



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 3, 2019 REPORT NO. PC-19-087
HEARING DATE: October 10, 2019
SUBJECT: SPRINT CASA ALVARADO, Process Four Decision
PROJECT NUMBER: [636962](#)
OWNER/APPLICANT: Casa De Alvarado Homeowners Association/Sprint PCS

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility located at 6801 Alvarado Road within the College Area community planning area?

Staff Recommendation: Approve Conditional Use Permit No. 2331014.

Community Planning Group Recommendation: At their September 11, 2019 meeting, the College Area Community Council approved the project 17-0, with no abstentions.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302, Replacement or Reconstruction. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 28, 2019, and the opportunity to appeal that determination ended September 11, 2019.

Fiscal Impact Statement: The applicant paid a flat fee for this project.

BACKGROUND

This is the third Conditional Use Permit (CUP) for a Sprint Wireless Communication Facility (WCF) at this location. The first CUP was issued on June 12, 2002 for nine panel antennas and equipment cabinets within an enclosure on the roof top of a recreation building within the Casa Alvarado condominium complex at 6801 Alvarado Road (Attachments 1, 2 and 3). The project subsequently sought a new permit to modify the WCF, which was granted on September 23, 2010. That permit expires on December 10, 2019.

The project site is located in the RM-3-7 Zone of the College Area Community Planning area (Attachment 1). The Land Use Map for the College Area Plan designates the site for

Residential-Multi-Family (Attachments 1, 2 and 3). Surrounding uses include single-unit residential to the south, multi-unit residential to the east, commercial uses to the west and Interstate 8 to the north, with single-unit residential across the freeway (Attachment 1).

WCFs located within a residential zone are permitted with a Conditional Use Permit (Process 4). The proposed project is consistent with all development regulations of the RM-3-7 zone and no deviations are required to approve the proposed project (Attachment 6).

DISCUSSION

Project Description:

The project site is a high density, multi-story, multi-building condominium complex. The existing Sprint WCF is located on the rooftop of the recreation building behind fiberglass-reinforced plastic (FRP) screening designed to look like a second and third story. Three panel antennas and three Remote Radio Units (RRHs) are currently installed. Sprint is proposing to remove the three antennas and replace them with six new antennas. Fifteen new RRHs will also be installed, for a total of 18. The appearance of the recreation building would not change, except to repair any damage to the existing facility (Attachment 13).

Wireless Communication Facilities (WCF) are permitted throughout the City as a separately regulated use by the Wireless Communication Facility regulations, in accordance with Land Development Code (LDC) section 141.0420.

Council Policy 600-43, "Wireless Communication Facilities," assigns preference levels to the locations of WCF. This policy encourages these facilities to be located away from residential uses. WCFs proposed in non-residential zones, such as commercial or industrial, are considered preferable to those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower approval process level, such as a Limited Use or Neighborhood Use Permit. In this case, the WCF is existing and staff is not aware of any operational complaints. The use of an existing facility is generally preferable to locating a new one. The facility is within the recreation building, away from the residents in the adjacent buildings.

Community Plan and General Plan Analysis:

The College Area Community Plan does not address wireless communication facilities as a specific land use. The General Plan addresses wireless facilities in the Urban Design Element. Policy A.15 states that WCFs shall be concealed within existing structures whenever possible. Facilities should be designed to be aesthetically pleasing, and respectful of the neighborhood context, and equipment should be concealed in unobtrusive structured.

In proposing the continued use of an integrated structure that does not appear to be a wireless facility, the proposed project meets the intent of Policy UD-A.15.

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 CUP and recommends approval of CUP No. 2331014 (Attachment 6).

ALTERNATIVES

1. Approve CUP No. 2331014, with modifications.
2. Deny CUP No. 2331014, 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,



PJ Fitzgerald
Assistant Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

FITZGERALD/TAC

Attachments:

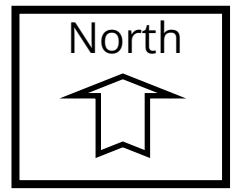
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement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



Aerial Photo



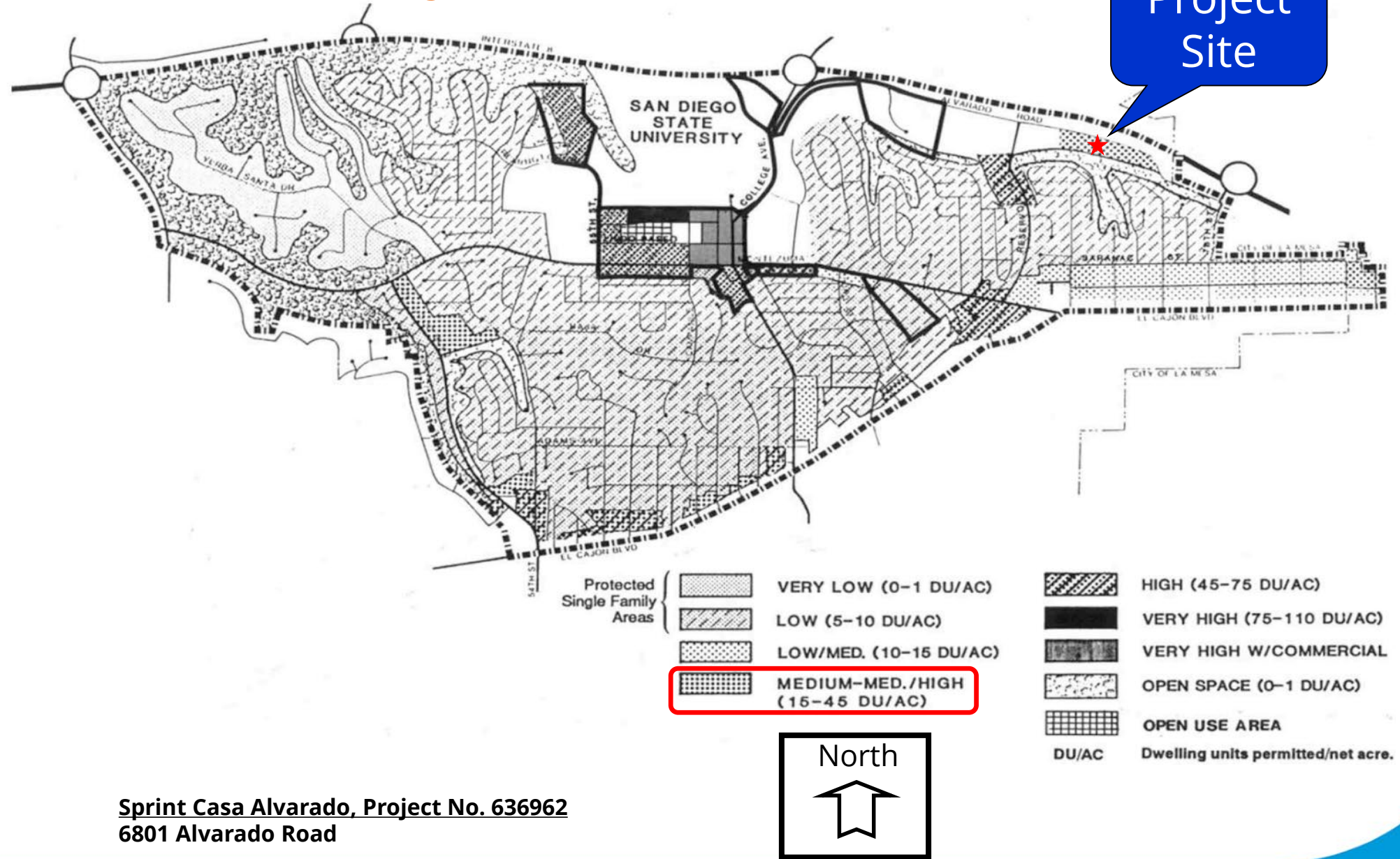
Sprint Casa Alvarado, Project No. 636962
6801 Alvarado Road





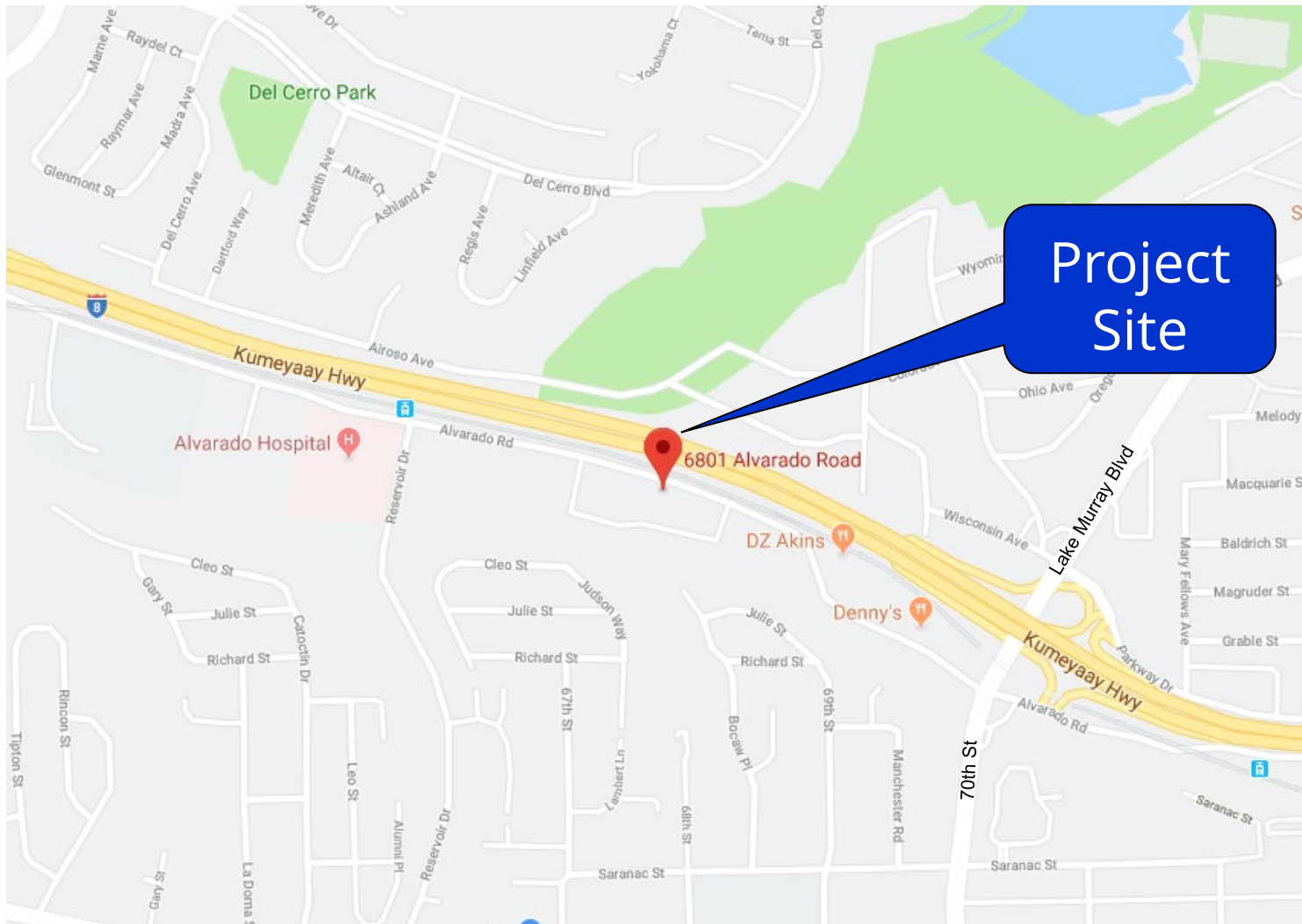
Community Plan

Project Site

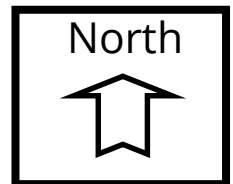


Sprint Casa Alvarado, Project No. 636962
6801 Alvarado Road

Project Location Map



Sprint Casa Alvarado, Project No. 636962
6801 Alvarado Road



PROJECT DATA SHEET		
PROJECT NAME:	Sprint Casa Alvarado	
PROJECT DESCRIPTION:	An existing Sprint WCF is located on the rooftop of the recreation building behind fiberglass-reinforced plastic (FRP) screening designed to look like a second and third story. Three panel antennas and three Remote Radio Units (RRHs) are currently installed. Sprint is proposing to remove the three antennas and replace them with six new antennas. Fifteen new RRHs will also be installed, for a total of 18. The appearance of the recreation building would not change, except to repair any damage to the existing facility.	
COMMUNITY PLAN AREA:	College Area	
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Medium to Medium High-Density Residential	
<p style="text-align: center;">ZONING INFORMATION:</p> <p style="text-align: center;">ZONE: RM-3-7 LOT SIZE: 3.73 acres</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	None	San Diego Trolley and Interstate 8
SOUTH:	Open Space/Low Density Residential, RS-1-1 and RS-1-7 RM-1-1	Detached single-dwelling units
EAST:	Commercial (Medical Offices – Hospital Related), CO-1-2	Office building
WEST:	Medium to Medium High-Density Residential, Rm-3-7	Apartment Building
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	At their September 11, 2019 meeting, the College Area Community Council approved the project 17-0, with no abstentions.	

PLANNING COMMISSION RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2331014
SPRINT CASA ALVARADO - PROJECT NO. 636962

WHEREAS, CASA ALVARADO HOMEOWNERS ASSOCIATION, Owner and SPRINT PCS, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2331014), on portions of a 3.73-acre site;

WHEREAS, the project site is located at 6801 Alvarado Road in the RM-3-7 zone of the College Area Community Planning area;

WHEREAS, the project site is legally described as Parcel 1 as shown on Parcel Map No. 5974, filed May 23, 1977 as file/page no. 77-197070 of official records in the Office of the County Recorder of said County, being a division of lots 11, 12, and 13 of Alvarado Plaza Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6072 filed March 20, 1968;

WHEREAS, on August 28, 2019, 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 15302, 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 10, 2019, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2331014 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 Conditional Use Permit No. 2331014:

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 proposed project consists of six antennas and 18 Remote Radio Units, along with ancillary work. The project site is located within two enclosures (designed to mimic additional stories) on the rooftop of a recreation building within the Casa Alvarado condominium complex at 6801 Alvarado Road, in the RM~3-7 zone of the College Area Community Plan.

The College Area Community Plan does not address wireless communication facilities as a specific land use; however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does address wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. All existing and proposed antennas and equipment will be concealed within the additions designed to look like added stories. No exterior change in appearance will take place except to repair any defects to the previously-approved structure.

The WCF will be installed according to standards found both in the WCF Regulations and the Wireless Guidelines; therefore, the Sprint Casa Alvarado project will not adversely affect the College Area Community Plan or the General 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 15302 (Replacement or Reconstruction). 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. 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.

In addition, 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) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be

consistent with the FCC's regulations for wireless facilities. To ensure that the FCC standards are being met, a cumulative RF study demonstrating compliance with the applicable FCC regulations has been collected.

Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

c. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

The proposed project consists of six antennas and 18 Remote Radio Units, along with ancillary work. The project site is located within an enclosure on the roof top of a recreation building within the Casa Alvarado condominium complex at 6801 Alvarado Road, in the RM-3-7 zone of the College Area Community Plan.

WCFs are allowed in the RM-3-7 zone with a Conditional Use Permit. The existing facility was first approved by the Hearing Officer on June 12, 2002. The project complies with the Wireless Ordinance (SDMC 141.0420). Although previous approvals allowed up to nine antennas, only three are currently installed. The revised project proposes six antennas and 18 Remote Radio Units. There will be no outward change in appearance except to repair/repaint any existing concealment elements. The modifications will enable Sprint to continue to serve the surrounding area. The project complies with the development regulations of the RM-3-7 zone and the Land Development Code.

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

The project site is located within an enclosure on the roof top of a recreation building within the Casa Alvarado condominium complex at 6801 Alvarado Road, in the RM-3-7 zone of the College Area Community Plan. The existing facility consists of three Sprint panel antennas and three Remote Radio Units (RRUs). The proposed project consists of six antennas and 18 Remote Radio Units, along with ancillary work.

All the existing and proposed antennas and equipment will be concealed within additions that have the appearance of second and third stories of the building. The collocation allows Sprint to continue serving the surrounding area. The Sprint facility has existed at this location for eighteen years with no known complaints. Existing and proposed WCF components will be hidden from view. This facility is appropriate at the proposed location.

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

ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Conditional Use Permit No. 2331014 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2331014, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: October 10, 2019

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: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT 2331014
SPRINT CASA ALVARADO PROJECT NO. 636962
 PLANNING COMMISSION

This Conditional Use Permit No. 2331014 is granted by the Planning Commission of the City of San Diego to CASA ALVARADO HOMEOWNERS ASSOCIATION, Owner, and SPRINT PCS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305 and 141.0420. The 3.73-acre site is located at 6801 Alvarado Road in the RM-3-7 zone of the College Area Community Plan. The project site is legally described as: Parcel 1 as shown on Parcel Map No. 5974, filed May 23, 1977 as file/page no. 77-197070 of official records in the Office of the County Recorder of said County, being a division of lots 11, 12, and 13 of Alvarado Plaza Unit No. 3, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 6072 filed March 20, 1968.

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 10, 2019, on file in the Development Services Department.

The project shall include:

- a. Six antennas (three measuring 71.2" x 21" x 7.8" and three measuring 25.6" x 19.7" x 9.6"), eighteen Remote Radio Units (RRUs), and associated cabling and structural work. All antennas will be located within the third story addition of the recreation building. Associated equipment will be located in the existing second story addition, also on the recreation building;
- b. 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 24, 2022.
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. This permit and corresponding use of this site shall **expire on October 24, 2034**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
5. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
6. 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.
7. 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.
8. 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.

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

10. 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.).

11. The improvements permitted by this project require construction permits. The Owner/Permittee shall secure all necessary construction 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.

12. 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.

13. 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.

14. 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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation

issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

PLANNING/DESIGN REQUIREMENTS:

15. 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.
16. Prior to Building Permit issuance, all Fiberglass-Reinforced Plastic (FRP) and other screening materials must be demonstrated to be in good condition and matching the building to the satisfaction of the Development Services Department. Any faded/ chipped/scratched/cracked FRP must be repaired to match the existing building.
17. No overhead cabling is permitted.
18. The WCF shall conform to the approved construction plans.
19. Photo simulations shall be printed in color on the construction plans.
20. 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 project 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

26. 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.

27. 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.

28. 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 Project Manager listed below at (619) 446-5407 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 10, 2019 and [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: Conditional Use Permit 2331014
Date of Approval: October 10, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
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.

CASA ALVARADO HOMEOWNERS ASSOCIATION
Owner/Permittee

By _____
NAME
TITLE

SPRINT PCS
Owner/Permittee

By _____
NAME
TITLE

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



RF Coverage Maps

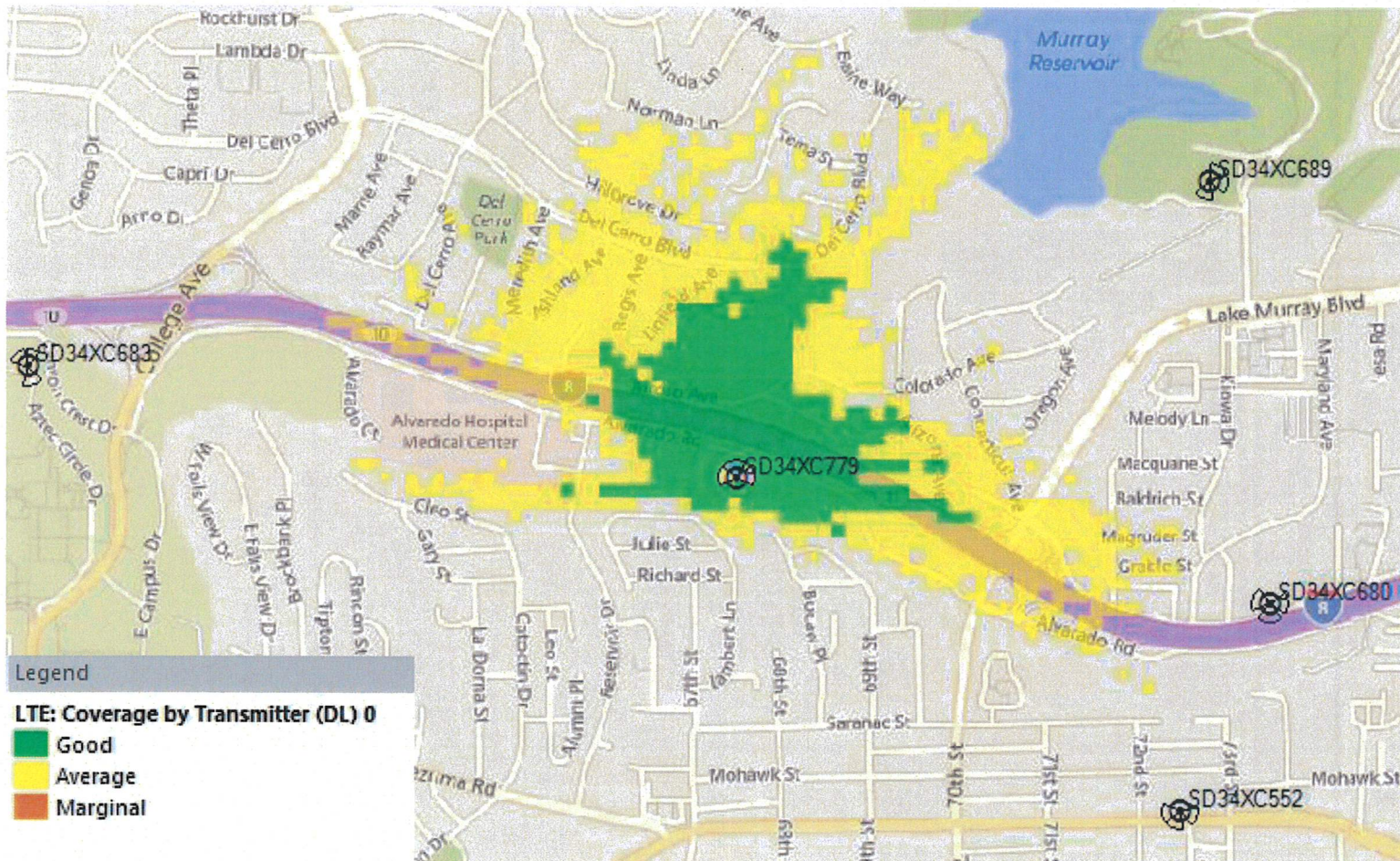
SD34XC779

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Version Date: 10/23/15

Coverage of SD34XC779



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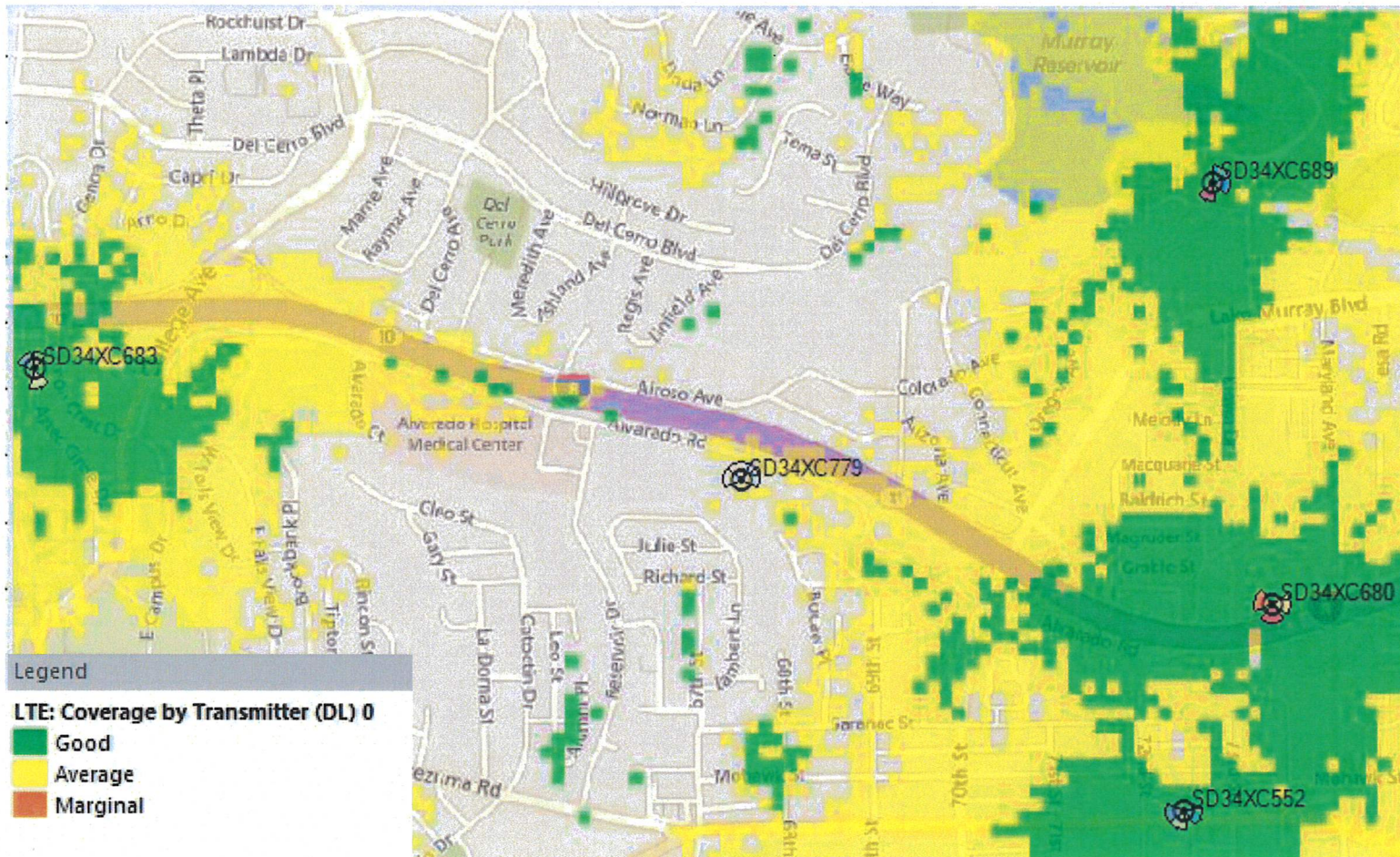
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Version Date: 10/23/15

ATTACHMENT 7

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Coverage without SD34XC779



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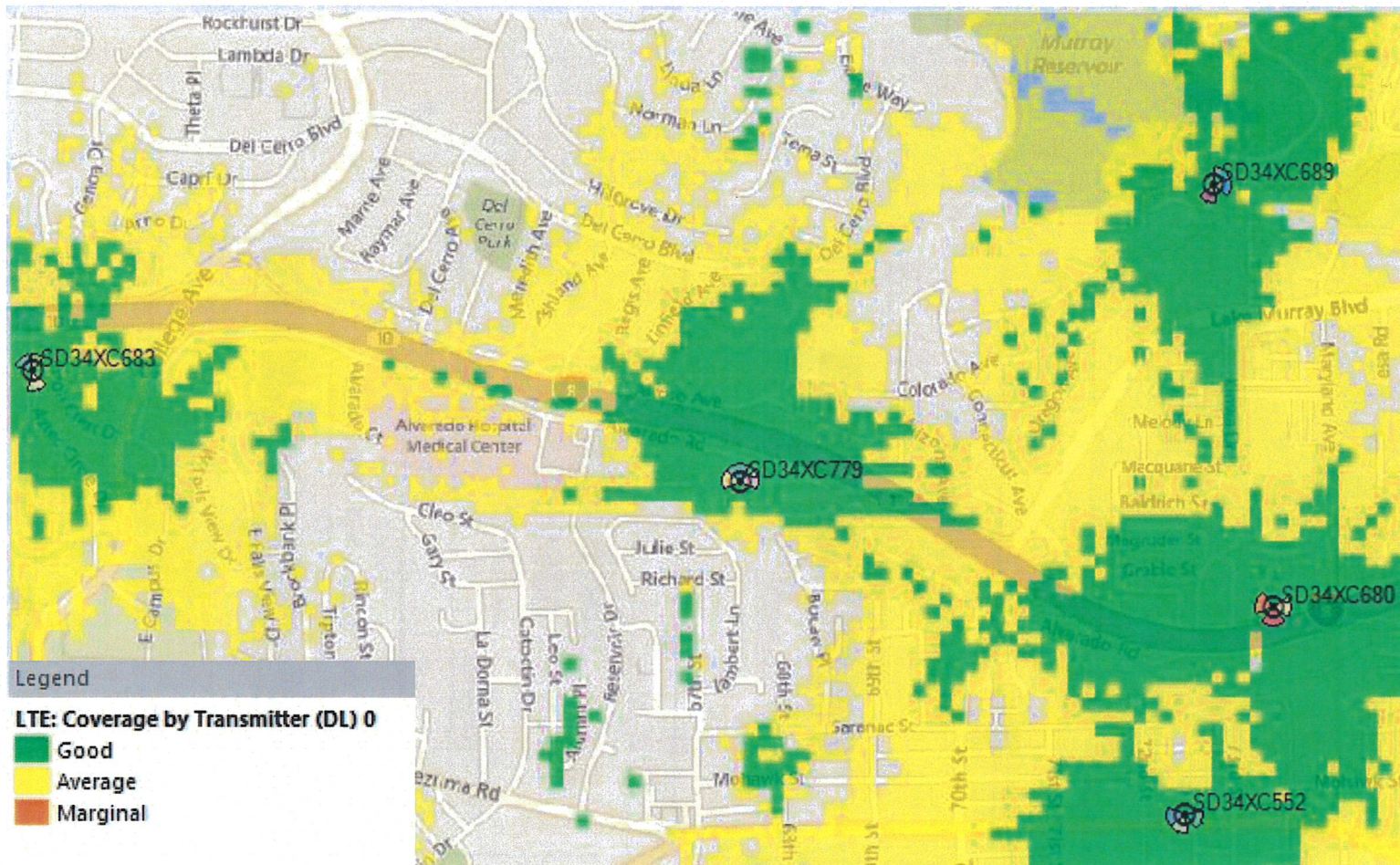
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Version Date: 10/23/15

ATTACHMENT 7

3

Coverage with SD34XC779



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NOTICE OF EXEMPTION**ATTACHMENT 8***(Check one or both)*

TO: ☒ 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.: 636962

Project Title: Sprint Casa Alvarado

PROJECT LOCATION-SPECIFIC: The project is located at 6801 Alvarado Road, San Diego CA. 92120.

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

Description of nature and Purpose of the Project: CONDITIONAL USE PERMIT (CUP) to modify an existing, previously-permitted Wireless Communication Facility (WCF). The project is proposing to remove three antennas, install six new antennas and fifteen new Remote Radio Heads (RRHs), for a total of six antennas, eighteen RRHs, and ancillary work behind existing screening. The project is located at 6801 Alvarado Road in the RM-3-7 zone, the College Area Community Plan, and City Council District 9.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: MD7, LLC., Carie Thao, 10590 W. Ocean Air Blvd. Ste 300, San Diego CA, 92130. (858) 366-4760.

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: Section 15302 (Replacement or Reconstruction)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15302, which consists of the replacement of existing structures and facilities where the new structure will be located on the same site, have the same purpose and capacity. The proposed project is replacing components of the existing WCF with new WCF components on the same site and is not substantially expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

ATTACHMENT 8


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

9/12/2019
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Survey

Wireless Communications Facility

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

PHOTO-KEY MAP



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Survey

**Wireless
Communications
Facility**

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

First Elevation



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Survey

Wireless Communications Facility

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

Second Elevation



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Survey

Wireless Communications Facility

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

Third Elevation



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Survey

**Wireless
Communications
Facility**

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

Fourth Elevation

THE CITY OF SAN DIEGO

Project Name:	Project Number:	Distribution Date:
Sprint Casa Alvarado	636962	8/8/2019
Project Scope/Location:		
COLLEGE AREA- CUP to re-permit an existing WCF, removing three antennas, installing six new antennas and fifteen new Remote Radio Heads (RRHs), for a total of six antennas, eighteen RRHs, and ancillary work behind existing FRP. The project is located at 6801 Alvarado Road in the RM-3-7 zone, the College Area Community Plan, and City Council District 9. Other overlay zones may apply to the property but they are not relevant to Wireless Communication Facilities.		
Applicant Name:	Applicant Phone Number:	
Carie Thao, MD7 (for Sprint PCS)	858-366-4760	
Project Manager:	Phone Number:	Fax Number:
Travis Cleveland	(619) 446-5407	(619) 321-3200
E-mail Address:		
tcleveland@sandiego.gov		
Project Issues (To be completed by Community Planning Committee for initial review):		
<p><i>Attach Additional Pages If Necessary.</i></p> <p>Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>		
<p>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.</p>		



THE CITY OF SAN DIEGO

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Sprint Casa Alvarado		Project Number: 636962		Distribution Date: 8/8/2019	
Project Scope/Location: COLLEGE AREA- CUP to re-permit an existing WCF, removing three antennas, installing six new antennas and fifteen new Remote Radio Heads (RRHs), for a total of six antennas, eighteen RRHs, and ancillary work behind existing FRP. The project is located at 6801 Alvarado Road in the RM-3-7 zone, the College Area Community Plan, and City Council District 9. Other overlay zones may apply to the property but they are not relevant to Wireless Communication Facilities.					
Applicant Name: Carie Thao, MD7 (for Sprint PCS)			Applicant Phone Number: 858-366-4760		
Project Manager: Travis Cleveland		Phone Number: (619) 446-5407		Fax Number: (619) 321-3200	
				E-mail Address: tcleveland@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 17		Members No 0	
				Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes		Members No	
				Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes		Members No	
				Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes		Members No	
				Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: Jim Jennings			TITLE: Vice Chair / Chair Person		
SIGNATURE:			DATE: 9/11/19		
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			
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.					

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Sprint Casa Alvarado **Project No. For City Use Only:** 636962
Project Address: 6801 Alvarado Road, San Diego, CA 92120

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

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ 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: Casa De Alvarado Homeovers Association ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 6801 Alvarado Road
 City: San Diego State: CA Zip: 92120
 Phone No.: 619-933-1226 Fax No.: _____ Email: tom@helmmmanagement.com
 Signature: [Signature] Date: 7-5-19
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Sprint ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 10590 W. Ocean Air Drive, Suite 300
 City: San Diego State: CA Zip: 92130
 Phone No.: 858-366-4760 Fax No.: 888-212-0844 Email: cthao@md7.com
 Signature: [Signature] Date: 06/28/2019
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: Carie Thao, Md7 LLC, on behalf of Sprint ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 10590 W. Ocean Air Drive, Suite 300
 City: San Diego State: CA Zip: 92130
 Phone No.: 858-366-4760 Fax No.: 888-212-0844 Email: cthao@md7.com
 Signature: [Signature] Date: 06/28/2019
 Additional pages Attached: ☐ Yes ☒ No

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10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Simulations

Wireless Communications Facility

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

PHOTO-KEY MAP

There are no exterior changes proposed



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Simulations

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

First Elevation

There are no exterior changes proposed



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Simulations

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

Second Elevation

There are no exterior changes proposed



Remove and Install
antennas and
RRHs behind
existing FRP
screen



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Simulations

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

Third Elevation

There are no exterior changes proposed



10590 West Ocean Air Dr., #300, San Diego, CA 92130

Photographic Simulations

6801 Alvarado Road
San Diego, CA 92120

APN 463-600-15-01

Fourth Elevation

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND SPRINT INTEGRATED CONSTRUCTION STANDARDS FOR WIRELESS SITES (LATEST REVISION). THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE NEW WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
4. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
5. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
7. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
12. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
13. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
14. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
15. REPAIR ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
16. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
17. KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
18. MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.

19. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
20. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES.
21. LIGHT SHADED LINES AND NOTES REPRESENT WORK PREVIOUSLY DONE. DARK SHADED LINES AND NOTES REPRESENT THE SCOPE OF WORK FOR THIS PROJECT. CONTRACTOR SHALL VERIFY IF EXISTING CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT DEViate FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
22. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND/OR WIRING CERTIFICATES REQUIRED FOR THE ELECTRICAL SERVICE UPGRADE. IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY COORDINATION AND SCHEDULING WITH THE SERVING ELECTRICAL UTILITY AND LOCAL INSPECTION AUTHORITIES.
23. PRIOR TO STARTING CONTRACTOR SHALL PROVIDE MTVE A COI LISTING MTVE AS CERTIFICATE HOLDER AND ADDITIONAL INSURED.
24. ALL SUPPORT STRUCTURES, ANTENNAS, ASSOCIATED HARDWARE, AND CABLES SHALL BE PAINTED PER MTVE SPEC.
25. KEEP ALL SITE EQUIPMENT OFF THE GRASS AND RESERVOIR RING PAD.
26. SANITATION FACILITIES ARE TO BE PROVIDED BY CONTRACTOR.
27. SCHEDULE AN ONSITE PRE-CON WITH MTVE 7 DAYS PRIOR TO START.
28. MAINTAIN A MINIMUM 4-INCH CLEARANCE BETWEEN RESERVOIR SHELL AND ALL EQUIPMENT, CABLES, ETC.
29. REMOVE ALL UNUSED EQUIPMENT, MOUNTS, CABLE, ETC.

ELECTRICAL NOTES

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED, ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDED BUT NOT BE LIMITED TO:
 - A. UL – UNDERWRITERS LABORATORIES
 - B. NEC – NATIONAL ELECTRICAL CODE
 - C. NEMA – NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
 - D. OSHA – OCCUPATIONAL SAFETY AND HEALTH ACT
 - E. IBC – INTERNATIONAL BUILDING CODE
 - F. NFPA – NATIONAL FIRE CODES
4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
5. EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION.
6. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
8. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATION, SET FORTH BY SPRINT.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULL OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS OR A PERIOD OF NOT LESS THAN TWO YEARS FROM DATE OF CUSTOMER'S ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OF THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN WITHIN 48 HOURS.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. DITCHING AND BACK FILL (WHEN APPLICABLE): CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS, EXCAVATION, AND BACKFILLING.
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
26. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 - 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD CALV'.
27. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
28. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTIONS AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
31. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH MULE TAPE AS INDICATED ON DRAWINGS.
32. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
33. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOM".
34. ALL BOLTS SHALL BE STAINLESS STEEL.

Sprint

3730 FIFTH AVENUE
SAN DIEGO, CA 92103

PLANS PREPARED BY:



Md7, LLC
10590 West Ocean Air Dr.
Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER:

PROJECT NO.			
DRAWN BY:		CHECKED BY:	
RFD		AF	
REV.	DATE:	ISSUED FOR:	BY:
A	11/28/2018	90% CD FOR REVIEW	NAC
0	05/15/2018	100% CD FOR REVIEW	AF
Δ	06/28/2019	Jk COMMENTS	AF

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FOR SUBMITTAL



DATE: 06/28/2019

SITE INFORMATION:
SITE NAME:
DELL CERRO
SITE CASCADE:
SD34XC779
SITE ADDRESS:
6801 ALVARADO RD.
SAN DIEGO, CA 92120
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N-1

THESE OUTLINE SPECIFICATIONS IN CONJUNCTION WITH THE SPRINT STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR

SECTION 01 100 - SCOPE OF WORK

THE WORK:

SHALL COMPLY WITH ALL APPLICABLE ADOPTED CODES AND STANDARDS, AND PORTIONS THEREOF, SPRINT METHOD OF PROCEDURE (MOP) AND SPRINT STANDARDS AT THE TIME OF CONSTRUCTION START.

PRECEDENCE:

SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE, ALONG WITH SPRINT CONSTRUCTION MANAGER APPROVAL.

SITE FAMILIARITY:

CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

ON-SITE SUPERVISION:

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:

THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

- A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK.DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:

CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN THE FOLLOWING INSTALLATION AND COMMISSIONING MOPS. CONTRACTOR IS RESPONSIBLE FOR DISTRIBUTION OF LATEST MOPS.

- A. TOP HAT
- B. HOW TO INSTALL A NEW CABINET
- C. BASE BAND UNIT IN EXISTING UNIT
- D. INSTALLATION OF BATTERIES
- E. INSTALLATION OF FIBER CABLE
- F. INSTALLATION OF RRU'S
- G. CABLING
- H. TS-0200 REV 5 - ANTENNA LINE ACCEPTANCE STANDARDS
- I. SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.
- J. COMMISSIONING MOPS

SECTION 01 200 - COMPANY FURNISHED MATERIAL AND EQUIPMENT

- A. COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.
- B. CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.
- C. CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE. CONTRACTOR MAY BE REQUIRED TO PICK UP MATERIAL AT LOCATION PRESCRIBED BY SPRINT.

SECTION 01 300 - CELL SITE CONSTRUCTION

NOTICE TO PROCEED:

NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF WORK ORDER.

SITE CLEANLINESS:

CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

SECTION 01 400 - SUBMITTALS & TESTS

ALTERNATES:

AT THE COMPANY'S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINTS CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING. NO VERBAL APPROVALS WILL BE CONSIDERED.

TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
- B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- COAX SWEEPS AND FIBER TESTS PER TS-0200 REV 4 ANTENNA LINE ACCEPTANCE STANDARDS.
 - AGL, AZIMUTH AND DOWNTILT PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERRA USING A COMMERCIAL MADE-FOR THE PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.
 - ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.
- C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING;
- AZIMUTH, DOWNTILT, AGL FROM SUNSIGHT INSTRUMENTS - ANTENNALIGN ALIGNMENT TOOL (AAT)
 - SWEEP AND FIBER TESTS
 - SCALABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT
 - ALL AVAILABLE JURISDICTIONAL PERMIT AND OCCUPANCY INFORMATION
 - PDF SCAN OF REDLINES PRODUCED IN FIELD
 - A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION
 - LIEN WAIVERS
 - FINAL PAYMENT APPLICATION
 - REQUIRED FINAL CONSTRUCTION PHOTOS
 - CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS
 - APPLICABLE POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERRA (SPRINTS DOCUMENT REPOSITORY OF RECORD).
 - CLOSEOUT PHOTOGRAPHS AND CLOSEOUT CHECKLIST: SPRINT WILL PROVIDE SEPARATE GUIDANCE.

- a. PROVIDE PHOTOGRAPHS OF FINAL PROJECT PER THE FOLLOWING LIST. ADDITIONAL PHOTOS MAY BE REQUIRED TO SUPPORT ACCEPTANCE PROCESSES.
- BACK MAIN FIBER CABLE ROUTE (MINIMUM TWO PHOTOS)
 - OF EACH ANTENNA AND RRU
 - MANUFACTURERS NAME TAG FOR ALL SERIALIZED EQUIPMENT
 - PULL AND DISTRIBUTION BOXES INTERMEDIATE BETWEEN RRU'S AND RBS (DOOR OPEN)
 - RBS CABINET WITH DOOR OPEN SHOWING MODIFICATIONS
 - POWER CABINET, DOORS OPEN, BATTERIES INSTALLED
 - BREAK OUT CYLINDERS
 - ASR SIGNAGE FOR SPRINT OWNED TOWERS
 - RADIATION EXPOSURE WARNING SIGNS
 - PHOTOGRAPH FROM EACH SECTOR FROM APPROXIMATELY RAD CENTER OF ANY NEW ANTENNA AT HORIZON.
- b. LOAD PHOTOS TO SITERRA PROJECT LIBRARY 15. IN 15 CREATE NEW CATEGORY: 2.5 DEPLOYMENT, AND SECTION: PERMANENT CONSTRUCTION. LABEL PHOTOS WITH SITE CASCADE AND VIEW BEING DEPICTED. CAMERAS USED TO TAKE PHOTOS SHALL BE GPS ENABLED SUCH THAT THE GPS COORDINATES ARE INCLUDED IN THE PHOTO MEDIA-FILE INFORMATION.

COMMISSIONING:

PERFORM ALL COMMISSIONING AS REQUIRED BY APPLICABLE MOPS.

INTEGRATION:

PERFORM ALL INTEGRATION ACTIVITIES AS REQUIRED BY APPLICABLE MOPS.

SECTION 09 900 - PAINTING

QUALITY ASSURANCE:

- A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILIAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. COMPLY WITH ALL ENVIRONMENTAL REGULATIONS FOR VOLATILE ORGANIC COMPOUNDS.

MATERIALS (MTVE SPEC):

- A. MANUFACTURERS: TNEPEC. PROVIDE PREMIUM GRADE, PROFESSIONAL-QUALITY PRODUCTS FOR COATING SYSTEMS.

RESERVOIR AND EQUIPMENT PAINTING (MTVE SPEC):

- A. DO NOT PROCEED UNLESS TEMPERATURE, HUMIDITY, AND ALL OTHER CONDITIONS ARE PER TNEPEC APPLICATION INSTRUCTIONS.
- B. SSPC-SP11 POWER-TOOL CLEANING TO BARE METAL SURFACE PREP ALL NEW AND DISTURBED AREAS TO INCLUDE A 1 MIL PROFILE. USE A 30 GRIT POWER WHEEL. REMOVE ALL GRINDING RESIDUE FROM THE ENTIRE RESERVOIR SHELL AND ALL OTHER AREAS IMMEDIATELY.
- C. PRIMER ALL NEW MATERIALS AND DISTURBED SURFACES WITH TNEPEC SERIES 27, APPLY 4-6 MILS WITH A ROLLER.
- D. TWO FINISH COATS OF TNEPEC SERIES 1029, 2-4 MILS EACH WITH A ROLLER. OBSERVE PROPER DRY TIME BETWEEN COATS. COLOR IS 15BL TANK WHITE.

PAINTING APPLICATION:

- A. INSPECT SURFACES, REPORT UNSATISFACTORY CONDITIONS IN WRITING; BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
- B. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR PREPARATION, PRIMING AND COATING WORK. COORDINATE WITH WORK OF OTHER SECTIONS.
- C. MATCH APPROVED MOCK-UPS FOR COLOR, TEXTURE, AND PATTERN. RE-COAT OR REMOVE AND REPLACE WORK WHICH DOES NOT MATCH OR SHOWS LOSS OF ADHESION.
- D. CLEAN UP, TOUCH UP AND PROTECT WORK.

SECTION 11 700 - ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION

SUMMARY:

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRU'S:

THE NUMBER AND TYPE OF ANTENNAS AND RRU'S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:

HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

JUMPERS AND CONNECTORS:

FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540, OR FXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU'S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE, MIN LENGTH FOR JUMPER SHALL BE SO AS TO ALLOW FOR THE PROPER BEND RADIUS PER MANUFACTURER OR SPRINT SPECIFICATIONS.




PLANS PREPARED BY:



Md7, LLC
10590 West Ocean Air Dr.
Suite 300
San Diego, CA 92130
858-964-7439

Md7 PROJECT NUMBER:

PROJECT NO.			
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RFD		AF	
REV.	DATE:	ISSUED FOR:	BY:
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	06/28/2019	Jx COMMENTS	AF

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FOR SUBMITTAL



DATE: 06/28/2019

SITE INFORMATION:

SITE NAME:

DELL CERRO

SITE CASCADE:

SD34XC779

SITE ADDRESS:

6801 ALVARADO RD.
SAN DIEGO, CA 92120

SHEET TITLE:

SPRINT
SPECIFICATIONS

SHEET NUMBER:

SP-1

GENERAL NOTES

THIS IS NOT A SITE SURVEY.
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH
AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX
PARCEL MAP AND ARE APPROXIMATE.

NOTES

1. THIS IS A MODIFICATION OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT
2. NO PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY

Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs

I / we the undersigned as Lessee(s) of the property described as
6801 Alvarado Road, San Diego, CA 92120
(Address or legal description)

understand that in accordance with the San Diego Municipal Code, Land
Development Manual - Storm Water Standards, this project is required to "Identify
Pollutants from the Project Area" and incorporate "Site Design" and "Source
Control" BMPs.

I/We certify to the best of my knowledge, pollutants anticipated by the proposed
land use are as follows: **Not Applicable**

Sediments
Nutrients
Trash & debris
Oxygen Demanding Substance
Oil & Grease
Bacteria & Viruses
Pesticides

I/We will incorporate the following into the site design - **Not Applicable**

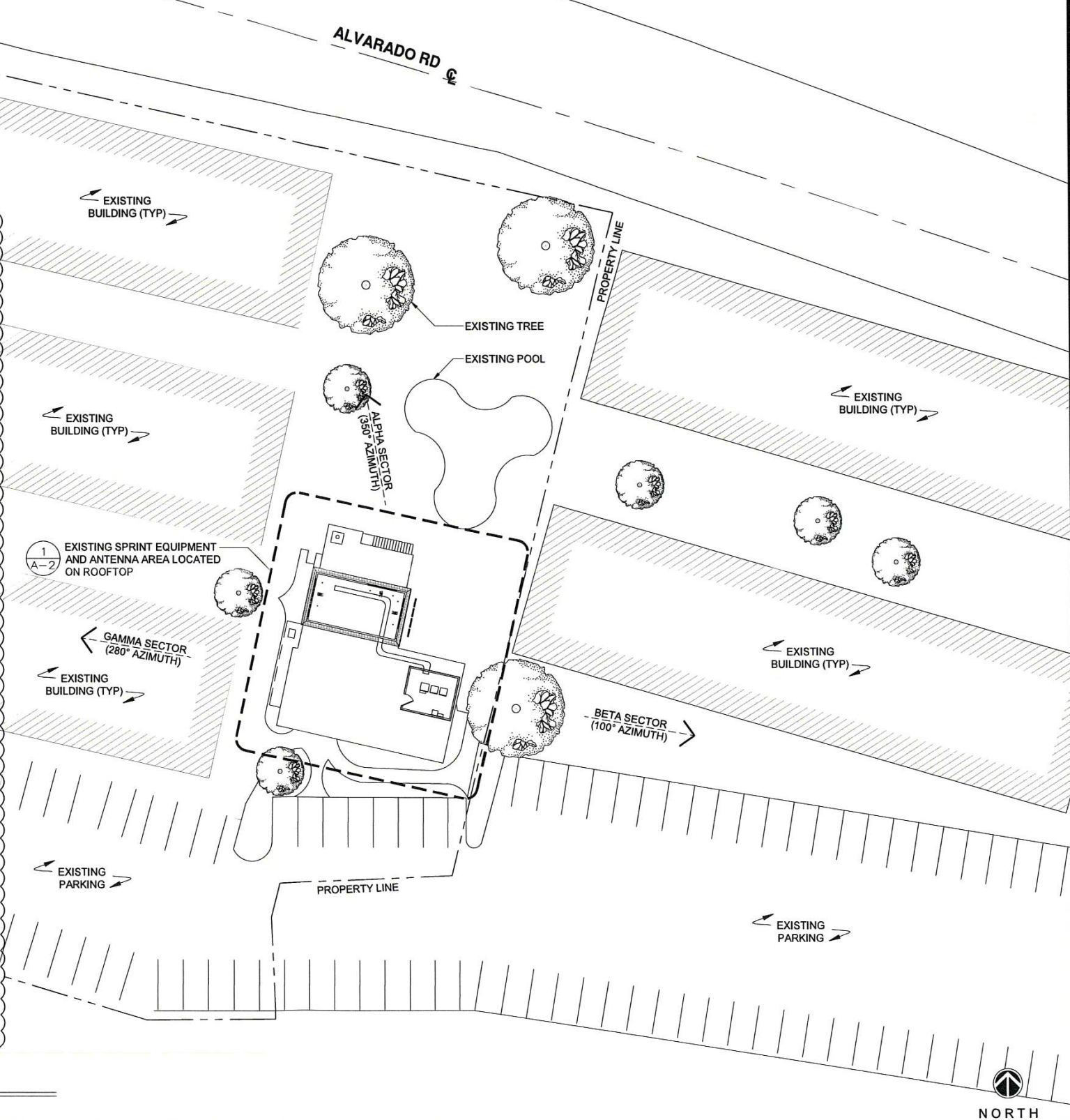
- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally I/we will; **Not applicable**

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee Maegan Murphy Company Name Sprint
(print name)
Lessee [signature] Date 6/18/2019
(signature)



OVERALL SITE PLAN

24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"

Sprint
3730 FIFTH AVENUE
SAN DIEGO, CA 92103

PLANS PREPARED BY:



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

Md7 PROJECT NUMBER:

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DATE: 06/28/2019

SITE INFORMATION:

SITE NAME:

DELL CERRO

SITE CASCADE:

SD34XC779

SITE ADDRESS:

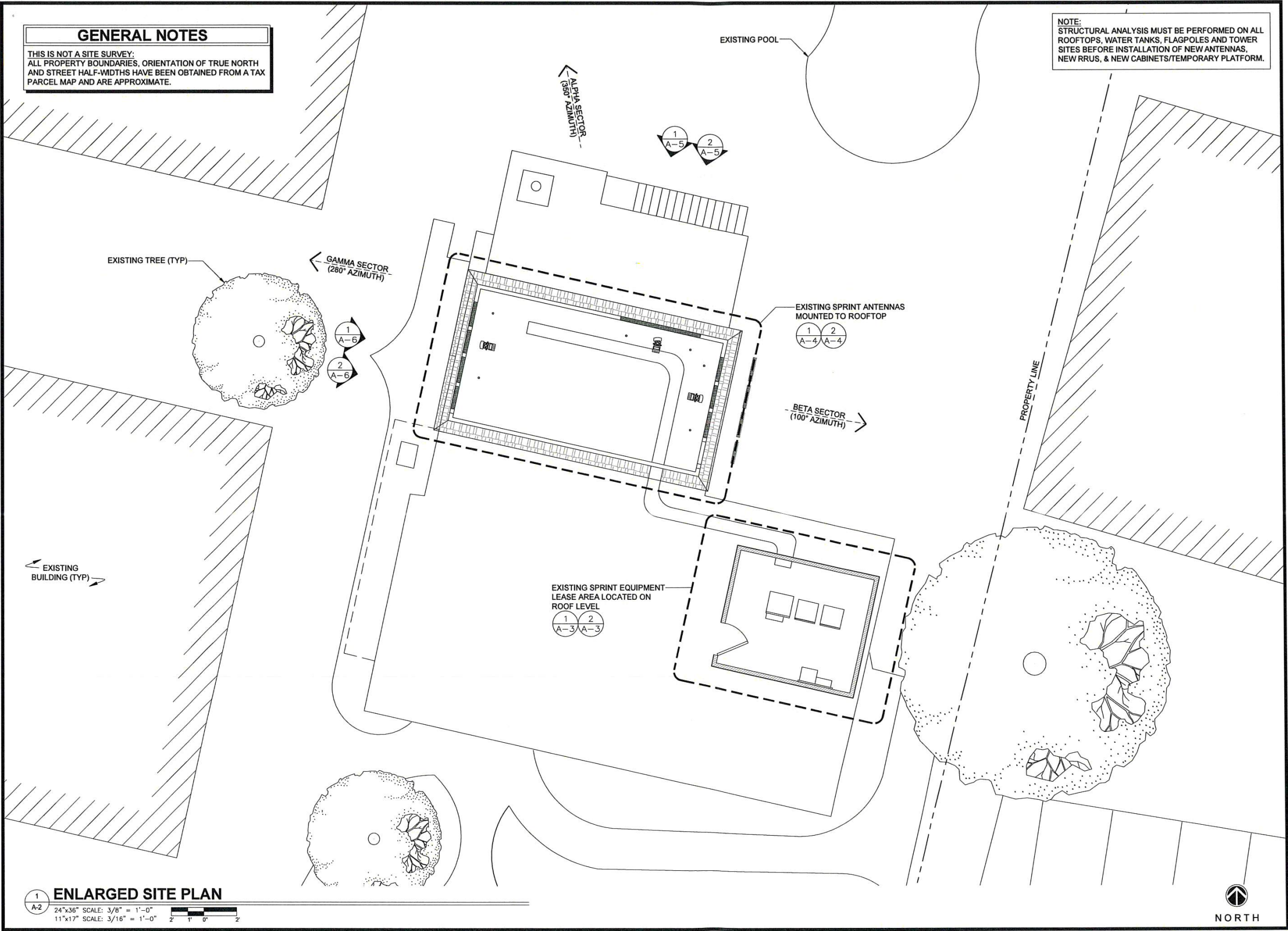
6801 ALVARADO RD.
SAN DIEGO, CA 92120

SHEET TITLE:

**OVERALL
SITE PLAN**

SHEET NUMBER:

A-1





3730 FIFTH AVENUE
SAN DIEGO, CA 92103

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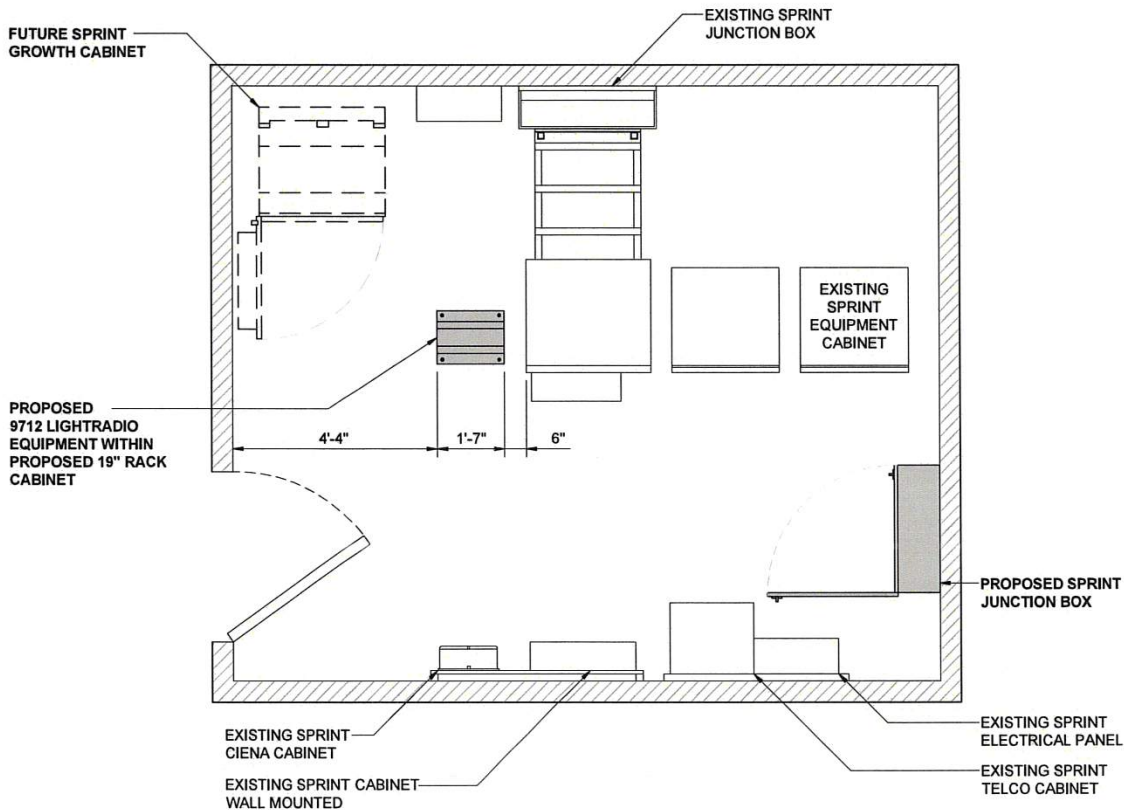
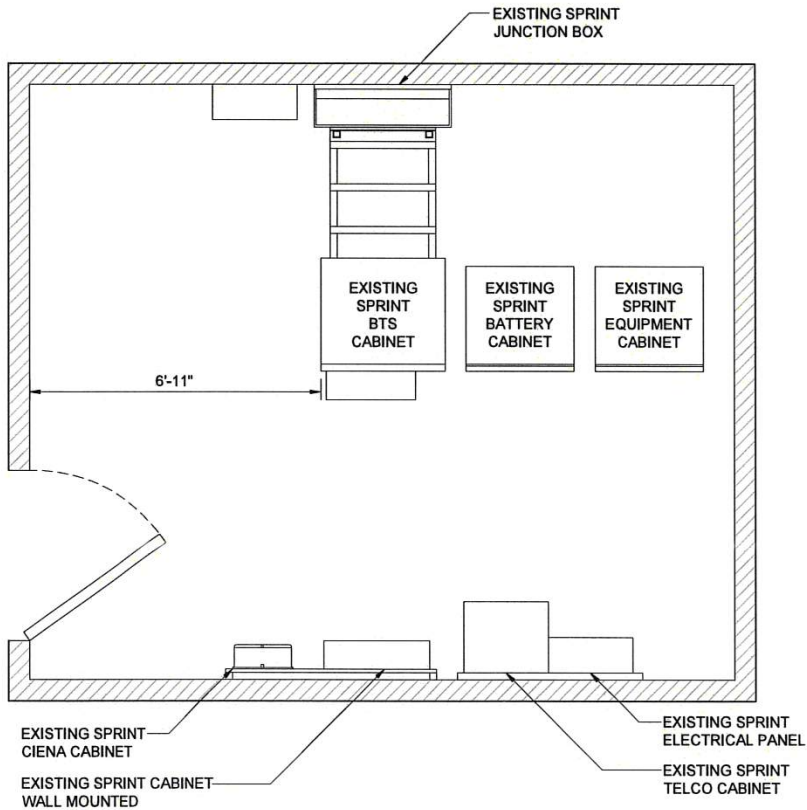
SHEET TITLE:

ENLARGED
SITE PLAN

SHEET NUMBER:

A-2

NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED ON ALL
ROOFTOPS, WATER TANKS, FLAGPOLES AND TOWER
SITES BEFORE INSTALLATION OF NEW ANTENNAS,
NEW RRUS, & NEW CABINETS/TEMPORARY PLATFORM.



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SAN DIEGO, CA 92103

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md7

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		</	

FOR SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
JOSHUA YJ KANG
No. C63216
Exp. 06/30/20
CIVIL
STATE OF CALIFORNIA

DATE: 06/28/2019

SITE INFORMATION:

SITE NAME:

DELL CERRO

SITE CASCADE:

SD34XC779

SITE ADDRESS:

6801 ALVARADO RD.
SAN DIEGO, CA 92120

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

1
A-3
EXISTING EQUIPMENT PLAN
24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



2
A-3
NEW EQUIPMENT PLAN
24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"





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SHEET TITLE:

ANTENNA
PLANS

SHEET NUMBER:

A-4


EXISTING AND NEW EQUIPMENT TABULATION (TOTAL COUNT)

THIS PROJECT ACCOUNTS FOR THE EQUIPMENT LISTED ON THE TABLE BELOW. THIS DRAWING AND CALCULATION DO NOT SUPERCEDE PREVIOUS CALCULATION PREPARED BY THE ORIGINAL ARCHITECT OR ENGINEER.


EXISTING & NEW EQUIPMENT	EXISTING	REMOVE	NEW	TOTAL	WEIGHT (APPROX.) LBS	
					PER UNIT	TOTAL
EXISTING ANTENNAS	3	3	-	-	-	-
PANEL ANTENNA 1 (1/A-7)	0	0	3	3	66.0	198.0
PANEL ANTENNA 2 (2/A-7)	0	0	3	3	103.6	310.8
RRH 1 (1/A-8)	0	0	6	6	66.1	396.6
RRH 2 (2/A-8)	3	0	3	6	59.5	357.0
RRH 3 (3/A-8)	0	0	6	6	64.0	384.0
				TOTAL:		1,646.4

NOTE: EQUIPMENT LESS THAN 50lbs ARE CONSIDERED MISCELLANEOUS ITEMS AND ARE NOT SHOWN


LEGENDS:




PANEL ANTENNA 1




PANEL ANTENNA 2



RRH 1



RRH 2



RRH 3

NOTE:

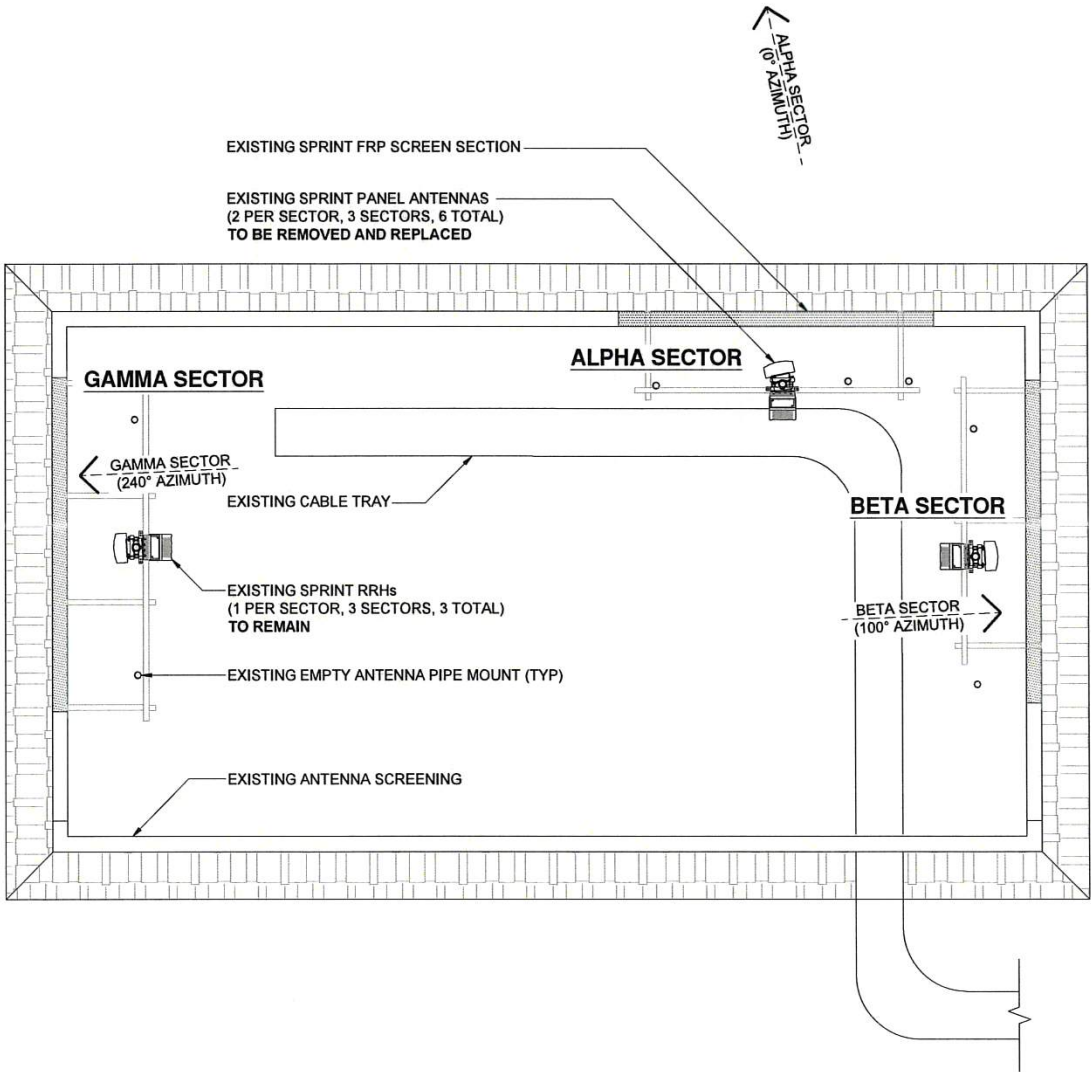
STRUCTURAL ANALYSIS MUST BE PERFORMED ON ALL ROOFTOPS, WATER TANKS, FLAGPOLES AND TOWER SITES BEFORE INSTALLATION OF NEW ANTENNAS, NEW RRUS, & NEW CABINETS/TEMPORARY PLATFORM.

ANTENNA NOTE:

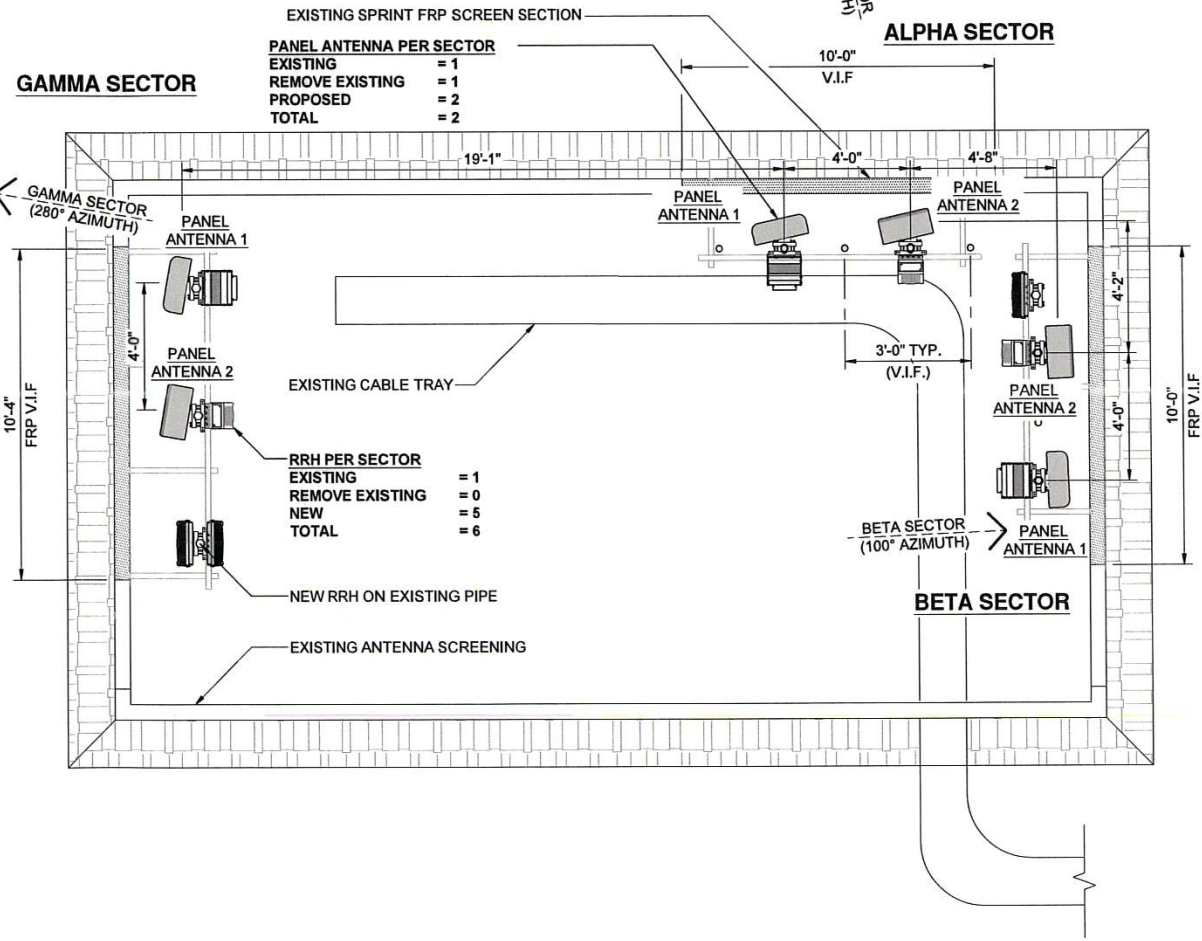
1. EXISTING SPRINT RRHs ARE MOUNTED BEHIND EXISTING PENTHOUSE FRP WALL AND NOT VISIBLE.

2. ALL ANTENNA AZIMUTHS TO BE VERIFIED IN FIELD BY GENERAL CONTRACTOR.

SECTOR	CABLE LENGTH
ALPHA	± 165'-0"
BETA	± 165'-0"
GAMMA	± 165'-0"



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



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



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PLANS PREPARED BY:



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858-964-7439

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PROJECT NO.			
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DELL CERRO

SITE CASCADE:

SD34XC779

SITE ADDRESS:

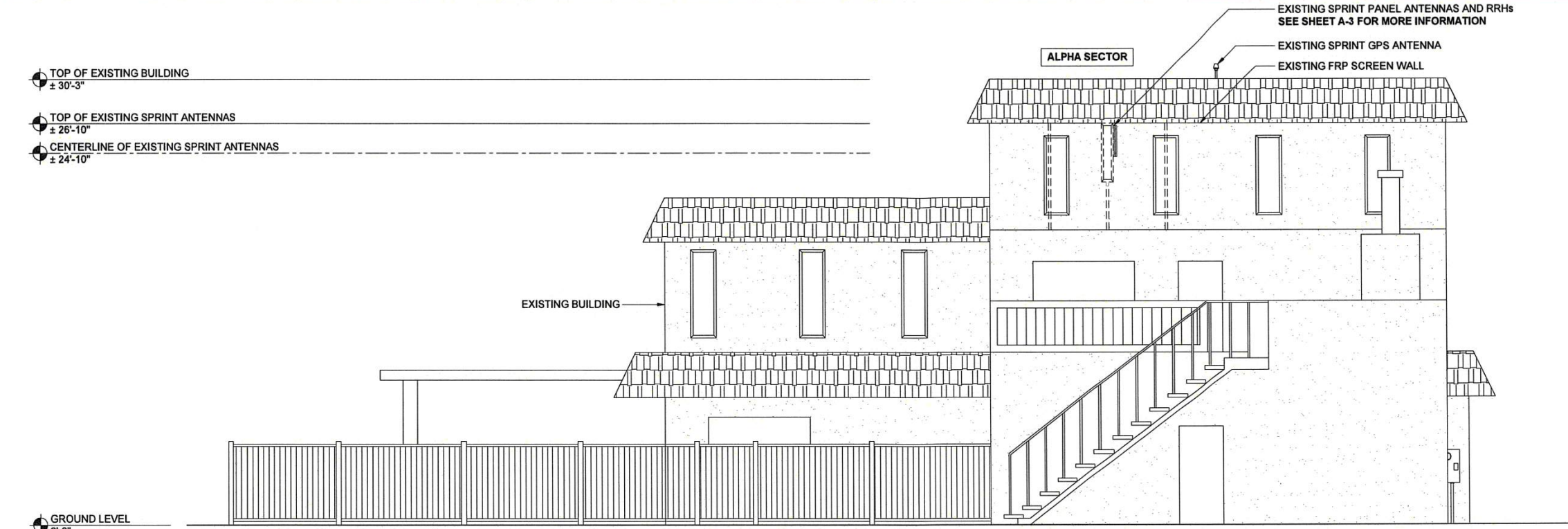
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SAN DIEGO, CA 92120

SHEET TITLE:

ELEVATIONS

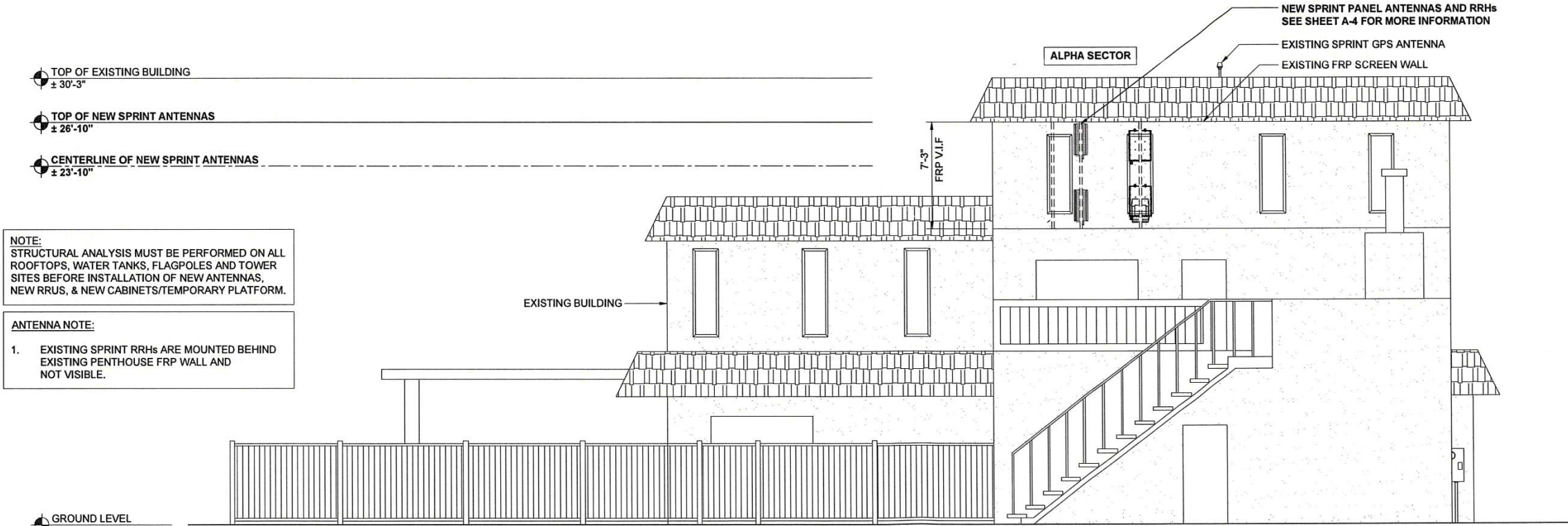
SHEET NUMBER:

A-5



1 EXISTING NORTH ELEVATION

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



2 NEW NORTH ELEVATION

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

NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED ON ALL ROOFTOPS, WATER TANKS, FLAGPOLES AND TOWER SITES BEFORE INSTALLATION OF NEW ANTENNAS, NEW RRUS, & NEW CABINETS/TEMPORARY PLATFORM.

ANTENNA NOTE:

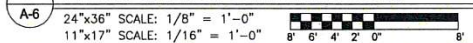
1. EXISTING SPRINT RRHS ARE MOUNTED BEHIND EXISTING PENTHOUSE FRP WALL AND NOT VISIBLE.



FOR SUBMITTAL



A 6



1. EXISTING SPRINT RRHs ARE MOUNTED BEHIND EXISTING PENTHOUSE FRP WALL AND NOT VISIBLE.




PLANS PREPARED BY:



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858-964-7439

Md7 PROJECT NUMBER:

PROJECT NO.	
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SITE CASCADE:
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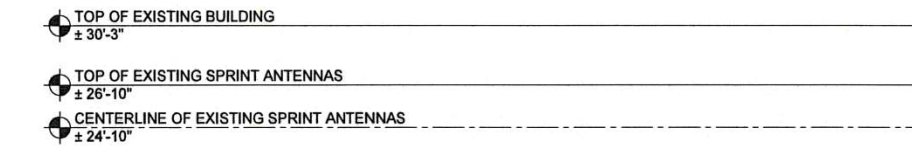
SITE ADDRESS:
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SAN DIEGO, CA 92120

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-6.1



EXISTING BUILDING

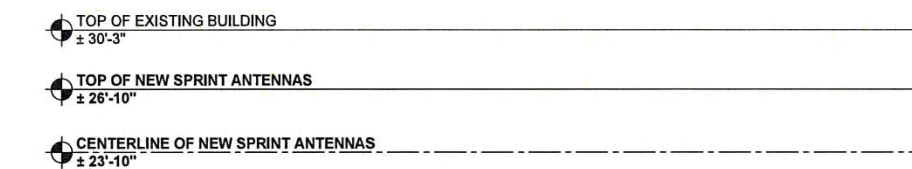

EXISTING SPRINT PANEL
ANTENNAS AND RRHs
SEE SHEET A-3 FOR
MORE INFORMATION

— EXISTING FRP SCREEN WALL

 GROUND LEVEL
0'-0"

EXISTING EAST ELEVATION

A-6.1 24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



EXISTING BUILDING

**NEW SPRINT PANEL ANTENNAS AND RRHS
SEE SHEET A-4 FOR MORE INFORMATION**

NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED ON ALL ROOFTOPS, WATER TANKS, FLAGPOLES AND TOWER SITES BEFORE INSTALLATION OF NEW ANTENNAS, NEW RRUS, & NEW CABINETS/TEMPORARY PLATFORM.

ANTENNA NOTE:

1. EXISTING SPRINT RRHs ARE MOUNTED BEHIND EXISTING PENTHOUSE FRP WALL AND NOT VISIBLE.

 GROUND LEVEL
0'-0"

NEW EAST ELEVATION

A-6.1 24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



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0	05/15/2019	100% CD FOR REVIEW	AF
Δ	06/28/2019	Jr COMMENTS	AF

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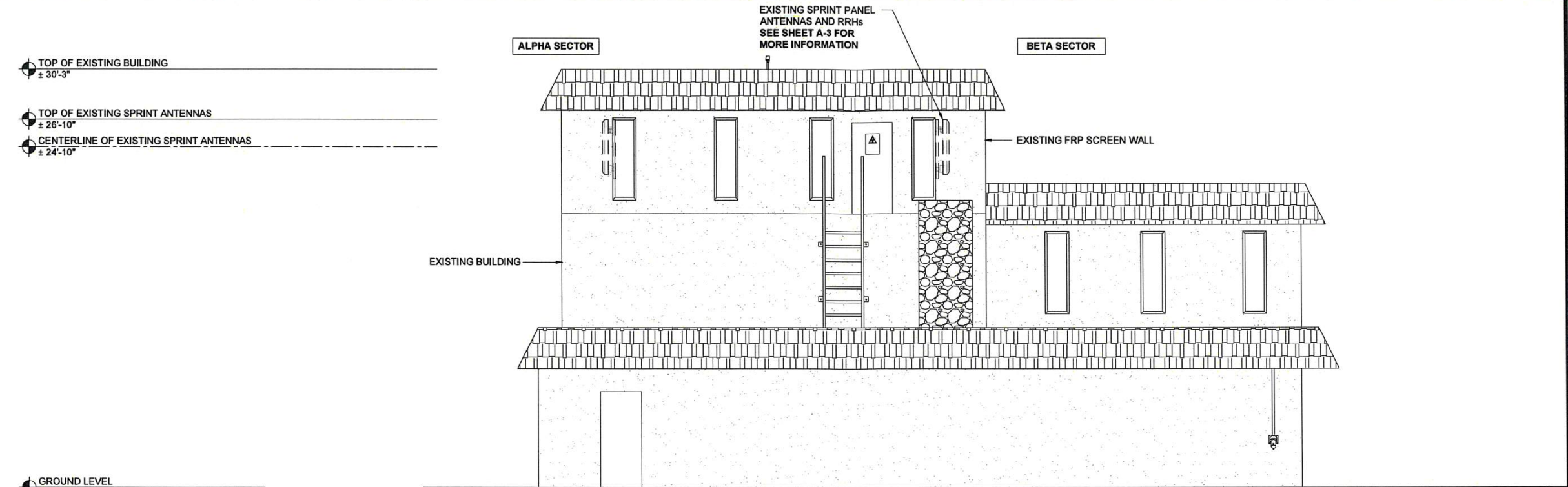
DATE: 06/28/2019

SITE INFORMATION:	
SITE NAME:	
DELL CERRO	
SITE CASCADE:	
SD34XC779	
SITE ADDRESS:	
6801 ALVARADO RD. SAN DIEGO, CA 92120	
SHEET TITLE:	

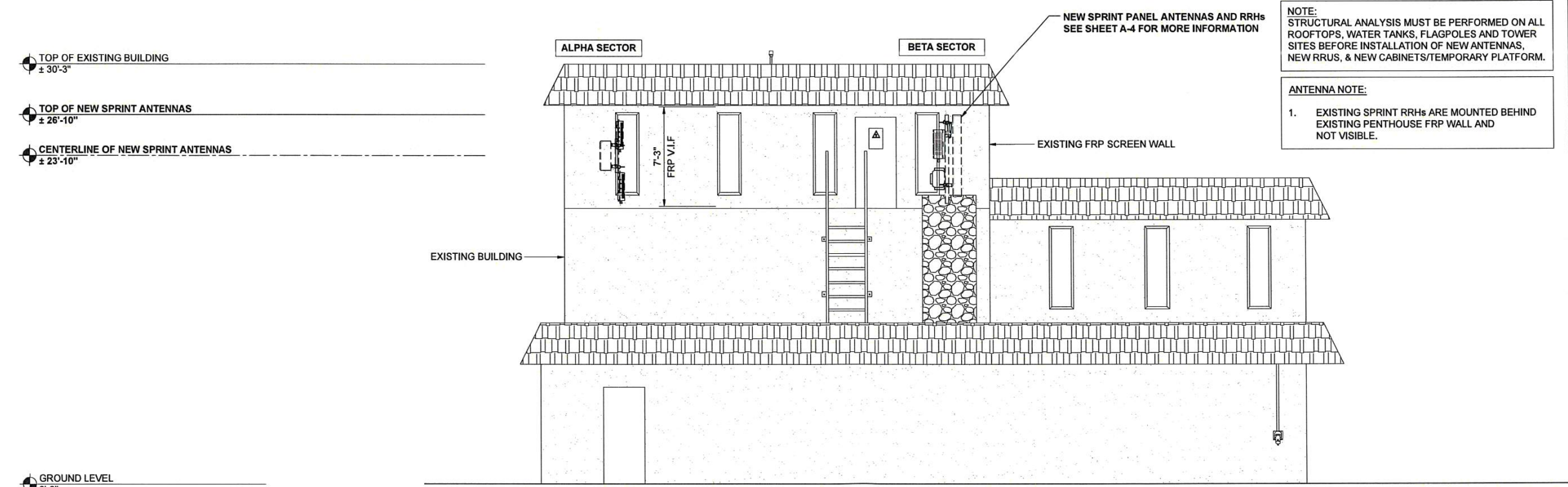
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SHEET NUMBER:

Δ A-6.2

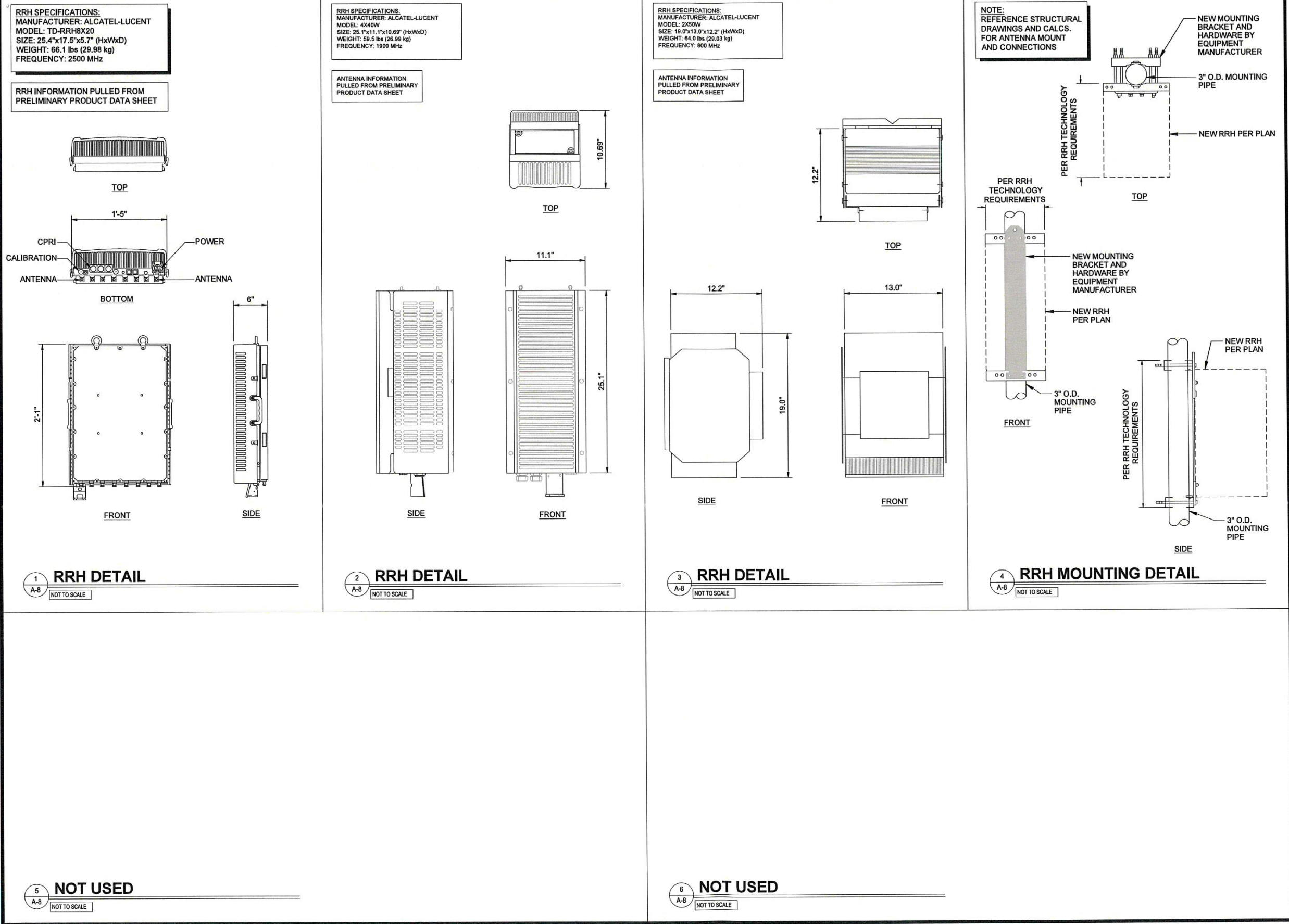


1
A-6.2
24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



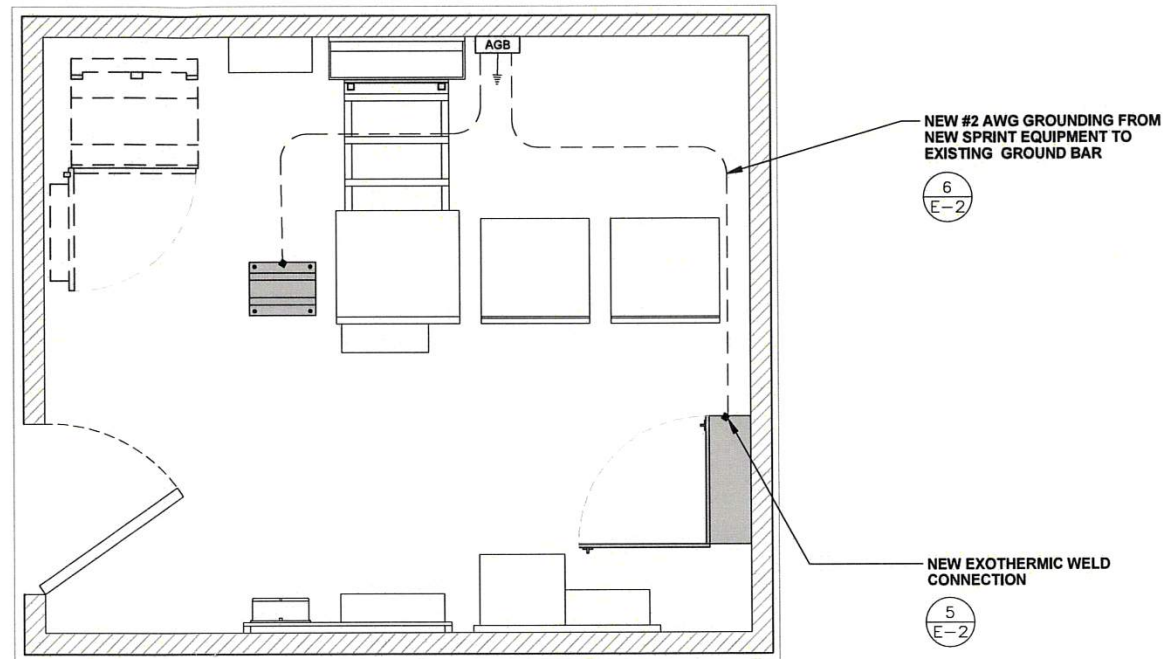
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A-6.2
24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

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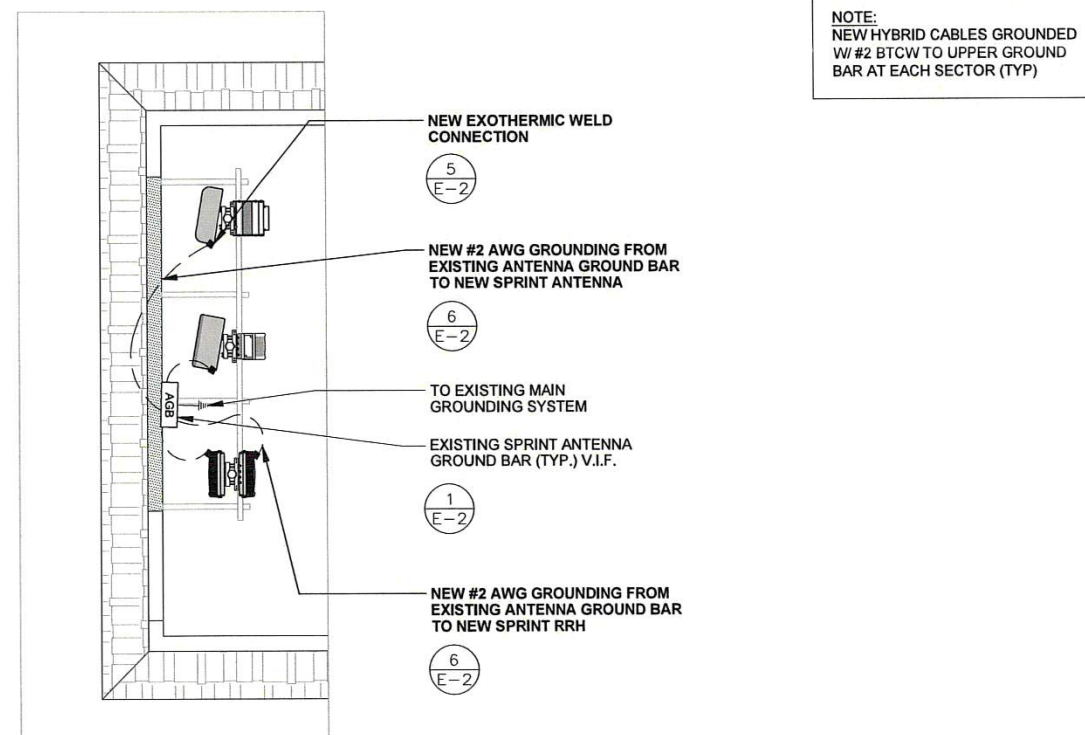


1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURERS PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MFR'S PRACTICES.
3. ALL GROUND CONNECTIONS SHALL BE EXOTHERMIC. ALL WIRES SHALL BE #2 BTCW COPPER THHN/THWN UNLESS NOTED OTHERWISE. ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY SPRINT WIRELESS, LLC. REPRESENTATIVE.
5. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM PER SPRINT STANDARD GROUNDING METHOD, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED SPRINT MOBILITY REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL EXOTHERMIC AND GROUND RING
6. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
7. ALL EXISTING GROUND BARS, WIRES & CONNECTIONS SHALL BE FIELD VERIFIED. ANY DEFICIENT ITEMS SHALL BE REPLACED AS REQUIRED TO ACHIEVE ADEQUATE GROUNDING REQUIRED BY SPRINT.

EXISTING GROUND RING	
■	CADWELD CONNECTION (EXOTHERMIC WELD)
▲	MECHANICAL CONNECTION
⊗	GROUND ROD



1 EQUIPMENT GROUNDING PLAN



2 ANTENNA GROUNDING PLAN



Md7, LLC
10590 West Ocean Air Dr.
Suite 300
San Diego, CA 92130
858-964-7439

without the written consent of the architect.

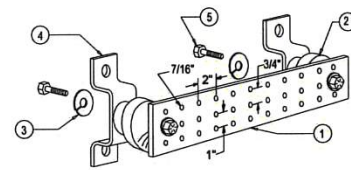
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SHEET NUMBER:

E-1



LEGEND

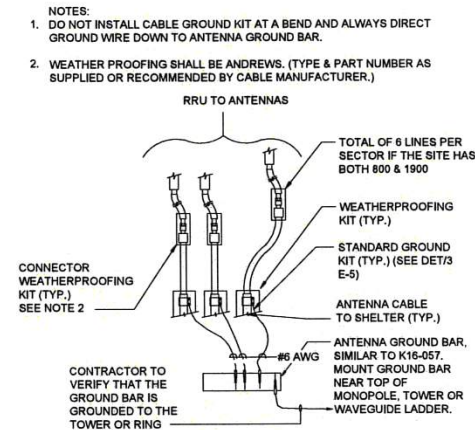
- 1- COPPER GROUND BAR, 1/2" X 4" X 20", NEWTON INSTRUMENT CO.
CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA
DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL
VARY BASED ON NUMBER OF GROUND CONNECTIONS)
- 2- INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL. INSULATORS
SHALL BE ELIMINATED WHEN MONITORING DIRECTLY TO
TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE
STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
- 3- 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO.
CAT. NO. 3015-8 OR EQUAL
- 4- WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO.
CAT. NO. A-6056 OR EQUAL
- 5- 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO.
CAT. NO. 3012-1 OR EQUAL

TYPICAL GROUND BAR DETAIL

1
E-2

TYPI

NOT TO SCALE

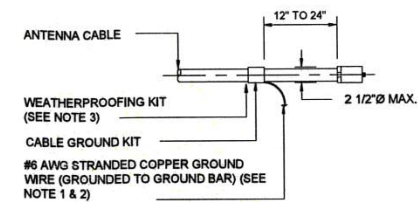


COAX GROUNDING

2
E-2

COA

NOT TO SCALE



CONNECTION OF CABLE GROUND KIT TO ANTENNA CABLE

NOTES:

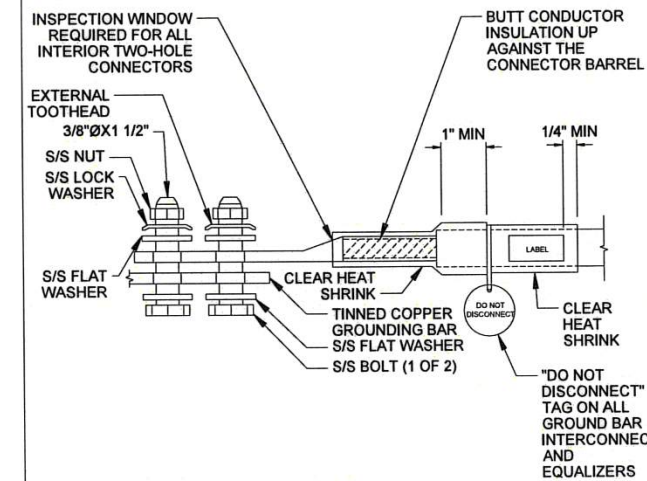
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KIT SHALL BE ANDREW SUREGROUND TYPE KIT WITH TWO-HOLE LUG.
3. WEATHER PROOFING SHALL INCORPORATE PPC WEATHERPROOFING TAPE KIT, COLD SHRINK SHALL NOT BE USED.

CABLE GROUNDING

3
E-2

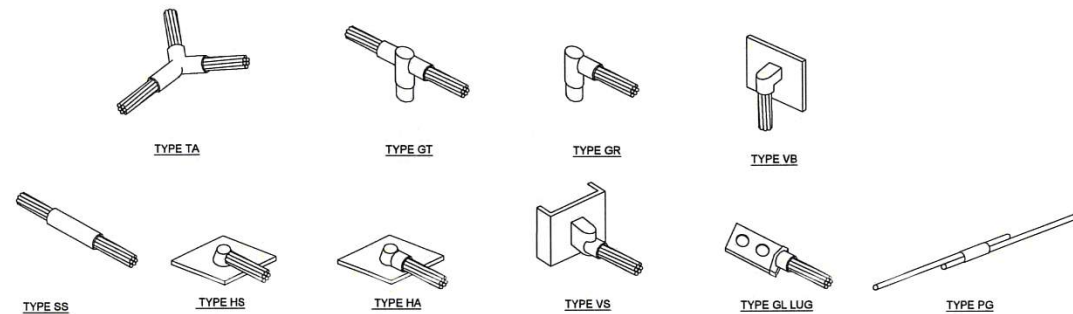
CAB

NOT TO SCALE



TWO HOLE LUG

4
E-2

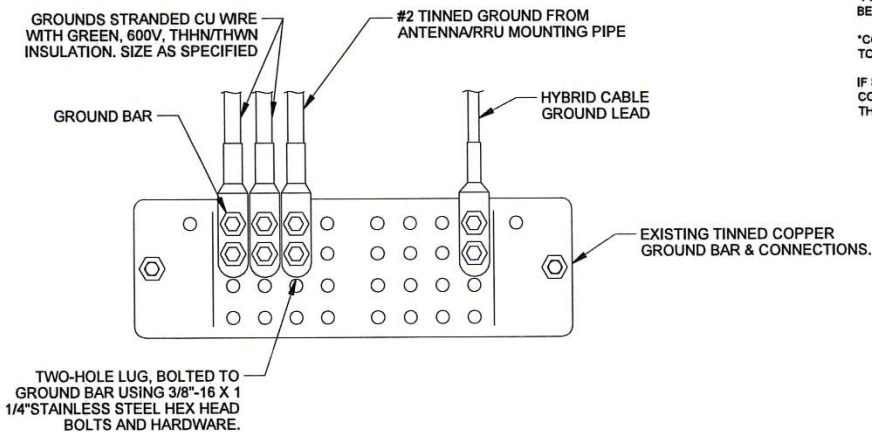


TYPICAL EXOTHERMIC WELD CONNECTIONS

5
E-2

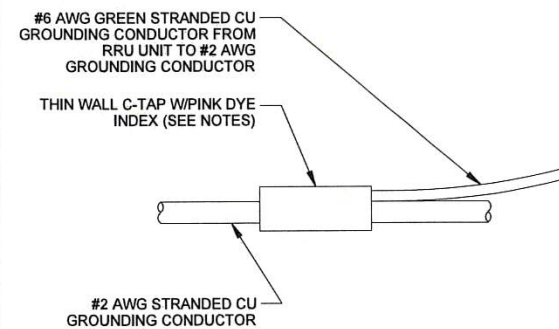
TYPI

NOT TO SCALE



GROUND BAR CONNECTIONS

6
E-2



NOTE:
CONTRACTOR TO SURROUND COMPLETED
CONNECTION W/ WEATHER PROOFING TAPE TO
ENSURE WEATHER PROOF CONNECTION.

C-TAP CONNECTION

7
E-2

NOT USED

8
E-2

NOT USED

9
E-2

Sprint
3730 FIFTH AVENUE
SAN DIEGO, CA 92103

PLANS PREPARED BY:

mcd7

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858-964-7439

[illegible]

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GROUNDING

GROUNDING DETAILS

SHEET NUMBER:

E-2