC16-EV 34.9 lbs	RFFT-24SM-001-50	1	±20'	PWRT-60B-S	3	±110'	PWRT-20B-S	2	±15'
BETA		RFFT-24SM-001-50	1	±20'	PWRT-60B-S	3	±130'	PWRT-20B-S	2	±15'
GAMMA		RFFT-24SM-001-50	1	±20'	PWRT-60B-S	3	±150'	PWRT-20B-S	2	±15'
DELTA		RFFT-24SM-001-50	1	±20'	PWRT-60B-S	3	±130'	PWRT-20B-S	2	±15'

ANTENNA AND RRUS SCHEDULE



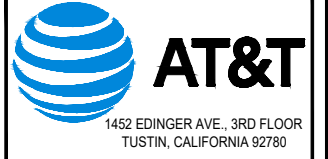
LEASE AREA PLAN

SCALE: 3/8"=1'-0" **3**



ENLARGED SITE PLAN

SCALE: 1/16"=1'-0" **2**



REV	DATE	DESCRIPTION
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0	05/22/20	100% ZONING DRAWINGS
A	05/13/20	90% ZONING DRAWINGS

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CLL01501
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16862 S. AVALON BLVD.
CARSON, CA 90746
LATTICE TOWER (OUTDOOR)

SHEET TITLE
ENLARGED SITE PLAN/LEASE AREA PLAN AND ANTENNA/RRUS SCHEDULE AND DETAILS

SHEET NUMBER
A-2

NOTES:
 • ALL EQUIPMENT MUST BE 1' AWAY FROM TOWER STEEL.



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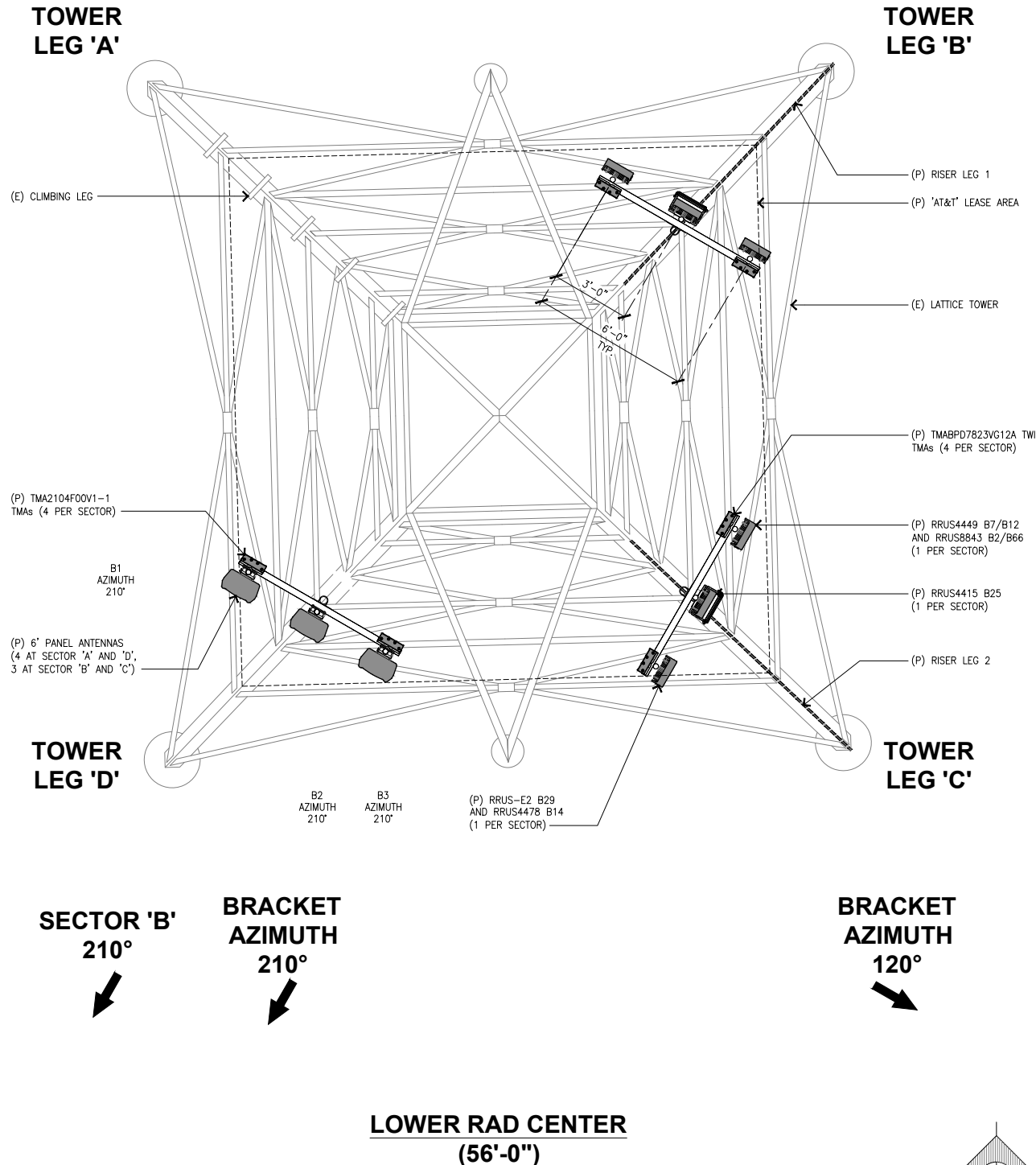
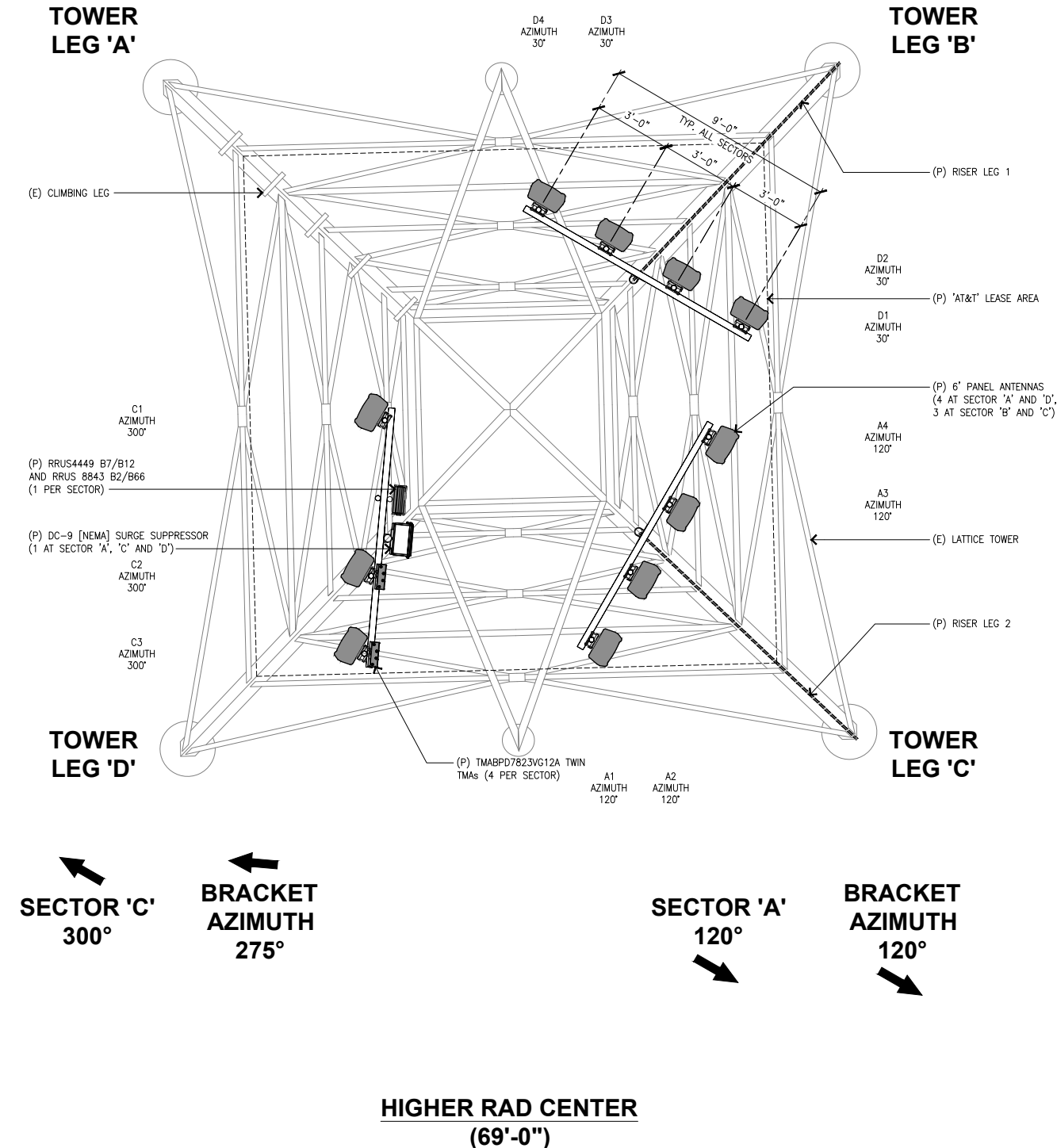
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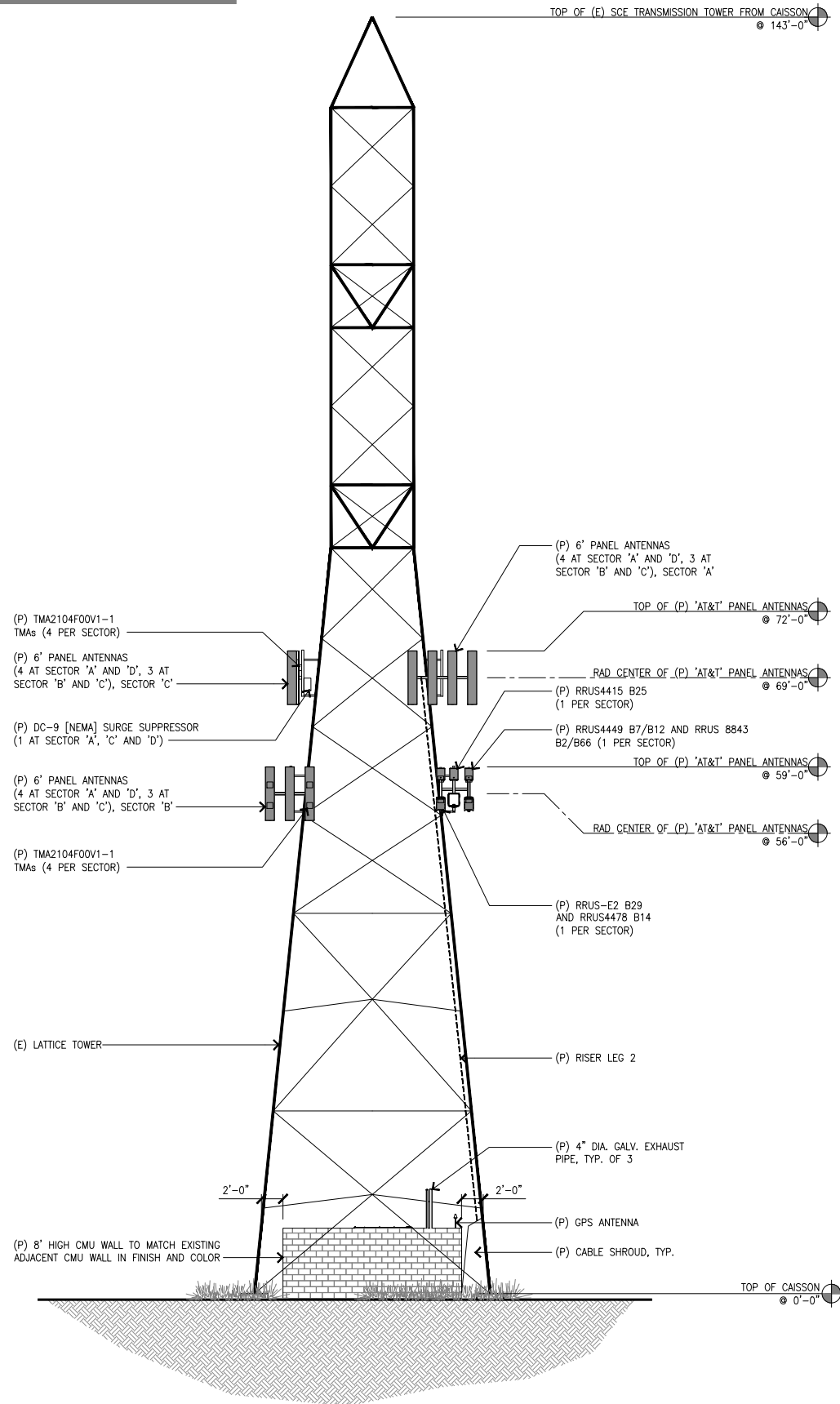
CLL01501
 SCE REDONDO TOWER
 16862 S. AVALON BLVD.
 CARSON, CA 90746
 LATTICE TOWER (OUTDOOR)

SHEET TITLE
 ANTENNA PLAN

SHEET NUMBER
A-3



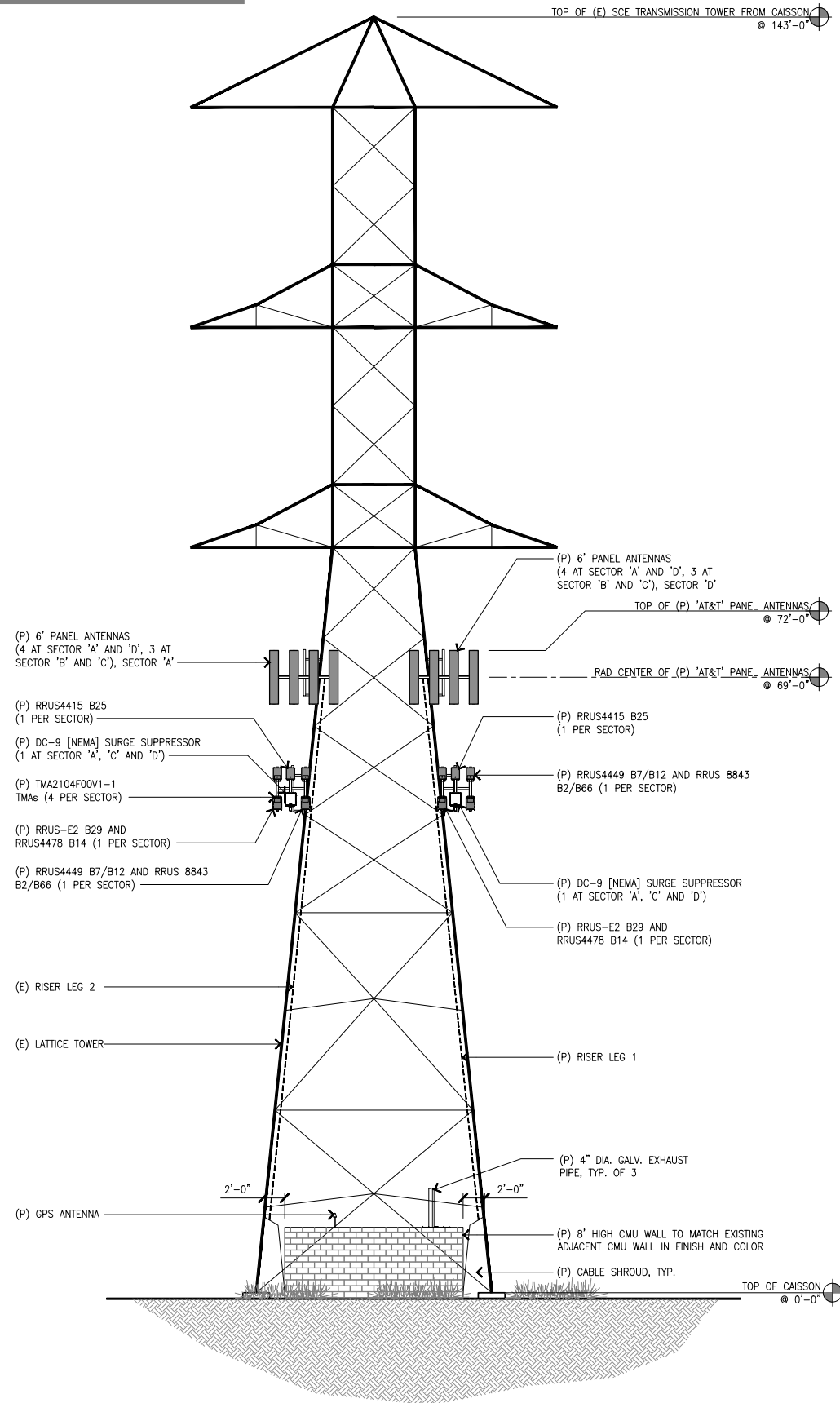
NOTES:
 • ALL EQUIPMENT MUST BE 1' AWAY FROM TOWER STEEL.
 • ALL GROUND STRUCTURES MUST BE 2' AWAY FROM ALL TOWER STEEL.



SOUTH ELEVATION

SCALE:
1/8"=1'-0" 2

NOTES:
 • ALL EQUIPMENT MUST BE 1' AWAY FROM TOWER STEEL.
 • ALL GROUND STRUCTURES MUST BE 2' AWAY FROM ALL TOWER STEEL.



EAST ELEVATION

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



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A	05/13/20	90% ZONING DRAWINGS

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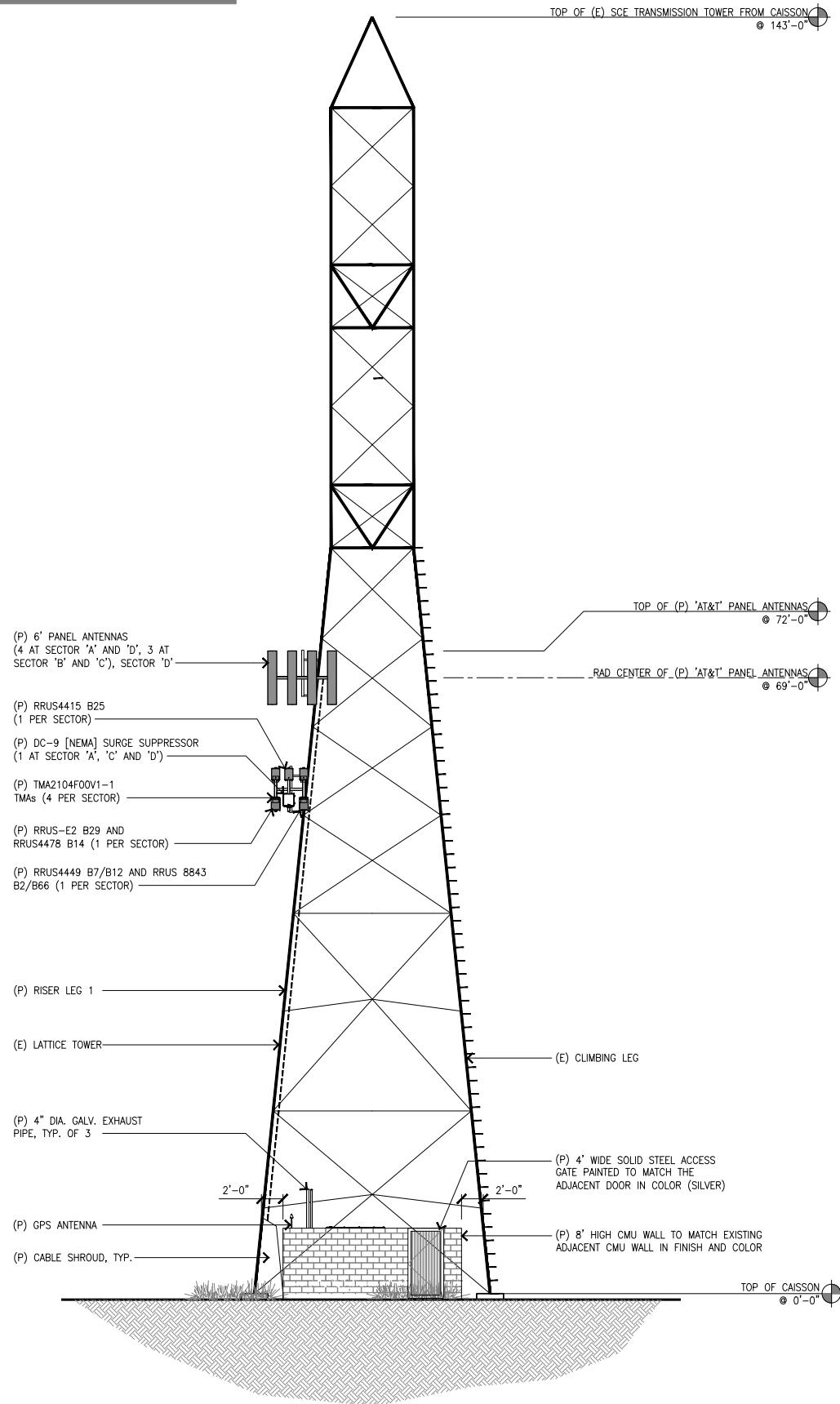
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 CARSON, CA 90746
 LATTICE TOWER (OUTDOOR)

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

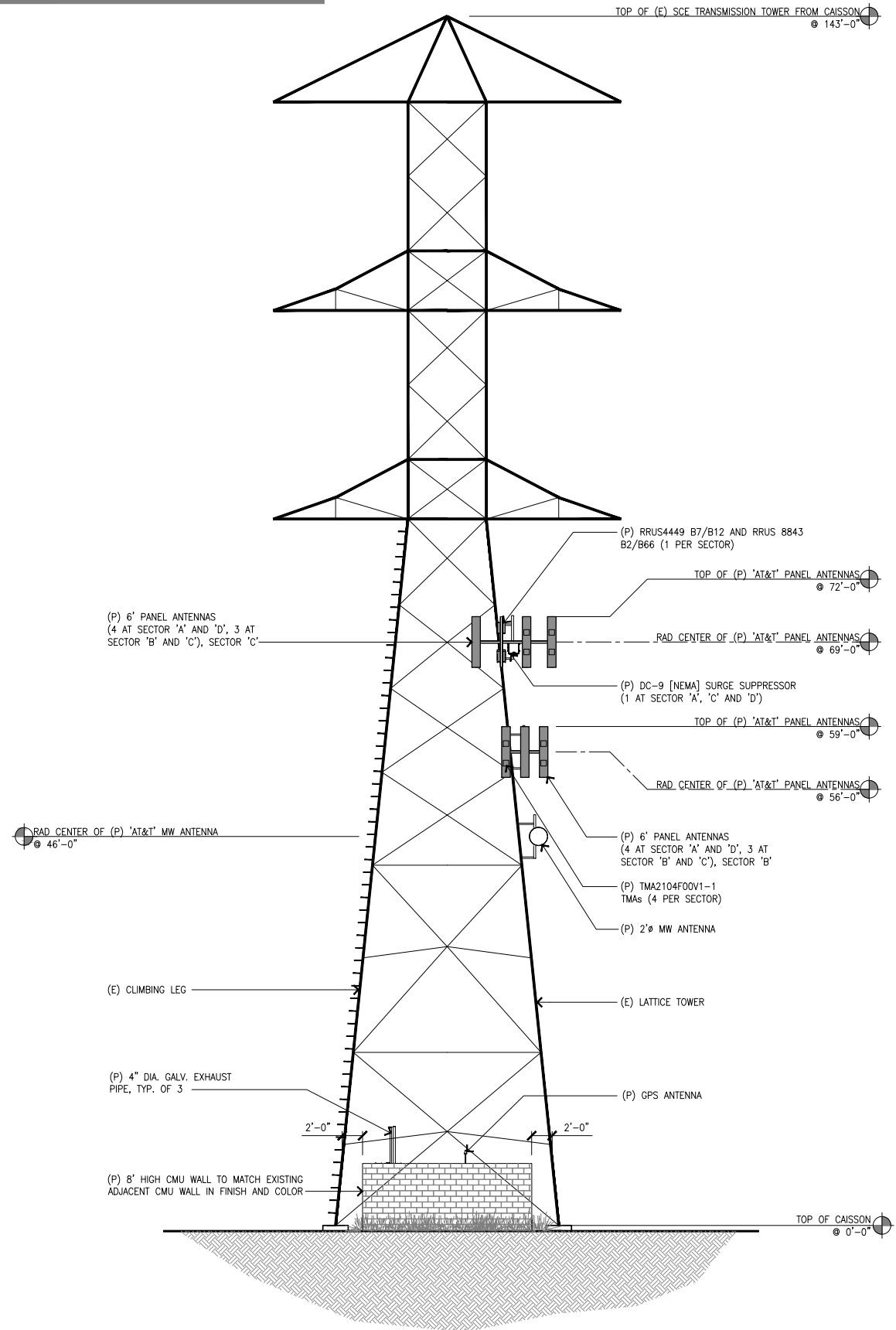
NOTES:
 • ALL EQUIPMENT MUST BE 1' AWAY FROM TOWER STEEL.
 • ALL GROUND STRUCTURES MUST BE 2' AWAY FROM ALL TOWER STEEL.



NORTH ELEVATION

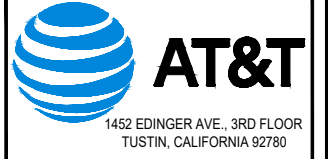
SCALE:
1/8"=1'-0" 2

NOTES:
 • ALL EQUIPMENT MUST BE 1' AWAY FROM TOWER STEEL.
 • ALL GROUND STRUCTURES MUST BE 2' AWAY FROM ALL TOWER STEEL.



WEST ELEVATION

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



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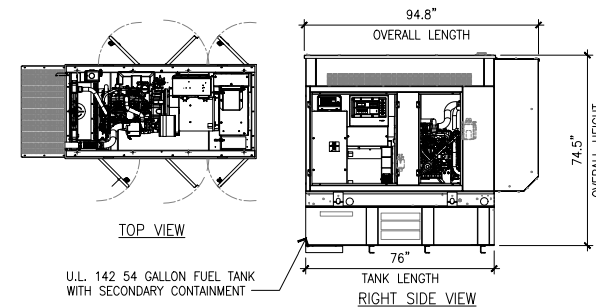
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5

GENERAL
 MANUFACTURER: GENERAC
 MODEL: SD020 20 KW
 CYLINDER #: 4
 TYPE: IN-LINE
 DISPLACEMENT (L): 2.2 (135)
 COMPRESSION RATIO: 23.3:1
 INTAKE AIR METHOD: TURBOCHARGED
 CYLINDER HEAD TYPE: CAST IRON
 PISTON TYPE: ALUMINUM

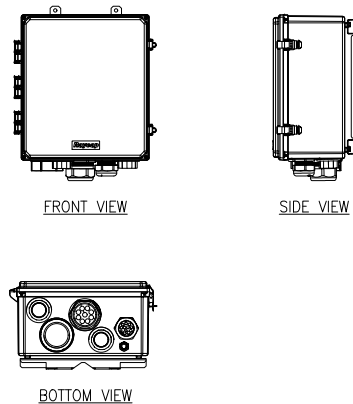
FUEL SYSTEM
 FUEL TYPE: ULTRA LOW SULFUR DIESEL FUEL
 FUEL SPECIFICATIONS: ASTM
 FUEL FILTERING: 5
 FUEL INJECT PUMP: DISTRIBUTION INJECTION PUMP
 FUEL PUMP TYPE: ENGINE DRIVEN GEAR
 INJECTOR TYPE: MECHANICAL
 FUEL SUPPLY LINE: 7.94 (0.31)
 FUEL RETURN LINE: 4.76 (0.19)

RUN TIME HOURS	USABLE CAPACITY GAL. (L)	L x W x H	WEIGHT (ENCLOSURE ONLY)	
			STEEL	ALUMINUM
77	54 G MAX.	94.8" x 38" x 74.5"	2835 lbs	2704 lbs



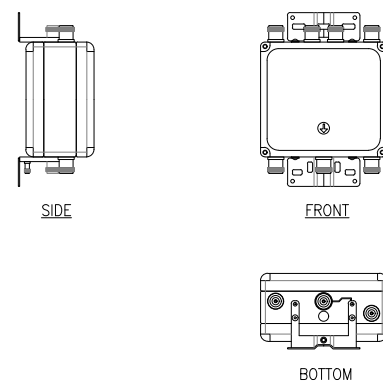
GENERATOR SPECIFICATIONS | 7

MANUFACTURER: RAYCAP
MODEL NUMBER: DC9-48-60-24-PC16-EB
DIMENSIONS, LxWxH: 16.34"x16.57"x8.19"
WEIGHT W/ MOUNTING BRACKET: 34.9 lbs



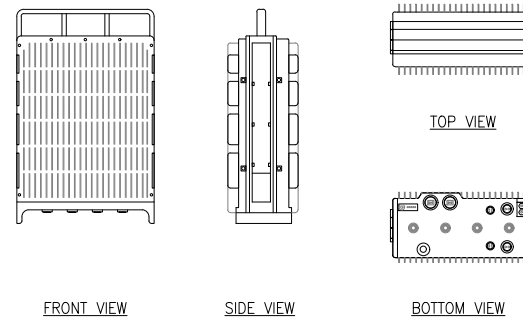
DC-9 (NEMA) SPECIFICATIONS | 8

MANUFACTURER: KAELUS
MODEL NO.: TMA2104FOOV1-1
DIMENSIONS, HxWxD: 8.7" X 7.9" X 4.65"
WEIGHT W/ BRACKET: 17.0 LBS



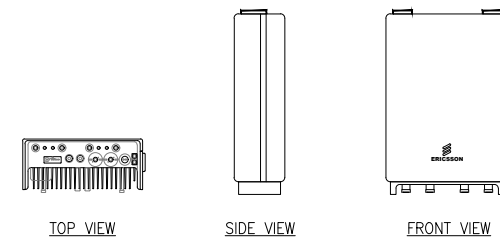
TMA SPECIFICATIONS | 9

MANUFACTURER: ERICSSON
MODEL NO.: RRU8 8843 B2/B66A
DIMENSIONS, HxDxW: 13.1"x11.0"x14.96"
WEIGHT: 71.87 lbs
WEIGHT W/ MOUNTING BRACKET: 76.67 lbs



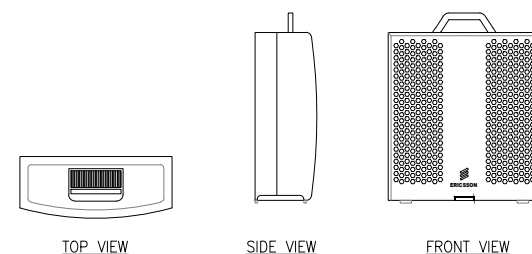
RRUS 8843 B2-B66A SPECIFICATIONS | 4

MANUFACTURER: ERICSSON
MODEL NO.: RRU5 4415 B30
DIMENSIONS, HxDxW: 16.5"x13.4"x5.9"
WEIGHT: 46 lbs
WEIGHT W/ MOUNTING BRACKET: 50.8 lbs



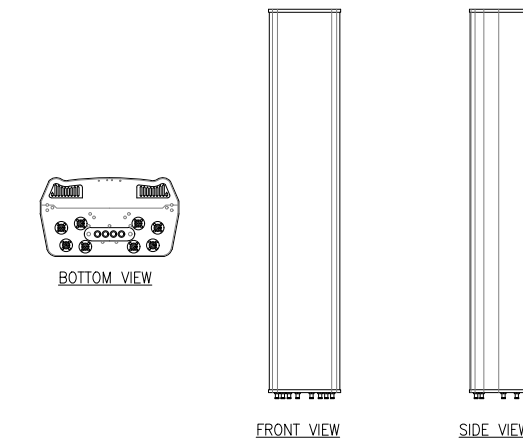
RRUS 4415 B30 SPECIFICATIONS | 5

MANUFACTURER: ERICSSON
MODEL NO.: RRU5 E2 B29
DIMENSIONS, HxDxW: 20.4"x7.5"x18.5"
WEIGHT: 60 lbs
WEIGHT W/ MOUNTING BRACKET: 64.8 lbs



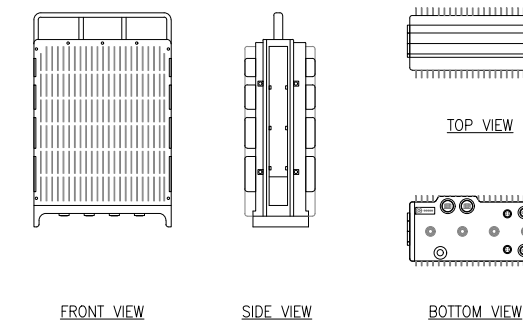
RRUS-E2 B29 SPECIFICATIONS | 6

MANUFACTURER: QUINTEL
MODEL NO.: QS6458-5
DIMENSIONS, HxWxD: 72"x16.9"x9.6"
WEIGHT: 102 lbs
WEIGHT W/ MOUNTING BRACKET: 117.6 lbs



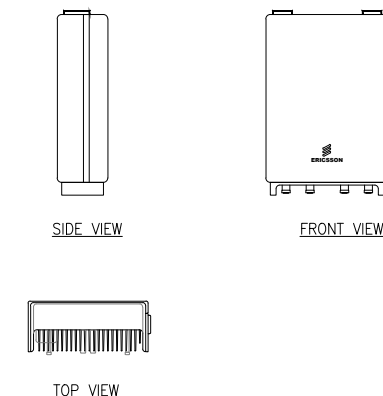
ANTENNA SPECIFICATIONS | 1

MANUFACTURER: ERICSSON
MODEL NO.: RRU5 4449 B5/B12
DIMENSIONS, HxDxW: 13.1"x9.3"x14.9"
WEIGHT: 74 lbs
WEIGHT W/ MOUNTING BRACKET: 78.8 lbs



RRUS 4449 B5/B12 SPECIFICATIONS | 2

MANUFACTURER: ERICSSON
MODEL NO.: RRU5 4478 B14
DIMENSIONS, HxDxW: 15"x7.3"x13.2"
WEIGHT: 59.4 lbs
WEIGHT W/ MOUNTING BRACKET: 64.2 lbs



RRUS 4478 B14 SPECIFICATIONS | 3



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3	06/17/20	REVISED PER SCE
2	06/11/20	REVISED PER DRM
1	06/08/20	REVISED PER DRM
0	05/22/20	100% ZONING DRAWINGS
A	05/13/20	90% ZONING DRAWINGS

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CLL01501
 SCE REDONDO TOWER
 16862 S. AVALON BLVD.
 CARSON, CA 90746
 LATTICE TOWER (OUTDOOR)

SHEET TITLE
 EQUIPMENT SPECIFICATIONS

SHEET NUMBER
A-6



EDISON
CARRIER SOLUTIONS

A Division of SOUTHERN CALIFORNIA EDISONSM

Brian Ryan
Principle Manager, ECS Sales
Edison Carrier Solutions
e-mail: brian.ryan@sce.com

July 23, 2020

To: New Cingular Wireless

Re: New Cingular Wireless Site # FA 13014412 (CLL01501). This property is located on the SCE ROW @ Avalon & 169th, Tower ID M5-T1A Mesa-Redondo, in Carson, Los Angeles, CA

Project:

Southern California Edison (SCE) has a Fee Interest in the real property known as New Cingular Wireless Site # FA 13014412 (CLL01501). This property is located at M5-T1A Mesa-Redondo, in Carson, Los Angeles, CA.

New Cingular Wireless ("Carrier") has requested permission from SCE to use said property for constructing and operating a wireless communications facility ("Site"). I have reviewed Carrier's preliminary plans for this Site and believe these plans are compatible with SCE's use of this property. Thus, as a representative of SCE, I hereby authorize Carrier and its representatives, to seek and secure all right(s) that are needed from the City to use the property for this purpose.

Notwithstanding this authorization, SCE reserves the right to reject Carrier's request for use of its property for any reason, including because conditions or required changes to the Site plans by the City are unacceptable to SCE.

All correspondence and/or notices regarding use of SCE's property by Carrier, or any later requests by the Carrier for authorizations or approvals needed for construction, operation, or maintenance of an approved Site, should include an SCE notice/copy list.

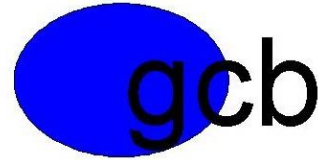
If you have any questions, please do not hesitate to call me. The undersigned of this document has been given signing authority by SCE to execute this document.

Sincerely,

EXHIBIT NO. 3

Radio Frequency Emission Compliance Report

GCB Services



Delivering solutions for your success

Site Name: SCE REDONDO TOWER (CLL01501)

Site Address: 16862 S. AVALON BLVD., CARSON, CALIFORNIA 90746

Site Type: Transmission Tower

Latitude & Longitude: 33.8797722, -118.2642556

Report Date: 07/23/2020



Image to show distance to surrounding buildings on 30' Grid

Report Preparer

Praveen Pavuluri

EXHIBIT NO. 4

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1. Executive Summary

AT&T has contracted with GCB Services, an independent Radio Frequency consulting firm, to conduct a Radio Frequency Exposure (RFE) Compliance Assessment of the **SCE REDONDO TOWER (CLL01501)** cell site. The following report contains a detailed summary of the Radio Frequency environment as it relates to Federal Communications Commission (FCC) and Occupational Safety & Health Administration (OSHA) Rules and Regulations for all individuals.

In this report, it is assumed that all antennas are operating at full power at all times. Software modeling was performed for all transmitting antennas located on the site. GCB Services has further assumed a 100% duty cycle and maximum radiated power. GCB believes this to be a worst case analysis, based on best available data.

Radio Frequency Emissions: Modifications to existing facilities shall submit a completed radio frequency (RF) emissions exposure guidelines checklist contained in Appendix A of the FCC's "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety" to determine if the facility is categorically excluded.

This report utilizes the following for predictive modeling of the ambient RF environment:

MPE Modeling Program: ROOFMASTER 19.1213.19

Required Modeling Assumptions: 100% Duty Cycle and Maximum Total Power Output.

The simulation plots show the spatial predicted power exposure as a percentage of the General Population Standard. Please note that 100% MPE of General Population corresponds to 20% of the Occupational Standard.

Proposed Mitigation:

Sector A: No action needed.

Sector B: No action needed.

Sector C: No action needed.

On the Transmission Tower: Transmitting antennas are at the height of 66 feet and 53 feet (Antenna Bottom Tip) from the ground. At ground level, the MPE is 0.47% of General Population Standard. MPE reached 100% of General Population Standard at the height of 46 feet from the ground. However this is a non-JPA regular Transmission Tower, so GCB recommends installing (8" x 12") Caution Sign 2B on the Transmission Tower at 9 feet from the ground.

2. Compliance Statement

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be Compliant with FCC Rules and Regulations at the nearest walking surface if recommendations in the Compliance Summary are implemented.

Base of the Transmission Tower

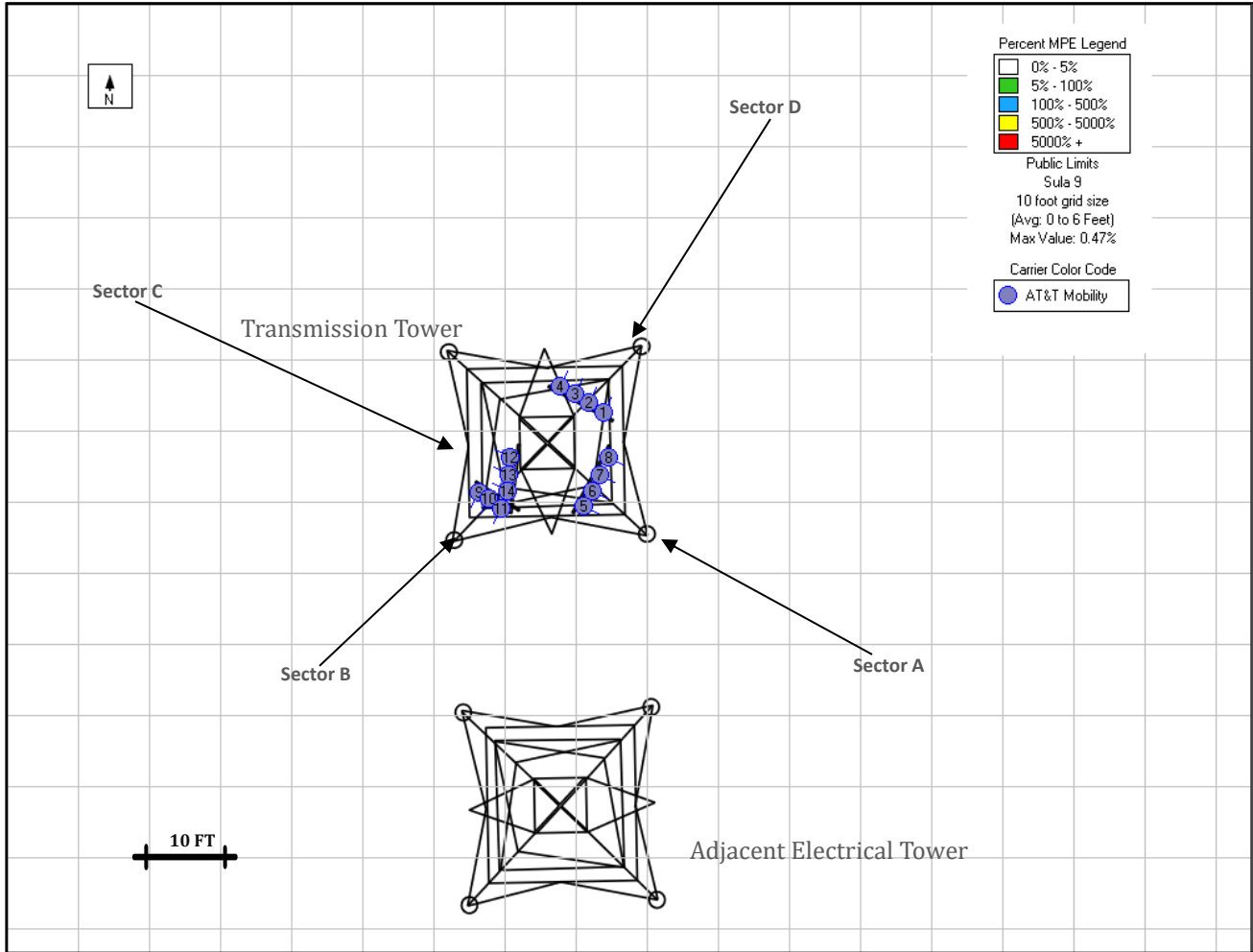
MPE% is 0.47% of General Population Standard at the ground level. No mitigation required.

On the Transmission Tower

MPE reached 100% of General Population Standard at the height of 46 feet from the ground. However this is a non-JPA regular Transmission Tower, so GCB recommends installing (8" x 12") Caution Sign 2B on the Transmission Tower at 9 feet from the ground.

3. Computer Modeling Result

3.1. ATT CARRIER AT GROUND



■ 5% - 100% MPE ■ 100% - 500% MPE ■ 500% - 5000%. MPE ■ ≥5000%MPE

Max MPE: 0.47% General Public

Report has been prepared by:

PREPARER	REVIEWER
Praveen Pavuluri	Gyan Sharma
RF Associate	RFE Engineer

4. Appendix

4.1 FCC LIMITS FOR MPE

The FCC's MPE limits are based on exposure limits over a wide range of frequencies recommended by the NCRP and the exposure limits developed by the IEEE and adopted by the American National Standards Institute ("ANSI") to replace the 1982 ANSI guidelines. The limits for localized absorption are based on the recommendations of both the ANSI/IEEE and the NCRP. The potential hazard associated with the RF electromagnetic fields is discussed in OET Bulletin No. 65 "Questions and Answers about the Biological Effects and Potential Hazards of RF Electromagnetic Fields". This document can be obtained on the FCC website at <http://www.fcc.gov>.

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

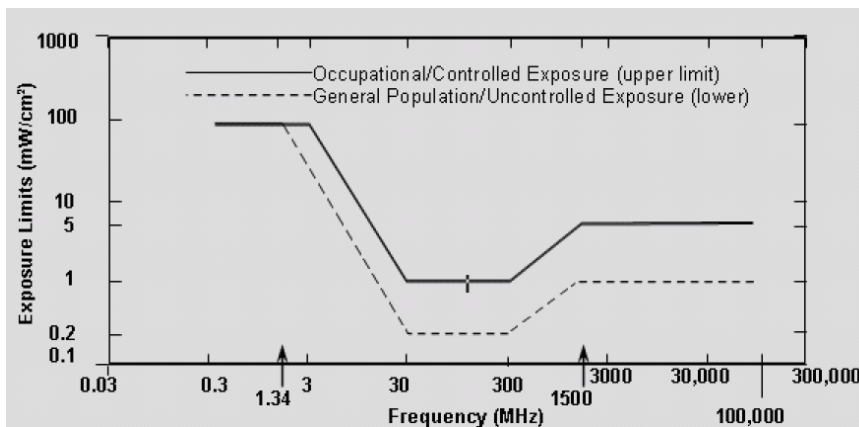
Limits for General Population /Uncontrolled Exposure:

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

f = frequency in MHz *Plane-wave equivalent power density

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

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



4.2 ANALYSIS AND COMPUTATION

Power density is calculated by dividing the surface area of the sphere or the unit area normal to the direction of the propagation. This information is usually shown in units of microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$), mill watt per square centimeters (mW/cm^2), or watts per square meter (W/m^2).

$$S = \frac{(P \times K \text{Fact})}{(2\pi R h)}$$

where :

S = power density (mW/cm^2)

P = total power input to the antenna (mW)

K = antenna correction factor / numeric factor for antenna discrimination

R = straight line distance of the antenna from a 6 ft. human (cm)

h = distance between the roof level and the bottom of the antenna (cm) or the vertical distance from the tip of the antenna to the roof level where a 6 ft. human being is assumed standing directly from the antenna (also equal to R at 0)

MPE% = Calculated exposure level, as a percentage of the FCC MPE limit for continuous exposure of the general population