



SITE NUMBER: FA 12864937 (CLL05387)
SITE NAME: HUNTINGTON BEACH 2 (SCE)
19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR.,
HUNTINGTON BEACH, CA 92646

PACE #: 3551A0XYMG, USID: 328467, PTN #: MRLOS077766, FA #: 12864937

TOWER #: M11-T4, LINE NAME: BARRE ELLIS #3 (OH#7011240),
VOLTAGE: 220kV, TOWER BUILT: 2015, TOWER HEIGHT: 136'

SITE INFORMATION

PROPERTY OWNER: SOUTHERN CALIFORNIA EDISON 2 INNOVATION WAY – 1ST FLOOR POMONA CA, 91768
CONTACT: PHILLIP HICKERSON
PHONE: (626) 695-5888
CELL: (951) 459-9086
EMAIL: philip.hickerson@sce.com

APPLICANT ADDRESS: AT&T MOBILITY 1452 EDINGER AVE. TUSTIN, CA 92780

APPLICANT REPRESENTATIVE: SMARTLINK 10 CHURCH CIRCLE, ANNAPOLIS, MD 21401

EXISTING SCE TRANSMISSION TOWER & PROPOSED AT&T EQUIPMENT LEASE AREA

LATITUDE (NAD 83): 33° 41' 00.91" N (33.683586)
LONGITUDE(NAD 83): 117° 57' 30.79 W (-117.968553)

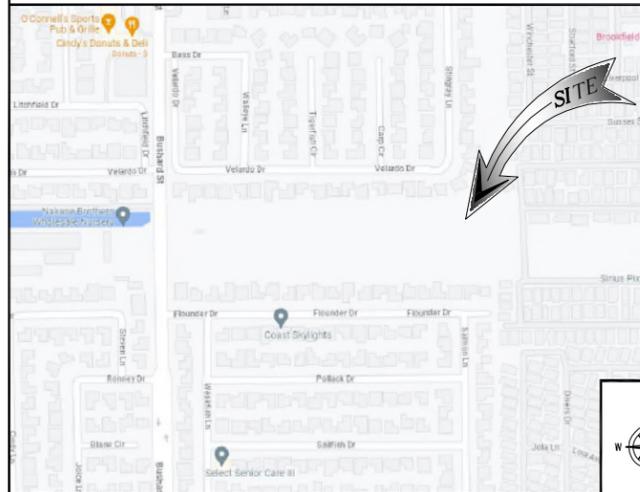
GROUND ELEVATION: 8.87' AMSL
APN #: 153-381-24

ZONING JURISDICTION: CITY OF HUNTINGTON BEACH
CURRENT ZONING: LOW DENSITY RESIDENTIAL (RL)
PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY

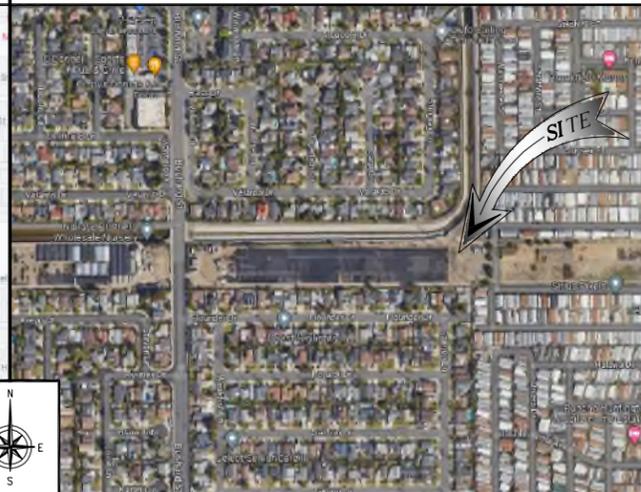
NUMBER OF STORIES: 1
HEIGHT: 8'-0"
OCCUPANCY: U
TYPE OF CONSTRUCTION: III-B
NEW LEASE SPACE/ALLOWABLE AREA: ±324 SQ. FT.

LOCATION MAPS

VICINITY MAP



LOCAL MAP



PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO CONSTRUCT AN UNMANNED WIRELESS COMMUNICATION FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- ANTENNA LEVEL: [RFDS REV. 2.00 DATED 10/19/2023]
- PROPOSED (9) PANEL ANTENNAS MOUNTED ON EXISTING TRANSMISSION TOWER. (3 PER SECTOR)
- PROPOSED (9) RRUS MOUNTED ON EXISTING TRANSMISSION TOWER. (3 PER SECTOR)
- PROPOSED (3) DC9 SURGE SUPPRESSION UNITS MOUNTED NEAR RRUS. (1 PER SECTOR)
- PROPOSED (1) 2# MICROWAVE ANTENNA MOUNTED NEAR RRUS
- PROPOSED (9) DC POWER TRUNKS ROUTED ON PROPOSED ICE BRIDGE.
- PROPOSED (3) FIBER TRUNKS ROUTED ON PROPOSED ICE BRIDGE.

- EQUIPMENT LEVEL AT EQUIPMENT ENCLOSURE:**
- PROPOSED 18' X 18' X 8' HIGH CMU WALL ENCLOSURE FOR EQUIPMENT.
 - PROPOSED (1) WUC (WALK-UP CABINET) ON CONCRETE PAD.
 - PROPOSED (1) BATTERY CABINET MOUNTED INSIDE CMU WALL ENCLOSURE.
 - PROPOSED (1) GPS ANTENNA MOUNTED ON PROPOSED WALK-UP CABINET.
 - PROPOSED (1) PPC MOUNTED ON WALK-UP CABINET.
 - PROPOSED (1) DC50 SURGE SUPPRESSION UNIT MOUNTED ON PROPOSED WALK-UP CABINET.
 - PROPOSED (2) FIBER MANAGEMENT BOXES MOUNTED ON CMU ENCLOSURE..
 - PROPOSED (1) TELCO BOX AND (1) CIENA BOX MOUNTED ON PROPOSED H-FRAME.
 - PROPOSED (1) ELECTRIC METER MOUNTED OUTSIDE CMU WALL ENCLOSURE.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT LAYOUT
A-4	ANTENNA PLAN (TOP ARRAY)
A-4.1	RRUS PLAN (BOTTOM ARRAY)
A-5	ELEVATIONS
A-6	ELEVATIONS
A-7	EQUIPMENT DETAILS
A-8	EQUIPMENT DETAILS

SIGNATURE BLOCK

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

PROJECT TEAM

AT&T PROJECT MANAGER: AT&T MOBILITY SERVICES LLC
CONTACT: IVAN OCEGUEDA
PHONE: (562) 210-9855
EMAIL: i0109k@att.com

SMARTLINK PROJECT MANAGER: SMARTLINK
CONTACT: STACEY BROWN
PHONE: (714) 273-5261
EMAIL: stacey.brown@smartlinkgroup.com

LAND USE PLANNER: SMARTLINK
CONTACT: JERMAINE TAYLOR
EMAIL: jtelecoms@gmail.com
PHONE: (909)-917-1727

A/E MANAGER: CELLSITE CONCEPTS
16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
CONTACT: SEV FRANCISCO
PHONE: (858) 432-4112
EMAIL: sfrancisco@cellsite.net

SITE ACQUISITION: SMARTLINK
CONTACT: JERMAINE TAYLOR
EMAIL: jtelecoms@gmail.com
PHONE: (909)-917-1727

CONSTRUCTION MANAGER: AT&T MOBILITY SERVICES LLC
CONTACT: ANDRE CAMOU
PHONE: (562) 293-6236
EMAIL: ac2960@att.com

DRIVING DIRECTIONS

DIRECTION FROM AT&T OFFICE (1452 EDINGER AVE., TUSTIN, CA 92780):

1. HEAD SOUTHEAST ON INDUSTRIAL DR.
2. TURN LEFT ONTO RED HILL AVE.
3. TURN LEFT ONTO EDINGER AVE.
4. TURN LEFT AND TAKE RAMP ONTO CA-55 S (COSTA MESA FWY).
5. TAKE EXIT 6A ONTO I-405 N (SAN DIEGO FWY).
6. TAKE EXIT 12 TOWARD EUCLID ST/NEWHOPE STE.
7. TURN RIGHT ONTO EUCLID ST.
8. CONTINUE ON ELLIS AVE.
9. TURN LEFT ONTO BROOKHURST.
10. TURN LEFT ONTO GARFIELD AVE.
11. TURN LEFT ONTO BUSHARD ST.
12. DESTINATION IS ON THE RIGHT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA FIRE CODE
- 2022 LOCAL BUILDING CODE
- HUNTINGTON BEACH MUNICIPAL CODE (HBMC)
- BUILDING OFFICIALS' & CODE ADMINISTRATORS (BOCA)
- CITY/COUNTY ORDINANCES
- ANSI/TIA-222-H
- LIFE SAFETY CODE NFPA-101

GENERAL NOTES

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

ACCESSIBILITY NOTE

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

DO NOT SCALE DRAWINGS

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



REV	DATE	DESCRIPTION
4	08/05/2024	PLANNING COMMENTS
3	07/22/2024	REVISED GENERATOR ENCLOSURE
2	01/09/2024	REVISED APN
1	01/04/2024	SCE COMMENTS
0	10/23/2023	100% ZD'S
A	08/16/2023	90% ZD'S FOR REVIEW

ISSUED DATE: 08/05/2024

ISSUED FOR: PLANNING SUBMITTAL

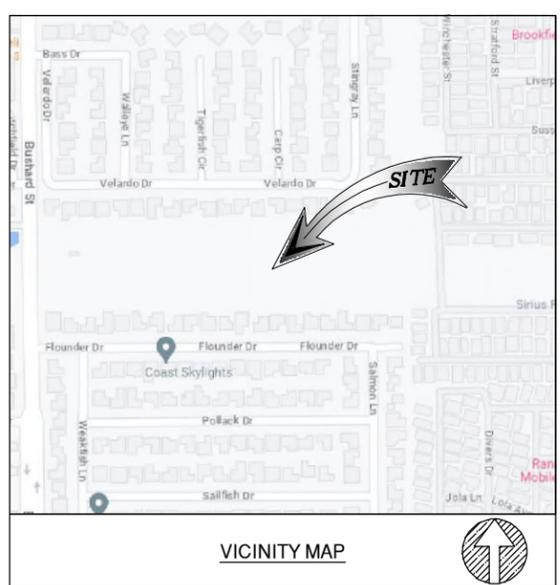
PERMITS:

PROJECT INFORMATION:
FA 12864937 (CLL05387)
HUNTINGTON BEACH 2 (SCE)
19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR
CHECKED BY: SVF

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1



APN
153-381-24

SITE ADDRESS
19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

TITLE REPORT
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 92021717-920-CMM-CM8 AND GUARANTEE NUMBER CA-SFXFC-IMP-81C28-1-23-92021717 DATED SEPTEMBER 05, 2023.
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH GUARANTEE NUMBER 932400094 DATED MAY 21, 2024.

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

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

FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06059C0262J EFFECTIVE DATE 12/3/2009.

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
 - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
 - THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
 - FIELD SURVEY COMPLETED ON AUGUST 08, 2023.

LEGENDS

---	CENTER LINE		CATCH BASIN
---	PROPERTY LINE		UTILITY POLE
- - - -	EASEMENT LINE		FIRE HYDRANT
- x - x -	CHAIN-LINK FENCE		TREE
	WOOD FENCE		BUSH
	CMU WALL		MONUMENT
EG	EXISTING GRADE		FD. PUNCH RAIL ROAD SPIKE
FS	FINISHED SURFACE		
FL	FLOW LINE		
LP	LIP OF GUTTER		
TC	TOP OF CURB		
TF	TOP OF FENCE		
TP	TOP OF POLE		
TPA	TOP OF UTILITY POLE ARM		
TT	TOP OF TREE		
PL	POWER LINE		
RE	ROOF EDGE		
RR	ROOF RIDGE		

LINE TABLE

NO.	LENGTH	BEARING
L1	40.00'	N89°37'52"E
L2	70.40'	N89°37'52"E
L3	70.00'	N89°37'52"E
L4	60.00'	N89°37'52"E
L5	62.00'	N89°37'52"E
L6	48.24'	N89°37'52"E
L7	23.54'	N89°37'52"E
L8	50.00'	N80°40'00"W
L9	40.12'	N89°37'52"E
L10	70.12'	N00°35'51"W
L11	68.70'	N89°37'52"E
L12	69.15'	N89°37'52"E

CURVE TABLE

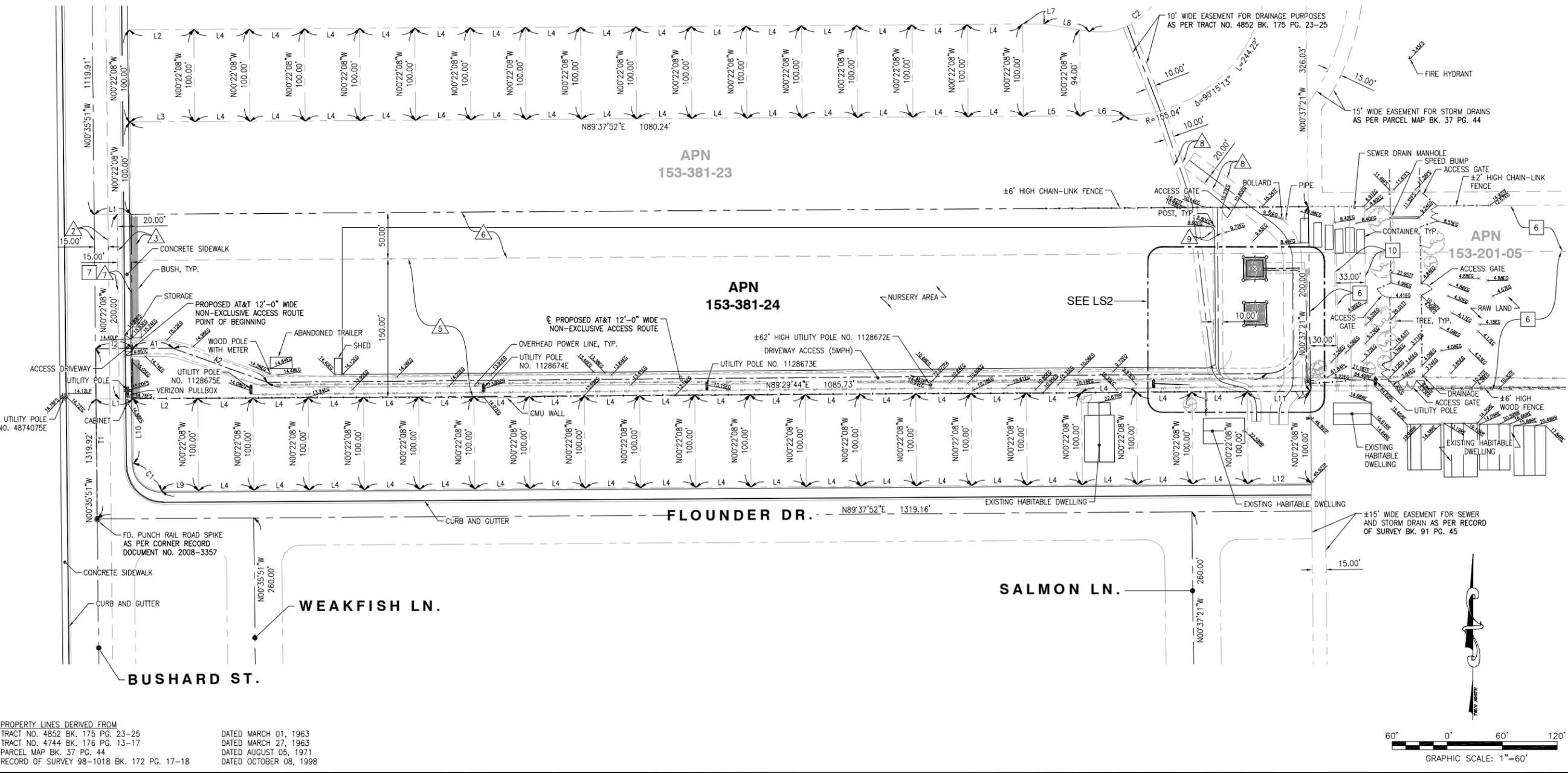
NO.	DELTA	RADIUS	ARC LENGTH
C1	89°46'17"	30.00'	47.00'
C2	109°37'59"	70.00'	133.94'

TIE LINE TABLE

NO.	LENGTH	BEARING
T1	184.62'	N00°35'51"W
T2	40.00'	N89°24'09"E

ACCESS ROUTE LINE TABLE

NO.	LENGTH	BEARING
A1	44.72'	N90°00'00"E
A2	108.45'	S70°03'18"E



PROPERTY LINES DERIVED FROM
TRACT NO. 4852 BK. 175 PG. 23-25
TRACT NO. 4744 BK. 176 PG. 13-17
PARCEL MAP BK. 37 PG. 44
RECORD OF SURVEY 98-1018 BK. 172 PG. 17-18

DATED MARCH 01, 1963
DATED MARCH 27, 1963
DATED AUGUST 05, 1971
DATED OCTOBER 08, 1998



REV	DATE	DESCRIPTION
6	08/02/2024	REMOVED GENERATOR LEASE AREA
5	07/23/2024	ADDITIONAL TITLE REPORT
4	01/09/2024	REVISED APN
3	01/04/2024	REVISED LEASE AREA
2	10/23/2023	FINAL SURVEY
1	08/16/2023	PRELIMINARY SURVEY

ISSUED DATE:
AUGUST 02, 2024

ISSUED FOR:
FINAL SURVEY



PROJECT INFORMATION:
FA 12864937 (CLL05387)
HUNTINGTON BEACH 2 (SCE)
19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJA
CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1

LEGENDS

- CENTERLINE LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- x - CHAIN-LINK FENCE
- / - WOOD FENCE
- ▬ CMU WALL
- EG EXISTING GRADE
- TF TOP OF FENCE
- TP TOP OF POLE
- TFO TOP OF FOOTING
- TT TOP OF TREE
- PL POWER LINE
- TTR TOP OF TRANSMISSION TOWER
- GUY WIRE
- ▭ CATCH BASIN
- UTILITY POLE
- TREE

COORDINATES

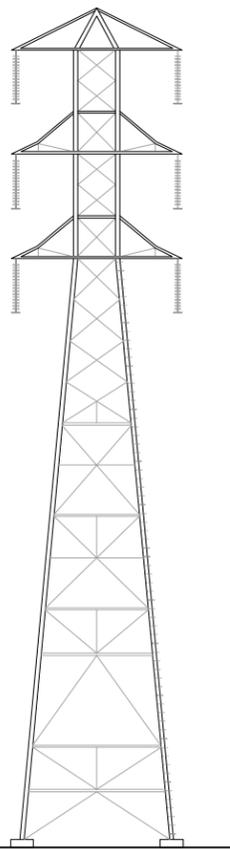
EXISTING SCE TRANSMISSION TOWER & PROPOSED AT&T EQUIPMENT LEASE AREA
 LATITUDE: 33°41'00.91"N (33.683586)
 LONGITUDE: 117°57'30.79"W (-117.958553)

EQUIPMENT LEASE AREA LINE TABLE		
NO.	LENGTH	BEARING
B1	8.67'	N00°17'00"W
B2	18.00'	S89°43'00"W
B3	18.00'	S00°17'00"E
B4	18.00'	N89°43'00"E
B5	6.78'	N00°17'00"W
B6	2.56'	N00°17'00"W

UTILITY ROUTE LINE TABLE		
NO.	LENGTH	BEARING
D1	2.45'	N90°00'00"E

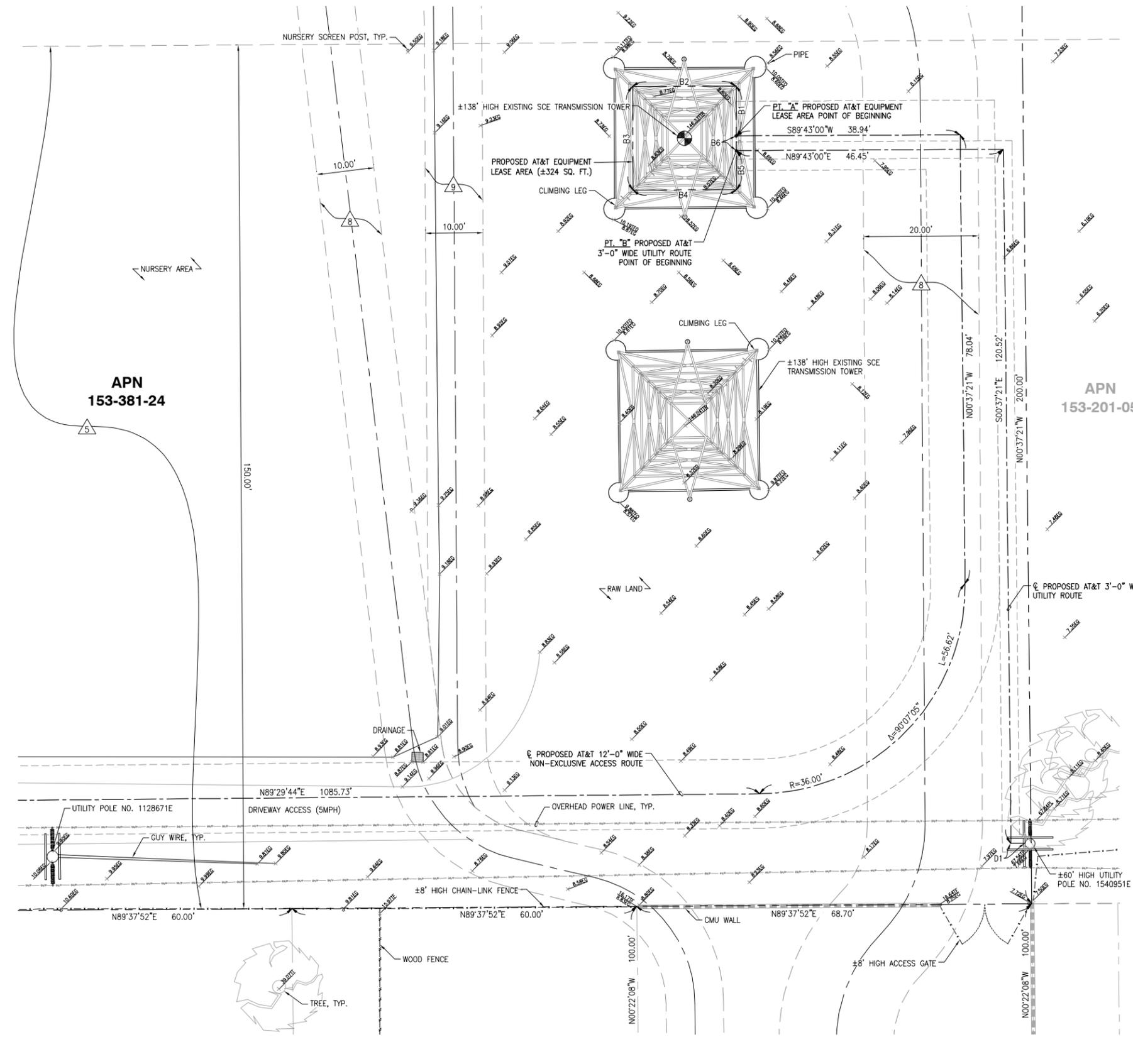


- ⊕ TOP OF TRANSMISSION TOWER (±137'-6" A.G.L.)
ELEV. = 146.33' AMSL
- ⊕ TOWER ARM (±130'-6" A.G.L.)
ELEV. = 139.35' AMSL
- ⊕ TOP OF INSULATOR (±129'-8" A.G.L.)
ELEV. = 138.53' AMSL
- ⊕ BOT. OF INSULATOR (±122'-3" A.G.L.)
ELEV. = 131.15' AMSL
- ⊕ TOWER ARM (±113'-6" A.G.L.)
ELEV. = 122.41' AMSL
- ⊕ TOP OF INSULATOR (±112'-6" A.G.L.)
ELEV. = 121.41' AMSL
- ⊕ BOT. OF INSULATOR (±105'-2" A.G.L.)
ELEV. = 114.02' AMSL
- ⊕ TOWER ARM (±96'-5" A.G.L.)
ELEV. = 105.28' AMSL
- ⊕ TOP OF INSULATOR (±95'-5" A.G.L.)
ELEV. = 105.41' AMSL
- ⊕ BOT. OF INSULATOR (±88'-1" A.G.L.)
ELEV. = 96.93' AMSL



- ⊕ TOP OF FOOTING @ CLIMBING LEG (±1'-4" A.G.L.)
ELEV. = 10.19' AMSL
- ⊕ GRADE LEVEL (±0'-0" A.G.L.)
ELEV. = 8.87' AMSL

TOWER PROFILE



PROPERTY LINES DERIVED FROM
 TRACT NO. 4852 BK. 175 PG. 23-25
 TRACT NO. 4744 BK. 176 PG. 13-17
 PARCEL MAP BK. 37 PG. 44
 RECORD OF SURVEY 98-1018 BK. 172 PG. 17-18

DATED MARCH 01, 1963
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REV	DATE	DESCRIPTION
6	08/02/2024	REMOVED GENERATOR LEASE AREA
5	07/23/2024	ADDITIONAL TITLE REPORT
4	01/09/2024	REVISED APN
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2	10/23/2023	FINAL SURVEY
1	08/16/2023	PRELIMINARY SURVEY

ISSUED DATE:
AUGUST 02, 2024

ISSUED FOR:
FINAL SURVEY



PROJECT INFORMATION:
FA 12864937 (CLL05387)
HUNTINGTON BEACH 2 (SCE)
 19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJA
 CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2

TITLE REPORT

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 92021717-920-CMM-CMB AND GUARANTEE NUMBER CA-SFXFC-IMP-81G28-1-23-92021717 DATED SEPTEMBER 05, 2023.

LEGAL DESCRIPTION

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

PARCEL 1:

THE SOUTH 150 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED BY THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 15, 1955 IN BOOK 3210, PAGE 469 OF OFFICIAL RECORDS.

PARCEL 2:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 200 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED BY THAT CERTAIN DOCUMENT RECORDED JANUARY 28, 1958 IN BOOK 4178, PAGE 59 OF OFFICIAL RECORDS.

APN: 153-381-24

SCHEDULE B (EXCEPTIONS)

ITEMS A & B ARE TAX RELATED
ITEMS C & 1 ARE LIENS RELATED

EASEMENTS:

ITEM 4 IS NOT PLOTTED. THE LOCATION OF EASEMENT IS TOO FAR FROM THE SUBJECT PARCEL.

2 EASEMENT FOR ROADS, RAILROADS AND DITCHES OVER THE WEST 15 FEET OF SAID LAND, ALSO THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID LAND TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN A DEED
RECORDING DATE: JANUARY 10, 1894
RECORDING NO.: BOOK 93, PAGE 40 OF DEEDS
AND RECORDING DATE: AUGUST 9, 1897
AND RECORDING NO: BOOK 30, PAGE 56 OF DEEDS

3 THE RIGHT OF WAY FOR ROAD PURPOSES OVER THE WEST 20 FEET OF SAID LAND, AS ESTABLISHED BY ORDER OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, DATED OCTOBER 6, 1896.

5 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
RESERVED BY: EARL A. LAMB AND ETIA LAMB, HUSBAND AND WIFE
PURPOSE: IRRIGATION PIPE LINE, PRIVATE ROAD AND/OR PIPE LINE
RECORDING DATE: SEPTEMBER 15, 1955
RECORDING NO: BOOK 3210, PAGE 469 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

6 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
RESERVED BY: EARL A. LAMB AND ETIA LAMB
PURPOSE: IRRIGATION PIPE LINE, PRIVATE ROAD AND/OR PIPE LINE
RECORDING DATE: JANUARY 28, 1958
RECORDING NO: BOOK 4178, PAGE 59 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC ROAD AND HIGHWAY
RECORDING DATE: OCTOBER 10, 1963
RECORDING NO: BOOK 6754, PAGE 732 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

8 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: STORM DRAINS, CONSISTING OF UNDERGROUND, BURIED PIPELINES
RECORDING DATE: DECEMBER 20, 1963
RECORDING NO: BOOK 6854, PAGE 242 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: PIPELINE (DRAIN) PURPOSES
RECORDING DATE: JUNE 10, 1997
RECORDING NO: 97-266277 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

TITLE REPORT

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH GUARANTEE NUMBER 932400094 DATED MAY 21, 2024.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTH 24 ACRES OF THE NORTH 48 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONTAINED WITHIN A STRIP OF LAND, 150 FEET WIDE, THE SOUTHERLY LINE OF SAID STRIP OF LAND BEING THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6.

EXCEPT THEREFROM ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED BY THAT CERTAIN DOCUMENT RECORDED JULY 19, 1955 IN BOOK 3144, PAGE 105 OF OFFICIAL RECORDS.

PARCEL B:

THAT PORTION OF THE SOUTH 24 ACRES OF THE NORTH 48 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CONTAINED WITHIN A STRIP OF LAND, 50 FEET WIDE, THE SOUTH LINE OF SAID STRIP OF LAND BEING THE NORTH LINE OF THAT CERTAIN STRIP OF LAND, 150 FEET WIDE, DESCRIBED AND DESIGNATED AS PARCEL 2 IN THE DEED FROM LAURA I. COCKE, TRUSTEE, TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED JULY 19, 1955 IN BOOK 3144, PAGE 105 OF OFFICIAL RECORDS.

EXCEPT THEREFROM ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED BY THAT CERTAIN DOCUMENT RECORDED NOVEMBER 26, 1957 IN BOOK 4115, PAGE 517 OF OFFICIAL RECORDS.

APN: 153-201-05

SCHEDULE B (EXCEPTIONS)

ITEM 1 IS TAX RELATED
ITEMS 2 & 3 ARE LIENS RELATED
ITEMS 8 & 11 ARE SURVEY MAP RELATED

EASEMENTS:

ITEMS 4, 5, & 9 ARE NOT PLOTTED. THE LOCATION OF EASEMENTS ARE TOO FAR FROM THE SUBJECT PARCEL.

6 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;
RESERVED BY: LAURA I. COCKE, FORMERLY LAURA I. HARPER, TRUSTEE
PURPOSE: PRIVATE ROADS AND IRRIGATION PIPELINES
RECORDING DATE: JULY 19, 1955
RECORDING NO.: BOOK 3144, PAGE 105 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
AND RECORDING DATE: NOVEMBER 26, 1957
AND RECORDING NO.: BOOK 4115, PAGE 517 OF OFFICIAL RECORDS

7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC ROAD AND HIGHWAY
RECORDING DATE: OCTOBER 10, 1963
RECORDING NO.: BOOK 6754, PAGE 732 OF OFFICIAL RECORDS
AFFECTS: THE EAST 15 FEET OF THE WEST 40 FEET OF SAID LAND

10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: DAVID L. GHENT
PURPOSE: PRIVATE ROAD AND UNDERGROUND UTILITY
RECORDING DATE: MARCH 22, 1972
RECORDING NO.: BOOK 10048, PAGE 137 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

12 FEET WIDE NON-EXCLUSIVE ACCESS ROUTE CENTERLINE DESCRIPTION:

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

THAT PORTION OF PARCEL 1, BEING THE SOUTH 150 FEET OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

A STRIP OF LAND FOR NON-EXCLUSIVE ACCESS ROUTE PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A ROUTE TWELVE (12.00) FEET IN WIDTH LYING SIX (6.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

COMMENCING AT THE CENTERLINE INTERSECTION OF FLOUNDER DRIVE AND BUSHARD STREET, ON A FOUND PUNCH RAIL ROAD AS SHOWN ON THAT CORNER RECORD DOCUMENT NO. 2008-3357 FILED IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF BUSHARD STREET, NORTH 00°35'51" WEST A DISTANCE OF 184.62 FEET; THENCE LEAVING SAID CENTERLINE OF BUSHARD STREET, NORTH 89°24'09" EAST A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID BUSHARD STREET, ALSO BEING THE POINT OF BEGINNING OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 44.72 FEET; THENCE SOUTH 70°03'18" EAST, A DISTANCE OF 108.45 FEET; THENCE NORTH 89°29'44" EAST, A DISTANCE OF 1085.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 36.00 FEET; THENCE NORTHEASTERLY 56.62 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'05"; THENCE NORTH 00°37'21" WEST, A DISTANCE OF 78.04 FEET; THENCE SOUTH 89°43'00" WEST, A DISTANCE OF 38.94 FEET TO A POINT ON THE EASTERLY LINE OF THE PROPOSED AT&T EQUIPMENT LEASE AREA REFERRED TO HEREINAFTER AS POINT "A", ALSO BEING THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID TWELVE (12.00) FEET WIDE ACCESS ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE NON-EXCLUSIVE ACCESS ROUTE ON SHEETS LS-1 & LS-2.

PROPOSED AT&T EQUIPMENT LEASE AREA DESCRIPTION:

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

THAT PORTION OF PARCEL 1, BEING THE SOUTH 150 FEET OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

A STRIP OF LAND FOR AT&T LEASE AREA PURPOSES FOR THE LAND REFERRED TO HEREIN SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT SAID POINT "A";
THENCE NORTH 00°17'00" WEST, A DISTANCE OF 8.67 FEET;
THENCE SOUTH 89°43'00" WEST, A DISTANCE OF 18.00 FEET;
THENCE SOUTH 00°17'00" EAST, A DISTANCE OF 18.00 FEET;
THENCE NORTH 89°43'00" EAST, A DISTANCE OF 18.00 FEET;
THENCE NORTH 00°17'00" WEST, A DISTANCE OF 6.78 FEET TO A POINT REFERRED TO HEREINAFTER AS POINT "B";
THENCE NORTH 00°17'00" WEST, A DISTANCE OF 2.56 FEET TO THE POINT OF BEGINNING OF THIS PROPOSED AT&T EQUIPMENT LEASE AREA DESCRIPTION.

CONTAINING 324 SQUARE FEET MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE AT&T EQUIPMENT LEASE AREA ON SHEET LS-2.

3 FEET WIDE UTILITY ROUTE CENTERLINE DESCRIPTION:

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

THAT PORTION OF PARCEL 1, BEING THE SOUTH 150 FEET OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

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

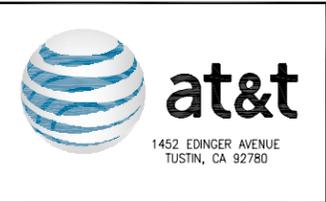
A ROUTE FOR FIBER AND POWER UTILITIES THREE (3.00) FEET IN WIDTH LYING ONE AND A HALF (1.50) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT:

BEGINNING AT SAID POINT "B";
THENCE NORTH 89°43'00" EAST, A DISTANCE OF 46.45 FEET;
THENCE SOUTH 00°37'21" EAST, A DISTANCE OF 120.52 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 2.45 FEET TO THE TERMINUS POINT OF THIS CENTERLINE DESCRIPTION.

THE SIDE LINES OF SAID THREE (3.00) FEET WIDE UTILITY ROUTE IS TO BE EXTENDED AND/OR SHORTENED TO TERMINATE IN THE LANDS OF THE GRANTOR AND SHALL BE JOINED AT ALL ANGLE POINTS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHT-OF-WAY RECORDS.

SEE UTILITY ROUTE ON SHEET LS-2.



REV	DATE	DESCRIPTION
6	08/02/2024	REMOVED GENERATOR LEASE AREA
5	07/23/2024	ADDITIONAL TITLE REPORT
4	01/09/2024	REVISED APN
3	01/04/2024	REVISED LEASE AREA
2	10/23/2023	FINAL SURVEY
1	08/16/2023	PRELIMINARY SURVEY

ISSUED DATE: **AUGUST 02, 2024**

ISSUED FOR: **FINAL SURVEY**



PROJECT INFORMATION: **FA 12864937 (CLL05387) HUNTINGTON BEACH 2 (SCE) 19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646**

DRAWN BY: **AJA**

CHECKED BY: **RH**

SHEET TITLE: **TOPOGRAPHIC SURVEY**

SHEET NUMBER: **LS-3**

- NOTES:**
- NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
 - THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING GEOTECHNICAL/SOILS REPORT.
 - PROPOSED POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.

NOTE:

CONDUIT RUNS ON EDISON RIGHT OF WAYS OR PROPERTY SHALL BE MINIMUM OF 36" DEEP TO TOP OF CONDUITS. A DEPTH OF 60" MAY BE REQUIRED IF CONDUITS CROSS UNDER ACCESS ROAD. PROPOSED CONDUIT RUNS SHALL BE WITHIN 1' TO 5' OF THE EXISTING PROPERTY OF EASEMENT LINE AND THEN TURN 90° ACROSS THE RIGHT OF WAY INTO THE SITE, AS DIRECTED BY CARRIER SOLUTIONS PLANNER. (SEE TCR21)

- NOTES:**
- ABANDONMENT. WITHIN 30 CALENDAR DAYS OF CESSATION OF OPERATIONS OF ANY WIRELESS COMMUNICATION FACILITY APPROVED UNDER THIS SECTION, THE OPERATOR SHALL NOTIFY THE DIRECTOR IN WRITING. THE WIRELESS ANTENNA SHALL BE DEEMED ABANDONED PURSUANT TO THE FOLLOWING SECTIONS UNLESS:
 - THE CITY HAS DETERMINED THAT THE OPERATOR HAS RESUMED OPERATION OF THE WIRELESS COMMUNICATION FACILITY WITHIN SIX MONTHS OF THE NOTICE; OR
 - THE CITY HAS RECEIVED WRITTEN NOTIFICATION OF A TRANSFER OF THE WIRELESS COMMUNICATION FACILITY.
 - CITY INITIATED ABANDONMENT. A WIRELESS ANTENNA THAT IS INOPERATIVE OR UNUSED FOR A PERIOD OF SIX CONTINUOUS MONTHS SHALL BE DEEMED ABANDONED. WRITTEN NOTICE OF THE CITY'S DETERMINATION OF ABANDONMENT SHALL BE PROVIDED TO THE OPERATOR OF THE WIRELESS ANTENNA AND THE OWNER(S) OF THE PREMISES UPON WHICH THE ANTENNA IS LOCATED. SUCH NOTICE MAY BE DELIVERED IN PERSON, OR MAILED TO THE ADDRESS(ES) STATED ON THE PERMIT APPLICATION, AND SHALL BE DEEMED ABANDONED AT THE TIME DELIVERED OR PLACED IN THE MAIL.
 - REMOVAL OF ABANDONED WIRELESS ANTENNA. THE OPERATOR OF THE WIRELESS ANTENNA AND THE OWNER(S) OF THE PROPERTY ON WHICH IT IS LOCATED, SHALL WITHIN 30 CALENDAR DAYS AFTER NOTICE OF ABANDONMENT IS GIVEN EITHER (1) REMOVE THE WIRELESS ANTENNA IN ITS ENTIRETY AND RESTORE THE PREMISES, OR (2) PROVIDE THE DIRECTOR WITH WRITTEN OBJECTION TO THE CITY'S DETERMINATION OF ABANDONMENT.
 - ANY SUCH OBJECTION SHALL INCLUDE EVIDENCE THAT THE WIRELESS ANTENNA WAS IN USE DURING THE RELEVANT SIX-MONTH PERIOD AND THAT IT IS PRESENTLY OPERATIONAL. THE DIRECTOR SHALL REVIEW ALL EVIDENCE, DETERMINE WHETHER OR NOT THE FACILITY WAS PROPERLY DEEMED ABANDONED, AND PROVIDE THE OPERATOR NOTICE OF ITS DETERMINATION.
 - AT ANY TIME AFTER 31 CALENDAR DAYS FOLLOWING THE NOTICE OF ABANDONMENT, OR IMMEDIATELY FOLLOWING A NOTICE OF DETERMINATION BY THE DIRECTOR, IF APPLICABLE, THE CITY MAY REMOVE THE ABANDONED WIRELESS ANTENNA AND/OR REPAIR ANY AND ALL DAMAGE TO THE PREMISES AS NECESSARY TO BE IN COMPLIANCE WITH APPLICABLE CODES. THE CITY MAY, BUT SHALL NOT BE REQUIRED TO, STORE THE REMOVED ANTENNA (OR ANY PART THEREOF). THE OWNER OF THE PREMISES UPON WHICH THE ABANDONED ANTENNA WAS LOCATED, AND ALL PRIOR OPERATORS OF THE ANTENNA, SHALL BE JOINTLY LIABLE FOR THE ENTIRE COST OF SUCH REMOVAL, REPAIR, RESTORATION AND/OR STORAGE, AND SHALL REMIT PAYMENT TO THE CITY PROMPTLY AFTER DEMAND THEREOF IS MADE. THE CITY MAY, IN LIEU OF STORING THE REMOVED WIRELESS ANTENNA, CONVERT IT TO THE CITY'S USE, SELL IT, OR DISPOSE OF IT IN ANY MANNER DEEMED APPROPRIATE BY THE CITY.

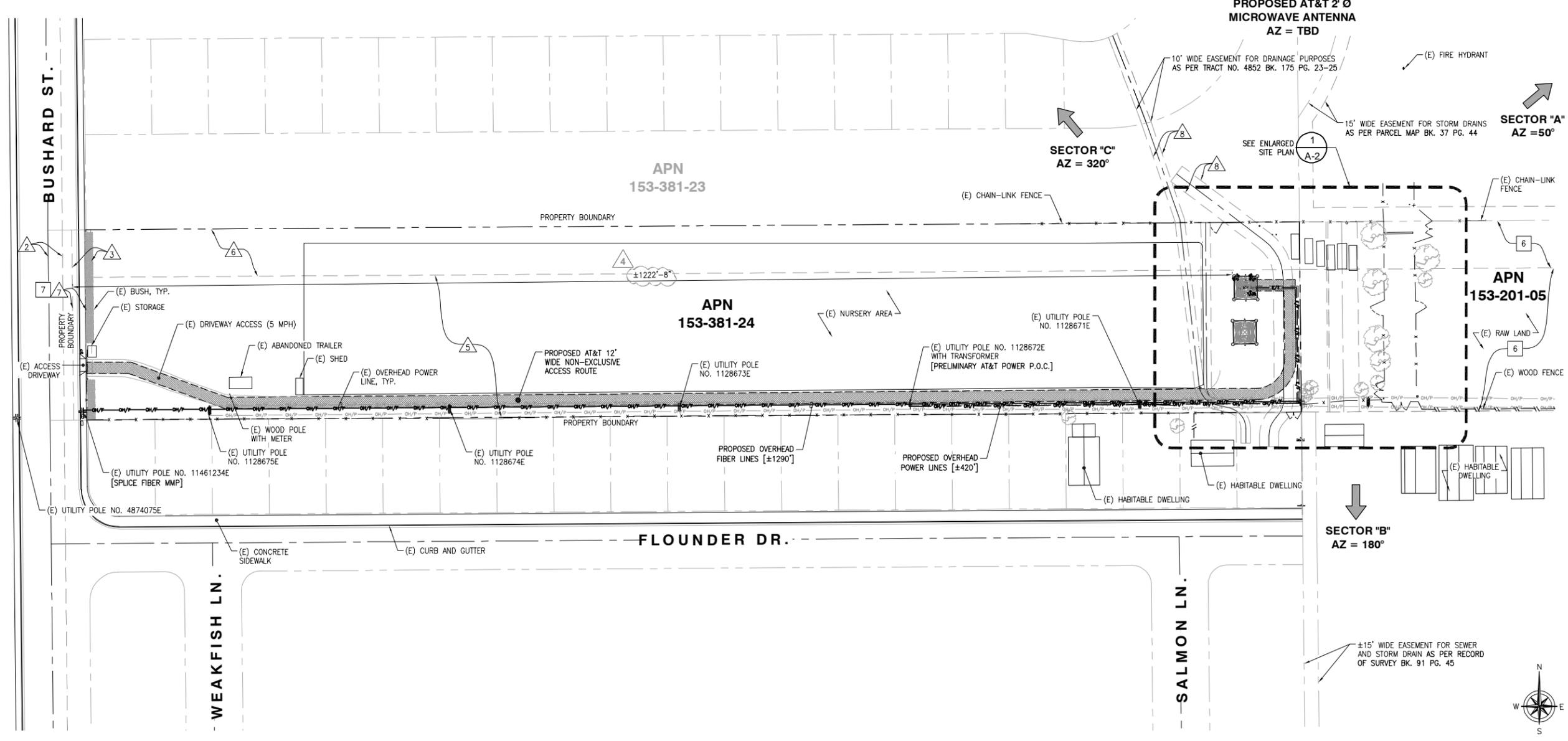
TITLE REPORT

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 92021717-920-CMM-CMB AND GUARANTEE NUMBER CA-SFXFC-IMP-81G28-1-23-92021717 DATED SEPTEMBER 05, 2023.

TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH GUARANTEE NUMBER 93240094 DATED MAY 21, 2024.

- EASEMENT FOR ROADS, RAILROADS AND DITCHES OVER THE WEST 15 FEET OF SAID LAND. ALSO THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID LAND TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN A DEED
RECORDING DATE: JANUARY 10, 1894
RECORDING NO.: BOOK 93, PAGE 40 OF DEEDS
AND RECORDING DATE: AUGUST 9, 1897
AND RECORDING NO.: BOOK 30, PAGE 56 OF DEEDS
- THE RIGHT OF WAY FOR ROAD PURPOSES OVER THE WEST 20 FEET OF SAID LAND, AS ESTABLISHED BY ORDER OF THE BOARD OF SUPERVISORS OF ORANGE COUNTY, DATED OCTOBER 6, 1896.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: EARL A. LAMB AND ETTA LAMB, HUSBAND AND WIFE
PURPOSE: IRRIGATION PIPE LINE, PRIVATE ROAD AND/OR PIPE LINE
RECORDING DATE: SEPTEMBER 15, 1955
RECORDING NO.: BOOK 3210, PAGE 469 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: EARL A. LAMB AND ETTA LAMB
PURPOSE: IRRIGATION PIPE LINE, PRIVATE ROAD AND/OR PIPE LINE
RECORDING DATE: JANUARY 28, 1958
RECORDING NO.: BOOK 4178, PAGE 59 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC ROAD AND HIGHWAY
RECORDING DATE: OCTOBER 10, 1963
RECORDING NO.: BOOK 6754, PAGE 732 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: STORM DRAINS, CONSISTING OF UNDERGROUND, BURIED PIPELINES
RECORDING DATE: DECEMBER 20, 1963
RECORDING NO.: BOOK 6854, PAGE 242 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: PIPELINE (DRAIN) PURPOSES
RECORDING DATE: JUNE 10, 1997
RECORDING NO.: 97-266277 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: LAURA I. COCKE, FORMERLY LAURA I. HARPER, TRUSTEE
PURPOSE: PRIVATE ROADS AND IRRIGATION PIPELINES
RECORDING DATE: JULY 19, 1955
RECORDING NO.: BOOK 3144, PAGE 105 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
AND RECORDING DATE: NOVEMBER 26, 1957
AND RECORDING NO.: BOOK 4115, PAGE 517 OF OFFICIAL RECORDS
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC ROAD AND HIGHWAY
RECORDING DATE: OCTOBER 10, 1963
RECORDING NO.: BOOK 6754, PAGE 732 OF OFFICIAL RECORDS
AFFECTS: THE EAST 15 FEET OF THE WEST 40 FEET OF SAID LAND
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: DAVID L. GHENT
PURPOSE: PRIVATE ROAD AND UNDERGROUND UTILITY
RECORDING DATE: MARCH 22, 1972
RECORDING NO.: BOOK 10048, PAGE 137 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND



SITE PLAN

24"x36" SCALE: 1" = 60'-0"
11"x17" SCALE: 1" = 120'-0"



REV	DATE	DESCRIPTION
4	08/05/2024	PLANNING COMMENTS
3	07/22/2024	REVISED GENERATOR ENCLOSURE
2	01/09/2024	REVISED APN
1	01/04/2024	SCE COMMENTS
0	10/23/2023	100% ZD'S
A	08/16/2023	90% ZD'S FOR REVIEW

ISSUED DATE:
08/05/2024

ISSUED FOR:
PLANNING SUBMITTAL

PROJECT INFORMATION:
FA 12864937 (CLL05387)
HUNTINGTON BEACH 2 (SCE)
19202 BUSHARD ST. B/W VELARDO &
FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR
CHECKED BY: SVF

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

- NOTES:**
1. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
 2. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING GEOTECHNICAL/SOILS REPORT.
 3. PROPOSED POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.

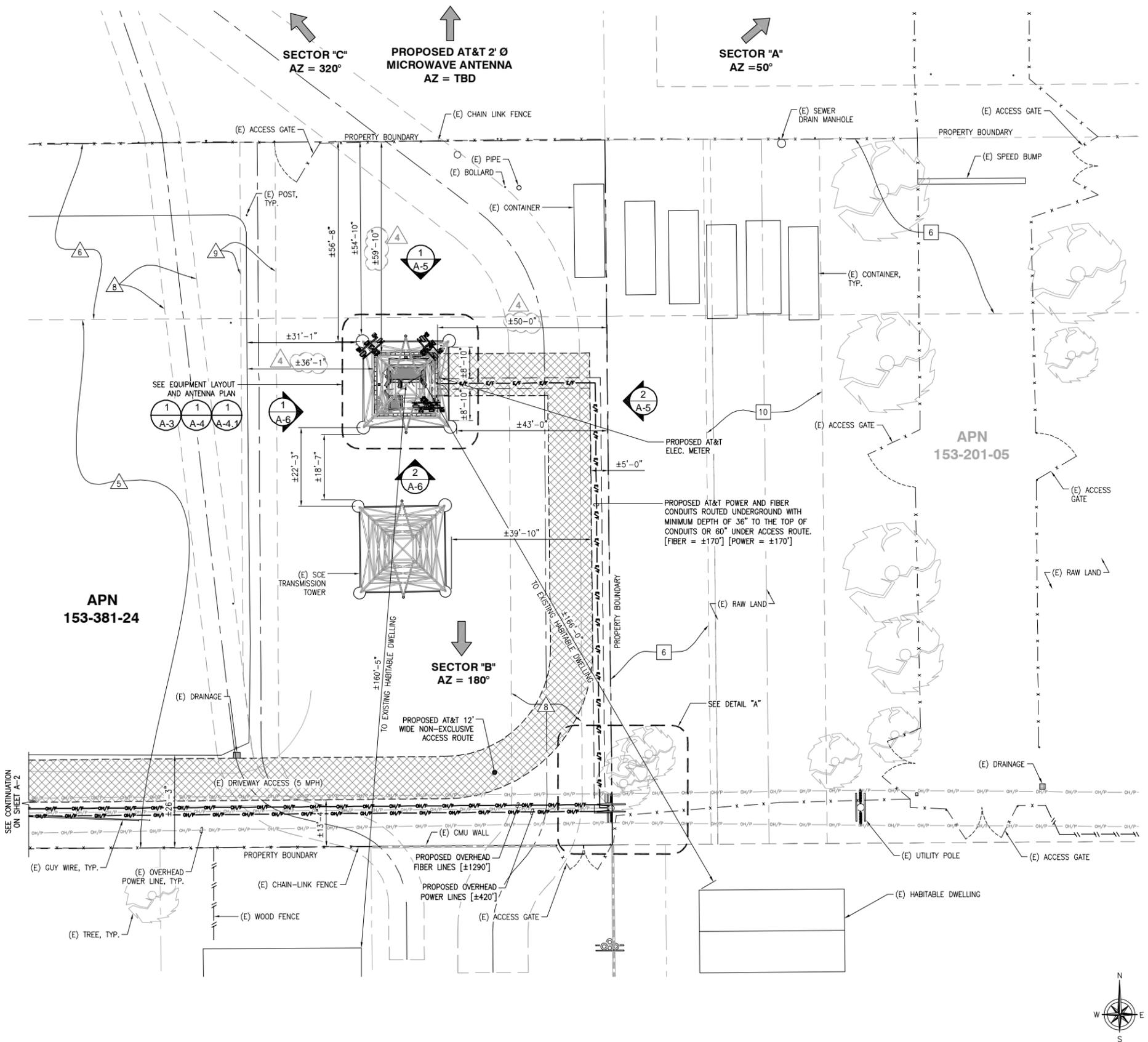
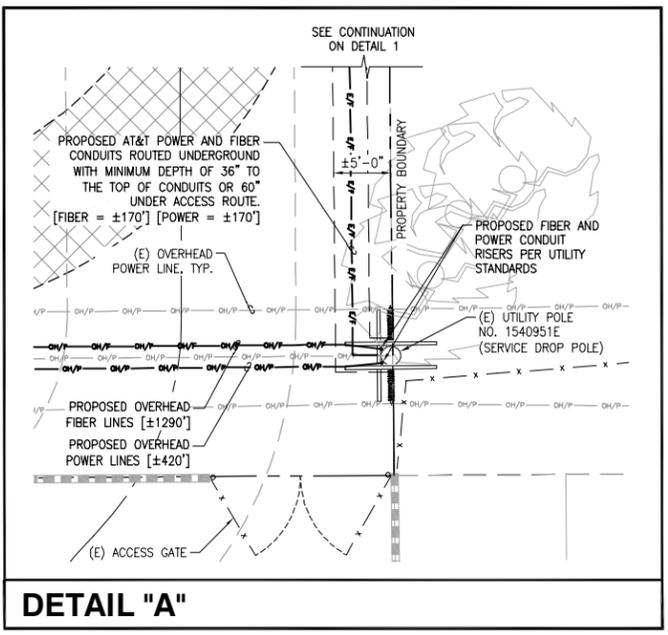
LEASE AREA CALCULATION:

EQUIPMENT ENCLOSURE AREA: ±324 SQ.FT.
 NON EXCLUSIVE ACCESS ROUTE: ±17040 SQ.FT. (12'x1420')
 POWER UTILITY ROUTE: ±510 SQ.FT. (3'x170')
 FIBER UTILITY ROUTE: ±510 SQ.FT. (3'x170')

NOTE:

CONDUIT RUNS ON EDISON RIGHT OF WAYS OR PROPERTY SHALL BE MINIMUM OF 36" DEEP TO TOP OF CONDUITS. A DEPTH OF 60" MAY BE REQUIRED IF CONDUITS CROSS UNDER ACCESS ROAD. PROPOSED CONDUIT RUNS SHALL BE WITHIN 1' TO 5' OF THE EXISTING PROPERTY OF EASEMENT LINE AND THEN TURN 90° ACROSS THE RIGHT OF WAY INTO THE SITE, AS DIRECTED BY CARRIER SOLUTIONS PLANNER. (SEE TCR21)

- NOTES:**
- A. ABANDONMENT.** WITHIN 30 CALENDAR DAYS OF CESSATION OF OPERATIONS OF ANY WIRELESS COMMUNICATION FACILITY APPROVED UNDER THIS SECTION, THE OPERATOR SHALL NOTIFY THE DIRECTOR IN WRITING. THE WIRELESS ANTENNA SHALL BE DEEMED ABANDONED PURSUANT TO THE FOLLOWING SECTIONS UNLESS:
1. THE CITY HAS DETERMINED THAT THE OPERATOR HAS RESUMED OPERATION OF THE WIRELESS COMMUNICATION FACILITY WITHIN SIX MONTHS OF THE NOTICE; OR
 2. THE CITY HAS RECEIVED WRITTEN NOTIFICATION OF A TRANSFER OF THE WIRELESS COMMUNICATION FACILITY.
- B. CITY INITIATED ABANDONMENT.** A WIRELESS ANTENNA THAT IS INOPERATIVE OR UNUSED FOR A PERIOD OF SIX CONTINUOUS MONTHS SHALL BE DEEMED ABANDONED. WRITTEN NOTICE OF THE CITY'S DETERMINATION OF ABANDONMENT SHALL BE PROVIDED TO THE OPERATOR OF THE WIRELESS ANTENNA AND THE OWNER(S) OF THE PREMISES UPON WHICH THE ANTENNA IS LOCATED. SUCH NOTICE MAY BE DELIVERED IN PERSON, OR MAILED TO THE ADDRESS(ES) STATED ON THE PERMIT APPLICATION, AND SHALL BE DEEMED ABANDONED AT THE TIME DELIVERED OR PLACED IN THE MAIL.
- C. REMOVAL OF ABANDONED WIRELESS ANTENNA.** THE OPERATOR OF THE WIRELESS ANTENNA AND THE OWNER(S) OF THE PROPERTY ON WHICH IT IS LOCATED, SHALL WITHIN 30 CALENDAR DAYS AFTER NOTICE OF ABANDONMENT IS GIVEN EITHER (1) REMOVE THE WIRELESS ANTENNA IN ITS ENTIRETY AND RESTORE THE PREMISES, OR (2) PROVIDE THE DIRECTOR WITH WRITTEN OBJECTION TO THE CITY'S DETERMINATION OF ABANDONMENT.
1. ANY SUCH OBJECTION SHALL INCLUDE EVIDENCE THAT THE WIRELESS ANTENNA WAS IN USE DURING THE RELEVANT SIX-MONTH PERIOD AND THAT IT IS PRESENTLY OPERATIONAL. THE DIRECTOR SHALL REVIEW ALL EVIDENCE, DETERMINE WHETHER OR NOT THE FACILITY WAS PROPERLY DEEMED ABANDONED, AND PROVIDE THE OPERATOR NOTICE OF ITS DETERMINATION.
 2. AT ANY TIME AFTER 31 CALENDAR DAYS FOLLOWING THE NOTICE OF ABANDONMENT, OR IMMEDIATELY FOLLOWING A NOTICE OF DETERMINATION BY THE DIRECTOR, IF APPLICABLE, THE CITY MAY REMOVE THE ABANDONED WIRELESS ANTENNA AND/OR REPAIR ANY AND ALL DAMAGE TO THE PREMISES AS NECESSARY TO BE IN COMPLIANCE WITH APPLICABLE CODES. THE CITY MAY, BUT SHALL NOT BE REQUIRED TO, STORE THE REMOVED ANTENNA (OR ANY PART THEREOF). THE OWNER OF THE PREMISES UPON WHICH THE ABANDONED ANTENNA WAS LOCATED, AND ALL PRIOR OPERATORS OF THE ANTENNA, SHALL BE JOINTLY LIABLE FOR THE ENTIRE COST OF SUCH REMOVAL, REPAIR, RESTORATION AND/OR STORAGE, AND SHALL REMIT PAYMENT TO THE CITY PROMPTLY AFTER DEMAND THEREOF IS MADE. THE CITY MAY, IN LIEU OF STORING THE REMOVED WIRELESS ANTENNA, CONVERT IT TO THE CITY'S USE, SELL IT, OR DISPOSE OF IT IN ANY MANNER DEEMED APPROPRIATE BY THE CITY.



REV	DATE	DESCRIPTION
4	08/05/2024	PLANNING COMMENTS
3	07/22/2024	REVISED GENERATOR ENCLOSURE
2	01/09/2024	REVISED APN
1	01/04/2024	SCE COMMENTS
0	10/23/2023	100% ZD'S
A	08/16/2023	90% ZD'S FOR REVIEW

ISSUED DATE: 08/05/2024

ISSUED FOR: PLANNING SUBMITTAL

PROJECT INFORMATION:

FA 12864937 (CLL05387)
 HUNTINGTON BEACH 2 (SCE)
 19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR

CHECKED BY: SVF

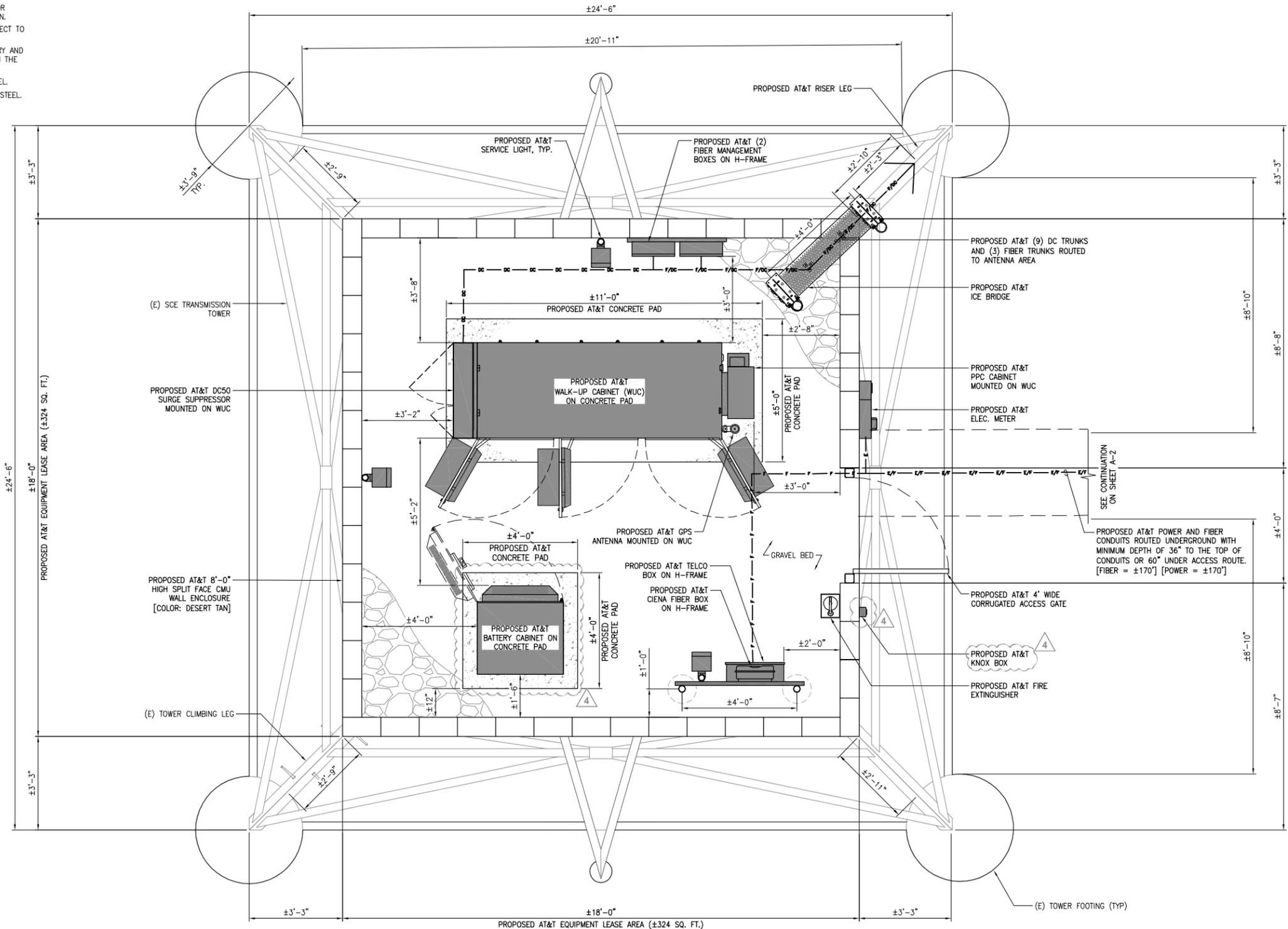
SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: A-2



NOTES:

1. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
2. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL REPORTS.
3. PROPOSED POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.
4. KEEP LEASE AREA 2' AWAY FROM ANY TOWER STEEL.
5. KEEP ANTENNA ARRAY 1' AWAY FROM ANY TOWER STEEL.



REV	DATE	DESCRIPTION
4	08/05/2024	PLANNING COMMENTS
3	07/22/2024	REVISED GENERATOR ENCLOSURE
2	01/09/2024	REVISED APN
1	01/04/2024	SCE COMMENTS
0	10/23/2023	100% ZD'S
A	08/16/2023	90% ZD'S FOR REVIEW

ISSUED DATE: 08/05/2024

ISSUED FOR: PLANNING SUBMITTAL

LICENSURE:

PROJECT INFORMATION:
 FA 12864937 (CLL05387)
 HUNTINGTON BEACH 2 (SCE)
 19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR
 CHECKED BY: SVF

SHEET TITLE: EQUIPMENT LAYOUT

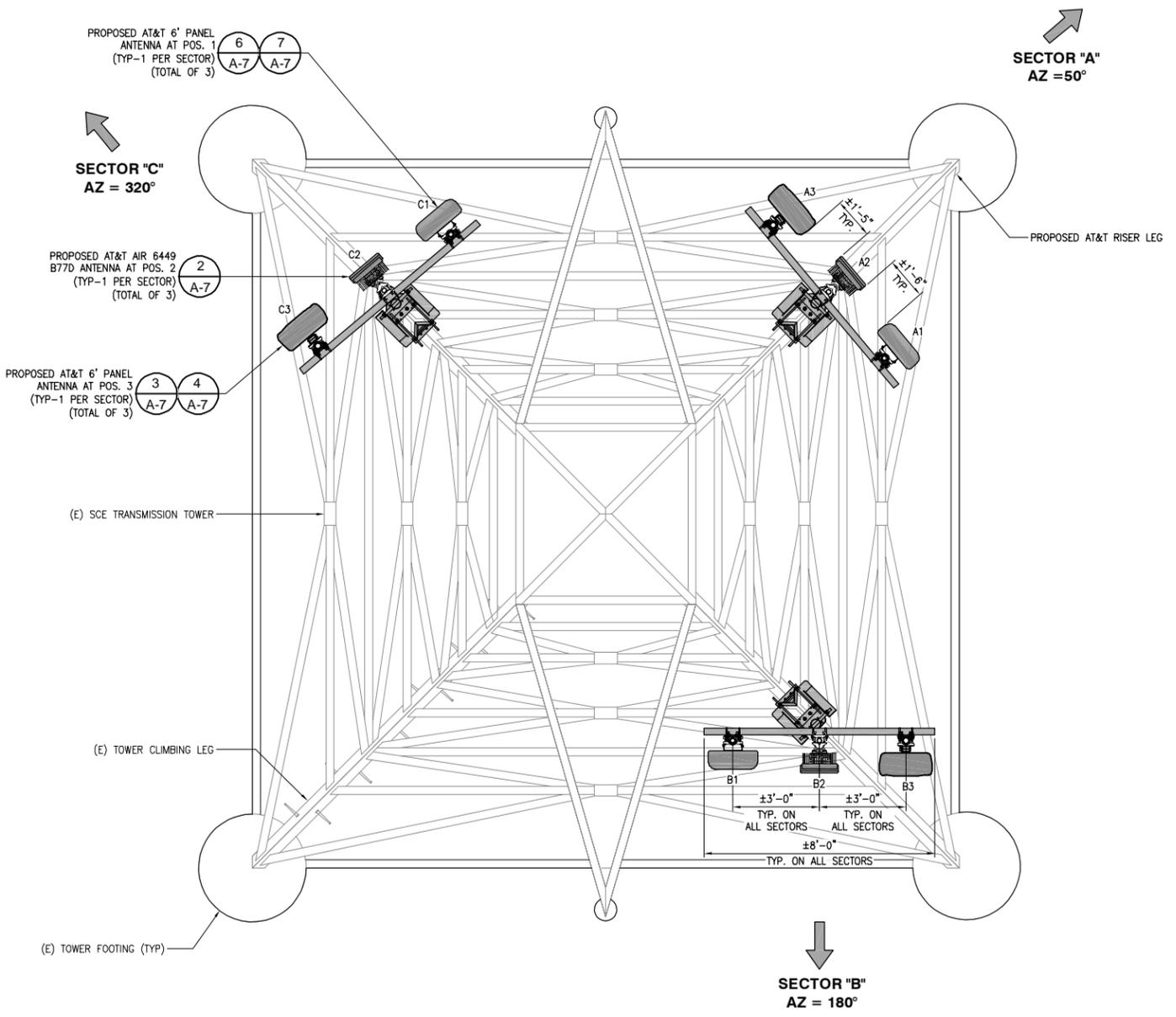
SHEET NUMBER: A-3



- NOTES:
- NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
 - PROPOSED POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.
 - THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING GEOTECHNICAL/SOILS REPORT.
 - KEEP ANTENNA ARRAY 1' AWAY FROM ANY TOWER STEEL.

PROPOSED ANTENNA SCHEDULE (TOP ARRAY)
[RFDS REV. 2.00 DATED 10/19/2023]

	POSITION	STATUS	RAD CENTER	TIP HEIGHT	TECHNOLOGY	ANTENNA & RRU MAKE/MODEL	AZIMUTH	QTY	WEIGHTS W/ BRACKETS	TMA COUNT	DC & FIBER TRUNK LENGTH	COAX JUMPER LENGTH	TRANSMISSION TYPE(S)
ALPHA SECTOR	A1	PROPOSED	±62°-0"	±65°-0"	LTE 700/5G 850/1900/AWS	CCI TPA-65R-BU6DA-K 71.2"Hx20.7"Wx7.7"D	50°	1	78.2 LBS	-	±60'-0"	±15'-0"	(3) DC POWER TRUNKS AND (1) FIBER TRUNK
	A2	PROPOSED	±62°-0"	±65°-0"	C-BAND	ERICSSON AIR 6449 B77D 31"Hx15.9Wx8.7"D	50°	1	95.5 LBS	-	±60'-0"	±15'-0"	
	A3	PROPOSED	±62°-0"	±65°-0"	LTE 700FN	QUINTEL QD6616-7 72"Hx22"Wx9.6"D	50°	1	139.7 LBS	-	±60'-0"	±15'-0"	
BETA SECTOR	B1	PROPOSED	±62°-0"	±65°-0"	LTE 700/5G 850/1900/AWS	CCI TPA-65R-BU6DA-K 71.2"Hx20.7"Wx7.7"D	180°	1	78.2 LBS	-	±60'-0"	±15'-0"	(3) DC POWER TRUNKS AND (1) FIBER TRUNK
	B2	PROPOSED	±62°-0"	±65°-0"	C-BAND	ERICSSON AIR 6449 B77D 31"Hx15.9Wx8.7"D	180°	1	95.5 LBS	-	±60'-0"	±15'-0"	
	B3	PROPOSED	±62°-0"	±65°-0"	LTE 700FN	QUINTEL QD6616-7 72"Hx22"Wx9.6"D	180°	1	139.7 LBS	-	±60'-0"	±15'-0"	
GAMMA SECTOR	C1	PROPOSED	±62°-0"	±65°-0"	LTE 700/5G 850/1900/AWS	CCI TPA-65R-BU6DA-K 71.2"Hx20.7"Wx7.7"D	320°	1	78.2 LBS	-	±60'-0"	±15'-0"	(3) DC POWER TRUNKS AND (1) FIBER TRUNK
	C2	PROPOSED	±62°-0"	±65°-0"	C-BAND	ERICSSON AIR 6449 B77D 31"Hx15.9Wx8.7"D	320°	1	95.5 LBS	-	±60'-0"	±15'-0"	
	C3	PROPOSED	±62°-0"	±65°-0"	LTE 700FN	QUINTEL QD6616-7 72"Hx22"Wx9.6"D	320°	1	139.7 LBS	-	±60'-0"	±15'-0"	



ANTENNA ARRAY AT 62'-0" RAD CENTER



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4	08/05/2024	PLANNING COMMENTS
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1	01/04/2024	SCE COMMENTS
0	10/23/2023	100% ZD'S
A	08/16/2023	90% ZD'S FOR REVIEW

ISSUED DATE: 08/05/2024

ISSUED FOR: PLANNING SUBMITTAL

LICENSURE:

PROJECT INFORMATION:
 FA 12864937 (CLL05387)
 HUNTINGTON BEACH 2 (SCE)
 19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR
 CHECKED BY: SVF

SHEET TITLE: ANTENNA PLAN (TOP ARRAY)

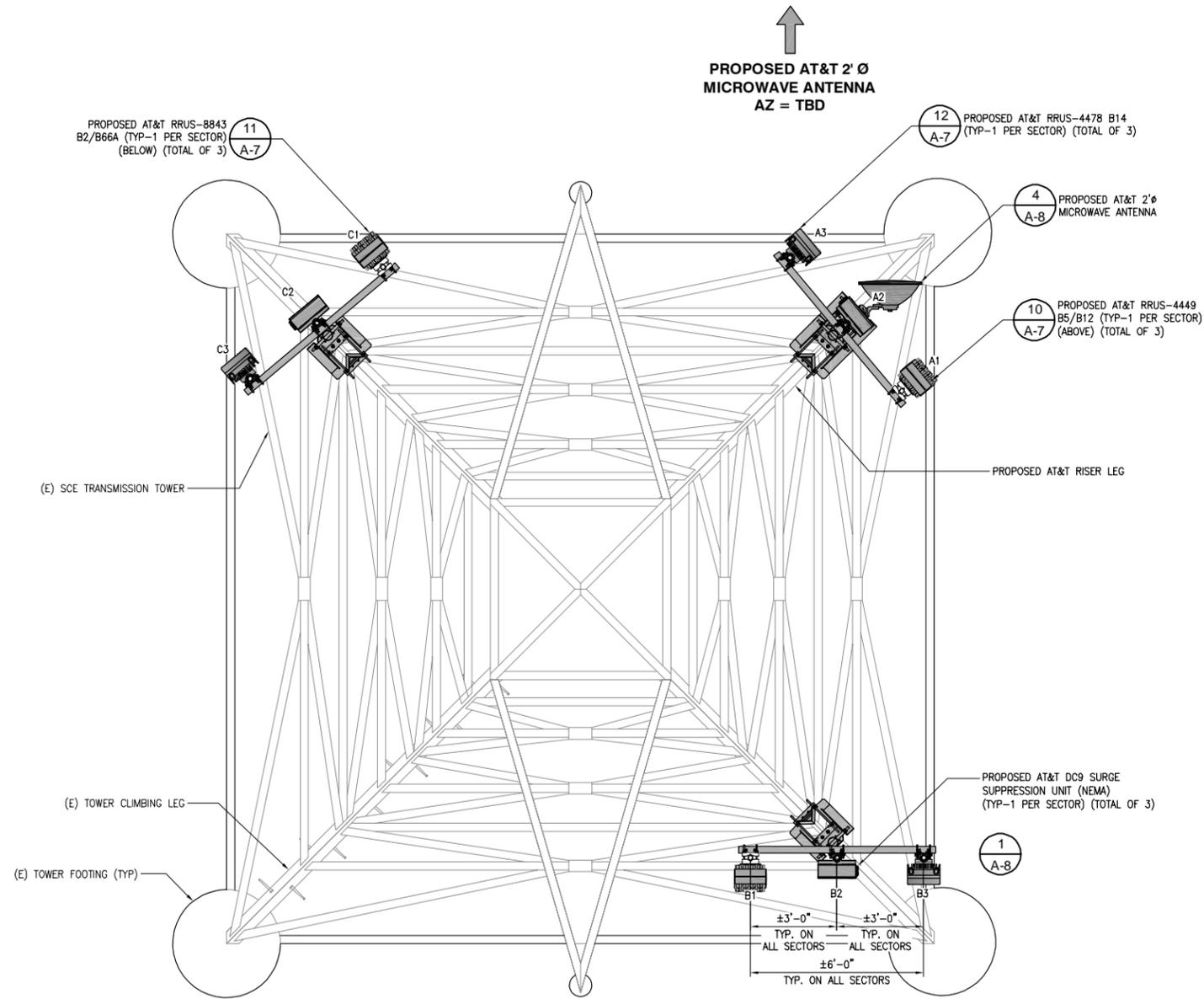
SHEET NUMBER: A-4



- NOTES:
- NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
 - PROPOSED POWER AND TELCO PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN FROM THE UTILITY COMPANY.
 - THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING GEOTECHNICAL/SOILS REPORT.
 - KEEP ANTENNA ARRAY 1' AWAY FROM ANY TOWER STEEL.

PROPOSED ANTENNA SCHEDULE (BOTTOM ARRAY)
[RFDS REV. 2.00 DATED 10/19/2023]

	POSITION	STATUS	RAD CENTER	TIP HEIGHT	TECHNOLOGY	ANTENNA & RRU MAKE/MODEL	AZIMUTH	QTY	WEIGHTS W/ BRACKETS	TMA COUNT	DC & FIBER TRUNK LENGTH	TRANSMISSION TYPE(S)
ALPHA SECTOR	A1	PROPOSED	±49°-0"	-	-	ERICSSON RRUS-4449 B5/B12	50°	1	±80 LBS	-	±50'-0"	(3) DC POWER TRUNKS AND (1) FIBER TRUNK
	A2	PROPOSED	±49°-0"	-	-	ERICSSON RRUS-8843 B2/B66A	50°	1	±84 LBS	-	±50'-0"	
	A3	PROPOSED	±49°-0"	-	-	RAYCAP DC9-48-60-24-PC16-EV	50°	1	±34.9 LBS	-	±50'-0"	
BETA SECTOR	B1	PROPOSED	±49°-0"	-	-	ERICSSON RRUS-4449 B5/B12	180°	1	±80 LBS	-	±70'-0"	(3) DC POWER TRUNKS AND (1) FIBER TRUNK
	B2	PROPOSED	±49°-0"	-	-	ERICSSON RRUS-8843 B2/B66A	180°	1	±84 LBS	-	±70'-0"	
	B3	PROPOSED	±49°-0"	-	-	RAYCAP DC9-48-60-24-PC16-EV	180°	1	±34.9 LBS	-	±70'-0"	
GAMMA SECTOR	C1	PROPOSED	±49°-0"	-	-	ERICSSON RRUS-4449 B5/B12	320°	1	±80 LBS	-	±70'-0"	(3) DC POWER TRUNKS AND (1) FIBER TRUNK
	C2	PROPOSED	±49°-0"	-	-	ERICSSON RRUS-8843 B2/B66A	320°	1	±84 LBS	-	±70'-0"	
	C3	PROPOSED	±49°-0"	-	-	RAYCAP DC9-48-60-24-PC16-EV	320°	1	±34.9 LBS	-	±70'-0"	
	MW	PROPOSED	±40°-0"	-	-	2" MICROWAVE ANTENNA	TBD	1	30 LBS	-	±50'-0"	



RRUs ARRAY AT 49°-0" RAD CENTER



REV	DATE	DESCRIPTION
4	08/05/2024	PLANNING COMMENTS
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1	01/04/2024	SCE COMMENTS
0	10/23/2023	100% ZD'S
A	08/16/2023	90% ZD'S FOR REVIEW

ISSUED DATE: **08/05/2024**

ISSUED FOR: **PLANNING SUBMITTAL**

LICENSURE:

PROJECT INFORMATION:
 FA 12864937 (CLL05387)
 HUNTINGTON BEACH 2 (SCE)
 19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR
 CHECKED BY: SVF

SHEET TITLE: **RRUs PLAN (BOTTOM ARRAY)**

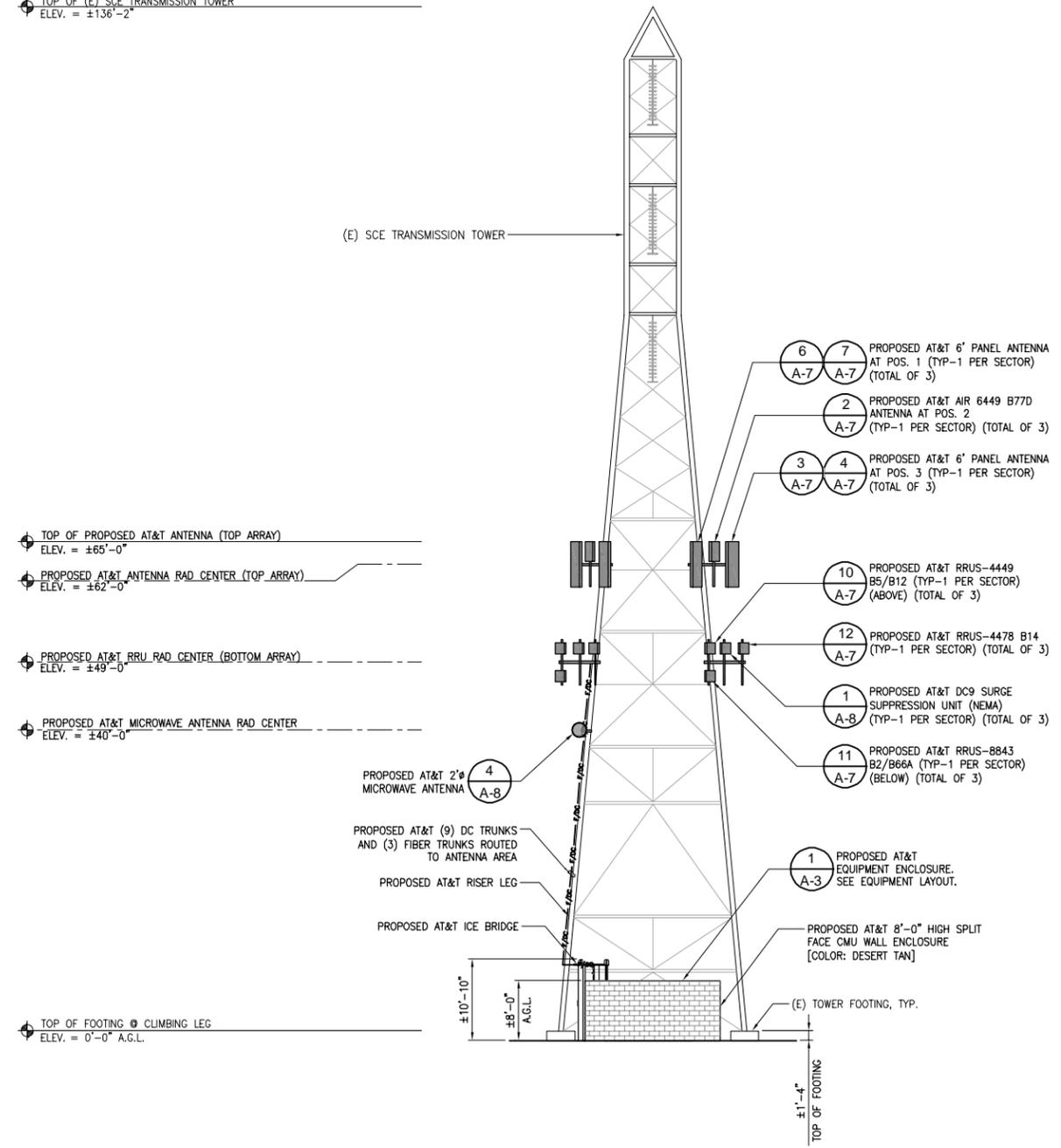
SHEET NUMBER: **A-4.1**

NOTES:

1. ALL ELEVATION MEASUREMENTS ARE TAKEN FROM TOP OF CLIMBING LEG FOOTING UNLESS NOTED OTHERWISE.
2. KEEP LEASE AREA 2' AWAY FROM ANY TOWER STEEL.
3. KEEP ANTENNA ARRAY 1' AWAY FROM ANY TOWER STEEL.

NOTE:
ALL ANTENNAS AND EXPOSED EQUIPMENT SHALL BE PAINTED TO MATCH THE COLOR OF THE EXISTING TOWER.

TOP OF (E) SCE TRANSMISSION TOWER
ELEV. = ±136'-2"



PROPOSED NORTH ELEVATION

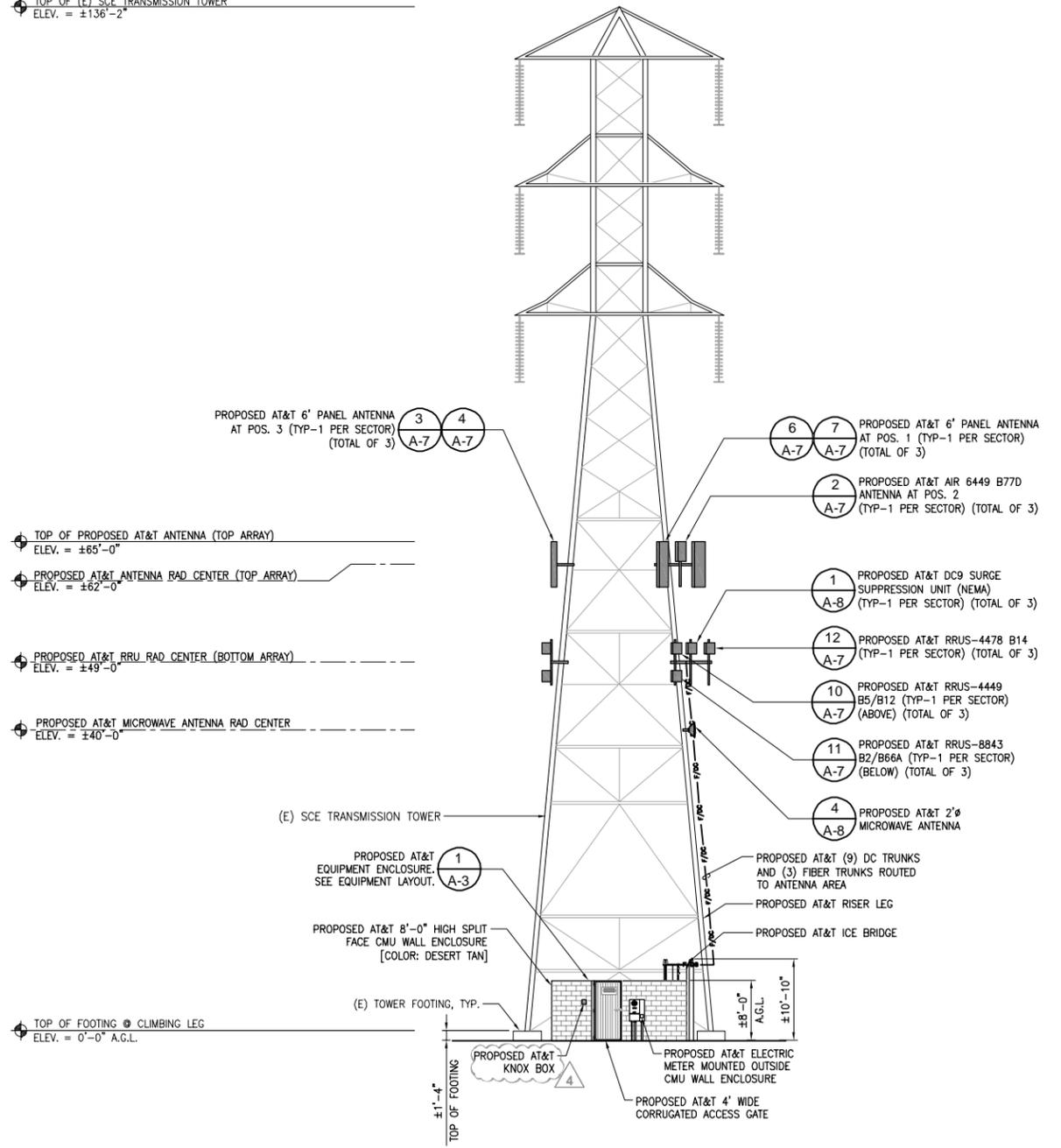
24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

NOTES:

1. ALL ELEVATION MEASUREMENTS ARE TAKEN FROM TOP OF CLIMBING LEG FOOTING UNLESS NOTED OTHERWISE.
2. KEEP LEASE AREA 2' AWAY FROM ANY TOWER STEEL.
3. KEEP ANTENNA ARRAY 1' AWAY FROM ANY TOWER STEEL.

NOTE:
ALL ANTENNAS AND EXPOSED EQUIPMENT SHALL BE PAINTED TO MATCH THE COLOR OF THE EXISTING TOWER.

TOP OF (E) SCE TRANSMISSION TOWER
ELEV. = ±136'-2"



PROPOSED EAST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



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1	01/04/2024	SCE COMMENTS
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A	08/16/2023	90% ZD'S FOR REVIEW

ISSUED DATE:
08/05/2024

ISSUED FOR:
PLANNING SUBMITTAL

LICENSURE:

PROJECT INFORMATION:
FA 12864937 (CLL05387)
HUNTINGTON BEACH 2 (SCE)
19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR
CHECKED BY: SVF

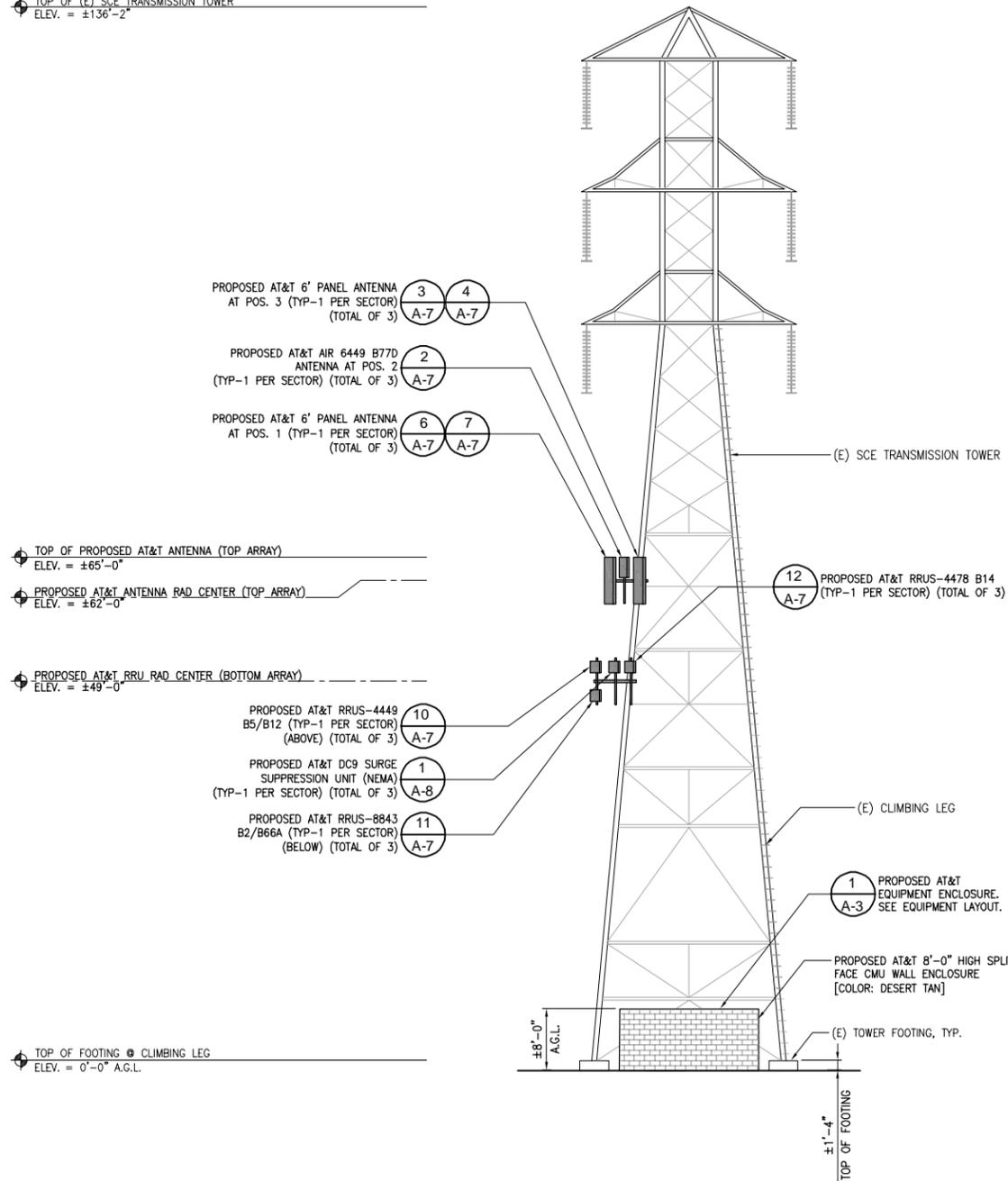
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5

- NOTES:
1. ALL ELEVATION MEASUREMENTS ARE TAKEN FROM TOP OF CLIMBING LEG FOOTING UNLESS NOTED OTHERWISE.
 2. KEEP LEASE AREA 2' AWAY FROM ANY TOWER STEEL.
 3. KEEP ANTENNA ARRAY 1' AWAY FROM ANY TOWER STEEL.

NOTE:
ALL ANTENNAS AND EXPOSED EQUIPMENT SHALL BE PAINTED TO MATCH THE COLOR OF THE EXISTING TOWER.

TOP OF (E) SCE TRANSMISSION TOWER
ELEV. = ±136'-2"



PROPOSED WEST ELEVATION

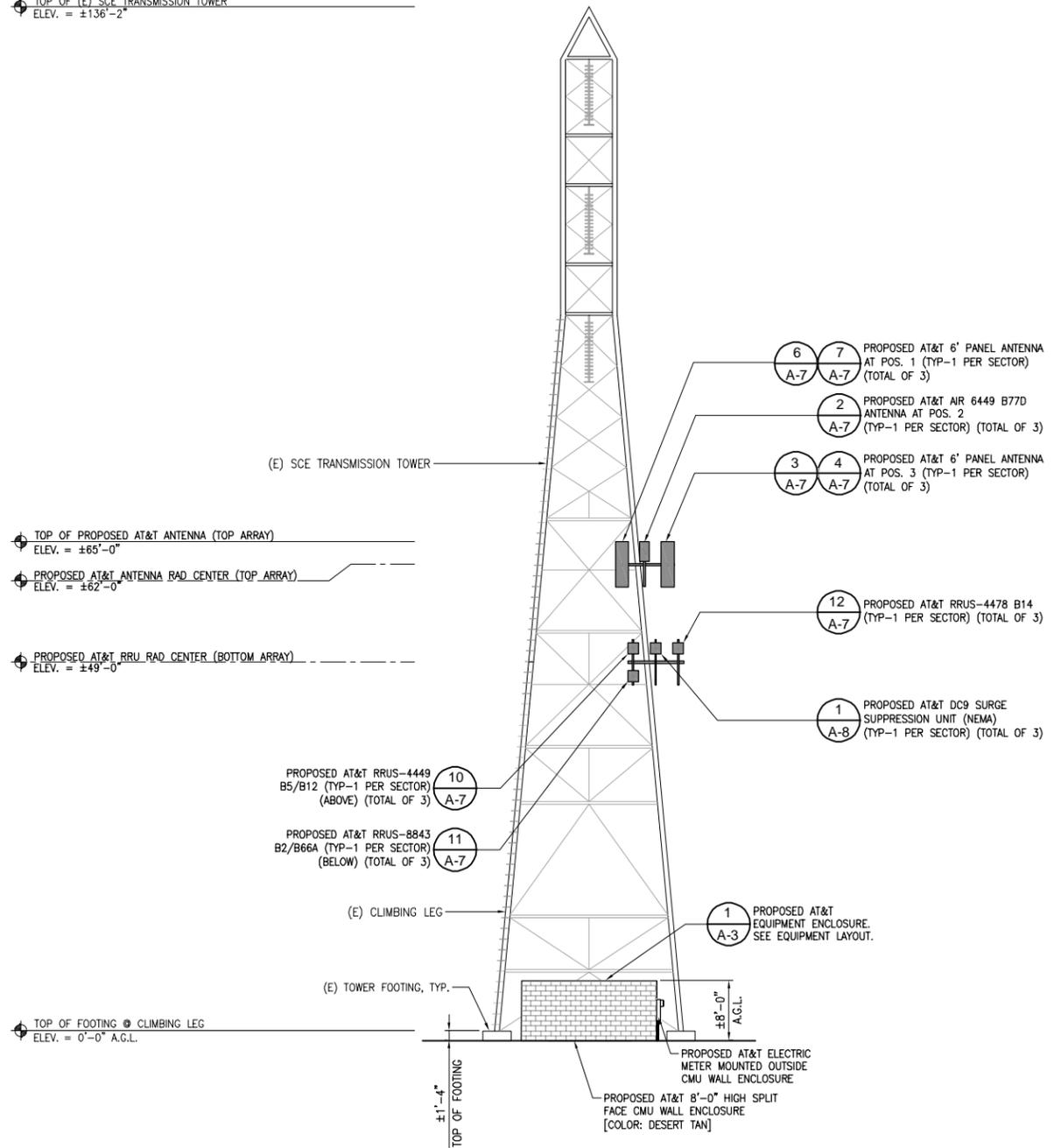
24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"
8' 4' 0' 8'

1

- NOTES:
1. ALL ELEVATION MEASUREMENTS ARE TAKEN FROM TOP OF CLIMBING LEG FOOTING UNLESS NOTED OTHERWISE.
 2. KEEP LEASE AREA 2' AWAY FROM ANY TOWER STEEL.
 3. KEEP ANTENNA ARRAY 1' AWAY FROM ANY TOWER STEEL.

NOTE:
ALL ANTENNAS AND EXPOSED EQUIPMENT SHALL BE PAINTED TO MATCH THE COLOR OF THE EXISTING TOWER.

TOP OF (E) SCE TRANSMISSION TOWER
ELEV. = ±136'-2"



PROPOSED SOUTH ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"
8' 4' 0' 8'

2



REV	DATE	DESCRIPTION
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A	08/16/2023	90% ZD'S FOR REVIEW

ISSUED DATE:
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19202 BUSHARD ST. B/W VELARDO &
FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR
CHECKED BY: SVF

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-6

ERICSSON AIR 6449 B77D

DIMENSIONS: 31"Hx15.9"Wx8.7"D
 WEIGHT: 82.5 LBS. (EXCL. MOUNTING HARDWARE)
 95.5 LBS. (WITH MOUNTING HARDWARE)
 BREAKER SIZE: 50A DC, DC POWER CONSUMPTION = 1260W
 CONNECTION: (4) ECPRI CONNECTIONS (25 GBPS)

THE -48V DC POWER CONNECTION IS MADE THROUGH A CONNECTOR WITH A 3-WIRE (DCI) CONNECTION OR A CONNECTOR WITH A 2-WIRE (DC-C) CONNECTION. EACH CONDUCTOR SHALL BE A MINIMUM OF 10-16 MM². THE GROUNDING INTERFACE ON THE AIR UNIT SHALL HAVE A 2X6 MM DUAL LUG.

SIDE VIEW TOP VIEW ISOMETRIC VIEW

QUINTEL QD6616-7

DIMENSIONS: 72"Hx22"Wx9.6"D
 WEIGHT: 130 LBS.
 WEIGHT WITH BRACKETS: 139.7 LBS
 FREQUENCY RANGE: (2) PORTS (1&2): 698-728 MHz
 (4) PORTS (3,4,5 & 6): 758-798 MHz
 (2) PORTS (7&8): 842-894 MHz
 (8) PORTS (9-16): 1695-2400 MHz
 16x 4.3-10.0 DIN FEMALE LONG NECK

CONNECTORS:

FRONT BOTTOM

SINGLE MOUNT ANTENNA BRACKET & FIXED TILT

QUINTEL DRAWING #: AS-008030
 MAXIMUM DIAMETER: 4.72"
 MINIMUM DIAMETER: 1.18"
 NET WEIGHT: 9.7 lbs

BOLT-CARRIAGE M12-1.75X200 ISO 8677
 TORQUE = 54Nm / 40 FT LBS

UPPER FIXED ARM [AS-007953-1]

BOLT-M12x1.75x120 ISO 4014
 TORQUE = 88Nm / 65 FT LBS

ANTENNA PIPE MAST

LOWER FIXED ARM [AS-007953-2]

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

PANEL ANTENNA DETAIL 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

QUINTEL ANT. MOUNT BRACKET 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

CCI TPA-65R-BU6DA-K

DIMENSIONS: 71.2"Hx20.7"Wx7.7"D
 WEIGHT: 68.3 LBS
 WEIGHT WITH BRACKETS: 78.2 LBS
 FREQUENCY RANGE: 4 X LOW BAND PORT: 698-896 MHz
 8 X HIGH BAND PORTS: 1695-2400 MHz

CONNECTORS: 12x 4.3-10 FEMALE

FRONT TOP BOTTOM

CCI MBK-16 FIXED MAST BRACKET KIT

WEIGHT: 9.9 LBS
 HINGE PITCH: 47.25"
 MOUNTING POLE DIMENSION: 2 TO 5 INCHES
 FASTENER SIZE: M12
 INSTALLATION TORQUE: 40 FT-LBS (54Nm)
 MECHANICAL TILT: 0°

ITEM	QTY	DESCRIPTION
1	2	MAST BRACKET, HINGE, FIXED, M06
2	2	MAST BRACKET, CLAMP, M02
3	4	SCREW, HEX, CAP, M12X1.75, 40L, DIN 933, CLASS 8.8
4	16	WASHER, FLAT, M12, 37 OD, MIN 2.3 THK, DIN 9021, STEEL
5	12	WASHER, SPLIT LOCK, M12, DIN 127B, STEEL
6	24	NUT, HEX, M12X1.75, DIN 934, CLASS 8
7	4	THREADED ROD, M12X1.75, 250L, DIN 975, CLASS 8.8

NOT USED 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

NOT USED 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

NOT USED 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

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

CCI ANTENNA MOUNT BRACKET 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

NOT USED 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

NOT USED 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

RRUS 4449 B5/B12 DETAIL

MANUFACTURER:	ERICSSON
MODEL NO.:	RRUS 4449 B5, B12
DIMENSIONS:	TOTAL WEIGHT :
HEIGHT 17.9"	±71 LBS
WIDTH 13.19"	(EXCL. MOUNTING HARDWARE) ±80 LBS
DEPTH 9.44"	(WITH MOUNTING HARDWARE)

- 4TX/4RX PER BAND (B5 & B12)
- 320W OF TOTAL POWER
- 4x40 W PER BAND (4T4R IN EACH BAND)
- FULL IBW IN EACH BAND
- CARRIER BW:-5, 10 MHZ
- LTE: MAX 6 CARRIERS PER PORT (DL), MAX 6 CARRIER PER PORT (UL)
- 48 VDC 3-WIRE (2-WIRE WITH ADAPTER)
- CPRI SUPPORT:-2.5; 4.9; 9.8; 10.1
- TWO DC POWER PORTS (BOTH MUST CONNECTED)
- AISG TMA & RET SUPPORT VIA RS-485 OR RF CONNECTORS
- FOUR ANTENNA CONNECTORS: 4 X 4.3-10 PLUS (f)
- 2 EXTERNAL ALARM
- IP 65, -40 TO +55°C
- BREAKER SIZE: 2x25A
- MIN, MAX DC CABLE SIZE FROM SQUID TO RADIO=10,8 AWG
- GROUND CABLE SIZE: 2AWG

FRONT VIEW

RRUS 8843 B2/B66A DETAIL

MANUFACTURER:	ERICSSON
MODEL NO.:	RRUS 8843 B2/B66A
DIMENSIONS:	TOTAL WEIGHT :
HEIGHT 14.9"	±75 LBS
WIDTH 13.19"	(EXCL. MOUNTING HARDWARE) ±84 LBS
DEPTH 11.1"	(WITH MOUNTING HARDWARE)

- 4TX/4RX PER BAND (B2 & B66A)
- 320W OF TOTAL POWER
- 4x40 W PER BAND (4T4R IN EACH BAND)
- FULL IBW IN EACH BAND
- CARRIER BW:-5, 10, 15, 20 MHZ
- LTE: MAX 3 CARRIERS PER PORT (DL), MAX 3 CARRIER PER PORT (UL)
- CPRI SUPPORT:-2.5; 4.9; 9.8; 10.1
- 48 VDC 3-WIRE (2-WIRE WITH ADAPTER)
- TWO DC POWER PORTS OF 20A
- AISG TMA & RET SUPPORT VIA RS-485 OR RF CONNECTORS
- EIGHT ANTENNA CONNECTORS: 8 X 4.3-10 PLUS (f)
- 2 EXTERNAL ALARM
- IP 65, -40 TO +55°C
- BREAKER SIZE: 2x25A
- MIN, MAX DC CABLE SIZE FROM SQUID TO RADIO=10,8 AWG
- GROUND CABLE SIZE: 2AWG

FRONT VIEW SIDE VIEW

RRUS-4478 B14 DETAIL

MANUFACTURER:	ERICSSON
MODEL NO.:	RRUS 4478 B14
DIMENSIONS:	TOTAL WEIGHT :
HEIGHT 18.1"	±60 LBS
WIDTH 13.4"	(EXCL. MOUNTING HARDWARE) ±69 LBS
DEPTH 8.26"	(WITH MOUNTING HARDWARE)

FRONT VIEW BOTTOM VIEW SIDE VIEW

MFR'S STANDARD MOUNTING BRACKETS

NOT USED 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

RRUS 4449 B5/B12 DETAIL 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

RRUS 8843 B2/B66A DETAIL 24"x36" SCALE: NTS
 11"x17" SCALE: NTS

RRUS-4478 B14 DETAIL 24"x36" SCALE: NTS
 11"x17" SCALE: NTS



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PROJECT INFORMATION:
 FA 12864937 (CLL05387)
 HUNTINGTON BEACH 2 (SCE)
 19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR
 CHECKED BY: SVF

SHEET TITLE: EQUIPMENT DETAILS

SHEET NUMBER: A-7

MANUFACTURER: RAYCAP
 DESCRIPTION: OVERVOLTAGE PROTECTION AND POWER MANAGEMENT JUNCTION BOX
 MODEL #: DC9-48-60-24-PC16-EV
 FEATURES: PROVIDES PROTECTION FOR 9 INDIVIDUAL -48V DC CIRCUITS

WEIGHT: 34.9 LBS
 NORMAL OPERATING DC VOLTAGE: 48V
 MAX. CONTINUOUS OPERATING DC VOLTAGE: 60VDC
 ENCLOSURE TYPE: OUTDOOR NEMA 4X RATED
 CONDUIT FITTINGS: (3) 2" CONDUIT FITTINGS
 (2) 2 1/2" CONDUIT FITTINGS
 (1) 1" CONDUIT FITTINGS

FRONT VIEW
 BOTTOM VIEW
 SIDE VIEW

PRODUCT NO 13132-SXK 125 0245/1

NO.	DESCRIPTION	PART NUMBER	SUPPLY FORM	FINISHED PRODUCT
1	RRU BRACKET SHORT	SEF 901 230/1	2	PIECE
2	MAST BRACKET FRONT	SEF 901 227/1	2	PIECE
3	MAST BRACKET REAR	SEF 901 228/1	2	PIECE
4	BUSHING (M10)	SXA 215 3308/1	2	PIECE
5	SCREW (M10*140)	SXA 107 6125/3	4	PIECE
6	FLANGE SCREW M10*40	SXA 215 3525/0400	2	PIECE
7	FLANGE NUT M10	SXA 215 3528/1	4	PIECE
8	FLANGE SCREW M10*30	SXA 215 3525/0300	4	PIECE
9	LOCKING WASHER	SCL 114 100 M10-21	4	PIECE
10	CAPTIVE SCREW (M10*55)	SXA 215 4071/0550	2	PIECE

SXK 125 0245/1 POLE MOUNTED BRACKET
 WEIGHT: 9 LBS

MANUFACTURER: COMMSCOPE
 MODEL: VHLPX2-18
 GENERAL SPECIFICATIONS
 ANTENNA TYPE

DIAMETER, NOMINAL
 PACKING
 RADOME COLOR
 RADOME MATERIAL
 REFLECTOR CONSTRUCTION
 ANTENNA INPUT
 ANTENNA COLOR
 FLASH INCLUDED
 POLARIZATION
 ELECTRICAL SPECIFICATIONS
 OPERATING FREQUENCY BAND
 BEAMWIDTH, HORIZONTAL
 BEAMWIDTH, VERTICAL
 CROSS POLARIZATION DISCRIMINATION (XPD)
 ELECTRICAL COMPLIANCE
 FRONT-TO-BACK RATIO
 GAIN, LOW BAND
 GAIN, MID BAND
 GAIN, TOP BAND
 RADIATION PATTERN ENVELOPE REFERENCE (RPE)
 RETURN LOSS
 VSWR
 MECHANICAL SPECIFICATIONS
 FINE AZIMUTH ADJUSTMENT
 FINE ELEVATION ADJUSTMENT
 MOUNTING PIPE DIAMETER
 NET WEIGHT
 MOUNTING NET WEIGHT
 SIDE STRUTS, INCLUDED
 SIDE STRUTS, OPTIONAL
 WIND VELOCITY OPERATIONAL
 WIND VELOCITY SURVIVAL RATING

VHLP - VALUELINE HIGH PERFORMANCE LOW PROFILE ANTENNA, DUAL-POLARIZED
 2 FT.
 COMPACT PACK
 GRAY
 COMPOSITE BROADBAND
 ONE-PIECE REFLECTOR
 UBR220
 WHITE
 NO
 DUAL

17.700-19.700 GHz
 2.1°
 2.1°
 30 dB
 US FCC PART 101A
 67 dB
 38.6 dBi
 39.0 dBi
 39.4 dBi
 7216C
 17.7 dB
 1.30

±15°
 ±15°
 2.0 IN-4.7 IN
 ±17 LBS
 ±30 LBS
 0
 0
 112 MPH
 155 MPH

PLAN VIEW
 FRONT VIEW
 SIDE VIEW

WIND FORCES AT WIND VELOCITY SURVIVAL RATING
 AXIAL FORCES (FA) 1290 N I 290 IBF
 SIDE FORCES (FS) 639 N I 144 IBF
 TWISTING MOMENT (MT) 395 N.M
 WEIGHT WITH 1/2 IN RADIAL ICE 46 LB
 ZCG WITH 1/2 IN RADIAL ICE 4 IN
 ZCG WITHOUT ICE 3 IN



DC9 SURGE SUPPRESSOR DETAIL 24"x36" SCALE: NTS 11"x17" SCALE: NTS **1**

RRUS MOUNTING ASSEMBLY 24"x36" SCALE: NTS 11"x17" SCALE: NTS **2**

MICROWAVE ANTENNA DETAILS (OR APPROVED EQUAL) 24"x36" SCALE: NTS 11"x17" SCALE: NTS **4**

M10 BOLTS AND WASHER, (DOUBLE NUT), TOTAL OF (4)
 TORQUE = 40 Nm

M8 BOLTS AND WASHER, TOTAL OF (4)
 TORQUE = 22 Nm

RRU MOUNTING BRACKET INCLUDED WITH SUPPLIED MATERIALS FROM MANUFACTURER

ADAPTER PLATE (SXK1072892/1)

(N) RRU

PROPOSED ANTENNA PIPE MAST

MANUFACTURER: COMMSCOPE
 MODEL NUMBER: RFFT-36SM-001
 DIAMETER OVER JACKET: 3/8"ø
 CONSTRUCTION TYPE: DISCRETE FIBER TRUNK
 TOTAL FIBERS: 36

NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **7**

REV	DATE	DESCRIPTION
4	08/05/2024	PLANNING COMMENTS
3	07/22/2024	REVISED GENERATOR ENCLOSURE
2	01/09/2024	REVISED APN
1	01/04/2024	SCE COMMENTS
0	10/23/2023	100% ZD'S
A	08/16/2023	90% ZD'S FOR REVIEW

ISSUED DATE: 08/05/2024

ISSUED FOR: PLANNING SUBMITTAL

ENCLOSURE:

RRUS MOUNTING DETAIL 24"x36" SCALE: NTS 11"x17" SCALE: NTS **5**

FIBER TRUNK DET. (OR APPROVED EQUAL) 24"x36" SCALE: NTS 11"x17" SCALE: NTS **6**

NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **7**

NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **8**

MANUFACTURER: COMMSCOPE
 MODEL NUMBER: PWRT-606-S
 DIAMETER OVER JACKET (MAX): 1"ø
 CABLE TYPE: POWER
 SAFETY VOLTAGE RATING: 600 V

POLYPROPYLENE FILLER
 8AWG COPPER WITH PVC JACKET (QTY-6)
 BRAID SHIELD
 FOIL SHIELD
 12AWG TINNED COPPER DRAIN WIRE (QTY-1)
 STRANDED 10AWG GROUND WIRE (QTY-1)
 PVC OUTER JACKET

CLAMP
 GPS OR LMU CABLE ALONG COAX
 COAX CUSHION "DONUT"
 GROUND TO SGB
 UNIVERSAL CLAMP & SET SCREW STAINLESS STEEL
 (E) TOWER LEG & FRAMING
 SET SCREW, 3/8" DIA x 1-1/2" LONG
 TAPPED HOLES, WITH 3/8"ø THREADS, FOR ATTACHING HARDWARE
 7/8" (22mm) THROAT

NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **11**

PROJECT INFORMATION:
 FA 12864937 (CLL05387)
 HUNTINGTON BEACH 2 (SCE)
 19202 BUSHARD ST. B/W VELARDO & FLOUNDER DR., HUNTINGTON BEACH, CA 92646

DRAWN BY: AJYR
 CHECKED BY: SVF

SHEET TITLE: EQUIPMENT DETAILS

SHEET NUMBER: A-8

POWER TRUNK DET. OR APPROVED EQUAL 24"x36" SCALE: NTS 11"x17" SCALE: NTS **9**

CABLE SUPPORT DETAIL 24"x36" SCALE: NTS 11"x17" SCALE: NTS **10**

NOT USED 24"x36" SCALE: NTS 11"x17" SCALE: NTS **11**

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



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HUNTINGTON BEACH 2 (SCE)

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HUNTINGTON BEACH CA 92646



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VIEW 1



EXISTING



PROPOSED

LOOKING NORTHWEST FROM SEAFRONT DRIVE



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VIEW 2



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EXISTING



PROPOSED ANTENNAS AND RRUS

PROPOSED

LOOKING SOUTHEAST FROM VELARDO DRIVE



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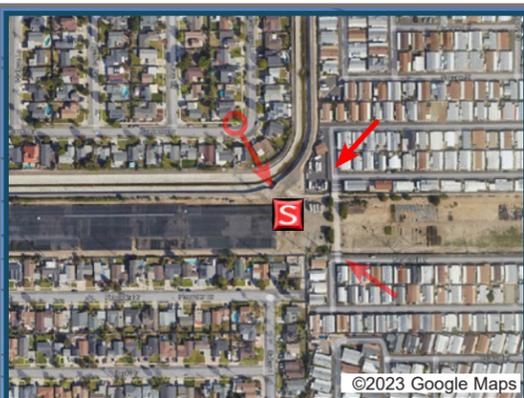
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VIEW 3



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM DEL MAR ESTATES