

Report to the Planning Commission

DATE ISSUED: June 30, 2022 REPORT NO. PC-22-032

HEARING DATE: July 7, 2022

SUBJECT: AT&T Rancho Bernardo Community Park, Project No. 695697

Process Four Decision

PROJECT NUMBER: 695697

OWNER/APPLICANT: City of San Diego/AT&T

SUMMARY

<u>Issue(s)</u>: Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 18448 West Bernardo Drive within the Rancho Bernardo Community Planning Area?

Staff Recommendation(s):

- **1. APPROVE** Conditional Use Permit (CUP) No. 2596969 and;
- **2. APPROVE** Neighborhood Development Permit (NDP) No. 2596970 and;
- **3. APPROVE** Neighborhood Use Permit (NUP) No. 2596972.

<u>Community Planning Group Recommendation</u>: On 1/28/2022 the Rancho Bernardo Community Planning Group voted to approve the project 8-0-0 with no conditions. (Attachment 10).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 16. 2022, and the opportunity to appeal that determination ended May 31, 2022 (Attachment 6).

<u>Fiscal Impact Statement</u>: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project is an existing Wireless Communication Facility (WCF) consisting of two 72-foot tall athletic stadium light poles supporting six antennas each (twelve antennas total), with one 8-foot long and 4-foot 1-inch diameter radome (per pole) concealing all proposed replacement Remote Radio Units (RRUs). The equipment associated with this WCF is located inside a 384-square-foot above ground mounted equipment enclosure. The previous discretionary permit was supported by Planning Commission on April 26, 2012 with a ten-year expiration date. A ten-year expiration date was added as permit condition to allow the City to evaluate this facility for future technology and design improvements. This application is proposing to extend the use of this WCF, in addition to minor modifications involving the removal and replacement of RRUs concealed inside and behind the Fiberglass Reinforced Panel (FRP) radome. The property is zoned OP-1-1 and it is designated for park use in the Rancho Bernardo Community Plan. The site is surrounded with open space (Attachment 1).

DISCUSSION

Project Description:

The project is requesting a new Conditional Use Permit (CUP) pursuant to SDMC Section 141.0420(c)(2)(C), required for all WCF's within the Open Space zone. The project is to continue the use of an existing WCF consisting of two 72-foot tall athletic stadium light poles supporting six antennas each (twelve antennas total), with one 8-foot long and 4-foot 1-inch diameter radome for each athletic ball field light pole concealing all associated RRUS (per pole). The equipment associated with this WCF is located inside a 384-square-foot above ground mounted equipment enclosure as shown on photo simulation. (Attachment 7)

Pursuant to the San Diego Land Development Code section 141.0420, 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. The intent of the regulations is, among other things, to camouflage facilities from public view. This WCF is integrated by using a method that closely attaches the antennas to the athletic ball field light poles to reduce the antenna offset from the structure. Additionally, the antennas and all mounting apparatus will continue to be painted to match the athletic ball field light poles. Furthermore, this WCF will continue to employ best installation practices involving cable management, painting all WCF-related items, and updating the Fiberglass Reinforced Panel (FRP) screen when necessary.

Pursuant to section 141.0420(e)(3), and141.0420(g)(2), the project also requires a Neighborhood Development Permit(NDP), to allow the WCF to exceed the 250-square foot equipment enclosure, and to allow the WCF to operate an above ground mounted equipment enclosure within a dedicated parkland. The appearance of the enclosure is consistent with nearby park facilities and located away

from park uses so as to not impact park activities. Pursuant to the San Diego Municipal Code, the project was reviewed and supported by the Park & Recreation Department staff through the project review process. The Park and Recreation Staff confirmed and supports the above-ground mounted enclosure design and location and has determined in their review that the project design and location will not violate Charter Section 55.

An Neighborhood Use Permit (NUP) is also is required per SDMC Section 141.0420(b)(2)(B) for all WCFs in dedicated parkland where the antennas associated with the WCF are located more than 100 feet from the property line of day care(s), elementary and middle school, and single or multi-unit residential uses.

Pursuant to SDMC section <u>112.0103</u>, when an applicant applies for more than one permit, map, or other approvals for a single development, the applications are to 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.

Council Policy 600-43/General Plan:

The project location has been designated for park/open space use in the Rancho Bernardo Community Plan (Attachment 2). The Rancho Bernardo Community Plan does not contain specific policies on wireless communication facility development.

Council Policy 600-43 guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 4 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. The park is zoned OP-1-1 and requires a CUP, a consolidated Process 4 level decision, along with the required NDP and NUP. The applicant is required to submit a site justification explaining why a Preference 4 site was selected over any lower Preference level sites. AT&T has looked at other viable alternative sites for design and location to ensure the facility provides the needed coverage to the community.

The first alternative site that AT&T considered was a rooftop mounted facility located at Casa de las Campanas-San Diego, northwest on W Bernardo Drive- a rooftop facility to maintain compliance with City of San Diego WCF guidelines and this location would have kept the facility close to the target area. However, this would move the circle of coverage away from the Montelena, Rancho Bernardo, and Bernardino Corporate Center communities that this site is currently providing service for. Losing coverage in these commercial and residential areas can result in dropped calls, poor signal, and overall worsened service level. Similarly, if the WCF moved too close to the cell site located north by San Dieguito Park, the coverage would be impacted as well. If too close, both sites would not be able to adequately provide acceptable coverage for their respective regions. The construction of a new facility would also cause an unnecessary burden on the residents as they will already be benefitting from the coverage from the existing facility.

The second alternative site AT&T considered was placing a faux tree on the Country Club-Rancho

Bernardo Golf Course. The faux tree would adhere to the WCF concealment guidelines and would be within the same recreation zoning as the existing site location. Unfortunately, moving this site there would cause redundancy with coverage overlapping other existing active sites. As a result, this alternative candidate would leave a gap in coverage for the residential areas and to travelers on Interstate 15. Any new construction may put more strain on the residents with construction visual impacts and would not result in much design benefit. Overall, the existing facility remains the best location when considering these factors.

This current WCF design and location provides coverage to vehicular traffic along northbound and southbound Interstate 15 as well as the neighboring residential communities without overlapping other nearby AT&T sites. This facility is well placed within the Rancho Bernardo Community Park, and the existing coverage has been outlined in applicant justification indicating coverage of the network. In addition, SDMC 141.0420(g)(1) provides guidelines for park site installations, where practicable, antennas shall be mounts on sports field light poles. The athletic ball field light poles represented a viable design that serves multiple uses with the lights serving as the primary use and the WCF as a secondary use. Based on the combinations of the coverage objective and the design of the WCF, this Preference 4 location is consistent with CP-600-43's criteria.

As a result, AT&T has elected to remain at its current location utilizing existing vertical elements as this facility provides coverage to the heavily traveled interstate 15 as well as neighboring residential communities without overlapping with other sites as outlined in site justification and Coverage Map. (Attachment 12)

The General Plan, Section UD-A.15, states that WCFs 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 and the design of the facility should be aesthetically pleasing and respectful of the neighborhood context. The placement of antennas in two 72-foot tall athletic field lights is consistent with the WCF Design Guidelines, and the General Plan. The existing vertical elements such as ball field light standards are encouraged as an appropriate form of design for WCFs. The existing equipment enclosure associated with this project is appropriately designed to minimize any potential visual impacts to the park setting. The RRUs will be concealed inside the radome which will be painted to match. The antennas and associated mounting apparatus will continue to utilize best conduit management practices to avoid visual cluttering. All antennas and associated elements of the WCF on each athletic light pole will be painted to match. The increased size of the equipment enclosure from 250-square foot to 384-square foot is a deviation that is accommodated in the low-profile size of the enclosure which is painted to match similar structures around the park. Therefore, staff has determined that the proposed WCF has been designed to be integrated and respectful to the neighborhood context.

Lastly, the Rancho Bernardo Community Planning Group voted 8-0-0 on January 28, 2022 to approve the project without conditions.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the

applicable development regulations of the San Diego Municipal Code, which includes the development regulations of the OP-1-1 zone and the Wireless Communication Facilities Regulations set out in SDMC Section 141.0420. The WCF is utilizing existing vertical elements such as athletic ball field light poles which is encouraged by the San Diego Municipal Code and can be supported by staff when best installation practices are being applied in accordance with the WCF design guidelines. Additionally, staff can support the proposed deviations to both the equipment size limit and to locate an above ground mounted enclosure on dedicated parkland as highlighted in this report and in the resolution. Park and Recreation staff supports this project by signing off on their review after concluding the WCF design and location will not violate Charter Section 55. Therefore, staff recommends that the Planning Commission approve Conditional Use Permit No. 2596969, Neighborhood Development Permit No. 2596970, and Neighborhood Use Permit No. 2596972.

ALTERNATIVES

- 1. Approve CUP No. 2596969, NDP No. 2596970 and NUP No. 2596972, with modifications.
- 2. Deny CUP No. 2596969, NDP No. 2596970 and NUP No. 2596972, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Supervising Development Project Manager

Development Services Department

Nilia Safi

Development Project Manager
Development Services Department

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Attachments:

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- 1. Aerial Photographs
- 2. Community Plan Land Use Map
- 3. Project Location Map
- 4. Draft Permit Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Environmental Exemption
- 7. Photo Simulations

- 8. Photo Survey
- 9. Project Plans
- Community Planning Group Recommendation
 Ownership Disclosure Statement
 Site Justification 10.
- 11.
- 12.



Aerial Photograph



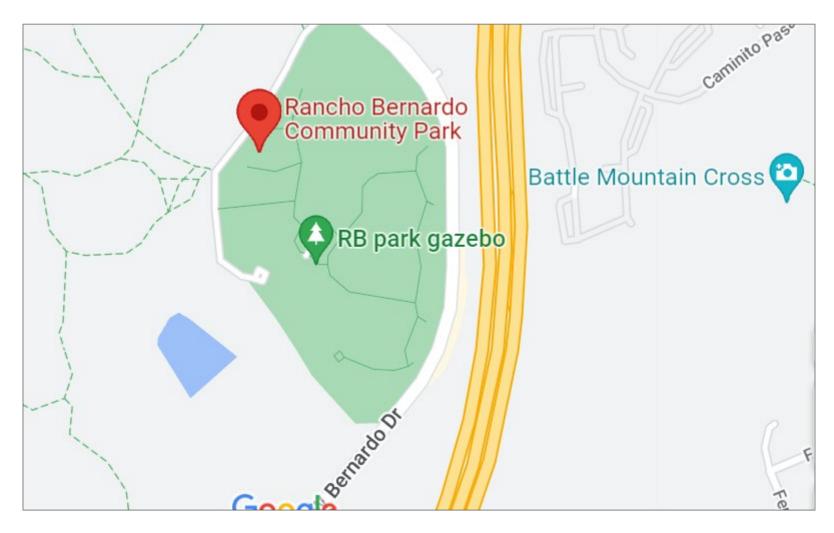


ATTACHMENT 1

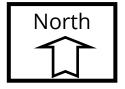


Rancho Bernardo Land Use Map

Rancho Bernardo Community Park Project No. 695697







PLANNING COMMISSION RESOLUTION NO. XXXX

Conditional Use Permit No. 2596969

Neighborhood Development Permit No. 2596970

Neighborhood Use Permit No. 2596972

AT&T Rancho Bernardo Community Park - PROJECT NO. 695697

WHEREAS, City of San Diego, Owner, and AT&T, Permittee, filed an application with the City of San Diego for a permit for an existing Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 2596969, Neighborhood Use Permit (NDP) No. 2596970 and Neighborhood Use Permit (NUP) No. 2596972;

WHEREAS, the project site is located at 18448 West Bernardo Drive in the OP-1-1 zone of the Rancho Bernardo Community Plan;

WHEREAS, the project site is legally described as a portion of Rancho Bernardo, in the City of San Diego, County of San Diego, State of California, according to the map thereof filed in the Office of the County Recorder of San Diego County in book 2 page 42 of patents;

WHEREAS, on May 16, 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 15301, Existing Facilities and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 7, 2022, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2596969, Neighborhood Development Permit No. 2596970 and Neighborhood Use Permit No. 2596972 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. 2596969, Neighborhood Development Permit No. 2596970 and Neighborhood Use Permit No. 2596972.

(A) Conditional Use Permits [SDMC Section126.0305:

- 1. Findings for all Conditional Use Permits:
- a. The proposed development will not adversely affect the applicable land use plan;

The project is proposing the continued use of an existing Wireless Communication Facility (WCF) by AT&T. The existing WCF consists of two existing 72-foot tall athletic stadium light poles supporting twelve antennas (six antennas per pole) and one 8-foot long by 4-foot 1-inch diameter radome for each light pole concealing all proposed replacement Remote Radio Units (RRUS). The equipment associated with this WCF is located inside a 385-square foot equipment enclosure painted and textured to match similar park structures. The site is located at 18448 West Bernardo Drive, San Diego in the OP-1-1 zone of the Rancho Bernardo Community Plan.

WCFs are permitted in the Open Space with a CUP pursuant to Land Development Code (LDC) Section 141.0420(c)(2)(c). A NDP per SDMC sections 141.0420 (e)(3) and 141.0420(g)(2) is also required for the above ground mounted equipment within a dedicated parkland and to maintain an equipment enclosure that exceeds the maximum allowable 250-square feet. Additionally, the project requires a NUP per Section 141.0420 (b) (2)(B) for a WCF within a dedicated parkland, where the antennas are located more than for 100-feet from the property line of day care(s), elementary and middle school, and single or multi-unit residential uses. The project was previously approved by Planning Commission on April 26, 2012 with a 10-year expiration term to allow the City to review the project for technology and design improvements.

Council Policy 600-43 guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 4 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. The park is zoned OP-1-1 and requires a CUP, a consolidated Process 4 level decision, along with the required NDP and NUP.

The Rancho Bernardo Community Plan does not address WCFs as a specific land use. However, the City of San Diego General Plan addresses these facilities, recommending minimizing visual impact by concealing the wireless facilities in existing structures when possible. The policy calls for facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. In addition, the policy states that the equipment associated with the wireless facilities should be concealed from view, by placing them in underground vaults or unobtrusive structures. For this site, the primary function of the existing athletic ball field light poles is lighting for the fields and the antennas are placed on the existing pole as a secondary use. The existing vertical element that supports the athletic ball field lighting provides an ideal location for the AT&T antennas as it eliminates the need for a new structure within the area that requires significant height. Therefore, the design and integration of the antennas with the existing

stadium light pole meets the policy requirements and is in compliance with SDMC 141.0420(g)(1).

Pursuant to the San Diego LDC, 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. The intent of the regulations is to camouflage facilities from public view. This WCF is integrated by using a method that closely attach the antennas to the athletic ball field light poles to reduce the antenna offset from the structure. Additionally, the antennas and all mounting apparatus will continue to be painted to match the athletic ball field light poles; and the equipment will be placed inside a concrete enclosure painted and textured to match other park facilities nearby.

Pursuant to Council Policy 600-43, the project is located in a Preference 4 location with a Process 4 level decision. This existing WCF is sited inside the Rancho Bernardo Community Park on two existing athletic ball field light poles. Due to the adjacent topography and the intended coverage objectives, there were no other lower Preference Level locations available. Alternative sites were explored by the AT&T design team and determined to not meet coverage needs.

The first alternative site that AT&T considered was a rooftop mounted facility located at Casa de las Campanas-San Diego, northwest on W Bernardo Drive- a rooftop facility to maintain compliance with City of San Diego WCF guidelines and this location would have kept the facility close to the target area. However, this would move the circle of coverage away from the Montelena, Rancho Bernardo, and Bernardino Corporate Center communities that this site is currently providing service for. Losing coverage in these commercial and residential areas can result in dropped calls, poor signal, and overall worsened service level. Similarly, if the WCF moved too close to the cell site located north by San Dieguito Park, the coverage would be impacted as well. If too close, both sites would not be able to adequately provide acceptable coverage for their respective regions. The construction of a new facility would also cause an unnecessary burden on the residents as they will already be benefitting from the coverage from the existing facility.

The second alternative site AT&T considered was placing a faux tree on the Country Club-Rancho Bernardo Golf Course. The faux tree would adhere to the WCF concealment guidelines and would be within the same recreation zoning as the existing site location. Moving this site there would cause redundancy with coverage overlapping other existing active sites. As a result, this alternative candidate would leave a gap in coverage for the residential areas and to travelers on Interstate 15. Any new construction may put more strain on the residents with construction visual impacts and would not result in much design benefit. Overall, the existing facility remains the best location when considering these factors.

This current WCF design and location provides coverage to vehicular traffic along northbound and southbound Interstate 15 as well as the neighboring residential communities without overlapping other nearby AT&T sites. This facility is well placed within the Rancho Bernardo Community Park, and the existing coverage has been outlined in applicant justification indicating coverage of the network. The athletic ball field light poles represented a viable design that serves multiple uses with the lights serving as the primary use and the WCF as a secondary use.

Based on the combinations of the coverage objective and the design of the WCF, this Preference 4 location is consistent with CP-600-43's criteria.

Additionally, the WCF will continue to employ best installation practices involving cable management, painting all WCF-related items, and updating the Fiberglass Reinforced Panel (FRP) screen when necessary. This existing WCF will include modifications to the replacement RRUs only. The RRUs will continue to operate inside the radome, not visible to the public. The antennas associated with this WCF will continue to remain without any changes. The associated equipment is concealed inside a 384-square foot equipment enclosure and located away from park uses to comply with Charter Section 55. As a result, the proposed development would not adversely affect the Rancho Bernardo Community Plan or the City of San Diego General Plan.

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

The project is proposing the continued use of an existing WCF by AT&T. The existing WCF consists of two existing 72-foot tall athletic stadium light poles supporting twelve antennas (six antennas per pole) and one 8-foot long by 4-foot 1-inch diameter radome for each light pole concealing all proposed replacement RRUS. The equipment associated with this WCF is located inside a 385-square foot equipment enclosure painted and textured to match similar park structures. The site is located at 18448 West Bernardo Drive, San Diego in the OP-1-1 zone of the Rancho Bernardo Community Plan.

The project was determined to be exempt from CEQA pursuant to Section 15303 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. AT&T has submitted an RF Report dated August 24, 2020 to staff demonstrating compliance with the required FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City's jurisdiction.

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

The project is proposing the continued use of an existing WCF by AT&T. The existing WCF consists of two existing 72-foot tall athletic stadium light poles supporting twelve antennas (six antennas per pole) and one 8-foot long by 4-foot 1-inch diameter radome for each light pole concealing all proposed replacement RRUS. The equipment associated with this WCF is located

inside a 385-square foot equipment enclosure painted and textured to match similar park structures. The site is located at 18448 West Bernardo Drive, San Diego in the OP-1-1 zone of the Rancho Bernardo Community Plan.

The project complies with all applicable regulations of the LDC and the City of San Diego WCF regulations (SDMC section 141.0420). This section of the SDMC requires WCFs to be minimally visible through the use of architecture, landscape architecture and siting solutions. The antennas for this project are mounted on two existing 72-foot tall athletic ball field light poles pursuant to SDMC141.0420(g)(1). The project is located within the OP-1-1 zone, within dedicated parkland. The current antennas are mounted directly on the pole with a maximum of 12-inches separation resulting in minimum visual impact consistent with the WCF Design Guidelines and the SDMC section 141.042(e)(8)(B). The antennas will continue to be painted to match the pole and will include best WCF installation practices which includes cable management, FRP updates, and painting all WCF-related items.

The associated equipment is located inside an existing 385-square foot Concrete Masonry Unit (CMU) enclosure designed to appear as a park facility with minimal visual impacts. The project requires a NDP for the proposal of an equipment enclosure above 250-square feet and to operate an above ground mounted equipment enclosure within a City dedicated parkland.

Pursuant to SDMC section 141.0420(g)(2), the project was reviewed and supported by the Park & Recreation Department staff through the project review process. As a representative of the Park and Recreation Department, Staff have confirmed and supports the above-ground mounted enclosure and determined that the project as designed will not violate Charter Section 55.

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the SDMC, which includes the development regulations of the OP-1-1 zone and the WCFs Regulations set out in SDMC Section 141.0420, with the exception to the proposed deviation to exceed the equipment size limitation of 250-square feet and to continue to operate with an above ground enclosure within a dedicated City park. With the evidence provided in this finding, the proposed project will comply with the applicable regulations of the LDC including any allowable deviations pursuant to LDC.

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

The project is proposing the continued use of an existing WCF by AT&T. The existing WCF consists of two existing 72-foot tall athletic stadium light poles supporting twelve antennas (six antennas per pole) and one 8-foot long by 4-foot 1-inch diameter radome for each light pole concealing all proposed replacement RRUS. The equipment associated with this WCF is located inside a 385-square foot equipment enclosure painted and textured to match similar park structures. The site is located at 18448 West Bernardo Drive, San Diego in the OP-1-1 zone of the Rancho Bernardo Community Plan.

This project is a request for the continued use of an existing WCF for another ten years. This project was approved ten years ago with an expiration date to allow the City to evaluate future technology and design changes. This application proposes to replace the existing RRUs inside the two FRP radomes. No other changes are being proposed. The twelve existing painted antennas will continue to operate on the two athletic ball field light poles, and the antennas will

extend no more than 12-inches from the face of the pole. This 12-inch separation design requirement helps reduce the bulk of the antennas and is consistent with the WCF Design Guidelines. The FRP will continued to be maintained and replaced when necessary if and when the FRP shows signs of wear and tear. All elements of the WCF, including the mounting apparatus will all be painted to match the athletic ball field light poles. The AT&T equipment will continue to operate inside and behind the existing CMU enclosure designed to appear as a park facility.

The project was reviewed and supported by the Park & Recreation Department staff through the project review process. As a representative of the Park and Recreation Department, the Park and Recreation Staff confirmed and supports the above-ground mounted enclosure and has determined in their review that the project as designed will not violate Charter Section 55. Therefore, this project has been designed to comply with Section 141.0420 and the Wireless Communication Facility Guidelines. This site will continue to provide AT&T's wireless coverage to the roadways, homes, and business located in the area. Thus, the proposed use is appropriate for this site.

- (B) Findings for Neighborhood Development Permit SDMC Section 126.0404
- 1. The proposed development will not adversely affect the applicable land use plan.

See Finding (A)(1) (a), incorporated herein by reference.

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

See Finding (A)(1) (b), incorporated herein by reference.

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

See Finding (A)(1)(c), incorporated herein by reference.

- (C) Findings for Neighborhood Use Permit SDMC Section 126.0205
- 1. The proposed development will not adversely affect the applicable land use plan.

See Finding (A)(1) (a), incorporated herein by reference.

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

See Finding (A)(1)(b), incorporated herein by reference.

ATTACHMENT 4

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

See Finding (A)(1) (c), incorporated herein by reference.

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. 2596969, NDP No. 2596970 and NUP No. 2596972 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. 2596969, NDP No. 2596970 and NUP No. 2596972 a copy of which

is attached hereto and made a part hereof.

Nilia Safi

Development Project Manager

Development Services

Adopted on: July 7, 2022

IO#: 11004545

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RECORDING REQUESTED BY

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

WHEN RECORDED MAIL TO CITY CLERK MAIL STATION 2A

INTERNAL ORDER NUMBER: 11004545 SPACE ABOVE THIS LINE FOR RECORDER'S USE

Conditional Use Permit No. 2596969 Neighborhood Development Permit No. 2596970 Neighborhood Use Permit No. 2596972

AT&T Rancho Bernardo Community Park PTS NO. 695697

Planning Commission

This Conditional Use Permit No. 2596969, Neighborhood Development Permit No. 2596970 And Neighborhood Use Permit No. 2596972 is granted by the Planning Commission of the City of San Diego to City of San Diego, Owner and AT&T, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420,126.0305, 126.0404, 126.0205. The site is located at 18448 West Bernardo Drive in the OP-1-1 zone of the Rancho Bernardo Community Plan. The project site is legally described as a portion of Rancho Bernardo, in the City of San Diego, County of San Diego, State of California, according to the map thereof filed in the Office of the County Recorder of San Diego County in book 2 page 42 of patents.

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 July 7, 2022, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of two 72-foot tall athletic stadium light poles supporting six antennas each (twelve antennas total) and one 8-foot long and 4-foot 1-inch diameter radome for each light pole concealing all associated Remote Radio Units (RRUS) and;
- b. Above ground mounted equipment enclosure inside a 385-square foot equipment enclosure painted and textured to match.
- c. Public and private accessory improvements determined by the Development Services
 Department to be consistent with the land use and development standards for this site in
 accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 21, 2025.
- 2. This Conditional Use Permit [CUP], Neighborhood Development Permit [NDP] and Neighborhood Use Permit [NUP] and corresponding use of this site shall **expire on July 7, 2032**. Upon expiration of this Permit, 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.
- 3. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
- 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 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.
- 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 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 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 Permittee shall secure all necessary building permits. The 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 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 Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

LANDSCAPE REQUIREMENTS:

- 13. The 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 approved 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 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.

TELECOM 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. The WCF shall conform to the approved construction plans.
- 17. Photo simulations shall be printed on the construction plans.
- 18. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
- 19. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
- 20. Antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.
- 21. All conduits related to this project shall be concealed inside the proposed side and bottom skirts painted to match the surface to which they are attached to the satisfaction of the Development Services Department.
- 22. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
- 23. Bottom chin covers shall be installed to current and future antennas. Chin covers shall be molded fiberglass to match the exact antenna dimensions and profile to the satisfaction of the Development Services Department. The chin covers shall be painted to match the antennas.

- 24. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, 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 Permittee.
- 25. 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, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
- 26. All equipment, including transformers, emergency generators and air conditioners belonging to the 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.
- 27. 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.
- 28. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement
 or continued operation of the proposed use on site. Any operation allowed by this
 discretionary permit may only begin or recommence after all conditions listed on this permit
 are fully completed and all required ministerial permits have been issued and received final
 inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on July 7, 2022 and Approved Resolution Number XXX

ATTACHMENT 5

Conditional Use Permit No. 2596969 Neighborhood Development Permit No. 2596970 Neighborhood Use Permit No. 2596972

Date of Approval: July 7, 2022

AUTHENTICATED BY THE CITY OF SAN	DIEGO DEVELOPMENT SERVICES DEPARTMENT
Nilia Safi Development Project Manager	
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.	
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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.

City of San Diego Owner	
By NAME TITLE	
AT&T Permittee	
By NAME TITLE	_

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

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK FROM: CITY OF SAN DIEGO
P.O. BOX 1750, MS A-33 DEVELOPMENT SERVICES DEPARTMENT
1600 PACIFIC HWY, ROOM 260 1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101-2422 SAN DIEGO, CA 92101

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

Project No.: 695697

Project Title: AT&T Rancho Bernardo Park

<u>PROJECT LOCATION-SPECIFIC:</u> The project is located within Rancho Bernardo Park at 18448 West Bernardo Road, San Diego, CA.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP) for the renewal and continued operation of an existing wireless communication facility (WCF) within a developed park site. The project is also proposing modifications to the existing WCF. Pursuant to San Diego Municipal Code Section 141.0402 (c)(2) and (b)(2) the continued use of this WCF requires processing of the CUP and NDP for the approval of the WCF project in the Open Space Zone and Park. The project is located at Rancho Bernardo Park at 18448 West Bernardo Road, OP-1-1.

Name of Person or Agency Carrying Out Project: Taylor Clark- 10590 West Ocean Air Dr. #300, San Diego CA,. (858) 900-9389

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (Sec. 21080(b)(4); 15269 (b)(c)...
- (X) CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- () STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with minor improvements the exemption was deemed appropriate. The project is located on a developed park site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

5/31/2022

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

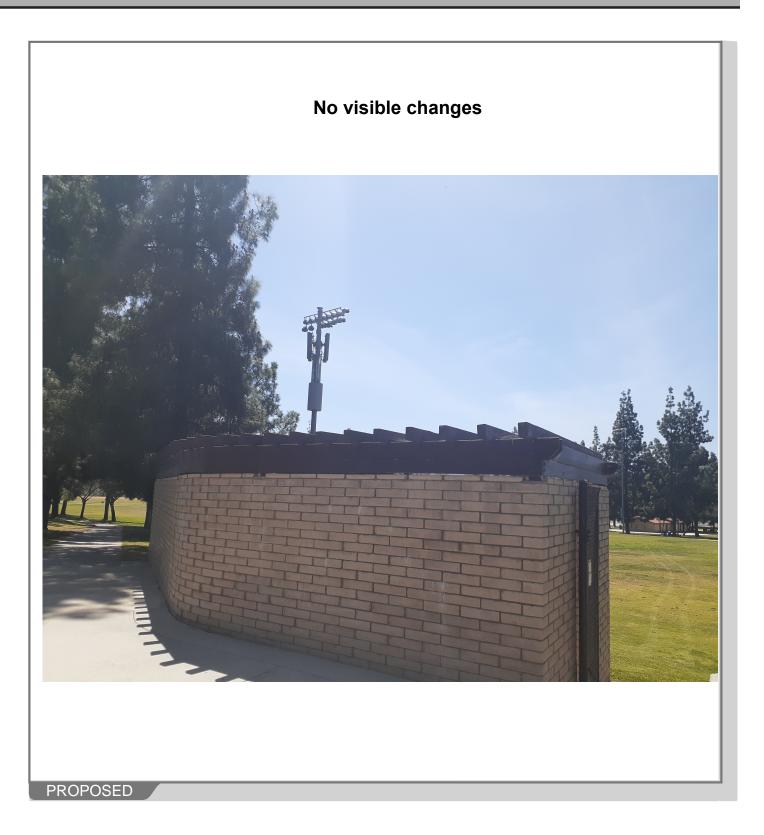


SD0058 - Rancho Bernardo Park

MD7

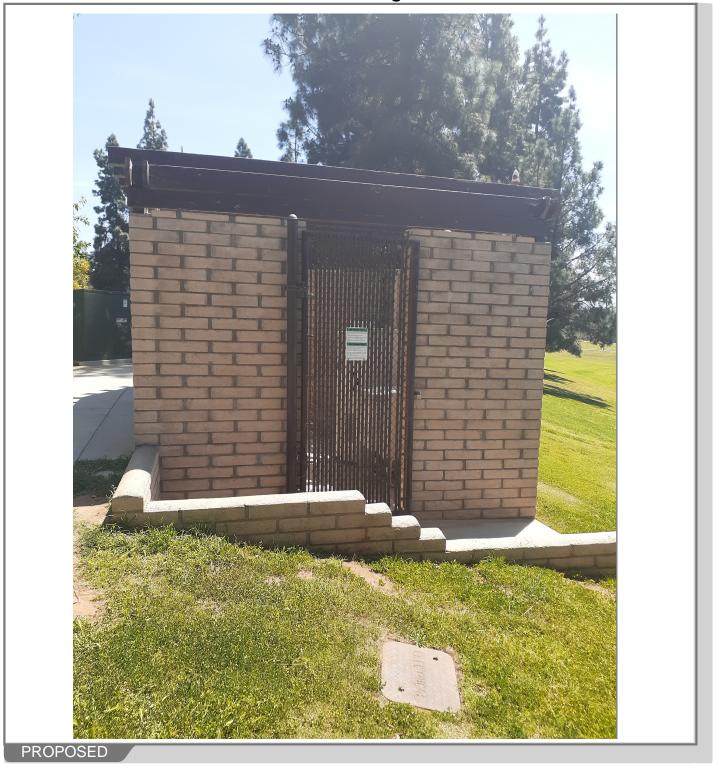
18448 West Bernardo Road San Diego, CA 92127

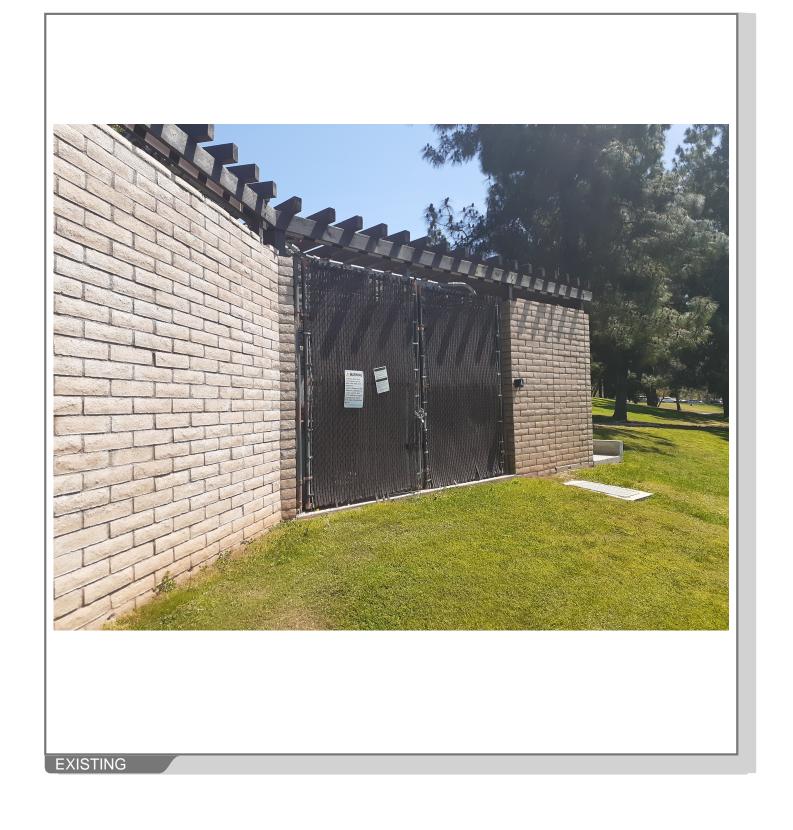


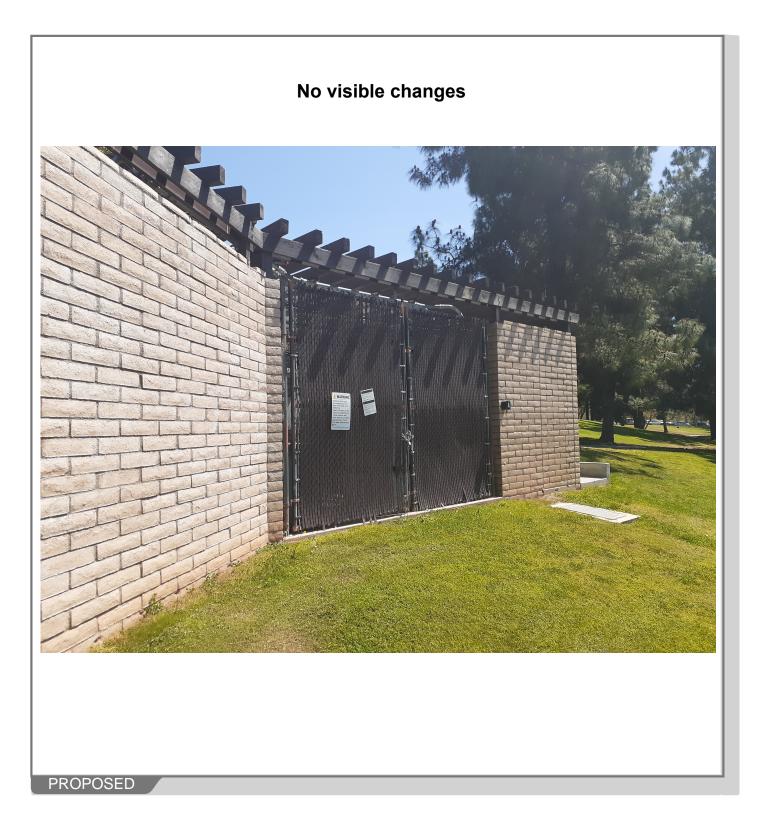




No visible changes



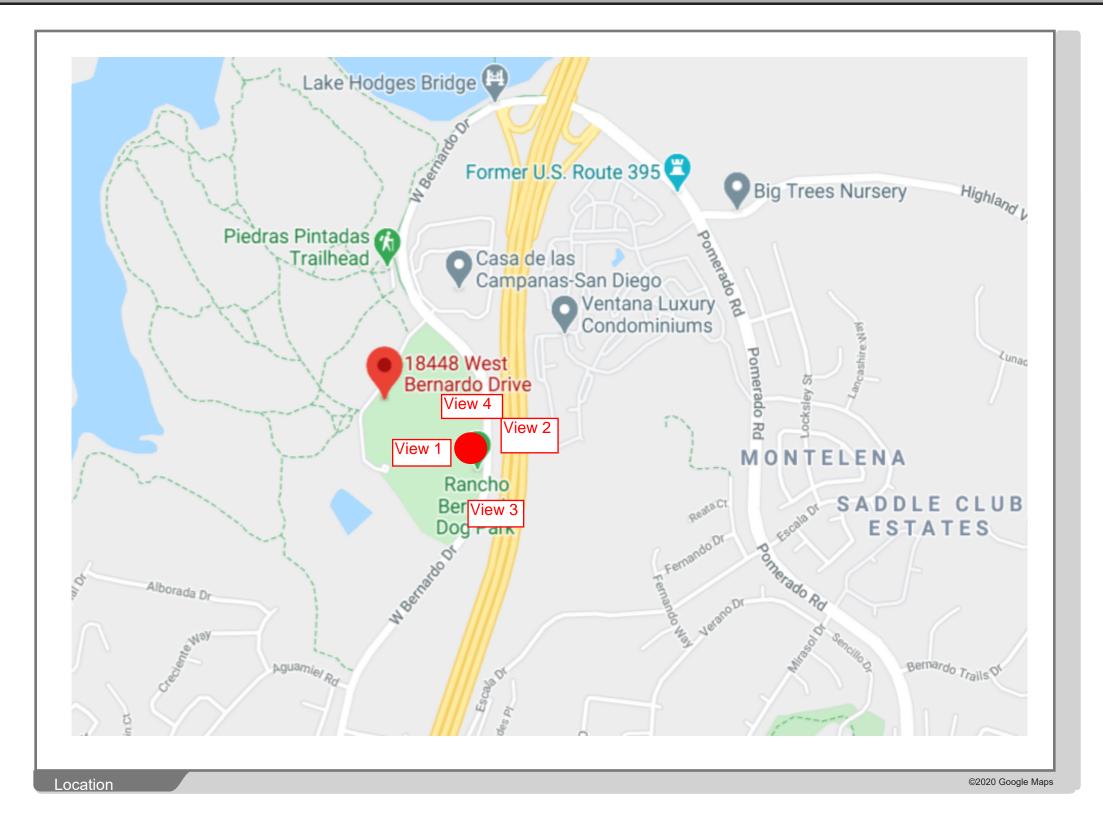






18448 West Bernardo Road, San Diego CA 92127

Мар



ATTACHMENT 7

18448 West Bernardo Road, San Diego CA 92127

VIEW '







18448 West Bernardo Road, San Diego CA 92127







18448 West Bernardo Road, San Diego CA 92127





md7

18448 West Bernardo Road, San Diego CA 92127



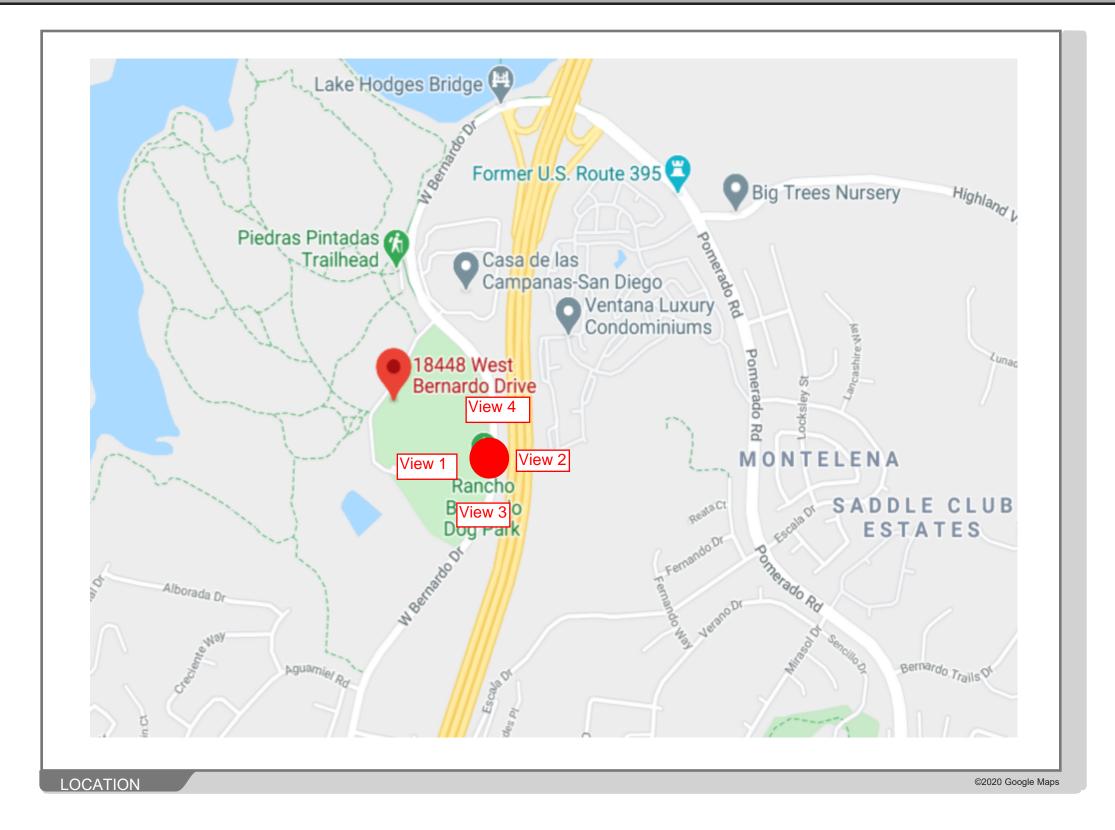


Site Survey - AT&T SD0058 Rancho Bernardo Community Park



18448 West Bernardo Road, San Diego CA 92127

Key Map



Site Survey - AT&T SD0058 Rancho Bernardo Community Park



18448 West Bernardo Road, San Diego CA 92127



Site Survey - AT&T SD0058 Rancho Bernardo Community Park



18448 West Bernardo Road, San Diego CA 92127



Site Survey - AT&T SD0058 Rancho Bernardo Community Fmc/7

18448 West Bernardo Road, San Diego CA 92127

VIEW

ATTACHMENT 8

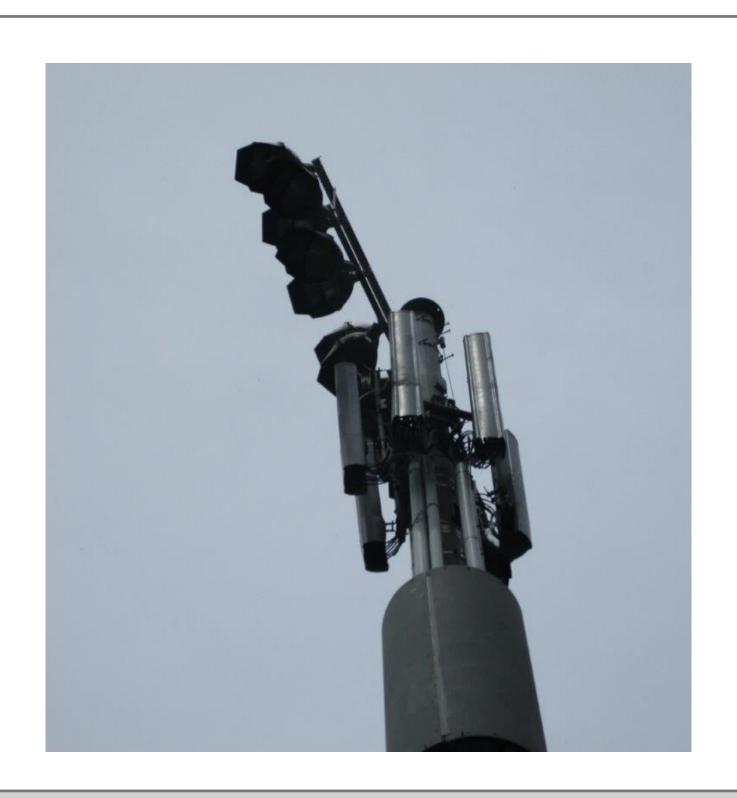


Site Survey - AT&T SD0058 Rancho Bernardo Community Park



18448 West Bernardo Road, San Diego CA 92127

VIEW



STRUCTURAL ANALYSIS AND CALCULATIONS DONE BY OTHERS

SHEET NUMBER FOR DETAIL

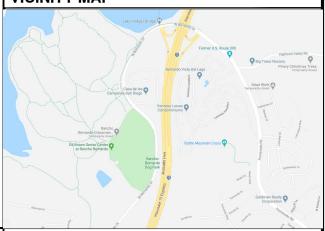


RANCHO BERNARDO COMMUNITY PARK

SD0058
5G NR RADIO
FA:10085093
18448 WEST BERNARDO ROAD
SAN DIEGO, CA 92127
MRSDL032014

GN-1: GENERAL NOTES & PANEL SCHEDULE GN-2: GENERAL NOTES (CONT.) G-1: GROUNDING PLAN SITE MODIFICATION APPROVAL GROUNDING DETAILS GN-3: PHOTOSIMS RFS-3 PHOTOSIMS RFS-4: PHOTOSIMS RFS-5: PHOTOSIMS RFS-6: PHOTOSIMS EQUIPMENT RFS-7 PHOTOSIMS FOUIPMENT RFS-8: PHOTOSIMS EQUIPMENT PHOTOSIMS EQUIPMENT SITE PLAN ENLARGED SITE PLAN EQUIPMENT PLANS ANTENNA PLANS ELEVATIONS **ELEVATIONS** EQUIPMENT DETAILS EQUIPMENT DETAILS **VICINITY MAP**

DRAWING INDEX



NOT FOR DISCLOSURE OUTSIDE TELECOMMUNICATION CLIENT WITHOUT WRITTEN PERMISSION.

PROJECT TEAM SITE INFORMATION **PROJECT SUMMARY DRIVING DIRECTIONS** CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, TOOLS, TRANSPORTATION, APPLICANT AGENT: ARCHITECT: PROPERTY OWNER: THE CITY OF SAN DIEGO ETC. TO FULLY EXECUTE WORK, WORK REQUIREMENTS DETAILED ON THE 1200 3RD AVE SHITE 1700 MS 51 AT&T WIRELESS MD7 ARCHITECTURE HEAD NORTHEAST ON PACIFIC CENTER BLVD TOWARD WIRELESS WAY SAN DIEGO, CA 9210 CONTACT: CAROL YOUNG DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THI SERVICES, INC 10590 WEST OCEAN AIR 5738 PACIFIC CENTER TURN RIGHT ONTO PACIFIC HEIGHTS BLVD TURN LEFT ONTO MIRA MESA BLVD TURN RIGHT TO MERGE ONTO I-15 N (619) 236-608 SAN DIEGO, CA 92121 DRIVE, SUITE 300 ALL NEW EQUIPMENT INDICATED IN DRAWINGS IS AN UNMANNED TRANSMISSION FACILITY FOR TELECOMMUNICATION CELLULAR SERVICES. ROBERT POLITO (858) 291-1915 SAN DIEGO, CA 92130 MARIO MARTINEZ MERGE ONTO I-15 N STRUCTURE HEIGHT TAKE EXIT 26 FOR W BERNARDO DR/POMERADO RD EMAIL: RPOLITO@MD7.COM CONTACT NICHOLAS BRITT (3) EXISTING RRUS (2) EXISTING AT&T CABINETS TURN LEFT ONTO W BERNARDO DR/POMERADO RD PARCEL NUMBER 272-110-4 REMOVE NBRITT@md7.com TURN RIGHT ONTO RANCHO BERNARDO COMMUNITY PARK DRWY • RELOCATE (12) EXISTING BATTERIES 1448 WEST BERNARDO ROAD ON THE LEFT SIDE LATITUDE (NAD 83): 33° 2' 50.100 SITE ACQUISITION: ZONING: NEW AT&T RRUS AT GROUND LEVEL INSTALL NEW BBU 6630 ON (E) PURCELL CABINET NEW eSURE POWER EXTEND CONVERTERS LONGITUDE (NAD 83): 117° 4' 27.840 • INSTALL 10590 WEST OCEAN AIR ADDRESS: ADDRESS: 10590 WEST OCEAN AIR DRIVE, SUITE 300 SAN DIEGO, CA 92130 DRIVE SUITE 300 ZONING JURISDICTION: CITY OF SAN DIEGO INSTALL NEW EMERSON NETSURE 721 POWER PLANT NEW M12V180 FT BATTERIES NEW -48VDC NETxTEND FLEX BATTERY CABINET ZONING DISTRICT: CONTACT: ROBERT POLITO CONTACT ROBERT POLITO (858) 291-1915 RPOLITO@MD7.COM (858) 291-1915 RPOLITO@MD7.COM INSTALL NEW EMERSON 2K2 -48 RECTIFIERS NEW PURCELL UPGRADE KIT NEW 2 POLE LUG ADAPTERS OCCUPANCY GROUP: **APPROVALS** INSTALL CONSTRUCTION TYPE • INSTALL NEW MOUNTING KIT RF ENGINEER: **ENGINEER:** NEW 1-5/8" COAX FROM EQUIPMENT TO ANTENNAS NEW DC-9 SURGE SUPPRESSOR AT EQUIPMENT LEVEL THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS OTHER WIRELESS FACILITIES: MAGARAM ENGINEERING, LLC ADDRESS. 5738 PACIFIC CANTER AND ALITHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL POWER COMPANY BLVD. SAN DIEGO, CA 92121 FAIRFAX, VA 22030 CONTACT: BRETT MAGARAM, PE BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS. CONTACT: EMAIL: ROB SCHNEIDER rs0011@ATT.COM PHONE: (914) 450-8416 TELEPHONE COMPANY THE SIZE, HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET BRETT@MAGARAMENGINEERING.COM **GENERAL NOTES CODE COMPLIANCE** 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 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA ELECTRICAL CODE REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED. 2019 CALIFORNIA TITLE 24 2019 CALIFORNIA FIRE CODE **DRAWING SYMBOLS** 2019 CALIFORNIA ENERGY CODE IN THE EVENT OF CONFLICT, THE MOST 2019 CALIFORNIA PLUMBING CODE RESTRICTIVE CODE SHALL PREVAIL ELEVATION NUMBER 1 REVISION **CONFIDENTIAL AND PROPRIETARY** 48 HOURS PRIOR TO DIGGING. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL

at&t

PLANS PREPARED BY:



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

Md7 PROJECT NUMBER:

DRA	NN B	Y:	CHECKED BY:	
JJD			AF	
REV.	BY:	DATE:	DESCRIPTION:	
0	JJD	05-01-2020	90% CONSTRUCTION	
1	JJD	07-01-2020	REVISED 90% CD	
2	NC	08-05-2020	100% CONSTRUCTION	
3	NC	10-08-2020	100% CONSTRUCTION	
4	JC	12-09-2020	100% CONSTRUCTION	
5	JC	04-05-2021	100% CONSTRUCTION	
6	NC	05-07-2021	100% CONSTRUCTION	
7	NC	07-29-2021	100% CONSTRUCTION	
/8\	JC	10-13-2021	PC COMMENTS	
=				

FOR SUBMITTAL

SITE INFORMATION:

RANCHO BERNARDO COMMUNITY PARK

5G NR RADIO

SD0058 - 10085093

SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

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 TO 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 DEDEROPMANCE OF THE WOOD!
- 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.
- 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 CAUSE 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).
- 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.
- 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
- T. OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHALL. CONTRACTOR TO INSTALL.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PROPERTY OWNER REPRESENTATIVE INCLUDING BUT NOT LIMITED TO SCHEDULE, PROCEDURES, SECURITY, AND CONSTRUCTING LOADING AND UNICADING.
- 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.
- . 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):

- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING, FILING, AND FEES IN CONJUNCTION WITH THE PROJECT
- 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
- 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.
- THOROUGHLY TEST ALL LINES, FEEDERS, EQUIPMENT, AND DEVICES WITH MAXIMUM LOADS TO ASSURE PROPER OPERATION
- CONDUITS AND FITTINGS FOR OUTSIDE APPLICATIONS SHALL BE RIGID OR NON-METALLIC UNLESS OTHERWISE NOTED.
- 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
- PROVIDE PULL BOXES WHERE SHOWN AND WHERE REQUIRED BY CODES AND UTILITY COMPANIES.
- 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 IONAL

GROUNDING (UNLESS NOTED OTHERWISE):

- 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.
- 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 FOUAL.
- 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.
- 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):

- . 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
- 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.
- 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

- . EPOXY OR EXPANSION ANCHORS SHALL NOT BE USED EXCEPT WHERE SPECIFICALLY SHOWN ON THE PLANS OR WHEN APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
- 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.
- ANCHOR RODS USED FOR EPOXY ANCHORS SHALL BE THE TYPE SPECIFIED IN THE REFERENCED ICC REPORT.
- THE ANCHOR SIZE AND EMBEDMENT SHALL BE AS INDICATED ON THE PLANS.
- 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.
- WHERE PERMITTED, THE FOLLOWING EXPANSION ANCHORS MAY BE USED: HILTI KWIK BOLT TZ (ICC# ESR-1917, LARR-25701) - CONCRETE ONLY. SIMPSON STONG-BOLT (ICC# ESR-1717, LARR-25705) - CONCRETE ONLY. HILTI KWIK BOLT 3 (ICC#ESR-1385, LARR-25577)GROUTFILLED MASONRY ONLY SIMPSON WEDGE-ALL (ICC# ESR-1396, LARR-24682) - GROUT FILLED MASONRY ONLY.

FLASHING AND SHEET METAL

- 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.
- 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.
- i. 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

at&t

PLANS PREPARED BY:



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

Md7 PROJECT NUMBER:

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FOR SUBMITTAL

SITE INFORMATION:

RANCHO BERNARDO
COMMUNITY PARK

5G NR RADIO

SITE NUMBER: SD0058 - 10085093

SITE ADDRESS: 18448 WEST BERNARDO ROAD

SAN DIEGO, CA 92127 SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

FRAMING

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

JOISTS AND RAFTERS BEAMS AND STRINGERS #1 PLATES STUDS (2X4, 3X4, 2X6) POSTS, COLUMNS AND TIMBER #1

- 2. 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
- 3. 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
- 4. 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.
- 5. ALL BLOCKING AND BRIDGING SHALL BE PROVIDED AS REQUIRED PER GOVERNING CODE OR STANDARD OF PRACTICE
- 6. 6. 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
- 7. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT ARE PARALLEL TO JOISTS. USE 2-16D NAILS AT 16" O.C. TO NAIL DOUBLE JOISTS TOGETHER.
- 8. 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.
- 9. 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
- 10. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLASTER, PLYWOOD, ETC. AND BEFORE CLOSING IN COMPLETION OF THE JOB.
- 11 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 GAI VANIZED. (COATING G60).
- 12.STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED.
- 13. 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
- 14.BOLTS IN WOOD SHALL BE A MINIMUM OF 7 BOLT DIAMETERS FROM THE ENDS AND 4 BOLT
- 15. 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.
- 16. ALL SILL PLATE ANCHOR BOLTS AND HOLD-DOWN CONNECTOR BOLTS AT ALL PLYWOOD SHEAR PANELS SHALL HAVE THE FOLLOWING PLATE WASHERS.

BOLT SIZE 5/8" PLATE WASHER SIZE (ASTM A-36) 0.229" X 3" X 3" 7/8" 5/16" X 3" X 3" 3/8" X 3-1/2" X 3-1/2"

- 17 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.
- 18. 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
- 19. 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
- 20.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 "REVISED 90% CD" SET, "REV. 1," DATED 10/01/2021 BY MD7.

2 MINIMUMITIVE LOADS

NO LIVE LOAD

NOT APPLICABLE =

3. SNOW LOADS NOT APPLICABLE = NO SNOW LOAD

4. WIND LOADS

A. BASIC WIND SPEED =

B. WIND LOAD IMPORTANCE FACTOR, Iw = 1.0

C. WIND EXPOSURE CATEGORY 'C' FOR MAIN WINDFORCE-RESISTING SYSTEM

D. WIND EXPOSURE CATEGORY 'C' FOR COMPONENTS AND CLADDING

E. ENCLOSURE WIND DESIGN PRESSURES (ASCE 7-16 CHAPTER 30)

GUST-EFFECT FACTOR, G = 0.85 FORCE COEFFICIENT, Cf = VARIES

F. EQUIPMENT / CABINETS WIND DESIGN PRESSURES (ASCE 7-16 CHAPTER 30) GUST-EFFECT FACTOR, G = 0.85

FORCE COEFFICIENT, Cf = 1.4
G. PARAPET WIND DESIGN PRESSURES (ASCE 7-16 CHAPTER 30)

COMBINED NET PRESSURE COEFFICIENT, GCpn = +1.5 / -1.0

5. EARTHQUAKE DESIGN DATA (NONSTRUCTURAL COMPONENTS ASCE 7-16 CHAPTER 13) A. SEISMIC IMPORTANCE FACTOR, le = 1.0

B. OCCUPANCY CATEGORY =

C. MAPPED SPECTRAL RESPONSE ACCELERATIONS

0.843g S1 = 0.31g Fa= Fv = N/A S_{MS} = 1.012 0.675

D. SITE CLASS =

E. CUMULATED SPECTRAL RESPONSE COEFFICIENTS

0.4113

F. SEISMIC DESIGN CATEGORY =

G. EQUIPMENT CABINETS

BATTERIES & COMMUNICATION EQUIPMENT (ASCE 7-16 TABLE 13.6-1)

AMPLIFICATION COEFFICIENT, ap =1.0

RESPONSE COEFFICIENT, Rp =

DESIGN ACCELERATION, Fp = $0.4a_p S_{DS} W_p$

6. DESIGN LOAD COMBINATIONS

1 4DI

1.2DL+1.6LL 1.2DL+1.6LL+0.5WL

1 2DI +1 0FQ

0.9DL+1.0EQ

ATTACHMENT 9

PLANS PREPARED BY:



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

Md7 PROJECT NUMBER:

DRAWN BY: CHECKED BY: REV. BY: DATE: DESCRIPTION: 1 JJD 07-01-2020 REVISED 90% CD 3 NC 10-08-2020 100% CONSTRUCTION 4 JC 12-09-2020 100% CONSTRUCTION 5 JC 04-05-2021 100% CONSTRUCTION 6 NC 05-07-2021 100% CONSTRUCTION 7 NC 07-29-2021 100% CONSTRUCTION 8 JC 10-13-2021 PC COMMENTS

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FOR SUBMITTAL

SITE INFORMATION:

SITE NAME:

RANCHO BERNARDO **COMMUNITY PARK**

> 5G NR RADIO SITE NUMBER:

SD0058 - 10085093

SITE ADDRESS:

18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:

(CONT.)

SHEET NUMBER

GENERAL NOTES

REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

	05/17/2021
	Date
	The City of San Diego Real Estate Assets Department 1200 Third Avenue, Suite 1700 San Diego, California 92101
	Develo Develo Committe Della MEDODI 000044
	RE: Site Name: Rancho Bernardo Community Park Project # MRSDL032014
	Site Address: 18448 West Bernardo Road , San Diego (the "Property")
	Agreement: Agreement dated 01/24/2007 (the "agreement") between The City of San Diego ("City") and New Cingular Wireless PCS, LLC ("Lessee" or "Permittee" or "Licensee").
	New Cingular Wireless PCS, LLC Applicants Plants Conter referenced site: Is seeking Consent from the City to perform the following to the above referenced site:
	Modify, upgrade or changes to existing equipment or Site as describe in the attached plans /
	photos.
	Installation of a New Wireless Communication Facility on City owned property.
	Apply for New Permit/New Agreement on existing facility – NO modifications or changes to
	existing equipment or site.
	Apply for New Permit/New Agreement on existing facility – with modifications or changes to
	existing equipment or site.
	Describe proposed project below:
Section and the second section sec	On the light pole, remove (3) RRUs. Install (6) coaxial cables from the equipment area. No change to equipment shrouds or appearance. On the ground in the equipment area, remove (2) equipment cabinets. Install (3) RRUs, (1) BBU, (1) mounting kit. (1) Purcell upgrade kit, (3) 2 pole lug adapters and (1) DC9 surge protector. Install (1) power plant with (8) batteries, (9) rectifiers and (6) power extend converters. Install new battery cabinet. Relocate (12) batteries from existing power cabinet which is being removed to a new battery cabinet.
and and an an	

	Permittee/Licen	see shall not construct any improvement ations to the Premises (with the excepti	n of the above referenced agreement, Lessee/ lents, structures or installations of the Premises or lion of equipment replacement or repairs) without
			ingular Wireless PCS, LLC would like to request Department for review of the proposed items
	Sincerely, Ry	an Larson, agent for N	New Cingular Wireless PCS, LLC
w	Applicant Signa	an Larson, agent for Nature: Ryan Larson	ynd By (Pon Lunson will Liefen, condition), co. emailmtarson@met? com, criUS 05:17 12:36:56, 47:100
		n a	g ,
	Short term or	ROE Permits) payable to City Trea	\$4,920 for long term agreements - \$980 for asurer, MUST be paid at the time of request if the agreement is never executed.
	with the unde plans prior to	bmit application for Required Permit erstanding that the Department wi	provided its consent and approval to allow ts needed for the proposed items listed herein, will be allowed to review the improvement a pre-construction meeting will be conducted
	7/1/2021	Shelly Stowell, Deputy Director	Shelly Stowell Digitally signed by Shelly Stowell Date: 2021.07.01 13:52:20-07'00'
	Date	Print Name & Title	Signature
		مانالاس م مانا با م م ، الانام مان م م الانام	a
	City of San Die	go, acknowledgment and consent for	Rancho Bernardo Park
		4	Site Location
	7/19/21	Penny Maus, Director Real Estate Assets	R
	Date	Print Name & Title	Signature
	For READ C	ONLY °	



Real Estate
Assets



PLANS PREPARED BY:



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

BY: JJD	DATE: 05-01-2020	AF DESCRIPTION:
JJD	_,,,,_,	
JJD	_,,,,_,	DESCRIPTION:
	05-01-2020	
JJD		90% CONSTRUCTION
	07-01-2020	REVISED 90% CD
NC	08-05-2020	100% CONSTRUCTION
NC	10-08-2020	100% CONSTRUCTION
JC	12-09-2020	100% CONSTRUCTION
JC	04-05-2021	100% CONSTRUCTION
NC	05-07-2021	100% CONSTRUCTION
NC	07-29-2021	100% CONSTRUCTION
JC	10-13-2021	PC COMMENTS
	JC JC NC	JC 12-09-2020 JC 04-05-2021 NC 05-07-2021 NC 07-29-2021

FOR SUBMITTAL

RANCHO BERNARDO COMMUNITY PARK

5G NR RADIO SITE NUMBER:

SD0058 - 10085093

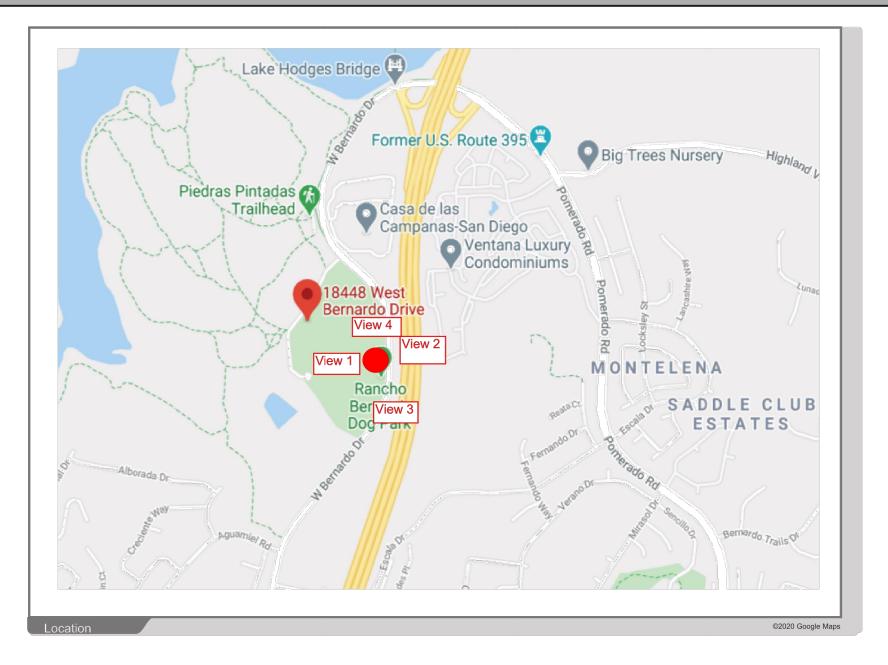
SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:

SITE MODIFICATION APPROVAL

GN-3



18448 West Bernardo Road, San Diego CA 92127



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



PLANS PREPARED BY:



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

Md7 PROJECT NUMBER:

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DRA	WN B	Y:	CHECKED BY:
JJD			AF
REV.	BY:	DATE:	DESCRIPTION:
0	JJD	05-01-2020	90% CONSTRUCTION
1	JJD	07-01-2020	REVISED 90% CD
2	NC	08-05-2020	100% CONSTRUCTION
3	NC	10-08-2020	100% CONSTRUCTION
4	JC	12-09-2020	100% CONSTRUCTION

FOR SUBMITTAL

RANCHO BERNARDO COMMUNITY PARK

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SD0058 - 10085093

SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127

SHEET TITLE:

PHOTOSIMS

18448 West Bernardo Road, San Diego CA 92127





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PLANS PREPARED BY:



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BY:	DATE:	DESCRIPTION:	
JJD	05-01-2020	90% CONSTRUCTION	
JJD	07-01-2020	REVISED 90% CD	
NC	08-05-2020	100% CONSTRUCTION	
NC	10-08-2020	100% CONSTRUCTION	
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JC	04-05-2021	100% CONSTRUCTION	
NC	05-07-2021	100% CONSTRUCTION	
NC	07-29-2021	100% CONSTRUCTION	
JC	10-13-2021	PC COMMENTS	
	JJD JJD NC NC JC JC NC NC	JJD 07-01-2020 NC 08-05-2020 NC 10-08-2020 JC 12-09-2020 JC 04-05-2021 NC 05-07-2021 NC 07-29-2021	

FOR SUBMITTAL

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PHOTOSIMS



18448 West Bernardo Road, San Diego CA 92127





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4	JC	12-09-2020	100% CONSTRUCTION
5	JC	04-05-2021	100% CONSTRUCTION
6	NC	05-07-2021	100% CONSTRUCTION
7	NC	07-29-2021	100% CONSTRUCTION
	JC	10-13-2021	PC COMMENTS

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



PLANS PREPARED BY:



Md7 PROJECT NUMBER:

D	RA۱	WN B	Y:	CHECKED BY:
	JJD			AF
R	EV.	BY:	DATE:	DESCRIPTION:
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	1	JJD	07-01-2020	REVISED 90% CD
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	3	NC	10-08-2020	100% CONSTRUCTION
	4	JC	12-09-2020	100% CONSTRUCTION
	5	JC	04-05-2021	100% CONSTRUCTION
	6	NC	05-07-2021	100% CONSTRUCTION
	7	NC	07-29-2021	100% CONSTRUCTION
_	8	JC	10-13-2021	PC COMMENTS

FOR SUBMITTAL

RANCHO BERNARDO **COMMUNITY PARK**

SITE NUMBER:

SD0058 - 10085093

SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:

PHOTOSIMS

18448 West Bernardo Road, San Diego CA 92127





PLANS PREPARED BY:



Md7 PROJECT NUMBER:

[DRA	WN B	Y:	CHECKED BY:
	JJD			AF
[REV.	BY:	DATE:	DESCRIPTION:
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	1	JJD	07-01-2020	REVISED 90% CD
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	6	NC	05-07-2021	100% CONSTRUCTION
	7	NC	07-29-2021	100% CONSTRUCTION
	/A	JC.	10-13-2021	PC COMMENTS

FOR SUBMITTAL

SITE INFORMATION:
SITE NAME:
RANCHO BERNARDO **COMMUNITY PARK**

SITE NUMBER:

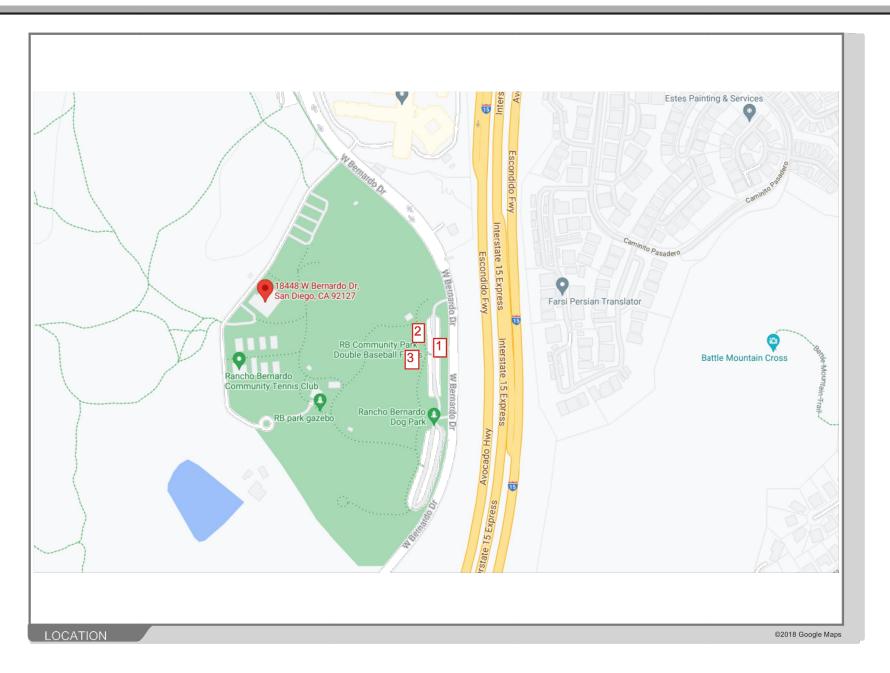
SD0058 - 10085093

SITE ADDRESS:
18448 WEST BERNARDO ROAD
SAN DIEGO, CA 92127
[SHEET TITLE:

PHOTOSIMS



18448 West Bernardo Road San Diego, CA 92127



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



PLANS PREPARED BY:



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Md7 PROJECT NUMBER:

-			
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JJD			AF
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6	NC	05-07-2021	100% CONSTRUCTION
7	NC	07-29-2021	100% CONSTRUCTION
<u> </u>	JC	10-13-2021	PC COMMENTS

FOR SUBMITTAL

SITE INFORMATION: SITE NAME:

RANCHO BERNARDO **COMMUNITY PARK**

5G NR RADIO SITE NUMBER:

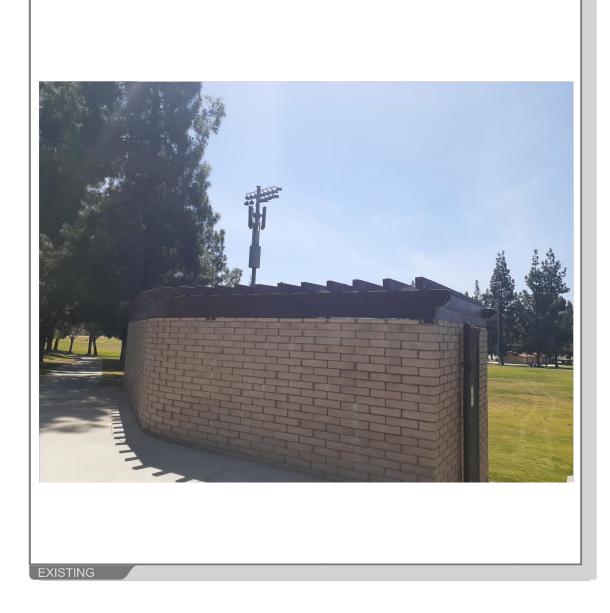
SD0058 - 10085093

SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:



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Md7 PROJECT NUMBER:

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<u> </u>	JC	10-13-2021	PC COMMENTS	

FOR SUBMITTAL

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RANCHO BERNARDO **COMMUNITY PARK**

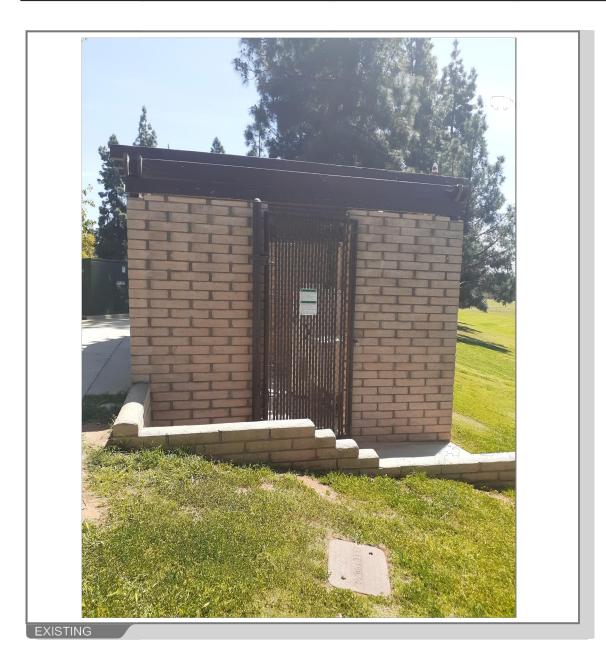
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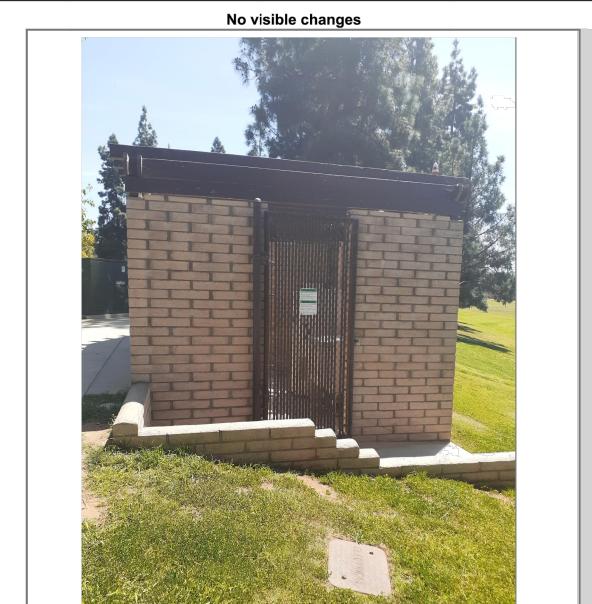
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PHOTOSIMS 8 EQUIPMENT

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18448 West Bernardo Road San Diego, CA 92127





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FOR SUBMITTAL

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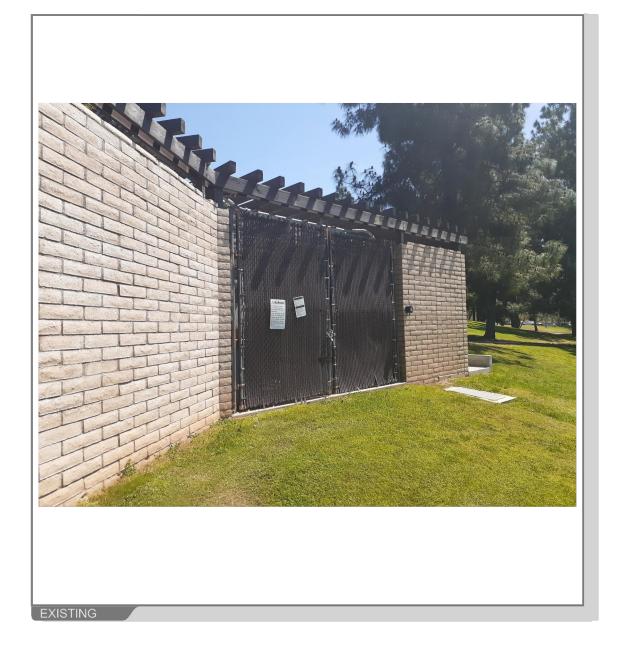
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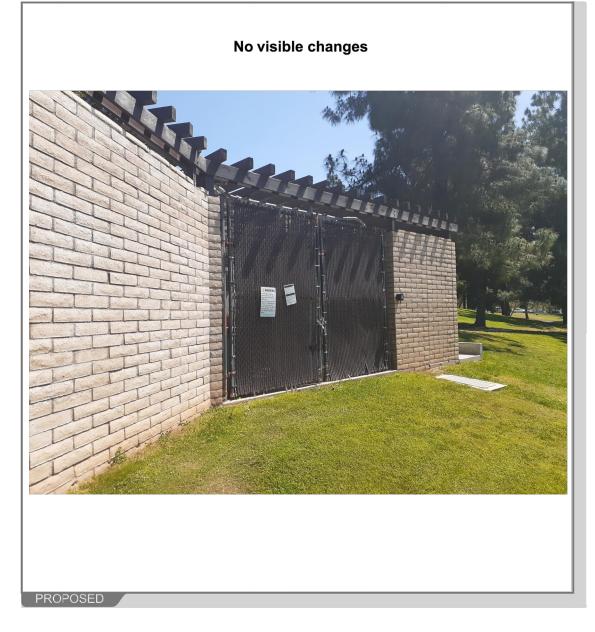




18448 West Bernardo Road San Diego, CA 92127







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



PLANS PREPARED BY:



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/8\	JC	10-13-2021	PC COMMENTS					

FOR SUBMITTAL

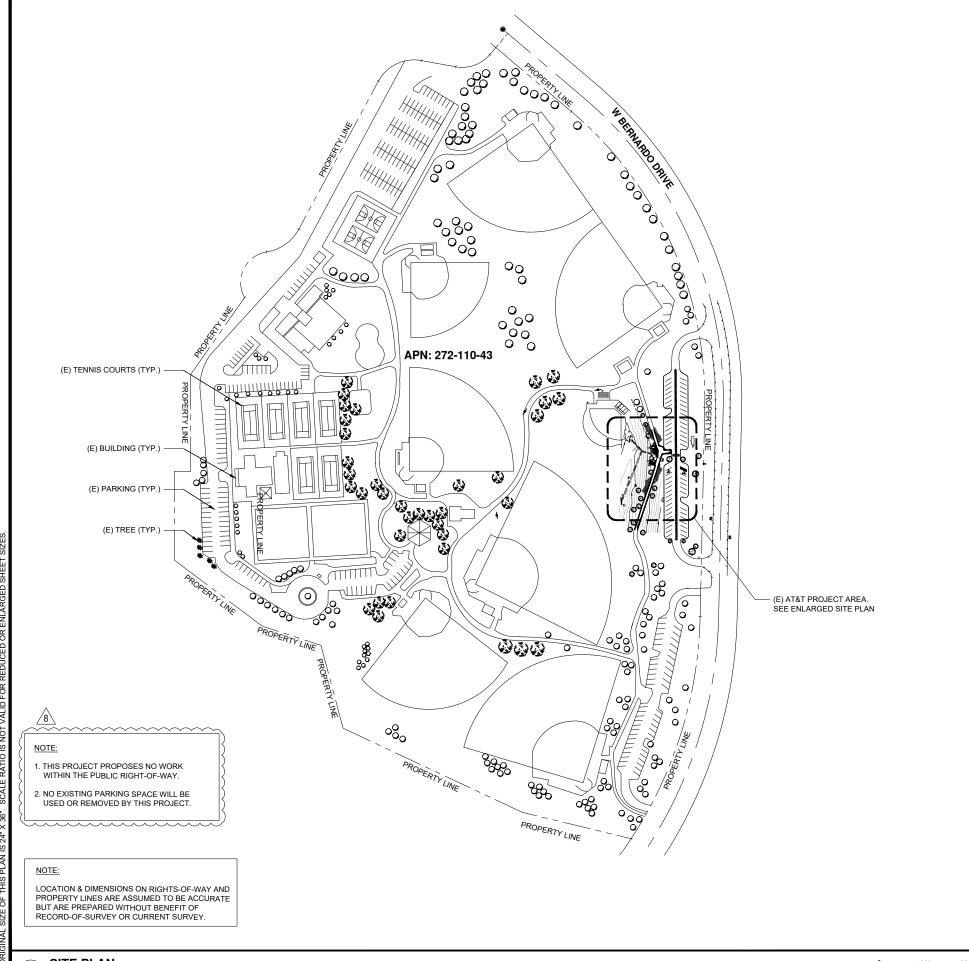
SITE INFORMATION: SITE NAME: RANCHO BERNARDO **COMMUNITY PARK**

SITE NUMBER:

SD0058 - 10085093

SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:





GENERAL NOTES

THIS IS NOT A SITE SURVEY:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED AT T 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 HAI F-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

CONTRACTOR NOTES:
1. CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE-CONSTRUCTION CONDITION AT COMPLETION OF WORK

CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMEN STAGING LOCATIONS WITH LANDLORD.

LANDCAPE NOTES

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

- A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
- STOCKPILING, TOPSOIL, DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
- A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
- ALL DAMAGED STREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

MAINTENANCE NOTE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY AT&T. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY AT&T. 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 CONDITIONS OF THE PERMIT.



PLANS PREPARED BY:



10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858.964.7439

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7	NC	07-29-2021	100% CONSTRUCTION
/8\	JC	10-13-2021	PC COMMENTS

All drawings and written material contained herein may not be duplicated, used or disclosed without the written consent of the architect

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SITE INFORMATION: SITE NAME:

RANCHO BERNARDO COMMUNITY PARK

5G NR RADIO SITE NUMBER:

SD0058 - 10085093

SITE ADDRESS:

18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:

SITE PLAN

SHEET NUMBER:

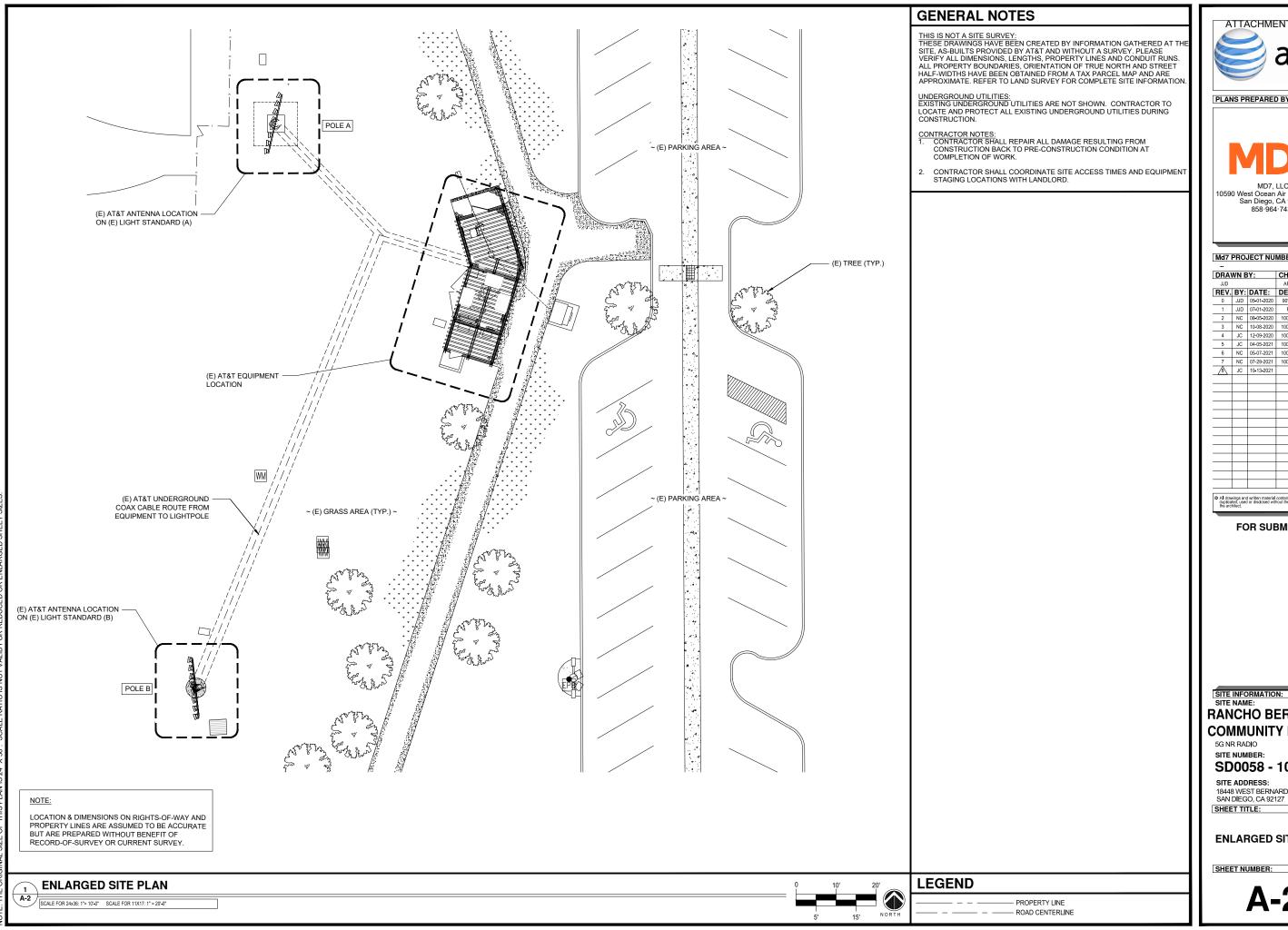
A-1

LEGEND

PROPERTY LINE

SITE PLAN

- ROAD CENTERLINE



ATTACHMENT 9

PLANS PREPARED BY:



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Md7 PROJECT NUMBER:

DRA	WN B	Y:	CHECKED BY:
JJD			AF
REV.	BY:	DATE:	DESCRIPTION:
0	JJD	05-01-2020	90% CONSTRUCTION
1	JJD	07-01-2020	REVISED 90% CD

3 NC 10-08-2020 100% CONSTRUCTION 4 JC 12-09-2020 100% CONSTRUCTION 5 JC 04-05-2021 100% CONSTRUCTION 6 NC 05-07-2021 100% CONSTRUCTION 7 NC 07-29-2021 100% CONSTRUCTION /8 JC 10-13-2021 PC COMMENTS

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FOR SUBMITTAL

RANCHO BERNARDO COMMUNITY PARK

SD0058 - 10085093

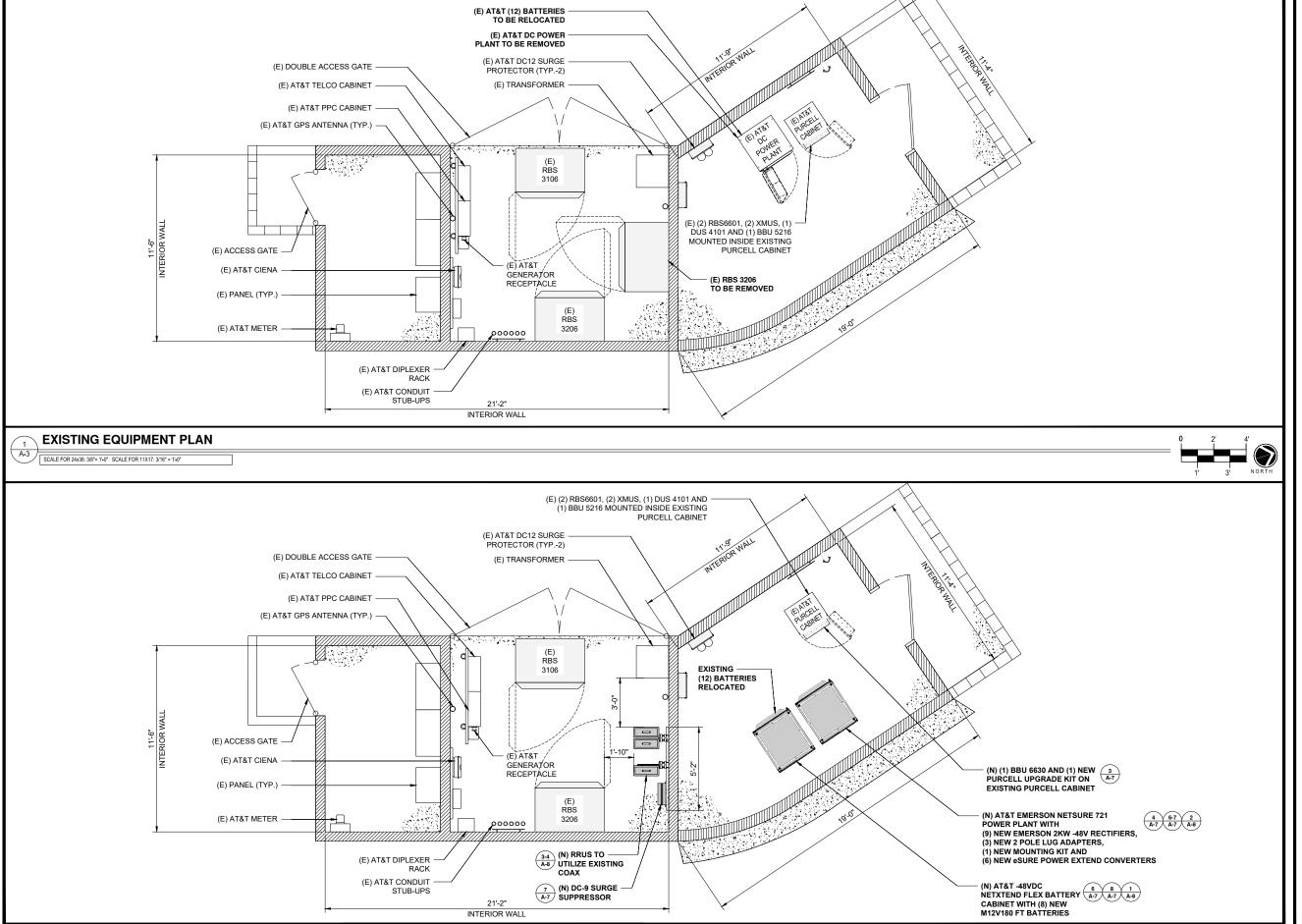
SITE ADDRESS:

18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127

ENLARGED SITE PLAN

SHEET NUMBER:

A-2



NEW EQUIPMENT PLAN SCALE FOR 24x36: 3/8"= 1'-0" SCALE FOR 11X17: 3/16" = 1'-0"



PLANS PREPARED BY:



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

Md7 PROJECT NUMBER:

[DRA	WN B	Y:	CHECKED BY:
	JJD			AF
[REV.	BY:	DATE:	DESCRIPTION:
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	1	JJD	07-01-2020	REVISED 90% CD
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	7	NC	07-29-2021	100% CONSTRUCTION
	/8\	JC	10-13-2021	PC COMMENTS

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FOR SUBMITTAL

SITE INFORMATION: SITE NAME:

RANCHO BERNARDO COMMUNITY PARK

5G NR RADIO SITE NUMBER:

SD0058 - 10085093

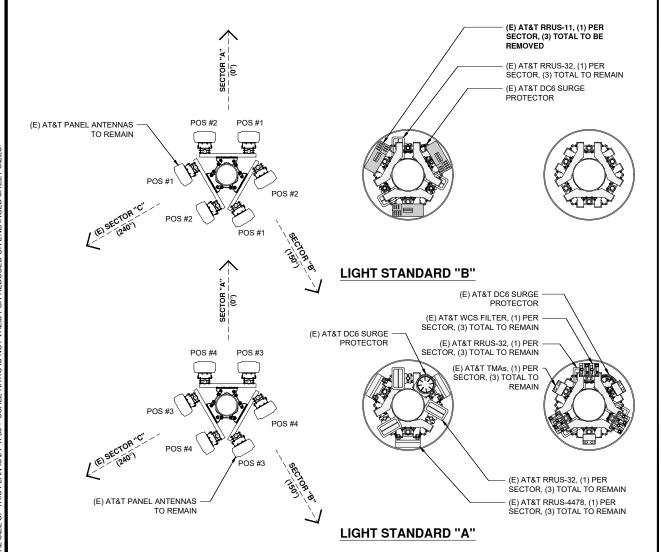
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SHEET TITLE:

EQUIPMENT PLANS

SHEET NUMBER:

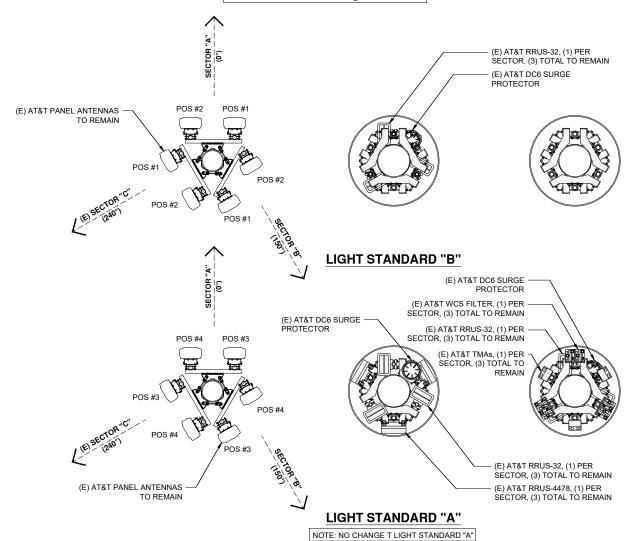
	EXISTING ANTENNA AND TRANSMISSION CABLE SCHEDULE								
SEC	TOD	TECHNOLOGY	ANTENNA		RRU MODEL / QTY.	TMA / FILTER	TRANSMISSION LINES		
SEC	IOR	TECHNOLOGY	MAKE / MODEL	AZIMUTH	RAD CENTER	RRU MODEL / QTY.	MODEL / QTY.	(SIZE / LENGTH FT +/- 5')	
œ	A1	LTE 700/1900	COMMSCOPE SBNHH-1D65B	0°	61'-8"	RRUS-11 B12 (1) RRUS-32 B2 (1)	-	(6) FIBER ±10'	
ALPHA SECTOR	A2	OTHER	KATHREIN 800-10765K	0°	61'-8"	-	-	-	
PHA S	А3	LTE 700/AWS	QUINTEL QS6658-3E	0°	61'-8"	RRUS-4478 B14 (1) RRUS-32 B66A (1)	-	(6) FIBER ±10' (2) 1-5/8" COAX ±225'	
₹	A4	UMTS 850/ LTE WCS	QUINTEL QS6658-3E	0°	61'-8"	RRUS-32 B30 (1)	ERICSSON TMA (1) WCS-IMFQ-AMT-43 (1)	(6) FIBER ±10' (2) 1-5/8" COAX ±225'	
~	B1	OTHER	KATHREIN 800-10765K	150°	61'-8"	-	-	-	
SECTOR	B2	LTE 700/1900	COMMSCOPE SBNHH-1D65B	150°	61'-8"	RRUS-11 B12 (1) RRUS-32 B2 (1)	-	(6) FIBER ±10'	
BETA S	В3	LTE 700/AWS	QUINTEL QS6658-3E	150°	61'-8"	RRUS-4478 B14 (1) RRUS-32 B66A (1)	-	(6) FIBER ±10' (2) 1-5/8" COAX ±225'	
m	В4	UMTS 850/ LTE WCS	QUINTEL QS6658-3e	150°	61'-8"	RRUS-32 B30 (1)	ERICSSON TMA (1) WCS-IMFQ-AMT-43 (1)	(6) FIBER ±10' (2) 1-5/8" COAX ±225'	
K.	C1	LTE 700/1900	COMMSCOPE SBNHH-1D65B	240°	61'-8"	RRUS-11 B12 (1) RRUS-32 B2 (1)	-	(6) FIBER ±10'	
SECTO	C2	OTHER	KATHREIN 800-10765K	240°	61'-8"	-	-	-	
GAMMA SECTOR	С3	LTE 700/AWS	QUINTEL QS6658-3E	240°	61'-8"	RRUS-4478 B14 (1) RRUS-32 B66A (1)	-	(6) FIBER ±10' (2) 1-5/8" COAX ±225'	
ð	C4	UMTS 850/ LTE WCS	QUINTEL QS6658-3E	240°	61'-8"	RRUS-32 B30 (1)	ERICSSON TMA (1) WCS-IMFQ-AMT-43 (1)	(6) FIBER ±10' (2) 1-5/8" COAX ±225'	



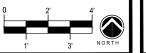
		N	EW ANTEN	NA AI	ND TRA	NOISSIMSNA	CABLE SCH	EDULE
SEC	TECHNOLOGY		ECHNOLOGY ANTENNA		RRU MODEL / QTY.	TMA / FILTER	TRANSMISSION LINES	
SEC	IOR	TECHNOLOGY	MAKE / MODEL	AZ I MUTH	RAD CENTER	RRU MODEL / Q11.	MODEL / QTY.	(SIZE / LENGTH FT +/- 5')
œ	A1	LTE 700/1900	COMMSCOPE SBNHH-1D65B	0°	61'-8"	RRUS-32 B2 (1) * RRUS-4449 B5/B12 (1)	-	(1) 1-5/8" COAX ±225'
ALPHA SECTOR	A2	OTHER	KATHREIN 800-10765K	0°	61'-8"	-	-	-
PHA 8	А3	LTE 700/AWS	QUINTEL QS6658-3E	0°	61'-8"	RRUS-4478 B14 (1) RRUS-32 B66A (1)	-	(6) FIBER ±10' (2) 1-5/8" COAX ±225'
₹	A4	UMTS 850/ LTE WCS	QUINTEL QS6658-3E	0°	61'-8"	RRUS-32 B30 (1)	ERICSSON TMA (1) WCS-IMFQ-AMT-43 (1)	(6) FIBER ±10' (2) 1-5/8" COAX ±225'
~	B1	OTHER	KATHREIN 800-10765K	150°	61'-8"	-	-	-
SECTOR	B2	LTE 700/1900	COMMSCOPE SBNHH-1D65B	150°	61'-8"	RRUS-32 B2 (1) * RRUS-4449 B5/B12 (1)	-	(1) 1-5/8" COAX ±225'
BETA SI	В3	LTE 700/AWS	QUINTEL QS6658-3E	150°	61'-8"	RRUS-4478 B14 (1) RRUS-32 B66A (1)	-	(6) FIBER ±10' (2) 1-5/8" COAX ±225'
m	B4	UMTS 850/ LTE WCS	QUINTEL QS6658-3E	150°	61'-8"	RRUS-32 B30 (1)	ERICSSON TMA (1) WCS-IMFQ-AMT-43 (1)	(6) FIBER ±10' (2) 1-5/8" COAX ±225'
N.	C1	LTE 700/1900	COMMSCOPE SBNHH-1D65B	240°	61'-8"	RRUS-32 B2 (1) * RRUS-4449 B5/B12 (1)	-	(1)1-5/8" COAX ±225'
GAMMA SECTOR	C2	OTHER	KATHREIN 800-10765K	240°	61'-8"	-	-	-
MMA	С3	LTE 700/AWS	QUINTEL QS6658-3E	240°	61'-8"	RRUS-4478 B14 (1) RRUS-32 B66A (1)	-	(6) FIBER ±10' (2) 1-5/8" COAX ±225'
GA	C4	UMTS 850/ LTE WCS	QUINTEL QS6658-3E	240°	61'-8"	RRUS-32 B30 (1)	ERICSSON TMA (1) WCS-IMFQ-AMT-43 (1)	(6) FIBER ±10' (2) 1-5/8" COAX ±225'

* RRUS TO UTILIZE EXISTING COAX AND INSTALLED IN EQUIPMENT AREA AT GROUND LEVEL

** 61'-7" RAD CENTER IS A 6' ANT @ 64'-7" TIP



NEW ANTENNA PLAN





PLANS PREPARED BY:



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Md7 PROJECT NUMBER:

DRA	WN E	Y:	CHECKED BY:
JJD			AF
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/8\	JC	10-13-2021	PC COMMENTS

FOR SUBMITTAL

SITE INFORMATION: SITE NAME:

RANCHO BERNARDO COMMUNITY PARK

5G NR RADIO
SITE NUMBER:

SD0058 - 10085093

SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127

SAN DIEGO, CA 9212 SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

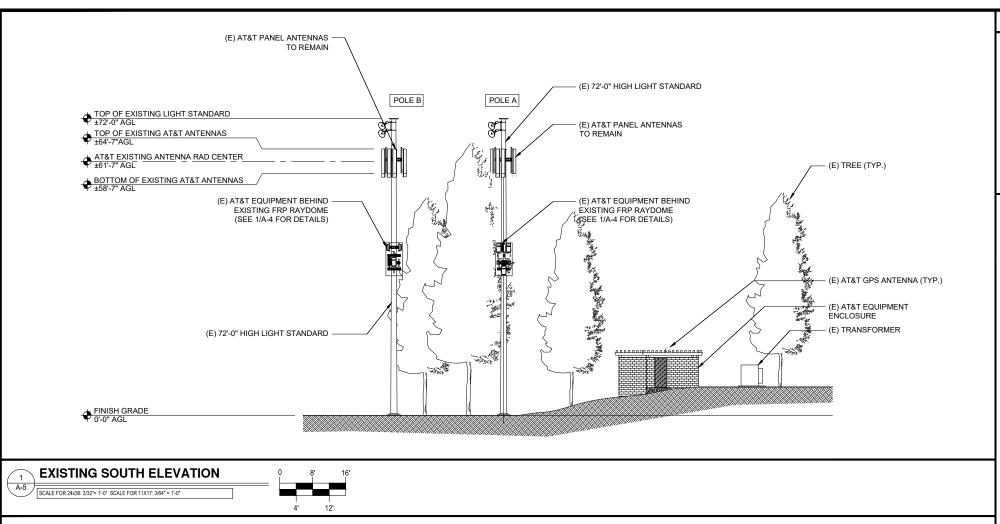
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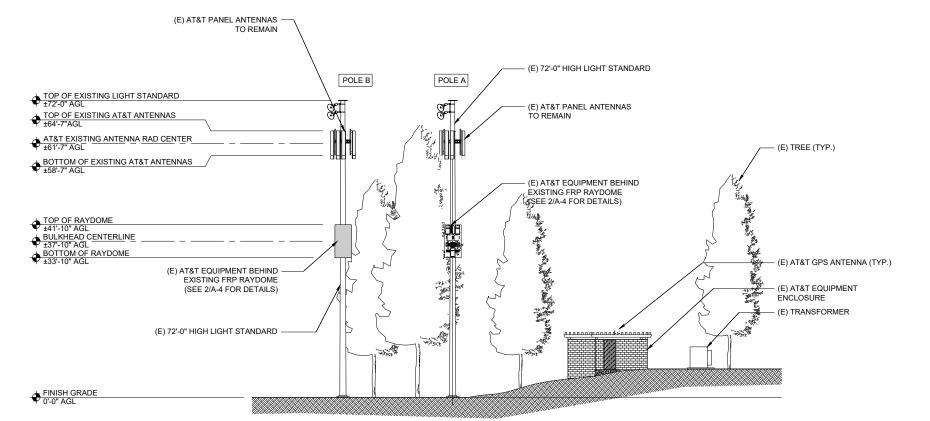
NOTE: THE OBIGINAL SIZE OF THIS BLAN IS.

EXISTING ANTENNA PLAN

SCALE FOR 24x36: 1/2"= 1'-0" SCALE FOR 11X17: 1/4" = 1'-0"







NEW SOUTH ELEVATION

SCALE FOR 24x36: 3/32"= 1"-0" SCALE FOR 11X17: 3/64" = 1"-0"

GENERAL NOTES

- I. THIS DRAWING IS FOR COORDINATION PURPOSES ONLY.
- THE SIZE, HEIGHT AND DIRECTION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS, RE: CURRENT/FINAL NCR.
- 3. FOR ANTENNA AND EQUIPMENT DETAILS, REFERENCE CURRENT RF DESIGN AND DETAILS THIS SHEET. FOR MORE INFORMATION REFERENCE STRUCTURAL (BY OTHERS).
- 4. FOR TRANSMISSION CABLE ATTACHMENT AND ROUTING REFERENCE STRUCTURAL (BY OTHERS).
- 5. 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.



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SITE NUMBER:

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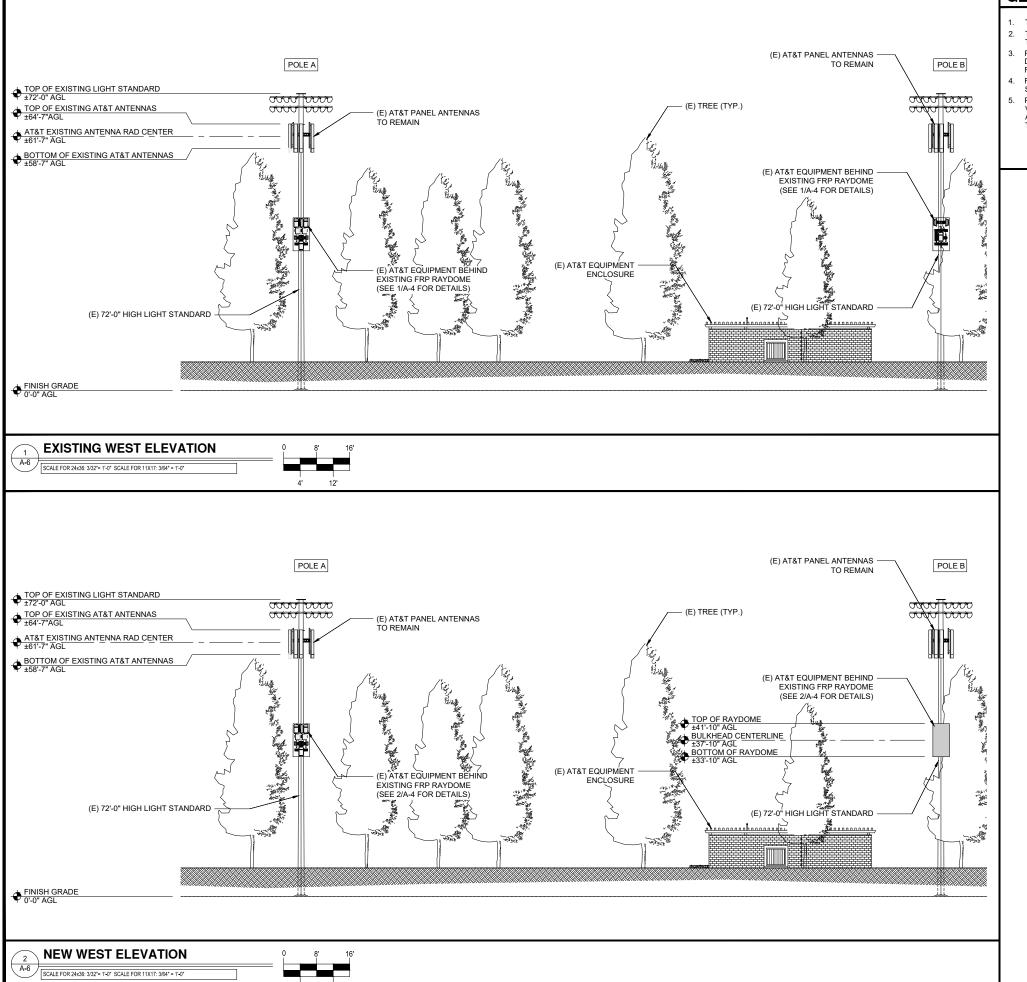
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18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5



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 - 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.



PLANS PREPARED BY:



10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858.964.7439

Md7 PROJECT NUMBER:

DRA	WN B	Y:	CHECKED BY:				
JJD			AF				
REV.	BY:	DATE:	DESCRIPTION:				
0	JJD	05-01-2020	90% CONSTRUCTION				
1	JJD	07-01-2020	REVISED 90% CD				
2	NC	08-05-2020	100% CONSTRUCTION				
3	NC	10-08-2020	100% CONSTRUCTION				
4	JC	12-09-2020	100% CONSTRUCTION				
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6	NC	05-07-2021	100% CONSTRUCTION				
7	NC	07-29-2021	100% CONSTRUCTION				
/8\	JC	10-13-2021	PC COMMENTS				

FOR SUBMITTAL

SITE INFORMATION:

RANCHO BERNARDO COMMUNITY PARK

5G NR RADIO SITE NUMBER:

SD0058 - 10085093

SITE ADDRESS:

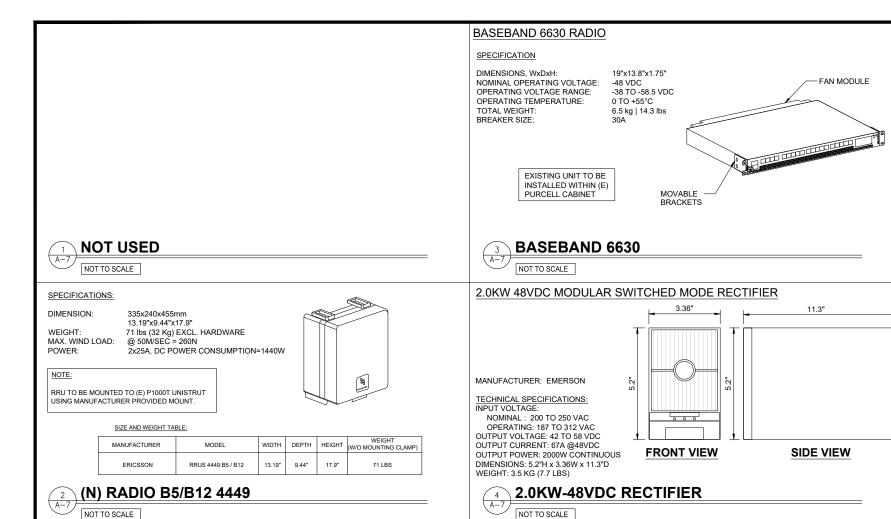
18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127

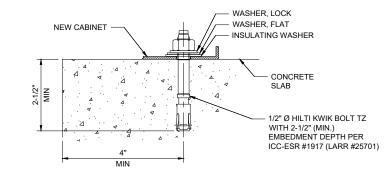
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-6





NEW EQUIPMENT ANCHORAGE

NOT TO SCALE

NOT USED

NOT TO SCALE

DIMENSIONS, HxWxD:	20.2"H x18.9"W x5.8"E
MAX. CONTINOUS	
OPERATING DC VOLTAGE:	75\/DC

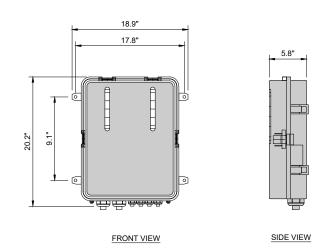
RAYCAP DC9 -48 VDC DC SURGE PROTECTION

VOLTAGE PROTECTION RATING: 400V WEIGHT, WITHOUT +13 85 lbs

WEIGHT, WITH

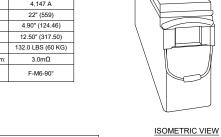
DIMENSION

±18.0 lbs MOUNTING KIT: PROTECTION LOAD: Up To 6 RRUS

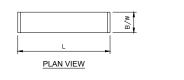


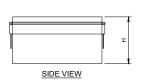
VRLA M12V 180FT BATTERY 175 AH

GENERAL SPECIFICATIONS						
MANUFACTURER	GNB MARATHON					
EXIDE TYPE DESIGNATION: PART NO.:	M12V180FT 181-616-10					
NOM. FLOAT VOLTAGE @ 25°	13.5 -13.8 V					
NOM. CAPACITY C10 1.80 VPC 20° C Ah:	175 Ah					
NOM. CAPACITY C8 1.75 VPC 25° C Ah:	180 Ah					
NOM. CAPACITY C1 1.60 VPC 20° C Ah:	105 Ah					
SHORT CIRCUIT CURRENT:	4,147 A					
LENGTH (L) MAX., Inch. (mm):	22" (559)					
WIDTH (W) MAX., Inch. (mm):	4.90" (124.46)					
HEIGHT (H) MAX., Inch. (mm):	12.50" (317.50)					
WEIGHT APPROX., LBS (KG):	132.0 LBS (60 KG)					
INTERNAL RESISTANCE mOhm:	3.0mΩ					
TERMINAL:	F-M6-90°					



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



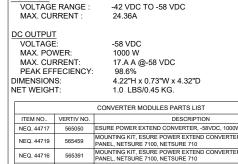


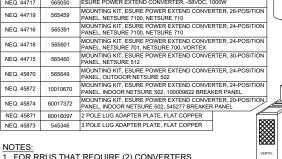
BATTERY SPECIFICATIONS

NOT TO SCALE

ESURE C48/58 -1000W POWER EXTEND CONVERTER

MANUFACTURER: VERTIV TECHNICAL SPECIFICATIONS:

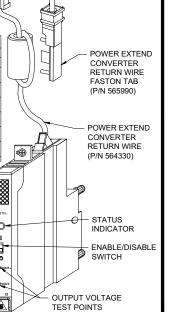




NEW POWER EXTENDER / UP CONVERTER

- 1. FOR RRUS THAT REQUIRE (2) CONVERTERS
 IN PARALLEL, JUMPER CABLE MIN. WILL BE 8 AWG. 2. FOR RRUS THAT REQUIRE (3) CONVERTERS IN PARALLEL, JUMPER CABLE MIN. WILL BE 6 AWG AND 8 AWG CABLE.
- 3. CONVERTER IS REQUIRED 8 AWG TRUNK CABLE GREATER THAN 100 FT, 6 AWG TRUNK CABLE GREATER THAN 150 FT. AND 4 AWG GREATER

NOT TO SCALE



POWER EXTEND

CONVERTER

EXTENSION

(P/N 565752)



PLANS PREPARED BY:



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/8\	JC	10-13-2021	PC COMMENTS
=	•		

FOR SUBMITTAL

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SD0058 - 10085093

SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

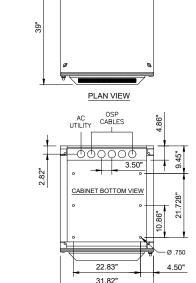
A-7

SURGE PROTECTION DETAIL NOT TO SCALE



MECHANICAL SPECIFICATIONS: 72"H x 32"W x 39"D DIMENSIONS WFIGHT:





MOUNTING BOLT DOWN PATTERN

EMERSON NETSURE - 512 DC POWER SYSTEM

DC POWER SYSTEM FEATURES:

NOMINAL SYSTEM VOLTAGE: -48 VDC or +24 VDC CONTROL: MICROPROCESSOR (ACU+)

RATED OUTPUT CAPACITY MAXIMUM CONFIGURATION

SYSTEM: 525 amps at -48 VDC plus redundancy 400 amps at +24 VDC plus redundancy

RECTIFIER: 2000 watts (41.7 A) CONVERTER 1200 watts (50 A), -48 VDC to +24 VDC DISTRIBUTION PANEL (TOP): Wired for (16) +24V and (13) -48 V

(30) -48 V Bullet Positions (BOTTOM)

ENVIRONMENTAL OPERATING TEMPERATURE: -40 °F to 115 °F (-40 °C to 46 °C)

0% to 95% relative humidity

THERMAL SOLUTIONS:

POWER CHAMBER: 2500 watt door-mounted heat exchanger, 2 RU available spce for suge protection

BATTERY CHAMBER Fan cooled, fresh air ventilation holds up to (3) battery strings

EQUIPMENT:

10 POSITIONS

12-position Phoenix alarm block 32-position Phoenix alam bunching block TERMINAL BLOCK

SAFETY:

GROUND BAR:

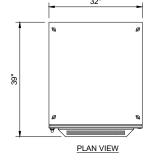
HUMIDITY:

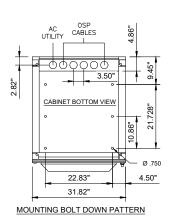
DC POWER SYSTEM

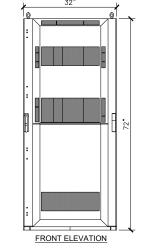
UL 1801 Listed (US & Canada), NEBS Level 3 ENCLOSURE: GR-487, UL 60950, and

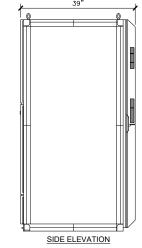
MECHANICAL SPECIFICATIONS:

DIMENSIONS: 72"H x 32"W x 39"D









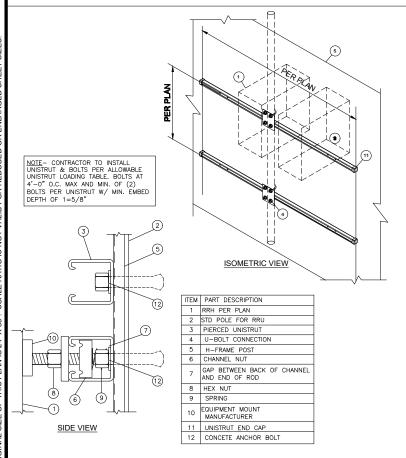
EMERSON NETXTEND FLEX BATTERY CABINET

NOT TO SCALE



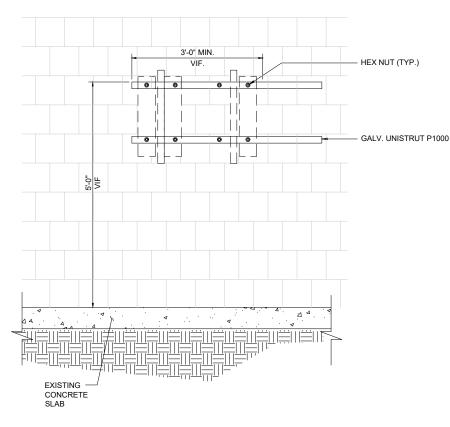
EMERSON NETSURE 512 DC POWER PLANT

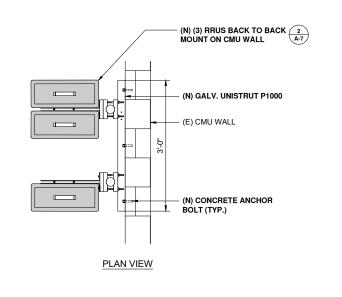
NOT TO SCALE

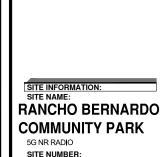


RRUS MOUNTING DETAIL

NOT TO SCALE







ATTACHMENT 9

PLANS PREPARED BY:

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

858.964.7439

REV. BY: DATE: DESCRIPTION:

3 NC 10-08-2020 100% CONSTRUCTION

4 JC 12-09-2020 100% CONSTRUCTION

5 JC 04-05-2021 100% CONSTRUCTION

6 NC 05-07-2021 100% CONSTRUCTION

7 NC 07-29-2021 100% CONSTRUCTION

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CHECKED BY:

PC COMMENTS

Md7 PROJECT NUMBER:

DRAWN BY:

/8\ JC 10-13-2021

SD0058 - 10085093 SITE ADDRESS:

18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:

EQUIPMENT DETAILS

SHEET NUMBER:

A-8

WALL MOUNTED RRUS DETAIL

NOT TO SCALE

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	UTILITY'S CONTRIBUTION TO FAULT
	92.11.110 102.7102	AMPACITY	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

FROM (E) POWER SOURCE (M)EXISTING METER/MAIN 120/240V, 1Ø, 200A, 42 KAIC √ 200A —(F) (F) M T S IN **EQUIP. ROOM** (E) GENERATOR RECEPTACLE LOCATED IN EQUIPMENT AREA NORMAL ALTERNATE SOURCE ⁰\ 2P SOURCE √ 200A 200A (E) POWER PANEL "A" LOCATED IN EQUIP. RM 120/240V, 1Ø, 3W, 200A, 65 KAIC (N) (E) T(E) J30A (N) 1"C 4 #10 + 2 #10 GND -(N) DC POWER PLANT & BATTERY CABINET LOCATED IN TO (E) LOADS

SINGLE LINE DIAGRAM

PANEL "A"

VOLTAGE: 120/240V, 1PHASE, 200A, 65 KAIC MAIN CB: 2P/200A (NOTE 5)

MOUNTING: SURFACE NEMA LOCATION: EQUIPMENT AREA

VOLT AN	OLT AMPS							VA AMPS					
А	В	DESCRIPTION	POLE	BKR	СКТ	А	В	СКТ	BKR	POLE	DESCRIPTION	Α	В
- 3	3500	GSM	2	50	1	+	Ŧ	2	40	2	UMTS 1C 2C	2800	-
3500	-	-	-	-	3	H	•	4	-	-	-	-	2800
-	-	SPARE	1	30	5	-		6	25	2	RECT #1	1400	-
-	-		-	-	7	H	•	- 8	-	-	-	-	1400
1400	-	UMTS 3C 4C	1	20	9	-	-	10	20	2	RECT #2	1400	-
- 1	400	-	-	-	11	H	•	12	-	-	-	-	1400
180	-	GFCI REC	1	20	13	H	=	14	20	2	RECT #3	1400	-
- 2	200	HEATER MAT	1	20	15	H	+	16	-	-	-	-	1400
		SPACE			17	+	\pm	18	20	2	RECT #4	1400	-
		SPACE			19	H	+	20	-	-	-	-	1400
		SPACE			21	+	-	22	20	2	SPARE	-	-
		SPACE			23	\vdash	+	24	-	-	-	-	-
		SPACE			25	+	+	26	20	2	SPARE	-	-
		SPACE			27	\vdash	+	28	-	-	-	-	-
	//////	SPACE		,,,,	29	+		30	////	/////	SPACE	//////	8//////
5,080 5,	,100	PHASE TOTALS	7////		////		<u> </u>	/////	7////	PH	IASE TOTALS	8.400	8,400
Total Phas	se A:	13,480	1							С	ONNECTED VA (CODE N):	26,980
Total Phas	se B:	13,500	1							C	ONNECTED VA (CODE L):	
			•							С	ONNECTED VA (CODE R):	
										С	ONNECTED VA (CODE K):	26,980
											TOTAL CONNECTED KV	Ä:	0.0
											DEMAND KVA	\ :	

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 2016 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
- 4. 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 RAINTIGHT FITTINGS.
- ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF SAN DIEGO RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE PLAN REVIEW DEPARTMENT.
- 3. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
- O. 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.



PLANS PREPARED BY:



10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858.964.7439

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SITE INFORMATION:

SITE NAME:

RANCHO BERNARDO COMMUNITY PARK

5G NR RADIO SITE NUMBER:

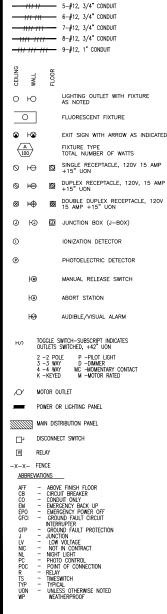
SD0058 - 10085093

SITE ADDRESS:

18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:

SINGLE-LINE DIAGRAM & PANEL SCHEDULE

SHEET NUMBER:



SYMBOL LIST

WIRING CONCEALED IN OR ABOVE CEILING WIRING CONCEALED IN OR UNDER FLOOR, OR UNDERGROUND.

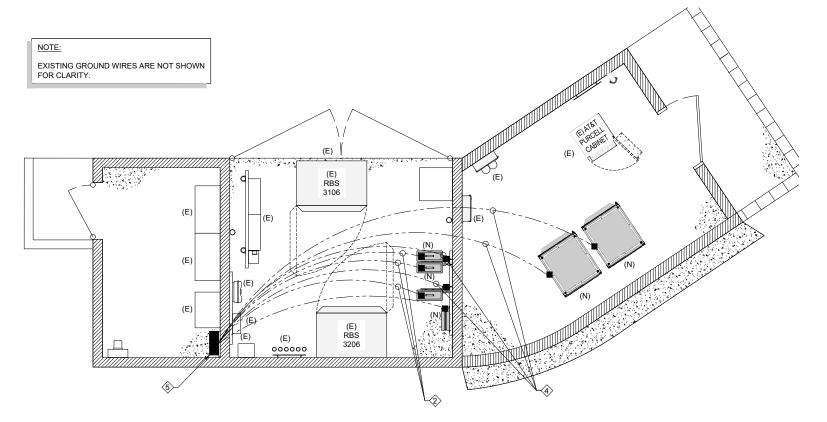
> HOMERUN TO PANELBOARD CIRCUITS AS NOTED CONDUIT TURNED UP

--- CONDUIT TURNED DOWN ____ 2-#12, 1/2" (3/4") CONDUIT ---- 3-#12, 1/2" (3/4") CONDUIT #### 4-#12, 1/2" (3/4") CONDUIT



- (N) #2 AWG INSULATED COPPER GROUND FROM

 (4-5)
 G-2
- (N) #2 AWG INSULATED COPPER GROUND WIRE
- (5) (E) EQUIP. GROUND BAR, (V.I.F.)



EQUIPMENT ENCLOSURE

GENERAL NOTES

- GROUNDING IS SHOWN DIAGRAMMATICALLY ONLY.
- 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' STANDARD TP-76416.
- 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 FARTH 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.
- THE INSPECTOR HAVING JURISDICTION SHALL INSPECT ALL GROUNDING CONNECTIONS FOR TIGHTNESS. EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BEFORE BEING PERMANENTLY CONCEALED.
- 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
- THE CONDUIT ROUTING ARE DIAGRAMMATICALLY SHOWN ON THE PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING SHALL BE FIELD VERIFIED.
- ALL ELECTRICAL EQUIPMENT AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES, INDICATING THE CIRCUITS ORIGINATION AND ALL EQUIPMENT TERMINATIONS.
- 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.
- SUBCONTRACTOR SHALL PROVIDE ALL BREAKERS CONDUITS AND CIRCUITS AS REQUIRED FOR A COMPLETED SYSTEM AND SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- 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

ABOVE GROUND TELCO/POWER

MECHANICAL CONNECTION (TWO HOLE LUG OR EQUIVALENT) — UGT — UGT — UGT — UNDERGROUND TELCO UNDERGROUND TELCO/POWER OVERHEAD POWER UNDERGROUND POWER ABOVE GROUND TELCO

CHEMICAL ELECTROLYTIC GROUNDING SYSTEM

GROUNDING CONDUCTOR -----GROUNDING BAR

TEST GROUND ROD WITH INSPECTION

GROUND ROD WITH INSPECTION SLEEVE

EXOTHERMIC WITH INSPECTION SLEEVE

— AGT/P — AGT/P —

ı||

ATTACHMENT 9

PLANS PREPARED BY:



10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858.964.7439

MAZ DROJECT NUMBER:

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/8\	JC	10-13-2021	PC COMMENTS

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5G NR RADIO

SITE NUMBER: SD0058 - 10085093

COMMUNITY PARK

SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127

SHEET TITLE:

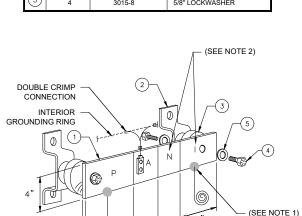
GROUNDING PLAN

SHEET NUMBER:

GROUNDING PLAN

G-1 NOT TO SCALE

NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C.							
NO	REQUIRED	PART NUMBER	DESCRIPTION				
\bigcirc	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)

SECTION "A" - SURGE ABSORBERS

(EC) INTERIOR GROUNDING RING (#2 AWG)

(EC) EXTERNAL EARTH GROUNDING FIELD (BURIED GROUNDING RING)

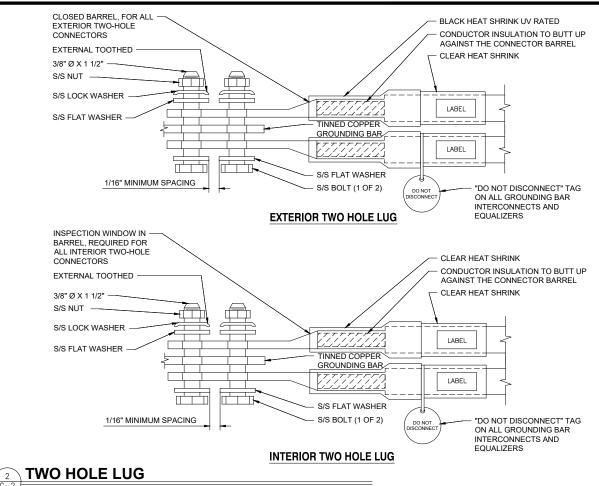
(EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG) (EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

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

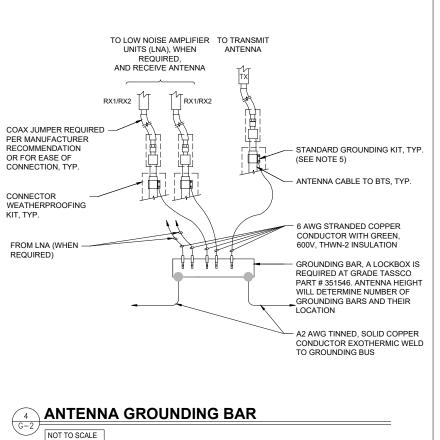


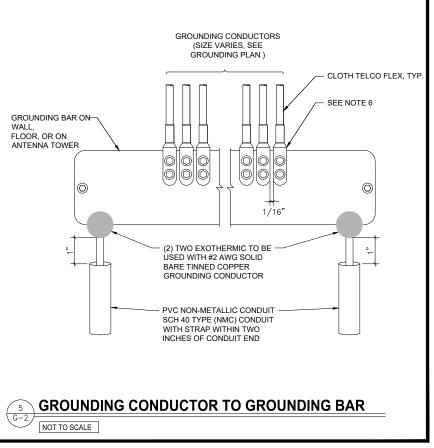
NOT TO SCALE

(MGB) REFERENCE GROUNDING BAR NOT TO SCALE

NOTES:

- EXOTHERMIC WELD (2) TWO. #2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL
- 2. 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.
- 3. 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
- 5. 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
- 7. SUPPLIED AND INSTALLED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BAR AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS







PLANS PREPARED BY:



10590 West Ocean Air Dr., Suite 300 San Diego, CA 92130 858.964.7439

Md7 PROJECT NUMBER:							
DRA	DRAWN BY: CHECKED BY:						
JJD			AF				
REV.	BY:	DATE:	DESCRIPTION:				
0	JJD	05-01-2020	90% CONSTRUCTION				
1	JJD	07-01-2020	REVISED 90% CD				
2	NC	08-05-2020	100% CONSTRUCTION				
3	NC	10-08-2020	100% CONSTRUCTION				
4	JC	12-09-2020	100% CONSTRUCTION				
5	JC	04-05-2021	100% CONSTRUCTION				
6	NC	05-07-2021	100% CONSTRUCTION				
7	NC	07-29-2021	100% CONSTRUCTION				
/8\	JC	10-13-2021	PC COMMENTS				

All drawings and written material contained herein may not be duplicated, used or disclosed without the written consent of the architect

FOR SUBMITTAL

SITE INFORMATION:

RANCHO BERNARDO **COMMUNITY PARK**

5G NR RADIO SITE NUMBER

SD0058 - 10085093

SITE ADDRESS: 18448 WEST BERNARDO ROAD SAN DIEGO, CA 92127 SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:

GROUNDING NOTES

NOT TO SCALE

Click here to complete and submit this form online

Page 3	City of San Diego · I	nformation Bulletin	620 M	lay 2020
50	City of San Diego Development Services	Commit	nunity Planr tee Distribut Fo	ning tion orm
Project Name: AT&T N	Mod PTS-695697 (SD0	Project Numbe 058) 695697	r:	
Community:	Rancho Bernardo	71		
·	oject scope and contact inf log into OpenDSD at <u>ht</u> or Project Status" and inpu	tps://aca.accela.com/	SANDIEGO.	nation.
	ve ve with Conditions Listed Belove ve with Non-Binding Recomn		/	
# of Members Yes	# of Member	ers No	# of Members Abstain	
8	0		0	
Conditions or Reco	ommendations:			
☐ No Action (Please specify, e.g	g., Need further information, Split	vote, Lack of quorum, etc)	
NAME: Benjamin V	Wier			
TITLE:	ncho Bernardo Communit	y Planning Board	DATE: 1/28/22	
	Attach additional pages if I	necessary (maximum 3	attachments).	

REQUEST FOR PRELIMINARY REVIEW

for installation/modification of Wireless Communication Facility on City-owned property

05/1	7/2021
	Date
Real E 1200	ity of San Diego State Assets Department Third Avenue, Suite 1700 iego, California 92101
RE:	Site Name: Rancho Bernardo Community Park Project # MRSDL032014
	Site Address: 18448 West Bernardo Road , San Diego (the "Property")
	Agreement: Agreement dated 01/24/2007 (the "agreement") between The City of San Diego ("City") and New Cingular Wireless PCS, LLC, ("Lessee" or "Permittee" or "Licensee").
	is seeking Consent from the City to perform the following to the above enced site:
✓ Mo	dify, upgrade or changes to existing equipment or Site as describe in the attached plans /
pho	tos.
Ins	tallation of a New Wireless Communication Facility on City owned property.
Apı	ply for New Permit/New Agreement on existing facility – NO modifications or changes to
exis	sting equipment or site.
Арр	oly for New Permit/New Agreement on existing facility – with modifications or changes to
exis	sting equipment or site.
Desci	ribe proposed project below:
	he light pole, remove (3) RRUs. Install (6) coaxial cables from the equipment area. No age to equipment shrouds or appearance.
BBU prote conv	the ground in the equipment area, remove (2) equipment cabinets. Install (3) RRUs, (1) I, (1) mounting kit. (1) Purcell upgrade kit, (3) 2 pole lug adapters and (1) DC9 surge ector. Install (1) power plant with (8) batteries, (9) rectifiers and (6) power extend verters. Install new battery cabinet. Relocate (12) batteries from existing power cabinet the is being removed to a new battery cabinet.

Permittee/Licensee shall not construct any improvements, structures or installations of the Premises or make any alterations to the Premises (with the exception of equipment replacement or repairs) without City's prior written approval. In order to comply with such requirements, New Cingular Wireless PCS, LLC would like to request City's consent to submit to Development Services Department for review of the proposed items above. Sincerely, Ryan Larson , agent for New Cingular Wireless PCS, LLC Applicant Signature: Ryan Larson A one-time, non-refundable Processing Fee (\$4,920 for long term agreements - \$980 for Short term or ROE Permits) payable to City Treasurer, MUST be paid at the time of request for applicable agreement. This fee applies even if the agreement is never executed. City Parks and Rec Department has provided its consent and approval to allow applicant to submit application for Required Permits needed for the proposed items listed herein, with the understanding that the Department will be allowed to review the improvement plans prior to any permits being issued and that a pre-construction meeting will be conducted with staff before any work begins, if required. Digitally signed by Shelly Stowell Shelly Stowell 7/1/2021 Shelly Stowell, Deputy Director Date: 2021.07.01 13:52:20 -07'00' Date Print Name & Title Signature Rancho Bernardo Park City of San Diego, acknowledgment and consent for Site Location Penny Maus, Director Real Estate Assets Print Name & Title Signature For READ ONLY Approved and Stamped plans received and attached Scan as Amendment to Agreement when executed Processing fee received

Pursuant to Improvements and Alterations, section of the above referenced agreement, Lessee/





December 28, 2021

To:

City of San Diego Development Services Department 1222 First Ave San Diego, CA 92101 From:

MD7, LLC

Taylor Clark, Land Use l

10590 W Ocean Air Drive, Suite 300

San Diego, CA 92130 858-900-9389 tclark@md7.com

Re: Alternative Site Analysis

Site ID: SD0058 – Rancho Bernardo Community Park **Site Address:** 18448 West Bernardo Road San Diego, CA 92127

Alternative Site Analysis

Background

AT&T is seeking approval of a new CUP and NUP for the continued operation of the existing light pole mounted wireless telecommunication facility located at 18448 West Bernardo Road San Diego, CA 92127. This facility was previously approved under CUP No. 790467 and NUP No. 790466 and modified under Project Number 238695 on April 26th, 2012. This wireless telecommunication facility was approved to operate with six (6) panel antennas mounted on a 70-foot high stadium light and equipment located inside a 384-square foot equipment enclosure. The previously approved CUP and NUP permit for this facility was in compliance of San Diego WCF guidelines and has operated for ten years without issues with the city or the public communities who are in the surrounding area. While the existing site is visible on the stadium lights, they are painted accordingly to match the light pole. The equipment below the antenna panels are also stored within a concealed FRP raydome and painted to match the light pole. The modification proposed for this facility would not significantly change the appearance of the stadium light, existing as was proposed in our previous approved permit. In addition, both of the light poles are surrounded by natural trees which help conceal and integrate the cell site into the park. As part of The City of San Diego's CUP and NUP requirements, AT&T has also looked for viable alternatives in both design and location to ensure that the facility best supports the community.

This is a main facility providing coverage to the heavily traveled interstate 15 express as well as the neighboring residential communities without overlapping our other sites in the surrounding area. This facility is well placed within the Rancho Bernardo community park, and the existing coverage has been outlined in Exhibit A below.

Alternative Site #1

The first alternative site that AT&T considered is a rooftop mounted facility located at Casa de las Campanas-San Diego, northwest on W Bernardo Dr. This would be a rooftop facility to maintain compliance with San Diego WCF guidelines and this location would keep the facility close to the target area of SD0058. However, this would move the circle of coverage away from the Montelena, Rancho Bernardo, and Bernardino Corporate Center communities that SD0058 is currently providing for. Losing coverage in these commercial and residential areas can result in dropped calls, poor signal, and overall worsened service level. Similarly, if moved too close to the CAL00850 cell site located North by San Dieguito Park, the coverage can be worse as well. If too close, both sites would not be able to adequately provide good coverage for their respective regions. The construction of a new facility would also cause an unnecessary burden on the residents as they will already be benefitting from the coverage from the existing facility. Any new construction puts more strain on the residents within the proposed complex than a modification will. Overall, the existing facility remains the best location when considering these factors.

Alternative Site #2

The second alternative site AT&T considered was placing a faux tree on the course of County Club-Rancho Bernardo. The faux tree would adhere to the WCF concealment guidelines and would be within the same recreation zoning as the existing site location. Unfortunately, moving our site there would also be too close to other cell sites currently active- CAL01631 and CAL00454. Moving to this alternative site would also leave a gap in coverage for the residential areas and the 15 freeway. By having cell sites too close together, the coverage overall can be worse. Not only is this a major new construction, but this will also create more of a visual impact to the community than the existing site due to the tree having to be 70 feet tall whereas the real trees at golf course only site at approximately 38 ft tall. AT&T aims to integrate into existing architecture with the current proposed design and it can do so much easier than moving to this proposed location.

Alternative Site #3

The third alternative site considered was a change in design. A shroud covering both the antennas and the equipment was considered; however, this would need to be 60 inches in diameter to conceal both antennas and equipment. This is vastly larger than the zoning limit of 38 inches. Further, the shroud would also cover almost half of the light pole. This would be over the limit of one third for wireless facilities. The current concealment design of placing equipment under a shroud painted to match the light pole with antennas painted to match the light pole is best suited to meet the needs of the community as well as staying within jurisdiction requirements.

Conclusion

The existing site location provides necessary coverage to critical areas of the Rancho Bernardo community and is properly integrated into the park, adhering the WCF guidelines. Any requirement to move the facility could jeopardize the coverage and the performance of surrounding facilities currently active. Any relocating, redesign and construction of a new facility would cause much more of a burden to the community and the existing parties involved. AT&T always favors modifying existing facilities to avoid new construction projects. AT&T has enjoyed a smooth partnership with The City of San Diego and looks to continue this partnership.

Sincerely,

Taylor Clark,

Joseph Mile

Land Use l

MD7, LLC

(858) 900-9389

tclark@md7.com

Location Map

Existing Facility: "X"

Alternate 1: 1 Alternate 2: 2

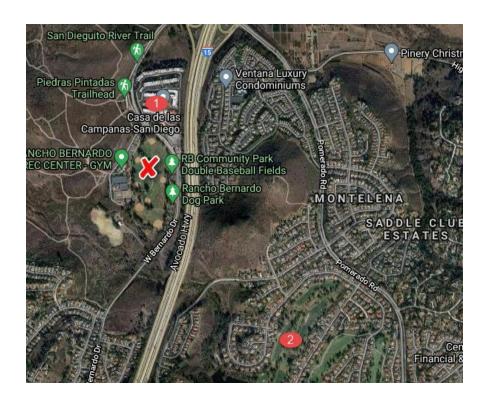


Exhibit A

