



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 6, 2022 REPORT NO. PC-22-055
HEARING DATE: October 13, 2022
SUBJECT: AT&T Carmel Mountain Country Club, Process Four Decision
PROJECT NUMBER: [1055812](#)
OWNER/APPLICANT: NUWI CMR, LLC / AT&T

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 14050 Carmel Ridge Road within the Carmel Mountain Ranch Community Plan area?

Staff Recommendations:

1. **Approve** Conditional Use Permit No. 3146680;
2. **Approve** Planned Development Permit No. 3152367; and
3. **Approve** Neighborhood Development Permit No. 3152368.

Community Planning Group Recommendation: On August 10, 2022, the Carmel Mountain Ranch Community Planning Group voted 8-0-0 to recommend approval of the project without conditions (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 14, 2022, and the opportunity to appeal that determination ended July 28, 2022 (Attachment 8).

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

BACKGROUND

WCFs are permitted in all zones citywide with the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1 which are generally non-residential uses/zones and are permitted ministerially and the least preferred locations are with residential uses in residential zones and are a Preference 4, requiring a Conditional Use Permit, Process Four. Various land uses and zones between those Preference levels dictate decision levels and permits between a Neighborhood Use Permit (NUP), Process Two and a Conditional Use Permit (CUP), Process Three or Four. The purpose and intent of this is to encourage WCFs in more preferred locations by allowing a lower processing level. This project is located in a residential zone, which is a Preference 4. There are no other locations in Preference 1,2, or 3 categories that can maintain current service levels or were agreeable to necessary standards of selection.

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." An RFE-EME Compliance Report dated March 1, 2022 from Mobile Comm Professionals, Inc was submitted to the City, verifying that the proposed project meets or exceeds the requirements of the FCC.

The WCF regulations (SDMC 141.0420) require:

- CUP Process 4 approval for a WCF proposed on a residentially zoned property.
- A Planned Development Permit (PDP) Process 4 is required pursuant to San Diego Municipal Code (SDMC) Section [143.0402](#), when a project includes deviations from the applicable zoning regulations. In this case, the project includes three 63-foot tall wood poles as a temporary WCF, which is 33 feet above the AR-1-1 Zone height limit of 30 feet.
- A Neighborhood Development Permit (NDP) is required pursuant to SDMC Section 141.0420(e)(3), when a proposed equipment enclosure exceeds 250 square feet. The project proposes a 400 square foot enclosure that will be utilized by the temporary WCF.

Consistent with the SDMC Section [112.0103](#), when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project, as proposed, requires a Process Four, Planning Commission decision with appeal rights to the City Council.

The current site is part of a larger development called The Trails at Carmel Mountain Ranch (Trails). This project was approved as Project No. 652519 on September 14, 2021, by the City Council. The Trails project consisted of a General Plan/Community Plan Amendment, Vesting Tentative Map, Easement Vacation, Master Planned Development Permit, Rezone, Site Development Permit, and rescission of Conditional Use Permit to allow redevelopment of golf course and clubhouse into residential, parks and open space. The existing clubhouse, along with the entirety of the property is

being redeveloped into multi-family homes and a recreation center. The 164.5-acre Trails project will construct 1,200 multi-family homes with a mix of open space and recreational uses. The existing WCF was constructed in the clubhouse, which is being demolished and will be reconstructed to integrate with the new development's design.

DISCUSSION

Project Description:

The project proposes a WCF designed as a 48-foot tall community tower supporting 12 panel antennas and nine (9) Remote Radio Units (RRUs) for AT&T located at the previous location of the clubhouse. This permanent WCF will have a 215 square-foot equipment enclosure that is concealed in the base of the community tower. Additionally, the project proposes three (3) 63-foot tall wood poles that will function as a temporary WCF to support the existing AT&T network, while the permanent WCF is being constructed. The temporary WCF also includes a 400 square-foot equipment enclosure located adjacent to the wood poles. The temporary WCF will be shared by two carriers, AT&T and T-Mobile. The antennas for both carriers are spread out at 48-feet high and 64-feet high, respectively, to avoid interference. The project is located at 14050 Carmel Ridge Road in the RM-2-5 and AR-1-1 Zones within the Carmel Mountain Ranch Community Plan. The Trails at Carmel Mountain Ranch Land Use Map designates the site as residential and open space. Land uses surrounding the project site include the existing single-family residences and the existing and proposed multi-family residences.

The search area for the new WCF consisted of two other locations. The first location analyzed an existing 35-foot-tall faux monopine on the same parcel near the southwest corner. This location was rejected due to insufficient height. The existing carrier on the faux tree, Verizon, would need to extend the tree to be able to provide adequate coverage over the proposed multi-family buildings. Should AT&T collocate on this WCF, the tree would extend over 60 feet. The second location analyzed was a rooftop mounted WCF located to the northeast in the CV-1-1 Zone. Although this is a Preference Level 1, the maximum height would allow for shadowing from surrounding trees and buildings. Shadowing is reduced coverage when there are tall objects blocking the signal to the antennas. The current site location for the WCF is preferable as there are other AT&T locations in the surrounding area and the WCF would assimilate with AT&T coverage goals. There are limited properties that are considered preferred zones within the required geographical area and even less properties that would offer the height required for adequate coverage (Attachment 7).

The location of the WCF is at approximately the same location as the existing clubhouse with the temporary WCF located near the northeast corner of the parcel. The proposed WCF will be considered a Complete Concealment Facility and the permit will not contain an expiration date for the permanent WCF. For a project to receive this status, the entirety of the WCF which includes the antennas, associated equipment enclosure and cable tray connecting the two all have to be concealed from view per the [City of San Diego WCF Guidelines](#). The antennas will be mounted behind Fiberglass Reinforced Panels (FRP) at the top of the tower and the associated equipment enclosure will be at the base of the tower. The cabling will be internally constructed and hidden from view. The WCF will match the architectural style of the proposed Trails development. The adjacent

temporary WCF will have the associated equipment located at the base of the wood poles surrounded by a chain link fence (Figure 1 and 2). This temporary WCF will have an expiration timeframe of two years to allow for demolition and construction of the required buildings. If the temporary WCF is needed for more than two years, the applicant will need to submit plans and the adjusted construction schedule to staff for approval for each additional year with a Substantial Conformance Review application.



Figure 1: Photosimulation of proposed WCF community tower



Figure 2: Photo-simulation of existing site and proposed temporary WCF

Community Planning Group

The Carmel Mountain Ranch Community Planning Group (CMRCPG) voted to recommend approval of the project on August 10, 2022 with a vote count of 8-0-0 without conditions.

Community Plan Analysis:

The [Carmel Mountain Ranch Community Plan](#) states its goals are to allow for sensible accommodation of, and effective financing for, public facilities and services concurrent with community growth and to ensure that existing public facilities (police and fire protection, utilities, etc.) shall not be adversely impacted by the population increase resulting from development. Additionally, the City of San Diego's General Plan ([UD-A.15](#)) requires that the visual impact of wireless facilities be minimized by concealing them 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. The proposed community tower consists of antennas at the top and the associated equipment at the base. This WCF is hidden from public view and designed to completely integrate with the future proposed Trails residential development. The antennas will be hidden behind FRP designed to appear as part of the building. The FRP will be painted and textured to match the proposed residential development paint palette as shown in the photo-simulation.

Project-Related Issues:

Deviations- An applicant may request deviations from the applicable development regulations in accordance with a Planned Development Permit decided in accordance with Process Four, provided that the findings in [SDMC Section 126.0605](#) are made. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviation:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Building Height	SDMC Section 131.0331 and Table 131-03C	30 feet maximum height	63 feet

Justification – AT&T is collocating the temporary WCF with T-Mobile on three 63-foot-high wood poles. AT&T has indicated that an antenna height of 48 feet is necessary for the temporary site in order to provide continued coverage to the area, while the area is under construction. This temporary WCF has enough height to communicate with other nearby AT&T WCFs to optimize their coverage objective. Conditions for the temporary WCF includes a two-year limitation, which can be extended with a Substantial Conformance Review application. Historically, SCRs are used to accommodate temporary WCFs to ensure that there will be no impact to the existing coverage including for emergency services uses. This allows the temporary site to be utilized during construction and to be removed afterwards. The conditions will allow for staff to review and decide on any required extension due to possible construction delays associated with the proposed Trails

residential development. The outgoing clubhouse WCF was an integral part of AT&T's coverage and network map and AT&T is seeking continued coverage with the newly proposed development in the immediate area (Attachment 6).

Coverage maps demonstrate the existing coverage provided on the Carmel Mountain Ranch property and the predicted loss of coverage without the proposed WCF. Furthermore, the coverage maps show the coverage with the temporary WCF. Although the underlying zone allows a maximum 30-foot height limit, without the temporary and the future facilities, members of the public and emergency services would experience significant impacts in this area. The above deviation has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan ([UD-A.15](#)), the [Carmel Mountain Ranch Community Plan](#), and the purpose and intent of the [Wireless Communication Facility Ordinance](#). The project has been designed to address the physical environment and would not adversely impact the public's health or safety.

Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of the Conditional Use Permit, Planned Development Permit, and Neighborhood Development Permit (Attachment 5).

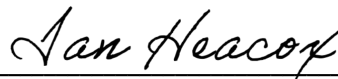
ALTERNATIVES

1. Approve Conditional Use Permit No. 3146680, Planned Development Permit No. 3152367, and Neighborhood Development Permit No. 3152368 with modifications.
2. Deny Conditional Use Permit No. 3146680, Planned Development Permit No. 3152367, and Neighborhood Development Permit No. 3152368, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted.



Simon Tse
Supervising Development Project Manager
Development Services Department

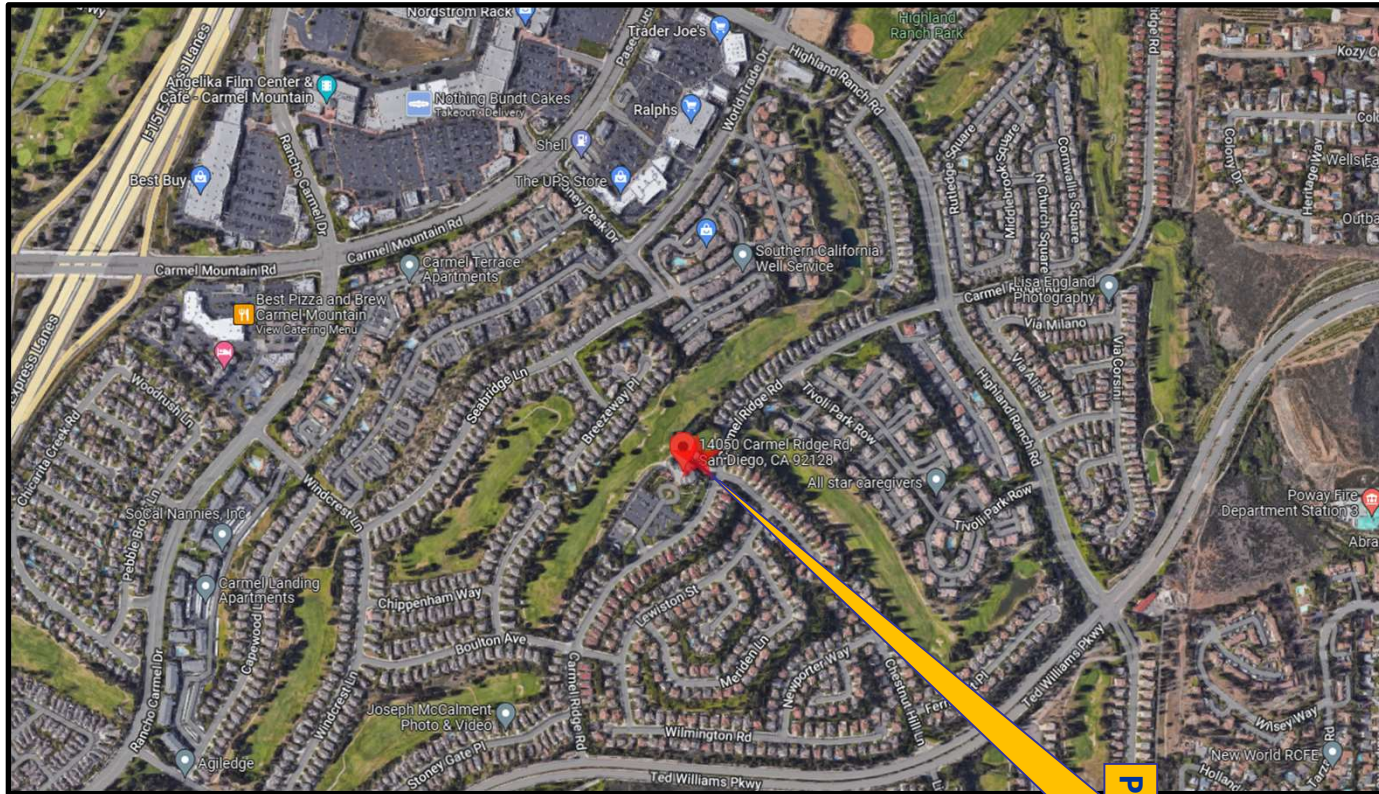


Ian Heacox
Development Project Manager
Development Services Department

ST/IH

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Coverage Maps
7. Site Justification
8. Environmental Exemption
9. Ownership Disclosure Form
10. Community Planning Group Recommendation
11. Photo Survey
12. Photo-simulations
13. Project Plans

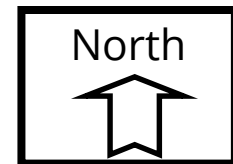


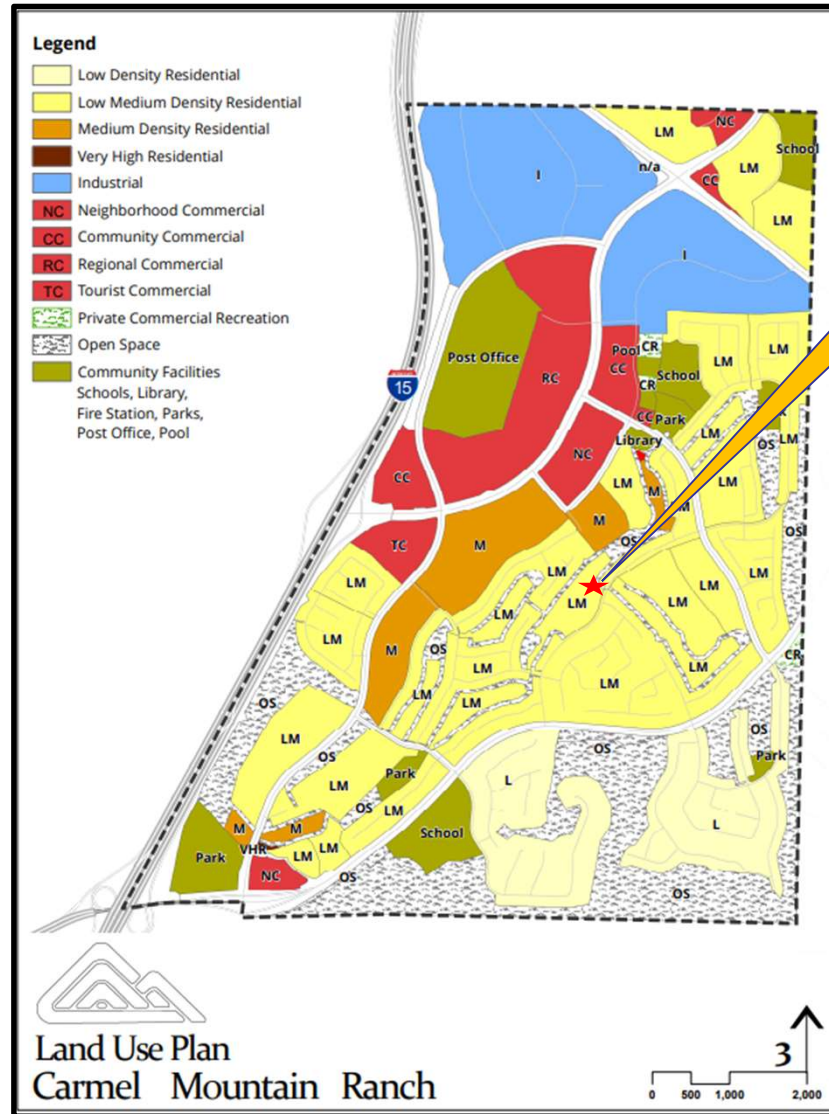
Project Site



Aerial Photograph

AT&T Carmel Mountain Country Club Project No. 1055812
14050 Carmel Ridge Road

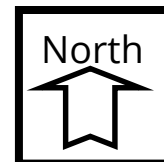


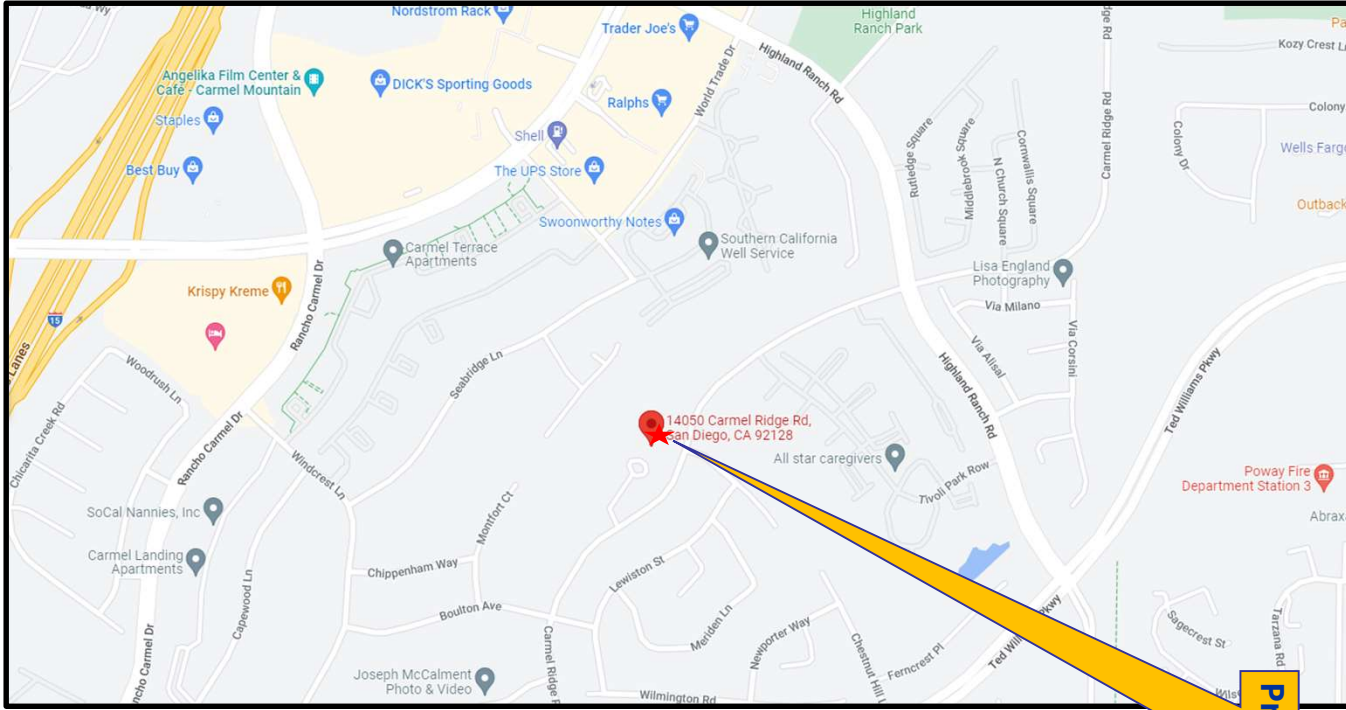


Carmel Mountain Ranch Land Use Plan

AT&T Carmel Mountain Country Club Project No. 1055812

14050 Carmel Ridge Road



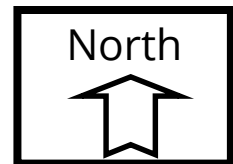


Project Site



Project Location Map

AT&T Carmel Mountain Country Club Project No. 1055812
14050 Carmel Ridge Road



PLANNING COMMISSION
RESOLUTION NO. _____
CONDITIONAL USE PERMIT (CUP) NO. 3146680
PLANNED DEVELOPMENT PERMIT (PDP) NO. 3152367
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) 3152368
AT&T CARMEL MOUNTAIN COUNTRY CLUB PROJECT NO. PRJ-1055812

WHEREAS, NUWI CMR, LLC, Owner and AT&T Wireless, Permittee, filed an application with the City of San Diego for a permit to construct a new Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated CUP No. 3146680, PDP No. 3152367 and NDP No. 3152368 ;

WHEREAS, the project site is located at 14050 Carmel Ridge Road in the RM-2-5 and AR-1-1 Zones within the Carmel Mountain Ranch Community Plan area;

WHEREAS, the project site is legally described Parcel 1 of Parcel Map No. 15309, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 21, 1988 as File No. 88-354721 and as corrected by Certificate of Correction recorded July 29, 1994, as Instrument No. 94-468755, both of Official Records;

WHEREAS, on July 14, 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 Guideline Section 15303 (New Construction) 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 October 13, 2022, the Planning Commission of the City of San Diego considered CUP No. 3146680, PDP No. 3152367, and NDP No. 3152368, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 3146680, PDP No. 3152367, and NDP No. 3152368:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The project proposes to construct a new WCF as a 48-foot tall community tower consisting of twelve (12) panel antennas and nine (9) Remote Radio Units (RRUs) for AT&T to provide service to and surrounding the proposed development called Trails at Carmel Mountain Ranch (Trails) and existing residential houses in the area. The project also consists of a temporary WCF with three (3) 63-foot tall wood poles supporting six (6) panel antennas and twelve (12) RRUs. The temporary WCF will be shared by two carriers, AT&T and T-Mobile. The antennas for both carriers are spread out at 48-feet high and 64-feet high, respectively, to avoid interference. The WCF is located at 14050 Carmel Ridge Road in the RM-2-5 and AR-1-1 Zones within the Carmel Mountain Ranch Community Plan, which designates the site as Residential.

The Carmel Mountain Ranch Community Plan states its goals are to allow for sensible accommodation of, and effective financing for, public facilities and services concurrent with community growth and to ensure that existing public facilities (police and fire protection, utilities, etc.) shall not be adversely impacted by the population increase resulting from development. Additionally, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them 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 Municipal Code (SDMC), WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. One intent of the regulations is to camouflage facilities from public view. Here, the proposed permanent WCF will be considered a Complete Concealment Facility (CCF) and the permit will not contain an expiration date for the permanent WCF. For a project to receive this status the antennas, associated equipment enclosure and cable tray connecting the two all have to be concealed and integrated from view per the San Diego WCF guidelines. The antennas will be housed behind Fiberglass Reinforced Panels (FRP) at the top of the tower and the associated equipment enclosure will be at the base of the tower. The cabling will be internally

constructed and hidden from view. The WCF will match the architectural style of the Trails development. The adjacent temporary WCF will have the associated equipment located at the base of the wood poles surrounded by a chain link fence. This temporary WCF will have an expiration timeframe of two years in the permit to allow for demolition and construction of the required community tower that will contain the WCF. Historically, temporary WCFs are mounted on wood poles are not concealed for two reasons; the temporary WCF will be in a construction area and concealing the temporary WCF is not the best case of resources since it will be removed once demolition and construction of the permanent facility has been completed.

Pursuant to SDMC Section 141.0420(c)(2)(B), when the WCF is in a residential zone, a CUP, Process 4 decision is required. An NDP is required pursuant to SDMC Section 141.0420(e)(3), when an equipment enclosure exceeds 250 square feet. The project proposes a temporary 400-square-foot enclosure. Additionally, in accordance to SDMC Section 143.0402, deviations from applicable zoning regulations require a PDP. In this case, the project includes three 63-foot tall wood poles as a temporary WCF, which is 33 feet above the AR-1-1 Zone height limit of 30 feet. The temporary portion of the project will only be utilized while the development is in demolition and construction. The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape, and siting solutions. Aside from the deviation, the project complies with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan and the Carmel Mountain Ranch Community Plan. Therefore, 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.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction). 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. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and every part of the permanent WCF will be concealed. 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 Telecommunications 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 Safety Survey Report dated

March 15, 2022 from Mobile Comm Professionals, Inc which concluded that the project is in compliance with FCC standards for RF emissions. The proposed permanent WCF contains a locked door accessible only to qualified personnel and the temporary WCF will have a chain link fence around the perimeter. The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the proposed WCF 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.

Deviations to the SDMC may be processed through a PDP in accordance with SDMC sections 126.0601 and 143.0401. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. The temporary WCF consists of three (3) 63-foot wood poles and requires a height deviation to exceed 30-feet. The height deviation can be supported for the following reasons:

- 1) The height increase is only temporary to allow for the demolition and construction of the proposed residential development;
- 2) The deviation would preserve the existing coverage which is heavily depended upon by the existing surrounding residential use and commuters on Interstate 15;
- 3) The deviation would result in a better project when the facility is completed, the antennas will all be completely concealed inside a community tower that blends in with the proposed residential development; and
- 4) The temporary WCF will contain two different carriers, AT&T and T-Mobile. The antennas for both carriers are spread out at 48-feet high and 64-feet high, respectively, to avoid interference.

In addition to the processing of a PDP for deviations, the project requires a NDP pursuant to SDMC Section 141.0420(e)(3), when an equipment enclosure exceeds 250 square-feet. The temporary WCF has an equipment enclosure of 400 square-feet. The temporary WCF will only be utilized during demolition and construction and will be removed afterwards.

The proposed WCF inside a new community tower will match the future Trails development's design palette both in color and features. The antennas and equipment shall be concealed entirely to reduce all visual impacts. The community tower is consistent with the WCF Guidelines and will not result in any expiration date. Expiration dates are imposed on WCFs to review and modify these facilities for

advancement in technology and designs. This project conforms to the WCF Guidelines as a CCF since the project integrates with the development and is completely concealed. For a project to receive this status, the entirety of the WCF which includes the antennas, associated equipment enclosure and cable tray connecting the two all have to be concealed from view per the [City of San Diego WCF Guidelines](#). Since the WCF is completely concealed, the permit will not receive an expiration date. The temporary WCF will have an expiration timeframe of two years to allow for demolition and construction of the required buildings. If the temporary WCF is needed for more than two years, the applicant will need to submit plans and the adjusted construction schedule to staff for approval for each additional year with a Substantial Conformance Review application. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to SDMC Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the WCF is located on a site zoned residential surrounded by existing and proposed residences. The existing WCF was constructed in the clubhouse, which is being demolished and will be reconstructed to integrate with the new development's design.

A site justification analysis was prepared by AT&T and accepted by City staff demonstrating a need for this proposed WCF. This site has been providing service in the existing clubhouse since 2005. The search area for the new WCF consisted of two other locations. The first location analyzed was an existing 35-foot-tall faux monopine on the same parcel near the southwest corner. This location was rejected due to insufficient height. The existing carrier on the tree, Verizon, will need to extend the tree to be able to provide adequate coverage over the proposed multi-family buildings. Should AT&T collocate on this WCF, the tree will extend over 60 feet. The second location analyzed was a rooftop mounted WCF located to the northeast in a CV-1-1 Zone. Although this is a Preference Level 1, the maximum height would allow for shadowing from surrounding trees and buildings. The current site location for the WCF is preferable as there are other AT&T locations in the surrounding area and the WCF would assimilate with AT&T coverage goals. There are limited properties that are considered preferred zones within the required geographical area and even less properties that would offer the height required for adequate coverage. The temporary WCF is located in an AR-1-1 zone. This area was intended to be a 50' buffer zone between the proposed development and existing development. This temporary WCF will only be used during demolition and construction of the Trails development.

The WCF is appropriately designed at the location and will integrate appropriately into the existing setting. The design is consistent with the City's General Plan for

wireless facilities. Since the WCF is completely concealed, the permanent community tower WCF will not receive an expiration date in the permit. As demonstrated by the justification analysis and the design, the proposed WCF is appropriate at the existing location.

B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The proposed project is described in CUP finding A.1.a, incorporated by reference herein, 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.

The proposed project is described in CUP finding A.1.b, incorporated by reference herein, 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 proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The proposed project is described in CUP finding A.1.c, incorporated by reference herein, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

2. Findings for all Neighborhood Development Permits:

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

The proposed project is described in CUP finding A.1.a, incorporated by reference herein, 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.

The proposed project is described in CUP finding A.1.b, incorporated by reference herein, 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 proposed project is described in CUP finding A.1.c, incorporated by reference herein, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 3146680, PDP No. 3152367, and NDP No. 3152368 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 3146680, PDP No. 3152367, and NDP No. 3152368, a copy of which is attached hereto and made a part hereof.

Ian Heacox

Ian Heacox
Development Project Manager
Development Services

Adopted on: October 13, 2022

IO#: 11003679

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: 11003769

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 3146680
PLANNED DEVELOPMENT PERMIT NO. 3152367
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 3152368
AT&T CARMEL MOUNTAIN COUNTRY CLUB PROJECT NO. 1055812
PLANNING COMMISSION

This Conditional Use Permit No. 3146680, Planned Development Permit No. 3152367, and Neighborhood Development Permit No. 3152368 is granted by the Planning Commission of the City of San Diego to NUWI CMR, LLC, Owner and AT&T Wireless, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303, 126.0402, 126.0602, 131.0301, 131.0401 and 141.0420. The site is located at 14050 Carmel Ridge Road in the RM-2-5 and AR-1-1 Zones within the Carmel Mountain Ranch Community Plan. The project site is legally described as: Parcel 1 of Parcel Map No. 15309, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 21, 1988 as File No. 88-354721 and as corrected by Certificate of Correction recorded July 29, 1994, as Instrument No. 94-468755, both of Official Records.

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 October 13, 2022, on file in the Development Services Department.

The project shall include:

- a. Permanent WCF: Twelve (12) panel antennas measuring 28" x 15.7" x 6.7" and 31" x 16" x 9" and nine (9) Remote Radio Units (RRUs) concealed inside a new 48-foot-high community tower with a 215-square-foot equipment enclosure at the base consisting of two (2) cabinets; and
- b. Temporary WCF: Six (6) panel antennas and twelve (12) RRUs on three (3) 63-foot temporary wood poles with a 400-square-foot equipment enclosure consisting of two (2) cabinets; and

ATTACHMENT 5

- c. A deviation from SDMC Section 131.0331, Table 131-03C allowing the temporary facility to measure a height of 63-feet, where the AR-1-1 Zone allows a 30-foot maximum height; and
- d. Landscaping (planting, irrigation, and landscape related improvements).
- e. 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 October 27, 2025.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. 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.
4. 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.
5. 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.

ATTACHMENT 5

6. 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.
7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
8. 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.).
9. 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.
10. 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.
11. 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.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, 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 the 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

ATTACHMENT 5

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 the Owner/Permittee.

LANDSCAPE REQUIREMENTS:

13. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity with written approval by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

14. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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 or Certificate of Occupancy.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Carmel Ridge Road public right-of-way.

16. Prior to the issuance of any construction permit, the Permittee shall obtain a public right-of-way permit for the proposed work in the Carmel Ridge Road public right-of-way.

17. Prior to the issuance of any construction permit, the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

18. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation within the Carmel Ridge Road public right-of-way, satisfactory to the City Engineer.

TELECOM DESIGN REQUIREMENTS:

19. 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.

ATTACHMENT 5

20. No overhead cabling is permitted.
21. The WCF shall conform to the approved construction plans.
22. Photo simulations shall be printed in color on the construction plans.
23. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC 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.
24. 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.
25. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
26. 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.
27. 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.
28. 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.
29. The temporary facility will only be permitted for two years from permit approval date. Prior to expiration, the Permittee shall submit for a Substantial Conformance Review (SCR) for each additional year required.
30. 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.
31. 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.

ATTACHMENT 5

32. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

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, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, 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 development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The 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 Planning Commission of the City of San Diego on October 13, 2022.

ATTACHMENT 5

Conditional Use Permit No. 3146680
Planned Development Permit No. 3152367
Neighborhood Development Permit No. 3152368
Date of Approval: October 13, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
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.

NUWI CMR, LLC
Owner

By _____
NAME
TITLE

AT&T WIRELESS
Permittee

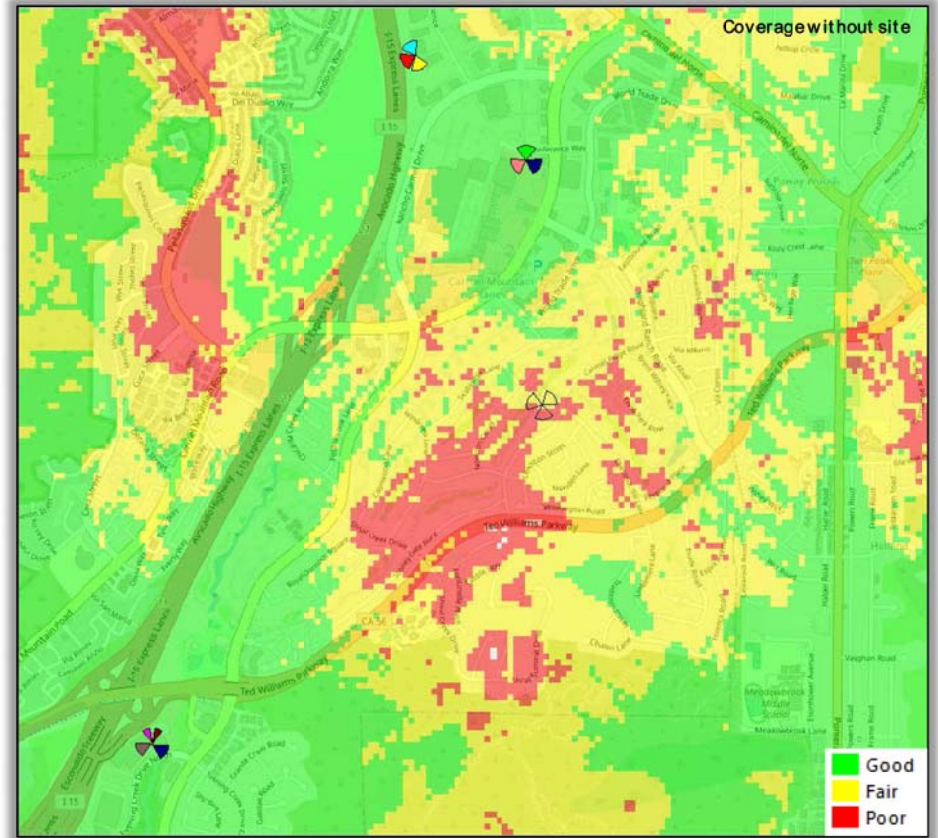
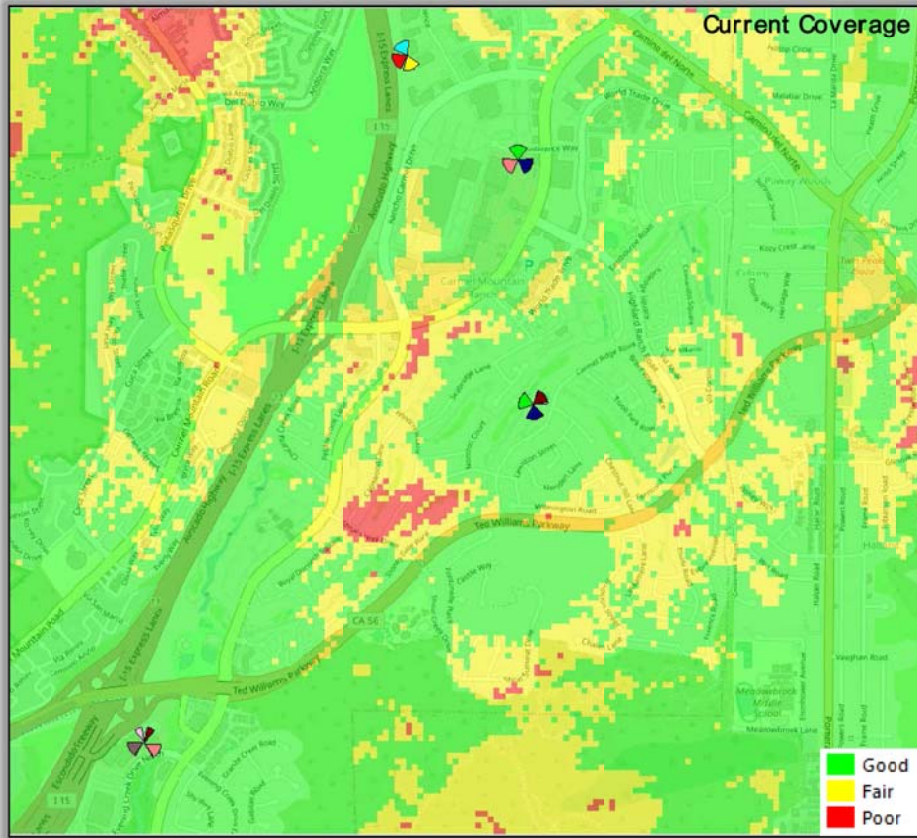
By _____
NAME
TITLE

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

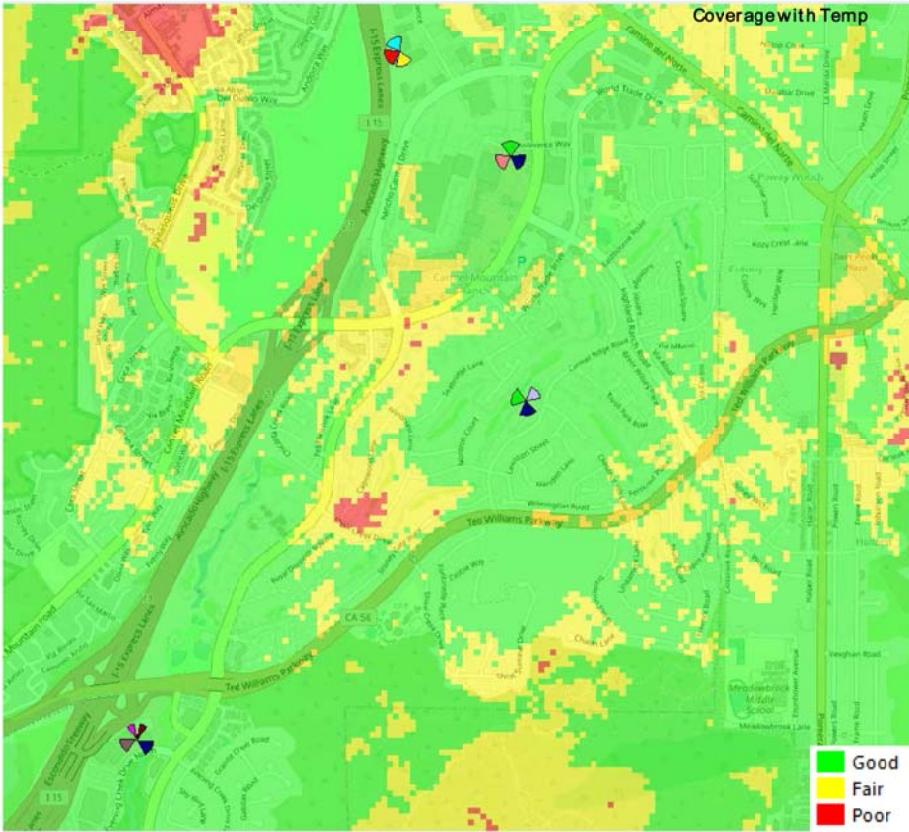
CAL0 16 17

Coverage Plots

CAL0617 Carmel Mountain



CAL0617 Carmel Mountain





March 22, 2022

To:

City of San Diego
1222 First Ave
San Diego, CA 92101

From:

MD7, LLC
Justin Causey, Land Use
10590 W Ocean Air Drive, Suite 300
San Diego, CA 92130
858-291-1869
jcausey@md7.com

Re:

Site Justification Report

Site ID:

CAL01627 – Carmel Mountain Ranch

Site Address:

14050 Carmel Ridge Road, San Diego, CA 92128

Intro

AT&T is requesting approval for the conditional use permit proposing the permanent relocation of the existing AT&T WCF that is completely concealed within the rooftop cupola of the old Carmel Mountain Ranch Clubhouse by way of NUP 410764. In accordance with City of San Diego Municipal Code Section 141.0420, AT&T has prepared a site justification report in support of the location and design proposed. This facility is located entirely within parcel 313-043-09-00 which is zoned RS-1-14 and has a height deviation of 48'. The relocation is a result of the recent approval for the redevelopment of the property under project number PTS-0652519. The existing clubhouse, along with the entirety of the property is being redeveloped into multi-family homes and a recreation center for the newly approved community, The Trails at Carmel Mountain Ranch.

The proposed AT&T WCF is a complete concealment facility that will be located within a monument tower structure adjacent to the pool and recreation center building to the interior of the parcel. This facility is ideally designed to continue to provide premium service to the community while remaining as least visually intrusive as possible. Both the transmission equipment and the ancillary equipment cabinets will be fully concealed within the proposed structure as preferred by The City of San Diego Wireless Guidelines.

AT&T is currently providing coverage to the Carmel Mountain Ranch Community as demonstrated by Exhibit A. This coverage encompasses residential, commercial, and open space uses. The continued operation of the wireless facility in the community is critical to the overall AT&T network in the area, and without this facility this area will lack sufficient coverage and capacity. AT&T has analyzed the area for possible alternative locations and designs to best service the community. These alternatives are outlined in this report and demonstrate the benefit of the proposed location and design.

Alternative Site 1

The first alternative facility analyzed was the collocation onto the existing Verizon WCF located on the Southeastern corner of the same parcel 313-043-09-00 as delineated in the site justification map (Exhibit B). This facility is a 35' monopine that currently houses only Verizon Wireless. AT&T seeks to collocate onto existing WCFs to reduce the proliferation of WCFs within The City of San Diego as per SDMC 141.0420. This location would be ideal because it allows AT&T to remain on the same parcel. However, due to the redevelopment of the parcel Verizon will need to extend the monopine to continue to provide coverage to the community. The adjacent multi-family residential homes will be taller than the existing use resulting in a loss of signal surrounding the existing facility. If AT&T were to collocate onto this monopine structure, this would result in a total height of at least 65' AGL. Not only is this well above the zone height regulation of 48', but this facility would no longer fit within the integrity of the community. The surrounding trees in the area have a max height of about 45' and would no longer provide sufficient screening of the monopine. It is AT&T's determination that this would not gain support of the community as it would sufficiently defeat the existing concealment of the Verizon Wireless WCF.

Alternative Site 2

The second alternative facility that AT&T analyzed was a rooftop mounted facility located to the Northeast within parcel 313-042-01-00 at the intersection of Carmel Mountain Road and Rancho Carmel Drive (Exhibit B). This parcel is zoned CV-1-1 and is a preferred zone per SDMC 141.0420. This zone also allows for development up to 60' which would allow AT&T to reach the necessary height of this facility. However, in order to fit within the architectural integrity of the building a new cupola would be limited to a maximum height of 30'-35'. This would result in shadowing from surrounding trees and buildings. Shadowing is when the RF signal is actively blocked by structures that the RF signal cannot propagate through.

Although the zone is preferred, the location is too far from the coverage objective of this facility. This location would leave a large gap in coverage along the heavily trafficked 56 freeway and the residential and commercial uses directly surrounding this area. AT&T currently has a facility strategically placed to the North and South of the existing location as shown in Exhibit A. Moving this facility furthermore North would hurt the overall network and would likely result in the relocation of multiple facilities to best optimize the network.

Conclusion

AT&T's proposed relocation and design best fits the coverage and capacity objectives of the network as well as it fits within the architectural integrity of the community. AT&T and the property owners have designed the facility to be completely concealed and allow for the development to seamlessly fit into the new recreation center. This area is a difficult area to provide coverage while still being concealed from the public to the heavy residential development in this community. While this facility is

not located in a preferred zone, it is designed as the most preferred design as outlined by The City of San Diego.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Causey".

Justin Causey,
Land Use Project Manager
MD7, LLC
(858) 291-1869
jcausey@md7.com

Exhibit A

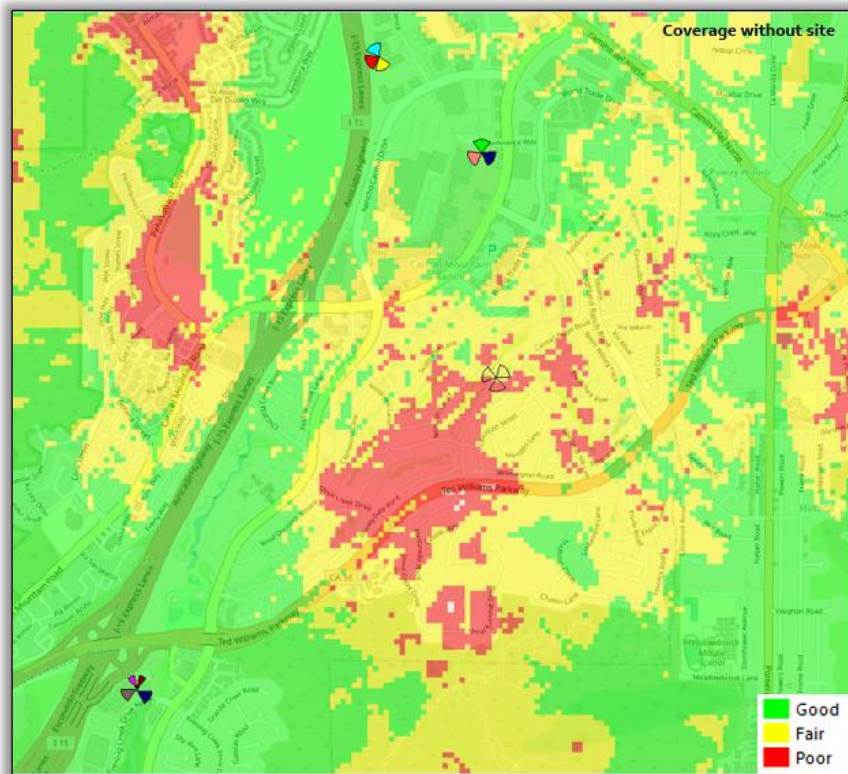
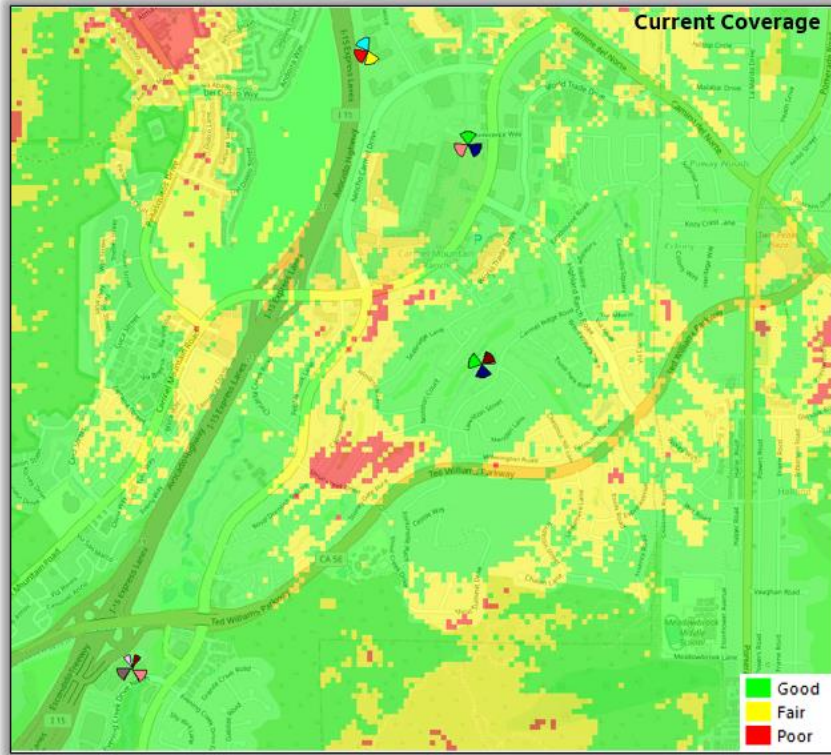
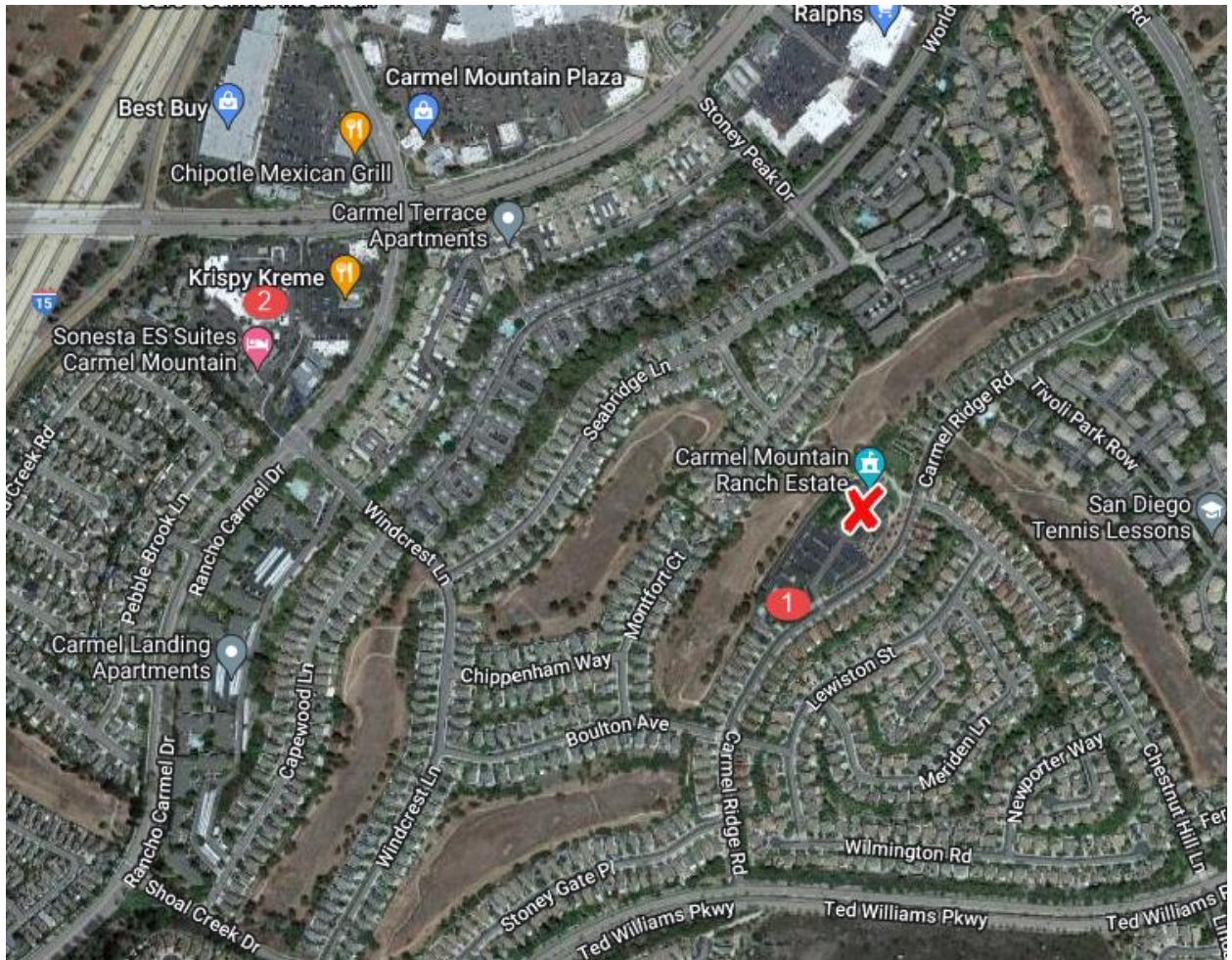


Exhibit B



WCF	Icon
Proposed AT&T WCF	X
Alternative Site #1	1
Alternative Site #2	2

NOTICE OF EXEMPTION

(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

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.: 1055812

Project Title: AT&T Carmel Mountain Country Club

PROJECT LOCATION-SPECIFIC: 14050 Carmel Ridge Road, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP), Planned Development Permit (PDP), and a Neighborhood Development Permit (NDP) for the construction of a temporary Wireless Community Facility (WCF) during construction of a permanent WCF. The temporary facility would consist of 6 panel antennas measuring 72" x 20" x 7.8", 12 Remote Radio Units (RRUs) on three (3) 64-foot wood poles embedded into the ground. The permanent facility would consist of 12 panel antennas measuring 28" x 15.7" x 6.7" and 31" x 16" x 9", 9 RRUs inside of a 48' tall faux tower. Additionally, the project includes ancillary equipment for support to the WCF including 2 equipment cabinets for both the temporary and permanent facility. The temporary facility will have a 20' x 20' equipment enclosure. The 215-square foot equipment enclosure is located at the base of the permanent faux tower. The project is located at 14050 Carmel Ridge Road in the RS-1-14 zone, the ALCUP Airport Influence Area – MCAS Miramar, the Carmel Mountain Ranch Community Plan.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Justin Causey, 10590 West Ocean Air Drive Suite 300, San Diego, CA 92130. (858) 291-1869

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)..
- CATEGORICAL EXEMPTION: 15303 (New Construction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. Since the project would only construct one WCF on a previously project site that lacks sensitive resources it was determined that the exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not 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
SIGNATURE/TITLE

SEPTEMBER 15, 2022
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY
CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM
			<h1>DS-318</h1>
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: NS0627 - Carmel Mountain Relocation **Project No. For City Use Only:** _____


Project Address: 14050 Carmel Ridge Road, San Diego, CA 92128

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? Delaware Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: NUWI CMR, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 2001 Wilshire Blvd, Suite 401
 City: Santa Monica State: CA Zip: 90403
 Phone No.: (310) 566-5290 Fax No.: _____ Email: AdamB@newurbanwest.com
 Signature:  Date: 2/9/2022
 Additional pages Attached: Yes No

Applicant

Name of Individual: AT&T Wireless Owner Tenant/Lessee Successor Agency
 Street Address: 7337 Trade Street
 City: San Diego State: CA Zip: 92121
 Phone No.: 858-291-1869 Fax No.: _____ Email: jcausey@md7.com
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1 style="text-align: center;">Community Planning Committee Distribution Form</h1>
	Project Name: CMR MD7 Wireless Equipment Relocation		Project Number: PRJ-1055812
Community: Carmel Mountain Ranch			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: August 10, 2022	
# of Members Yes 8	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: n/a			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Eric Edelman			
TITLE: CMRSSCC Chairperson		DATE: August 15, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

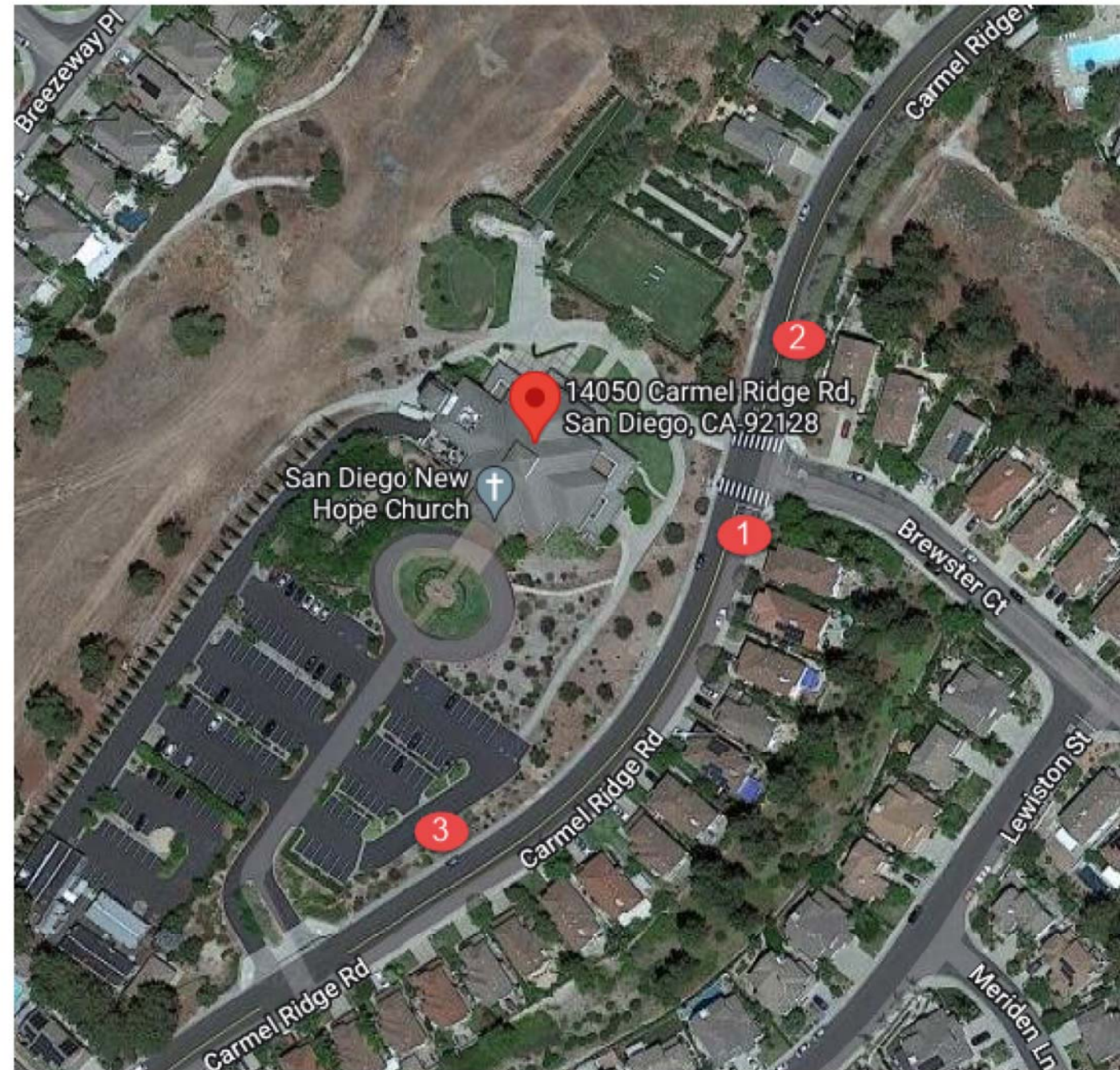
Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

NS0627 - Carmel Mountain

14050 Carmel Ridge Road, San Diego, CA 92128

Map



LOCATION

©2018 Google Maps

NS0627 - Carmel Mountain



14050 Carmel Ridge Road, San Diego, CA 92128

View 1



View 1

©2018 Google Maps

NS0627 - Carmel Mountain

MD7

14050 Carmel Ridge Road, San Diego, CA 92128

View 2



View 2

©2018 Google Maps

NS0627 - Carmel Mountain



14050 Carmel Ridge Road, San Diego, CA 92128

View 2



View 2

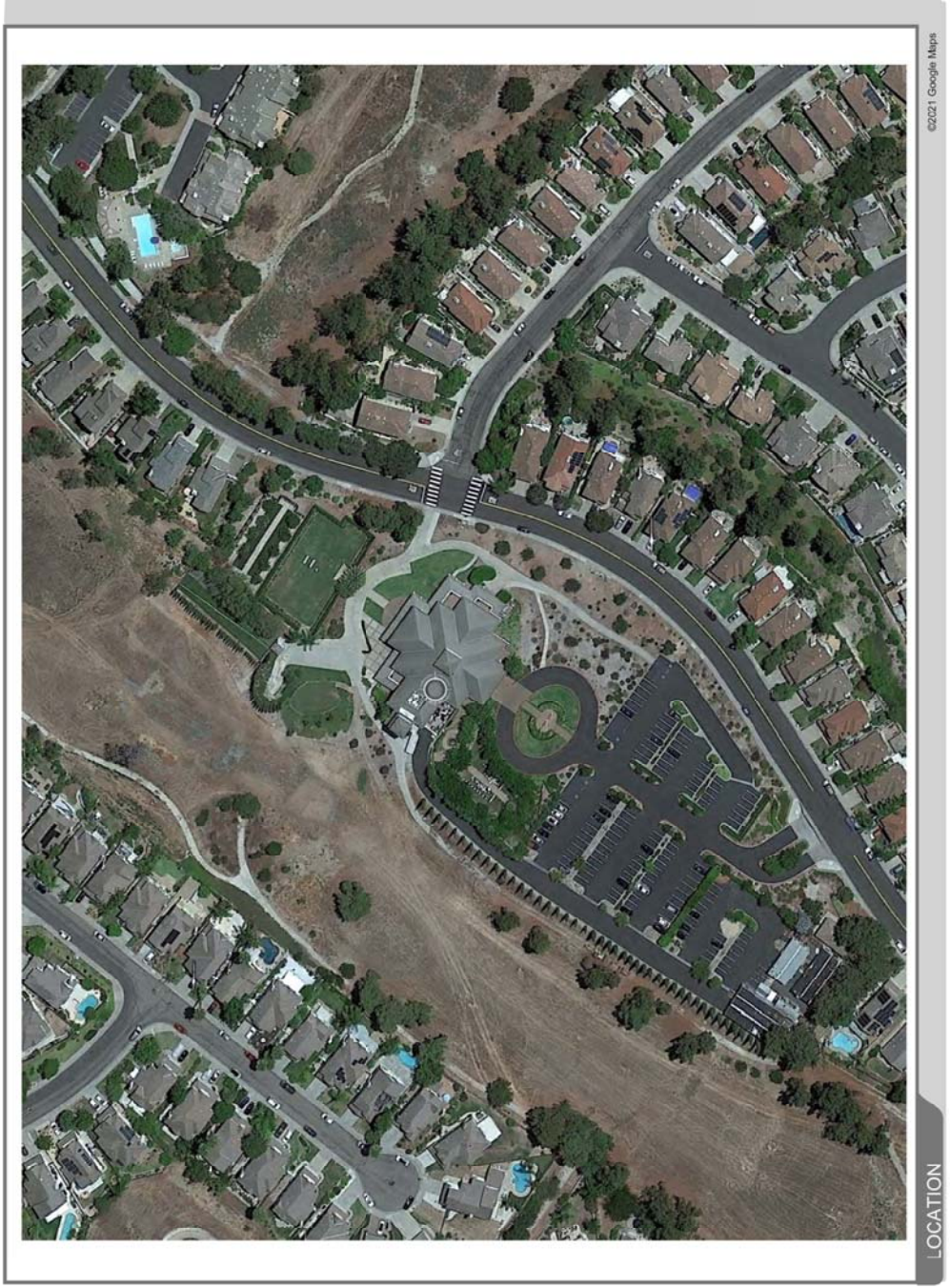
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CAL01627 - CARMEL MTN COUNTRY CLUB

MD7

14050 CARMEL RIDGE RD. SAN DIEGO, CA 92128

MAP



LOCATION

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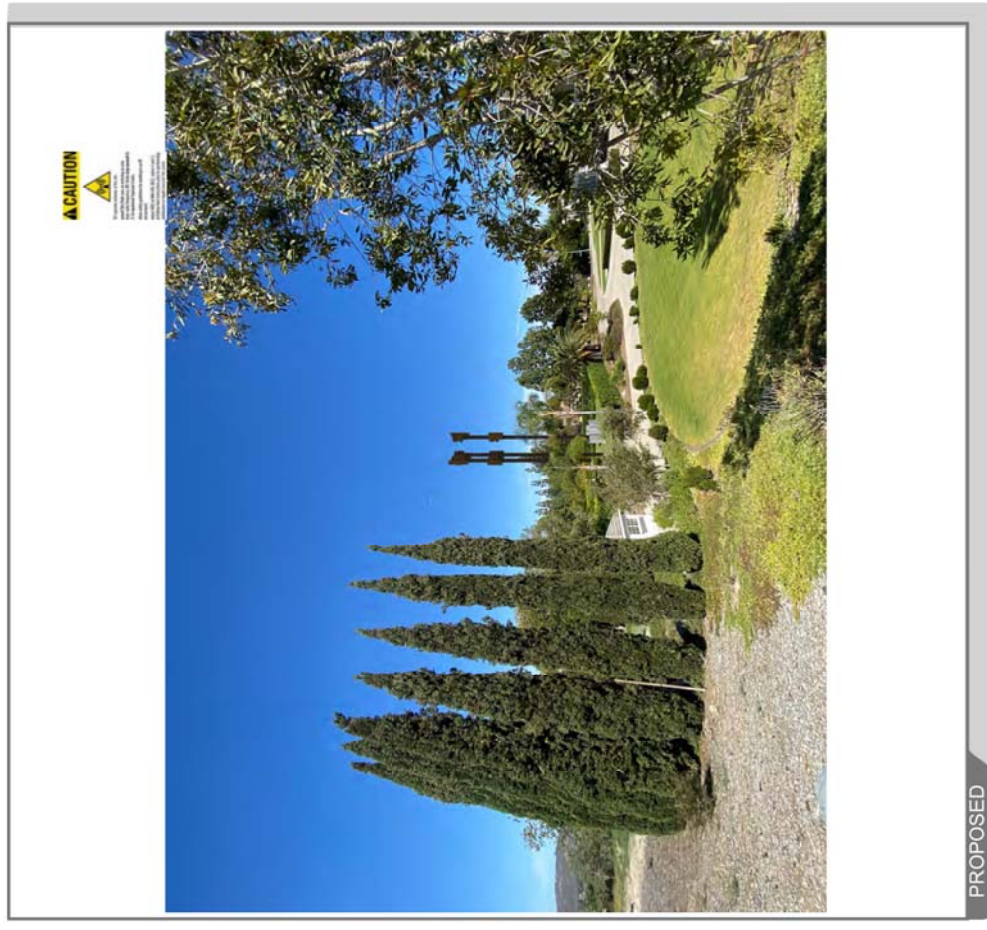
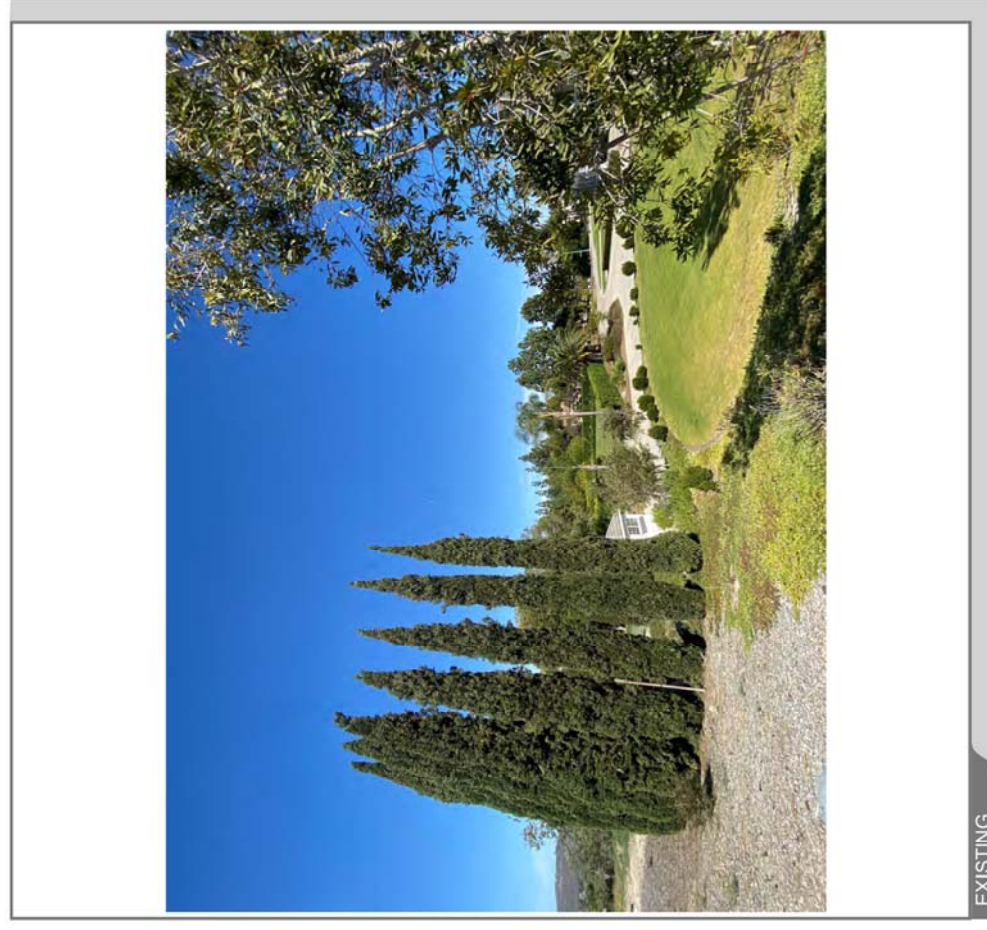
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

CAL01627 - CARMEL MTN COUNTRY CLUB

MD7

14050 CARMEL RIDGE RD. SAN DIEGO, CA 92128

VIEW 1



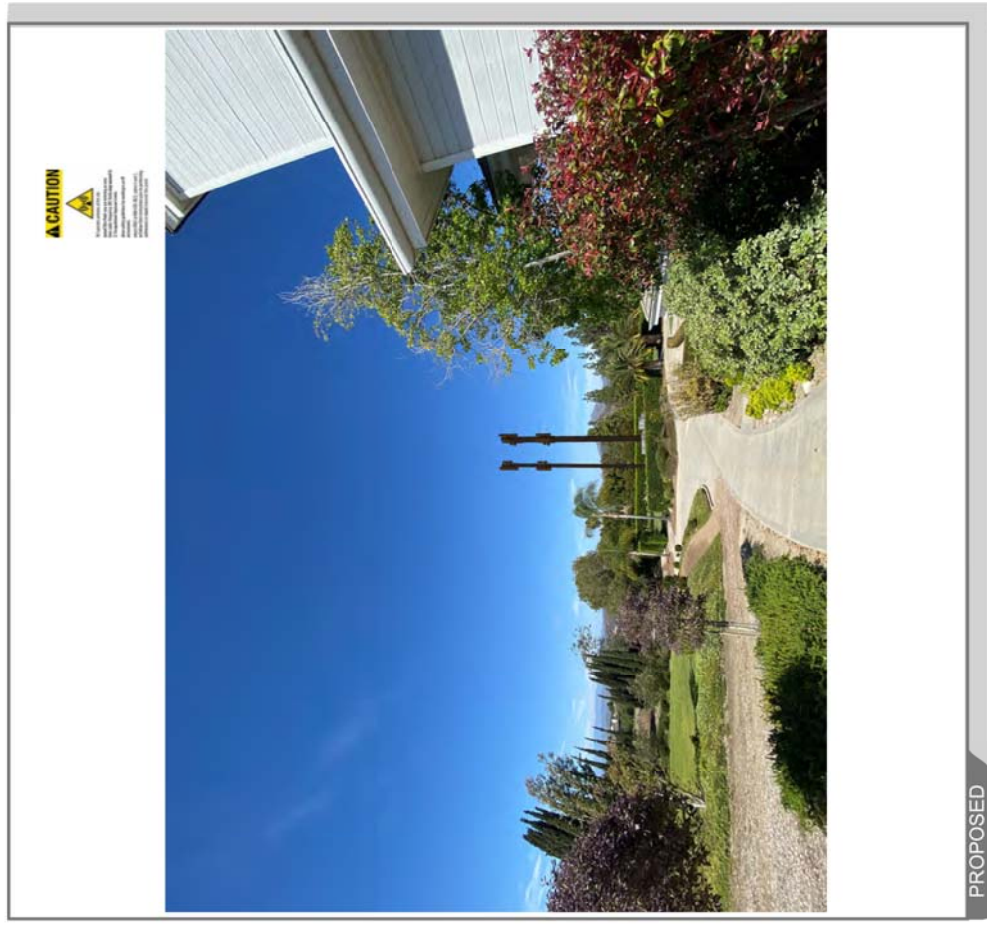
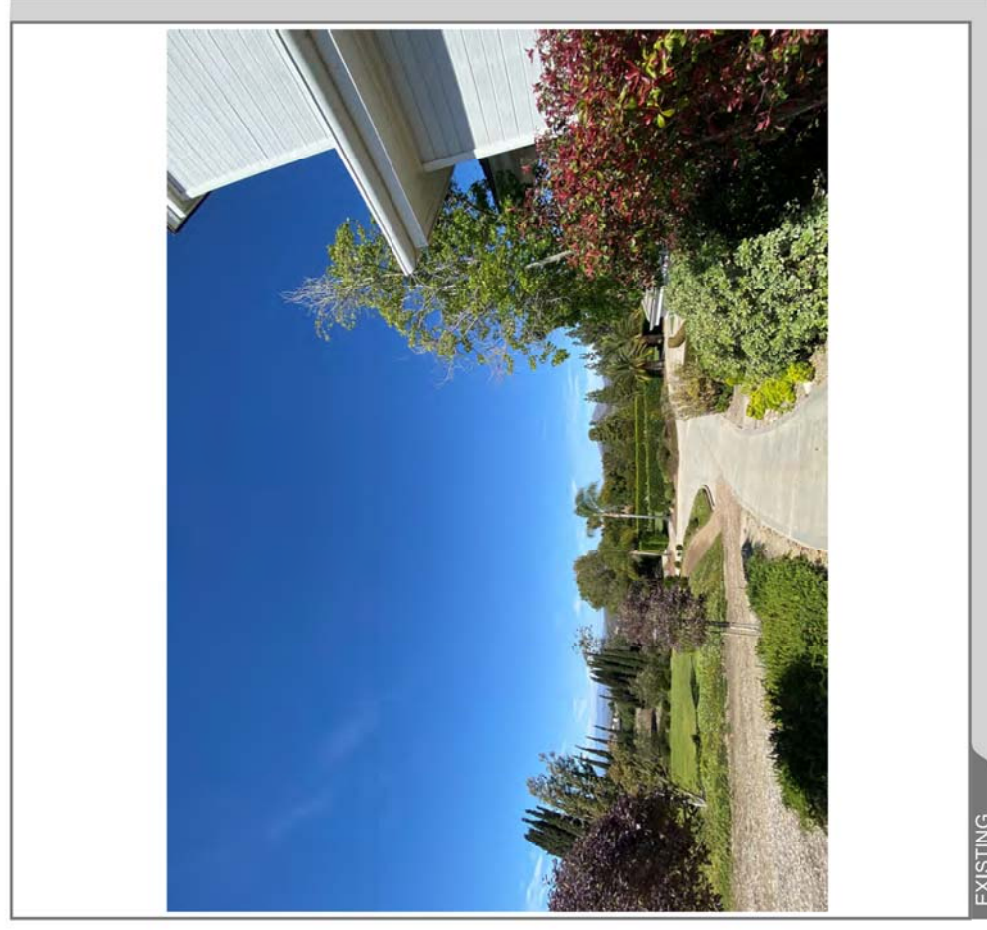
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

CAL01627 - CARMEL MTN COUNTRY CLUB

MD7

14050 CARMEL RIDGE RD. SAN DIEGO, CA 92128

VIEW 2



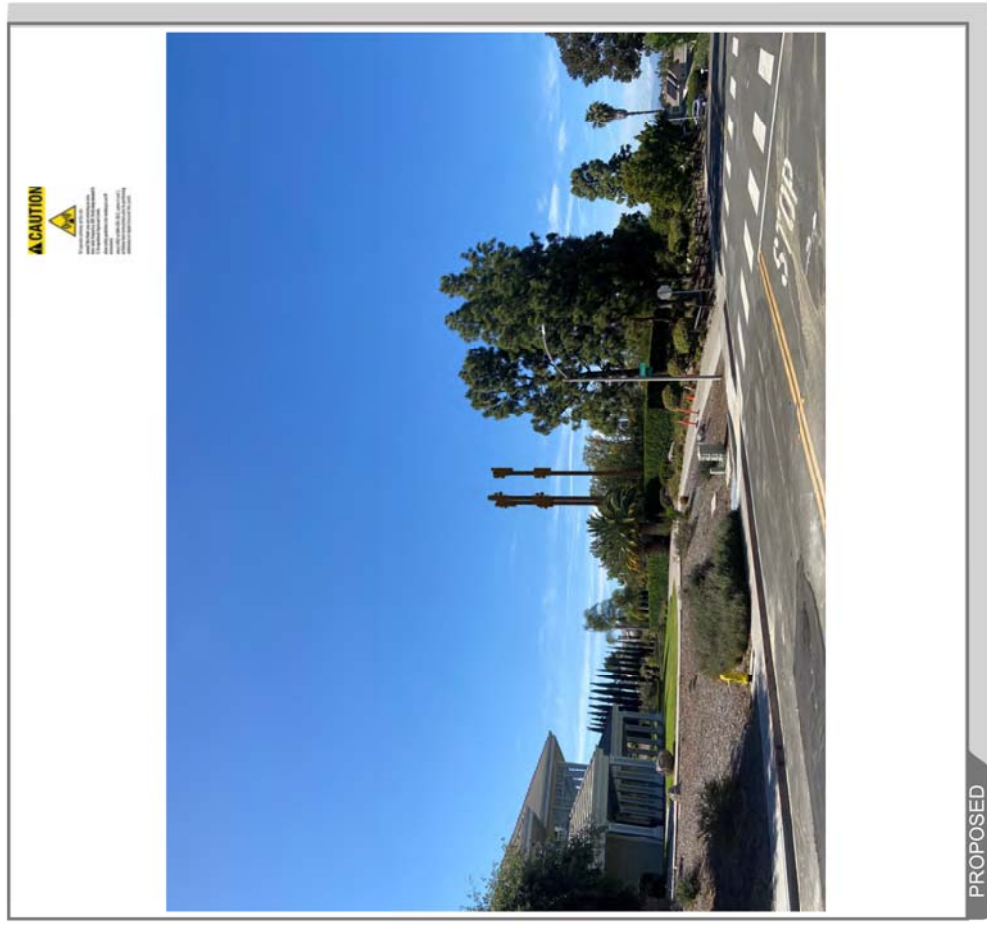
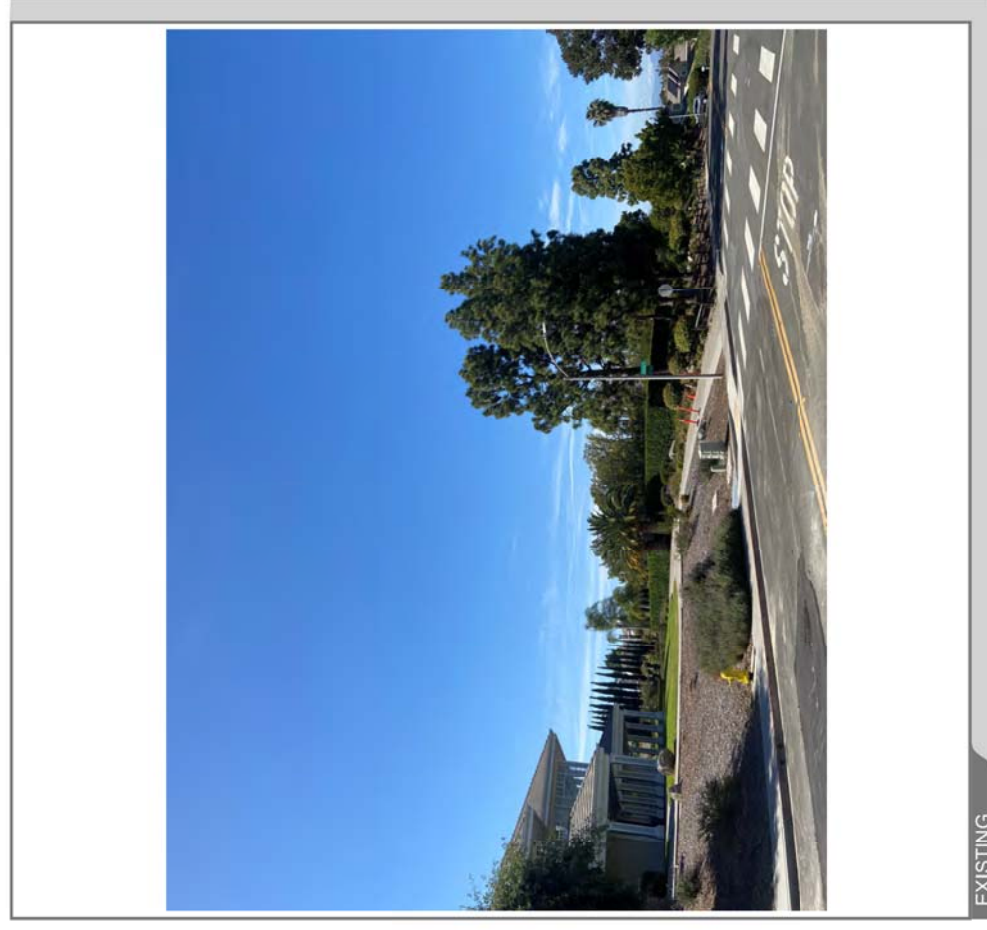
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

CAL01627 - CARMEL MTN COUNTRY CLUB

MD7

14050 CARMEL RIDGE RD. SAN DIEGO, CA 92128

VIEW 3

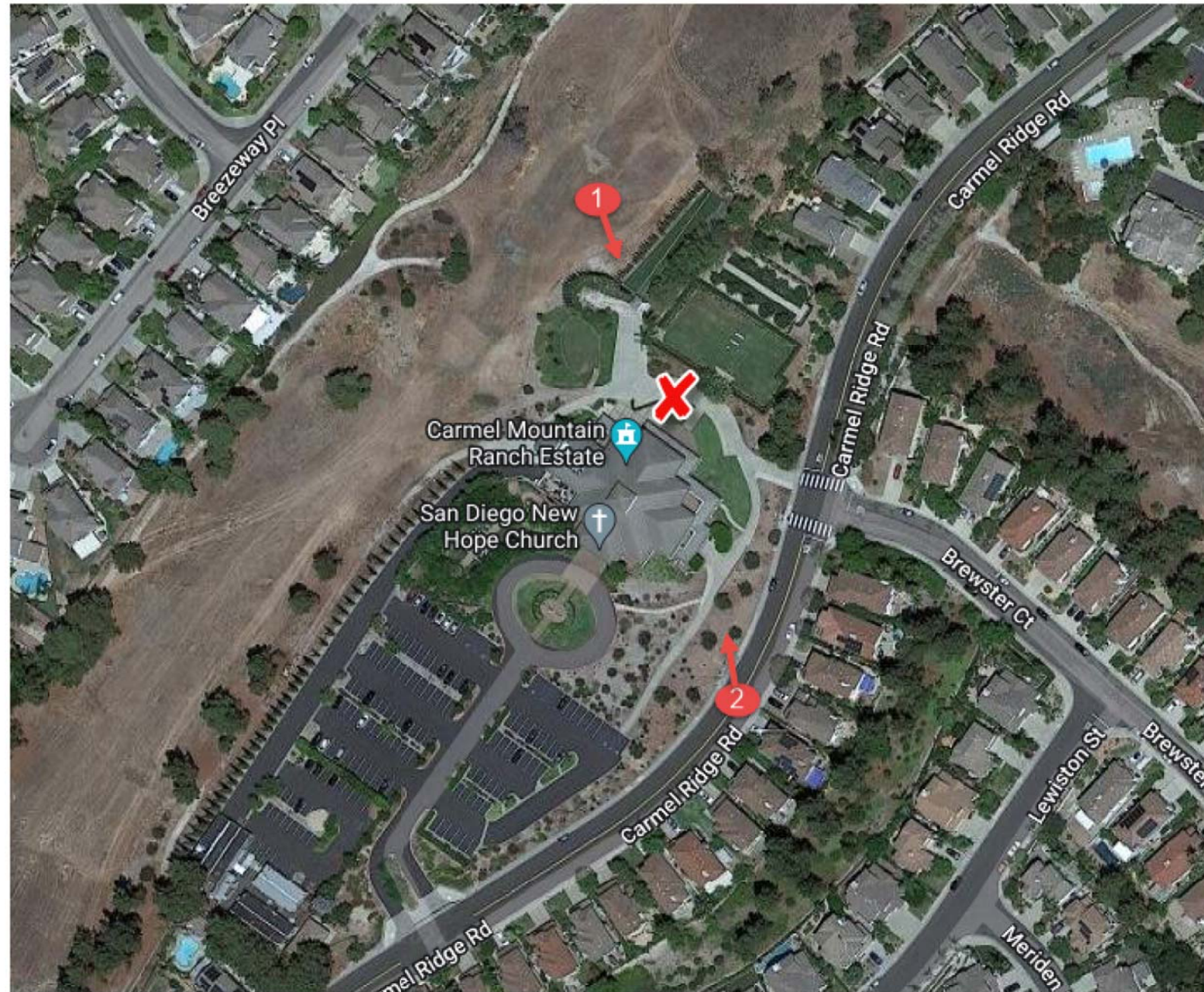


ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

CAL01627 - Carmel Mountain Ranch

14050 Carmel Ridge Road, San Diego, CA 92128

Map



LOCATION

©2018 Google Maps

CAL01627 - Carmel Mountain Ranch



14050 Carmel Ridge Road, San Diego, CA 92128

VIEW 1



EXISTING

PROPOSED

CAL01627 - Carmel Mountain Ranch



14050 Carmel Ridge Road, San Diego, CA 92128

VIEW 3



EXISTING



PROPOSED



CARMEL MTN COUNTRY CLUB

316756
 CAL03749
 FA: 15754521
 14050 CARMEL RIDGE RD
 SAN DIEGO, CA 92128
 MRSDL041509

DRAWING INDEX

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VICINITY MAP



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/01/2022	90% CDs	JC
1	03/21/2022	100% CDs	JC
2	06/03/2022	CITY COMMENTS	MV

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PROJECT TEAM

APPLICANT AGENT:
 AT&T WIRELESS
 5738 PACIFIC CENTER BLVD.
 SAN DIEGO, CA 92121
 CONTACT: ROBERTO POLITO
 PHONE: (858) 291-115
 EMAIL: rpolito@md7.com

SITE ACQUISITION AGENT:
 MD7, LLC.
 10590 WEST OCEAN AIR DRIVE
 SUITE 300
 SAN DIEGO, CA 92130
 CONTACT: ROBERTO POLITO
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 EMAIL: rpolito@md7.com

RF ENGINEER:
 AT&T
 5738 PACIFIC CENTER BLVD.
 SAN DIEGO, CA 92121
 CONTACT: CRISTIAN SOTO
 EMAIL: cs450g@us.att.com

ARCHITECT:
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 ARCHITECT: MARIO MARTINEZ
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 EMAIL: rpolito@md7.com

ENGINEER:
 MAGARAM ENGINEERING, LLC.
 4491 HOLLY AVE
 FAIRFAX, VA 22030
 CONTACT: BRETT MAGARAM, PE
 PHONE: (914) 450-8416
 EMAIL: brett@magaramengineering.com

SITE INFORMATION

PROPERTY OWNER: PACS ENENTERPRISES LLC
 14050 CARMEL RIDGE RD
 SAN DIEGO, CA 92128

STRUCTURE HEIGHT: 48'-0"

PARCEL NUMBER: 313-043-09-00

LATITUDE (NAD 83): 32.9757000

LONGITUDE (NAD 83): -117.0760660

ZONING JURISDICTION: CITY OF SAN DIEGO

ZONING DISTRICT: AR-1-1

OCCUPANCY GROUP: B, S-2

CONSTRUCTION TYPE: V-B

OTHER WIRELESS FACILITIES: T-MOBILE

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

PROJECT SUMMARY

CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, TOOLS, TRANSPORTATION, ETC. TO FULLY EXECUTE WORK. WORK REQUIREMENTS DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

ALL NEW EQUIPMENT INDICATED IN DRAWINGS IS AN UNMANNED TRANSMISSION FACILITY FOR TELECOMMUNICATION CELLULAR SERVICES.

- INSTALL (3) NEW AT&T AIR 6449 ANTENNAS
- INSTALL (3) NEW ERICSSON AIR ANTENNAS
- INSTALL (6) NEW AT&T PANEL ANTENNAS
- INSTALL (1) DC12 SURGE SUPPRESSOR UNIT
- INSTALL (13) NEW VERTIV -48V ESURE R48-2000E3 RECTIFIERS IN POWER PLANT
- INSTALL (6) NEW 50A DC BREAKERS FOR NEW AIR ANTENNAS
- INSTALL (1) NEW NETSURE OUTDOOR POWER CABINET
- INSTALL (1) NEW BATTERY CABINET
- INSTALL (3) NEW 155AH BATTERY STRINGS INSIDE NEW BATTERY CABINET
- INSTALL (3) NEW DC TRUNK FROM DC 12 TO DC9 TO ANTENNAS (1 PER SECTOR)
- INSTALL (12) NEW 2#8 AWG DC CABLES FROM DC9 TO ANTENNAS/RADIOS (2 PER SECTOR)
- INSTALL (6) 25A DC BREAKERS FOR NEW RADIOS

THE SIZE, HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS.

DRIVING DIRECTIONS

- FROM AT&T OFFICE:
1. START OUT GOING SOUTHWEST ON PACIFIC CENTER BLVD TOWARD MCKELLAR CT.
 2. TURN LEFT ONTO LUSK BLVD.
 3. TURN LEFT ONTO BARNES CANYON RD.
 4. TURN RIGHT ONTO PACIFIC HEIGHTS BLVD.
 5. TURN LEFT ONTO MIRA MESA BLVD.
 6. MERGE ONTO I-15 N.
 7. TAKE THE TED WILLIAMS PKWY/CA-56 W EXIT, EXIT 19.
 8. TURN RIGHT ONTO TED WILLIAMS PKWY/CA-56.
 9. TURN LEFT ONTO SHOAL CREEK DR.
 10. TURN RIGHT ONTO STONEY GATE PL.
 11. TURN LEFT ONTO CARMEL RIDGE RD.
 12. 14050 CARMEL RIDGE RD, SAN DIEGO, CA 92128-4314, 14050 CARMEL RIDGE RD IS ON THE LEFT.

APPROVALS

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

AT&T COMPLIANCE: _____

AT&T RF ENGINEER: _____

AT&T OPERATIONS: _____

AT&T PM: _____

CONSTRUCTION: _____

SITE ACQUISITION: _____

SITE OWNER: _____

CONFIDENTIAL AND PROPRIETARY

NOT FOR DISCLOSURE OUTSIDE TELECOMMUNICATION CLIENT WITHOUT WRITTEN PERMISSION.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

CODE COMPLIANCE

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA RESIDENTIAL CODE
 2019 CALIFORNIA TITLE 24
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 TIA-222 CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

DRAWING SYMBOLS

	ELEVATION NUMBER SHEET NUMBER FOR ELEVATION		REVISION
	DETAIL NUMBER SHEET NUMBER FOR DETAIL		REFER ELECTRICAL FOR ADDITIONAL SYMBOLS



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN NEVADA, CALL USA NORTH 811

TOLL FREE: 1-800-227-2600 OR www.usanorth811.org

NEVADA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

Know what's below. Call before you dig.

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION
 CARMEL MTN COUNTRY CLUB
 316756
 15754521
 CAL03749
 14050 CARMEL RIDGE RD
 SAN DIEGO, CA 92128

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1.0

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GENERAL NOTES:

- A. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT AND LABOR DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- B. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE JOB SITE, DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED AND CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERROR OCCURS OR CONDITIONS NOT COVERED IN THE DRAWINGS ARE ENCOUNTERED, CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE COMMENCING THAT PORTION OF THE WORK.
- C. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- D. CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- E. CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/ VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- F. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- G. THE STRUCTURAL COMPONENTS OF THIS PROJECT ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- H. DRAWINGS ASSUME THE EXISTING BUILDING TO BE IN COMPLIANCE WITH CODE REQUIREMENTS. ANY VIOLATIONS OF CODES IN EXISTING BUILDING DISCOVERED DURING THE COURSE OF CONSTRUCTION WILL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE BUILDING OWNER OR THEIR REPRESENTATIVES.
- I. CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- J. DETAILS ARE USUALLY KEYED ONCE ON THE DRAWINGS AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- K. DIMENSIONS ARE FROM FINISH FACE TO FACE. (UNLESS NOTED OTHERWISE)
- L. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION AND UPON COMPLETION OF WORK. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY. IN ADDITION THE CONTRACTOR SHALL FOLLOW ALL SAFETY REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION OVER HIS WORK.
- M. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A CLEAN AND SAFE CONDITION, INCLUDING PROPER REMOVAL OF WASTE MATERIAL. WASTE MATERIAL SHALL NOT BE STORED WITHIN OR NEAR THE BUILDING. DUMPSTERS PROVIDED FOR THE DISPOSAL OF WASTE MATERIAL SHALL BE REMOVED AWAY FROM THE BUILDING BUT MAY BE STORED ON SITE DAILY. PROTECT EXISTING ASPHALT PARKING SURFACE AND REPAIR AT NO EXPENSE TO THE BUILDING OWNER ANY DAMAGE CAUSED BY THE USE OF THE DUMPSTERS.
- N. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- O. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT SPECIAL INSPECTOR, AS REQUIRED, PER SECTION 1704 OF THE INTERNATIONAL BUILDING CODE (IBC).
- P. CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIALS, AND WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- Q. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL COMBUSTIBLE FLUIDS, INCLUDING PAINTS, PRIMERS, SEALERS, SOLVENTS AND ADHESIVES, COMPLY AND ARE BEING USED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S WRITTEN INSTRUCTIONS. CONTRACTOR SHALL PROVIDE STORAGE FOR SUCH MATERIALS AWAY FROM THE BUILDING. USE OF THE BUILDING FOR SUCH STORAGE IS PROHIBITED.
- R. CONTRACTOR TO HAVE ALL EASEMENTS AND UNDER GROUND UTILITIES LOCATED AND MARKED PRIOR TO COMMENCING SITE WORK.
- S. ELECTRICAL, MECHANICAL AND PLUMBING PERMITS SHALL BE THE RESPONSIBILITY OF THEIR RELATIVE SUB-CONTRACTORS.
- T. OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHALL. CONTRACTOR TO INSTALL.

- U. CONTRACTOR SHALL COORDINATE ALL WORK WITH PROPERTY OWNER REPRESENTATIVE INCLUDING BUT NOT LIMITED TO SCHEDULE, PROCEDURES, SECURITY, AND CONSTRUCTING LOADING AND UNLOADING.
- V. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE JURISDICTION'S CURRENT ADOPTED VERSION OF INTERNATIONAL BUILDING CODE (IBC), (IPC), (IMC) AND NEC.
- W. SEAL ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLY WITH U.L. LISTED OR F.M. APPROVED MATERIALS TO MAINTAIN RATING INTEGRITY OF ASSEMBLY.
- X. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS WILL BE DONE AFTER THE SITE HAS BEEN AWARDED THE FINAL INSPECTION. TWO COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO CLIENT / PROJECT MANAGER.

ELECTRICAL (UNLESS NOTED OTHERWISE):

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING, FILING, AND FEES IN CONJUNCTION WITH THE PROJECT.
- 2. ALL LABOR AND MATERIAL SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES, RULES, REGULATIONS AND STANDARDS.
- 3. ALL EQUIPMENT, WIRING, AND MATERIALS MUST HAVE A UL LABEL.
- 4. ALL WORK SHALL BE DONE BY QUALIFIED AND EXPERIENCED JOURNEYMEN AND PERFORMED IN A WORKMANLIKE MANNER AND SHALL PROCEED IN AN ORDERLY MANNER SO AS NOT TO HOLD UP THE PROGRESS OF THE PROJECT.
- 5. THOROUGHLY TEST ALL LINES, FEEDERS, EQUIPMENT, AND DEVICES WITH MAXIMUM LOADS TO ASSURE PROPER OPERATION.
- 6. CONDUITS AND FITTINGS FOR OUTSIDE APPLICATIONS SHALL BE RIGID OR NON-METALLIC UNLESS OTHERWISE NOTED.
- 7. ALL WIRES SHALL BE COPPER; USE OF ALUMINUM CONDUCTORS WILL NOT BE PERMITTED. SEE ELECTRICAL PLANS FOR SIZING AND LOCATIONS. USE PROPER SIZE CONNECTORS PER LOCAL, STATE, AND NATIONAL CODES.
- 8. CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES.
- 9. PROVIDE PULL BOXES WHERE SHOWN AND WHERE REQUIRED BY CODES AND UTILITY COMPANIES.
- 10. ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES, AND CABINETS WITH APPROVED PLASTIC TAGS.
- 11. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC. ALL SWEEPS OR BENDS, AND ABOVE-GROUND CONDUITS SHALL BE RIGID GALVANIZED STEEL OR PVC SCHEDULE 80. ALL CONDUITS NOT TERMINATING INTO A CLOSED AREA MUST BE SEALED TO PREVENT ENTRY OF ANY MOISTURE OR FOREIGN OBJECTS. ALL CONDUIT RISERS TO INCLUDE SLIP TYPE EXPANSION JOINT.

GROUNDING (UNLESS NOTED OTHERWISE):

- 1. THE GROUNDING SYSTEM CONNECTIONS SHALL BE MADE WITH EXOTHERMIC WELDS AND/OR MECHANICAL TWO-LUG COMPRESSION CONNECTORS AS INDICATED ON PLANS. USE ONLY STAINLESS STEEL SCREWS, BOLTS, WASHERS, AND NUTS FOR FASTENING.
- 2. CLEAN SURFACES THOROUGHLY BEFORE APPLYING GROUND LUGS OR CLAMPS. IF SURFACE IS COATED, THE COATING MUST BE REMOVED DOWN TO THE BARE METAL. AFTER THE COATING HAS BEEN REMOVED, APPLY A NON-CORROSIVE APPROVED COMPOUND TO THE CLEANED SURFACE AND INSTALL LUGS OR CLAMPS. WHERE GALVANIZING IS REMOVED FROM METAL, IT SHALL BE PAINTED OR TOUCHED UP WITH COLD GALVANIZING PAINT SUCH AS GLAVMOX OR EQUAL.
- 3. ALL CLAMPS, SLEEVES, AND SUPPORTS USED TO SUPPORT OR CHANNEL THE GROUNDING SYSTEM CONDUCTORS AND PVC CONDUITS SHALL BE PVC TYPE NON-CONDUCTIVE. DO NOT USE METAL BRACKETS OR SUPPORTS THAT WOULD FORM A COMPLETE RING AROUND ANY GROUNDING CONDUCTOR.
- 4. ALL GROUNDING CONNECTIONS SHALL BE COATED WITH T&B KOPR SHIELD ANTI-CORROSIVE AGENT. NO SUBSTITUTIONS ARE PERMITTED. VERIFY THE PRODUCT WITH TELECOMMUNICATION CLIENT PRIOR TO USAGE.

PRODUCTS (UNLESS NOTED OTHERWISE):

- 1. GENERAL REQUIREMENTS: ALL MATERIALS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH CONTRACT DOCUMENTS AND STANDARD PRODUCTS OF THE VARIOUS MANUFACTURERS, WITH ALL MATERIALS AND EQUIPMENT TO BE NEW, CLEAN, UNDAMAGED, AND FREE OF DEFECTS AND CORROSION.
- 2. ACCEPTABLE PRODUCTS: THE PRODUCT OF A SPECIFIED OR APPROVED MANUFACTURER WILL BE ACCEPTABLE ONLY WHEN THE PRODUCT COMPLIES WITH OR IS MODIFIED AS NECESSARY TO COMPLY WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- 3. COMMON ITEMS: WHERE MORE THAN ONE OF ANY SPECIFIC ITEM IS REQUIRED, ALL SHALL BE OF THE SAME TYPE AND MANUFACTURER.
- 4. UL LISTING: ALL MATERIALS AND EQUIPMENT SHALL BE UNDERWRITERS LABORATORIES (UL) LISTED AND LABELED, WHERE UL STANDARDS AND LISTINGS EXIST FOR SUCH MATERIALS OR EQUIPMENT.

EPOXY AND EXPANSION ANCHORS

- 1. EPOXY OR EXPANSION ANCHORS SHALL NOT BE USED EXCEPT WHERE SPECIFICALLY SHOWN ON THE PLANS OR WHEN APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
- 2. DRILLED HOLES SHALL BE PREPARED AND ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ICC REPORT.

- 3. SPECIAL INSPECTION SHALL BE DONE IN ACCORDANCE WITH BUILDING CODE AND THE SPECIFIC INSPECTION REQUIREMENTS SET FORTH IN THE CURRENT ICC REPORT.
- 4. ANCHOR RODS USED FOR EPOXY ANCHORS SHALL BE THE TYPE SPECIFIED IN THE REFERENCED ICC REPORT.
- 5. THE ANCHOR SIZE AND EMBEDMENT SHALL BE AS INDICATED ON THE PLANS.
- 6. WHERE PERMITTED, EPOXY ANCHORING SHALL BE COMPLETED WITH THE FOLLOWING ALLOWED PRODUCT(S):
HILTI RE-500 SD (ICC# ESR-2322, LARR-25700) - CONCRETE ONLY
HILTI HIT-HY 270 (ICC# ER-4143) - MASONRY & BRICK WALL
- 7. WHERE PERMITTED, THE FOLLOWING EXPANSION ANCHORS MAY BE USED:
HILTI KWIK BOLT T22 (ICC# ESR-4266) - CONCRETE ONLY.
HILTI KWIK BOLT T22 (ICC# ESR-4561) - MASONRY ONLY.

FLASHING AND SHEET METAL

- 1. ALL FLASHING, COUNTER FLASHING, COPING AND ALL OTHER SHEET METAL SHALL BE OF NOT LESS THAN NO. 20 U.S. GAUGE CORROSION-RESISTANT METAL U.N.O. ALL METAL MUST BE GALVANIZED AFTER FABRICATION.
- 2. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES.
- 3. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOFING, WHICH CONFORMS TO THE STANDARDS OF LOCAL AND STATE CODES.
- 4. ALL CONNECTIONS TO BUILDING WALLS OR ROOFS MUST BE FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL

- 1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, 16th EDITION, WHICH INCLUDES SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, CODE OF STANDARD PRACTICE AND AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER CBC 2203.
- 2. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ ARCHITECT PRIOR TO FABRICATION.
- 3. GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.
- 4. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.
- 5. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS OTHERWISE NOTED. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- 6. WELDING: CONFORM TO AWS D1.1. WELDERS SHALL BE CERTIFIED
- 7. BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC SECTION RCSC 8(C), ASTM A325 BOLTS SHALL CONFORM TO RCSC SECTION 8 (D).
- 8. FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.
- 9. GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER ASTM A153.
- 10. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL.
- 11. ALL STRUCTURAL STEEL EXPOSED TO EARTH SHALL HAVE 3" CONCRETE COVER.
- 12. MATERIALS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
ANCHOR BOLTS/ RODS: ASTM F1554, GRADE 36
BARS & PLATES: ASTM A36
BOLTS IN WOOD: ASTM A307
BOLTS - HIGH STRENGTH: ASTM A325SC OR A325N
C-, M-, AND ANGLE SHAPES: ASTM A36
DEFORMED WELDED WIRE FABRIC: ASTM A497
GROUT: EMBECO OR EQUIVALENT
OTHER STRUCTURAL SHAPES: ASTM A36
REINFORCING BARS (WELDED): ASTM A706, GRADE 60, DEFORMED BARS
REINFORCING BARS (REGULAR): ASTM A615, GRADE 60, DEFORMED BARS
SMOOTH WELDED WIRE FABRIC: ASTM A185
STEEL GRATING: ANSI/NAAMM MBG 531-00
STEEL PIPE: ASTM A53, GRADE B
TIE WIRE: 16.5 GAGE OR HEAVIER, BLACK ANNEALED
TUBE STEEL & PIPE COLUMNS: ASTM A500, GRADE B
W - SHAPES: ASTM A992, GRADE 50
WELDING ELECTRODES: E70XX FOR STRUCTURAL STEEL
E80XX FOR REINFORCING BARS
E60XX FOR LIGHT GAUGE AND METAL DECK



AHJ APPROVAL

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/01/2022	90% CDs	JC
1	03/21/2022	100% CDs	JC
2	06/03/2022	CITY COMMENTS	MV

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SITE INFORMATION
CARMEL MTN COUNTRY CLUB
 316756
 15754521
 CAL03749
 14050 CARMEL RIDGE RD
 SAN DIEGO, CA 92128

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
T-2.0

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FRAMING:

- ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR LARCH AND SHALL HAVE THE FOLLOWING MINIMUM GRADES:

JOISTS AND RAFTERS	#1	#1
BEAMS AND STRINGERS	#2	#1
PLATES	#2	#1
STUDS (2X4, 3X4, 2X6)	#1	#1
POSTS, COLUMNS AND TIMBER	#1	#1
- ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA STD. M4).
- CUTTING OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH AT EXTERIOR OR BEARING WALLS AND SHALL NOT EXCEED 40% OF THE STUD/PLATE WIDTH IN NONBEARING PARTITIONS. BORED HOLE DIAMETERS ARE LIMITED TO 40% OF THE STUD WIDTH IN ANY STUD AND MAY BE 60% IN NONBEARING PARTITIONS OR WHEN THE BORED STUD IS DOUBLED.
- DO NOT NOTCH JOISTS, RAFTERS, OR BEAMS EXCEPT WHERE SHOWN ON THE DETAILS. BORED HOLES THROUGH JOISTS SHALL NOT EXCEED 1/3 OF MEMBER DEPTH AND BE LOCATED AT LEAST 2" FROM THE TOP AND BOTTOM OF THE MEMBER.
- ALL BLOCKING AND BRIDGING SHALL BE PROVIDED AS REQUIRED PER GOVERNING CODE OR STANDARD OF PRACTICE.
- ALL JOIST, RAFTER & MISC. FRAMING SHALL HAVE FULL-DEPTH (OR METAL) BRIDGING AT ALL SUPPORTS, MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O/C IN BETWEEN UNLESS NOTED OTHERWISE.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT ARE PARALLEL TO JOISTS. USE 2-16D NAILS AT 16" O.C. TO NAIL DOUBLE JOISTS TOGETHER.
- THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOADBEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOADBEARING FRAMING SHALL BE LIMITED TO LESS THAN 1/2 OF THE WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.
- BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE WASHERS BETWEEN BOLT HEADS OR NUTS AND WOOD. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
- ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLASTER, PLYWOOD, ETC. AND BEFORE CLOSING IN COMPLETION OF THE JOB.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY" OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G60).
- STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED.
- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE THAT ARE EXPOSED OR IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED.
- BOLTS IN WOOD SHALL BE A MINIMUM OF 7 BOLT DIAMETERS FROM THE ENDS AND 4 BOLT DIAMETERS FROM THE EDGES.
- ALL SILL BOLTS SHALL BE PLACED STARTING 9" FROM THE ENDS OF A BOARD OR FROM A NOTCH AND SPACED AT INTERVALS AS NOTED ON THE PLANS.
- ALL SILL PLATE ANCHOR BOLTS AND HOLD-DOWN CONNECTOR BOLTS AT ALL PLYWOOD SHEAR PANELS SHALL HAVE THE FOLLOWING PLATE WASHERS.

<u>BOLT SIZE</u>	<u>PLATE WASHER SIZE (ASTM A-36)</u>
5/8"	0.229" X 3" X 3"
3/4"	5/16" X 3" X 3"
7/8"	5/16" X 3" X 3"
1"	3/8" X 3-1/2" X 3-1/2"
- TOP PLATES FOR ALL STUD WALLS SHALL BE 2-2X. MINIMUM TOP PLATE LAP SHALL BE 48" WITH 16d NAILS AT 4" O.C. EACH SIDE OF SPLICE U.N.O. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED 10" MINIMUM.
- ALL WOOD STUD WALLS SHALL HAVE 2X4 STUDS AT 16" O.C. WHEN HEIGHT BETWEEN LATERAL SUPPORTS IS LESS THAN 10'-0". WHEN HEIGHT BETWEEN LATERAL SUPPORTS MORE THAN 10'-0", USE 2X6 STUDS AT 16" O.C. WITH FULL DEPTH BLOCKING AT NOT MORE THAN 8' VERTICAL INTERVAL.
- ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. SEE FRAMING PLANS OR DETAILS FOR NAIL SIZES AND SPACING. NAILS THAT ARE NOT DETAILED OR NOTED SHALL BE IN ACCORDANCE WITH IBC TABLE 2304.9.1. FASTENING SCHEDULE. HOLES FOR NAILS SHALL BE PREDRILLED AT A SMALLER DIAMETER THAN THE NAIL WHERE NECESSARY TO PREVENT SPLITTING.
- LAG BOLTS SHALL HAVE LEAD HOLES BORED AS FOLLOWS:

SHANK PORTION	SAME DIAMETER AND LENGTH AS SHANK
THREADED PORTION	0.6-0.75 OF DIAMETER OF THREAD

GOVERNING CODE: 2019 CALIFORNIA BUILDING CODE:

- NEW DEAD LOADS (EQUIPMENT)
CABINETS = VARIES, SEE "EQUIPMENT DETAILS".
- MINIMUM LIVE LOADS
20 PSF
- SNOW LOADS
NO SNOW LOAD
- WIND LOADS
 - BASIC WIND SPEED = 97 MPH
 - WIND LOAD IMPORTANCE FACTOR, $I_w = 1.0$
 - WIND EXPOSURE CATEGORY 'C' FOR MAIN WINDFORCE-RESISTING SYSTEM
 - WIND EXPOSURE CATEGORY 'C' FOR COMPONENTS AND CLADDING
 - ENCLOSURE WIND DESIGN PRESSURES (ASCE 7-16 CHAPTER 30)
GUST-EFFECT FACTOR, $G = 0.85$
FORCE COEFFICIENT, $C_f =$ VARIES
 - EQUIPMENT / CABINETS WIND DESIGN PRESSURES (ASCE 7-16 CHAPTER 30)
GUST-EFFECT FACTOR, $G = 0.85$
FORCE COEFFICIENT, $C_f = 1.4$
 - PARAPET WIND DESIGN PRESSURES (ASCE 7-16 CHAPTER 30)
COMBINED NET PRESSURE COEFFICIENT, $G_{cpn} = +1.5 / -1.0$
- EARTHQUAKE DESIGN DATA (NONSTRUCTURAL COMPONENTS ASCE 7-16 CHAPTER 13)
 - SEISMIC IMPORTANCE FACTOR, $I_s = 1.0$
 - OCCUPANCY CATEGORY = II
 - MAPPED SPECTRAL RESPONSE ACCELERATIONS
 $S_s = 1.162g$
 $S_1 = 0.401g$
 - SITE CLASS = D
 - CUMULATED SPECTRAL RESPONSE COEFFICIENTS
 $S_{DS} = 0.93g$
 - SEISMIC DESIGN CATEGORY = D
 - EQUIPMENT CABINETS
BATTERIES & COMMUNICATION EQUIPMENT (ASCE 7-16 TABLE 13.6-1)
AMPLIFICATION COEFFICIENT, $a_p = 1.0$
RESPONSE COEFFICIENT, $R_p = 2.5$
DESIGN ACCELERATION, $F_p = \frac{0.4a_p S_{DS} W_p}{\left(\frac{R_p}{I_p}\right) (1+2 \frac{h}{H})}$
- DESIGN LOAD COMBINATIONS

SR#	LRFD
1.	1.4DL
2.	1.2DL+1.6LL
3.	1.2DL+1.6LL+0.5WL
4.	1.2DL+1.0EQ
5.	0.9DL+1.6WL
6.	0.9DL+1.0EQ

ENGINEERING COMMENTS:

- THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE CARMEL RIDGE ROAD RIGHT-OF-WAY ADJACENT TO PROJECT SITE.
- ADD A NOTE: "SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES REQUIRES WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER/PERMITTEE SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER."

LANDSCAPE COMMENTS:

- "MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."
- ALL EXISTING LANDSCAPE TO BE REMOVED IN RELATION TO EXISTING PROJECT PRJ-1048659.

PAINTINGS & SPECIFICATIONS:

- GENERAL
 - ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
 - CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
 - COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
 - FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
 - ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE SPRINT CONSTRUCTION MANAGER.
 - PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
 - FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
 - APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
 - APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
 - CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE SPRINT CONSTRUCTION MANAGER. REPAIR AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
- PAINTING SCOPE
 - PAINT THE FOLLOWING MATERIALS AND SYSTEMS CHECKED BELOW WITH THE COATING SYSTEM INDICATED.
- COATING SYSTEM SPECIFICATIONS
 - DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).
 - 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER.
- PAINT & PRIMER

ANTENNAS PRIMER - KEM AQUA E61-W525 TOPCOAT - COROTHANE II B65W200/B60V22	STAINLESS STEEL PRIMER - OTM WASH PRIMER, B71Y1 TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2	STUCCO PRIMER - PRO MAR MASONRY CONDITIONER B-46-W21000 TOPCOAT - SUPER PAINT A-80 SERIES A-89 SATIN A-84 GLOSS
EQUIPMENT CABINETS PRIMER - KEM AQUA E61-W525 TOPCOAT - COROTHANE II B65W200/B60V22	PRE-PRIMED STEEL TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, S50WZ4	WOOD PRIMER - A-100 EXTERIOR ALKYD WOOD PRIMER Y-24W20 TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES FIELD CUTS/DAMAGE(PRIOR TO PRIME & PAINT) FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED GLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT
COAXIAL JUMPER CABLES PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEMAQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25% TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2	ALUMINUM & COPPER PRIMER - DTM WASH PRIMER, B71Y1 TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2	STEEL TOUCH UP STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALV. PAINT
RAW STEEL PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2	CONCRETE MASONRY PRIMER - PRO MAR EXTERIOR BLOCK FILLER TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH	CONCRETE STUCCO(EXISTING) 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
GALVANIZED METAL ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)		



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REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
0	03/01/2022	90% CDs	JC	
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 316756
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 SAN DIEGO, CA 92128

SHEET TITLE
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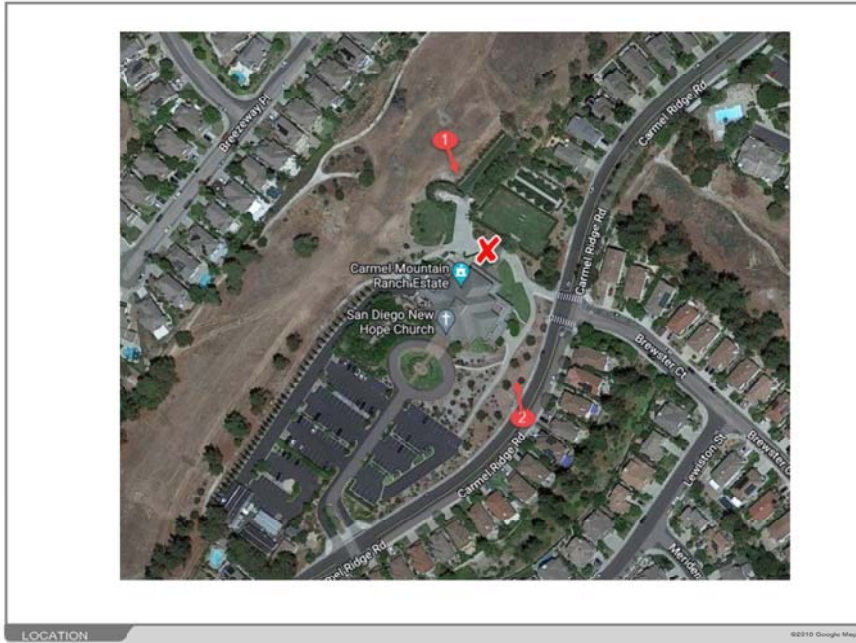
SHEET NUMBER
T-2.1

CAL01627 - Carmel Mountain Ranch

14050 Carmel Ridge Road, San Diego, CA 92128



Map



LOCATION

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CAL01627 - Carmel Mountain Ranch

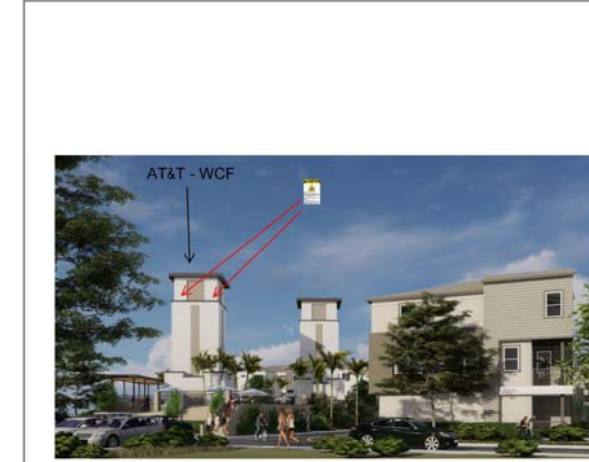
14050 Carmel Ridge Road, San Diego, CA 92128



VIEW 1



EXISTING



PROPOSED

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10590 West Ocean Air Dr. Suite 300
San Diego, CA 92130
858-964-7439

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CAL01627 - Carmel Mountain Ranch

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VIEW 3



EXISTING



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316756
15754521
CAL03749
14050 CARMEL RIDGE RD
SAN DIEGO, CA 92128

SHEET TITLE

PHOTOSIMS

SHEET NUMBER

RFS-1

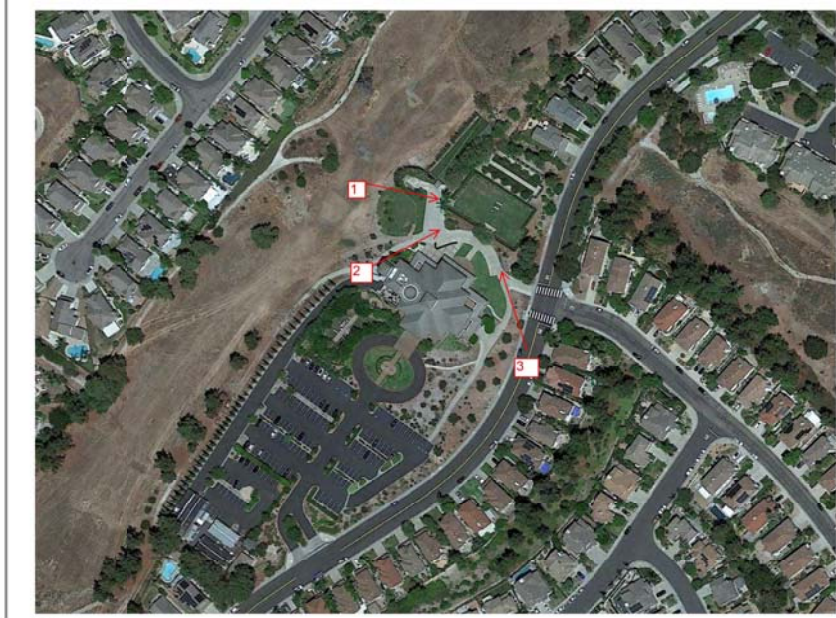
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CAL01627 - CARMEL MTN COUNTRY CLUB

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MAP



LOCATION

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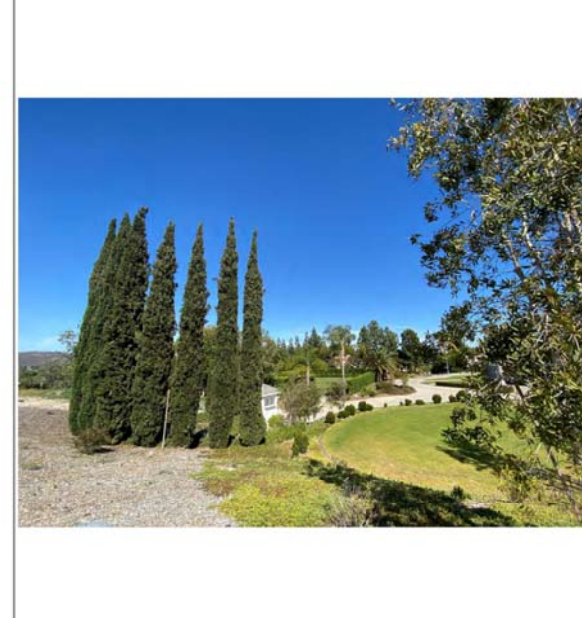
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CAL01627 - CARMEL MTN COUNTRY CLUB

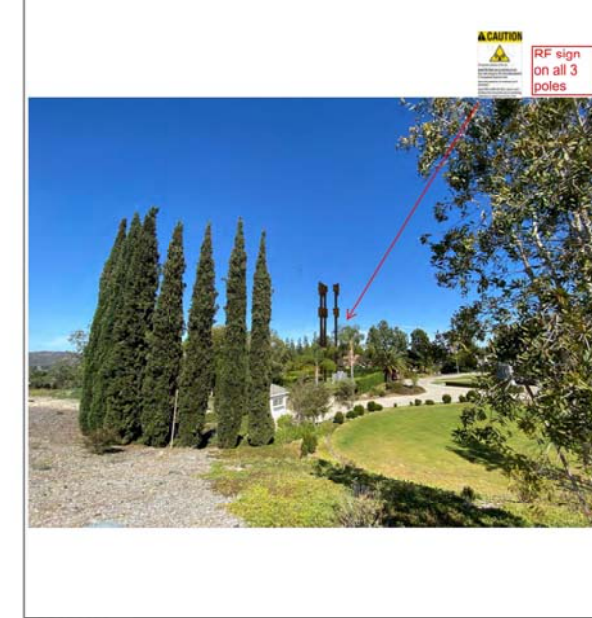
14050 CARMEL RIDGE RD. SAN DIEGO, CA 92128



VIEW 1



EXISTING



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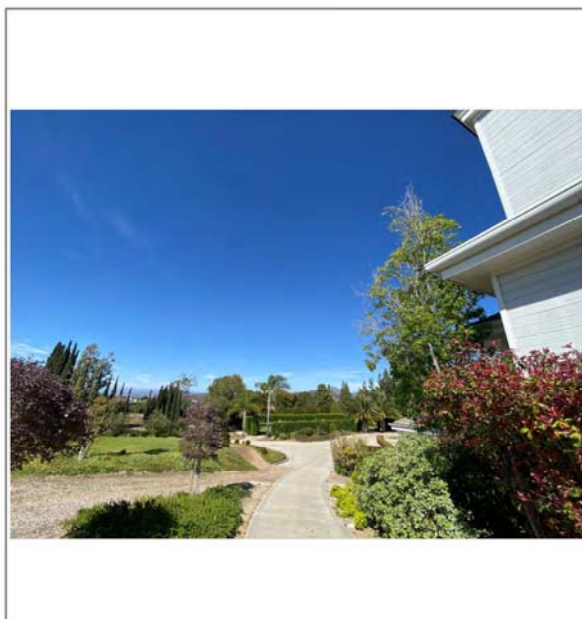
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14050 CARMEL RIDGE RD. SAN DIEGO, CA 92128



VIEW 2



EXISTING



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VIEW 3



EXISTING



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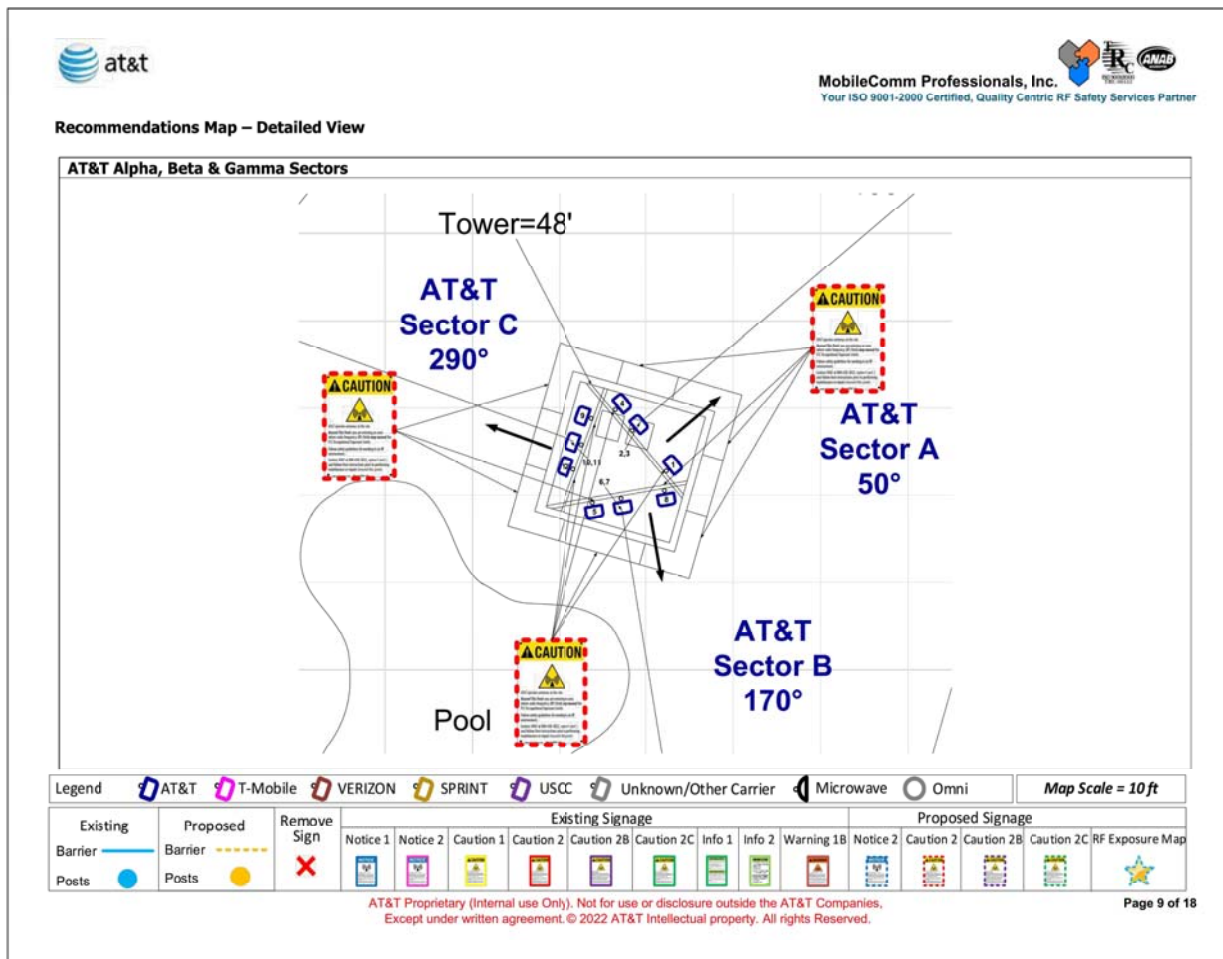
PHOTOSIMS FOR TEMPORARY POLES

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Appendix D – General Safety Recommendations

The following are general recommendations appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

- All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.
- The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:
 - adding new antennas that may have been located on the site
 - removing of any existing antennas
 - changes in the radiating power or number of RF emitters
- Post the appropriate NOTICE, CAUTION & WARNING sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Appendix B, to inform everyone who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. The signs below are examples of signs meeting FCC guidelines.

- Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.
- For a General Public environment the four color levels identified in measured RF emission diagram can be interpreted in the following manner:
 - Green represents areas predicted to be greater than or equal to 0% and less than 100% of the MPE general public limits
 - Blue represents areas predicted to be greater than or equal to 100% and lesser than 500% of the MPE general public limits.
 - Yellow represents areas predicted to be greater than or equal to 500% and lesser than 5000% of the MPE general public limits.
 - Red areas indicates predicted levels greater than or equal to 5000% of the MPE general public limits.

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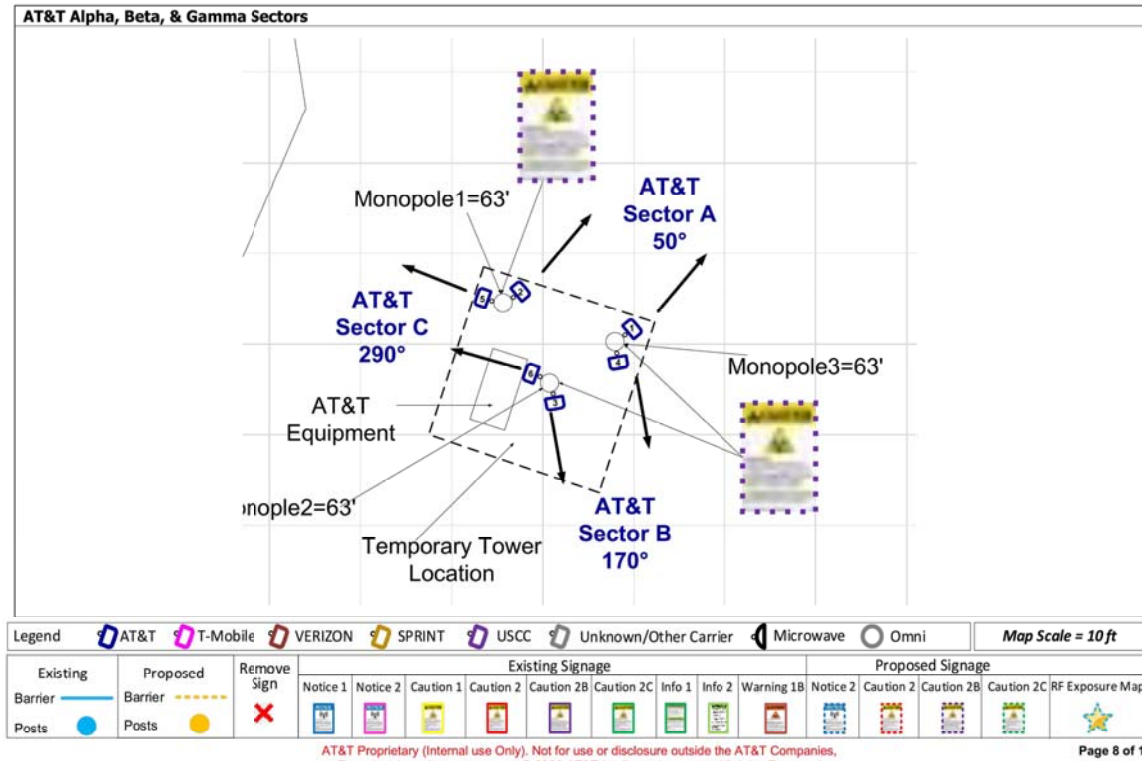
SHEET TITLE
 EME REQUIREMENTS

SHEET NUMBER
 EME-1

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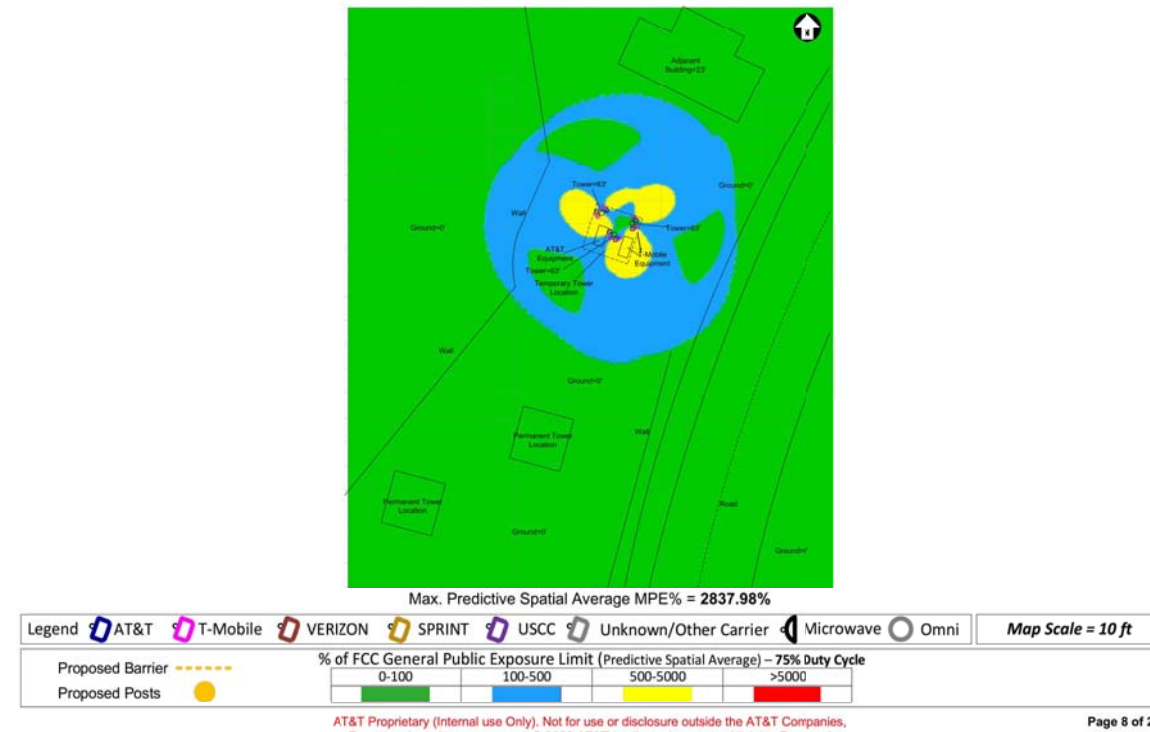


Recommendations Map – Detailed View



4. Predicted Emission

4.1 Predictive Cumulative MPE Contribution from All Sources at Lower Antenna Bottom Tip Level (42 ft.)



Appendix D – General Safety Recommendations

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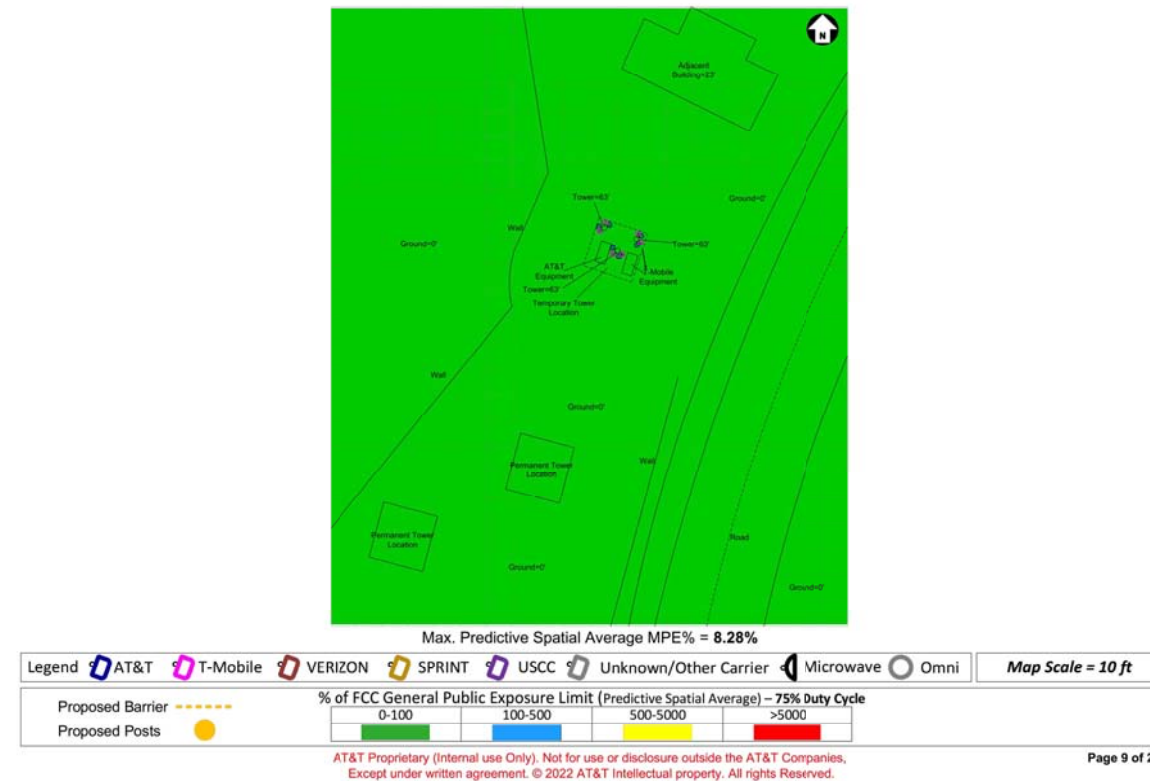
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 - Red areas indicates predicted levels greater than or equal to 5000% of the MPE general public limits.



4.2 Predictive Cumulative MPE Contribution from All Sources at Antennas Ground Level (0 ft.)



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EME REQUIREMENTS

SHEET NUMBER
EME-2

DocuSign Envelope ID: E77E4C4B-D60A-4AD7-B380-F071C775E4F9



February 2, 2022

To: MD7, LLC
Justin Causey, Land Use
10590 W Ocean Air Drive, Suite 300
San Diego, CA 92130
(858) 291-1869
jcausey@md7.com

From: NUWI CMR, LLC
2001 Wilshire Blvd, Suite 401
Santa Monica, CA 90403

Re: Property Owner Letter of Authorization
Site ID: NS0627 - Carmel Mountain Relocation
Site Address: 14050 Carmel Ridge Road, San Diego, CA, 92128
Parcel ID:

Dear Sir,

This is to certify that NUWI CMR, LLC is the legal property owner of record and hereby authorizes MD7, LLC, as agent for AT&T Mobility, to file for necessary jurisdiction permits and the FAA required EMI evaluation to obtain the permit approvals for AT&T Mobility to make modifications to its existing cell site located at 14050 Carmel Ridge Road, San Diego, CA 92128.

By: 
Property Owner Signature
Adam Browning, Authorized Signatory
Name and Title
2/9/2022
Date
(310) 566-6390 / AdamB@newurbanwest.com
Phone Number / Email Address

10590 WEST OCEAN AIR DRIVE / SUITE 300 / SAN DIEGO, CA 92130

DocuSign Envelope ID: E77E4C4B-D60A-4AD7-B380-F071C775E4F9

FOR CALIFORNIA:

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

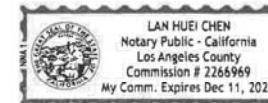
State of California
County of Los Angeles

On Feb. 9, 2022 before me, LAN HUEI CHEN, NOTARY PUBLIC (insert name and title of the officer), personally appeared ADAM BROWNING, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature LAN HUEI CHEN (Seal)



MD7, LLC
10590 West Ocean Air Dr. Suite 300
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	03/01/2022	90% CDs	JC
1	03/21/2022	100% CDs	JC
2	06/03/2022	CITY COMMENTS	MV

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION

CARMEL MTN COUNTRY CLUB
316756
15754521
CAL03749
14050 CARMEL RIDGE RD
SAN DIEGO, CA 92128

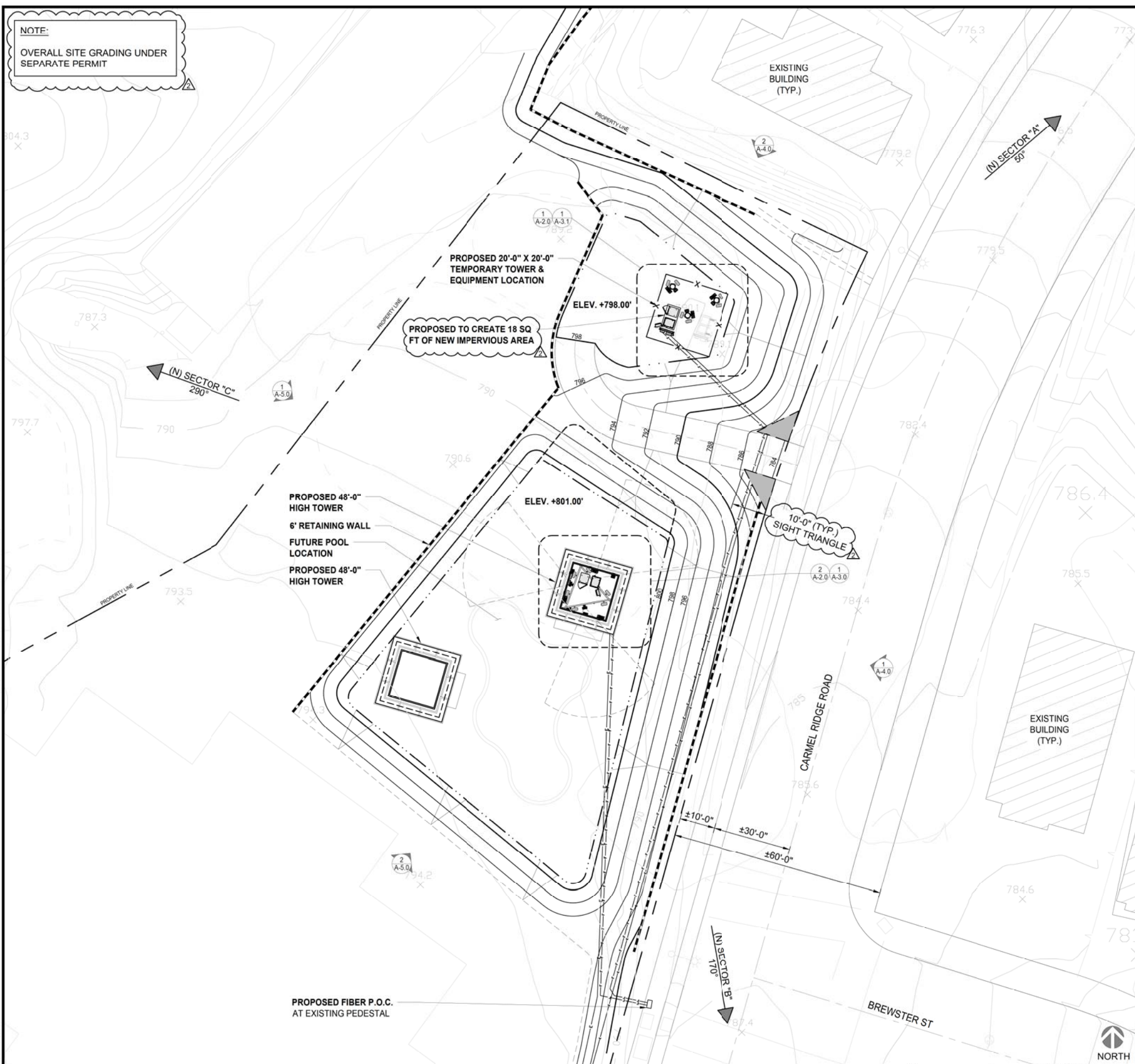
SHEET TITLE

LETTER OF AGREEMENT

SHEET NUMBER

LT-1

NOTE:
OVERALL SITE GRADING UNDER SEPARATE PERMIT



GENERAL NOTES

THIS IS NOT A SITE SURVEY:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED AT THE SITE, AS-BUILTS PROVIDED BY AT&T AND WITHOUT A SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS. ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE. REFER TO LAND SURVEY FOR COMPLETE SITE INFORMATION.

UNDERGROUND UTILITIES:
EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

- CONTRACTOR NOTES:**
- CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION AT COMPLETION OF WORK.
 - CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT STAGING LOCATIONS WITH LANDLORD.



AHJ APPROVAL

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316756
15754521
CAL03749
14050 CARMEL RIDGE RD
SAN DIEGO, CA 92128

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-1.1

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ENLARGED SITE PLAN

0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)
(OR) 1/32"=1'-0" (11x17)

LEGEND

- PROPERTY LINE
- ROAD CENTERLINE



AHJ APPROVAL

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15754521
CAL03749
14050 CARMEL RIDGE RD
SAN DIEGO, CA 92128

SHEET TITLE

NEW EQUIPMENT PLANS

SHEET NUMBER

A-2.0

INSTALL NEW NETSURE -48VDC 612 OUTDOOR POWER CABINET W/ (10) NEW RECTIFIER AND (9) NEW POWER EXTEND CONVERTERS

1 6
A-8.0 A-8.0

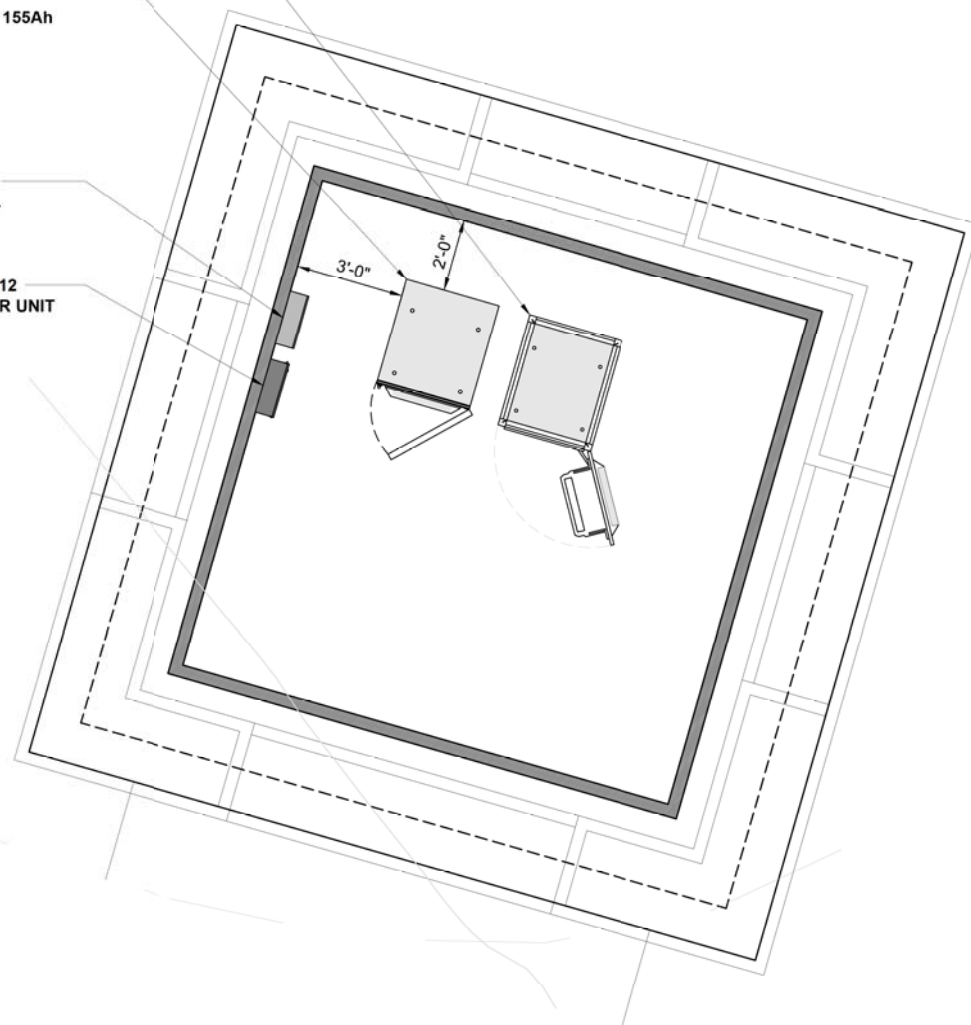
INSTALL NEW -48VDC BATTERY CABINET W/ (3) NEW GNB M 12V 155FT BATTERIES AND (2) RE-INSTALLED -48V 155Ah BATTERY STRINGS

2 3
A-8.0 A-8.0

INSTALL NEW 200A ELECTRICAL PANEL

INSTALL (1) NEW DC12 SURGE SUPPRESSOR UNIT

5
A-7.0



PROPOSED TO CREATE 18 SQ FT OF NEW IMPERVIOUS AREA

PROPOSED 4'-0" x 7'-0" CONCRETE PAD

INSTALL NEW -48VDC BATTERY CABINET W/ (3) NEW GNB M 12V 155FT BATTERIES AND (2) RE-INSTALLED -48V 155Ah BATTERY STRINGS

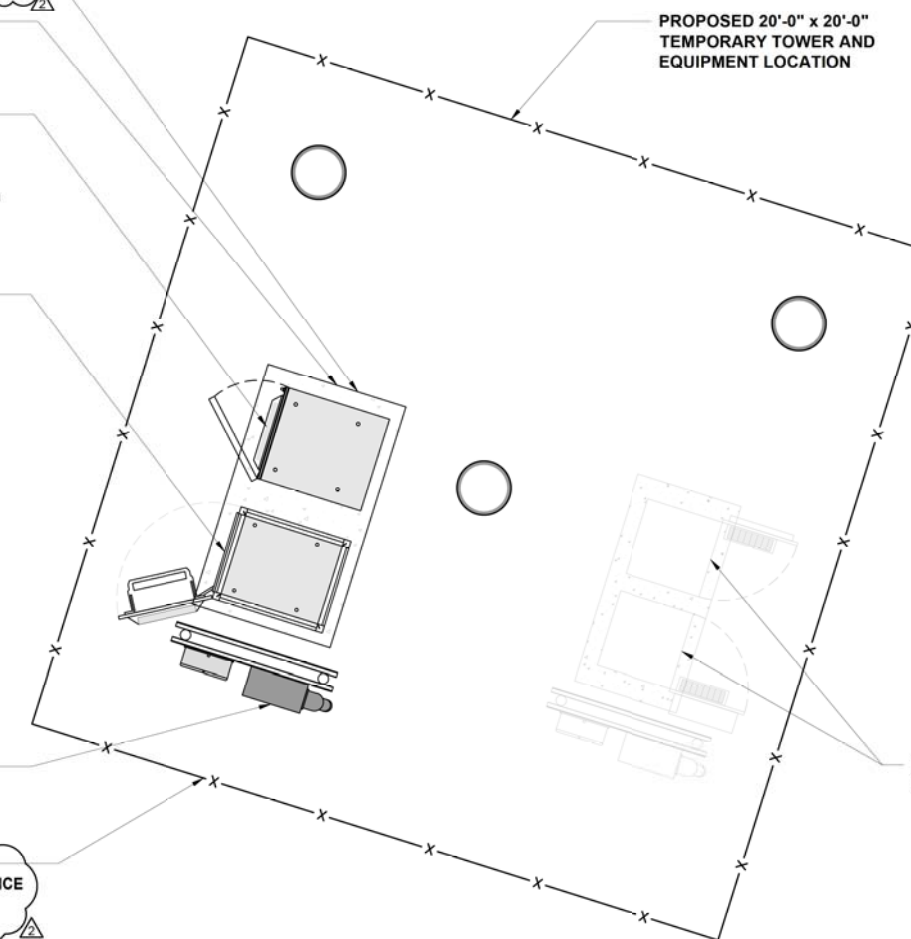
2 3
A-8.0 A-8.0

INSTALL NEW NETSURE -48VDC 612 OUTDOOR POWER CABINET W/ (10) NEW RECTIFIER AND (9) NEW POWER EXTEND CONVERTERS

1 6
A-8.0 A-8.0

INSTALL NEW 200A ELECTRICAL PANEL

PROPOSED 20'-0" X 20'-0" TEMPORARY CHAIN-LINK FENCE SURROUNDING TOWER & EQUIPMENT LOCATION



PROPOSED 20'-0" x 20'-0" TEMPORARY TOWER AND EQUIPMENT LOCATION

PROPOSED EQUIPMENT CABINETS (BY OTHERS)



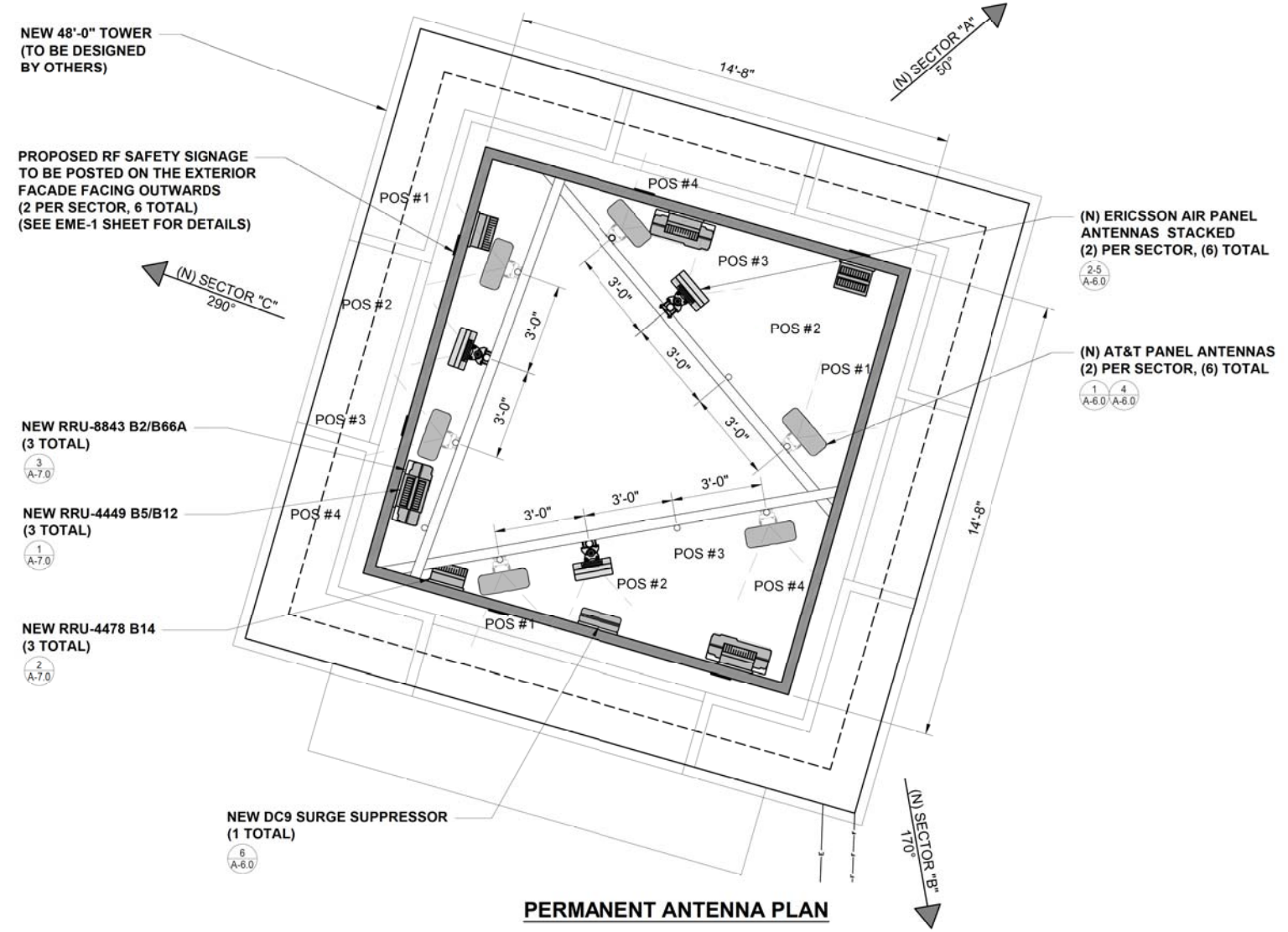
ANTENNA AND TRANSMISSION CABLE SCHEDULE

SECTOR	EXISTING CONFIGURATION TECHNOLOGY	FINAL CONFIGURATION TECHNOLOGY	ANTENNA				EXISTING CONFIGURATION RRU MODEL / QTY.	FINAL CONFIGURATION RRU MODEL / QTY.	EXISTING CONFIGURATION TMA / FILTER MODEL / QTY.	FINAL CONFIGURATION TMA / FILTER MODEL / QTY.	EXISTING CONFIGURATION TRANSMISSION LINES (SIZE/LENGTH FT ±5')	FINAL CONFIGURATION TRANSMISSION LINES (SIZE/LENGTH FT ±5')
			EXISTING CONFIGURATION MAKE / MODEL	FINAL CONFIGURATION MAKE / MODEL	EXISTING AZIMUTH	NEW AZIMUTH						
SECTOR A	A1	LTE 700/1900/AWS 5G 850/1900/AWS		COMMSCOPE NNH4-65B-R6H4		50°	45'-0"	(1) RRU-4449 B5/B12 (1) RRU-8843 B2/B66A				FIBER
	A2											
	A3	5G CBAND 5G DOD		ERICSSON AIR ERICSSON AIR6449 B77D		50°	45'-10" 44'-0"	INTEGRATED WITHIN AIR ANTENNAS				FIBER
	A4	LTE 700		COMMSCOPE NNH4-65B-R6H4		50°	45'-0"	(1) RRU-4478 B14				FIBER
SECTOR B	B1	LTE 700		COMMSCOPE NNH4-65B-R6H4		170°	45'-0"	(1) RRU-4478 B14				FIBER
	B2	5G CBAND 5G DOD		ERICSSON AIR ERICSSON AIR6449 B77D		170°	45'-10" 44'-0"	INTEGRATED WITHIN AIR ANTENNAS				FIBER
	B3											
	B4	LTE 700/1900/AWS 5G 850/1900/AWS		COMMSCOPE NNH4-65B-R6H4		170°	45'-0"	(1) RRU-4449 B5/B12 (1) RRU-8843 B2/B66A				FIBER
SECTOR C	C1	LTE 700		COMMSCOPE NNH4-65B-R6H4		290°	45'-0"	(1) RRU-4478 B14				FIBER
	C2	5G CBAND 5G DOD		ERICSSON AIR ERICSSON AIR6449 B77D		290°	45'-10" 44'-0"	INTEGRATED WITHIN AIR ANTENNAS				FIBER
	C3	LTE 700/1900/AWS 5G 850/1900/AWS		COMMSCOPE NNH4-65B-R6H4		290°	45'-0"	(1) RRU-4449 B5/B12 (1) RRU-8843 B2/B66A				FIBER
	C4											



AHJ APPROVAL

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SITE INFORMATION
 CARMEL MTN COUNTRY CLUB
 316756
 15754521
 CAL03749
 14050 CARMEL RIDGE RD
 SAN DIEGO, CA 92128

SHEET TITLE
 NEW PERMANENT ANTENNA PLANS

SHEET NUMBER
 A-3.0

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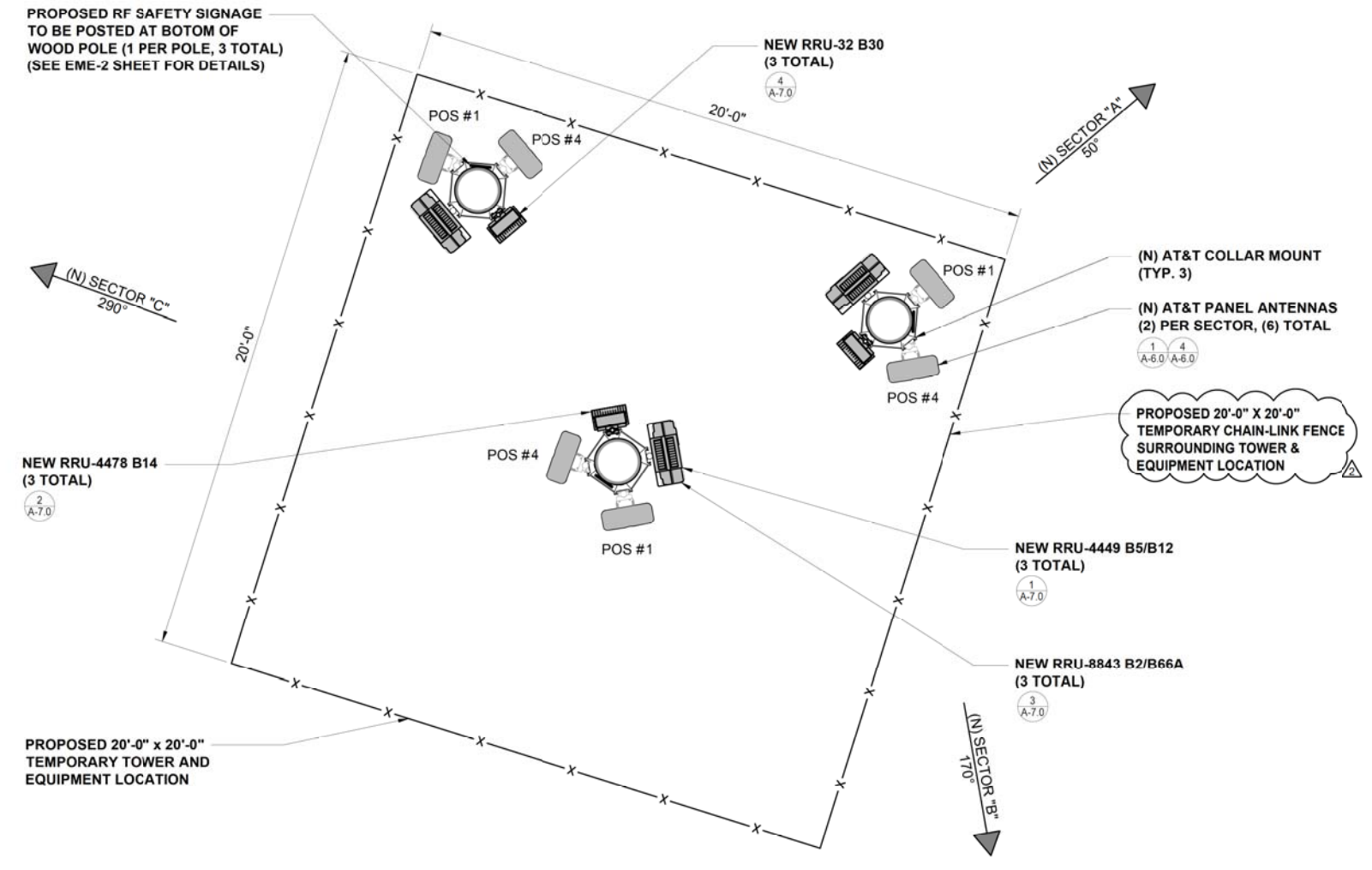
ANTENNA AND TRANSMISSION CABLE SCHEDULE

SECTOR	EXISTING CONFIGURATION TECHNOLOGY	FINAL CONFIGURATION TECHNOLOGY	ANTENNA				EXISTING CONFIGURATION RRU MODEL / QTY.	FINAL CONFIGURATION RRU MODEL / QTY.	EXISTING CONFIGURATION TMA / FILTER MODEL / QTY.	FINAL CONFIGURATION TMA / FILTER MODEL / QTY.	EXISTING CONFIGURATION TRANSMISSION LINES (SIZE/LENGTH FT ±5')	FINAL CONFIGURATION TRANSMISSION LINES (SIZE/LENGTH FT ±5')
			EXISTING CONFIGURATION MAKE / MODEL	FINAL CONFIGURATION MAKE / MODEL	EXISTING AZIMUTH	NEW AZIMUTH						
SECTOR A	A1	LTE 700/1900/AWS 5G 850/1900/AWS		COMMSCOPE NNH4-65B-R6H4		50°	45'-0"	(1) RRU-4449 B5/B12 (1) RRU-8843 B2/B66A				FIBER
	A2											
	A3											
	A4	LTE 700 / WCS		COMMSCOPE NNH4-65B-R6H4		50°	45'-0"	(1) RRU-4478 B14 (1) RRU-32 B30				FIBER
SECTOR B	B1	LTE 700 / WCS		COMMSCOPE NNH4-65B-R6H4		170°	45'-0"	(1) RRU-4478 B14 (1) RRU-32 B30				FIBER
	B2											
	B3											
	B4	LTE 700/1900/AWS 5G 850/1900/AWS		COMMSCOPE NNH4-65B-R6H4		170°	45'-0"	(1) RRU-4449 B5/B12 (1) RRU-8843 B2/B66A				FIBER
SECTOR C	C1	LTE 700 / WCS		COMMSCOPE NNH4-65B-R6H4		290°	45'-0"	(1) RRU-4478 B14 (1) RRU-32 B30				FIBER
	C2											
	C3	LTE 700/1900/AWS 5G 850/1900/AWS		COMMSCOPE NNH4-65B-R6H4		290°	45'-0"	(1) RRU-4449 B5/B12 (1) RRU-8843 B2/B66A				FIBER
	C4											



AHJ APPROVAL

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TEMPORARY ANTENNA PLAN



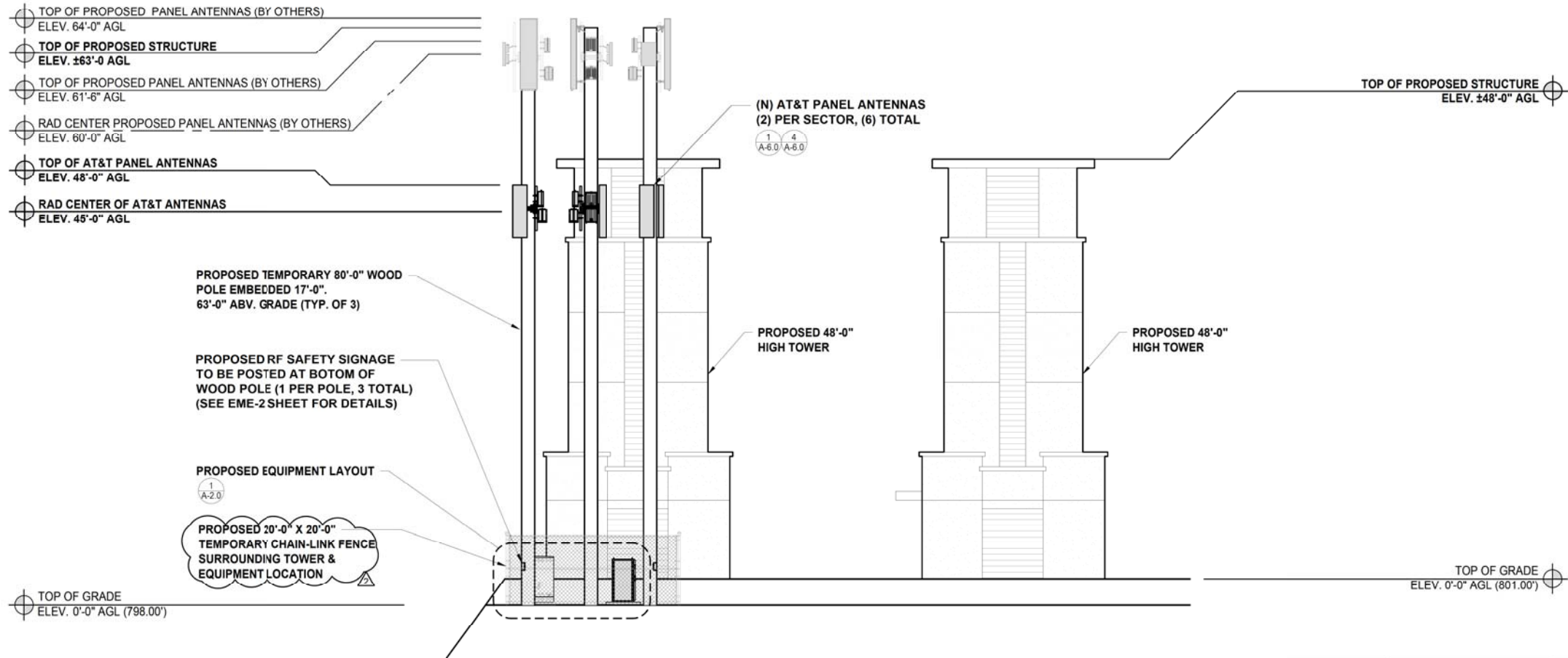
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 316756
 15754521
 CAL03749
 14050 CARMEL RIDGE RD
 SAN DIEGO, CA 92128

SHEET TITLE
 NEW TEMPORARY
 ANTENNA PLANS

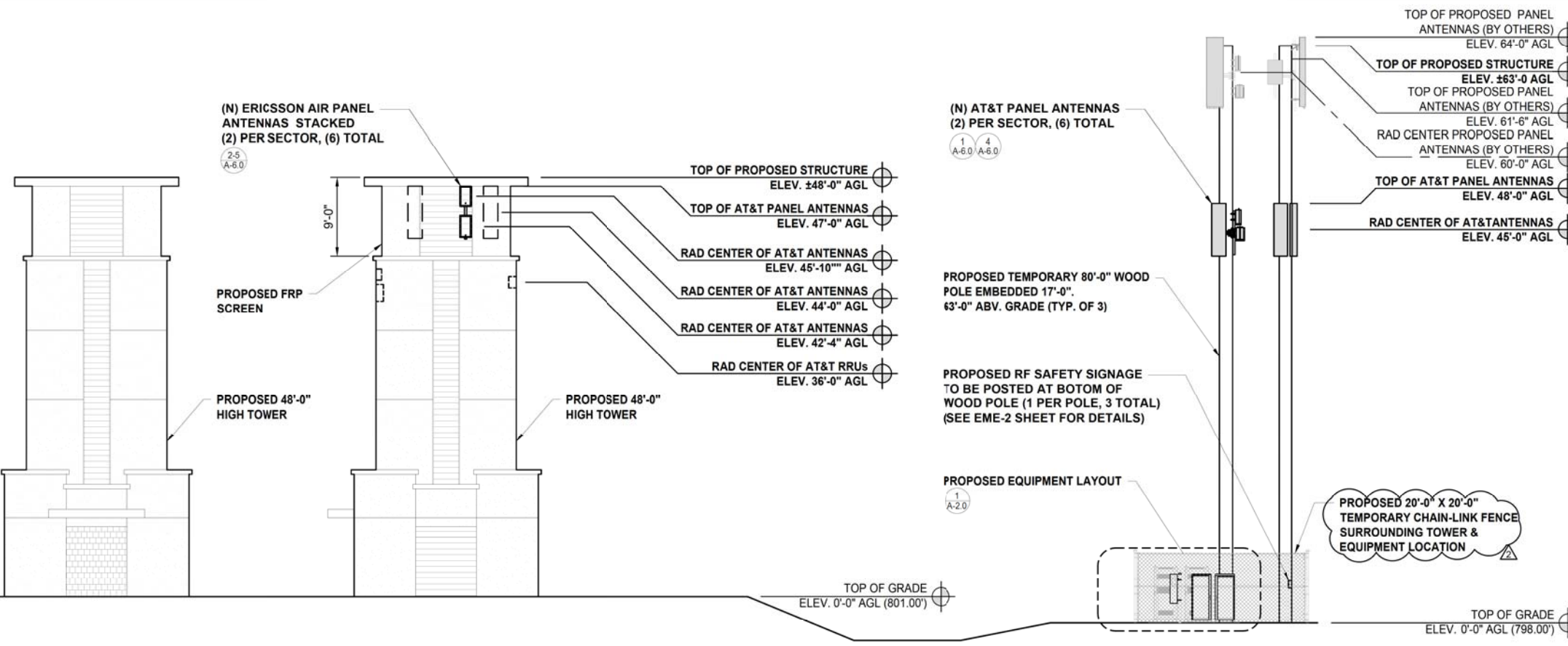
SHEET NUMBER
 A-3.1

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NEW NORTHEAST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 2



NEW SOUTHEAST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 1

- GENERAL NOTES**
1. THIS DRAWING IS FOR COORDINATION PURPOSES ONLY.
 2. THE SIZE, HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS, RE: CURRENT/FINAL NCR.
 3. REFER TO STRUCTURAL (BY OTHERS) FOR ADEQUACY OF STRUCTURE WITH LESSEE'S EQUIPMENT.
 4. FOR ANTENNA AND EQUIPMENT DETAILS, REFERENCE CURRENT RF DESIGN AND DETAILS THIS SHEET. FOR MORE INFORMATION REFERENCE STRUCTURAL (BY OTHERS).
 5. FOR TRANSMISSION CABLE ATTACHMENT AND ROUTING REFERENCE STRUCTURAL (BY OTHERS).
 6. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO CHECK & VERIFY DIMENSIONS & LAYOUT OF EXISTING EQUIPMENT/ANTENNAS AS MARKED ON THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT OF RECORD IMMEDIATELY.



AHJ APPROVAL

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
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SITE INFORMATION

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316756
15754521
CAL03749
14050 CARMEL RIDGE RD
SAN DIEGO, CA 92128

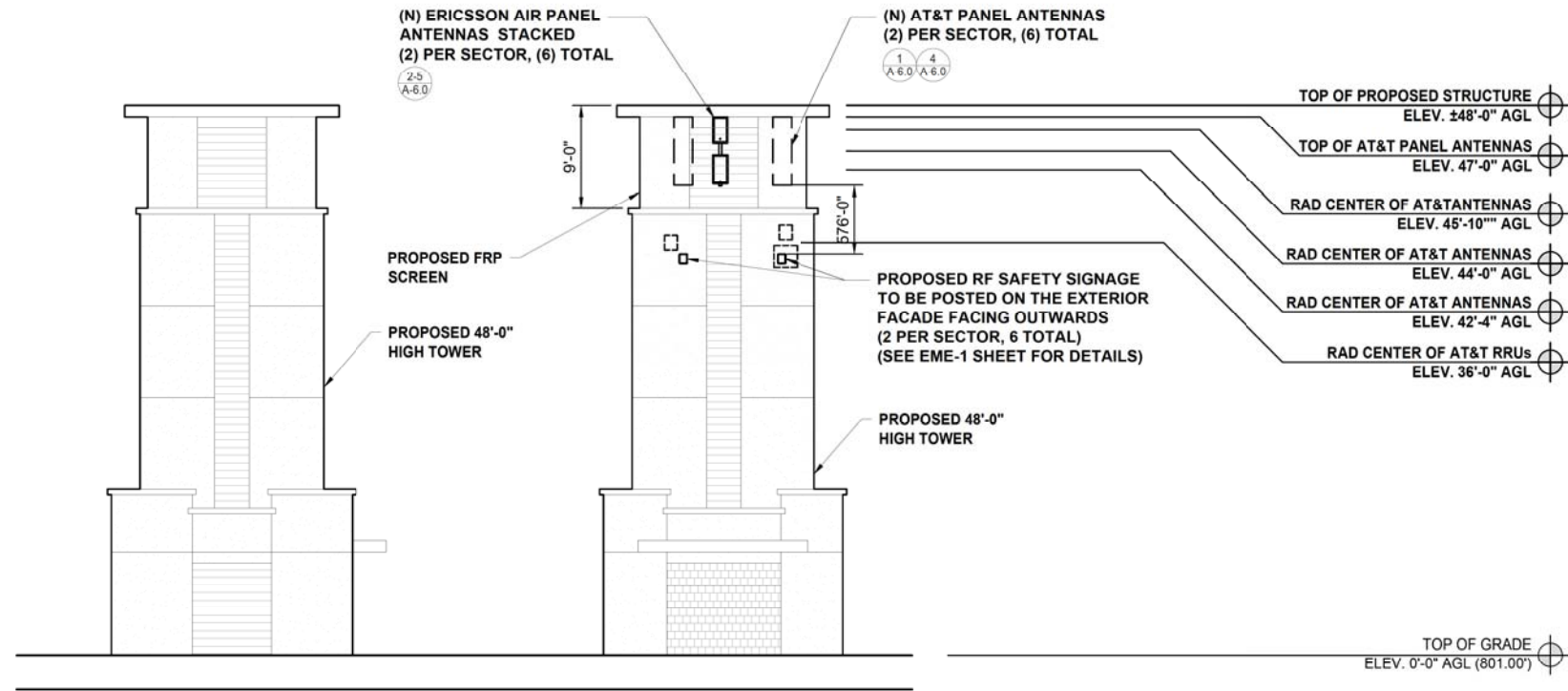
SHEET TITLE

NEW NORTHEAST & SOUTHEAST ELEVATIONS

SHEET NUMBER

A-4.0

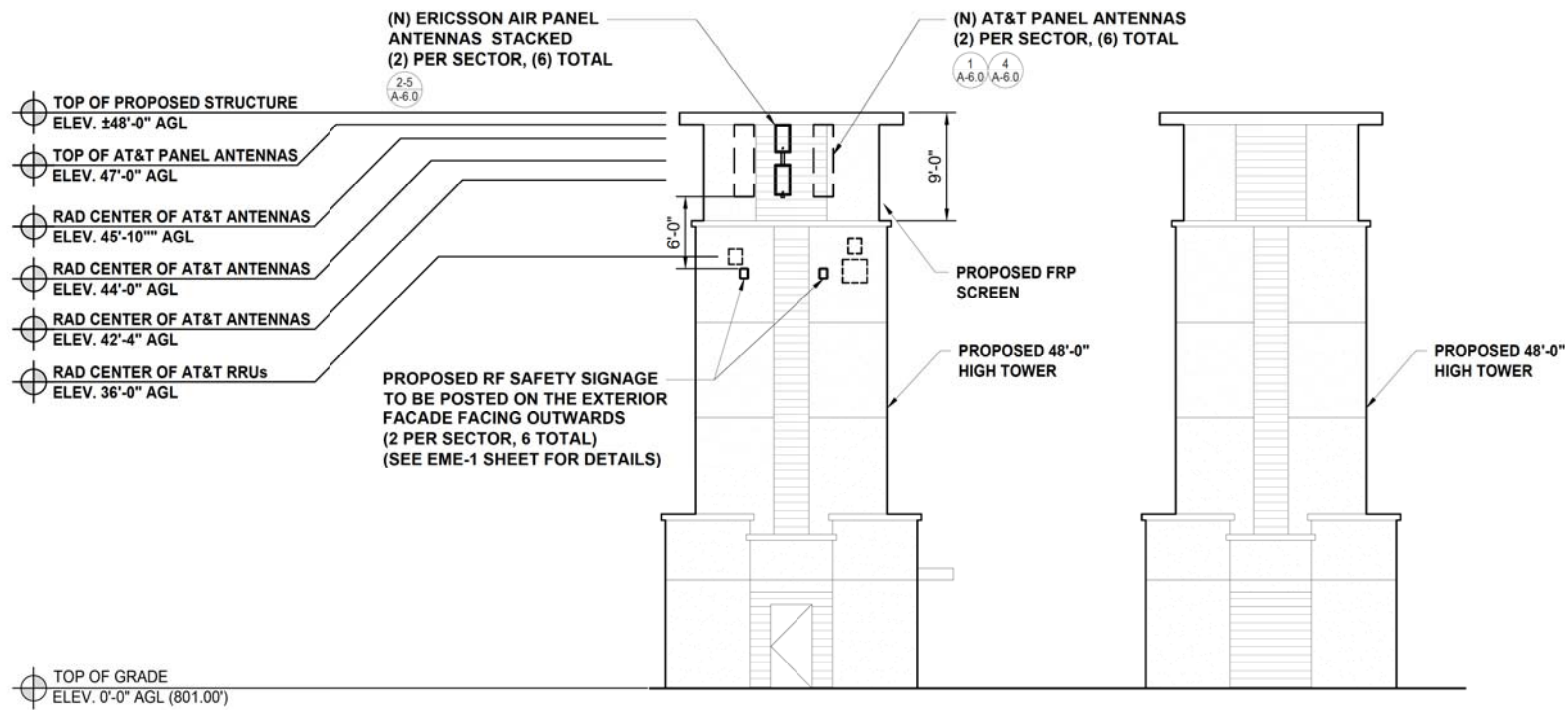
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NEW SOUTHWEST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

2



NEW NORTHWEST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

1

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MD7, LLC
10590 West Ocean Air Dr. Suite 300
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

AHJ APPROVAL			

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SHEET TITLE
NEW SOUTHWEST & NORTHWEST ELEVATIONS

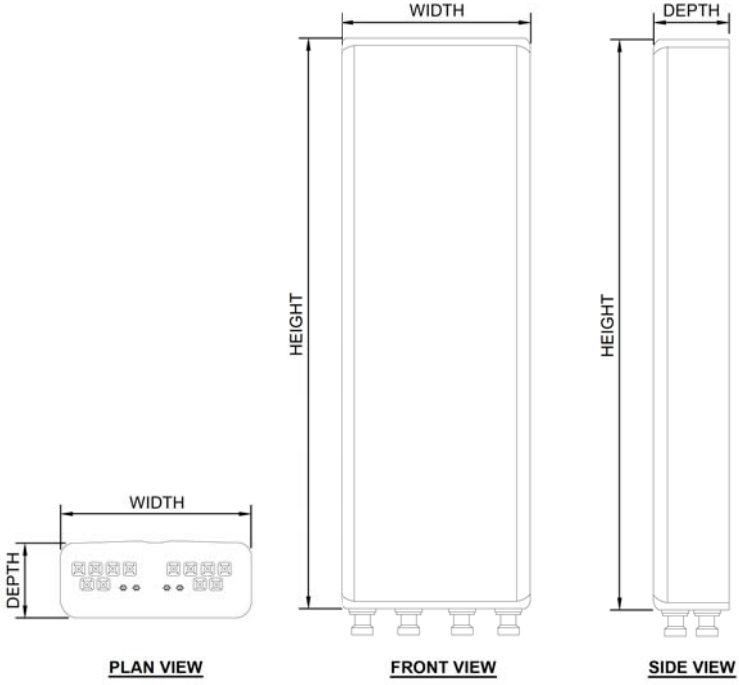
SHEET NUMBER
A-5.0

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MANUFACTURER:
COMMSCOPE

MODEL:
NNHH-65B-R6H4

DIMENSIONS:
HEIGHT: 71.969"
WIDTH: 19.606"
DEPTH: 7.756"
WEIGHT: 74.957 LBS
(W/ MOUNTING BRACKET)



2 NNHH-65B-R6H4 ANTENNA

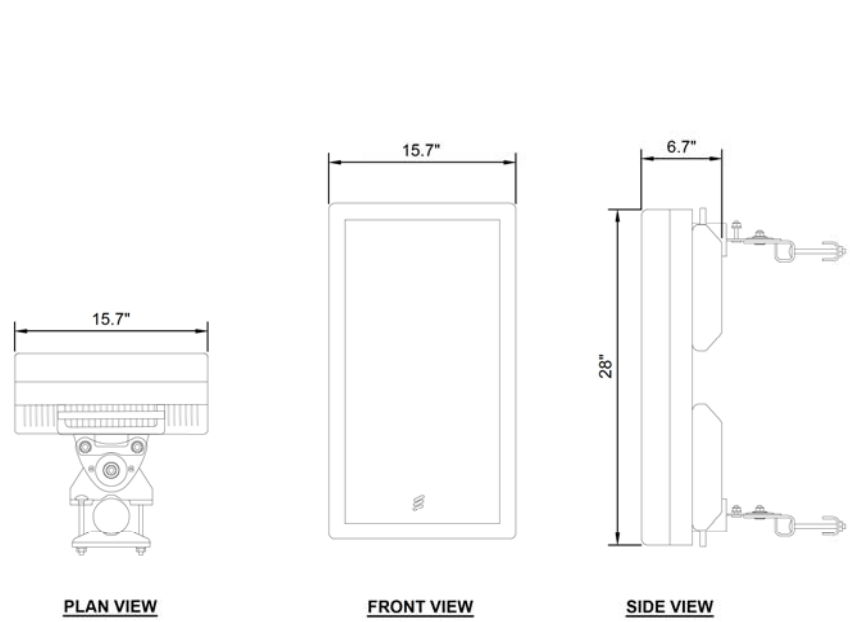
SCALE
N.T.S.

1

MANUFACTURER:
ERICSSON

MODEL:
AIR

DIMENSIONS:
HEIGHT: 28.0"
WIDTH: 15.7"
DEPTH: 6.7"
WEIGHT: 30.0 kg | 66.1 lbs
(W/ MOUNTING BRACKET)



1 AIR ANTENNA

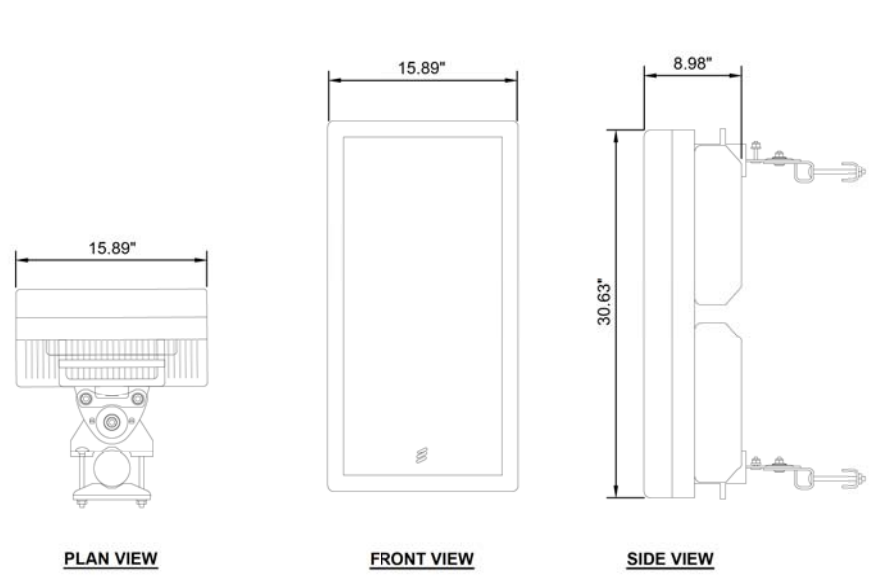
SCALE
N.T.S.

2

MANUFACTURER:
ERICSSON

MODEL:
AIR 6449

DIMENSIONS:
HEIGHT: 30.63"
WIDTH: 15.87"
DEPTH: 8.98"
WEIGHT: 37.0 KG | 81.6 LBS
(W/ MOUNTING BRACKET)

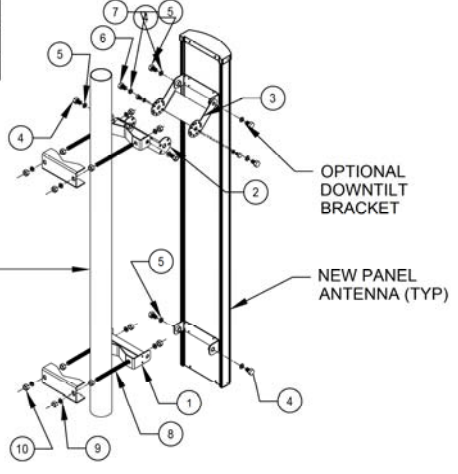


2 AIR 6449 ANTENNA

SCALE
N.T.S.

3

ITEM	QTY.	DESCRIPTION
1	1	ADAPTER, POLE, LOWER
2	1	BRACKET, DOWNTILT, POLE
3	1	BRACKET, DOWNTILT, ANTENNA
4	6	1/2" x 1" HEX HEAD BOLT
5	6	1/2" LOCK WASHER
6	2	5/16" x 1" HEX HEAD BOLT
7	2	5/16" SPLIT WASHER
8	4	1/2" THREADED ROD
9	8	1/2" LOCK WASHER
10	12	1/2" HEX NUT



NOTES:

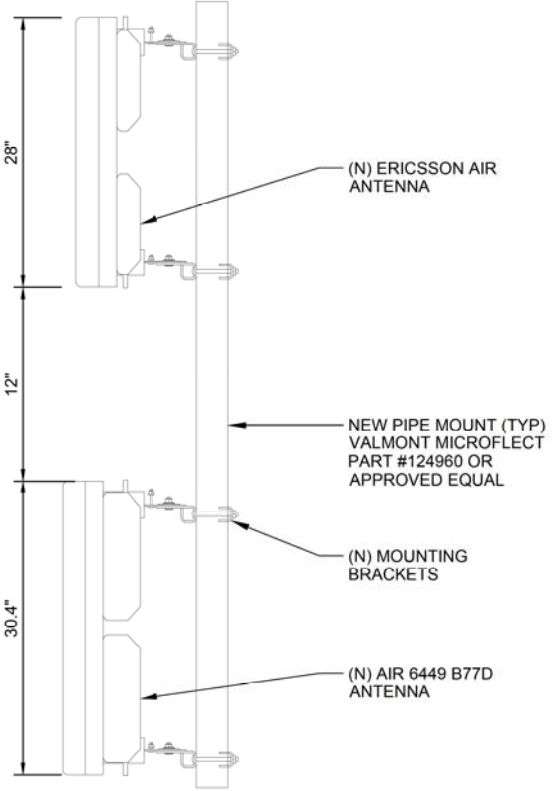
- INSERT SCISSOR BRACKETS BETWEEN THE UPPER ANTENNA MOUNTING BRACKET AND THE UPPER POLE ADAPTER BRACKET. SECURE USING 1/2 INCH HARDWARE PROVIDED.
- TO SET THE DEGREE OF DOWNTILT, ALIGN THE DESIRED HOLES ON THE SCISSOR BRACKETS AND SECURE USING 5/16 INCH HARDWARE PROVIDED.
- THE NUMBER OF CONNECTORS WILL VARY BASED ON ANTENNA TYPE.
- CONTRACTOR TO PROVIDE NEW PARTS AS NEEDED TO ENSURE ADEQUATE ATTACHMENT FOR SPECIFIC EQUIPMENT.

4 ANTENNA MOUNTING

SCALE
N.T.S.

4

NOTE:
MTD BRACKETS ARE NOT STANDARD IN BOM. MUST BE ORDERED SEPARATELY.



4 STACKED ANTENNAS MOUNTING

SCALE
N.T.S.

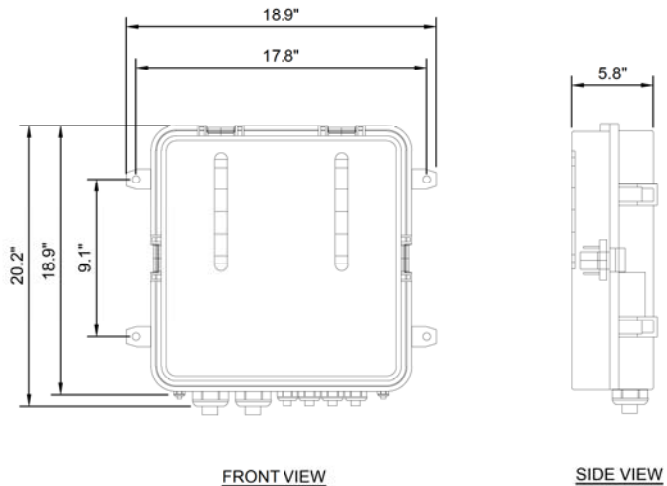
5

MANUFACTURER:
RAYCAP

MODEL:
DC9-48 VDC SURGE PROTECTION

OPERATING DC VOLTAGE: 75VDC
VOLTAGE PROTECTION RATING: 400V

DIMENSIONS:
HEIGHT: 20.0"
WIDTH: 18.9"
DEPTH: 5.8"
WEIGHT: 13.85 lbs



5 DC 9 SURGE SUPPRESSOR

SCALE
N.T.S.

6



AHJ APPROVAL

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SAN DIEGO, CA 92128

SHEET TITLE
ANTENNA DETAILS

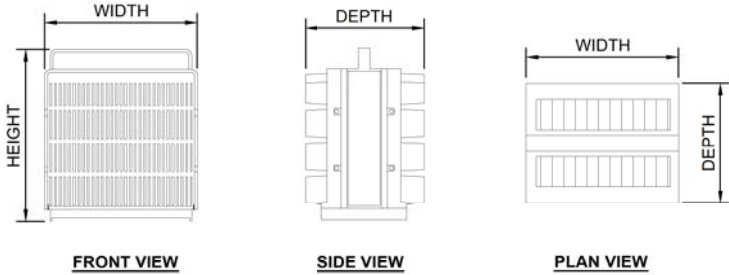
SHEET NUMBER
A-6.0

MANUFACTURER:
ERICSSON

MODEL:
4449 (B5/B12)

DIMENSIONS:
HEIGHT: 14.96"
WIDTH: 13.19"
DEPTH: 10.43"
WEIGHT: 73.0 LBS
(W/ MOUNTING BRACKET)

NOTE:
DIMENSIONS DO NOT INCLUDE MOUNTING BRACKET
AND SOLAR SHIELD.

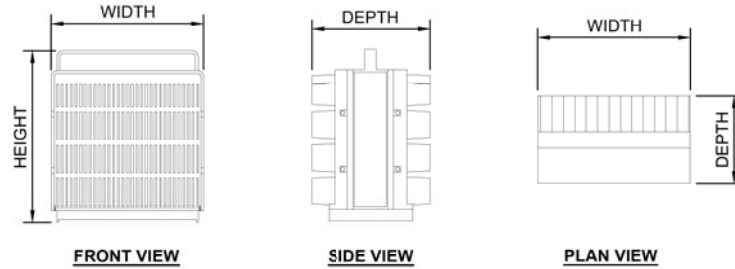


MANUFACTURER:
ERICSSON

MODEL:
4478 (B14)

DIMENSIONS:
HEIGHT: 16.50"
WIDTH: 13.40"
DEPTH: 7.70"
WEIGHT: 59.9 LBS
(W/ MOUNTING BRACKET)

NOTE:
DIMENSIONS DO NOT INCLUDE MOUNTING BRACKET
AND SOLAR SHIELD.

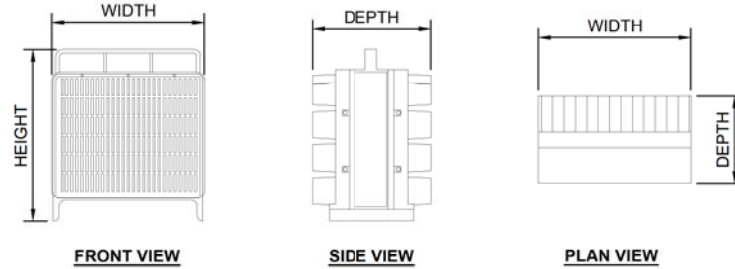


MANUFACTURER:
ERICSSON

MODEL:
8843 (B2/B66A)

DIMENSIONS:
HEIGHT: 14.9"
WIDTH: 13.2"
DEPTH: 10.9"
WEIGHT: 72.0 LBS
(W/ MOUNTING BRACKET)

NOTE:
DIMENSIONS DO NOT INCLUDE MOUNTING BRACKET
AND SOLAR SHIELD.



ERICSSON 4449 (B5/B12)

SCALE
N.T.S.

ERICSSON 4478 (B14)

SCALE
N.T.S.

ERICSSON 8843 (B2/B66A)

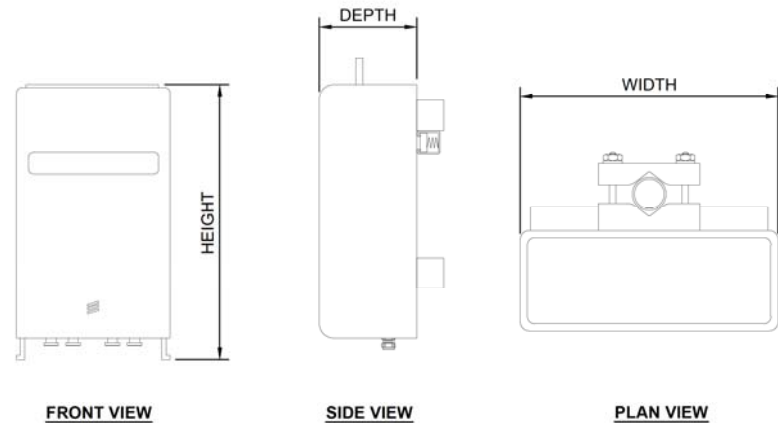
SCALE
N.T.S.

MANUFACTURER:
ERICSSON

MODEL:
RRU32 B30

DIMENSIONS:
HEIGHT: 27.2"
WIDTH: 12.1"
DEPTH: 7.0"
WEIGHT: 60.0 LBS
(W/ MOUNTING BRACKET)

NOTE:
DIMENSIONS DO NOT INCLUDE MOUNTING BRACKET
AND SOLAR SHIELD.



ERICSSON 32 B30

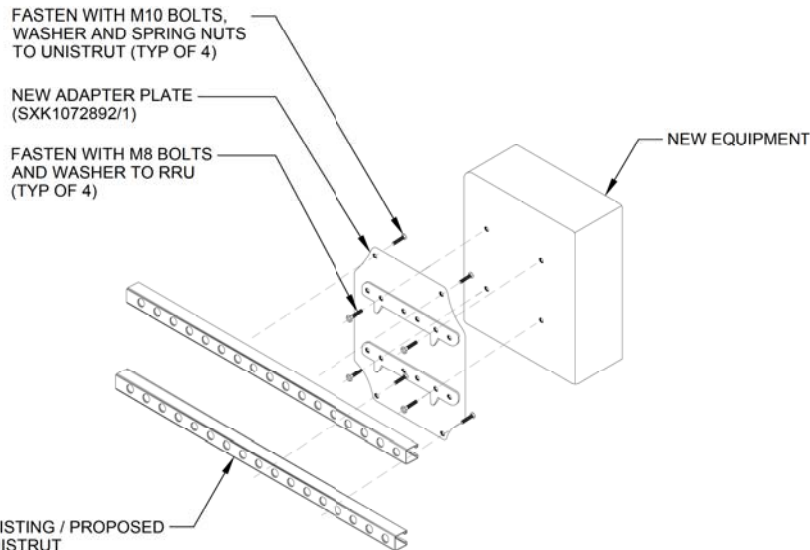
SCALE
N.T.S.

RRU/SURGE PROTECTOR MOUNTING DETAIL

SCALE
N.T.S.

NOT USED

SCALE
N.T.S.



MD7

MD7, LLC
10590 West Ocean Air Dr, Suite 300
San Diego, CA 92130
858-964-7439

AHJ APPROVAL

REVISIONS

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0	03/01/2022	90% CDs	JC
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SITE INFORMATION

CARMEL MTN COUNTRY CLUB
316756
15754521
CAL03749
14050 CARMEL RIDGE RD
SAN DIEGO, CA 92128

SHEET TITLE

EQUIPMENT DETAILS

SHEET NUMBER

A-7.0

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MANUFACTURER:
VERTIV eSURE

MODEL:
NETSURE 512 SYSTEM - NO. NEQ. 15917

RATED OUTPUT CAPACITY - MAXIMUM CONFIGURATION

SYSTEM: 550 AMPS AT -48VDC PLUS REDUNDANCY
400 AMPS AT +24VDC PLUS REDUNDANCY

RECTIFIER: 2000 WATTS (41.7A)

CONVERTER: 1200 WATTS (50A), -48VDC TO +24VDC

DISTRIBUTION PANEL (TOP): WIRED FOR (16) +24V AND (13) -48V BULLET POSITIONS
(BOTTOM): (30) -48V BULLET POSITIONS

ENVIRONMENTAL:
OPERATING TEMPERATURE: -40°F TO 115°F (-40°C TO 46°C)
CONTINUOUS OPERATION

HUMIDITY: 0% TO 95% RELATIVE HUMIDITY, NON-CONDENSING

NEMA ENCLOSURE: 3R

THERMAL SOLUTIONS:
POWER CHAMBER: 2500 WATT DOOR-MOUNTED HEAT EXCHANGER, 2RU AVAILABLE SPACE FOR SURGE PROTECTION

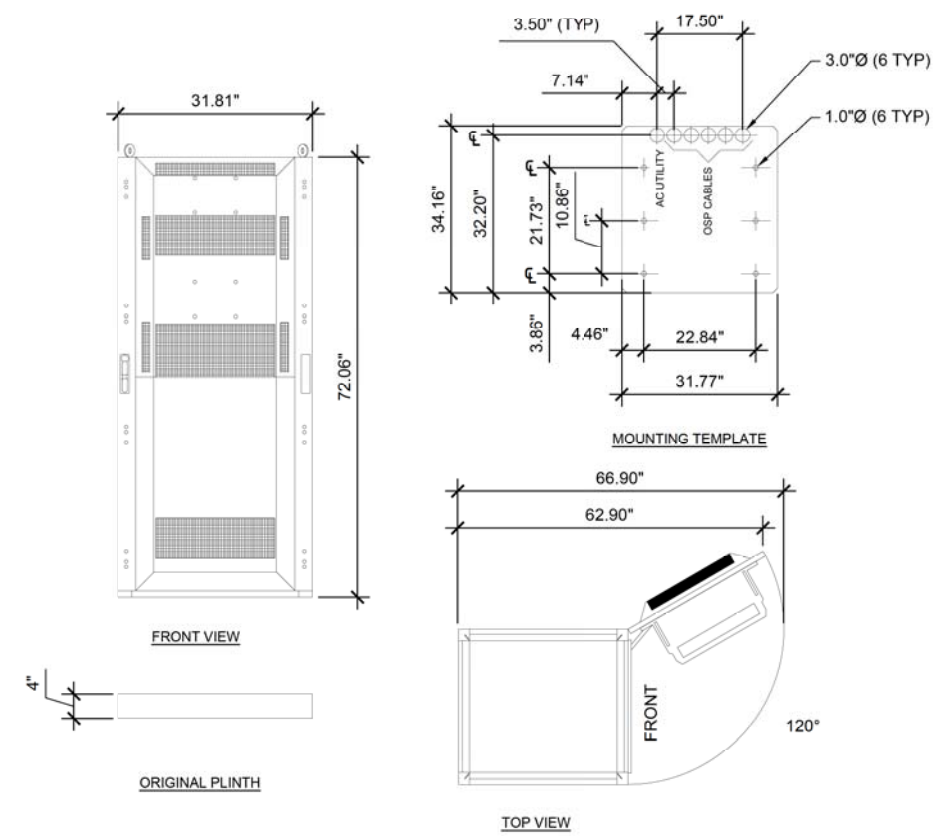
BATTERY CHAMBER: FAN COOLED, FRESH AIR VENTILATION, HOLDS UP TO (3) BATTERY STRINGS

EQUIPMENT:
GROUND BAR: 10 POSITIONS
TERMINAL BLOCK: 12-POSITION PHOENIXALARM BLOCK, 32-POSITION PHOENIXALARM BUNCHING BLOCK

SAFETY:
DC POWER SYSTEM: UL 1801 LISTED (US & CANADA), NEBS LEVEL 3
ENCLOSURE: GR-487, UL 60950, AND SEISMIC ZONE 4 COMPLIANT

WEIGHT:
OUTDOOR NETSURE™512: 816 LBS (W/O BATTERIES)
2,300 LBS (W/ GNB BATTERIES)

PLINT: TBD



POWER CABINET SPECIFICATIONS

SCALE
N.T.S. 1

MANUFACTURER:
GNB

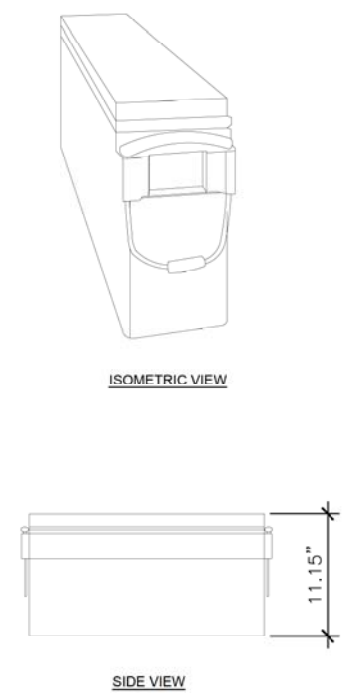
MODEL:
VRLA M12V155FT BATTERY

EXIDE TYPE DESIGNATION: M12V155FT
NOM. VOLTAGE V: 12 V
NOM. CAPACITY C10 1.80 VPC 20° C AH: 150AH
NOM. CAPACITY C8 1.75 VPC 25° C AH: 155 AH
LENGTH (L) MAX (MM): 22" (559)
WIDTH (B/W) MAX (MM): 4.9" (124)
HEIGHT (H) MAX (MM): 11.15" (283)
WEIGHT APPROX. (KG): 53.8
INTERNAL RESISTANCE MOHM: 3.0

WEIGHT:
OUTDOOR NETSURE™512: 816 LBS (W/O BATTERIES)
2,300 LBS (W/ GNB BATTERIES)

PLINT: TBD

CONNECT SERIES OF (4) 12V BATTERIES = 48V



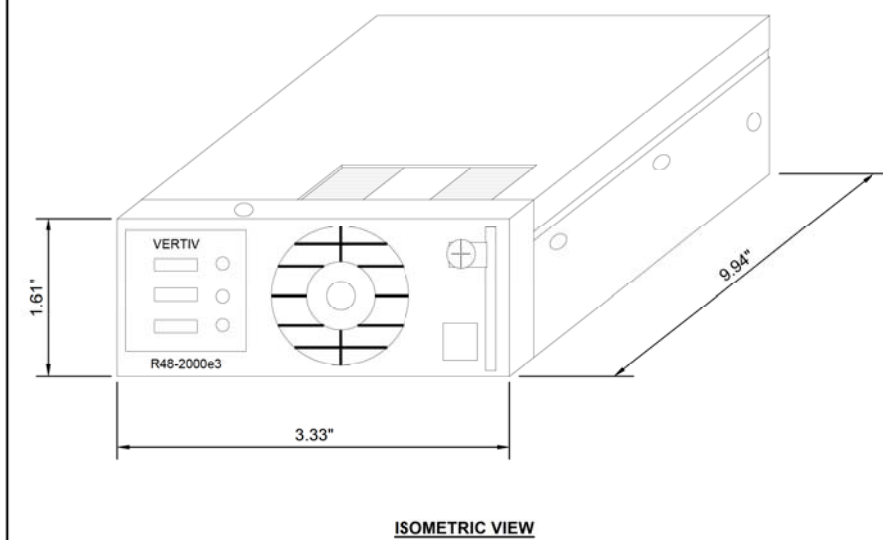
BATTERY SPECIFICATIONS

SCALE
N.T.S. 3

MANUFACTURER:
VERTIV

MODEL:
eSURE R48-2000E2 RECTIFIER

DIMENSIONS:
HEIGHT: 1.61"
WIDTH: 3.33"
DEPTH: 9.94"
WEIGHT: 1.13 kg | 2.49 lbs
(W/ MOUNTING BRACKET)



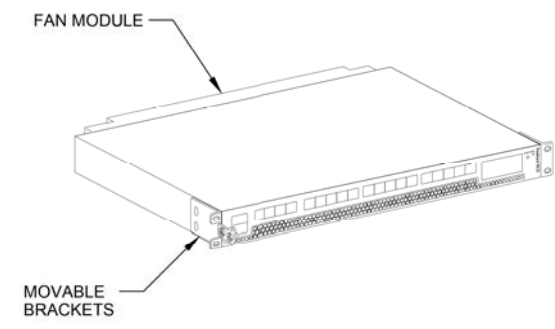
VERTIV eSURE RECTIFIER R48-2000E3

SCALE
N.T.S. 4

MANUFACTURER:
ERICSSON

MODEL:
BASEBAND 6648

DIMENSIONS, WXDHX: 19"X13.8"X1.75"
NOMINAL OPERATING VOLTAGE: -48 VDC
OPERATING VOLTAGE RANGE: -38 TO -58.5 VDC
OPERATING TEMPERATURE: 0 TO +55°C
TOTAL WEIGHT: 7.5 KG | 16.5 LBS
BREAKER SIZE: 20A



BASEBAND 6648 SPECS

SCALE
N.T.S. 2

MANUFACTURER:
NETXTEND

MODEL:
48VDC NETXTEND FLEX BATTERY CABINET

TECHNICAL SPECIFICATIONS:

BATTERY SHELVES: (5) SHELVES (+24V-12 5STRING MAX/ -48V-6 STRING MAX)

THERMAL SOLUTION: FREE AIR VENTED

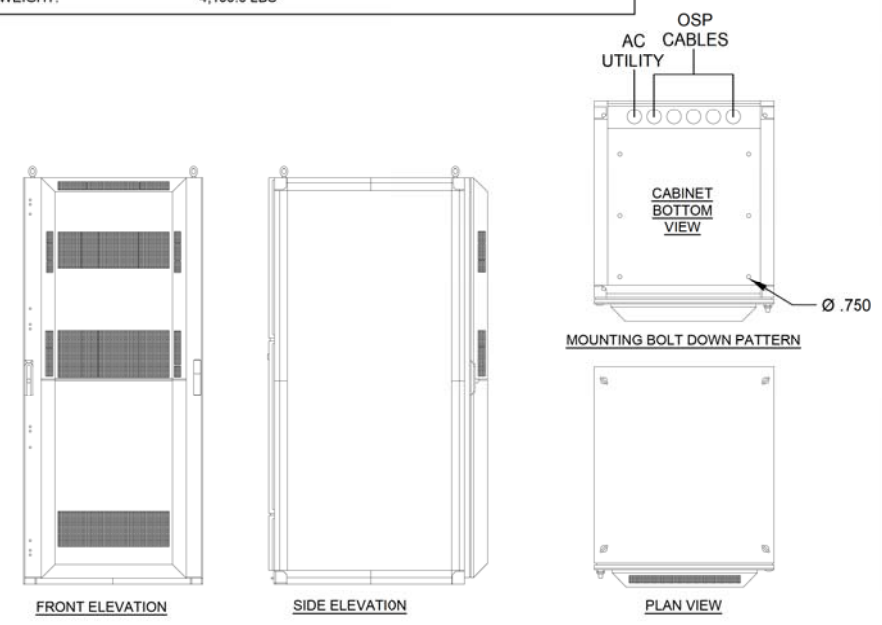
GROUND BAR: 10 POSITIONS

TERMINAL BLOCK: 12-PAIR PHOENIX BLOCK

MECHANICAL SPECIFICATIONS:

DIMENSIONS: 72"HX32"WX39"D

WEIGHT: 4,100.0 LBS



BATTERY CABINET SPECIFICATIONS



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316756
15754521
CAL03749
14050 CARMEL RIDGE RD
SAN DIEGO, CA 92128

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-8.0

SCALE
N.T.S. 5

SYMBOL LIST

- WIRING CONCEALED IN OR ABOVE CEILING
- - - WIRING CONCEALED IN OR UNDER FLOOR OR UNDERGROUND
- - - - - WIRING EXPOSED
- HOMERUN TO PANELBOARD CIRCUITS AS NOTED
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- 2-#12. 1/2" (3/4") CONDUIT
- 3-#12. 1/2" (3/4") CONDUIT
- 4-#12. 1/2" (3/4") CONDUIT
- 5-#12. 1/2" (3/4") CONDUIT
- 6-#12. 1/2" (3/4") CONDUIT
- 7-#12. 1/2" (3/4") CONDUIT
- 8-#12. 1/2" (3/4") CONDUIT
- 9-#12. 1/2" (3/4") CONDUIT

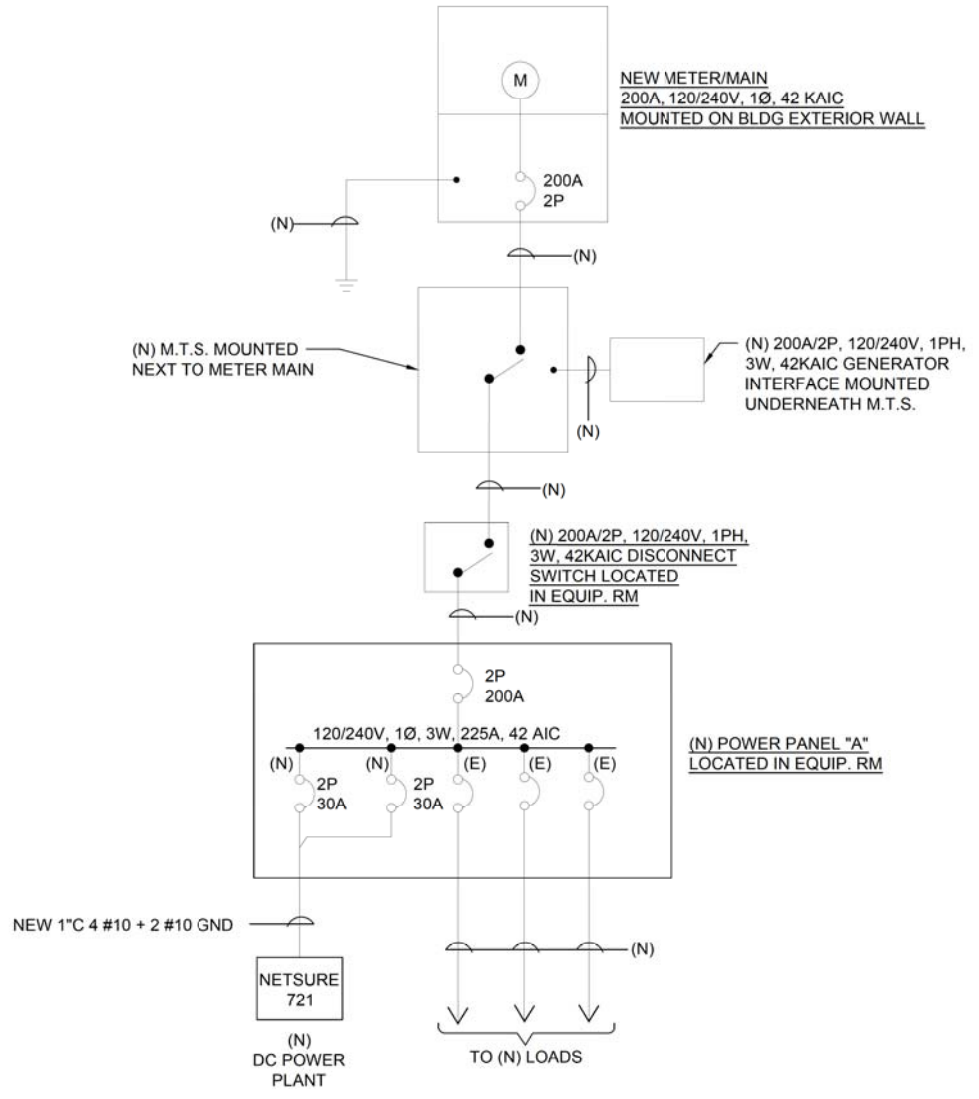
- CEILING
- WALL
- FLOOR
- LIGHTING OUTLET W/ FIXTURE AS NOTED
- FLUORESCENT FIXTURE
- EXIT SIGN W/ ARROW AS INDICATED
- FIXTURE TYPE
- TOTAL NUMBER OF WATTS
- SINGLE RECEPTACLE, 120V 15AMP +15' UON
- DUPLEX RECEPTACLE, 120V 15AMP +15' UON
- DOUBLE DUPLEX RECEPTACLE, 120V 15AMP +15' UON
- JUNCTION BOX (J-BOX)
- IONIZATION DETECTOR
- PHOTOELECTRIC DETECTOR
- MANUAL RELEASE SWITCH
- ABORT STATION
- AUDIBLE/VISUAL ALARM
- TOGGLE SWITCH-SUBSCRIPT INDICATES OUTLETS SWITCHED, +42" UON
- 2 - 2 POLE P - PILOT LIGHT
- 3 - 3 WAY D - DIMMER
- 4 - 4 WAY MC - MOMENTARY CONTACT
- K - KEYED M - MOTOR RATED
- MOTOR OUTLET
- POWER OR LIGHTING PANEL
- MAIN DISTRIBUTION PANEL
- DISCONNECT PANEL
- RELAY
- -x-x- FENCE

- ABBREVIATIONS:**
- AFF: ABOVE FINISH FLOOR
 - CB: CIRCUIT BREAKER
 - CO: CONDUIT ONLY
 - EPO: EMERGENCY POWER OFF
 - GFCI: GROUND FAULT PROTECTION
 - J: JUNCTION
 - LV: LOW VOLTAGE
 - NIC: NOT IN CONTRACT
 - NL: NIGHT LIGHT
 - PC: PHOTO CONTROL
 - POC: POINT OF CONNECTION
 - R: RELAY
 - TS: TIMESWITCH
 - TYP: TYPICAL
 - UON: UNLESS OTHERWISE NOTED
 - WP: WEATHERPROOF

3. NON-RESIDENTIAL - APPLICABLE TO ALL NON-RESIDENTIAL OCCUPANCIES SUCH AS, BUT NOT LIMITED TO, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, GOVERNMENTAL, EDUCATIONAL INSTITUTIONS, HOSPITALS, MEDICAL CLINICS, ETC.: THE UTILITY'S CONTRIBUTION TO THE AVAILABLE FAULT CURRENT AT THE POINT OF CONNECTION OF SDG&E'S SERVICE CONDUCTORS TO THE CUSTOMER'S FACILITIES WILL NOT EXCEED THE VALUE LISTED IN TABLE 3:

TABLE 3

PHASE	SERVING VOLTAGE	SERVICE ENTRANCE AMPACITY	UTILITY'S CONTRIBUTION TO FAULT CURRENT WILL NOT EXCEED
1Ø	120/208	200 AMPS OR LESS	42,000 AMPS
1Ø	120/240	400 AMPS OR LESS	42,000 AMPS
1Ø	240/480	200 AMPS OR LESS	10,000 AMPS
3Ø	120/240	1000 AMPS OR LESS (SEE NOTE 5)	42,000 AMPS
3Ø	208Y/120	3000 AMPS OR LESS	42,000 AMPS
3Ø	208Y/120	3001 AMPS - 4000 AMPS	65,000 AMPS
3Ø	120	600 AMPS OR LESS (SEE NOTE 6)	30,000 AMPS
3Ø	480Y/277	2000 AMPS OR LESS	30,000 AMPS
3Ø	480Y/277	2001 AMPS - 3000 AMPS	45,000 AMPS
3Ø	480Y/277	3001 AMPS - 4000 AMPS	65,000 AMPS



SINGLE LINE DIAGRAM
SCALE: NONE

SINGLE LINE NOTES

- EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION: SERIES RATED SYSTEM - 120/240 IP, 3W, 225A BUS, 200A MAIN, 65,000 AC RATING AVAILABLE. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED.", IN COMPLIANCE WITH 2019 CEC SECTION 110-22. END-USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER 2016 CEC SECTION 240-83(c).
- ALL NEW FEEDERS INDICATED ARE COPPER 75°C "THWN", NO ALUMINUM SUBSTITUTION ALLOWED.
- ELECTRICAL SYSTEMS SHALL BE GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (LATEST ADOPTED VERSION).
- ALL EXTERIOR LOCATED EQUIPMENT TO BE WEATHERPROOF.
- LABEL MAIN SERVICE DISCONNECT WITH RED TAG OR ENGRAVED PLACARD, WHITE LETTERS ON RED BACKGROUND.
- NO RUNNING THREADS ARE PERMITTED. ALL EXTERIOR-LOCATED CONDUIT JUNCTIONS AND TERMINATIONS TO BE SEALED WITH RAIN-TIGHT FITTINGS.
- ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF SAN DIEGO RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE PLAN REVIEW DEPARTMENT.
- NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
- CONTRACTOR SHALL PROVIDE NEW BRANCH CIRCUIT BREAKER IN LOCATION AS SHOWN ON PANEL "A" OF SAME MANUFACTURE, MODEL, AND CAPACITY AS EXISTING CIRCUIT BREAKERS TO MAINTAIN PANEL BOARD SERIES RATING.



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REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
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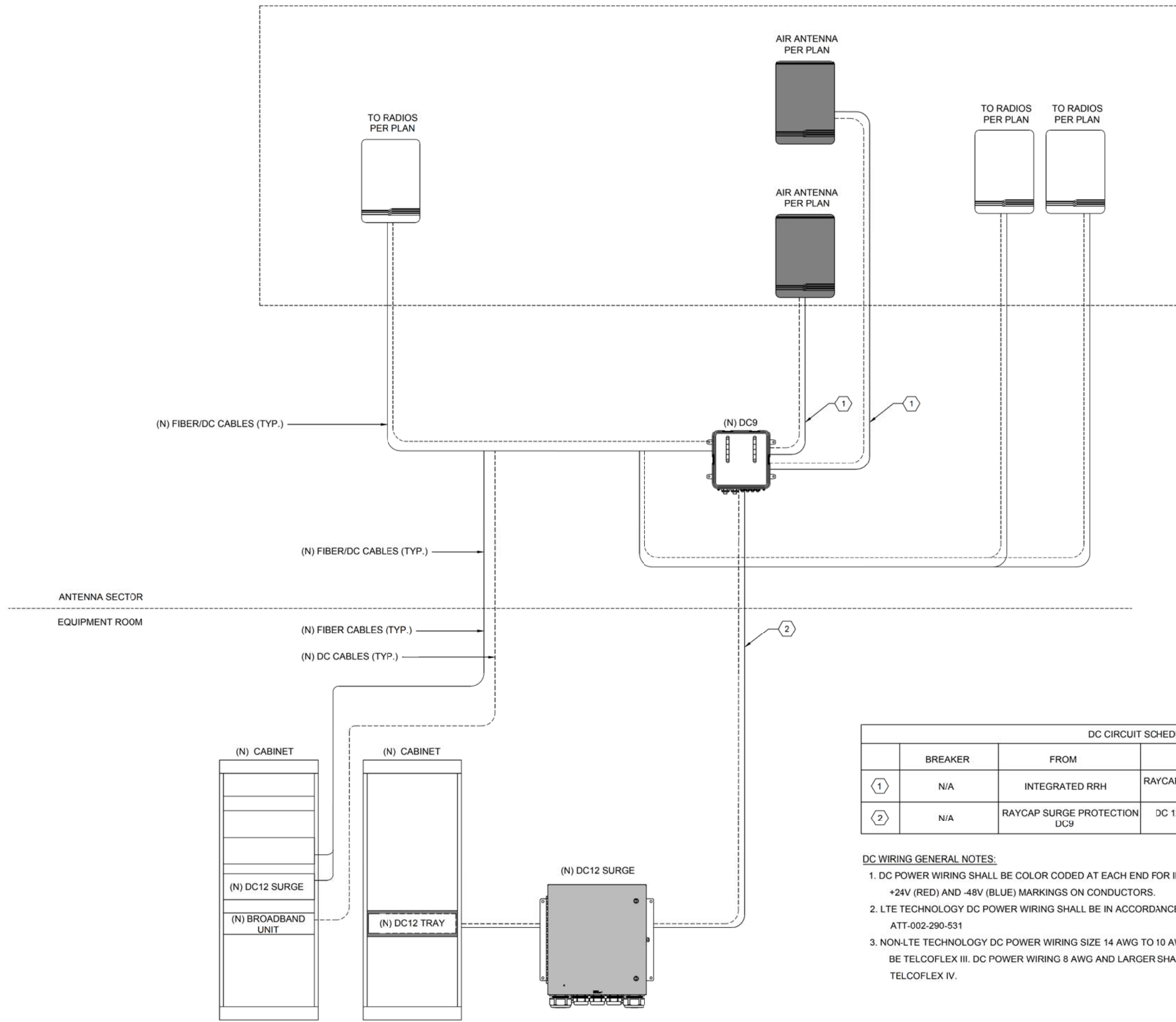
SITE INFORMATION
CARMEL MTN COUNTRY CLUB
316756
15754521
CAL03749
14050 CARMEL RIDGE RD
SAN DIEGO, CA 92128

SHEET TITLE
PANEL SCHEDULE

SHEET NUMBER
E-1.0

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DC CIRCUIT SCHEDULE				
	BREAKER	FROM	TO	CONFIGURATION
①	N/A	INTEGRATED RRH	RAYCAP SURGE PROTECTION DC9	(1) 2#8 AWG DC CABLE
②	N/A	RAYCAP SURGE PROTECTION DC9	DC 12 SURGE SUPPRESSOR TRAY	(1) 6#6AWG DC TRUNK

- DC WIRING GENERAL NOTES:**
- DC POWER WIRING SHALL BE COLOR CODED AT EACH END FOR IDENTIFYING +24V (RED) AND -48V (BLUE) MARKINGS ON CONDUCTORS.
 - LTE TECHNOLOGY DC POWER WIRING SHALL BE IN ACCORDANCE WITH ATT-002-290-531
 - NON-LTE TECHNOLOGY DC POWER WIRING SIZE 14 AWG TO 10 AWG SHALL BE TELCOFLEX III. DC POWER WIRING 8 AWG AND LARGER SHALL BE TELCOFLEX IV.



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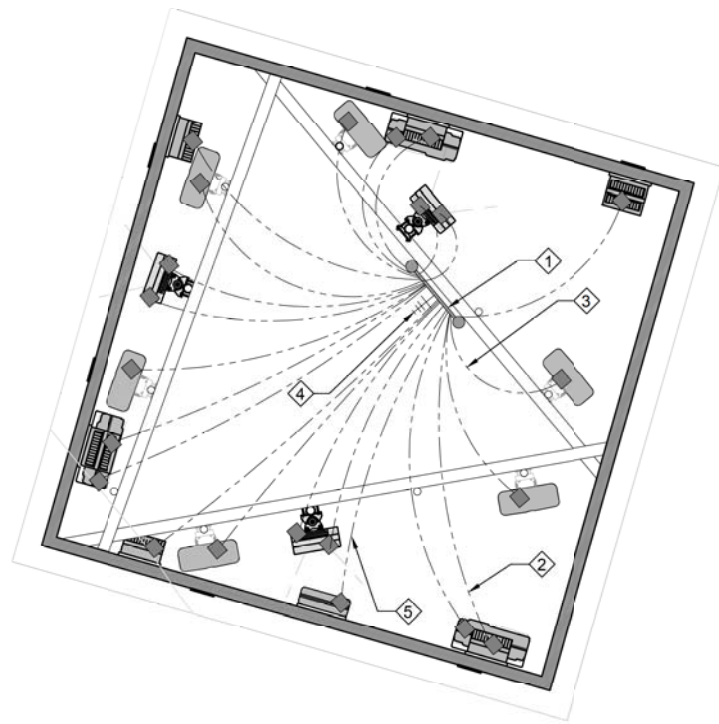
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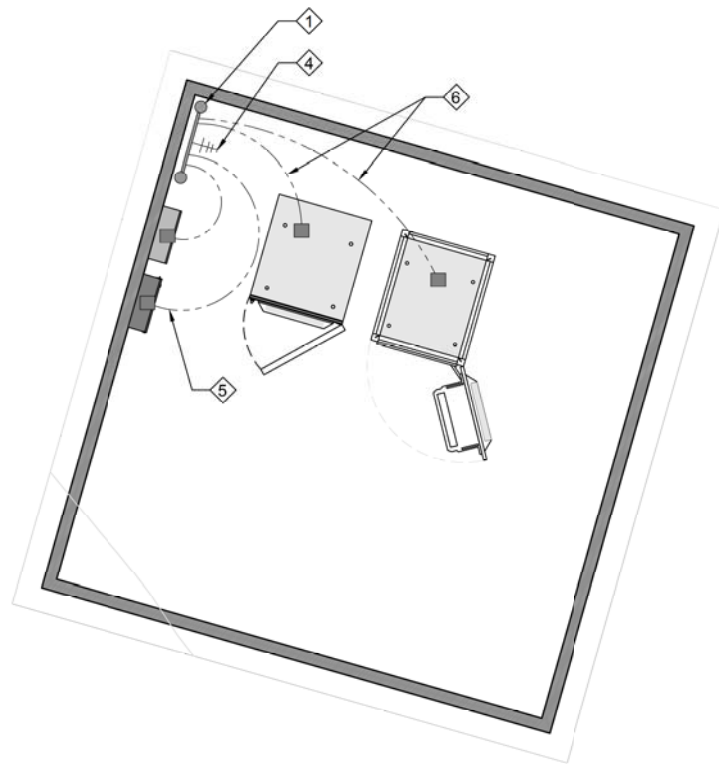
SHEET TITLE
SINGLE-LINE DIAGRAM

SHEET NUMBER
E-2.0

- KEY NOTES:**
- ① (N) MASTER GROUND BAR, (V.I.F.) 4
G-20
 - ② (N) #2 AWG INSULATED COPPER GROUND FROM NEW RRU 2 4
G-20 G-20
 - ③ (N) #6 AWG INSULATED COPPER GROUND FROM NEW ANTENNA GROUND KIT 2 4
G-20 G-20
 - ④ (N) #2 AWG INSULATED COPPER GROUND FROM MAIN GROUND BAR, (V.I.F.) 1
G-20
 - ⑤ (N) #6 AWG INSULATED COPPER GROUND FROM NEW SURGE SUPPRESSOR GROUND KIT 2 4
G-20 G-20
 - ⑥ (N) #6 AWG INSULATED COPPER GROUND FROM NEW CABINET KIT



ANTENNA GROUNDING PLAN
SCALE: 3/8=1'-0"



EQUIPMENT GROUNDING PLAN
SCALE: 3/8=1'-0"

NOTE:
EXISTING GROUND WIRES ARE NOT SHOWN FOR CLARITY.

GENERAL NOTES

1. GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
2. THE SUBCONTRACTOR SHALL SUPPLY 'AT&T' WITH THE RESULTS FROM PRE-CONSTRUCTION AND POST- CONSTRUCTION OHM TESTING (GROUNDING) RESULTS ON ALL MODIFIED CELL SITES AND AS REQUIRED BY 'AT&T' STANDCARD TP-76416.
3. THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A "FALL OF POTENTIAL" TEST ON THE PROPOSED SUPPLEMENTAL GROUNDING FIELD PRIOR TO FINAL CONNECTION OF THE GROUNDING SYSTEM TO EQUIPMENT. THE TEST SHALL BE PERFORMED BY A QUALIFIED AND CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. THE GROUNDING SYSTEM RESISTANCE TO EARTH GROUNDING SHALL NOT EXCEED FIVE (5) OHMS. IF THE GROUNDING TEST EXCEEDS THE MAXIMUM OF (5) OHMS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL GROUNDING RODS AND CONNECTIONS AS REQUIRED TO MEET THE (5) OHMS' MAXIMUM.
4. THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.
5. SUBCONTRACTOR SHALL GROUND ALL EQUIPMENT, INCLUDING ANTENNAS, RET MOTORS, TMA'S, COAX CABLES, AND RET CONTROL CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
6. THE CONDUIT ROUTING ARE DIAGRAMMATICALLY SHOWN ON THE PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING SHALL BE FIELD VERIFIED.
7. ALL ELECTRICAL EQUIPMENT AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES, INDICATING THE CIRCUITS ORIGINATION AND ALL EQUIPMENT TERMINATIONS.
8. SUBCONTRACTOR SHALL PROVIDE STRAIN-RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN-RELIEFS, CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
9. SUBCONTRACTOR SHALL PROVIDE ALL BREAKERS, CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETED SYSTEM AND SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
10. WHEN TYPE "TC-ER" CABLE IS UTILIZED IN THE ELECTRICAL SYSTEM, TYPE "TC-ER" CABLE SHALL BE INSTALLED WITHIN A CABLE TRAY SYSTEM, CONDUIT SYSTEMS OR A COMBINATION OF BOTH AND SHALL BE ELECTRICALLY CONTINUOUS. ALL RACEWAYS SHALL BE APPROVED FOR THEIR PURPOSE.

LEGEND

- EXOTHERMIC ●
- MECHANICAL CONNECTION (TWO HOLE LUG OR EQUIVALENT) ■
- UNDERGROUND TELCO — UGT — UGT —
- UNDERGROUND TELCO/POWER — UGP — UGP —
- OVERHEAD POWER — □HP — □HP —
- UNDERGROUND POWER — UGP — UGP —
- ABOVE GROUND TELCO — AGT — AGT —
- ABOVE GROUND TELCO/POWER — AGT/P — AGT/P —
- CHEMICAL ELECTROLYTIC GROUNDING SYSTEM ⊕
- GROUND ROD WITH INSPECTION SLEEVE ⊕
- GROUNDING CONDUCTOR - - - - -
- GROUNDING BAR —●—●—
- TEST GROUND ROD WITH INSPECTION SLEEVE ⊕ T
- EXOTHERMIC WITH INSPECTION SLEEVE ●



AHJ APPROVAL

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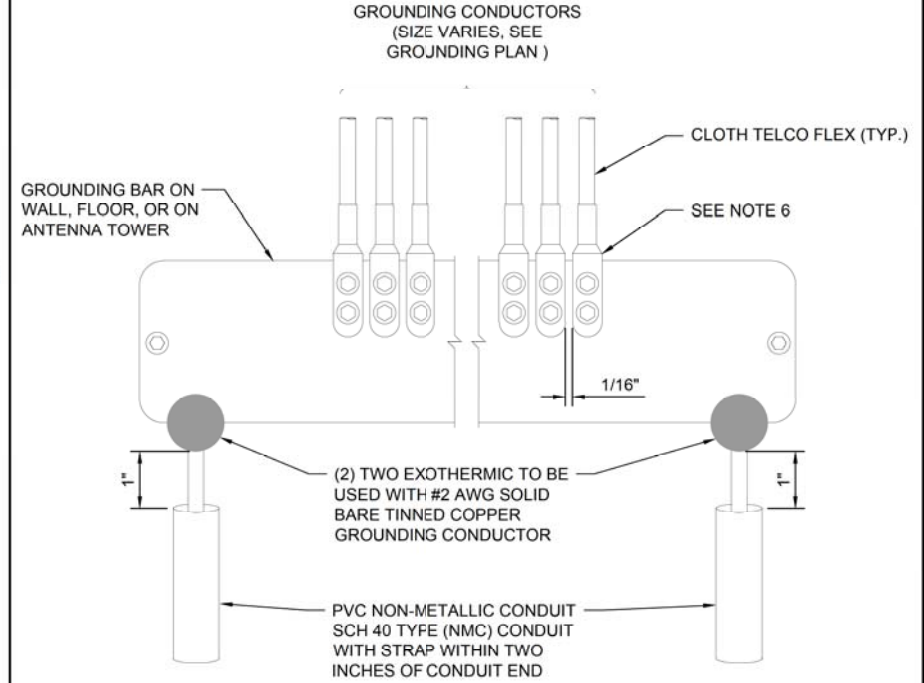
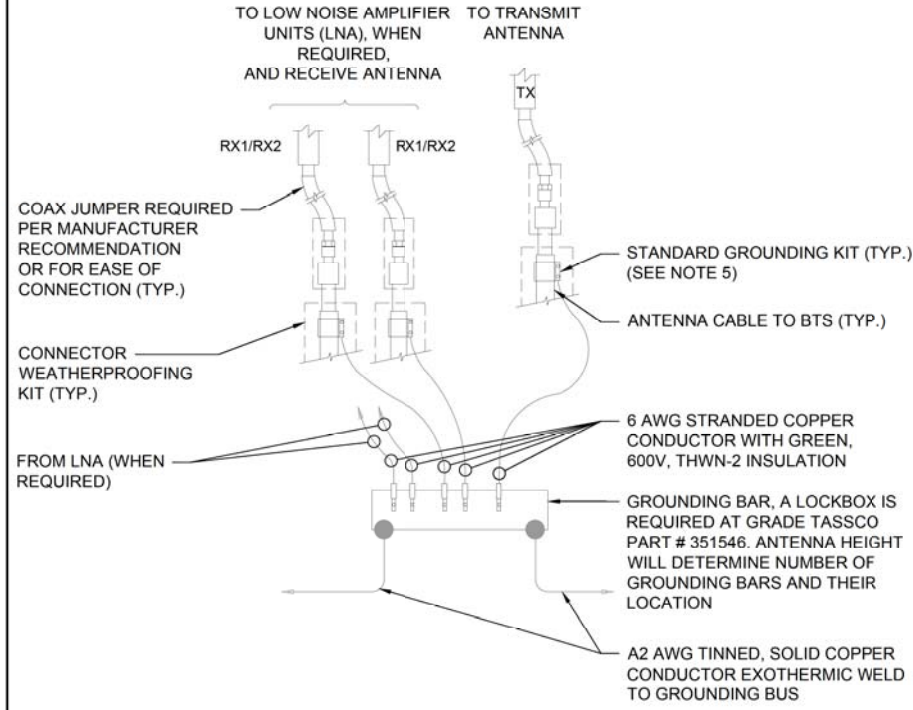
SHEET TITLE
SCHEMATIC GROUND PLANS

SHEET NUMBER
G-1.0

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NOTES:

- EXOTHERMIC WELD (2) TWO, #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- ALL GROUNDING BARS SHALL BE STAMPED IN TO THE METAL "IF STOLEN DO NOT RECYCLE." THE CONTRACTOR 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 SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTIOXIDANT COMPOUND BEFORE MATING.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH AN ANTIOXIDANT COMPOUND BEFORE MATING.
- DO NOT INSTALL CABLE GROUNDING KIT AT A BEND AND ALWAYS DIRECT GROUNDING CONDUCTOR DOWN TO GROUNDING BUS.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE. INSTALL BLACK HEAT-SHRINKING TUBE, 600 VOLT INSULATION, ON ALL GROUNDING TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION.
- SUPPLIED AND INSTALLED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BAR AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS.



GROUNDING NOTES

SCALE
N.T.S.

5

ANTENNA GROUNDING BAR

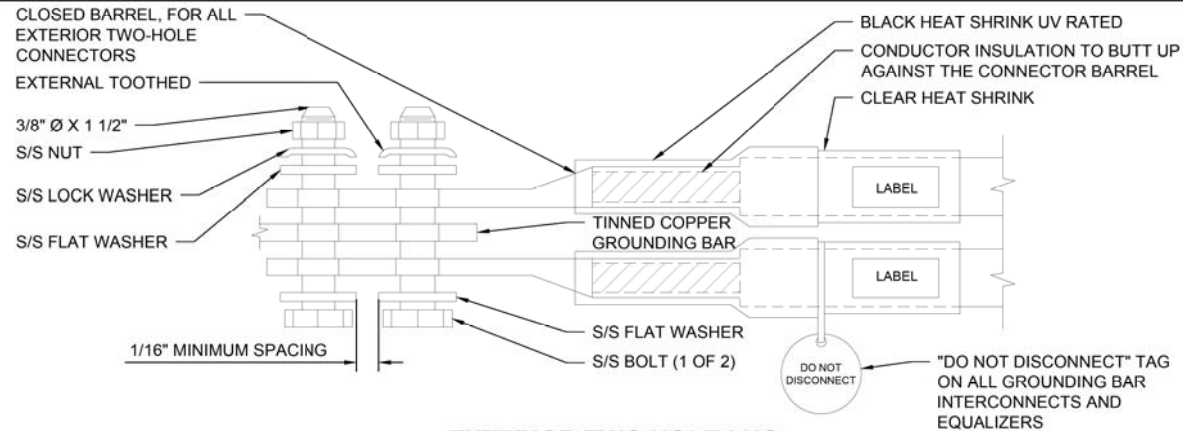
SCALE
N.T.S.

4

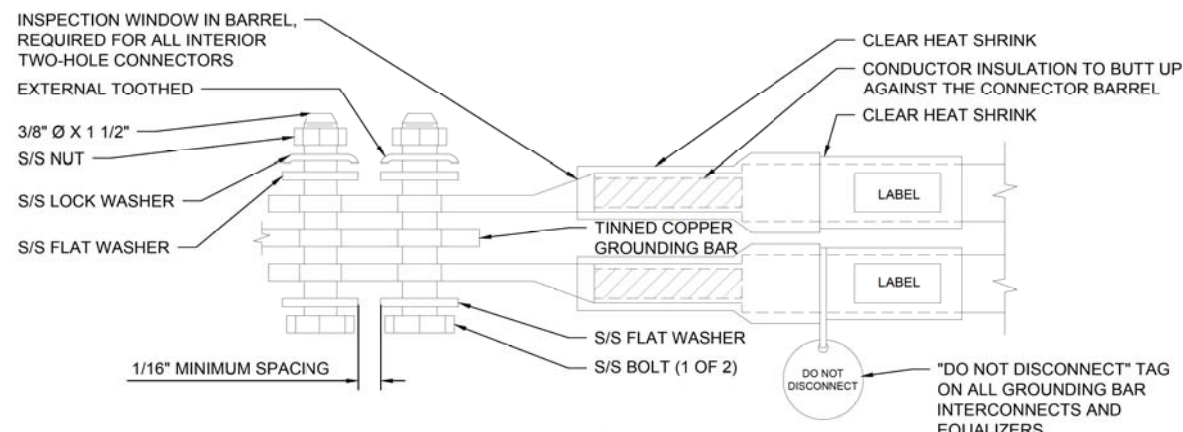
GROUNDING CONDUCTOR TO GROUNDING BAR

SCALE
N.T.S.

2



EXTERIOR TWO HOLE LUG



INTERIOR TWO HOLE LUG

TWO HOLE LUG

SCALE
N.T.S.

3

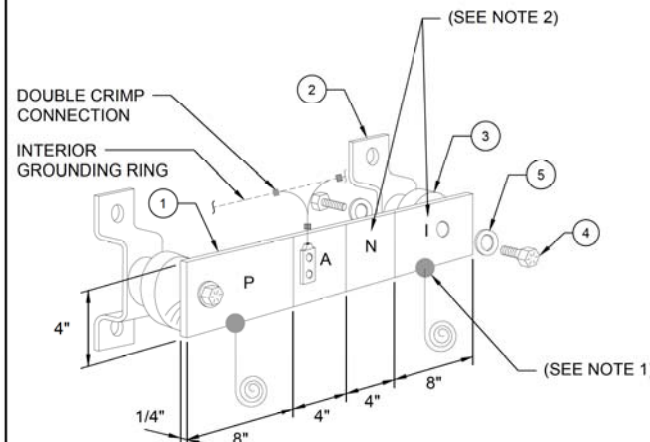
(MGB) REFERENCE GROUNDING BAR

SCALE
N.T.S.

1

NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C.

NO	REQUIRED	PART NUMBER	DESCRIPTION
1	1	1/4"x2"x24"	SOLID GROUNDING BAR
2	2	A-6056	WALL MOUNTING BRACKET
3	2	3061-4	INSULATORS
4	4	3012-1	5/8"-11x1" H.H.C.S.
5	4	3015-8	5/8" LOCKWASHER



EACH GROUNDING CONDUCTOR TERMINATING ON ANY GROUNDING BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

SECTION "P" - SURGE PROTECTORS

- (EC) CELL REFERENCE GROUNDING BAR (IF COLLOCATED)
- (EC) GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
- (EC) TELCO GROUNDING BAR (#2 AWG)
- (EC) COMMERCIAL POWER COMMON NEUTRAL/GROUNDING BOND (3/0)
- (EC) FIBER GROUNDING BAR (#2 AWG)
- (EC) POWER ROOM REFERENCE GROUNDING BAR (#2 AWG)
- (AT&T) RECTIFIER FRAMES

SECTION "A" - SURGE ABSORBERS

- (EC) INTERIOR GROUNDING RING (#2 AWG)
- (EC) EXTERNAL EARTH GROUNDING FIELD (BURIED GROUNDING RING) (#2 AWG)
- (EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG)
- (EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

SECTION "N" - NON-ISOLATED GROUNDING ZONE EQUIPMENT

- (EC) MISC NON-ISOLATED GROUNDING ZONE EQUIPMENT (AT&T)-48V POWER SUPPLY RETURN BARE

SECTION "I" - ISOLATED GROUNDING ZONE

- (AT&T) ALL ISOLATED GROUNDING REFERENCE
- (AT&T) GROUNDING WINDOW BAR



MD7

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858-964-7439

AHJ APPROVAL

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	03/01/2022	90% CDs	JC
1	03/21/2022	100% CDs	JC
2	06/03/2022	CITY COMMENTS	MV

"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SITE INFORMATION

CARMEL MTN COUNTRY CLUB
316756
15754521
CAL03749
14050 CARMEL RIDGE RD
SAN DIEGO, CA 92128

SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

G-2.0

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