

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: February 23, 2022

REPORT NO. HO-22-004

HEARING DATE: March 2, 2022

SUBJECT: Sprint Park Ridge CUP, Process Three Decision

PROJECT NUMBER: 694153

OWNER/APPLICANT: St. Dunston's Episcopal Church/Sprint

<u>SUMMARY</u>

<u>Issue (s):</u> Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 6446 Park Ridge Boulevard, in the Navajo Community Planning Area?

<u>Staff Recommendation</u>: Approve Conditional Use Permit (CUP) No. 2591567 and Neighborhood Development Permit No. 2591758.

<u>Community Planning Group Recommendation</u>: On November 1, 2021, the Navajo Communality Planning Group voted 10-0-0 to recommend approval of the proposed project without conditions. (Attachment 7).

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA section (15303) (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 3, 2022 and the opportunity to appeal that determination ended February 17, 2022.

BACKGROUND

Sprint is proposing an upgrade of a continued use of a Wireless Communication Facility (WCF). The project is a WCF that conceals six antennas within a 30-foot-tall obelisk with associated equipment located on a premise with St. Dunstan's Church located at 6446 Park Ridge Boulevard, within the RS-1-7 zone of the Navajo Community Plan. The modification proposed is to replace six (6) with six new antennas and replace six (6) Remote Radio Units (RRUs) with six new RRUs. Additionally, ancillary equipment associated with the WCF will be upgraded. The site is surrounded by a high school to the north, a parking lot for the church to the west and single-family residential to the south and east.

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(Attachments 1, 2, and 3). According to the current regulations and pursuant to San Diego Municipal Code (SDMC) Section <u>141.0420(c)(1)(A)(i)</u>, the project as designed requires a Conditional Use Permit (CUP), Process Three, Hearing Officer decision as the project is in in a residential zone on a premises that does not contain residential development. In addition to the CUP, a Neighborhood Development Permit (NDP) is also required for development of a WCF with an equipment enclosure that exceeds 250 square feet as described in Section <u>141.0420(e)(3)</u>. Therefore, the upgrade of the existing equipment inside the 444-square-foot enclosure at the base of the tower requires processing of an NDP.

WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Council Policy 600-43 (Wireless Communication Facilities) assign preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The subject WCF is considered a Preference 3 as it is a non-residential facility in a residential zone requiring a CUP Process Three approval. This project is an existing use and the previous Project No. 245618 was approved by the Planning Commission on June 14, 2012. A ten-year expiration was added as a condition of approval. However, due to the latest requirements of the <u>WCF Guidelines</u>, the project complies as a Complete Concealment Facility (CCF) and as a result, the permit does not contain an expiration date. The Owner/Permittee shall maintain the appearance of the approved facility to the condition set forth in this permit unless the WCF that is the subject of this Permit is removed and the subject property restored to its original condition.

DISCUSSION

The existing Sprint project consists of a 30-foot-tall obelisk concealing six antennas behind Fiberglass Reinforced Panels (FRP) screens painted and textured to match the church building. The associated equipment cabinets are located inside an enclosure at the base of the obelisk painted to match the building. (Attachment 6, Figure 1 and 2)



Figure 1 and 2: Existing and Proposed views



The tower is designed and painted to match the existing church structure pursuant to the design requirements of San Diego Municipal Code (SDMC) Section <u>141.0420(d)</u> and the <u>WCF Design</u> <u>Guidelines</u>.

The existing 30-foot tall tower is the smallest, least visually intrusive structure to support the propose WCF and provide cellular communication required for the area. The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (NSB) dated June 7, 2021from EBI Consulting, was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the project file.

Community Plan:

The Navajo Community Plan does not contemplate or address WCFs. However, the City of San Diego's General Plan Section UD-15 requires that the visual impacts from wireless facilities be minimized by concealing wireless facilities inside existing structures or using screening techniques to hide or blend them into the surrounding area. Sprint has designed the upgrade of this WCF facility with the existing tower to have minimal visual impact to the surrounding area.

Conclusion:

The project as designed, complies with the WCF Regulations (SDMC 141.0420), Council Policy and Community Plan regulations. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use permit No. 2591567 and Neighborhood Development Permit No. 2591758 (Attachments 4 and 5).

ALTERNATIVES

- Approve Conditional Use Permit No. 2591567 and Neighborhood Development Permit No. 1. 2591758, with modifications.
- 2. Deny Conditional Use Permit No. 2591567 and Neighborhood Development Permit No. 2591758, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Muli Safi, Development Project Manager

Attachments:

- 1. Aerial Map
- 2. Community Plan Land Use Map
- 3. Project Location Map
- 4. Draft Permit Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Photosimulation
- 7. Community Planning Group Recommendation
- 8. Notice of Exemption
- 9. Project Plans





Aerial Photograph

Sprint Park Ridge CUP Project No. 694153 6446 Park Ridge Boulevard



ATTACHMENT 1



Navajo Community Land Use

CITY OF SAN DIEGO • PLANNING DEPARTMENT



Navajo Land Use Map

Park Ridge CUP Project No. 694153 6446 Park Ridge Boulevard







Project Location Map

Sprint Park Ridge Project 694153 6446 Park Ridge BLVD



ATTACHMENT 4

HEARING OFFICER RESOLUTION NO. HO-XXX-XX CONDITIONAL USE PERMIT NO. 2591567 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2591758 SPRINT PARK RIDGE PROJECT NO. 694153

WHEREAS, St. Dunstan's Church, Owner, and Sprint, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 2591567 and Neighborhood Development Permit No. 2591758);

WHEREAS, the project site is located at 6446 Park Ridge Blvd, San Diego, in the RS-1-7 Zone of the Navajo Community Planning Area;

WHEREAS, the project site is legally described as Lot 719 of Lake Shore Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5674, filed in the Office of the County Recorder of San Diego County, January 9, 1966;

WHEREAS, on February 3, 2022 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 2, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2591567 and Neighborhood Use Permit No. 2591758 pursuant to the Land Development Code of the City of San Diego; BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following

findings with respect to Conditional Use Permit No. 2591567 and Neighborhood Development No.

2591758:

A. <u>CONDITIONAL USE PERMIT [SDMC Section 126.0305]</u>

1. Findings for all Conditional Use Permits

a. The proposed development will not adversely affect the applicable land use plan.

The project proposes an upgrade of the continued use of a Sprint Wireless Communication Facility (WCF) consisting of six antennas concealed inside a 30-foot tall obelisk with ancillary equipment within a 444 square-foot enclosed shelter located at the base of the obelisk. The project is located at 6446 Park Ridge Boulevard in the RS-1-7 zone withing the Navajo Community Plan area. The modification proposed is to replace six (6) out of nine existing antennas with six new antennas and replace six (6) Remote Radio Units (RRUs) with six new RRUs. Additionally, ancillary equipment associated with the WCF will be upgraded

The Navajo Community Plan does not address WCFs as a specific land use. However, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view.

Pursuant to the San Diego Land Development Code, WCFs are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. This upgrade will be contained within the existing tower. The panel antennas are concealed inside the 30-foot obelisk. The associated equipment is inside an enclosure at the base of the obelisk painted to match. Therefore, the WCF is completely screened and does not create a visual impact or adverse effects. Therefore, the proposed development would not adversely affect the Community Plan or the City of San Diego General Plan and Progress Guide.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The project proposes an upgrade to the continued use of a Sprint WCF of six antennas concealed inside a 30-foot tall obelisk with ancillary equipment within a 444 square-foot enclosed shelter located at the base of the obelisk. The project is located at 6446 Park Ridge Boulevard in the RS-1-7 zone withing the Navajo Community Plan area. The modification proposed is to replace six (6) out of nine existing antennas with six new antennas and replace six (6) Remote Radio Units (RRUs) with six new RRUs. Additionally, ancillary equipment associated with the WCF will be upgraded

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare to include but not limited to height limitation, concealment requirements, and electromagnetic fields controls. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report (NSB) dated June 7, 2021 from EBI Consulting, was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project proposes an upgrade to the continued use of a Sprint WCF) consisting of six antennas concealed inside a 30-foot tall obelisk with ancillary equipment within a 444 square-foot enclosed shelter located at the base of the obelisk. The project is located at 6446 Park Ridge Boulevard in the RS-1-7 zone withing the Navajo Community Plan area. The modification proposed is to replace six (6) out of nine existing antennas with six new antennas and replace six (6)

Remote Radio Units (RRUs) with six new RRUs. Additionally, ancillary equipment associated with the WCF will be upgraded

The project meets all applicable requirements of this zone. The WCF Regulations (LDC Section 141.0420) contain design requirements for Wireless Communication Facilities (WCF), which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The proposed upgrades will not affect the current WCF concealment at this site.

The project is an existing WCF facility with the antennas concealed inside an obelisk painted to match the building. The existing location was the preferred location in the Navajo Community Plan as the site provides service to the surrounding residential development. The WCF design has used reasonable means to minimize any visual impact from the project. Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in the Land Development Code. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

d. The proposed use is appropriate at the proposed location.

WCF's are permitted in residential zones with a non-residential use with the processing of a Conditional Use Permit, Process 3. According to Council Policy 600-43, the most preferred location for WCF's is in the Public Right-of-Way or within an industrial or commercial zone. If those are not available, a mixed-use area or area with a non-residential use is preferred. Residentially zoned property with a residential use is the least preferred location for WCF's. In this case, the WCF is located on a premise in a residential zone with a non-residential use.

Sprint is proposing to maintain an existing WCF located at 6446 Park Ridge Boulevard. A site justification analysis was prepared by Sprint demonstrating the need to maintain this WCF. Sprints existing equipment needs to be modified to provide improved service for public and private cellular usage as there is a current gap in coverage due to increased demand. This upgrade will provide greater service to the entire community by increasing network effectiveness in the area. There are no other non-residential or preferred locations within the neighborhood grid to allow the construction of another WCF as residential development exist to the south, east and west with a High school to the north. In accordance with the latest coverage maps, without the proposed modifications, there would be a significant gap in coverage since the Sprint sites are strategically placed to work in accord.

The project was originally approved on June 7, 2012 (Project No. 245618). In order to

continue providing service to the surrounding area, the antennas need to be updated with newer antenna models and remain at the height and orientation they were originally installed as the network was developed using those metrics for coverage. The existing WCF provides critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for Sprint customers. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the subject property and the predicted loss of coverage without the antenna upgrade. A degradation of the existing service could have a significant impact on customers and essential emergency communication services. Therefor this project is appropriate at this location.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

2. <u>Findings for all Neighborhood Development Permits</u>:

a. The proposed development will not adversely affect the applicable land use plan.

As outlined in CUP Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare;

As outlined in CUP Finding No. A.1.b. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

As outlined in CUP Finding No. A.1.c. listed above, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing

Officer, Conditional Use Permit No. 2591567 and Neighborhood Development Permit No. 2591758 is

hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits,

terms and conditions as set forth in CUP No. 2591567 and NDP No. 2591758 a copy of which is

attached hereto and made a part hereof.

Nilia Safi Development Project Manager Development Services

Adopted on: March 2, 2022

IO#: 11004545

RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2591567 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2591758 SPRINT PARK RIDGE CUP PROJECT NO. 694153 HEARING OFFICER

This Conditional Use Permit No. 2591567 and Neighborhood Development Permit No. 2591758 is granted by the Hearing Officer of the City of San Diego to St. Dunston's Episcopal Church, Owner, and Sprint, Permittee, pursuant to San Diego Municipal Code [SDMC] section 1260303. The site is located at 6446 Park Ridge Boulevard in the RS-1-7 zone of the Navajo Community Plan. The project site is legally described as Lot 719 of Lake Shore Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 5674, filed in the Office of the County Recorder of San Diego County, January 9, 1966.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 2, 2022, on file in the Development Services Department.

The project shall include:

- a. The continued operation of a WCF consisting of six (6) antennas and six (6) Remote Radio Units (RRU) concealed inside a 30-foot tall obelisk, behind Fiberglass Reinforced Plastic (FRP) screening painted and textured to match an existing church and upgrading of the associated equipment.
- b. The continued operation of ancillary equipment for the WCF within a 444 square-foot enclosed shelter located at the base of an obelisk.
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 16, 2025.

2. The project complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit does not contain an expiration date. The Owner/Permittee shall maintain the appearance of the approved facility to the condition set forth in this permit unless the WCF that is the subject of this Permit is removed and restored to its original condition.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 11. and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPE REQUIREMENTS:

12. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed as part of the installation of the WCF, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

13. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

- 14. No overhead cabling is permitted.
- 15. The WCF shall conform to the approved construction plans.
- 16. Photo simulations shall be printed in color on the construction plans.

17. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

18. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

19. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

20. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

21. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

22. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

23. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <u>https://www.sandiego.gov/development-services/codes-regulations/wireless-communicationfacilities</u>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this

discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on March 2, 2022.

ATTACHMENT 5

Conditional Use Permit No. 2591567 Neighborhood Development Permit No. 2591758: Date of Approval: March 2, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

ST. Dunston's Episcopal Church Owner

By _____ NAME

TITLE

Sprint Permittee

By ___

NAME TITLE

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

EXISTING



PROPOSED



VICINITY MAP



Site ID: SD34XC556

Facility Type: Church Monument

Description of Proposed Work: Intallation antennas behind existing antennas

Site Address: 6446 Park Ridge Blvd San Diego, CA 92120

PHOTO SIMULATION BY:



EXISTING



PROPOSED



VICINITY MAP



Site ID: SD34XC556

Facility Type: Church Monument

Description of Proposed Work: Intallation antennas behind existing antennas

Site Address: 6446 Park Ridge Blvd San Diego, CA 92120

PHOTO SIMULATION BY:



Attachment 7

Page 3	City of S	San Diego · Ir	nformation Bulletin	620	May 2020
SD	City of Developme	San Diego nt Services	Comn Committ	nunity F tee Dist	Planning ribution Form
Project Name: Sprint Wireless Stea Community: Navaj			Project Numbe 694153	r:	
	log into Op or Project Stat	enDSD at <u>htt</u>	rmation (project ma <u>os://aca.accela.com/</u> the Project Number	<u>SANDIEGO</u> .	
🗆 Vote to Appro	ve with Condition		w endations ListedBelow	1	
# of Members Yes		# of Membe	rs No	# of Members	
10			0		0
Conditions or Reco			vote, Lack of quorum, etc.)	
NAME: David Smith	 ר				
TITLE: Chair- Nava	ajo CPG			DATE: Novem	nber 01, 2021
	Attach additio	onal pages if n	ecessary (maximum 3	attachments).	

(Check one or both)

TO:

 X
 Recorder/County Clerk

 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260

 San Diego, CA 92101-2422
 2101-2422

FROM: CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT 1222 FIRST AVENUE, MS 501 SAN DIEGO, CA 92101

_____OFFICE OF PLANNING AND RESEARCH 1400 TENTH STREET, ROOM 121 SACRAMENTO, CA 95814

Project No.: 694153

Project Title: Sprint Park Ridge

PROJECT LOCATION-SPECIFIC: 6556 Park Ridge Boulevard, San Diego, CA

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Conditional Use Permit (Conditional Use Permit) and a Neighborhood Development Permit (NDP) to modify an existing Wireless Communication Facility (WCF). The project consists of six antennas and six RRUs concealed inside a 30-foot obelisk of a church with equipment inside a 444-square-foot enclosure. The NDP is required because of the deviation in size of the equipment enclosure, and the CUP is required for a non-residential use in the residential zone. The Property located at 6556 Park Ridge BLVD in the RS-1-7 zone of the Navajo Community, Council District 9

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mark Phillips- 2014 Granada Avenue, San Diego CA 92104. (619) 379-3473.

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- (X) CATEGORICAL EXEMPTION: 15302 (Replacement or Reconstruction)(
-) STATUTORY EXEMPTION:

<u>REASONS WHY PROJECT IS EXEMPT</u>: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302. CEQA Section 15302 allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure being replaced. The proposed project is modifying the existing facility and would replace old equipment with new without expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 - () YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

/SENIOR PLANNER re ma

2/15/2022 DATE

CHECK ONE: (X) SIGNED BY LEAD AGENCY CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

			PROJECT:	SPRINT RETAIN
			SITE NAME:	SD08071A
\mathbf{S}	pri		SPRINT SITE ID:	SD34XC556 / SD08
		ТМ	SITE ADDRESS:	6556 PARK RIDGE SAN DIEGO, CA 92
SITE PROPERTY OWNER:	INFORMATION ST. DUNSTAN'S EPISCOPAL PARISH		SITE TYPE:	STEALTH TOWER
	6556 PARK RIDGE BLVD SAN DIEGO, CA 92120		PROJECT DESCRIPTION	CONSTRUCTIO
APPLICANT: ADDRESS:	SPRINT LLC c/o T-MOBILE 10509 VISTA SORRENTO PARKWAY, SUITE 206 SAN DIEGO, CA	The Trails Eatery V	SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED WIRELESS TELECOMMUNICATIONS FACI THE SCOPE WILL CONSIST OF THE FOLLOWING: ROOFTOP SCOPE OF WORK • REMOVE (6) EXISTING SPRINT PANEL ANTENNAS, (2) PER SECTOR	
CLIENT REPRESENTATIVE: SPRINT	COX SDG&E OJECT TEAM ENGINEER: M SOUARED WIRELESS	Annual Annua	PRIVE (6) EXISTING SPRINT RRH%, (2) PER SECTOR INSTALL (6) NEW SPRINT PANEL ANTENNAS, (2) PER SECTOR INSTALL (6) NEW SPRINT RRUS, (2) PER SECTOR REPLACE ANTENNA MOUNT GROUND SCOPE OF WORK REMOVE (2) EXISTING SPRINT CABINET INSTALL (1) NEW SPRINT 6160 CABINET INSTALL (3) NEW SB 6648 INSIDE NEW 6160 CABINET INSTALL (1) NEW SPRINT 6160 CABINET INSTALL (2) NEW SPRINT 6160 CABINET INSTALL (2) NEW SPRINT 6160 CABINET INSTALL (3) NEW SPRINT 6160 CABINET INSTALL (3) NEW SPRINT 6160 CABINET INSTALL (4) NEW SPRINT 6160 CABINET INSTALL (2) NEW SPRINT 624 HCS INSTALL (2) NEW SPRINT 624 HCS INSTALL (1) NEW SPRINT 624 HCS INSTALL (2) NEW SPRINT 624 HCS INSTALL (2) NEW SPRINT 624 HCS INSTALL (3) NEW SPRINT SU 4813 INSTALL (4) NEW SUBARCE ON EXCORDANCE WITH THE 2016 CALIFORNIA BUILDING COD SUBURED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL RESULT IN ANY SIGNIFICANT DISTUBANCE ON EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.	NOT D-2 DETAILS E-1 ELECTRICAL EQUIPMENT PLAN E-2 SINGLE LINE DIAGRAM & PANEL SCHE
10509 VISTA SORRENTO PAR SUITE 206 SAN DIEGO, CA 92103 SPRINT PROJECT MANAGER	SAN CLEMENTE, CA 92673 CONTACT: MICHAEL MONTELLO HONE: (949) 391-6824	Rendo Para or	ENGINEERING	
SPRINT 10509 VISTA SORRENTO PAI SUITE 206 SAN DIEGO, CA92103 CONTACT: MARY HAMILTON PHONE: (858) 720-0166 EMALL: Mary Hamilton@sprin RF ENGINEER: 10509 VISTA SORRENTO PAF SUITE 206 SAN DIEGO, CA 92103 SIZNINACT: PEDRO ABE EMAIL: pedro.abe@sprint.cor CONSTRUCTION MANAGER:	AVC 2014 GRANADA AVE SAN DIEGO, CA 92104 CONTACT: MARK PHILLIPS t.com PHONE: (619) 379-3473 EMAIL: miphillips@pwcca.com AKWAY, LEASING CONSTULTANT: PWC 2014 GRANADA AVE SAN DIEGO, CA 92104 m CONTACT: FELICIA PHILLIPS PHONE: (714) 791-6643	DRIVING DIRECTIONS DIRECTIONS FROM SPRINT OFFICE: 1. HEAD SOUTHEAST TOWARD VISTA SORRENTO PKWY 2. TURN RIGHT TOWARD VISTA SORRENTO PKWY	 * ALL WORK SHALL BE PERPORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25). 2. 2019 CALIFORNIA BUILDING CODE. 3. CITY, COUNTY ORDINANCES. 4. BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA). 5. 2019 MECHANICAL CALIFORNIA CODE. 6. ANSI ELA-222-F. LIFE SAFETY CODE NFA-101. 7. 2019 CALIFORNIA FLUERSING CODE. 8. 2019 CALIFORNIA FLUERSING CODE. 8. 2019 CALIFORNIA ELECTRICAL CODE. 9. LOCAL BUILDING GODE. 	APPRO THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT T TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OF SPRINT RF ENGINEER:
SPRINT 10509 VISTA SORRENTO PAI SUITE 206 SAN DIEGO, CA 92103 CONTACT: TODD BYERS EMAIL: Todd.Byers@sprint.co	EMAIL: Fphillips@pwo-ca.com RKWAY,	TURN LEFT ONTO VISTA SORRENTO PRWY TURN ONTO THE INTERSTATE 805 S RAMP TURN ONTO THE INTERSTATE 805 S RAMP TURN KENT 10 FOR COLLEGE AVE TURN RIGHT ONTO CALE TOWARD EL CENTRO TURN RIGHT ONTO CALEGE AVE TURN RIGHT ONTO CALEGE AVE TURN RIGHT ONTO RIDGE MANOR AVE TURN RIGHT ONTO RIDGE MANOR AVE TURN RIGHT ONTO WANDERMERE DR TIRN RIGHT TURN RIGHT TURN RIGHT TURN RIGHT ONTO WANDERMERE DR	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.	SPRINT OPERATIONS:

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E BLVD 92120

ION DRAWING

AWINGS WILL BE HALF SCALE

IG INDEX

SHEET TITLE

CHEDULE

OVALS

PT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR REIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE S OR MODIFICATIONS.

 DATE:	
 DATE:	



GENERAL CONSTRUCTION NOTES: 1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY: GENERAL CONTRACTOR - GENERAL CONTRACTOR SUBCONTRACTOR - CONTRACTOR (CONSTRUCTION)

- OWNER SPRINT ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND SPRINT PROJECT SPECIFICATIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE NEW WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND CONDITIONS AFFECTING THE NEW WORK AND SHALL WARE PHOUSIONS. GENERAL CONTACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE
- ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCOMPANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES, GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LSPRINT, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ONDINANCES, AND APPLICABLE MUNICIPAL AND UTILY COMPANY SPECIFICATIONS UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES,
- AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SUBFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY OUESTIONS BEGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOWN DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS MAY BE REQUIRED TO SUIT JOB THE ARCHITECTIONGINEER PRIOR TO PROCEEDING WITH WORK THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS. THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECTIONS MAY.
- SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING. 10 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA ADJACENT AREAS AND BUILDING
- General contractor shall be hesponsible for the safety of work area, adjacent areas and boilding occupants that are likely to be affected by the work under this contract. Work shall conform to all osha regularements and the local jurisdiction.
 General contractor shall coordinate work and schedule work activities with other disciplines.
 ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE
- WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS
- INDICATED ON THE DRAWINGS. 13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS. 14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY (E) CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO THE BEGINNING ADDITION OF THE DEVIATE AND ADDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO THE BEGINNING ADDITIONAL ADDITIONAL ADDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO THE BEGINNING
- CONSTRUCTION. UBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK. 16. THE SUBCONTRACTOR SHALL PROTECT (E) IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES.
- ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER. 17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- 18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO
- General Contractor shall coordinate and maintain access for all trades and subcontractors to the site and/or building.
 The GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
 THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL
- REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. 21 THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A BATING
- THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
 ALL (E) ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCHING & EXCAVATION. 23. ALL (E) INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF
- THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- 24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION. 25. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE (E) SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL
- JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
- JURISDICTION FOR EROSION AND SEDIMENT CONTROL. 26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT. 27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
- 28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE
- ALL NECESSART ROBORD, STUMPS, DEBRIS, STICKS, STOKES, AND OTHER REPOSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
 ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO DUMENT.
- PAYMENT 30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT
- SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
 SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
 THE NEW FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICA ACCESS REQUIRED).
 OCCUPANCY IS LIMITED TO PERIODIC MAINTEMANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY
- SPRINT TECHNICIANS. 34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE NEW.
- 34. NO OUTBOOK STORAGE ON SOLID WASTE CONTAINED AND NEW WAY. S. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION SPRINT GROUNDING STANDARD TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES AND TECHNICAL SPECIFICATION FOR FACILITY GROUNDING. IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- 36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY
- 37 SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- 38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- 39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS
- 0. ALL COAKLAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. 41. NO NOISE, SMOKE, DUST, OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
- 42. NO ADDITIONAL PARKING TO BE NEW. (E) ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
- 43. NO LANDSCAPING IS NEW AT THIS SITE, UNLESS NOTED OTHERWISE

- GROUNDING NOTES: 1. COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL
- EXOTHERMIC WELD.
- EX SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.
- ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES
- WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS
- WITH AN ANTI-DAIDANT COMPOUND BEFORE MATING, ALL HARDWARE SHALL BE STAILESS STEEL 38 INCH DIAMETER OR LARGER. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
- NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA
- NOMBER OF GROUNDING BARS MAY VART DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN (E) TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

SITE WORK & DRAINAGE

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE NEW WORK SHOWN IN THESE PLANS.

- 1 REFERENCES
- DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT
- ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS). OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).
- 1.2 INSPECTION AND TESTING
- 2 INSPECTION AND TESTING: FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE SUBCONTRACTOR. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL
- INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS, IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR CEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT
- SUBCONTRACT.
 - PROTECTIVE MEASURES TO PREVENT (E) FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMA

 - BY THE WORK. KEEP SITE FREE OF ALL PONDING WATER. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK. (E) UTILITIES: DO NOT INTERRHPT (E) UTILITI
 - LITIES: DO NOT INTERNET (E) UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN ITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE
 - PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRHPTING ANY UTILITY SERVICE

- ENVIRONMENTAL NOTES 1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
- RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL INBE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FRICING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE FRION TO CONSTRUCTION. NO SEDIMENT SHALL BE ALLOVED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE WATERWAYS.
- MEASURES FOR CONTROLLING EROSION ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EBOSION
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIME CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
- SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS
- POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANC
- POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTUBBANCE. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES. STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
- BALE SEUMENI BAHMIENS, AND CHECK DAMS. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETEDING EURENADOS DELETERIOUS SUBSTANCES



12.36	GAI

FINAL BATTERY

Sign	Sign Count	Description
NOTICE (()) Market and the second market a	I	Blue Notice Sign Used to notify individuals they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's MPE limit for the general public or occupational exposures.
A HOTICO A MARINA DE LA CALLANA MARINA DE	I	Guidelines Informational sign used to notify workers that there are active antenna installed and provide guidelines for working in RF environments.
CAUTION CONTROL OF A CONTROL	4	Yellow Caution Sign Used to notify individuals that they ar entering a hot spot where either the general public or occupational FCC's MPE limit is or could be exceeded.
WARNING WAR	3	Red Warning Sign Used to notify individuals that they ar entering a hot zone where either the general public or occupational FCC's MPE limit has been exceeded.
Notes:	measures. The actual nu was conducte the worst-cas of the facility a to unprotecte	sed site will be compliant with mber of access points may vary based d. Recommended signage locations, if a e scenario in each sector. The actual si and antennas. Locations deemed inacces d roof edge or slope, etc.) will be comp accessible point.

NOTE:

CONTRACTOR TO VERIFY EXISTING SIGNAGE IS PRESENT AND REPLACE AS REQUIRED BY EME COMPLIANCE REPORT



- AVOID DAMAGE TO THE SITE AND TO (E) FACILITIES. STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN, TAKE

DATA CHART								
COMPLIANCE								
<u>RY:</u>) = 14.4 KWH SECTION 1206.2 NOT APPLICABLE								
INFORMATION								
AMP-HOUR RATING PER UNIT	RATED VOLTAGE PER UNIT							
100 AH	12V							
τοται	L КWH							
KWH PER BATTERY	X TOTAL # OF BATTERIES							
1.2 KWH x 12	2 = 14.4 KWH							
E VOLUME								
LONS								

	Posting Instructions
re er Ig 1PE	Securely post at all access points to the site in a manner conspicuous to all individuals entering thereon.
/ nnas or	Securely post at all access points to the site in a manner conspicuous to all individuals entering thereon.
are the C's d.	Securely post near areas where the general public or occupational MPE limit could be exceeded as shown in Attachment 1 at the site in a manner that prominently alerts occupational workers and the general public of RF emissions.
are the C's	Securely post near areas where the general public and occupational MPE limits are exceeded as shown in Attachment 1 at the site in a manner that prominently alerts occupational workers and the general public of RF emissions.

the installation of the mitigation

on documentation provided and/or if a surve pplicable, are based on T-Mobile's guidance for ignage installation is dependent on accessibilit ssible due to OSHA safety standards (proximit liant upon installation of recommended signage







PLUMBING DIAGRAM







ENLARGED SITE PLAN



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



C	VEW OPTIMAL ANTENNA & TRANSMISSION CABLES REQUIREMENTS (VERIFY WITH CURRENT RFDS)			ODEL RAD CENTER AZIMUTH				ISSION LINE ONFIRMED IN IELD	REMOTE RADIO HEADS		
ANTENNA		NEW		NEW	NEW	QTY	CABLE		NEW	RRHS	
POSITION	NEW	MODEL	SIZE				LENGTH		RRHS MAKE AND MODEL	COUNT	
	2100MHz	COMMSCOPE	48.2"X25.2"X9.2"	26'-10"	20°	6	70 [.]	FIBER JUMPER	(N) RRUS4480 B71+B85	1	
1	210010112	FFHH-65A-R3	40.2 X23.2 X3.2	20-10	20	8	70'	SUREFLEX JUMPER	(N) RRUS 4460 B2+B66	1	
2	2500MHz	ERICSSON AIR 6449 B41	33.1"x20.5"x8.3"	27'-5"	20°	4	70'	FIBER JUMPER	-	-	
		COMMSCOPE				6	70'	FIBER JUMPER	(N) RRUS4480 B71+B85	1	
1	2100MHz	FFHH-65A-R3	48.2"X25.2"X9.2"	26'-10"	150°	8	70'	SUREFLEX JUMPER	(N) RRUS 4460 B2+B66	1	
2	2500MHz	ERICSSON AIR 6449 B41	33.1"x20.5"x8.3"	27'-5"	150°	4	70'	FIBER JUMPER	-	-	
	0400000	COMMSCOPE	40.000005.00000.000	001.401	270°	6	70'	FIBER JUMPER	(N) RRUS4480 B71+B85	1	
1	2100MHz	FFHH-65A-R3	48.2"X25.2"X9.2"	26'-10"	270-	8	70'	SUREFLEX JUMPER	(N) RRUS 4460 B2+B66	1	
1 2	2500MHz	ERICSSON AIR 6449 B41	33.1"x20.5"x8.3"	27'-5"	270°	4	70 [,]	FIBER JUMPER	-	-	
									TOTAL	6	



















							PANEL SCHE								
ITE NUM		SD08071				MODEL N	JMBER:	TBD							
OLTAGE		120/240V				PHASE:		1				WIRE:		3	
AIN BRE		200 AMPS				BUSS RATI	NG:	200 AMPS				AIC:		TBD	
/IOUNT:		SURFACE				NEUTRAL	BAR:	YES				GROUND BA	R:	YES	
NCLOSU	RE TYPE:	NEMA 3R				N TO GRO	UND BOND:	YES							
PANEL ST	ATUS:	FINAL				INTERNAL	TVSS:	YES							
скт	LOAD DESCRIPTION	BREAKER	BREAKER	BREAKER	SERVICE	USAGE	PHASE A	PHASE B	USAGE	SERVICE	BREAKER	BREAKER	BREAKER	LOAD DESCRIPTION	
CINI	LOAD DESCRIPTION	AMPS	POLES	STATUS	LOAD VA	FACTOR	VA	VA	FACTOR	LOAD VA		POLES	AMPS	LOAD DESCRIPTION	
1	MODCELL UNIT 1	100	2	ON	8950	1.00	15950	•//	1.00	7000	ON	2	100	MODCELL GROWTH	-
2	-	-	-	ON	8950	1.00	10000	15950	1.00	7000	ON	-	-	-	
3	SPACE	-	-	-	-	-	0	10000	0	0	-	-	-	SPACE	t
4	SPACE	-	-	-	-	-		178	1.00	178	ON	1	20	LIGHT	1
5	SPACE	-	-	-	0	0.00	720	2.0	1.00	720	ON	1	20	RECEPTECLE	
6	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	t
7	SPACE	-	-	-	0	0.00	0		0.00	0	-	-	-	SPACE	
8	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	
9	SPACE	-	-	-	0	0.00	0		0.00	0	-	-	-	SPACE	
10	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	
11	SPACE	-	-	-	0	0.00	0		0.00	0	-	-	-	SPACE	
12	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	
13	SPACE	-	-	-	0	0.00	0		0.00	0	-	-	-	SPACE	
14	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	
		-	-				16670	16128	VA			TOTAL KVA:	32.80		



		PANEL SCH	EDULE				
SITE NUMBER:	SD08071	MODEL NUMBER:	TBD				
VOLTAGE:	120/240V	PHASE:	1	WIRE:		3	
MAIN BREAKER:	200 AMPS	BUSS RATING:	200 AMPS	AIC:		TBD	
MOUNT:	SURFACE	NEUTRAL BAR:	YES	GROUND BA	R:	YES	
ENCLOSURE TYPE:	NEMA 3R	N TO GROUND BOND:	YES				
PANEL STATUS:	FINAL	INTERNAL TVSS:	YES				

СКТ	LOAD DESCRIPTION	BREAKER	BREAKER	BREAKER	SERVICE	USAGE	PHASE A	PHASE B	USAGE	SERVICE	BREAKER	BREAKER	BREAKER	LOAD DESCRIPTION	СКТ
		AMPS	POLES	STATUS	LOAD VA	FACTOR	VA	VA	FACTOR	LOAD VA	STATUS	POLES	AMPS		
1	MODCELL UNIT 1	100	2	ON	8950	1.00	15950		1.00	7000	ON	2	100	MODCELL GROWTH	13
2	-	-	-	ON	8950	1.00		15950	1.00	7000	ON	-	-	-	14
3	(N) 6160	100	2	ON	3725	1.00	3725		0	0	-	-	-	SPACE	15
4	-	-	-	ON	3725	1.00		3903	1.00	178	ON	1	20	LIGHT	16
5	SPACE	-	-	-	0	0.00	720		1.00	720	ON	1	20	RECEPTECLE	17
6	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	18
7	SPACE	-	-	-	0	0.00	0		0.00	0		-	-	SPACE	19
8	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	20
9	SPACE	-	-	-	0	0.00	0		0.00	0	-	-	-	SPACE	21
10	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	22
11	SPACE	-	-	-	0	0.00	0		0.00	0	-	-	-	SPACE	23
12	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	24
13	SPACE	-	-	-	0	0.00	0		0.00	0	-	-	-	SPACE	25
14	SPACE	-	-	-	0	0.00		0	0.00	0	-	-	-	SPACE	26
		-	-				20395	19853	VA			TOTAL KVA:	40.25		
												AMPS:	167.70		



SINGLE LINE DIAGRAM

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



24"x36" SCALE: NTS 11"x17" SCALE: NTS	1

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



