



A G E N D A



**CITY OF IMPERIAL BEACH
CITY COUNCIL
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
HOUSING AUTHORITY**

IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY

DECEMBER 14, 2016

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

SPECIAL MEETING - 6:30 P.M.

THE CITY COUNCIL ALSO SITS AS THE CITY OF IMPERIAL BEACH PLANNING COMMISSION, PUBLIC FINANCING AUTHORITY, HOUSING AUTHORITY AND IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office at (619) 628-2347, as far in advance of the meeting as possible.

SPECIAL MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE/COMMUNITY

ANNOUNCEMENTS/REPORTS ON ASSIGNMENTS AND COMMITTEES

COMMUNICATIONS FROM CITY STAFF

PUBLIC COMMENT- *Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1-2.7)-*All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately. Those items removed from the Consent Calendar will be discussed at the end of the Agenda.*

2.1 ROTATION OF MAYOR PRO TEMPORE DUTIES. (0410-13)

Recommendation: Confirm Councilmember Lori Bragg as Mayor Pro Tempore for a one-year period pursuant to City Council Policy 112 effective at the first Council meeting in January.

2.2 LOCAL APPOINTMENTS LIST. (0460-45)

Recommendation: That the City Council approves the Local Appointments List in compliance with California Government Code §54972 and designates the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with California Government Code §54973.

Continued on Next Page

Any writings or documents provided to a majority of the City Council/Planning Commission/Public Financing Authority/Housing Authority/I.B. Redevelopment Agency Successor Agency regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

CONSENT CALENDAR (Continued)

- 2.3 **RESOLUTION NO. 2016-7757 APPROVING THE CALENDAR AND SETTING THE TIME FOR CITY COUNCIL MEETINGS FOR THE YEAR 2017. (0410-05)**
Recommendation: Adopt resolution.
- 2.4 **RESOLUTION NO. 2016-7758 AWARDED A PUBLIC WORKS CONTRACT TO WIT: VEHICLE WASH PIT MODIFICATIONS - CIP F15-101. (0910-30)**
Recommendation: Adopt resolution.
- 2.5 **ANNUAL CITY COUNCIL REPRESENTATION ASSIGNMENTS FOR 2017. (0410-50)**
Recommendation: Review, discuss and approve the Mayor's City Council Representation Assignments List for 2017.
- 2.6 **RESOLUTION NO. 2016-7760 APPROVES PUBLIC WORKS CONTRACT CHANGE ORDER NO. 2 TO WIT: ELM AVENUE (7TH TO SEACOAST DRIVE) PROJECT NO. S13-309 AND APPROPRIATES AN ADDITIONAL \$350,000 TO THE PROJECT BUDGET. (0720-10)**
Recommendation: Adopt resolution.
- 2.7* **NOTIFICATION OF TRAVEL: COUNCILMEMBER WEST IS PLANNING TO ATTEND THE LEAGUE OF CALIFORNIA CITIES NEW MAYORS & COUNCIL MEMBERS ACADEMY ON JANUARY 18-20, 2017. THIS CONFERENCE IS FOR NEWLY ELECTED OFFICIALS AND WILL PROVIDE CRITICAL TRAINING ON IMPORTANT, FUNDAMENTAL TOPICS FOR LOCAL GOVERNMENT. (0410-60)**

* No staff report.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4.1)

- 4.1. **REGULAR COASTAL PERMIT (CP 160036), CONDITIONAL USE PERMIT (CUP 160037), DESIGN REVIEW CASE (DRC 160038), SITE PLAN REVIEW (SPR 160039), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) FOR THE EXPANSION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY AT 600 PALM AVENUE (APN 625-140-21-00). MF 1208. (0600-20 7 0800-50)**
Recommendation: That the City Council adopts Resolution 2016-7759, approving Regular Coastal Permit (CP 160036), Conditional Use Permit (CUP 160037), Design Review Case (DRC 160038), Site Plan Review (SPR 160039), and Categorical Exemption pursuant to CEQA Guidelines 15301 (Existing Facilities) for the expansion of an existing wireless telecommunications facility at 600 Palm Avenue (APN 625-140-21-00).

REPORTS (5)

None.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

ADJOURN REGULAR MEETING

The Imperial Beach City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

FOR YOUR CONVENIENCE, A COPY OF THE AGENDA AND COUNCIL MEETING PACKET MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK AT CITY HALL OR ON OUR WEBSITE AT

www.ImperialBeachCA.gov

/s/
Jacqueline M. Hald, MMC
City Clerk



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: DECEMBER 14, 2016
ORIGINATING DEPT.: CITY CLERK *jmt*
SUBJECT: ROTATION OF MAYOR PRO TEMPORE DUTIES

EXECUTIVE SUMMARY:

Confirm Councilmember Lori Bragg to serve as the next Mayor Pro Tempore pursuant to Council Policy 112.

FISCAL IMPACT:

None associated with this report.

RECOMMENDATION:

Confirm Councilmember Lori Bragg as Mayor Pro Tempore for a one-year period pursuant to City Council Policy 112 effective at the first Council meeting in January.

OPTIONS:

- Confirm Councilmember Lori Bragg as Mayor Pro Tempore for a one-year period pursuant to City Council Policy 112 effective at the first Council meeting in January
- Request additional information and an additional report

BACKGROUND & ANALYSIS:

If the Mayor is absent or unable to act, the Mayor Pro Tempore shall serve until the Mayor returns or is able to act. The Mayor Pro Tempore has all of the powers and duties of the Mayor when absent (Imperial Beach Municipal Code Section 2.10.020).

Imperial Beach Municipal Code 2.10.010 states the City Council shall, at the next meeting after the first meeting in December, choose one of its members as Mayor Pro Tempore. The Mayor Pro Tempore shall serve on a rotating basis and be seated at the first meeting in January pursuant to Council Policy 112.

In accordance with City Council Policy 112, the Mayor Pro Tem Rotation List is established after the 2016 Election as follows:

- (1) Current Councilmember (One who has not served as Mayor Pro Tempore): Lori Bragg.
- (2) Councilmember Elect (One with most votes from previous election): Mark West.
- (3) Councilmember Elect: Bobby Patton.
- (4) Current Councilmember (One who just completed one (1) year as Mayor Pro Tempore): Edward Spriggs.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

Attachments:

1. I.B.M.C. 2.10.010 and 2.10.020
2. City Council Policy No. 112

Imperial Beach Municipal Code

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Title 2. ADMINISTRATION AND PERSONNEL

Chapter 2.10. MAYOR PRO TEMPORE

2.10.010. Selection of Mayor pro tempore—Term.

The City Council shall, at the next meeting after the first meeting in December, choose one of its members as Mayor pro tempore. The Mayor pro tempore shall serve on a rotating basis as provided in City Council policy, or until the expiration of the normal term as set forth in this title. (Ord. 829, 1990)

2.10.020. Duties of Mayor pro tempore.

If the Mayor is absent or unable to act, the Mayor pro tempore shall serve until the Mayor returns or is able to act. The Mayor pro tempore has all of the powers and duties of the Mayor. (Ord. 829, 1990)

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CITY OF IMPERIAL BEACH
COUNCIL POLICY

SUBJECT:	POLICY NUMBER	EFFECTIVE DATE	PAGE
Rotation of Mayor Pro Tempore Duties	112	3/4/92	1 of 1

ADOPTED BY: Resolution 92-4085 **DATED:** March 4, 1992

On March 4, 1992, the City Council resolved to establish the following policy:

1. The mayor pro tempore will be selected, and have the powers and duties, as specified in Section 2.10 of the Imperial Beach Municipal Code.
2. The mayor pro tempore will be seated at the first council meeting in January.
3. The mayor pro tempore shall serve on a rotating basis so that each councilmember serves one (1) year as mayor pro tempore during his/her four (4) year term.
4. The councilmember chosen to be mayor pro tempore each year will be the councilmember on the top of the rotation list, which will be established and maintained as follows:
 - a. After each election, the rotation list will be established as follows (in line to serve as mayor pro tempore from top to bottom):
 - (1) Current councilmember (One who has not served as mayor pro tempore).
 - (2) Councilmember Elect (One with most votes from previous election).
 - (3) Councilmember Elect.
 - (4) Current councilmember (One who just completed one (1) year as mayor pro tempore).
 - b. After a councilmember serves one (1) year as mayor pro tempore, he/she will go to the bottom of the list and the others will move up one (1) spot.
 - c. Newly elected/re-elected councilmembers will be placed on the list, after the current councilmember who has not served as mayor pro tempore, in order of votes received.



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: DECEMBER 14, 2016
ORIGINATING DEPT.: CITY CLERK *JMH*
SUBJECT: LOCAL APPOINTMENTS LIST

EXECUTIVE SUMMARY:

On or before December 31 of each year, the legislative body shall approve the Local Appointments List in compliance with California Government Code §54972 and designate the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with California Government §54973.

FISCAL IMPACT:

None.

RECOMMENDATION:

That the City Council approves the Local Appointments List in compliance with California Government Code §54972 and designates the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with California Government Code §54973.

OPTIONS:

- Approve the Local Appointments List and designate the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with state law.
- Do not approve the Local Appointments List and possibly be in non-compliance of state law.

BACKGROUND & ANALYSIS:

The Legislature established 54970 et seq. of the Government Code, also known as "The Maddy Act," for the purpose of increasing public awareness of appointments to be made by any local government and providing local appointive powers access to a talent resource otherwise untapped.

California Government Code §54972 requires that on or before December 31 of each year, the legislative body shall prepare a Local Appointments List of all regular and ongoing boards, commissions and committees which are appointed by the legislative body of the local agency. The list shall contain the following information:

- (a) A list of all appointive terms which will expire during the next calendar year, with the name of the incumbent appointee, the date of appointment, the date the term expires, and the necessary qualifications for the position.
- (b) A list of all boards, commissions, and committees whose members serve at the pleasure of the legislative body, and the necessary qualifications for each position.

There are no vacancies scheduled to occur in 2017. However, any vacancies that would occur would be unscheduled and notices would be posted as the vacancies occur.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

Attachments:

1. Local Appointments List



CITY OF IMPERIAL BEACH LOCAL APPOINTMENTS LIST

Pursuant to Government Code Section 54972, a Local Appointments List shall be prepared including regular and ongoing commissions whose members serve at the pleasure of the Imperial Beach City Council. Following is a list of local appointive offices containing the incumbent appointees; dates of appointment; dates terms expire.

Note: There are no term expirations for 2017

DESIGN REVIEW BOARD COMMITTEE

Qualifications: All members of commissions, boards and committees of the city shall be residents of the city (IBMC Section 2.18.040).

Purpose: All members of the Design Review Board shall investigate, review and evaluate the design, layout and other features of proposed developments and take action, as appropriate, in accordance with the intent and purposes set forth in Chapter 19.83, Design Review (IBMC Section 2.31.030A).

NAME	TITLE	DATE APPOINTED	TERM EXPIRATION
Shirley Nakawatase	Chair	11/21/2012	12/31/2016
Dante Pamintuan	Vice Chair	08/19/2015	12/31/2018
Janet Bowman	Member	11/21/2012	12/31/2016
Peter Smith	Member	08/19/2015	12/31/2016
Ilia Voronchihin	Member	08/19/2015	12/31/2018

TIDELANDS ADVISORY COMMITTEE

Qualifications: All members of commissions, boards and committees of the city shall be residents of the city (IBMC Section 2.18.040).

Purpose: It shall be the duty of the committee to review all matters involving coastal and tidelands issues referred to the committee by resolution of the City Council or by the City Manager or his designee. The City Council may delegate particular issues or a general workplan for review and make recommendations within the time limits set out in the referring resolution by the City Council (IBMC Section 2.24.050).

NAME	TITLE	DATE APPOINTED	TERM EXPIRATION
Veronica Archer	Member	06/19/2013	12/31/16
Mary S. Doyle	Vice Chair	08/19/2015	12/31/18
Joseph James Ellis	Member	06/19/2013	12/31/16
Joshua Hill	Member	08/19/2015	12/31/18
Bruce Robertson	Member	08/19/2015	12/31/18

PARKS AND RECREATION COMMITTEE

Qualifications: The Parks and Recreation Committee shall consist of five (5) members appointed in accordance with Chapter 2.18 of the Imperial Beach Municipal Code. Although there is no specific selection criteria the Mayor will consider the following in the identification of potential members for consideration:

A cross section of the community should be represented including youth and senior populations, active and passive recreation enthusiasts, and individuals familiar with recreation programming and community resources.
(IBMC 2.32.020)

Purpose: The Parks and Recreation Committee shall meet at least on a quarterly basis and will act in a purely advisory capacity to the City Council. The stated and primary function of the Committee is to expand and enhance the recreational opportunities for the residents of Imperial Beach. In order to accomplish the identified task, the Chair of the Committee will provide, on at least a quarterly basis or as directed by the City Council, suggestions and recommendations to the City Council in relation to the following:

1. A review of the sports and recreational programs in Imperial Beach in an effort to encourage increased participation levels, high quality volunteers, relevant and effective programming, efficient use of municipal resources and other issues related to the sports and recreational programs.
2. A review of the condition and maintenance of municipal sports and recreational facilities and recommendations for capital improvements, new or additional facilities, and proper maintenance of existing facilities.
3. The efforts to seek funding through federal, state and local grants, sports and recreation foundations, community contributions, charitable donations, and endowment funding opportunities.
4. Opportunities to expand the parks and recreation opportunities in Imperial Beach and surrounding areas. The efforts to seek partnerships and collaboration with organizations that provide amenities that Imperial Beach cannot efficiently or realistically provide to its residents.
5. The efforts to take a holistic approach to parks and recreation that encourage activities for all ages and income levels, physical abilities, and interests.
6. Strategies to expand beyond typical sports activities to include non-traditional sports, non-sporting activities and all forms of recreation and relaxation.
7. The efforts to seek and provide a positive alternative for the use of spare time. Efforts to recognize that an effective parks and recreation program is a necessity for a healthy community, not simply a luxury. (Parks and Recreation Bylaws)

NAME	TITLE	DATE APPOINTED	TERM EXPIRATION
Tim O'Neal	Chair	10/01/2014	12/31/2016
Lori Joan Stucki	Vice Chair	10/01/2014	12/31/2016
Robin Klosinski	Member	10/01/2014	12/31/2016
Ken Blinsman	Member	10/01/2014	12/31/2019
VACANT	Member	-----	-----
Marcy Aguilar	1 st Alternate	10/01/2014	12/31/2019
Peter Salisbury	2 nd Alternate	10/01/2014	12/31/2019
Molly Goforth	3 rd Alternate	10/01/2014	12/31/2019

To be considered and approved by City Council on December 14, 2016



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: DECEMBER 14, 2016
ORIGINATING DEPT.: CITY CLERK *gmt*
SUBJECT: RESOLUTION NO. 2016-7757 APPROVING THE CALENDAR
AND SETTING THE TIME FOR CITY COUNCIL MEETINGS FOR
THE YEAR 2017

EXECUTIVE SUMMARY:

Adoption of Resolution No. 2016-7757 approves the calendar and sets the time for regular City Council meetings for the year 2017.

FISCAL IMPACT:

None associated with this report.

RECOMMENDATION:

That the City Council adopts Resolution No. 2016-7757 approving the calendar and setting the time for regular City Council meetings for the year 2017.

OPTIONS:

- Adopt Resolution No. 2016-7757 approving the calendar and setting the start time for regular City Council meetings for 6:00 p.m. for the year 2017
- Do not adopt Resolution No. 2016-7757, request additional information, and an additional report

BACKGROUND:

According to Imperial Beach Municipal Code §2.12.040.A, unless otherwise specified by resolution, the City Council must hold regular meetings on the first and third Wednesdays of each month at an hour to be set by resolution. Additionally, the City Council has historically adopted the meeting calendar for the upcoming year after review of potential meeting schedule conflicts.

ANALYSIS:

Upon review of the holiday schedule and conference schedules for 2017, staff recommends cancellation of the July 5, 2017 City Council meeting. Additionally, in accordance with City Council Policy 102, a meeting will not be scheduled on the third Wednesday of December unless required for urgent City business. Therefore, staff recommends cancellation of the December 20, 2016 City Council meeting.

Staff further recommends cancellation of the January 3, 2018 City Council meeting due to the holiday closure in December 2017.

Note: The January 4, 2016 City Council meeting was cancelled by previous City Council action on December 2, 2015.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

Attachments:

1. Resolution No. 2016-7757
2. 2017 City Council Meeting Calendar

RESOLUTION NO. 2016-7757

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING THE CALENDAR AND SETTING THE TIME FOR CITY COUNCIL MEETINGS FOR THE YEAR 2017

WHEREAS, Section 2.12.040.A of the Imperial Beach Municipal Code states that unless otherwise adopted by resolution, the City Council must hold regular meetings on the first and third Wednesdays of each month at an hour to be set by resolution; and

WHEREAS, the City Council has historically reviewed potential meeting schedule conflicts prior to adopting the upcoming City Council meeting calendar;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. That regular City Council meetings shall begin at 6:00 p.m.;
2. That the following meetings are cancelled: July 5, 2017, December 20, 2017 and January 3, 2018 and
3. That the 2017 City Council meeting calendar, attached hereto as Exhibit A, is hereby approved.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 14th day of December 2016, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

2017

City of Imperial Beach Council Meeting Calendar

2017

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
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26	27	28				

March						
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April						
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30						

May						
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
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25	26	27	28	29	30	

July						
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23	24	25	26	27	28	29
30	31					

August						
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September						
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October						
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29	30	31				

November						
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19	20	21	22	23	24	25
26	27	28	29	30		

December						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

-  Council Meetings 6:00 PM
-  Friday Closures
-  City Holiday / City Hall Closed



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: DECEMBER 14, 2016

ORIGINATING DEPT.: PUBLIC WORKS *AH*

SUBJECT: RESOLUTION NO. 2016-7758 AWARDING A PUBLIC WORKS CONTRACT TO WIT: VEHICLE WASH PIT MODIFICATIONS - CIP F15-101

EXECUTIVE SUMMARY:

Adoption of Resolution No. 2016-7758 will award the contract for the construction of the Vehicle Wash Pit at the Public Works Facility – 495 10th Street – to Ace Excavating & Environmental Services, Inc. at a cost of \$97,150. Resolution No. 2015-7592 and Resolution No. 2016-7744 appropriated \$130,000 from the General Fund Public Works Reserve Account to the Vehicle Wash Pit Construction, CIP No. F15-101. The Fiscal Year 2015-2016 CIP budget authorized the construction of an additional vehicle wash pit, separate from the pit used by the Waste Water Division, due to public health and safety concerns as determined by CALOSHA.

FISCAL ANALYSIS: *Vehicle Wash Pit costs*

• Design	\$ 13,000
• Construction administration / inspection	\$ 17,000
• Construction	\$ 97,150
<i>Estimated Project Cost</i>	<i>\$127,150</i>

Funds appropriated \$130,000

(Cost/effect to budget) – Funds appropriated via Resolutions No. 2015-7592 and 2016-7744 are estimated to be sufficient for this project.

RECOMMENDATION:

Adopt Resolution No. 2016-7758 awarding the contract for the Vehicle Wash Pit Construction Project (CIP No. F15-101) to Ace Excavating & Environmental Services, Inc. at a bid price of \$97,150.

OPTIONS:

- Adopt Resolution No. 2016-7758 awarding the contract for the Vehicle Wash Pit Modifications – CIP F15-101;
- Reject Resolution No. 2016-7758 and not award the contract to Ace Excavating & Environmental Services, Inc.; or
- Request additional information and an additional report.

BACKGROUND/ANALYSIS:

The Public Works facility was originally constructed with a single all-purpose vehicle wash pit. Public health and safety regulations have changed over the years such that it is necessary to separate the waste water users from other users. Also the current use of the existing facility is expanded from the original intended purpose. The current system was designed and constructed in the early 1970's. The installation of this second wash pit at the Public Works facility is appropriate and necessary for the health and safety of City employees.

The project design and specifications for the Vehicle Wash Pit Modifications – CIP F15-101 project was completed in October 2016 and advertised for bids November 3, 2016. A public bid opening was scheduled for Thursday, December 1, 2016 @ 2:00 p.m. Bids were opened as scheduled. The following were the bid results:

1. Ace Excavating & Environmental Services, Inc.	\$ 97,150
2. New Century Construction, Inc.	\$ 97,955
3. GEM Industrial Electric, Inc.	\$116,920
4. Blue Pacific Engineering & Construction	\$116,980
5. A.B. Hashimi, Inc.	\$129,998
6. Miramar General Engineering	\$133,134
7. Fordyce Construction	\$143,658
8. Jeannette Company, Inc.	\$204,273

Engineer's Estimate was \$100,000.

ENVIRONMENTAL DETERMINATION:

Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303(d): New Construction or Conversion of Small Structures.

Attachments:

1. Resolution No. 2016-7758

RESOLUTION NO. 2016-7758

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDING A PUBLIC WORKS CONTRACT TO WIT: VEHICLE WASH PIT MODIFICATIONS - CIP F15-101

WHEREAS, the Fiscal Year 2015-2016 CIP budget authorized the construction of an additional vehicle wash pit, separate from the pit used by the Waste Water Division, due to public health and safety concerns as determined by CALOSHA; and

WHEREAS, Resolution No. 2015-7592 and Resolution No. 2016-7744 appropriated \$130,000 from the General Fund Public Works Reserve Account to the Vehicle Wash Pit Construction, CIP No. F15-101; and

WHEREAS, the project design and specifications for the Vehicle Wash Pit Modifications – CIP F15-101 project was completed in October 2016 and advertised for bids November 3, 2016; and

WHEREAS, a public bid opening was scheduled for Thursday, December 1, 2016 @ 2:00 p.m.; and

WHEREAS, bids were opened as scheduled with Ace Excavating & Environmental Services, Inc. with the lowest qualified bid at \$97,150; and

WHEREAS, the Engineer's Estimate was \$100,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. This legislative body hereby rejects all proposals for bids except that identified as the lowest responsive, responsible and qualified bid. The bid of the lowest, responsive qualified bidder will be on file with the transcript of these proceedings and open for public inspection in the City Clerk Department on file as Contract No. _____.
3. The City Manager is authorized to enter into an agreement with the lowest, responsive, responsible and qualified bidder, Ace Excavating & Environmental Services, Inc. for a total cost of \$97,150.
4. The Contractor shall not commence construction or order equipment until a Notice to Proceed has been received.
5. The works of improvement shall be constructed in the manner and form and in compliance with the requirements as set forth in the plans and specifications for the project.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 14th day of December 2016, by the following vote:

**AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:**

SERGE DEDINA, MAYOR

ATTEST:

**JACQUELINE M. HALD, MMC
CITY CLERK**



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: DECEMBER 14, 2016
ORIGINATING DEPT.: CITY CLERK *jmH*
SUBJECT: ANNUAL CITY COUNCIL REPRESENTATION ASSIGNMENTS FOR 2017

EXECUTIVE SUMMARY:

Prior to the start of a new calendar year, the Mayor establishes assignments for individual Councilmembers to represent the City on various intergovernmental and other outside organizations.

FISCAL IMPACT:

None.

RECOMMENDATION:

Review, discuss and approve the Mayor's City Council Representation Assignments List for 2017.

OPTIONS:

- Review, discuss and approve the Mayor's City Council Representation Assignments List for 2017.
- Request additional information and an additional report

BACKGROUND/ ANALYSIS:

With the new calendar year approaching, the Mayor needs to establish assignments for individual Councilmembers to represent the City on various intergovernmental and other outside organizations. Pursuant to Section 2.08.030.D, the Mayor shall have the power and duty "to represent the City in all regional public agencies which require an elected City Official, unless otherwise determined by the City Council." Mayor Dedina, in consultation with Mayor Pro Tem Spriggs, recommends the representation assignments as shown in attachment 1 to this staff report.

Approval of the 2017 City Council Representation Assignments List before January 2017 will allow the intergovernmental and outside organizations to prepare for their first meetings of the year.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

Attachments:

1. 2017 City of Imperial Beach City Council Representation Assignments - DRAFT

**2017 CITY OF IMPERIAL BEACH
CITY COUNCIL REPRESENTATION ASSIGNMENTS**

Attachment 1

<p>SOUTH BAY MAYORS AND CITY MANAGERS COMMITTEE: National City, Chula Vista, Coronado, and San Diego meet to discuss mutual concerns relating to South Bay.</p> <p>Primary - Mayor Dedina 1st Alternate – Mayor Pro Tem Bragg</p>	<p>Contact: Yolie Garcia, Executive Secretary for the City Manager's Office City of Chula Vista 276 Fourth Avenue Chula Vista, CA 91910 (619) 691-5031 ygarcia@chulavistaca.gov</p> <p>Location: Location rotates between the four cities.</p> <p>Meetings: Usually 4th Monday of each month by the host city at 12:00 p.m.</p>
<p>SD DIVISION, LEAGUE OF CALIFORNIA CITIES: A coalition of California cities meeting on issues of statewide concern.</p> <p>Primary – Councilmember Spriggs 1st Alternate – Mayor Dedina</p>	<p>Contact: City of Carlsbad Barbara Engleson, City Clerk (760) 434-2808 clerk@carlsbadca.gov</p> <p>Location: Four Points Sheraton 8110 Aero Drive San Diego, CA 92123</p> <p>Meetings: 2nd Monday of each month - 11:30 a.m.-1:00 p.m.</p>
<p>SD DIVISION, LEAGUE OF CALIFORNIA CITIES – LEGISLATIVE SUB-COMMITTEE: A coalition of San Diego County cities that reviews and provides direction to the San Diego Division membership on bills pending before the Legislature.</p> <p>Primary – Councilmember Spriggs 1st Alternate – Councilmember West</p>	<p>Contact: Catherine Hill, Regional Public Affairs Manager San Diego Imperial Division League of California Cities PO Box 82081 San Diego, CA 92138-2081 (619) 295-8282 chill@cacities.org</p> <p>Location: Four Points Sheraton 8110 Aero Drive San Diego, CA 92123</p> <p>Meetings: Not meeting regularly but on call of the Division President periodically.</p>
<p>LEAGUE OF CALIFORNIA CITIES - COASTAL CITIES INTEREST GROUP A coalition of California cities meeting on statewide coastal issues.</p> <p>Primary – Councilmember Spriggs 1st Alternate – Mayor Dedina</p>	<p>Contact: Sara Rounds, Associate Regional Public Affairs Manager League of California Cities 1400 K Street, 4th Floor Sacramento, CA 95814 srounds@cacities.org (916) 658-8243</p> <p>Location: TBD - Conference calls; Periodic in person meetings at conferences.</p> <p>Meetings: TBD</p>
<p>METROPOLITAN TRANSIT SYSTEMS BOARD: Public transportation issues.</p> <p>Primary – Mayor Pro Tem Bragg 1st Alternate – Councilmember Spriggs</p>	<p>Contact: Julia Tuer, Executive Assistant to CEO Paul Jablonski and Clerk of the Board (619) 557-4515 julia.tuer@sdrmts.com</p> <p>Location: 1255 Imperial Ave., Ste. 1000 San Diego, CA 92101-7490 (619) 231-1466</p> <p>FAX: (619) 234-3407</p> <p>Meetings: 2nd Thursday of each month at 9:00 a.m. except for March which will be the 3rd Thursday. The Board of Directors meetings occur on either the 2nd or 3rd Thursday of each month at 9:00 a.m. \$150/meeting</p>
<p>SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) BOARD: The regional council of governments, which fosters cooperation on solving regional issues, such as transportation.</p> <p>Primary – Mayor Dedina 1st Alternate – Councilmember Spriggs 2nd Alternate – Councilmember Patton</p>	<p>Contact: Tessa Lero, Clerk of the Board (619) 699-1991 tessa.lero@sandag.org</p> <p>Location: 401 B Street, Ste. 800 San Diego, CA 92101 (619) 699-1995</p> <p>FAX: (619) 699-1995</p> <p>Meetings: Executive Committee: 2nd Friday of each month at 9:00 a.m. Board Policy/Business: 2nd Friday of each month at 10:00 a.m. Board Business: 4th Friday of each month at 9:00 a.m.</p> <p>\$150 Board meeting/\$100 Regional Transportation Commission – held simultaneously with the SANDAG Board. \$100 Policy Advisory Committee (Appointments made by each sub-region)</p>

**2017 CITY OF IMPERIAL BEACH
CITY COUNCIL REPRESENTATION ASSIGNMENTS**

<p>SANDAG – SHORELINE PRESERVATION WORKING GROUP: To advise SANDAG on issues related to the adopted Shoreline Preservation Strategy and opportunities for beach replenishment.</p> <p>Primary – Mayor Dedina 1st Alternate – Councilmember Spriggs</p>	<p>Contact: Keith Greer, Senior Regional Planner (619) 699-7390 keith.greer@sandag.org</p> <p>Location: 401 B Street, Ste. 800 San Diego, CA 92101</p> <p>FAX: (619) 699-1905</p> <p>Meetings: Generally meets quarterly at 11:30 a.m. on the first Thursday of the month.</p>
<p>SANDAG – BAYSHORE BIKEWAY WORKING GROUP: Purpose is to promote improvements to the 26-mile bikeway around San Diego Bay.</p> <p>Primary – Councilmember Patton Alternate – Councilmember West</p>	<p>Contact: Stephan Vance, SANDAG (619) 699-1924 stephan.vance@sandag.org</p> <p>Location: 401 B Street, Ste. 800 San Diego, CA 92101</p> <p>Meetings: TBD – Meets on an as needed basis</p>
<p>CHAMBER OF COMMERCE LIAISON:</p> <p>Primary – Mayor Pro Tem Bragg 1st Alternate – Mayor Dedina</p>	<p>Contact: Candy Unger, Executive Assistant (619) 424-3151</p> <p>Location: Pier South Hotel 800 Seacoast Drive</p> <p>Meetings: 2nd Wednesday of each month BID at 3:00 p.m. Chamber at 5:00 p.m.</p>
<p>METRO WASTEWATER COMMISSION/JPA: Oversees the sewage system for the San Diego area and makes decisions regarding financial expenditures relating to the sewage system.</p> <p>Primary – Councilmember Spriggs Alternate – Councilmember West</p>	<p>Contact: Lori Anne Peoples, Secretary to Metro JPA City of Chula Vista (619) 548-2934 (cell) LPeoples@ci.chula-vista.ca.us</p> <p>Location: 9192 Topaz Way, MOC II Auditorium San Diego, CA 92123</p> <p>Meetings: 1st Thursday of each month 12:00 p.m. - 1:30 p.m. (\$150/meeting)</p>
<p>JOB CORPS LIAISON: Community Relations Council</p> <p>Primary – Mayor Pro Tem Bragg Alternate – Councilmember West</p>	<p>Contact: Brian Fischbach, Center Director (619) 429-8500</p> <p>Location: 1325 Iris Ave., Building 60 Imperial Beach, CA 91932</p> <p>Meetings: Once every quarter (notified in advance) at 11:30 a.m.</p>
<p>SOUTH COUNTY ECONOMIC DEVELOPMENT COUNCIL (SCEDC): To encourage private investment in the South San Diego County region as well as to promote the cultural, educational, social, and geographic opportunities of the area.</p> <p>Primary – Councilmember Patton 1st Alternate – Mayor Dedina</p>	<p>Contact: Cindy Gomper Graves, President & CEO (619) 424-5143 cindy@southcountyledc.com South County Economic Development Council 1111 Bay Blvd., Ste. E Chula Vista, CA 91911</p> <p>Location: South County Regional Education Center 800 National City Blvd., National City</p> <p>Meetings: 1st Tuesday of each month Networking - 7:30 a.m., Meeting – 8:00 a.m.</p>

Commercial Zoning Ad Hoc Sub-Committee
(approved by City Council on 12/9/15)
Councilmember Spriggs
Councilmember Patton

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STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
 FROM: ANDY HALL, CITY MANAGER *AH*
 MEETING DATE: DECEMBER 14, 2016
 ORIGINATING DEPT.: PUBLIC WORKS *Hall*
 SUBJECT: RESOLUTION NO. 2016-7760 APPROVES PUBLIC WORKS CONTRACT CHANGE ORDER NO. 2 TO WIT: ELM AVENUE (7TH TO SEACOAST DRIVE) PROJECT NO. S13-309 AND APPROPRIATES AN ADDITIONAL \$350,000 TO THE PROJECT BUDGET

EXECUTIVE SUMMARY:

On May 18, 2016, City Council adopted Resolution No. 2016-7712 awarding a contract for construction of the Elm Avenue (7th to Seacoast) Capital Improvement Program (CIP) project to Palm Engineering Construction Company, Inc. at \$1,693,030.41. The attached resolution 2016-7760 approves Change Order No. 2 and appropriates \$350,000 for additional work performed by the contractor not identified in the original project scope of work.

FISCAL ANALYSIS:

Current Appropriated Revenue:

ATP Grant	\$ 709,000
TransNet funds City match	\$ 750,000
Sewer funds	\$ 350,000
Gas Tax FY 13/14	\$ 40,000
General Fund – Public Works fund	<u>\$ 350,000</u>
TOTAL REVENUE	\$2,199,000

Current Expenditures / Encumbrances:

Contract Street work	\$1,439,000
Contract Sewer work	\$ 350,000
Engineering Fee	\$ 400,000
Soils Testing Geocon	<u>\$ 10,000</u>
PROJECT BUDGET	\$2,199,000

Change Order

No. 1 & No. 2 (estimate) (Sewer \$150,000 & TRANSNET-RTIP \$200,000)	\$ 350,000
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Total CIP S13-309 budget (with Change Orders approved) \$2,549,000

If approved, resolution No. 2016-7760 will increase the project budget to \$2,549,000. There are sufficient Sewer Enterprise Reserve CIP funds and TRANSNET-RTIP to cover the additional costs for this project. Below bullets show the estimated unobligated funds

for each account before the Elm Avenue change orders are considered.

- **FY2017 year-end estimate TRANSNET - RTIP: \$329,158 (account number: 202-5016-531-2006)**
- **FY2017 year-end estimate Sewer Enterprise Undesignated Reserve: \$883,709 (account number 601-5060-536-2006)**

RECOMMENDATION:

Adopt Resolution No. 2016-7760 approving Change Order No. 2 for the Elm Avenue 7th to Seacoast Drive project to Palm Engineering Construction Company, Inc. at an estimated change order # 1 and # 2 amount of \$350,000 and appropriating an additional \$150,000 Sewer Enterprise funds and \$200,000 TRANSNET-RTIP to Project No. S13-309.

Note – Change Order No. 1 was previously approved by the City Manager as authorized by IBMC 3.04.220 - Change order procedures for contracts covering public works construction projects.

OPTIONS:

- Adopt Resolution No. 2016-7760 approving Change Order No. 2 for the Elm Avenue 7th to Seacoast Drive project at an estimated Change Order cost of \$350,000 and appropriating an additional \$150,000 Sewer Enterprise funds and \$200,000 TRANSNET-RTIP to Project No. S13-309;
- Reject Resolution No. 2016-7760 and not approve the change orders to the contract with Palm Engineering Construction Company; or
- Request additional information and an additional report.

BACKGROUND/ANALYSIS:

Elm Avenue (7th to Seacoast Drive) Improvement project was awarded for construction to Palm Engineering Construction Company, Inc. in May 2016. Project construction commenced in late June 2016. Project duration was 180 calendar days. During the course of the construction work a number of challenges have occurred. The SDG&E relocations were delayed which caused some of the storm drain construction to be piece-mealed. It was discovered that three Mar Vista High School (MVHS) sewer laterals and a MVHS storm drain lateral and a sewer main line were in conflict with other existing or new utilities causing new drawings and new work in order to accomplish the street improvements. Other unknown facilities were discovered on the MVHS property including a storm drain that was discovered when a fire hydrant was hit by a private driver and caused damage. Traffic control measures were modified a couple times to better accommodate student drop-off and pedestrian traffic adjacent to the school. Additional grinding was needed to better transition existing pavement to the new gutter lip and additional damaged road conditions required more extensive repairs. Although the new work is mostly complete, there is still some work to complete. Since the project still has work to accomplish it is estimated that the additional work may cost up to an additional \$350,000 for a new total project cost of \$2,549,000.

The additional appropriated funds are required at this time in order to keep the project progressing and to complete as close to the projected completion date as possible.

ENVIRONMENTAL DETERMINATION:

Project is exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replace or Reconstruction of Existing Utility Systems and Facilities.

Attachments:

1. Resolution No. 2016-7760

RESOLUTION NO. 2016-7760

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING PUBLIC WORKS CONTRACT CHANGE ORDER NO. 2 TO WIT: ELM AVENUE (7TH TO SEACOAST DRIVE) PROJECT NO. S13-309 AND APPROPRIATING AN ADDITIONAL \$350,000 TO THE PROJECT BUDGET

WHEREAS, on May 18, 2016, City Council adopted Resolution No. 2016-7712 awarding a contract for construction of the Elm Avenue (7th to Seacoast) Capital Improvement Program (CIP) project to Palm Engineering Construction Company, Inc.; and

WHEREAS, project construction commenced in late June 2016; and

WHEREAS, project duration was 180 calendar days and work is still underway; and

WHEREAS, during the course of the construction a number of challenges occurred which incurred additional costs due to new work not included in the plans and specifications; and

WHEREAS, the additional work may cost up to an additional \$350,000; and

WHEREAS, the new and additional work is included in Change Order No. 1 and No. 2 at an estimated cost of \$350,000; and

WHEREAS, the sewer related additional costs are estimated at \$150,000; and

WHEREAS, there is sufficient Sewer Enterprise Reserve funds available to cover the additional \$150,000; and

WHEREAS, the street related additional costs are estimated at \$200,000; and

WHEREAS, there is sufficient TRANSNET - RTIP funds available to cover the additional \$200,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. This legislative body approves change order no. 2.
3. This legislative body appropriates an additional \$150,000 from the Sewer Enterprise Reserve Fund to CIP No. S13-309.
4. This legislative body appropriates an additional \$200,000 from the TRANSNET – RTIP funds to CIP No. S13-309.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 14th day of December 2016, by the following vote:

**AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:**

SERGE DEDINA, MAYOR

ATTEST:

**JACQUELINE M. HALD, MMC
CITY CLERK**

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**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: DECEMBER 14, 2016

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT *SD*

SUBJECT: PUBLIC HEARING: REGULAR COASTAL PERMIT (CP 160036), CONDITIONAL USE PERMIT (CUP 160037), DESIGN REVIEW CASE (DRC 160038), SITE PLAN REVIEW (SPR 160039), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) FOR THE EXPANSION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY AT 600 PALM AVENUE (APN 625-140-21-00). MF 1208.

EXECUTIVE SUMMARY:

Staff is recommending that the City Council conduct a public hearing to review and consider approval of a project proposing expand an existing façade-mounted wireless telecommunications facility at 600 Palm Avenue, which is located in the C/MU-1 (General Commercial & Mixed-Use) Zone.

FISCAL ANALYSIS:

The Applicant has deposited \$8,500.00 to fund processing of the application.

RECOMMENDATION:

That the City Council adopt Resolution 2016-7759, approving Regular Coastal Permit (CP 160036), Conditional Use Permit (CUP 160037), Design Review Case (DRC 160038), Site Plan Review (SPR 160039), and Categorical Exemption pursuant to CEQA Guidelines 15301 (Existing Facilities) for the expansion of an existing wireless telecommunications facility at 600 Palm Avenue (APN 625-140-21-00).

RATIONALE:

The project should benefit the City of Imperial Beach by providing improved telecommunications coverage in an area that currently provides inadequate services and complies with land use and zoning regulations for the C/MU-1 Zone, General Plan, and Local Coastal Plan. In addition, the proposed telecommunications facility is designed to conceal all antennas and equipment and the Design Review Board recommended approval of the project's design with a vote of 4-0 (one member absent).

OPTIONS

In addition to receiving this report and adopting staff's recommendation, the City Council can:

- Disapprove the project and deny the requested permits by making specific findings for denial; or
- Continue the Public Hearing to a specific future meeting to allow staff to provide additional information upon which a decision can be rendered.

BACKGROUND/ANALYSIS:

The application, originally submitted to the City on May 25, 2016, proposes a Regular Coastal Permit (CP 160036), Conditional Use Permit (CUP 160037), Design Review Case (DRC 160038), and Site Plan Review (SPR 160039) for the expansion of an existing wireless telecommunications facility at 600 Palm Avenue (APN 625-140-21-00), which is located in the C/MU-1 (General Commercial & Mixed-Use) Zone.

The original approval for the wireless facility was provided in 1995 (application DRC 95-11) and included the construction of six antennas mounted in pairs in three locations, which were required to be painted to match the exterior stucco finish to reduce visual impacts. The proposed expansion would locate one new antenna in each of the three locations (three new antennas in total) and remote radio units (RRUs) that would locate on existing roof-mounted steel frames.

The design of the telecommunications facility was examined. The project does not propose to increase the height or expand any portion of



the existing building or base station equipment. The base station equipment is currently screened with a chain link fence, which would be replaced with a new wood fence for greater visual appeal. The new façade-mounted antennas with associated screening are the primary potential visual impacts for the project.

Two options are available for the concealment of the antennas: 1) locating antennas within mounting skirts, similar to what is currently provided, although with better fitting mounts; or 2) enclosing the antennas within Fiberglass Reinforced Plastic (FRP) boxes. Both the skirts and FRP boxes would be textured and colored to match the building. Locating antennas within skirts provides concealment with a more compact appearance; however, the face of the antenna would be exposed and cannot be textured. Locating antennas within FRP boxes fully encloses the antennas in textured and painted boxes; however, the boxes are more bulky in appearance.

The project was presented to the Design Review Board (DRB) on November 17, 2016. The DRB reviewed the screening options and recommended approval of the project with skirt screening for the Alpha sector (north elevation) and FRP boxes for the Beta sector (east elevation) and Gamma sector (west elevation) with a vote of 4-0 (one member absent). The plans attached to this staff report reflect the recommendations of the DRB (see Attachment 2 photosimulations and plans; see Attachment 3 for Draft DRB Minutes). Comparative designs of the FRP boxes and skirts for all sectors can be seen in Attachment 4 - Comparative Screening Designs.

Imperial Beach Municipal Code (IBMC) Section 19.90.070.E states that the visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials and other site characteristics. In addition, IBMC Section 19.90.070.G states that facade-mounted antennas must be integrated architecturally into the style and character of the structure to which they are attached; they must be painted and textured to match the existing structure, and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit.

The proposed facility would provide three new antennas less than eighteen inches from the face of the building that would be concealed within mounting skirts or behind FRP boxes in areas with existing antennas that are already mounted within antenna skirts. The screening would be designed to match the texture and colors of the existing building. The location of the wireless facility site is constrained by the layout of the existing antennas and equipment. As such, there are limited opportunities for expansion beyond additional the antennas and equipment proposed by the project. Substantial modifications and alteration to the building may be requested for full concealment of the facility; however, such alterations may provide a greater visual impact than screening each antenna individually as shown in the plans presented in this report.

General Plan Consistency:

The proposed development is subject to IBMC Chapter 19.90, "Wireless Communications Facilities," Ordinance 2002-983 and Ordinance 2003-997. The purpose of the chapter is to establish standards for the siting, development and maintenance of wireless communications facilities and antenna throughout the city. The chapter is intended to protect and promote the public health, safety and welfare, as well as the aesthetic quality of the city as set forth in the

goals, objectives and policies of the General Plan. In addition, the project is located in the C/MU-1 (General Commercial & Mixed-Use) Zone. The purpose of the C/MU-1 Zone is to provide areas for mixed-use development, multiple-family dwellings, and for businesses to meet the local demand for commercial goods and services. The proposed development meets the intent of the C/MU-1 Zone because it provides wireless communication services for the community and meets the Development and Design Standards for wireless facilities as outlined in IBMC Chapter 19.90.

C/MU-1 STANDARDS	PROVIDED/PROPOSED
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site (Section 19.90.070).	The facility would not remove existing parking spaces.
Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet (Section 19.90.070).	The project would not encroach within any setbacks of the C/MU-1 Zone.
Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit (Section 19.90.70).	The facility would provide façade mounted antennas that would match the height of the existing building and existing antennas. The proposed facility would not increase the height of the existing building.
A service provider with a wireless communications facility in the city must obtain a city business license (Section 19.90.070).	Obtaining a business license would be a condition of approval for the project.
The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics (Section 19.90.070).	The proposed facility would provide three antennas that would be concealed within skirts or behind FRP boxes in areas with existing antennas. The screening would be designed to match the texture and colors of the existing building.
The colors and materials of wireless communications facilities must blend into their backgrounds (Section 19.90.070).	The proposed facility would be concealed and the screened walls to match the existing building.
Facade-mounted antennae must be integrated architecturally into the style/character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit (Section 19.90.070).	The proposed facility would provide three antennas that would be concealed within skirts or behind FRP boxes in areas with existing antennas. The screening would be designed to match the texture and colors of the existing building.

Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building (Section 19.90.070).	No roof-mounted antennas are proposed.
Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility (Section 19.90.070).	No freestanding facilities are proposed.
Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts (Section 19.90.070).	No freestanding facilities are proposed.
Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts (Section 19.90.070).	Equipment is located in an existing area screened by a chain link fence that would be replaced with a wood fence. No expansion of this area is proposed.
No advertising signs may be placed on any facility or equipment (Section 19.90.070).	No advertising signs are proposed.
Wireless communications facilities located between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary must be visually undetectable from Seacoast Drive, Imperial Beach Boulevard, public paths, bikeways, beaches and public recreational facilities, and must not require the construction of shoreline protective devices. If there is no feasible alternative that can comply with this requirement without resulting in a significant gap in communication coverage, then the alternative that would result in the fewest or least significant impacts to public views, public access and recreation, and shoreline processes shall be selected (Section 19.90.070).	The proposed facility would not locate between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary.

Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-1 (General Comm. & Mixed-Use)	Residential
South	C/MU-1 (General Comm. & Mixed-Use)	Commercial
East	C/MU-1 (General Comm. & Mixed-Use)	Commercial
West	R-1-6000 (Single Family Residential)	Residential

ENVIRONMENTAL IMPACT:

This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities).

COASTAL JURISDICTION:

This project is located in the coastal zone as defined by the California Coastal Act of 1976. The City Council public hearing will serve as the required coastal permit hearing and the City Council will consider the findings under the California Coastal Act. Pursuant to the City of Imperial Beach Zoning Ordinance Section 19.87.050, review of the proposal will consider whether the proposed development satisfies the required findings prior to the approval and issuance of a Coastal Development Permit. The project is not located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, as such, is not appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

Attachments:

1. Resolution 2016-7759
2. Photosimulations & Plans
3. Draft DRB Minutes
4. Comparative Screening Designs (Existing, FRP Box, Skirt)
5. Coverage Maps

c: file MF 1208

RESOLUTION NO. 2016-7759

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING REGULAR COASTAL PERMIT (CP 160036), CONDITIONAL USE PERMIT (CUP 160037), DESIGN REVIEW CASE (DRC 160038), SITE PLAN REVIEW (SPR 160039), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) FOR THE EXPANSION OF AN EXISTING WIRELESS TELECOMMUNICATIONS FACILITY AT 600 PALM AVENUE (APN 625-140-21-00). MF 1208.

WHEREAS, on December 14, 2016, the City Council of the City of Imperial Beach held a duly advertised and noticed public hearing to consider the merits of approving or denying an application for an Regular Coastal Permit (CP 160036), Conditional Use Permit (CUP 160037), Design Review Case (DRC 160038), Site Plan Review (SPR 160039), and Categorical Exemption pursuant to CEQA Guidelines 15301 (Existing Facilities) for the expansion of an existing wireless telecommunications facility at 600 Palm Avenue (APN 625-140-21-00). The expansion would locate one new antenna in each of the three locations (three new antennas in total) and remote radio units (RRUs) would locate on existing roof-mounted steel frames. The property is designated C/MU-1 (General Commercial & Mixed-Use) on the Zoning Map on a site legally described as follows:

Parcel 1: All that portion of the west half of the southeast quarter of the southeast quarter of Section 19, Township 18 south, Range 2 west, San Bernardino base and meridian, in the City of Imperial Beach, County of San Diego, State of California, according to United States Government survey, lying westerly of the easterly 66.00 feet thereof, lying easterly of the westerly 34.00 feet thereof, and lying excepting the property described above, any portion thereof, lying northerly of the southerly line of the road as granted to the State of California, by deed recorded July 12, 1943 in Book 1543, page 7 of Official Records.

Parcel 2: All those portions of block 6 of south Coronado, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 229, filed in the Office of the County Recorder of San Diego County, August 23, 1887, together with a portion of Folks Avenue, now vacated and closed to Public Use; and

WHEREAS, on November 17, 2016, the Design Review Board recommended approval of the project design with a vote of 4-0 (1 member absent); and

WHEREAS, the project design expanding an existing wireless telecommunications facility at 600 Palm Avenue is compatible in use and appearance with other structures in the vicinity because it would be hidden; and, therefore, would be consistent with Policy D-8 of the Design Element of the General Plan and with Ordinance Nos. 2002-983 and 2003-997; and

WHEREAS, this project complies with the Application Requirements of Section 19.90.050, the Development and Design Standards of Section 19.90.070, and will be required to comply with the Operations and Maintenance Standards of Section 19.90.080 of Chapter 19.90 "Wireless Communication Facilities" of the zoning ordinance; and

WHEREAS, the City Council of the City Of Imperial Beach hereby finds that necessity compels placement of this facility in this location to avoid a significant gap in wireless communications coverage; and

WHEREAS, the City Council of the City Of Imperial Beach hereby finds that the proposed conditions are consistent with the Federal Telecommunications Act of 1996; and

WHEREAS, this project complies with the requirements of the California Environmental Quality Act (CEQA) as this project shall be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities: Minor alteration of existing private structures/facilities involving negligible or no expansion of use); and

WHEREAS, the City Council further offers the following findings in support of its decision to conditionally approve the project:

REGULAR COASTAL PERMIT:

1. The proposed development conforms to the certified local coastal plan including coastal land use policies.

The General Plan/Local Coastal Plan designates the site as General Commercial & Mixed-Use (C/MU-1 Zone). The purpose of the C/MU-1 Zone is to provide areas for mixed-use development, multiple-family dwellings, and for businesses to meet the local demand for commercial goods and services. Wireless facilities are allowed subject to approval of a Conditional Use Permit. The proposed use provides a wireless facility that will be compliant with the development standards as outlined in Chapter 19.90, Wireless Communications Facilities.” The project site is not located in the appealable coastal zone and complies with the land use designation of the General Plan/Local Coastal Plan.

2. The proposed development meets the minimum criteria set forth in the City of Imperial Beach Zoning Ordinance, the City’s Minimum Landscape Planting and Irrigation Standards, and the City’s Design Guidelines, as applicable.

The project complies with the application requirements for telecommunications facilities pursuant to Section 19.90.050, the development and design standards of Section 19.90.070, and will be required to comply with the operations and maintenance standards of Section 19.90.080 of the City’s Wireless Communication Facilities Ordinance.

3. The project complies with Imperial Beach Municipal Code Section 19.90.070, Development and Design Standards.

The project complies with the application requirements for telecommunications facilities pursuant to the development and design standards of Section 19.90.070, in addition to other requirements in the City’s Wireless Communication Facilities Ordinance and the certification order of the Coastal Commission regarding the City’s Wireless Communication Facilities Ordinances (Nos. 2002-983 and 2003-997). The original approval for the wireless facility was provided in 1995 (application DRC 95-11) and included the construction of six antennas mounted in pairs in three locations, which were required to be painted to match the exterior stucco finish to reduce visual impacts. The expansion will locate one new antenna in each of the three locations (three new antennas in total) concealed within skirts or behind FRP boxes designed to match the texture and colors of the existing building in areas with existing antennas, and new remote radio units (RRUs) will locate on an existing roof-mounted steel frame. The project reduces the visual impact of the wireless facility to the maximum extent feasible and will be concealed.

4. This project complies with the California Environmental Quality Act.

This project is categorically exempted from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article 19 Sections 15301 (Existing Facilities). The City has prepared a Categorical Exemption per the CEQA requirements for this project and the Notice of Exemption will be filed with the County Clerk in compliance with CEQA.

5. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, of the Coastal Development Project have been satisfied.

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 100 feet of the subject site on December 1, 2016, and a public hearing notice was published in the South County Eagle & Times newspaper on December 1, 2016.

CONDITIONAL USE PERMIT:

6. That the proposed use is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.

The proposed wireless telecommunication facility will provide expanded communication services to the City of Imperial Beach commercial and residential development, avoiding gaps in wireless communications coverage and therefore contribute to the general well-being of the neighborhood or community. The structure will be concealed and is subject to Chapter 19.90, "Wireless Communications Facilities," Ordinance No. 2002-983 and Ordinance No. 2003-997, which establishes the standards for siting, development and maintenance of wireless communications facilities and antenna throughout the city.

7. That the use will not, under the circumstances of the particular use, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

The wireless telecommunication facility at 600 Palm Avenue will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity as it will be required to comply with Chapter 19.90, "Wireless Communications Facilities," which is to provide for the public safety, health and welfare, as well as for the aesthetic quality as set forth in the goals, objectives and policies of the General Plan. In the Conditions of Approval, specific conditions have been set forth to mitigate the concerns such a development project may create. The 1996 Federal Telecommunications Act preempts local jurisdictions from addressing any health effects of the facilities.

8. That the proposed use will comply with the regulations and conditions specified in this title for the use and for other permitted uses in the same zone.

The proposed use will comply with the regulations and conditions for wireless communication facilities (Chapter 19.90).

9. That the granting of the conditional use permit will be in harmony with the purpose and intent of the zoning code, the adopted General Plan and the adopted Local Coastal Program.

The granting of the conditional use permit to install a telecommunication facility concealed on the building at 600 Palm Avenue will be in harmony with the purpose and intent of the zoning code (Chapter 19.90) and with the adopted general plan as the potential visual impacts of the proposal have been mitigated by design.

DESIGN REVIEW/SITE PLAN REVIEW:

- 10. The proposed use does not have any detrimental effect upon the general health, safety and convenience of persons residing or working in the neighborhood, or is not detrimental or injurious to the value of the property and improvements in the neighborhood.**

The wireless facility already exists, and the expansion to facility is compatible with the surrounding uses in the neighborhood and does not have any detrimental effect upon the general health, safety and convenience because the facility is required to conform with the FCC safe-exposure standards and potential visual impacts of the proposal have been mitigated by design.

- 11. The proposed use does not adversely affect the General Plan or the Local Coastal Plan.**

The General Plan/Local Coastal Plan designates the site as General Commercial & Mixed-Use (C/MU-1 Zone), providing for the development of wireless facilities. The wireless facility already exists and will be expanded in three sectors, each providing one additional antenna to what currently exists, that will be screened. The project site is located in a non-appealable coastal zone and complies with the land use designation of the General Plan/Local Coastal Plan.

- 12. The proposed use is compatible with other existing and proposed uses in the neighborhood.**

The subject site is in the C/MU-1 (General Commercial & Mixed-Use) Zone, which allows wireless facilities subject to approval of a Conditional Use Permit. The facility would be concealed and all screening would be designed to match the materials, colors, texture, and architecture of the existing building. As such, the facility the proposed use is compatible in use with established uses in the neighborhood.

- 13. The location, site layout and design of the proposed use orients the proposed structures to streets, driveways, sunlight, wind and other adjacent structures and uses in a harmonious manner.**

The proposed wireless facility expansion would be concealed on the façade of the existing building at 600 Palm Avenue. The location, site layout, and design of the proposed use is oriented in a harmonious manner to adjacent structures and uses because no alterations to the height or size of the existing building would occur.

- 14. The combination and relationship of one proposed use to another on the site is properly integrated.**

The wireless facility is properly integrated so that no other uses are negatively impacted. The facility would be concealed on the existing building and the design style and the choice of materials properly integrate the facility with surrounding uses.

- 15. Access to and parking for the proposed use does not create any undue traffic problem.**

Parking is not impacted by the proposed wireless facility, and access to the facility would not create any undue traffic problem.

- 16. All other applicable provisions of the Zoning Code are complied with.**

The proposed development is subject to Chapter 19.90, "Wireless Communications Facilities," Ordinance 2002-983 and Ordinance 2003-997. The purpose of the chapter is

to establish standards for the siting, development and maintenance of wireless communications facilities and antenna throughout the city. The proposed development meets the Development and Design Standards as outlined in Chapter 19.90.

C/MU-1 STANDARDS	PROVIDED/PROPOSED
The installation of wireless communications facilities may not reduce the number of required parking spaces on a proposed site (Section 19.90.070).	The facility would not remove existing parking spaces.
Wireless communications facilities and accessory equipment must meet the required setbacks of the underlying zone, except that in a residential zone, the minimum setback for an antenna or equipment building from any property line is twenty feet (Section 19.90.070).	The project would not encroach within any setbacks of the C/MU-1 Zone.
Wireless communications facilities must meet the height requirement of the underlying zone, unless a greater height is approved through the conditional use permit (Section 19.90.70).	The facility would provide façade mounted antennas that would match the height of the existing building and existing antennas. The proposed facility would not increase the height of the existing building.
A service provider with a wireless communications facility in the city must obtain a city business license (Section 19.90.070).	Obtaining a business license would be a condition of approval for the project.
The visual impact of wireless communications facilities must be minimized to the maximum extent feasible, taking into consideration technological requirements, through the use of placement, screening, camouflage, and landscaping, so that the facility is compatible with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics (Section 19.90.070).	The proposed facility would provide three antennas that would be concealed within skirts or behind FRP boxes in areas with existing antennas. The screening would be designed to match the texture and colors of the existing building.
The colors and materials of wireless communications facilities must blend into their backgrounds (Section 19.90.070).	The proposed facility would be concealed and the screened walls to match the existing building.
Facade-mounted antennae must be integrated architecturally into the style/character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit (Section 19.90.070).	The proposed facility would provide three antennas that would be concealed within skirts or behind FRP boxes in areas with existing antennas. The screening would be designed to match the texture and colors of the existing building.

<p>Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building (Section 19.90.070).</p>	<p>No roof-mounted antennas are proposed.</p>
<p>Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility (Section 19.90.070).</p>	<p>No freestanding facilities are proposed.</p>
<p>Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts (Section 19.90.070).</p>	<p>No freestanding facilities are proposed.</p>
<p>Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts (Section 19.90.070).</p>	<p>Equipment is located in an existing area screened by a chain link fence that would be replaced with a wood fence. No expansion of this area is proposed.</p>
<p>No advertising signs may be placed on any facility or equipment (Section 19.90.070).</p>	<p>No advertising signs are proposed.</p>
<p>Wireless communications facilities located between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary must be visually undetectable from Seacoast Drive, Imperial Beach Boulevard, public paths, bikeways, beaches and public recreational facilities, and must not require the construction of shoreline protective devices. If there is no feasible alternative that can comply with this requirement without resulting in a significant gap in communication coverage, then the alternative that would result in the fewest or least significant impacts to public views, public access and recreation, and shoreline processes shall be selected (Section 19.90.070).</p>	<p>The proposed facility would not locate between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary.</p>

17. Any other considerations as the Community Development Department deem necessary to preserve the health, safety and convenience of the City in general.

Standard and applicable conditions of approval have been included with the Resolution to further ensure that the health, safety, welfare, and convenience of the City in general is preserved.

18. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, have been satisfied.

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 100 feet of the subject site on December 1, 2016, and a public hearing notice was published in the South County Eagle & Times newspaper on December 1, 2016.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach that the above-listed findings and recitals are true and correct and are incorporated by reference; and

BE IT FURTHER RESOLVED by the City Council of the City of Imperial Beach that Regular Coastal Permit (CP 160036), Conditional Use Permit (CUP 160037), Design Review Case (DRC 160038), Site Plan Review (SPR 160039), and Categorical Exemption pursuant to CEQA Guidelines 15301 (Existing Facilities) for the expansion of an existing wireless telecommunications facility at 600 Palm Avenue (APN 625-140-21-00), are hereby approved subject to the following:

CONDITIONS OF APPROVAL:

A. PLANNING:

1. The facility shall be developed in substantial compliance with the plans and photosimulations dated December 2, 2016, on file at the Community Development Department, or as otherwise amended and approved, and the conditions contained herein.
2. Screening colors, materials, and texture shall match the design of the existing building, subject to City approval.
3. Design of the wood fence shall be approved by the City. Fence should provide high quality design.
4. Appropriate BMP's shall be in place during any maintenance of base station equipment to prevent any materials to enter storm drain conveyance system.
5. Project shall provide for co-location for a separate provider, wherever feasible.
6. Project shall comply with Imperial Beach Municipal Code 19.90.080 Wireless Facilities - Operation and Maintenance Standards, which are as follows:
 - Air conditioning units and noise-generating equipment must comply with the noise standards in Chapter 19.32;
 - In residential zones, security lighting must be operated with a timing device and shielded to limit light exposure on neighboring properties;
 - Wireless communications facilities and related equipment must be maintained in good condition, free from trash, debris, graffiti and all other forms of vandalism. Any damaged wireless communications facilities or equipment must be repaired as soon as reasonably possible, so as to minimize dangerous conditions and visual blight;

- Landscaping elements of a wireless communications facility must be maintained in good condition. Damaged, dead or decaying landscaping must be replaced as promptly as possible;
 - In residential zones, routine equipment maintenance may only be conducted between eight a.m. and five p.m., Monday through Friday. In all other zones, routine maintenance may be conducted at any time;
 - Emergency maintenance may only be conducted during power outages or equipment failure;
 - In residential zones, non-emergency visits for scheduled upgrades, other than as described in subsection E of this section, require seventy-two-hour notice to the City and adjacent neighbors. No more than one scheduled upgrade is permitted every twelve months;
 - A statement that the wireless communications facility conforms with the current FCC safe-exposure standards must be submitted annually to the director of community development. (Ord. 2002-983 § 30 (part), 2002).
7. Noise from the facility/equipment shall not have a negative effect on the existing neighborhood. If the facility receives any noise complaints, the applicant shall investigate said complaint and mitigate any issues to meet Imperial Beach Municipal Code noise requirements.
 8. Any utilities must be undergrounded and visually undetectable.
 9. Applicant and/or service provider shall obtain a city business license prior to issuance of building permit.
 10. Approval of this request shall not waive compliance with any portion of the Building Code and Municipal Code in effect at the time a building permit is issued.
 11. All negative balances in the project account (1208) shall be paid prior to building permit issuance and final inspection.
 12. Approval of Regular Coastal Permit (CP 160036), Conditional Use Permit (CUP 160037), Design Review Case (DRC 160038), Site Plan Review (SPR 160039), and Categorical Exemption pursuant to CEQA Guidelines 15301 (Existing Facilities) for this project is valid for a one-year **vesting** period from the date of approval, to **expire** on **December 14, 2017**. Conditions of approval must be satisfied, building permits issued, and substantial construction must have commenced prior to this date, or a time extension is granted by the City prior to expiration. This expiration date is separate from the sunset expiration date of 10 years for the life of the conditional use permit.
 13. The applicant or applicant's representative shall read, understand, and accept the conditions listed herein and shall, within 30 days, return a signed statement accepting said conditions.
 14. Conditional use permits for wireless communication facilities have a maximum term of ten (10) years, with an automatic review in five (5) years at a public hearing (IBMC 19.90.090). The applicant is required to contact the City and provide a notice package for a public hearing prior to **December 2021**, and is required to renew the Conditional Use Permit (CUP 160037) prior to the **expiration** date, **December 14, 2026**, in accordance with Chapter 19.82.

B. BUILDING:

15. This project is subject to all Model Codes, State Codes and City Ordinances adopted by the City of Imperial Beach.

C. PUBLIC SAFETY

16. Project shall be in compliance with the California Fire Code in effect at time of permit issuance and the most current National Fire Protection Association Standards.

Appeal Process under the California Code of Civil Procedure (CCP): The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the CCP. A right to appeal a City Council decision is governed by CCP Section 1094.5 and Chapter 1.18 of the Imperial Beach Municipal Code.

PROTEST PROVISION: The 90-day period in which any party may file a protest, pursuant to Government Code Section 66020, of the fees, dedications or exactions imposed on this development project begins on the date of the final decision.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach as follows:

1. That the foregoing recitals are true and correct.
2. That Regular Coastal Permit (CP 160036), Conditional Use Permit (CUP 160037), Design Review Case (DRC 160038), Site Plan Review (SPR 160039), and Categorical Exemption pursuant to CEQA Guidelines 15301 (Existing Facilities) are approved for the expansion of an existing wireless telecommunications facility at 600 Palm Avenue (APN 625-140-21-00), subject to the conditions set forth in this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 14th day of December, 2016, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

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VICINITY MAP PHOTOSIMULATION VIEWPOINTS



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEW 1

EXISTING

NOTE:
 EXISTING EQUIPMENT MOUNTED ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- EXISTING T-MOBILE T-MAS TO REMAIN (3) TOTAL
- EXISTING T-MOBILE RRUS TO REMAIN (9) TOTAL

EXISTING T-MOBILE PANEL ANTENNAS TO REMAIN (5) TOTAL, (2) PER ALPHA & GAMMA SECTOR AND (1) PER BETA SECTOR

EXISTING T-MOBILE ANTENNA SKIRTS TO BE REMOVED, TYP. ALL SECTORS

ALPHA SECTOR

EXISTING CHAIN LINK FENCE ENCLOSURE, TO BE REPLACED

DISCLAIMER:
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NEW

NOTE:
 PROPOSED & EXISTING EQUIPMENT ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS
- PROPOSED FRP BOXES TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING, (5) TOTAL, (2) PER BETA & (3) PER GAMMA SECTORS
- PROPOSED SIDE SKIRTS AND MOLDED CHIN STRAPS TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING, (3) TOTAL PER ALPHA SECTOR

EXISTING T-MOBILE PANEL ANTENNAS WITHIN PROPOSED SIDE SKIRTS AND MOLDED CHIN STRAPS

PROPOSED T-MOBILE SIDE SKIRTS AND MOLDED CHIN STRAPS, (3) TOTAL PER ALPHA SECTOR

ALPHA SECTOR

PROPOSED T-MOBILE PANEL ANTENNAS W/ PROPOSED SIDE SKIRTS AND MOLDED CHIN STRAPS

PROPOSED T-MOBILE 6'-0" TALL WOOD FENCE EQUIPMENT ENCLOSURE PAINTED BLACK TO MATCH ADJACENT FENCING

PHOTOSIMULATION VIEW 2

EXISTING

- NOTE:**
 EXISTING EQUIPMENT MOUNTED ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)
- EXISTING T-MOBILE TMAS TO REMAIN (3) TOTAL
 - EXISTING T-MOBILE RRUS TO REMAIN (9) TOTAL



DISCLAIMER:
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NEW

- NOTE:**
 PROPOSED & EXISTING EQUIPMENT ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)
- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS
 - PROPOSED FRP BOXES TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING, (5) TOTAL, (2) PER BETA & (3) PER GAMMA SECTORS
 - PROPOSED SIDE SKIRTS AND MOLDED CHIN STRAPS TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING, (3) TOTAL PER ALPHA SECTOR



PHOTOSIMULATION VIEW 3

EXISTING

NOTE:
 EXISTING EQUIPMENT MOUNTED ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- EXISTING T-MOBILE TMAS TO REMAIN (3) TOTAL
- EXISTING T-MOBILE RRUS TO REMAIN (9) TOTAL

EXISTING T-MOBILE PANEL ANTENNAS TO REMAIN (5) TOTAL, (2) PER ALPHA & GAMMA SECTOR AND (1) PER BETA SECTOR

EXISTING T-MOBILE ANTENNA SKIRTS TO BE REMOVED, TYP. ALL SECTORS

GAMMA SECTOR

FOR LEASE
 858-500-7788

DISCLAIMER:
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NEW

NOTE:
 PROPOSED & EXISTING EQUIPMENT ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

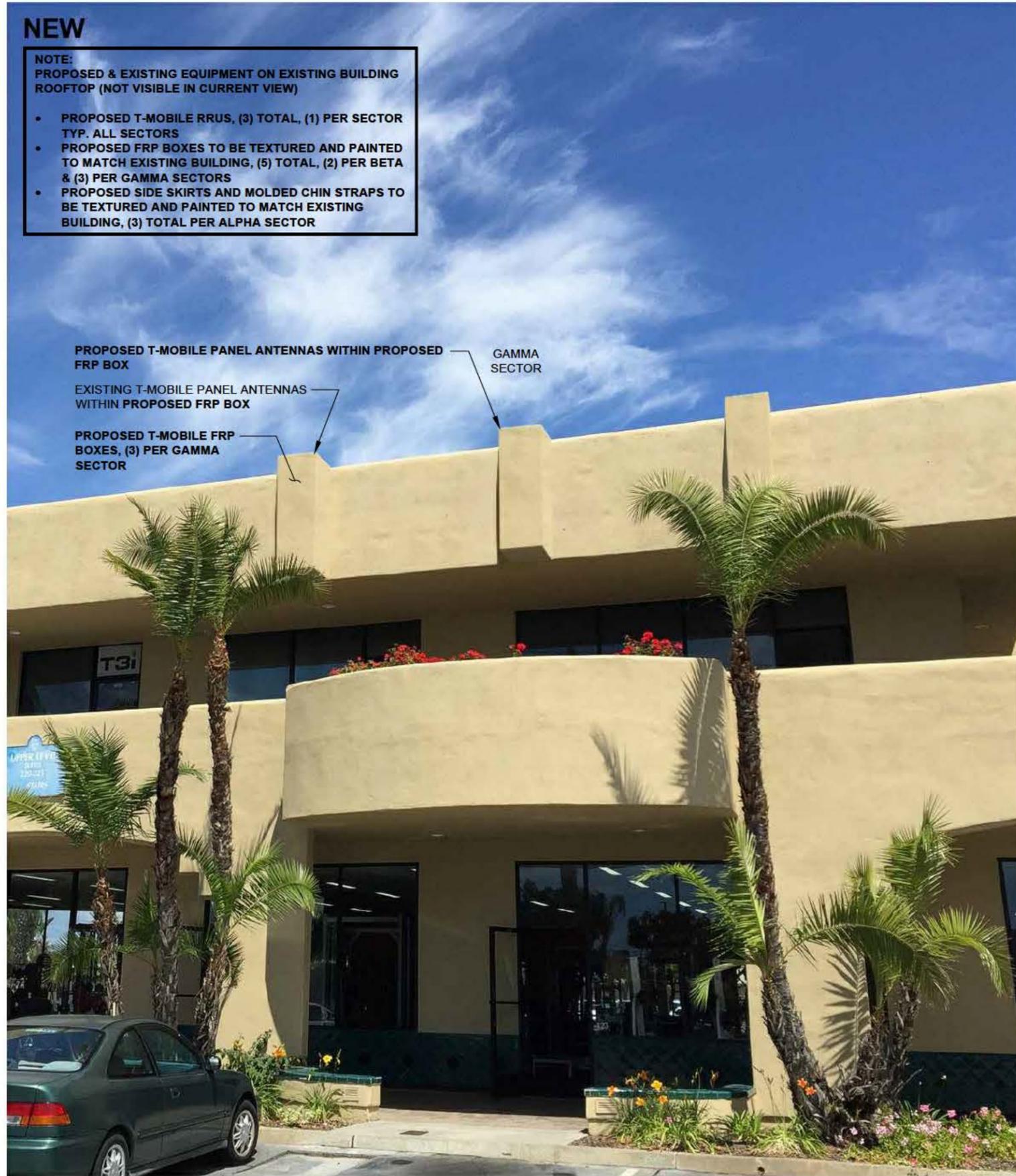
- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS
- PROPOSED FRP BOXES TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING, (5) TOTAL, (2) PER BETA & (3) PER GAMMA SECTORS
- PROPOSED SIDE SKIRTS AND MOLDED CHIN STRAPS TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING, (3) TOTAL PER ALPHA SECTOR

PROPOSED T-MOBILE PANEL ANTENNAS WITHIN PROPOSED FRP BOX

EXISTING T-MOBILE PANEL ANTENNAS WITHIN PROPOSED FRP BOX

PROPOSED T-MOBILE FRP BOXES, (3) PER GAMMA SECTOR

GAMMA SECTOR



T-Mobile

SITE NUMBER: SD06052A
SITE NAME: SD052
ADDRESS: 600 PALM AVE
 IMPERIAL BEACH, CA 91932
COUNTY: SAN DIEGO
PROJECT: L700

T-Mobile
 10509 VISTA SORRENTO PKWY #206
 SAN DIEGO, CA 92121
 T-MOBILE.COM

SAC WIRELESS
 5015 SHOREHAM PL.
 SUITE 150
 SAN DIEGO, CA 92122
 www.sacw.com
 619.736.3766

PROJECT INFORMATION

SITE NAME: SD052
SITE NUMBER: SD06052A
SITE ADDRESS: 600 PALM AVE
 IMPERIAL BEACH, CA 91932
JURISDICTION: CITY OF IMPERIAL BEACH
COUNTY: SAN DIEGO

LATITUDE: 32.58516572
LONGITUDE: -117.12016800

CONSTRUCTION TYPE: WOOD FRAMES/STUCCO
A.P.N.: 625-140-21-00
ZONING CLASSIFICATION: C / MU-1
PROPOSED USE: UNMANNED TELECOMMUNICATION FACILITY

PROPERTY OWNER: KRAMER ENTERPRISES
 600 PALM AVE.
 SAN DIEGO, CA

LANDLORD CONTACT: SANDY KRAMER
 (619) 423-9022

T-MOBILE PROJECT MANAGER: JOSEPH ROSE
 (858) 334-6112
 JOSEPH.ROSE41@T-MOBILE.COM

APPLICANT: SAC WIRELESS ON BEHALF OF T-MOBILE
 DAIL RICHARD
 (858) 200-6541
 dal.richard@sacw.com

VICINITY MAP



LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	GENERAL NOTES
T-4	REFERENCED DOCUMENTS, SIGNAGE, LEGAL DESCRIPTION & ABBREVIATIONS
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A-1	OVERALL SITE PLAN
A-2	ENLARGED ROOF PLAN
A-3	EXISTING & PROPOSED ANTENNA PLANS, MOUNTING DETAIL & SCHEDULES
A-4	EXISTING & PROPOSED EQUIPMENT PLANS & ANTENNA MOUNTING DETAIL
A-5	EXISTING & PROPOSED NORTH ELEVATIONS
A-6	EXISTING & PROPOSED EAST ELEVATIONS
A-7	EXISTING & PROPOSED SOUTH ELEVATIONS
A-8	EXISTING & PROPOSED WEST ELEVATIONS
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A-9.1	EQUIPMENT DETAILS & SPECIFICATIONS
A-10	EQUIPMENT CONFIGURATION
G-1	SCHEMATIC GROUNDING PLANS, NOTES & DETAILS

SCOPE OF WORK

T-MOBILE PROPOSES TO:

- INSTALL (1) NEW 8' L700 ANTENNA
- INSTALL (2) NEW 4' L700 ANTENNAS
- INSTALL (2) NEW MOUNTS
- RELOCATE (1) ANTENNA WITH NEW 10' PIPE
- INSTALL (3) NEW RADIOS (RRUS_B12)
- INSTALL (3) NEW RET CABLES
- INSTALL (5) NEW FRP BOXES
- REPLACE (2) EXISTING ANTENNA SKIRTS
- INSTALL (3) ANTENNA SKIRTS AND MOLDED CHIN STRAPS
- REPLACE (1) EXISTING DUL W/ (1) NEW DUS
- NEW FENCE

LEGAL DESCRIPTION

REFER TO T-4

GENERAL NOTES

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

DO NOT SCALE DRAWINGS

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

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"x34" SHEET SIZE & ARE NOT REDUCED IN SIZE.
- STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED, -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE

APPROVALS

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

T-MOBILE PROJECT MANAGER: _____ DATE: _____
 T-MOBILE CONSTRUCTION MANAGER: _____ DATE: _____
 T-MOBILE RF ENGINEER: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 ZONING: _____ DATE: _____

PROJECT TEAM

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DRIVING DIRECTIONS

- DIRECTIONS FROM: 10509 VISTA SORRENTO PKWY, SAN DIEGO CA 92121
- DEPART VISTA SORRENTO PKWY TOWARD DIRECTORS PL
 - TURN RIGHT ONTO MIRA MESA BLVD
 - TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-805 SOUTH
 - AT EXIT 14, TAKE RAMP RIGHT FOR CA-15 SOUTH TOWARD M L KING JR FWY
 - BEAR RIGHT ONTO I-5 S
 - AT EXIT 5A, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CA-75
 - TURN RIGHT ONTO CA-75 N / PALM AVE
 - BEAR LEFT ONTO PALM AVE



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT
 TOLL FREE: 1-800-227-2600 OR
 www.dlgalert.org
 CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

REVISIONS

REV.	DATE	DESCRIPTION	DETAILS
0	03/18/16	90% CD's	CA
1	03/24/16	100% CD's	DN
2	07/19/16	JX COMMENTS	CA
3	09/08/16	JX COMMENTS	CA
4	10/11/16	JX COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



SD052
 SD06052A
 600 PALM AVE
 IMPERIAL BEACH, CA 91932

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

GENERAL NOTES:

- THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER CBC SECTION 1105B.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND CONSTRUCTION SPECIFICATIONS 80-T1196-1 REV H. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PREVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING THAT THE WORK MAY BE ACCOMPLISH AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - TRANSMITTER
 - RF FILTER
 - MFTS RACKS
 - AUXILIARY EQUIPMENT IN MFTS RACK
 - PUMP ASSEMBLY
 - HEAT EXCHANGE
 - HOSE AND HOSE MANIFOLD (ANY COPPER OR STEEL SECTION PROVIDED BY CONTRACTOR)
 - UHF ANTENNA AND MOUNTING BRACKET, GPS ANTENNA AND KU ANTENNAS
 - UHF COAX AND HANGERS
 - 480-208 & 208-400 ELECTRICAL TRANSFORMER (RE; E-2 FOR SPECIALIZED TRANSFORMER PROVIDED BY CONTRACTOR)
 - AUTOMATIC TRANSFER SWITCH AND GENERATOR
 - EQUIPMENT SHELTER (SHELTER FURNISH IN FACTORY W/HVAC EQUIPMENT AND ELECTRICAL DISTRIBUTION PANEL)
 - INTEGRATED LOAD CENTER
 - ANTENNAS, RADIOS & CABLES
- DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
- DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENT.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF THE BUILDING & GROUNDS & SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACE, EQUIPMENT, IMPROVEMENTS, PIPING, ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
- REPAIR ALL EXISTING WALL SURFACE DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACE.
- SEAL PENETRATION THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
- KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITIONS AND FREE FROM PAINT SPOT, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BEND RADIUS OF ANTENNA CABLE SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURER'S RECOMMENDATIONS.
- DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
- ALL CONSTRUCTION IS TO ADHERE TO T-MOBILE'S INTEGRATED CONSTRUCTION STANDARDS UNLESS CALIFORNIA CODE IS MORE STRINGENT.
- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 19 AND 24, CALIFORNIA CODE REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISH WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK.

SITE WORK NOTES:

- DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- SIZE, LOCATION, AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT OR ENGINEER OF RECORD AT COMPLETION OF PROJECT.

- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT OR ENGINEER OF RECORD AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORK SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTAL AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT OR ENGINEER OF RECORD FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT OR ENGINEER OF RECORD. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPER, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

FIRE DEPARTMENT NOTES:

- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [CFC 807.1.2]
- CONTRACTOR SHALL VERIFY IN FIELD THE EXISTENCE OR INSTALLATION OF A FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10BC, WITH A CHARGE STATUS ACCEPTABLE TO THE LOCAL FIRE AUTHORITY HAVING JURISDICTION

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE CEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION.
- DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
- EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING, CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
- THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC., ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
- MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION, CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY T-MOBILE AND CEC ARTICLE 250.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER, THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
- ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
- PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND DEVICES FOR ALL OUTLETS AS INDICATED.
- DITCHING AND BACKFILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
- THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR,

- DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO, COAT ALL WIRE SURFACES BEFORE CONNECTING, EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
- RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2-1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS- 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2FT RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT, COAT ALL THREADS WITH 'BRITE ZING' OR 'GOLD GALV'.
- SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY CEC.
- CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 800 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
- TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
- ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
- CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS, CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOM".

GROUNDING NOTES:

- COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "T") WITH 1" HIGH LETTERS.
- ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
- NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
- WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), CALIFORNIA BUILDING STANDARDS AND MANUFACTURER.

STRUCTURAL SPECIFICATIONS:

- GENERAL
 - GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
 - SHORING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTINGS WHERE APPLICABLE.
 - SAFETY: THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- STEEL
 - ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.
 - ALL BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED ON PLANS.
 - STEEL PIPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM A53.
 - STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500.
 - ALL WELDING SHOULD BE DONE IN CERTIFIED WELDER'S SHOP UNLESS NOTED OTHERWISE.
 - ALL STRUCTURAL STEEL SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.
 - ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE INSPECTOR.
- CONCRETE
 - STRENGTH: CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:

LOCATION	STRENGTH	WT.	SLUMP	ADMIXTURE
A. SLAB & FOOTING	2500 PSI	150 PCF	4"	NONE
 - REBAR GRADES; REINFORCING STEEL SHALL BE CLEAN PREFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:
 - #4 & SMALLER BARS.....GRADE 40
 - #5 & LARGER BARS.....GRADE 60
 - CEMENT: FOUNDATIONS & SLABS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150. PIER/CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.
 - AGGREGATE: USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:
 - FOUNDATIONS & SLABS 9" OR LESS: 3/4" GRAVEL
 - PIER/CAISSON FOOTING: 1" GRAVEL
 - WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.
 - MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94, NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.
 - SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.



REVISIONS			
REV.	DATE	DESCRIPTION	DETAILS
0	03/18/16	90% CD's	CA
1	03/24/16	100% CD's	DN
2	07/19/16	JX COMMENTS	CA
3	09/08/16	JX COMMENTS	CA
4	10/11/16	JX COMMENTS	CA
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			



SD052
SD06052A
600 PALM AVE
IMPERIAL BEACH, CA 91932

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-2

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

- D. **TIMBER**
- ALL LUMBER SHALL BE NO. 2 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE
 - ROOF PLYWOOD SHALL MATCH EXISTING PLYWOOD SHEATHING WITH A PANEL SPAN RATING 32/16. EDGE NAIL WITH 8d AT 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. NAIL WITH 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS.
 - THE MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19% AT THE TIME OF INSTALLATION.
 - MINIMUM NAILING SHALL COMPLY WITH TABLE 2304.9.1 OF CALIFORNIA BUILDING CODE. ALL NAILS SHALL BE COMMON WIRE NAILS.
 - ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.
 - LAG BOLTS SHALL BE SCREWED INTO PLACE, NOT DRIVEN. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER EQUAL TO 75% DIAMETER OF BOLTS.
 - CONNECTORS; ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE SIMPSON STRONG-TIE CONNECTORS. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.
 - ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE WOLMANIZED PRESSURE TREATED LUMBER OR A NATURALLY DECAY RESISTANT LUMBER SUCH AS REDWOOD OR CEDAR.

PAINTING NOTES & SPECIFICATIONS:

- A. **GENERAL**
- ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
 - CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
 - COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
 - FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
 - ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER.
 - PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
 - FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
 - APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
 - APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
 - CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER, REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
- B. **COATING SYSTEM SPECIFICATIONS**
- DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).
 - 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER.
- C. **PAINT & PRIMER**
- ANTENNAS
- PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- BTS CABINET
- PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- COAXIAL JUMPER CABLES
- PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- RAW STEEL
- PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- GALVANIZED METAL
- ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)
- STAINLESS STEEL
- PRIMER - OTM WASH PRIMER, B71Y1
TOPCOATS - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- PRE-PRIMED STEEL
- TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, SS0WZ4
- ALUMINUM & COPPER
- PRIMER - DTM WASH PRIMER, B71Y1
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- CONCRETE MASONRY
- PRIMER - PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- CONCRETE STUCCO (EXISTING)
- 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- STUCCO
- PRIMER - PRO MAR MASONRY CONDITIONED B-46 W21000
TOPCOAT - SUPERPAINT A-80 SERIES A-69 SATIN A-84 GLOSS
- WOOD
- PRIMER - A-100 EXTERIOR ALKYD W009D PRIMER Y-24W20
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/ DAMAGE (PRIOR TO PRIME & PAINT)
FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLO GALVANIZED PAINT.

CONCRETE MASONRY NOTES:

- CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, (FM=1,500 PSI), MEDIUM WEIGHT (115 PCF).
- MORTAR SHALL BE TYPE "S" (MINIMUM 1,800 PSI AT 2 DAYS).
- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.
- ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.
- WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1- 1/2" BELOW TOP OF THE UPPERMOST UNIT.
- ALL MASONRY CONSTRUCTION TO BE PERFORMED AS PER TMS 402-11/ACI 530-11/ASCE 5-1, CBC 2013 CHAPTER 21 AND LOCAL BUILDING ORDINANCES.
- REINFORCING BARS- SEE NOTES UNDER "REINFORCING STEEL" FOR REQUIREMENTS.
- ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT EXCEPT AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
- BRICKS SHALL CONFORM TO ASTM C-82 AND SHALL BE GRADE MW OR BETTER.

STRUCTURAL CONCRETE NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301-10, ACI 318-11 AND THE SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH $f_c = 2500$ PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CASTS AGAINST EARTH..... 3 IN.

CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER..... 2 IN.
#5 AND SMALLER & WWF..... 1-1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALL 3/4 IN.
BEAMS AND COLUMNS..... 1-1/2 IN.

- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURERS RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN CONCRETE SLABS.
- USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER ICC ER# & MANUFACTURERS WRITTEN RECOMMENDED PROCEDURES.

BATTERY NOTES:

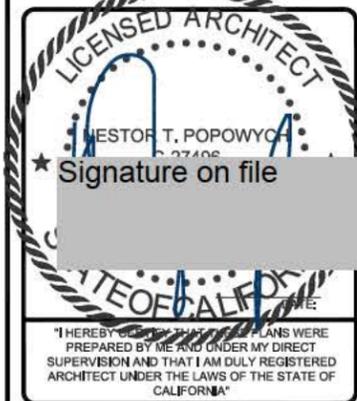
- QUANTITIES OF 500 GAL. OR LESS ARE EXEMPT PER TABLE 3-E OF THE 1997 U.B.C.
- SINGLE VESSEL CAPACITIES OF 20 GAL. OR LESS, AND AGGREGATE QUANTITIES NOT IN EXCESS OF 100 GAL. ARE EXEMPT PER ARTICLE 64 OF THE 2013 C.F.C.
- QUANTITIES LESS THAN 50 GAL. ARE EXEMPT FROM C.F.C. ARTICLE 80, AND SHALL NOT REQUIRE PERMIT.
- ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2013 C.F.C. ARTICLE 64, AND SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50

FIRE DEPARTMENT NOTES:

- FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
- A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.
- A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
- A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING: "CLASS 1 WATER REACTIVE LIQUID TOXIC LIQUID CORROSIVE LIQUID OTHER HEALTH HAZARD LIQUID"
- AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
- BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- EXIST DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.
- REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.
- REQUIRED SIGNAGE SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN (SEE SIGNAGE).



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/18/16	90% CD's	CA
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2	07/19/16	JX COMMENTS	CA
3	09/08/16	JX COMMENTS	CA
4	10/11/16	JX COMMENTS	CA
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			



SD052
SD06052A
600 PALM AVE
IMPERIAL BEACH, CA 91932

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-3

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LEGEND

	DETAIL REFERENCE		PROPERTY LINE
	ELEVATION REFERENCE		CENTER LINE
	SECTION REFERENCE		FIBER CABLE
	AZIMUTH ARROW		GROUNDING CABLE
	ELEVATION BUBBLE		
	MECHANICAL GRND. CONN.		
	CADWELD		
	GROUND BUS BAR		
	ANTENNAS BY OTHERS		
	EXISTING T-MOBILE ANTENNAS		
	PROPOSED T-MOBILE ANTENNAS		
	T-MOBILE RADIO		

LEGAL DESCRIPTION

SCALE: N.T.S. 5

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST SAN BERNARDINO BASE AND MERIDIAN IN THE CITY OF IMPERIAL BEACH COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY LYING WESTERLY OF THE EASTERLY 65.00 FEET THEREOF AND LYING NORTHERLY OF THE SOUTHERLY 50 FEET THEREOF.

EXCEPTION FROM THE PROPERTY DESCRIBED ABOVE, ANY PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE DEED RECORDED JULY 12, 1943 IN BOOK1534, PAGE 7 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

SCALE: N.T.S. 4

- CONSTRUCTION DRAWINGS: SD06052A_Other_SD06052_SCR_ZDs; SD06052A; BY: MITCHELL J ARCHITECTURE; 06/18/12
- SCOPE OF WORK: RFDS_SD06052A_2_(L700)_Signed_020816
- SITE WALK: NO CURRENT SITE WALK AVAILABLE
- SITE SURVEY: NO CURRENT SURVEY AVAILABLE

REFERENCED DOCUMENTS

SCALE: N.T.S. 3

SIGNAGE

SCALE: N.T.S. 2

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

CAUTION

Beyond this point; Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

WARNING

Beyond this point; Radio frequency fields at this site exceed the FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

DANGER

HAZARDOUS MATERIAL STORAGE AREA

WARNING

THIS FACILITY CONTAINS CORROSIVE LIQUID TOXIC LIQUID CLASS 1 WATER REACTIVE LIQUID

IN CASE OF EMERGENCY CALL

1-866-400-6040

SITE NUMBER:SD06052A
SITE NAME: SD052

INFORMATION SIGN

ABBREVIATION DEFINITION

A.B.	ANCHOR BOLT	GRND.	GROUND
ABV.	ABOVE	HDR.	HEADER
AC	AIR CONDITIONING	HGR.	HEIGHT
ACU	AIR CONDITIONING UNIT	ICGB.	ISOLATED COPPER GROUND BUS
ACCA	ANTENNA CABLE COVER ASSY.	IGR	INTERIOR GROUND RING
ADD'L	ADDITIONAL	IN. (")	INCH(ES)
A.F.F.	ABOVE FINISHED FLOOR	INT.	INTERIOR
A.F.G.	ABOVE FINISHED GRADE	LB. (#)	POUND(S)
A.G.L.	ABOVE GRADE LEVEL	L.B.	LAG BOLTS
ALUM.	ALUMINUM	L.F.	LINEAR FEET (FOOT)
ALT.	ALTERNATE	L.	LONG(ITUDINAL)
ANT.	ANTENNA	MGB	MASTER GROUND BUS
APPRX.	APPROXIMATE(LY)	MAS.	MASONRY
APX	APEX	MAX.	MAXIMUM
ARCH.	ARCHITECT(URAL)	M.B.	MACHINE BOLT
ASSY.	ASSEMBLY	MECH.	MECHANICAL
AWG.	AMERICAN WIRE GAUGE	MFR.	MANUFACTURER
BCN	BEACON	MIN.	MINIMUM
BD.	BOLLARD	MISC.	MISCELLANEOUS
BDK	BRASS DISK	MTL.	METAL
BLDG.	BUILDING	MW	MICROWAVE
BLK.	BLOCK	(N)	NEW
BLKG.	BLOCKING	NO. (#)	NUMBER
BM	BEAM / BENCH MARK	N.T.S.	NOT TO SCALE
B.N.	BOUNDARY NAILING	O.C.	ON CENTER
BTCW.	BARE TINNED COPPER WIRE	OH.	OVERHEAD
B.O.F.	BOTTOM OF FOOTING	OH.P	OVERHEAD POWER LINE
BTM.	BOTTOM	OPNG.	OPENING
BRC.	BRACE	P/C	PRECAST CONCRETE
BTS	BASE TRANSCIVER STATION	PLY.	PLYWOOD
B.W.F.	BARBED WIRE FENCE	PPC	POWER PROTECTION CABINET
B/U	BACK-UP CABINET	P.S.F.	POUNDS PER SQUARE FOOT
CAB.	CABINET	P.S.I.	POUNDS PER SQUARE INCH
CANT.	CANTILEVER(ED)	P.T.	PRESSURE TREATED
C.I.P.	CAST IN PLACE	PWR.	POWER (CABINET)
C.L.F.	CHAIN LINK FENCE	QTY.	QUANTITY
CLG.	CEILING	R.	RADIUS
CLR.	CLEAR	RAD. CTR.	RADIATION CENTER
COL.	COLUMN	RBS	RADIO BASE STATION
CONC.	CONCRETE	REF.	REFERENCE
CONN.	CONNECTION(OR)	REINF.	REINFORCEMENT(ING)
CONST.	CONSTRUCTION	REQD.	REQUIRED
CONT.	CONTINUOUS	RF	RADIO FREQUENCY
CPD	CONCRETE PAD	RGS	RIGID GALVANIZED STEEL
C.T.	CABLE TRAY	RRU	REMOTE RADIO UNIT
d	PENNY (NAILS)	RRH	REMOTE RADIO HEAD
DBL.	DOUBLE	SCH.	SCHEDULE
DEF.	DEFINITION	SHT.	SHEET
DEPT.	DEPARTMENT	SIM.	SIMILAR
D.F.	DOUGLAS FIR	SPEC.	SPECIFICATION(S)
DIA. (Ø)	DIAMETER	SP	STEEL PLATE
DIAG.	DIAGONAL	SQ.	SQUARE
DIM.	DIMENSION	S.S.	STAINLESS STEEL
DR.	DOOR	STD.	STANDARD
DWG.	DRAWING(S)	STL.	STEEL
DWL.	DOWEL(S)	STRUC.	STRUCTURAL
EA.	EACH	T.B.D.	TO BE DETERMINED
EBX	ELECTRICAL BOX	T.B.R.	TO BE RESOLVED
EG	EQUIPMENT GROUND	TEMP.	TEMPORARY
EGR	EQUIPMENT GROUND RING	THK.	THICK(NESS)
EL.	ELEVATION	TMA	TOWER MOUNTED AMPLIFIER
ELEC.	ELECTRICAL	T.N.	TOE NAIL
ELEV.	ELEVATOR	T.O.A.	TOP OF ANTENNA
EM	ELECTRICAL METER	T.O.C.	TOP OF CURB
E.M.T.	ELECTRICAL METALLIC TUBING	T.O.F	TOP OF FOUNDATION
E.O.P.	EDGE OF PAVEMENT	T.O.P.	TOP OF PLATE (PARAPET)
EQ. (=)	EQUAL	T.O.S.	TOP OF STEEL
EVLT	ELECTRICAL VAULT	T.O.W.	TOP OF WALL
ENG.	EXPANSION	TWR.	TOWER
EXST.	EXISTING	TYP.	TYPICAL
EXT.	EXTERIOR	U.G.	UNDER GROUND
FAB.	FABRICATION(OR)	U.L.	UTILITY POLE
F.N.	FINISH FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
F.O.	FINISH GRADE	V.I.N.	VERIFY IN FIELD
FIN.	FINISH(ED)	W.	WIDE(WIDTH)
FLR.	FLOOR	WD.	WOOD
FDN.	FOUNDATION	W.P.	WEATHERPROOF
F.C.	FACE OF CONCRETE	WT.	WEIGHT
F.M.	FACE OF MASONRY		
F.S.	FACE OF STUD		
F.W.	FACE OF WALL		
F.S.	FINISHED SURFACE		
FT. (')	FOOT(FEET)		
FTG.	FOOTING		
GA.	GAUGE		
GL	GALVANIZE(D)		
G.F.I.	GROUND FAULT INTERRUPTER		
GEN	GENERATOR		
GLB.	GLOBAL POSITIONING SYSTEM		
GRC.	GROWTH RADIO CABINET		

10509 VISTA SORRENTO PKWY #206
SAN DIEGO, CA 92121
T-MOBILE.COM

5015 SHOREHAM PL.
SUITE 150
SAN DIEGO, CA 92122
www.socw.com
619.736.3766

REVISIONS

REV.	DATE	DESCRIPTION	DETAILS
0	03/18/16	90% CD's	CA
1	03/24/16	100% CD's	DN
2	07/19/16	JX COMMENTS	CA
3	09/08/16	JX COMMENTS	CA
4	10/11/16	JX COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSED ARCHITECT

NESTOR T. POPOWYC
C-27496

Signature on file

STATE OF CALIFORNIA

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

SD052
SD06052A
600 PALM AVE
IMPERIAL BEACH, CA 91932

SHEET TITLE

REFERENCED DOCUMENTS,
SIGNAGE, LEGAL
DESCRIPTION &
ABBREVIATIONS

SHEET NUMBER

T-4



T-Mobile West LLC
 A subsidiary of T-Mobile USA Inc.
 10509 Vista Sorrento Parkway, #206
 San Diego, CA 92121

January 14, 2016

City of Imperial Beach
 Development Services Department
 825 Imperial Beach Blvd.
 Imperial Beach, CA 91932

Re: Letter of Authorization for Obtaining Land Use Entitlements

To Whom it May Concern,

T-Mobile hereby authorizes SAC Wireless, its employees, agents, and contractors to file and complete any applications necessary to obtain required land use entitlements on T-Mobile's behalf for all T-Mobile projects.

If you have any questions or concerns, please contact me at (858) 334-6112.

Regards,

Joseph Rose

Joey Rose, Esq.

Site Development Manager
 T-Mobile USA



10509 VISTA SORRENTO PKWY #206
 SAN DIEGO, CA 92121
 T-MOBILE.COM



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SD052
 SD06052A
 600 PALM AVE
 IMPERIAL BEACH, CA 91932

SHEET TITLE
 LETTER OF AUTHORIZATION

SHEET NUMBER
 T-5

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LETTER OF AUTHORIZATION

SCALE
 N.T.S.

2

NOT USED

SCALE
 N.T.S.

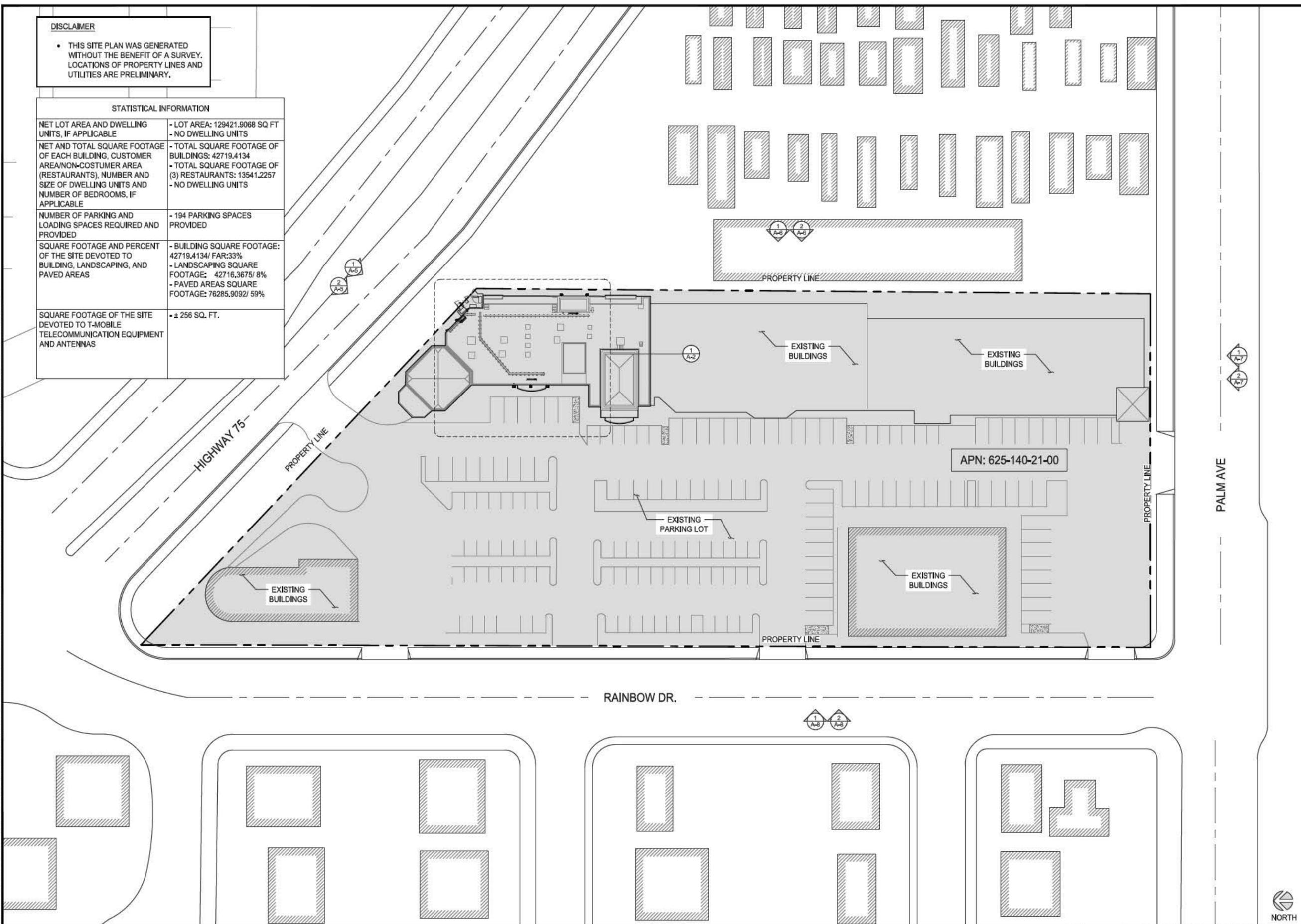
1

DISCLAIMER

- THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES AND UTILITIES ARE PRELIMINARY.

STATISTICAL INFORMATION	
NET LOT AREA AND DWELLING UNITS, IF APPLICABLE	- LOT AREA: 129421.9068 SQ FT - NO DWELLING UNITS
NET AND TOTAL SQUARE FOOTAGE OF EACH BUILDING, CUSTOMER AREA/NON-CUSTOMER AREA (RESTAURANTS), NUMBER AND SIZE OF DWELLING UNITS AND NUMBER OF BEDROOMS, IF APPLICABLE	- TOTAL SQUARE FOOTAGE OF BUILDINGS: 42719.4134 - TOTAL SQUARE FOOTAGE OF (3) RESTAURANTS: 13541.2257 - NO DWELLING UNITS
NUMBER OF PARKING AND LOADING SPACES REQUIRED AND PROVIDED	- 194 PARKING SPACES PROVIDED
SQUARE FOOTAGE AND PERCENT OF THE SITE DEVOTED TO BUILDING, LANDSCAPING, AND PAVED AREAS	- BUILDING SQUARE FOOTAGE: 42719.4134/ FAR:33% - LANDSCAPING SQUARE FOOTAGE: 42716.3675/ 8% - PAVED AREAS SQUARE FOOTAGE: 76285.9092/ 59%
SQUARE FOOTAGE OF THE SITE DEVOTED TO T-MOBILE TELECOMMUNICATION EQUIPMENT AND ANTENNAS	- ± 256 SQ. FT.

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LICENSED ARCHITECT
WESTON T. POPOWICZ
C-27496
Signature on file

THE STATE OF CALIFORNIA

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SD06052A
600 PALM AVE
IMPERIAL BEACH, CA 91932

SHEET TITLE
OVERALL SITE PLAN

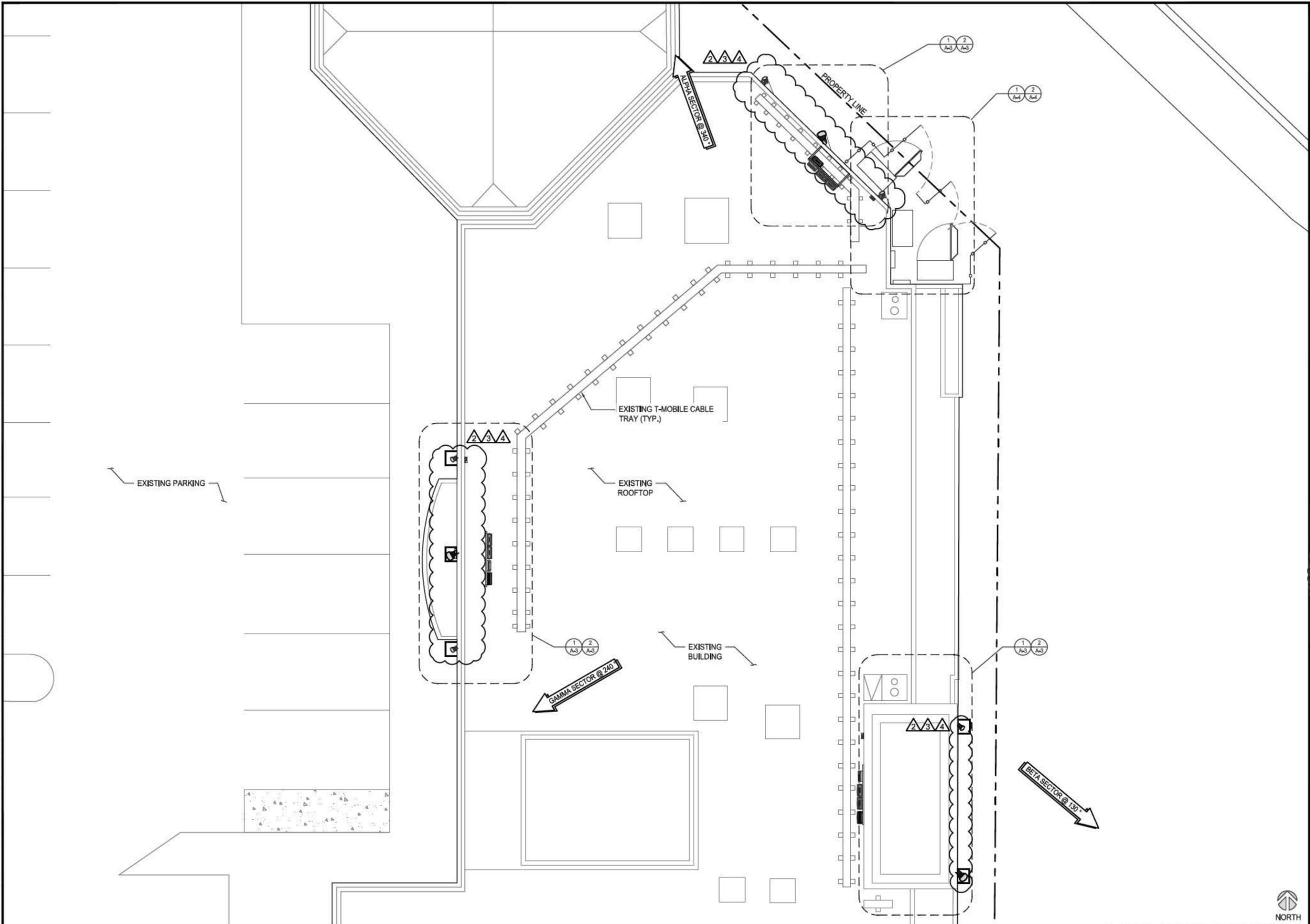
SHEET NUMBER
A-1

OVERALL SITE PLAN

SCALE: 1"=30'-0" (22x34)
(OR) 1/2"=30'-0" (11x17)



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ENLARGED ROOF PLAN

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)



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REVISIONS			
REV.	DATE	DESCRIPTION	DETAILS
0	03/18/16	90% CD's	CA
1	03/24/16	100% CD's	DN
2	07/19/16	JX COMMENTS	CA
3	09/08/16	JX COMMENTS	CA
4	10/11/16	JX COMMENTS	CA

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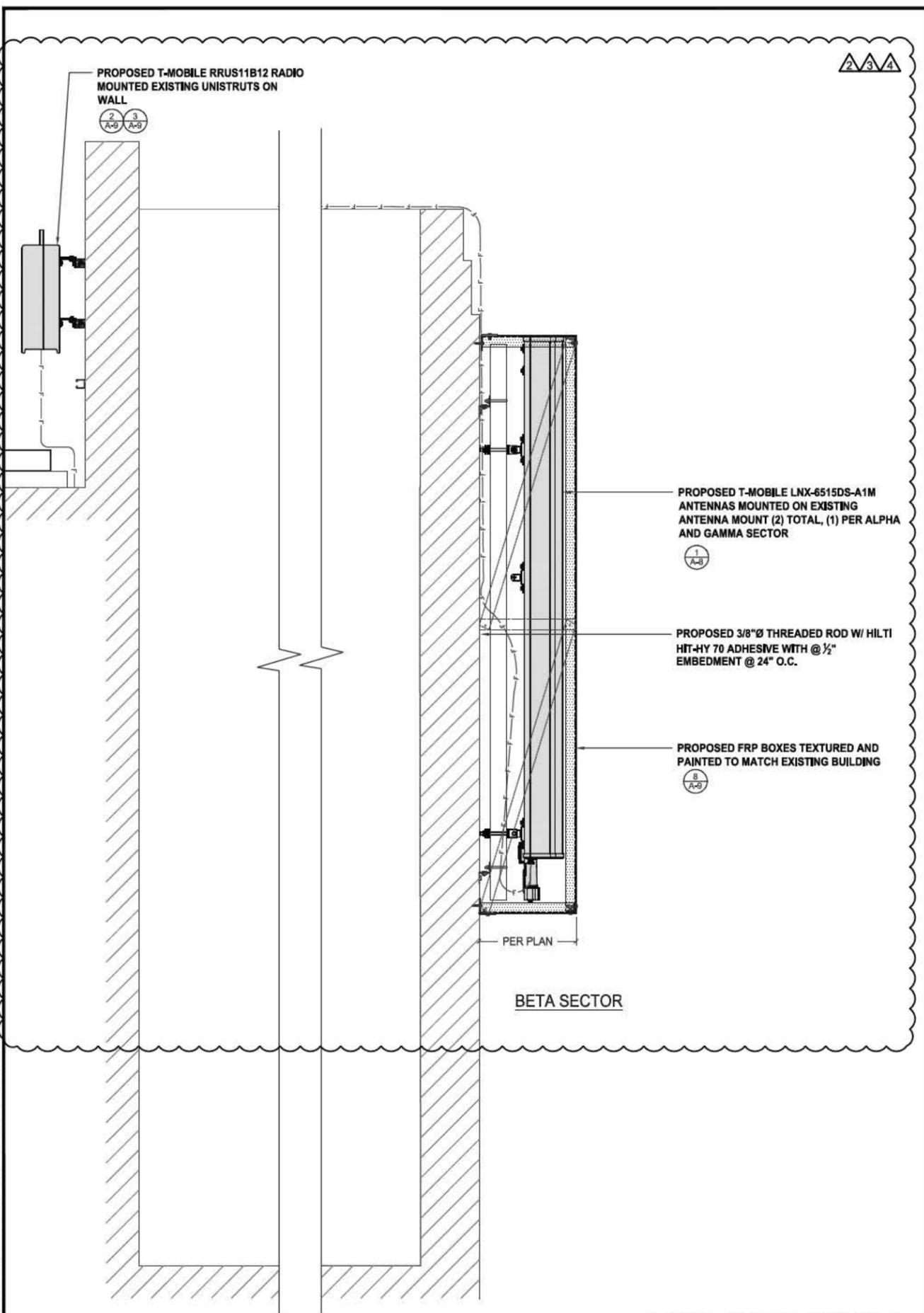
LICENSED ARCHITECT
WESTOR T. POPOWYC
C-27496
Signature on file
STATE OF CALIFORNIA
I HEREBY CERTIFY THAT THE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA

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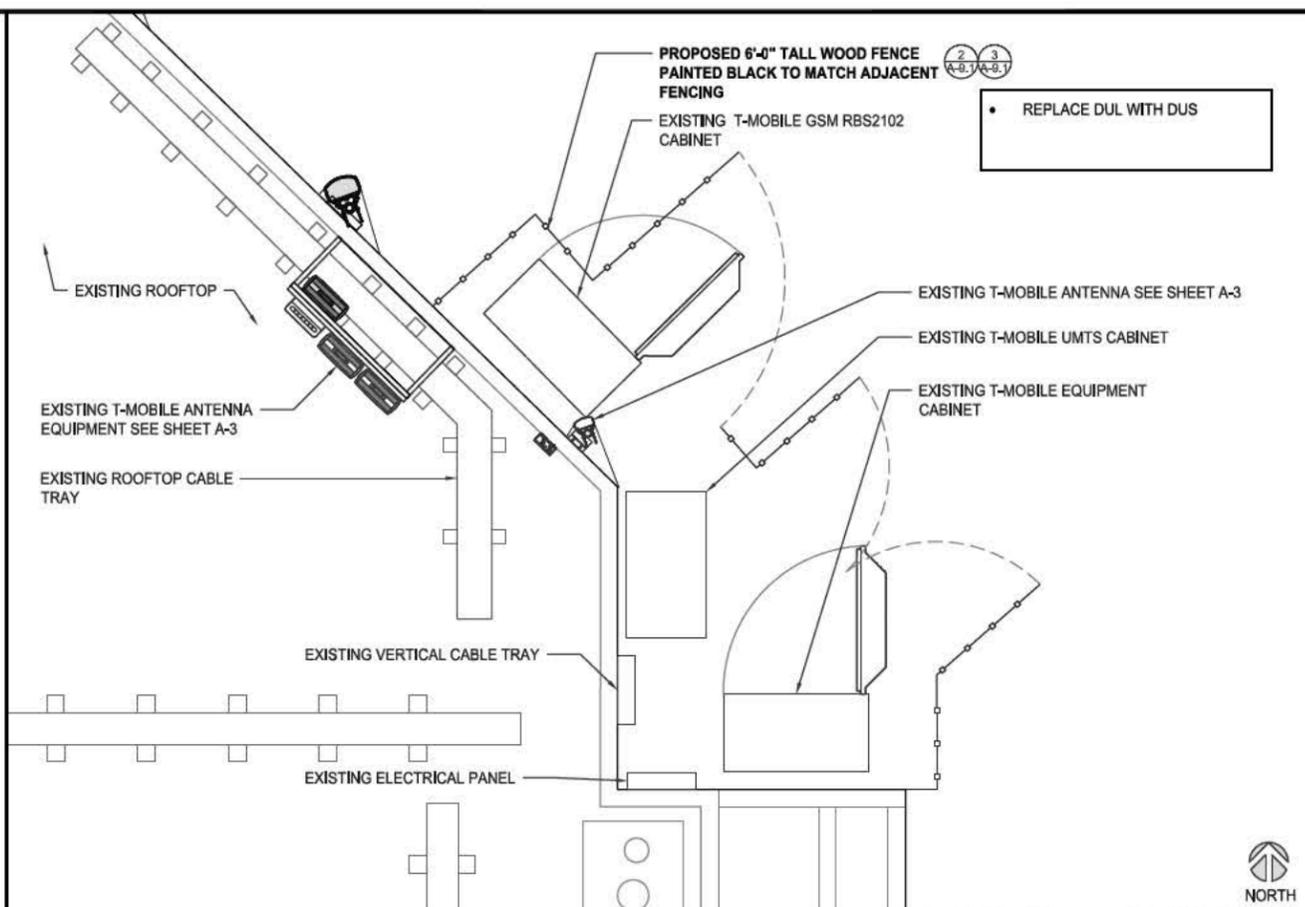
SHEET TITLE
ENLARGED ROOF PLAN

SHEET NUMBER
A-2

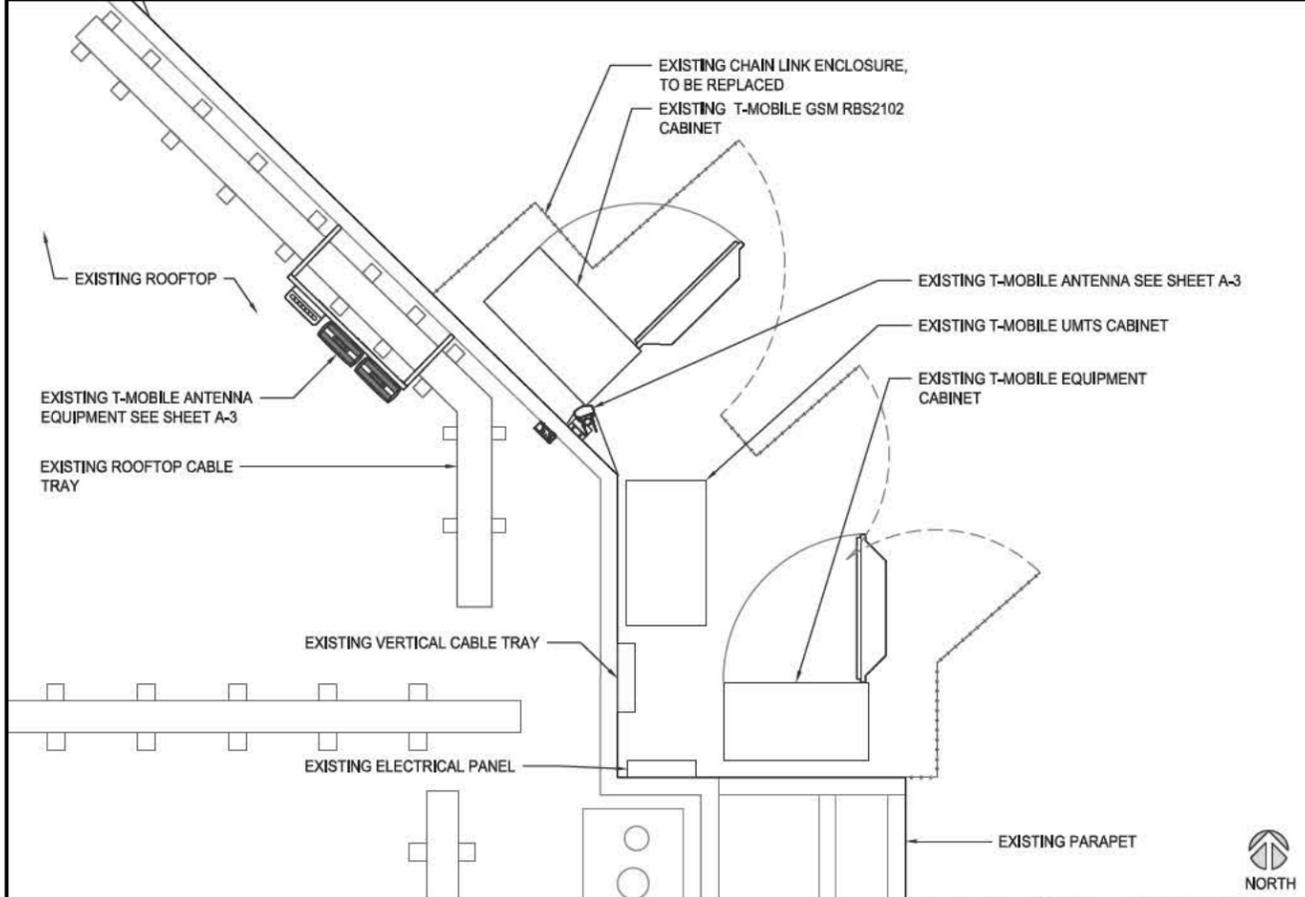
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ANTENNA MOUNTING DETAIL SCALE: 1"=1'-0" (22x34) (OR) 1/2"=1'-0" (11x17) 3



PROPOSED EQUIPMENT PLAN SCALE: 3/8"=1'-0" (22x34) (OR) 3/16"=1'-0" (11x17) 2



EXISTING EQUIPMENT PLAN SCALE: 3/8"=1'-0" (22x34) (OR) 3/16"=1'-0" (11x17) 1



REVISIONS			
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4	10/11/16	JX COMMENTS	CA

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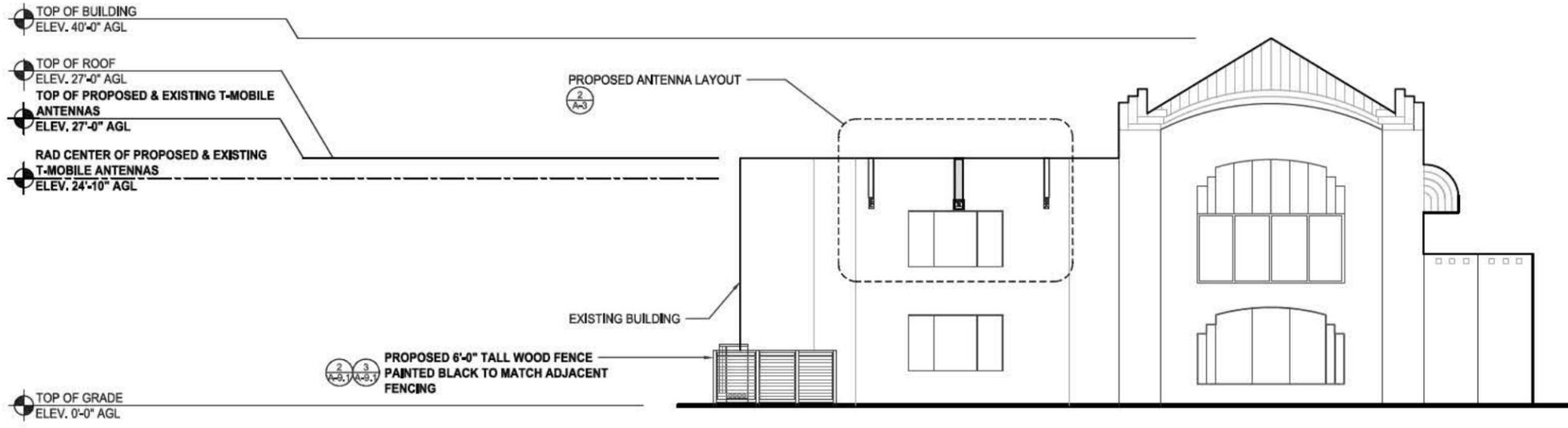


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SHEET TITLE
EXISTING & PROPOSED EQUIPMENT PLANS & ANTENNA MOUNTING DETAIL

SHEET NUMBER
A-4

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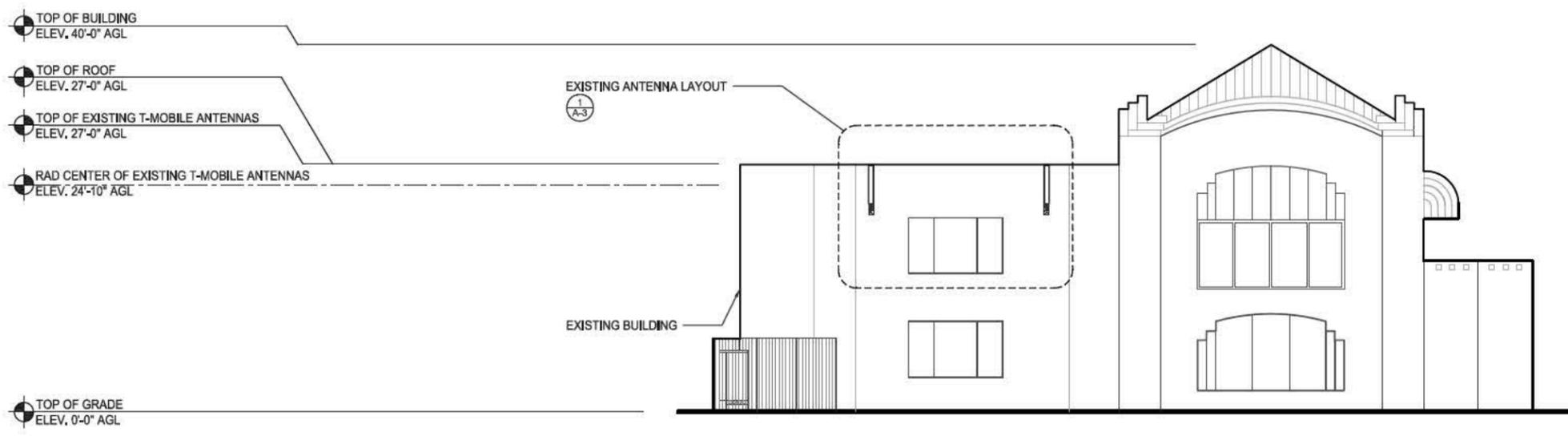
PROPOSED NORTH ELEVATION

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



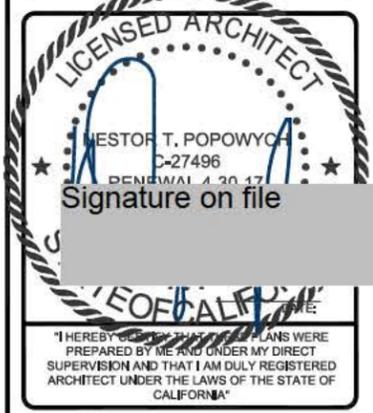
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4	10/11/16	JX COMMENTS	CA

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EXISTING NORTH ELEVATION

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



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SHEET TITLE
**EXISTING & PROPOSED
NORTH ELEVATIONS**

SHEET NUMBER
A-5

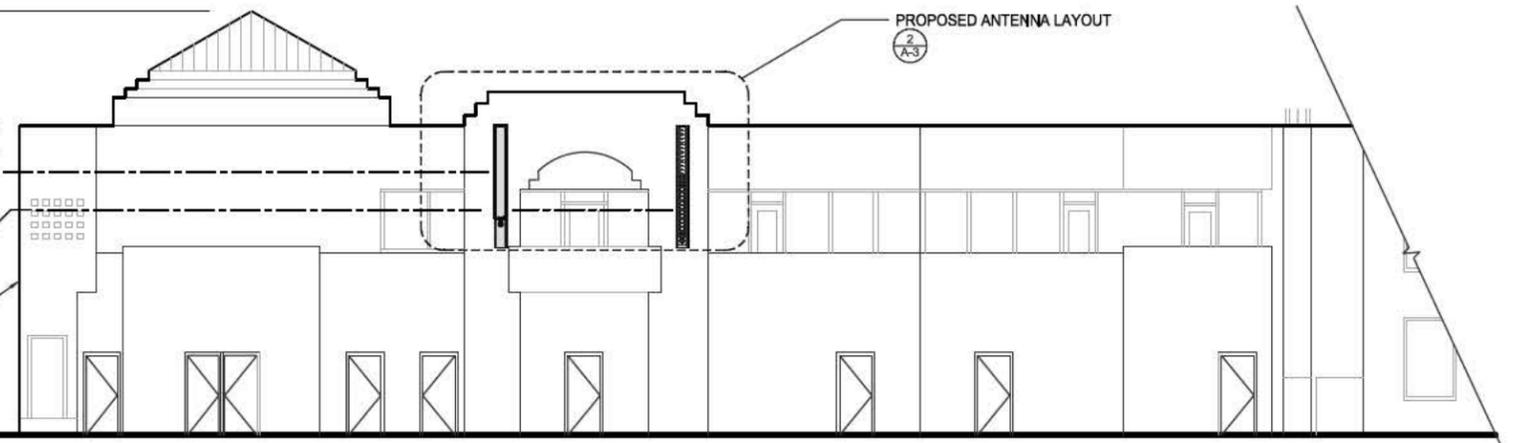
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- TOP OF BUILDING
ELEV. 37'-0" AGL
- TOP OF ROOF
ELEV. 27'-0" AGL
- TOP OF PROPOSED & EXISTING T-MOBILE
ANTENNAS
ELEV. 27'-0" AGL
- RAD CENTER OF EXISTING T-MOBILE ANTENNAS
ELEV. 24'-10" AGL
- RAD CENTER OF PROPOSED T-MOBILE
ANTENNAS
ELEV. 23'-0" AGL
- RAD CENTER OF RELOCATED T-MOBILE ANTENNAS
ELEV. 19'-8" AGL

EXISTING BUILDING

PROPOSED ANTENNA LAYOUT
②
A-3

- TOP OF GRADE
ELEV. 0'-0" AGL



PROPOSED EAST ELEVATION

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



REVISIONS			
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△ 3	09/08/16	JX COMMENTS	CA
△ 4	10/11/16	JX COMMENTS	CA

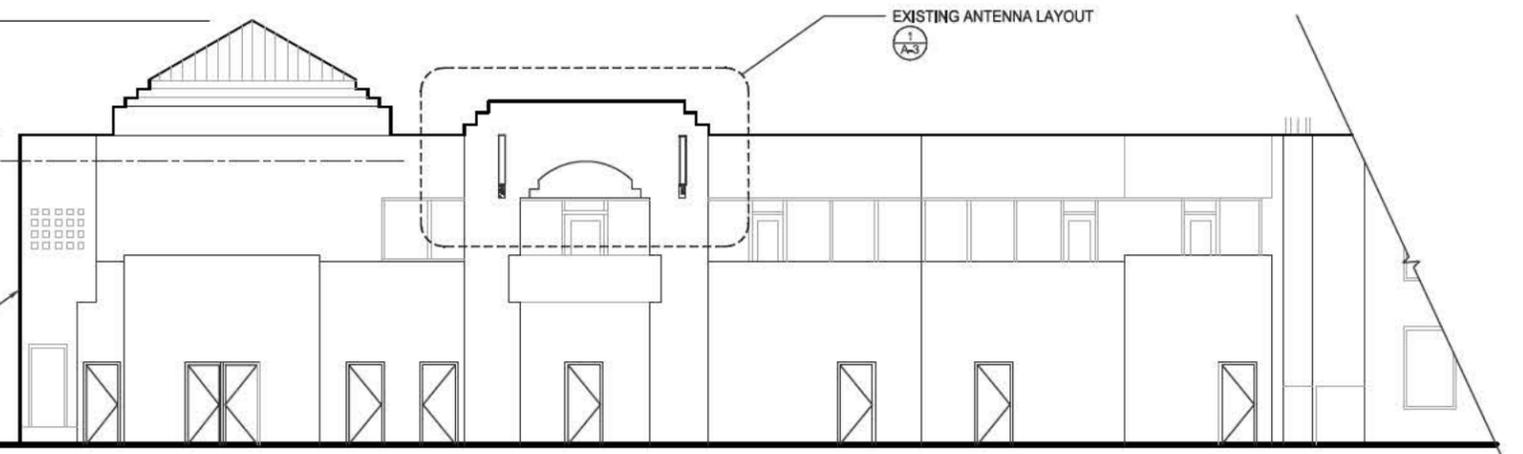
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- TOP OF BUILDING
ELEV. 37'-0" AGL
- TOP OF ROOF
ELEV. 27'-0" AGL
- EXISTING T-MOBILE ANTENNAS
ELEV. 27'-0" AGL
- RAD CENTER OF EXISTING T-MOBILE ANTENNAS
ELEV. 24'-10" AGL

EXISTING BUILDING

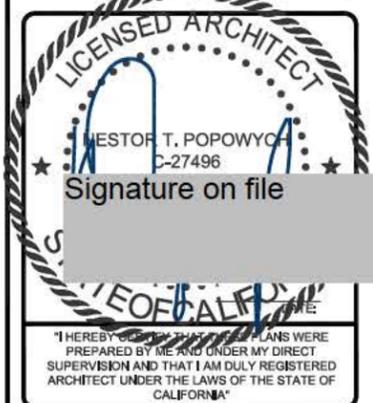
EXISTING ANTENNA LAYOUT
①
A-3

- TOP OF GRADE
ELEV. 0'-0" AGL



EXISTING EAST ELEVATION

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



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SHEET TITLE
**EXISTING & PROPOSED
EAST ELEVATIONS**

SHEET NUMBER
A-6

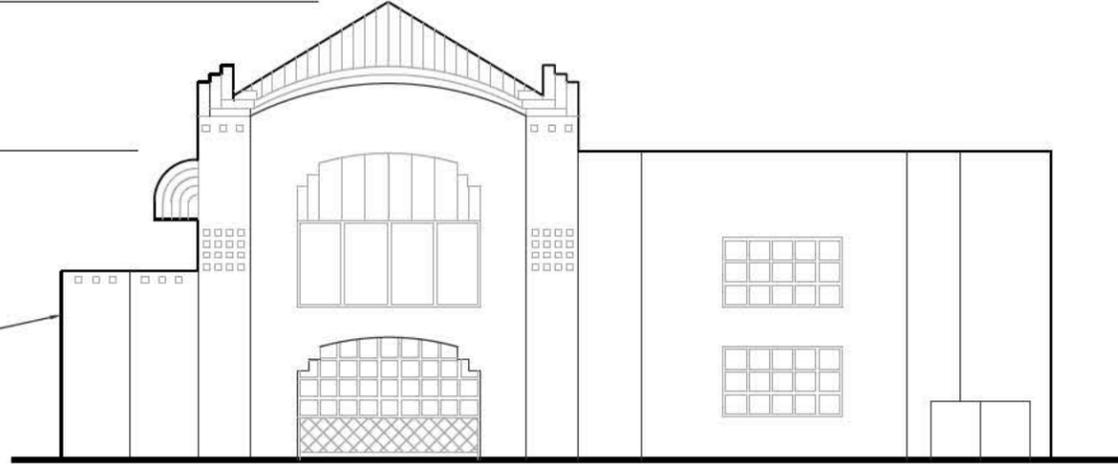
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TOP OF BUILDING
ELEV. 40'-0" AGL

TOP OF ROOF
ELEV. 27'-0" AGL

TOP OF GRADE
ELEV. 0'-0" AGL

EXISTING BUILDING



PROPOSED SOUTH ELEVATION



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

2



REVISIONS			
REV.	DATE	DESCRIPTION	DETAILS
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3	09/08/16	JX COMMENTS	CA
4	10/11/16	JX COMMENTS	CA

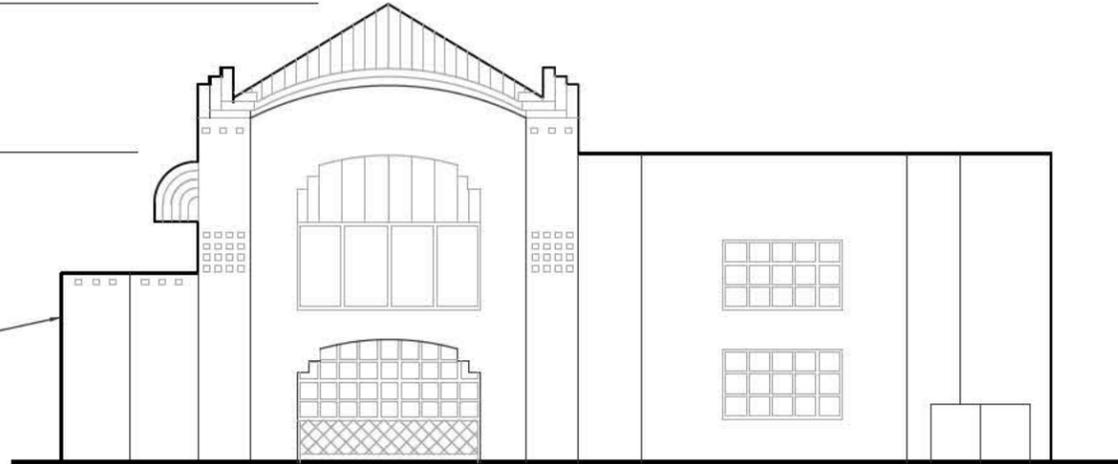
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TOP OF BUILDING
ELEV. 40'-0" AGL

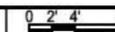
TOP OF ROOF
ELEV. 27'-0" AGL

TOP OF GRADE
ELEV. 0'-0" AGL

EXISTING BUILDING

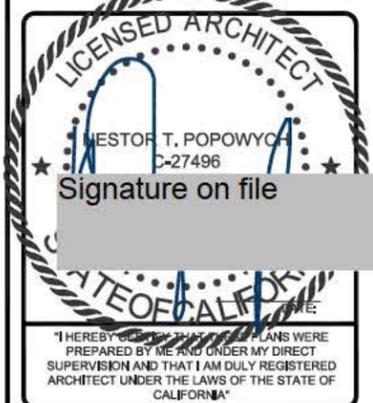


EXISTING SOUTH ELEVATION



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

1



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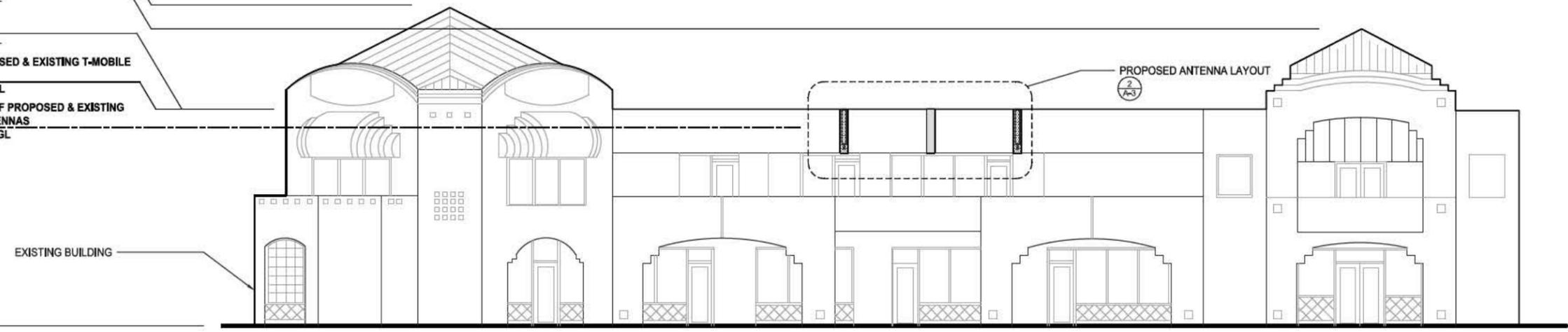
SHEET TITLE
**EXISTING & PROPOSED
SOUTH ELEVATIONS**

SHEET NUMBER
A-7

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- TOP OF BUILDING
ELEV. 40'-0" AGL
- TOP OF BUILDING
ELEV. 37'-0" AGL
- TOP OF ROOF
ELEV. 27'-0" AGL
- TOP OF PROPOSED & EXISTING T-MOBILE
ANTENNAS
ELEV. 27'-0" AGL
- RAD CENTER OF PROPOSED & EXISTING
T-MOBILE ANTENNAS
ELEV. 24'-10" AGL

- TOP OF GRADE
ELEV. 0'-0" AGL

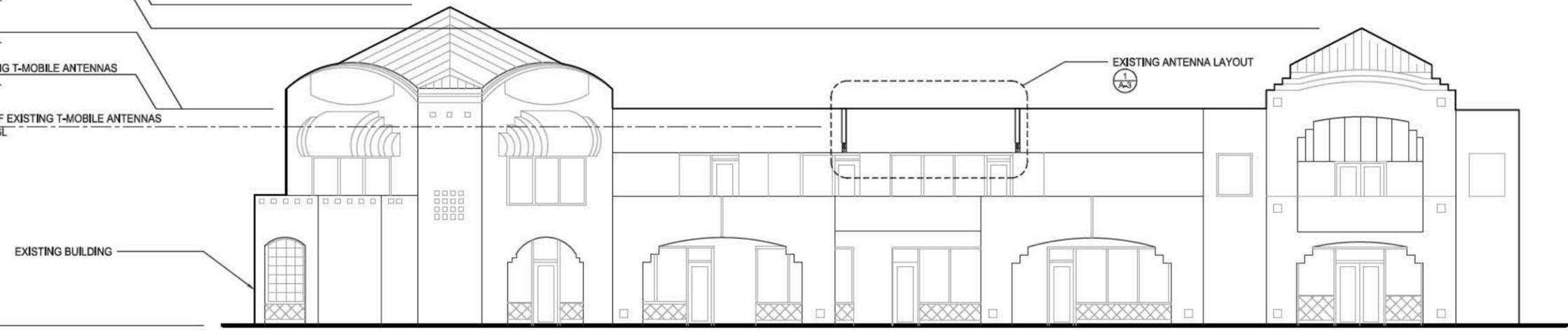


PROPOSED WEST ELEVATION

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

- TOP OF BUILDING
ELEV. 40'-0" AGL
- TOP OF BUILDING
ELEV. 37'-0" AGL
- TOP OF ROOF
ELEV. 27'-0" AGL
- TOP OF EXISTING T-MOBILE ANTENNAS
ELEV. 27'-0" AGL
- RAD CENTER OF EXISTING T-MOBILE ANTENNAS
ELEV. 24'-10" AGL

- TOP OF GRADE
ELEV. 0'-0" AGL



EXISTING WEST ELEVATION

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



REVISIONS			
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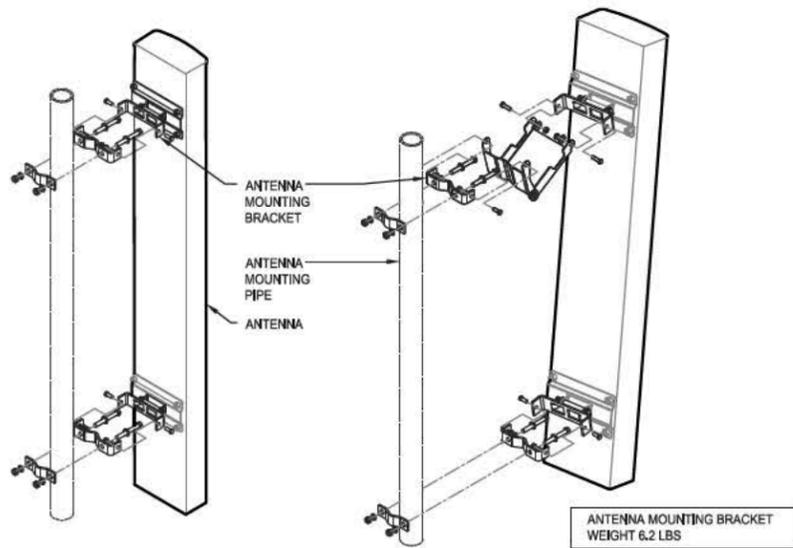
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SHEET TITLE
**EXISTING & PROPOSED
WEST ELEVATIONS**

SHEET NUMBER
A-8



EXISTING RBS 2106
EXISTING RECTIFIERS TO BE UPGRADED TO SUPPORT L700 EQUIPMENT
(4) EXISTING BATTERIES: FIAMM 12UMTX100/19FT TO REMAIN AS IS

BATTERY MANUFACTURER: FIAMM
MODEL NUMBER: 12UMTX100/19FT
ELECTROLYTE CONTENT PER BATTERY: 1.2 GALLONS
ELECTROLYTE HAZARD CLASSIFICATION PER 13 C.F.C. (8.7% SULFURIC ACID): CORROSIVE
NUMBER OF BATTERIES INSTALLED: 4 (4 MAX PER CABINET)

TOTAL ELECTROLYTE CONTAINED ON SITE (1.2GAL. X 4 X 1 CABINET): 4.8 GAL. (24 GAL. MAX)

MANUFACTURER: ERICSSON
MODEL: SXX 125 02471
SINGLE RRU WALL SUPPORT KIT

MECHANICAL CLAMP PROFILES: ALUMINUM, NATURE ANODIZED
SUPPORT ARMS: ALUMINUM, NATURE ANODIZED
FASTENERS: ACID PROOF STAINLESS STEEL
MOUNTING PIPE: 1"-2-3/8", ORDER SEPARATELY
WEIGHT: 6.6 LBS

REMOTE RADIO UNIT

UNISTRUT SPRING NUT
MOUNT TO UNISTRUT
1/4" Ø A307 BOLT

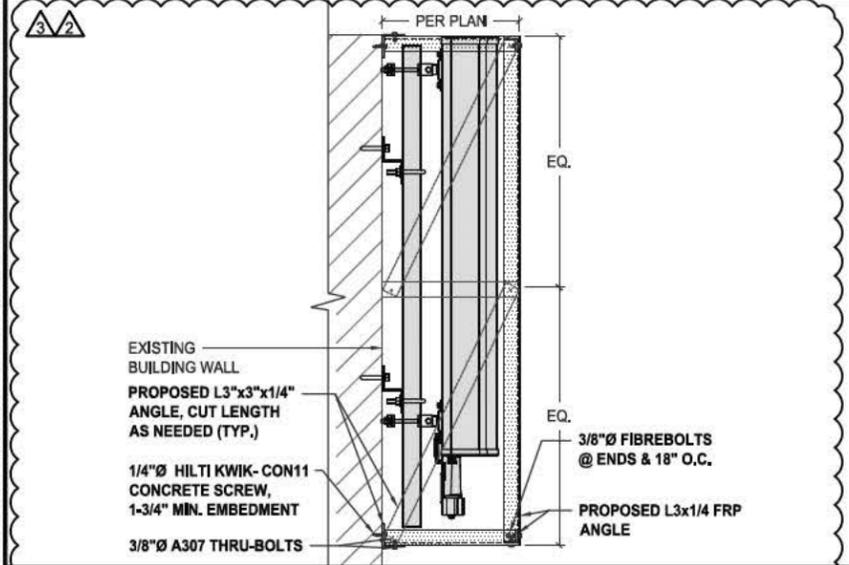
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DB380 - ANTENNA MOUNTING BRACKET 1"-1'-0" (22x34) 9
1/2"-1'-0" (11x17)

EXISTING EQUIPMENT SPECIFICATION 6

WALL MOUNTED RADIO 1'-1/2"-1'-0" (22x34) 3
3/4"-1'-0" (11x17)



MANUFACTURER: COMMSCOPE
MODEL: LNX-6515DS
FREQUENCY RANGE: 698-806, 806-896 MHz
IMPEDANCE: 50 ohms
VSWR: 1.4 | 15.6 dB
POLARIZATION: ±45°
CONNECTOR: 2 X 7-16DIN female BOTTOM
ISOLATION: 30dB
MAXIMUM INPUT POWER: 400 WATTS

MECHANICAL WEIGHT: 43.7LBS
DIMENSIONS (LxWxD): 96.6"x11.9"x7.1"
WIND LOAD: 878.0 N @ 150KM/H
197.4 LBF @ 150KM/H
MOUNTING HARDWARE: DB380 (INCLUDED)

MANUFACTURER: ERICSSON
MODEL: RRUS-11
FREQUENCY RANGE: 1710 - 2155 MHZ
IMPEDANCE: 50 OHMS
AZIMUTH BW: 64.5° ± 8°
ELEVATION BW: 7.2° ± 1.2°
GAIN, dB: 17.5 ± 0.8
POLARIZATION: ±45°
VSWR: 1.35:1 / 16.5
PORT-TO-PORT ISOLATION: >30 dB
ELECTRICAL TILT RANGE: 2° - 10°
ELECTRICAL DOWNTILT: ± 0.9°
MAX. INPUT POWER: 250 WATTS
LIGHTNING PROTECTION: DC GROUND
GAIN VARIATION: 1.3 dB
ELECTRICAL TILT ACC.: -0.55°
AZIMUTH HPBW: 11.5°

MECHANICAL NET WEIGHT: 50 LBS (INCLUDING MOUNTING BRACKET)
DIMENSION (LxWxD): 19.7"x17"x7.2"
COLOR: WHITE
MOUNTING: STANDARD MOUNTING BRACKET
HARDWARE MATERIAL: HOT DIP GALVANIZED

REVISIONS			
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NEW FRP BOX 0 2" 4" 8" SCALE: 1-1/2"-1'-0" (22x34) 8
(OR) 3/4"-1'-0" (11x17)

LNX-6515DS-A1M ANTENNA 1/2"-1'-0" (22x34) 5
1/4"-1'-0" (11x17)

RRUS11 B12 1"-1'-0" (22x34) 2
1/2"-1'-0" (11x17)

MANUFACTURER: FIAMM
MODEL: 12UMTX100/19FT

10 HOUR CAPACITY TO 1.80VPC @ 20°C (68F): 100Ah

FLOAT VOLTAGE: 12V
NOMINAL VOLTAGE: 12V
IMPEDANCE (1kHz): 3.7
CONDUCTANCE: 1,288 S
SHORT CIRCUIT CURRENT: 3,500 A
MAXIMUM CHARGE CURRENT: NO LIMIT

WEIGHT: 74.8Lbs.
HEIGHT: 10.83 in.
WIDTH: 4.25 in.
DEPTH: 15.55 in.
TERMINAL: FEMALE M6

MANUFACTURER: VALMONT
MODEL: SP250
CANTILEVER WALL MOUNT

STAND OFF: 2-3/8" OR 6"
MOUNTING PIPE: 2-3/8"-3", ORDER SEPARATELY

- THE BRACKETS ARE 14-1/2" WIDE AND STAND 2-3/4" OR 6" OFF WALL.
- ACCEPTS 2-3/8" OR 3" MOUNTING PIPES THAT MUST BE ORDERED SEPARATELY P:165 OF CATALOG OR AT BULK PIPE IN HARDWARE SECTION.
- INCLUDES U-BOLTS FOR 2-3/8" PIPES, ORDER U-BOLTS FOR 3" PIPE SEPARATELY P:166 OF CATALOG OR AT U-BOLTS OF HARDWARE SECTION.
- ORDER HARDWARE TO MOUNT TO HOLLOW OR SOLID WALLS.
- 9/16" MOUNTING HOLES FOR 1/2" HARDWARE ON 12" CENTERS

MANUFACTURER: COMMSCOPE
MODEL: LNX-6513DS-A1M
FREQUENCY RANGE: 698-806 MHZ
IMPEDANCE: 50 OHMS
GAIN, dB: 14.8-15.1
POLARIZATION: ±45°
INPUT POWER PER PORT: 400 WATTS
VSWR dB: 1.4 | 15.6
ISOLATION dB: 30
LIGHTNING PROTECTION: DC GROUND

ELECTRICAL GAIN AVERAGE dB: 14.6-14.9
GAIN TOLERANCE dB: ±0.5-±0.2
BW WIDTH HORIZONTAL: ±0.9-±1
BW WIDTH VERTICAL: ±1-±0.8

MECHANICAL NET WEIGHT: 26.0 LBS
DIMENSION (LxWxD): 54.9"x11.9"x7.1"
MAX. WIND LOAD: 98.5 LBF
MAX. WIND SPEED: 150 MPH
HARDWARE MATERIAL: HOT DIP GALVANIZED
CONNECTOR TYPE: 7 - 16 DIN, FEMALE (2)
VSWR: LIGHT GRAY
STANDARD MOUNTING: DB380

LICENSED ARCHITECT
WESTON T. POPOWICZ
C-27496
Signature on file

STATE OF CALIFORNIA

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

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600 PALM AVE
IMPERIAL BEACH, CA 91932

SHEET TITLE
EQUIPMENT DETAILS & SPECIFICATIONS

SHEET NUMBER
A-9

BATTERY 2"-1'-0" (22x34) 7
1"-1'-0" (11x17)

CANTILEVER WALL MOUNT 1"-1'-0" (22x34) 4
1/2"-1'-0" (11x17)

LNX-6513DS-A1M 1"-1'-0" (22x34) 1
1/2"-1'-0" (11x17)

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NOT USED 8

GATE DETAIL

N.T.S. 5

TYPICAL FENCE PANEL

N.T.S. 3

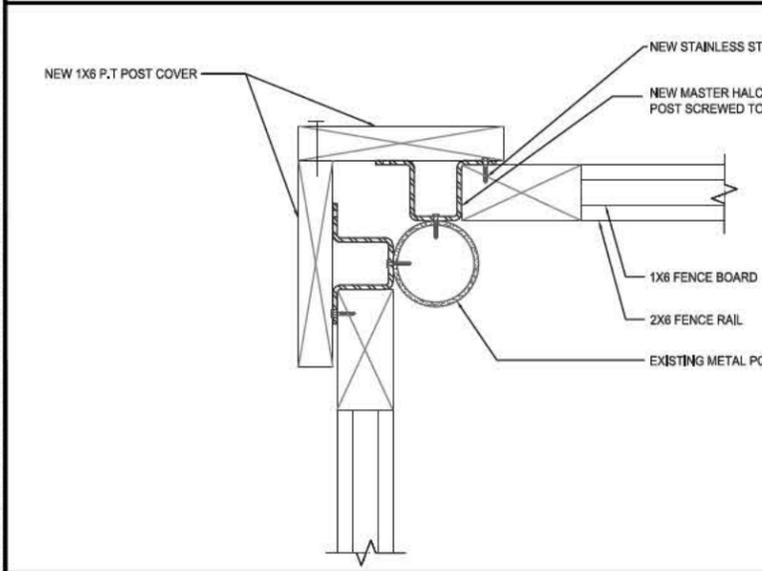
NOT USED 7

WOOD FENCE ELEVATION

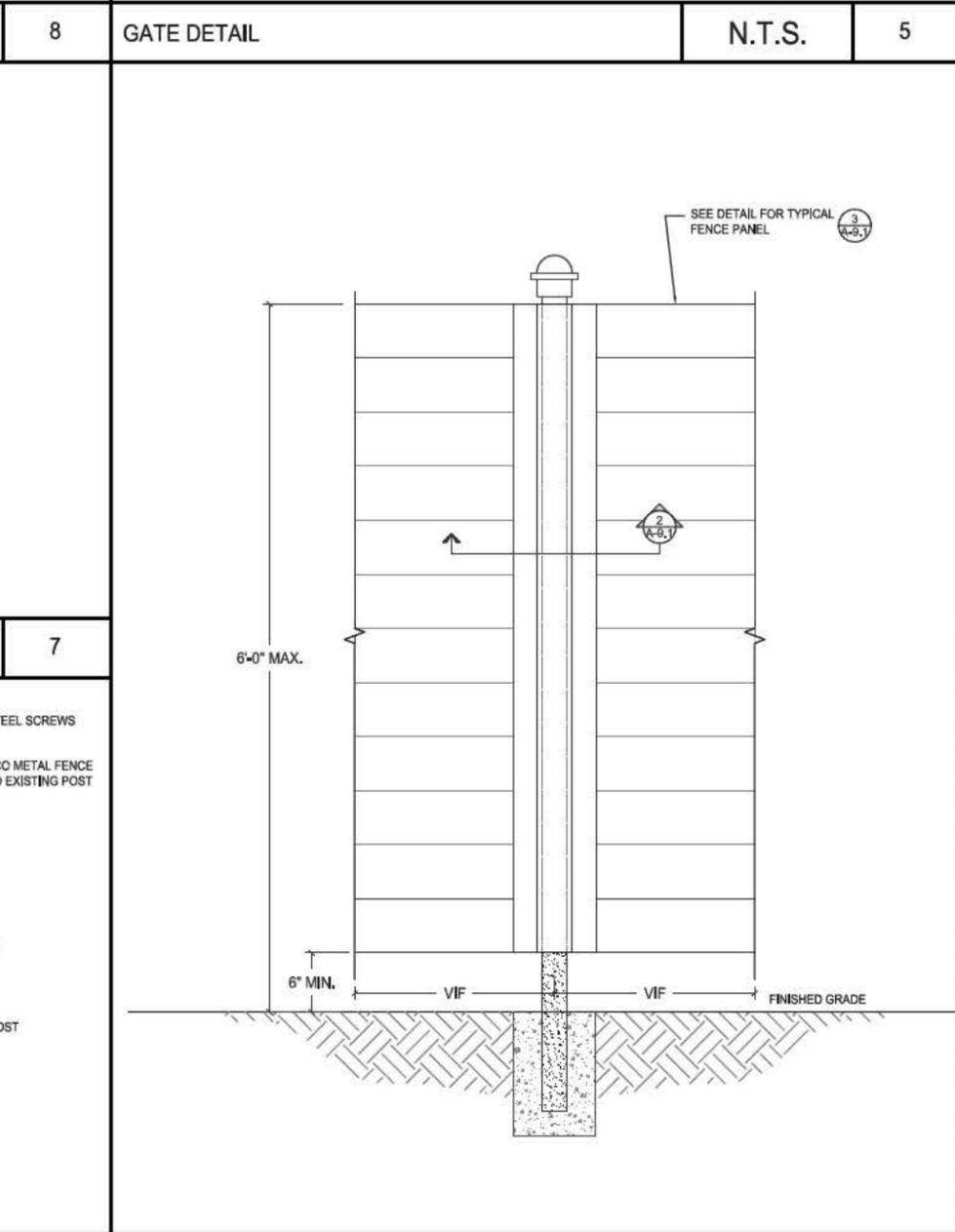
N.T.S. 4

WOOD FENCE PLAN VIEW

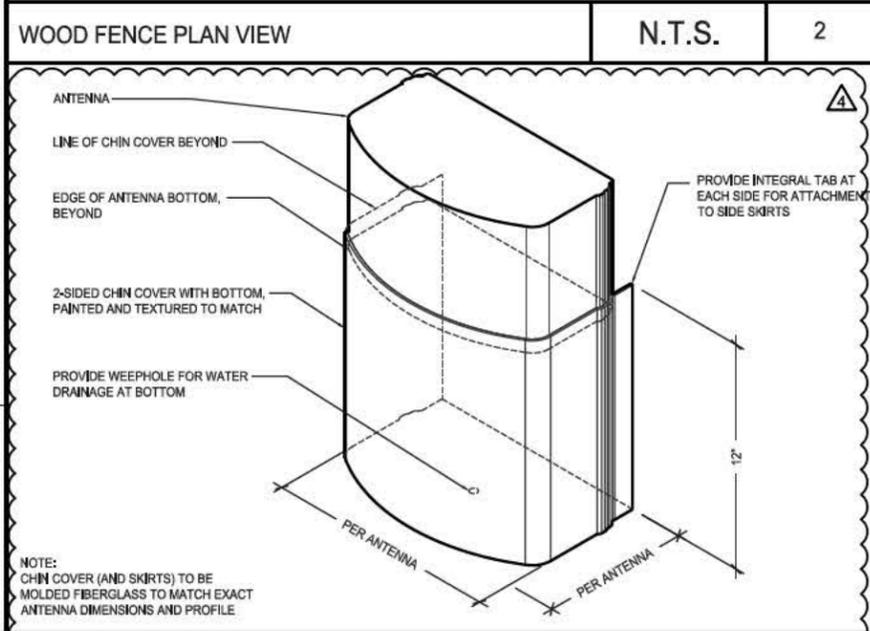
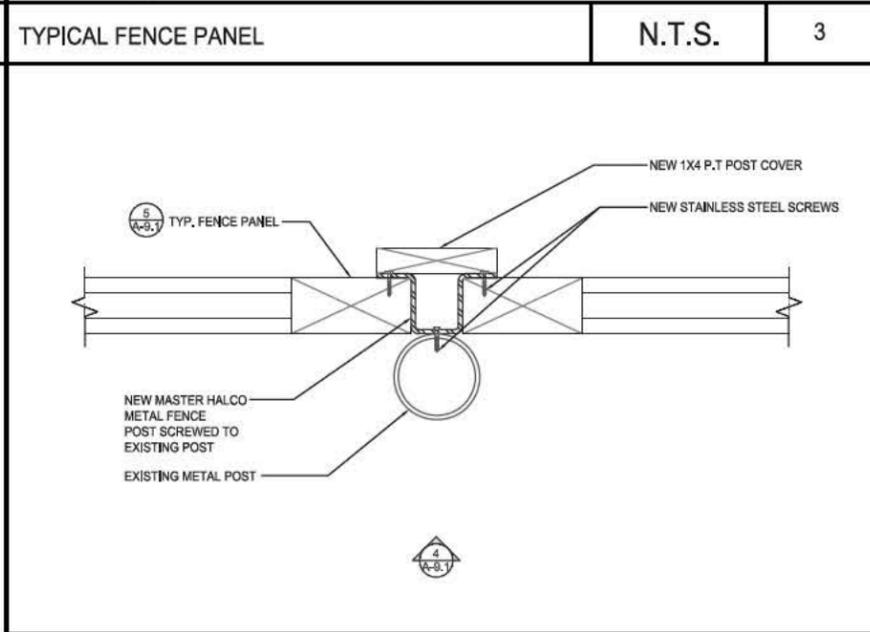
N.T.S. 2



CORNER DETAIL N.T.S. 6



WOOD FENCE ELEVATION N.T.S. 4



ANTENNA SKIRT/ CHIN COVERS N.T.S. 1

GATE DETAIL

N.T.S. 5



TYPICAL FENCE PANEL

N.T.S. 3



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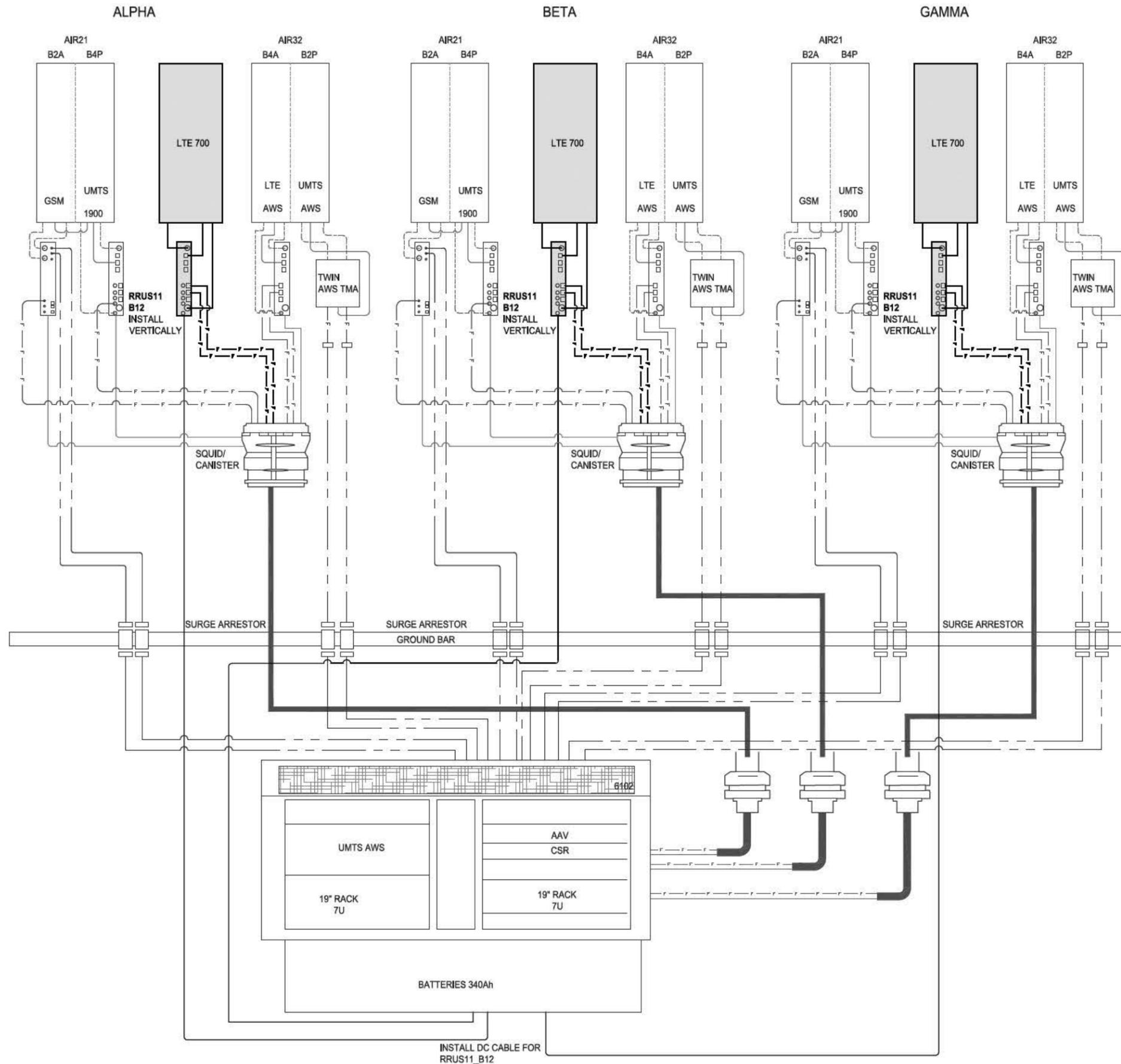
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 NESTOR T. POPOWYC
 C-27496
 Signature on file
 STATE OF CALIFORNIA

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SHEET TITLE
EQUIPMENT DETAILS & SPECIFICATIONS

SHEET NUMBER
A-9.1

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EQUIPMENT CONFIGURATION

SCALE
N.T.S. 1

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0	03/18/16	90% CD's	CA
1	03/24/16	100% CD's	DN
2	07/19/16	JX COMMENTS	CA
3	09/08/16	JX COMMENTS	CA
4	10/11/16	JX COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSED ARCHITECT
 NESTOR T. POPOWYC
 C-27496
 Signature on file

TEOFALIP

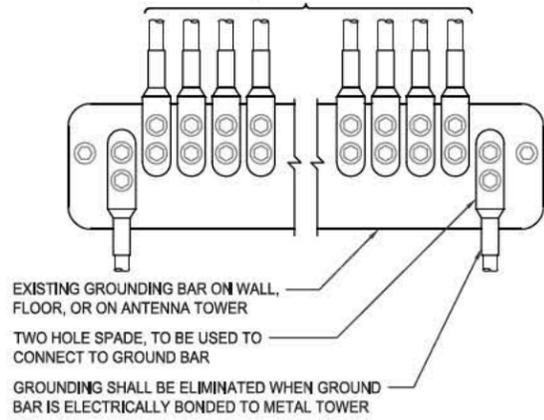
"I HEREBY CERTIFY THAT THE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SD052
 SD06052A
 600 PALM AVE
 IMPERIAL BEACH, CA 91932

SHEET TITLE
EQUIPMENT CONFIGURATION

SHEET NUMBER
A-10

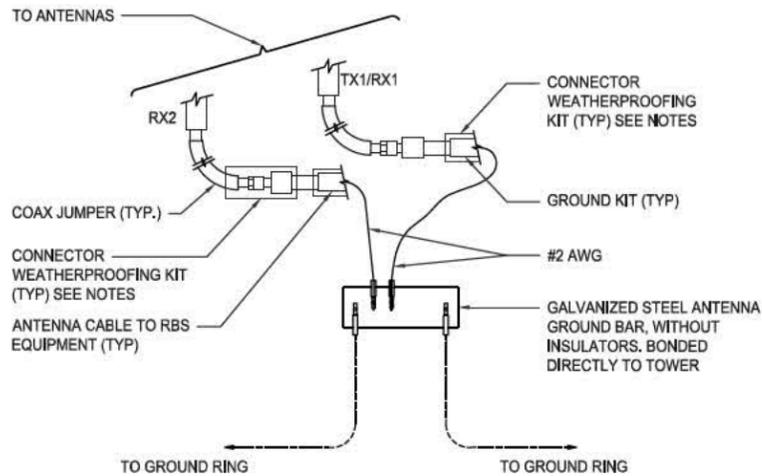
#4 OR #6 AWG SOLID CU CONDUCTOR WITH GREEN, 600V, THWN-2 INSULATION



1. APPLY NO-OX TO LUG AND BAR CONTACT SURFACE, DO NOT COAT INLINE LUG.
2. IF STOLEN GROUND BARS ARE ENCOUNTERED, CONTACT T-MOBILE CM FOR REPLACEMENT THREADED ROD KIT.

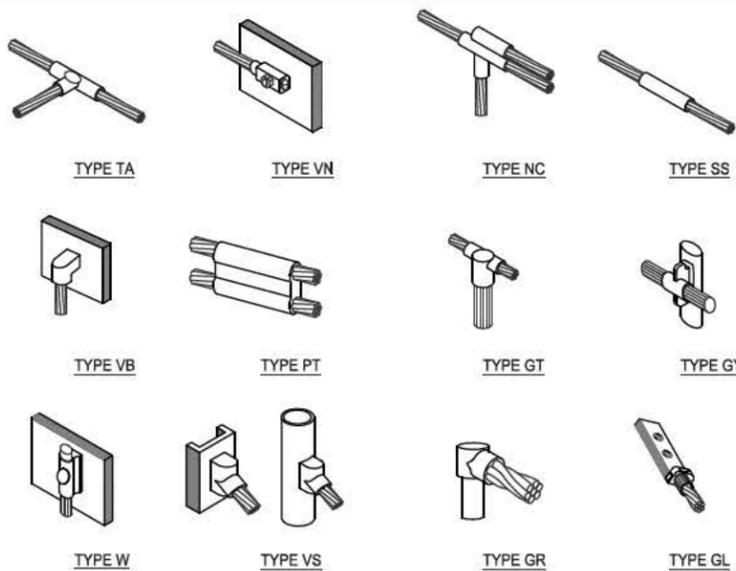
WIRE INSTALLATION

SCALE N.T.S. 6



GROUND CABLE CONNECTION

SCALE N.T.S. 5



EXOTHERMIC WELD CONNECTIONS

SCALE N.T.S. 4

- 1 ANTENNA GROUND BUS BAR NEAR ANTENNA MOUNTS WITH COAX GROUND KIT. SEE DETAIL 5/G-1.
- 2 EQUIPMENT GROUND BUS BAR NEAR EQUIPMENT WITH COAX GROUND KIT. SEE DETAIL 6/G-1.
- 3 #6 AWG GROUND FROM ANTENNA GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES), SEE DETAIL 6/G-1.
- 4 #6 AWG GROUND FROM ANTENNAS TO ANTENNA GROUND BUS BAR. SEE DETAIL 5/G-1.
- 5 #6 AWG GROUND FROM RADIOS TO ANTENNA GROUND BUS BAR. SEE DETAIL 5/G-1.
- 6 #6 AWG GROUND MMBTS GROWTH CABINET TO EQUIPMENT GROUND BUSS BAR. SEE DETAIL 6/G-1.
- 7 #6 AWG GROUND FROM NEW GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES). SEE DETAIL 4/G-1.

GROUNDING LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	COPPER GROUND ROD		TEST WELL
	MECHANICAL CONNECTION		GROUND BAR
	CADWELD CONNECTION		GROUNDING WIRE
	FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM		

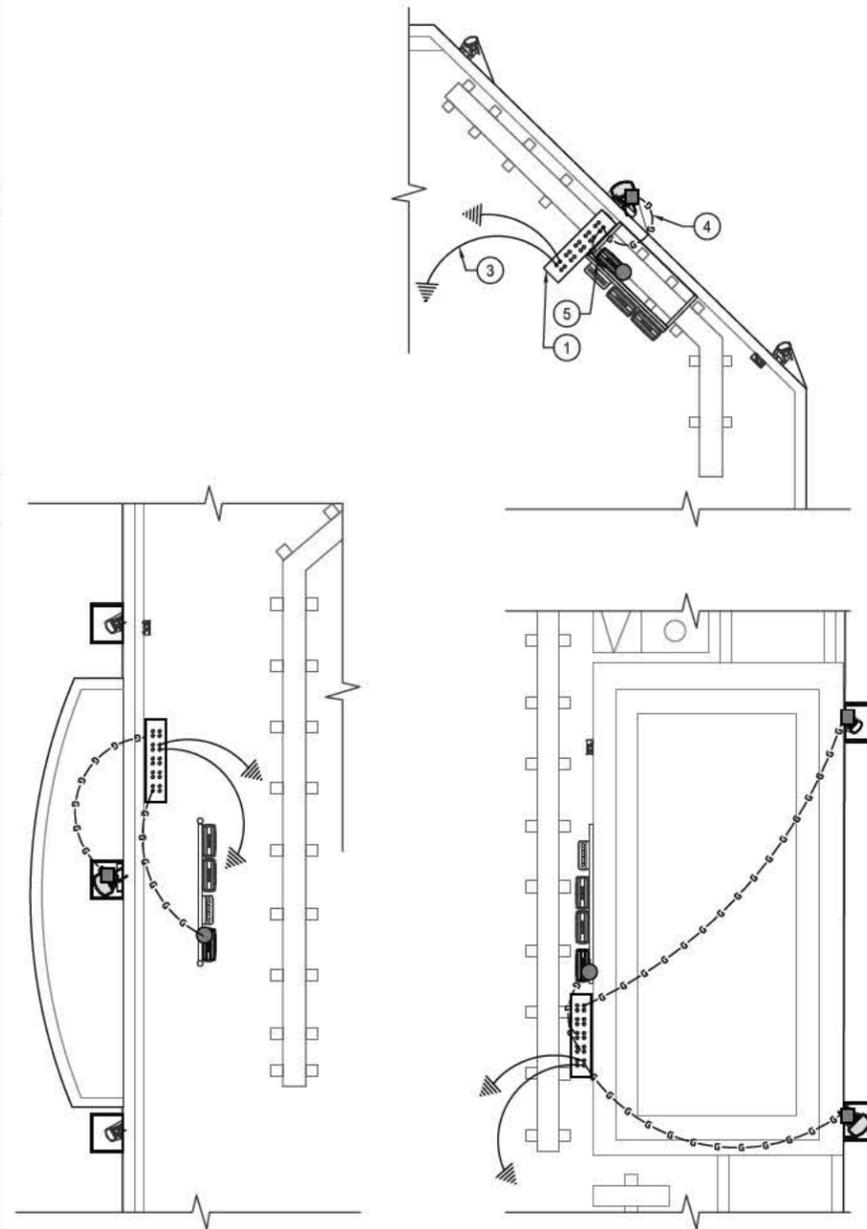
GROUNDING KEY

SCALE N.T.S. 3

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURERS PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELDS AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MFR'S PRACTICES.
3. ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY A T-MOBILE REPRESENTATIVE.
5. REFER TO DIVISION 16 GENERAL ELECTRIC; GENERAL ELECTRICAL PROVISION AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
6. CONTRACTOR TO ABIDE BY ALL T-MOBILE SAFETY STANDARDS DURING SITE CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO T-MOBILE STANDARDS FOR GROUNDING CONNECTIONS & INSTALLATION METHODS.
8. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED T-MOBILE REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM, PHOTO DOCUMENT ALL CADWELDS AND GROUND RING.
9. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
10. GROUNDING ROD NOTES (WHERE APPLICABLE)
11. ELECTRICAL CONTRACTOR SHALL ORDER GROUND RESISTANCE TESTING ONCE THE GROUND SYSTEM HAS BEEN INSTALLED; A QUALIFIED INDIVIDUAL, UTILIZING THE FALL OF POTENTIAL METHOD, SHOULD PERFORM THE TEST. THE REPORT WILL SHOW THE LOCATION OF THE TEST AND CONTAIN NO LESS THAN 9 TEST POINTS ALONG THE TESTING LINE, GRAPHED OUT TO SHOW THE PLATEAU.
12. POINT GROUND TEST OR 3 POINT 62% TESTS WILL NOT BE ACCEPTED AS ALTERNATIVES TO THE AFORE MENTIONED GROUND TESTS. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED, TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED FROM THE A/C SYSTEM GRIDS AND EXISTING COMMUNICATIONS FACILITY.

GENERAL GROUNDING NOTES

SCALE N.T.S. 2



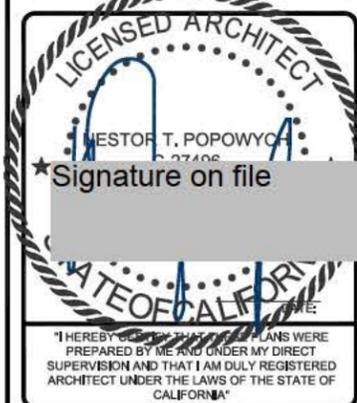
SCHEMATIC ANTENNA GROUNDING PLAN

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



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	03/18/16	90% CD's	CA
1	03/24/16	100% CD's	DN
2	07/19/16	JX COMMENTS	CA
3	09/08/16	JX COMMENTS	CA
4	10/11/16	JX COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



SD052
SD06052A
600 PALM AVE
IMPERIAL BEACH, CA 91932

SHEET TITLE
SCHEMATIC GROUNDING
PLANS, NOTES & DETAILS

SHEET NUMBER
G-1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

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DRAFT

MINUTES

**CITY OF IMPERIAL BEACH
DESIGN REVIEW BOARD**

**NOVEMBER 17, 2016
REGULAR MEETING 4:00 P.M.**

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

1.0 CALL TO ORDER

Chairperson Nakawatase called the meeting to order at 4:00 P.M.

ROLL CALL

Board members Present: Nakawatase, Pamintuan, Smith, Voronchihin
Board members Absent: Bowman
Staff Present: City Planner Foltz, Recording Secretary Richards

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

3.1 MOTION BY NAKAWATASE, SECOND BY PAMINTUAN, TO APPROVE THE AUGUST 18, 2016 REGULAR AND SPECIAL MEETING MINUTES.

MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: NAKAWATASE, PAMINTUAN, VORONCHIHIN, SMITH
NOES: NONE
ABSENT: BOWMAN
ABSTAIN: NONE**

3.1 MOTION BY NAKAWATASE, SECOND BY SMITH, TO APPROVE THE OCTOBER 20, 2016 REGULAR MEETING MINUTES. REVISION REQUESTED BY BOARD MEMBER SMITH ON PAGE 5 REGARDING DENSITY AND PARKING.

MOTION FAILED BY THE FOLLOWING VOTE:

**AYES: VORONCHIHIN, SMITH
NOES: NONE
ABSENT: BOWMAN
ABSTAIN: NAKAWATASE, PAMINTUAN**

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: T-MOBILE (APPLICANT); CONSIDERATION OF DESIGN REVIEW CASE (DRC 160038) FOR THE EXPANSION OF A WIRELESS TELECOMMUNICATIONS FACILITY AT 600 PALM AVENUE (APN 625-140-21-00). MF 1208.

City Planner Foltz gave a PowerPoint Presentation on the proposed project.

Board Member Smith inquired with City Planner Foltz as to whether the material used on the box and the skirt would be the same material.

City Planner Foltz stated that the materials of the box and the skirt would not be the same. He stated, however, that the materials would appear to be the same after completed.

Board Member Voronchihin inquired about the possibility of moving the antenna onto the roof of the building.

City Planner Foltz stated that there are numerous antennas already located on top of the roof for a variety of wireless providers and that there is a lease area in place for the current T-Mobile facility and the relocation of the antennas may be more problematic for site constraints.

Chair Nakawatase closed the Public Meeting at 4:12 p.m.

Board Members discussed replacing the chain link fence with a wooden fence. The Board Members agreed that the applicant should be able to decide what kind of fencing they would like to use, with the exception of chain link fencing.

MOTION BY NAKAWATSE, SECOND BY PAMINTUAN, TO ACCEPT THE PROJECT AS PRESENTED WITH THE FOLLOWING CONDITIONS: THE CHAIN LINK FENCE BE REPLACED WITH A WOODEN FENCE TO BE AGREED UPON WITH STAFF AND THE APPLICANT AND THE NORTH ELEVATION USE A SKIRT COVER, AND THE EAST AND WEST ELEVATIONS TO USE A BOX COVER.

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: NAKAWATASE, PAMINTUAN, SMITH, VORONCHIHIN
NOES: NONE
ABSENT: BOWMAN
ABSTAIN: NONE

5.0 INFORMATIONAL ITEMS/REPORTS

- 9TH and Palm is currently under construction. The hotel proposed for the site is currently under discussion.
- IB Resort was reviewed by both the DRB and TAC. TAC requested seeing another presentation on the project. Applicant is updating their parking study.
- Bikeway Village currently has the majority of one building nearly done.
- The Library is nearing completion and will be done by December or January.
- A grant fund was received to remodel the Senior Center.
- There are currently no updates on the Comfort Station. Staff is currently waiting on the Port to take the Comfort Stations to the City Council.

6.0 ADJOURNMENT

Chairperson Nakawatase adjourned the meeting at 4:27 P.M.

Approved:

Shirley Nakawatase, DRB Chairperson

Attest:

Larissa Richards, Recording Secretary

EXISTING

NOTE:
EXISTING EQUIPMENT MOUNTED ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- EXISTING T-MOBILE TMAS TO REMAIN (3) TOTAL
- EXISTING T-MOBILE RRUS TO REMAIN (9) TOTAL

Existing

EXISTING T-MOBILE PANEL ANTENNAS TO REMAIN (5) TOTAL, (2) PER ALPHA & GAMMA SECTOR AND (1) PER BETA SECTOR

EXISTING T-MOBILE ANTENNA SKIRTS TO BE REMOVED, TYP. ALL SECTORS

ALPHA SECTOR



NEW

NOTE:
PROPOSED & EXISTING EQUIPMENT ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS
- PROPOSED FRP BOXES TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING PER GAMMA SECTOR
- PROPOSED SIDE SKIRTS AND MOLDED CHIN STRAPS TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING PER ALPHA AND BETA SECTORS

Skirt (Proposed)

EXISTING T-MOBILE PANEL ANTENNAS WITHIN PROPOSED SIDE SKIRTS AND MOLDED CHIN STRAPS (4) TOTAL, (2) PER ALPHA AND BETA SECTORS

PROPOSED T-MOBILE PANEL ANTENNAS W/ PROPOSED SIDE SKIRTS AND MOLDED CHIN STRAPS, (2) TOTAL, (1) PER ALPHA AND BETA SECTORS

ALPHA SECTOR



NEW

NOTE:
PROPOSED & EXISTING EQUIPMENT ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

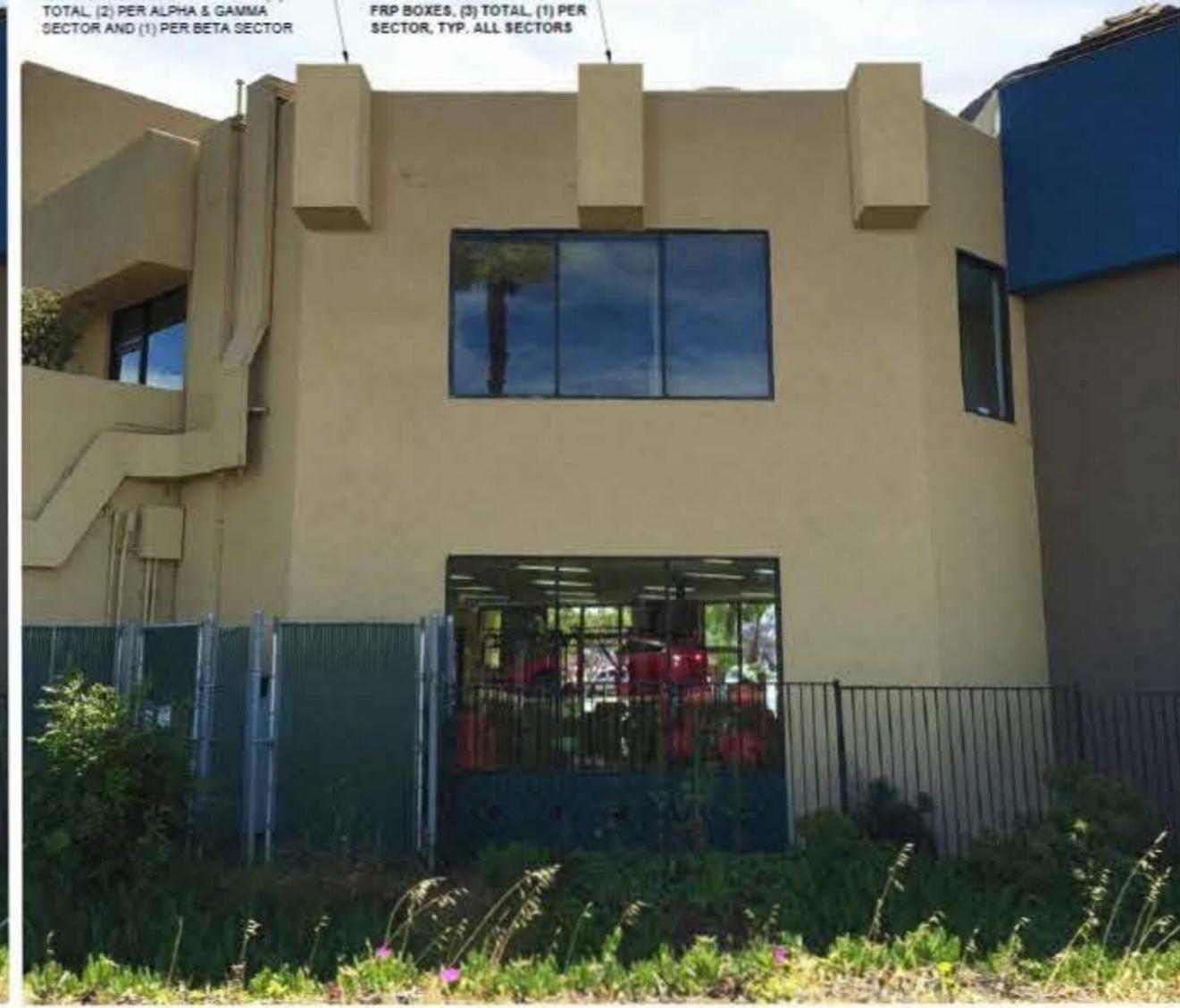
- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS
- PROPOSED FRP BOXES TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING, TYP.

FRP Box (Alternate)

EXISTING T-MOBILE PANEL ANTENNAS WITHIN PROPOSED FRP BOXES (5) TOTAL, (2) PER ALPHA & GAMMA SECTOR AND (1) PER BETA SECTOR

PROPOSED T-MOBILE PANEL ANTENNAS WITHIN PROPOSED FRP BOXES, (3) TOTAL, (1) PER SECTOR, TYP. ALL SECTORS

ALPHA SECTOR

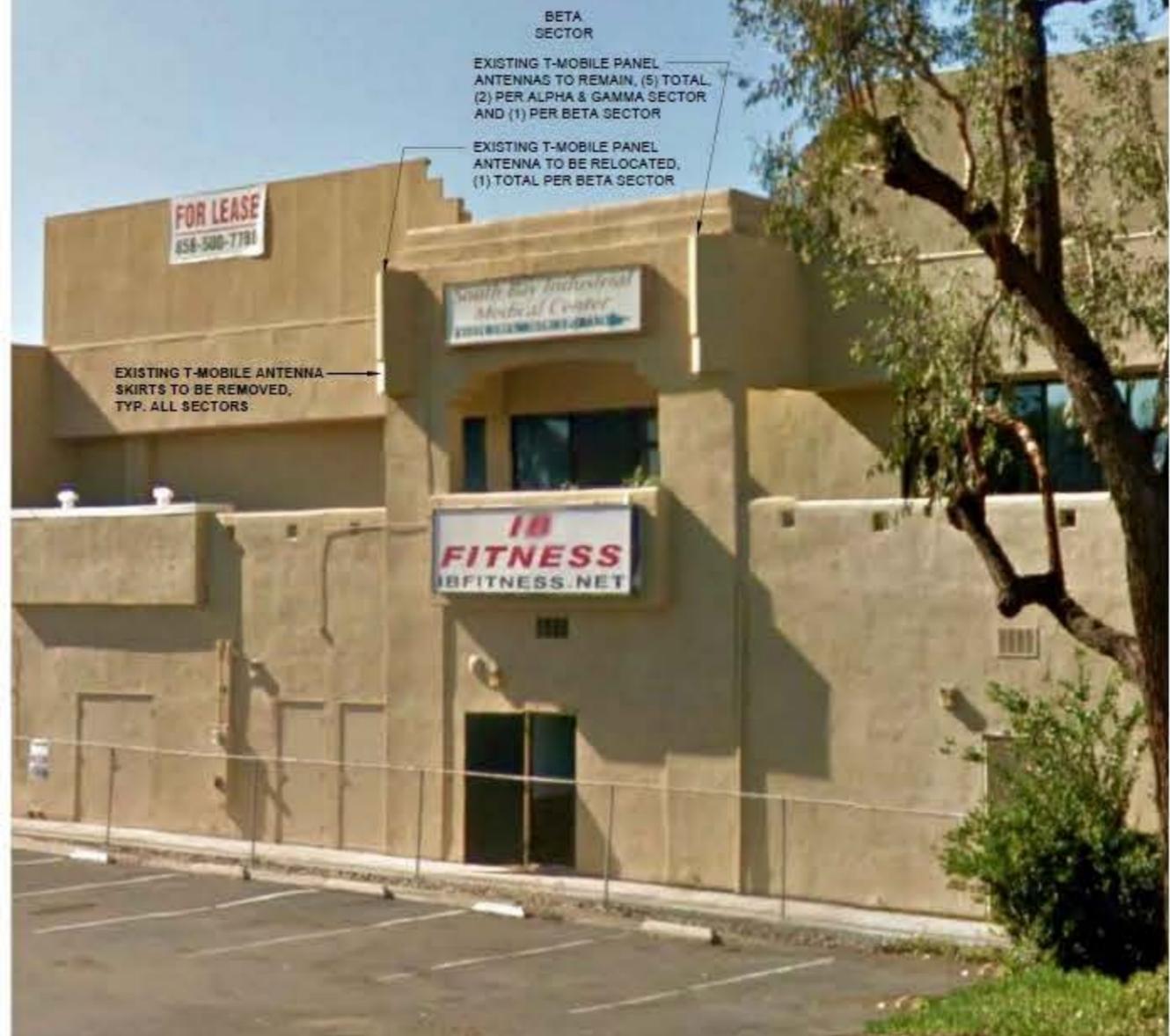


EXISTING

NOTE:
EXISTING EQUIPMENT MOUNTED ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- EXISTING T-MOBILE TMAS TO REMAIN (3) TOTAL
- EXISTING T-MOBILE RRUS TO REMAIN (9) TOTAL

Existing

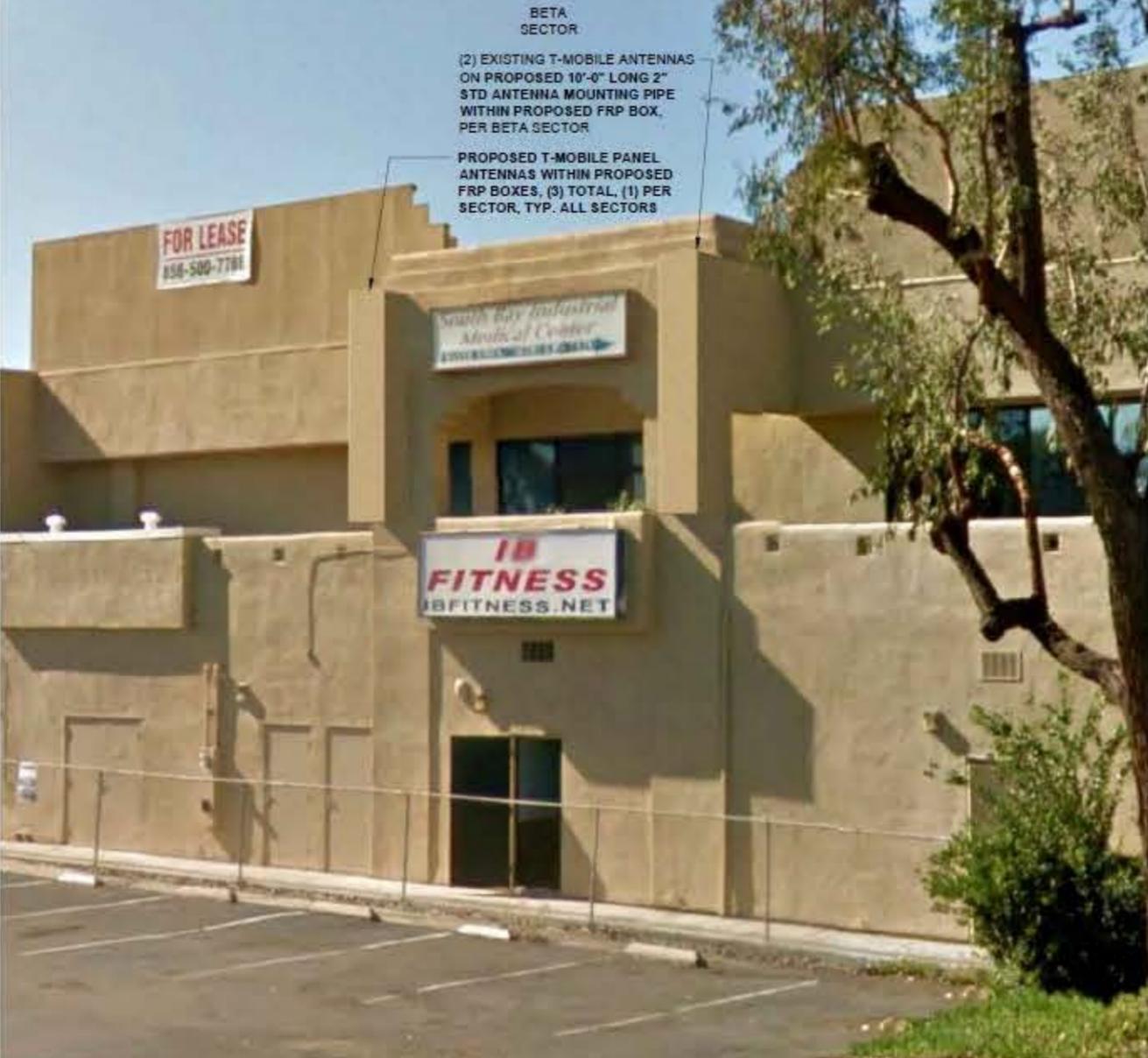


NEW

NOTE:
PROPOSED & EXISTING EQUIPMENT ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS
- PROPOSED FRP BOXES TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING PER ALPHA AND BETA SECTORS

FRP Box (Proposed)

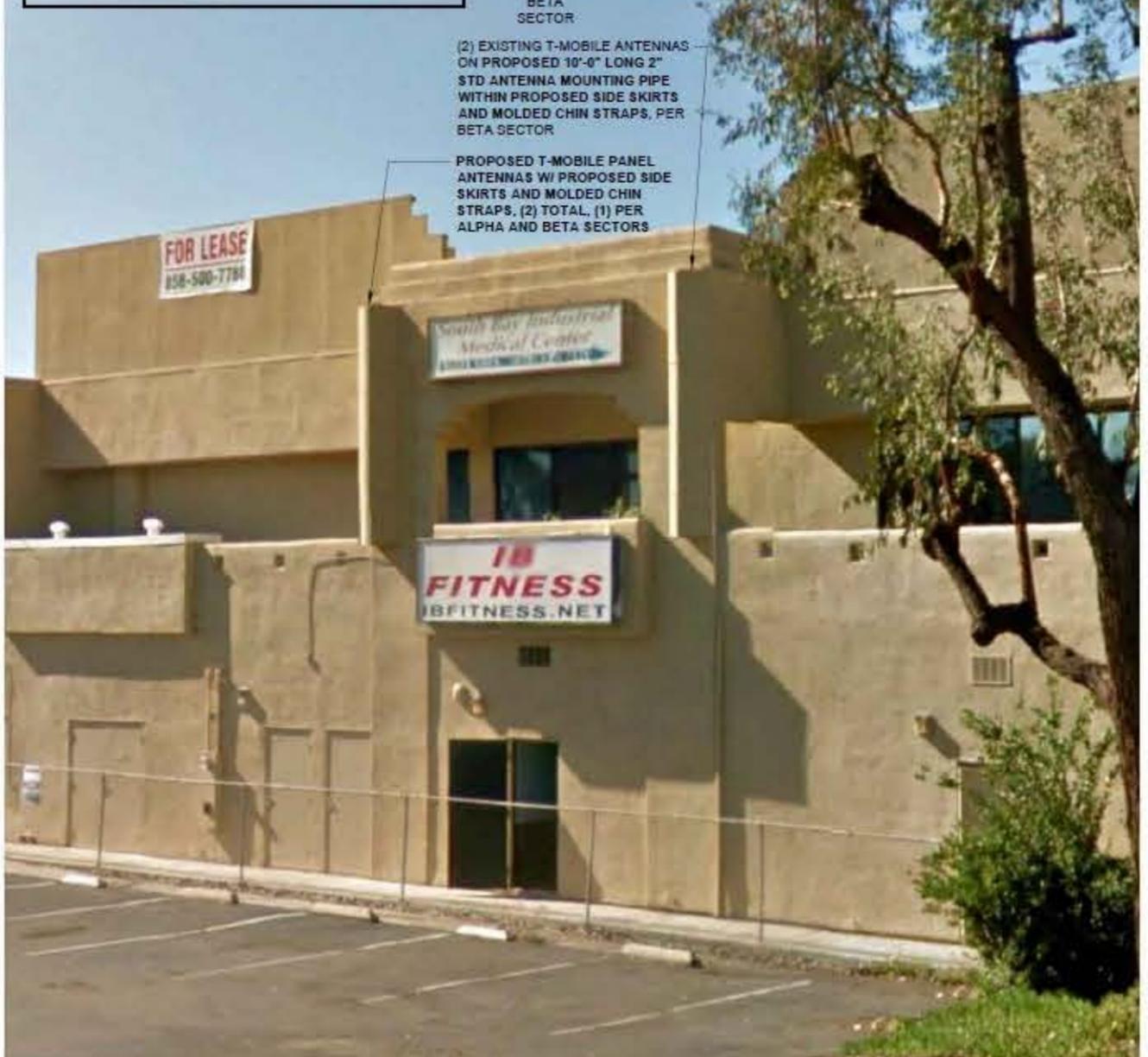


NEW

NOTE:
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- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS
- PROPOSED FRP BOXES TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING PER ALPHA AND BETA SECTORS
- PROPOSED SIDE SKIRTS AND MOLDED CHIN STRAPS, (2) TOTAL, (1) PER ALPHA AND BETA SECTORS

Skirt (Alternate)



EXISTING

NOTE:
EXISTING EQUIPMENT MOUNTED ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- EXISTING T-MOBILE TMAS TO REMAIN (3) TOTAL
- EXISTING T-MOBILE RRUS TO REMAIN (9) TOTAL

Existing

EXISTING T-MOBILE PANEL ANTENNAS TO REMAIN (5) TOTAL, (2) PER ALPHA & GAMMA SECTOR AND (1) PER BETA SECTOR

EXISTING T-MOBILE ANTENNA SKIRTS TO BE REMOVED, TYP. ALL SECTORS

GAMMA SECTOR

FOR LEASE
858-500-7788

DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

NEW

NOTE:
PROPOSED & EXISTING EQUIPMENT ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS
- PROPOSED FRP BOXES TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING PER GAMMA SECTOR
- PROPOSED SIDE SKIRTS AND MOLDED CHIMNEYS TO BE TEXTURED AND PAINTED TO MATCH EXISTING BUILDING PER ALPHA AND BETA SECTORS

FRP Box (Proposed)

PROPOSED T-MOBILE PANEL ANTENNAS WITHIN PROPOSED FRP BOXES, (1) TOTAL, PER GAMMA SECTOR

EXISTING T-MOBILE PANEL ANTENNAS WITHIN PROPOSED FRP BOXES (2) TOTAL PER GAMMA SECTOR

GAMMA SECTOR

NEW

NOTE:
PROPOSED & EXISTING EQUIPMENT ON EXISTING BUILDING ROOFTOP (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS

Skirt (Alternate)

EXISTING T-MOBILE PANEL ANTENNAS, (5) TOTAL, (2) PER ALPHA & GAMMA SECTOR AND (1) PER BETA SECTOR

GAMMA SECTOR

PROPOSED T-MOBILE PANEL ANTENNAS W/ PROPOSED ANTENNA SKIRTS TEXTURED AND PAINTED TO MATCH EXISTING BUILDING, (3) TOTAL, (1) PER SECTOR, TYP. ALL SECTORS

SD06052A

Coverage Map

RF Team San Diego Market
May 11, 2016

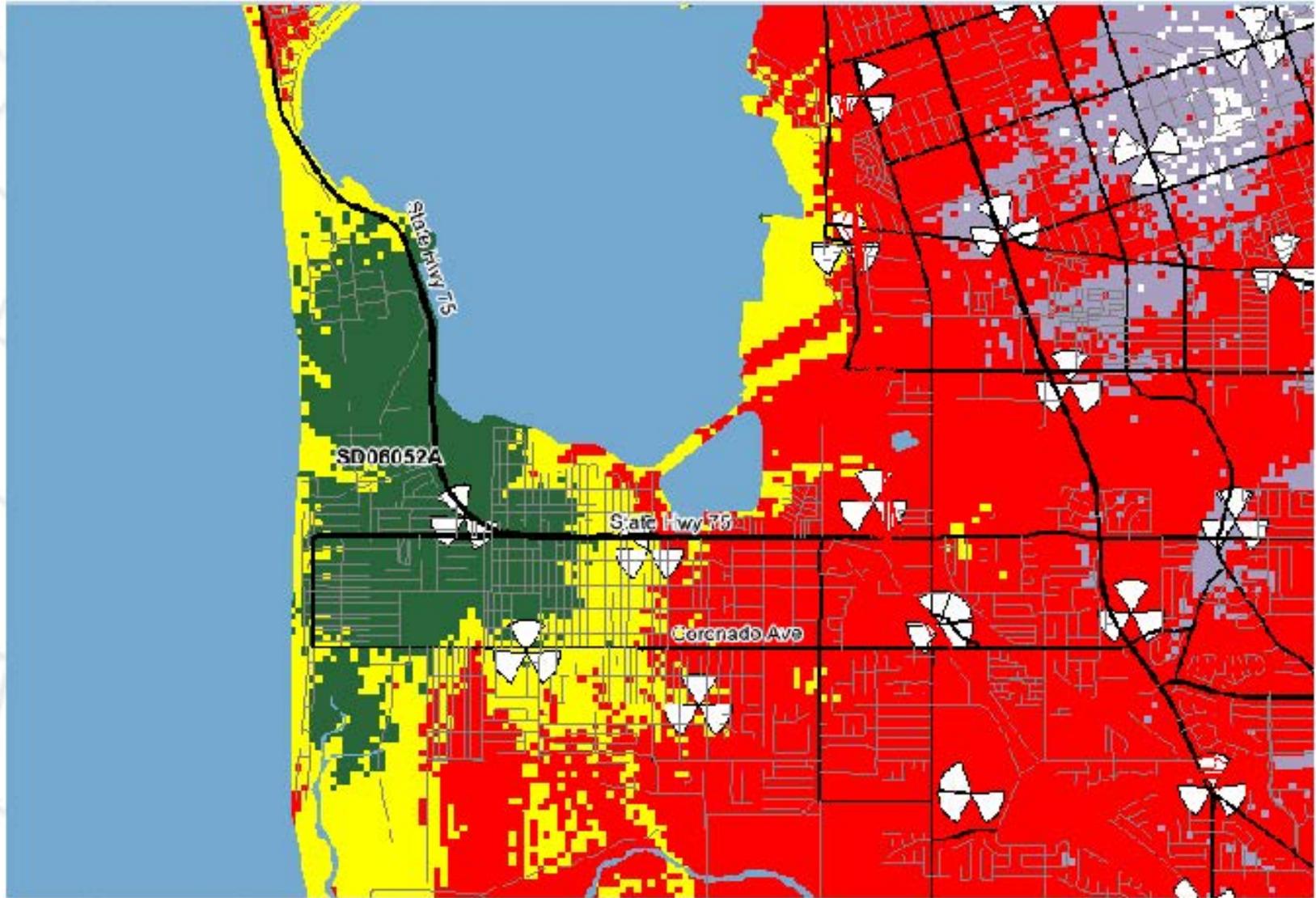


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Plots:

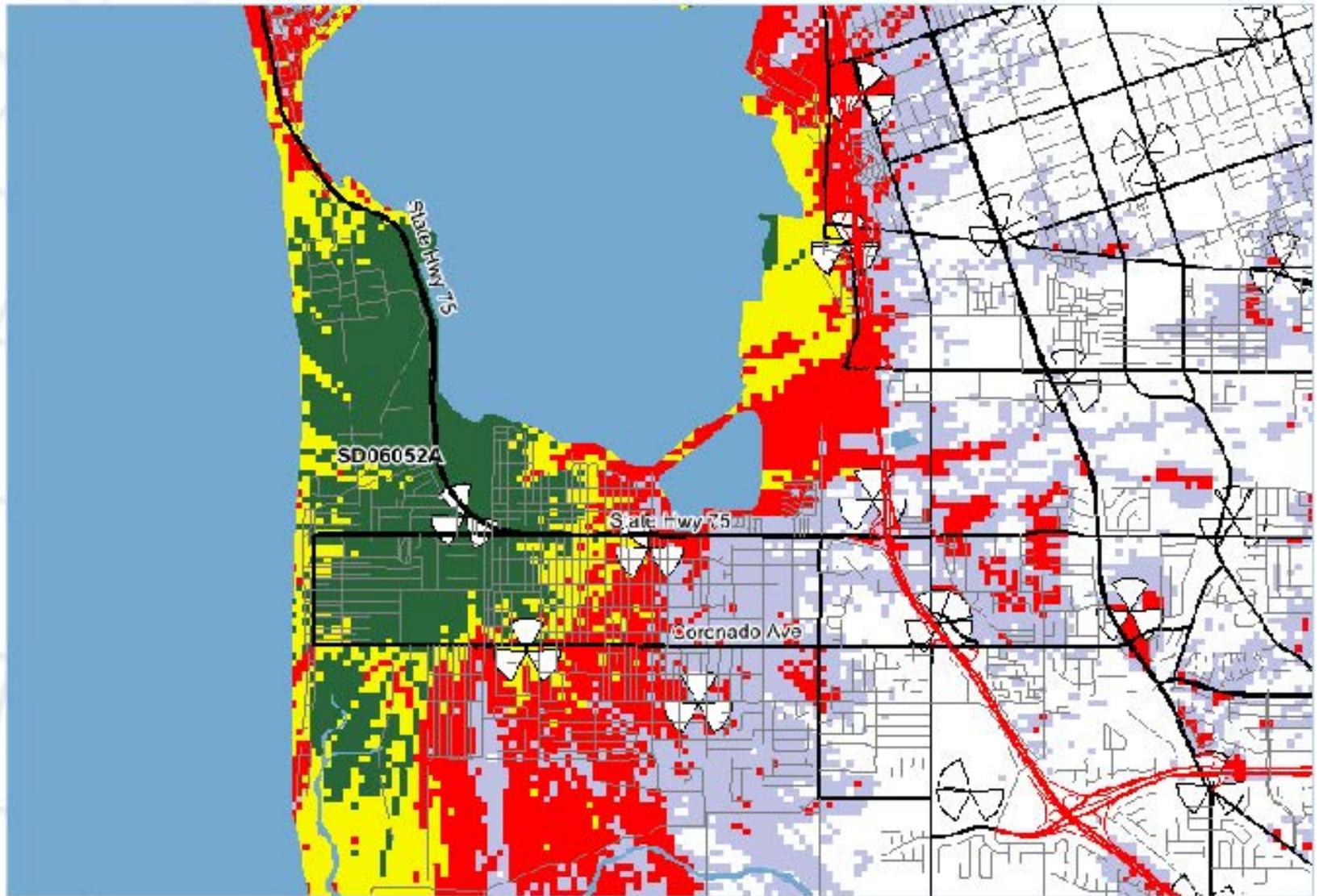
- **SD06052A Coverage (L700)**
- **SD06052A Coverage (L2100)**
- **SD06052A with On-Air Neighbors (L2100)**
- **On-Air Neighbors without SD06052A (L2100)**





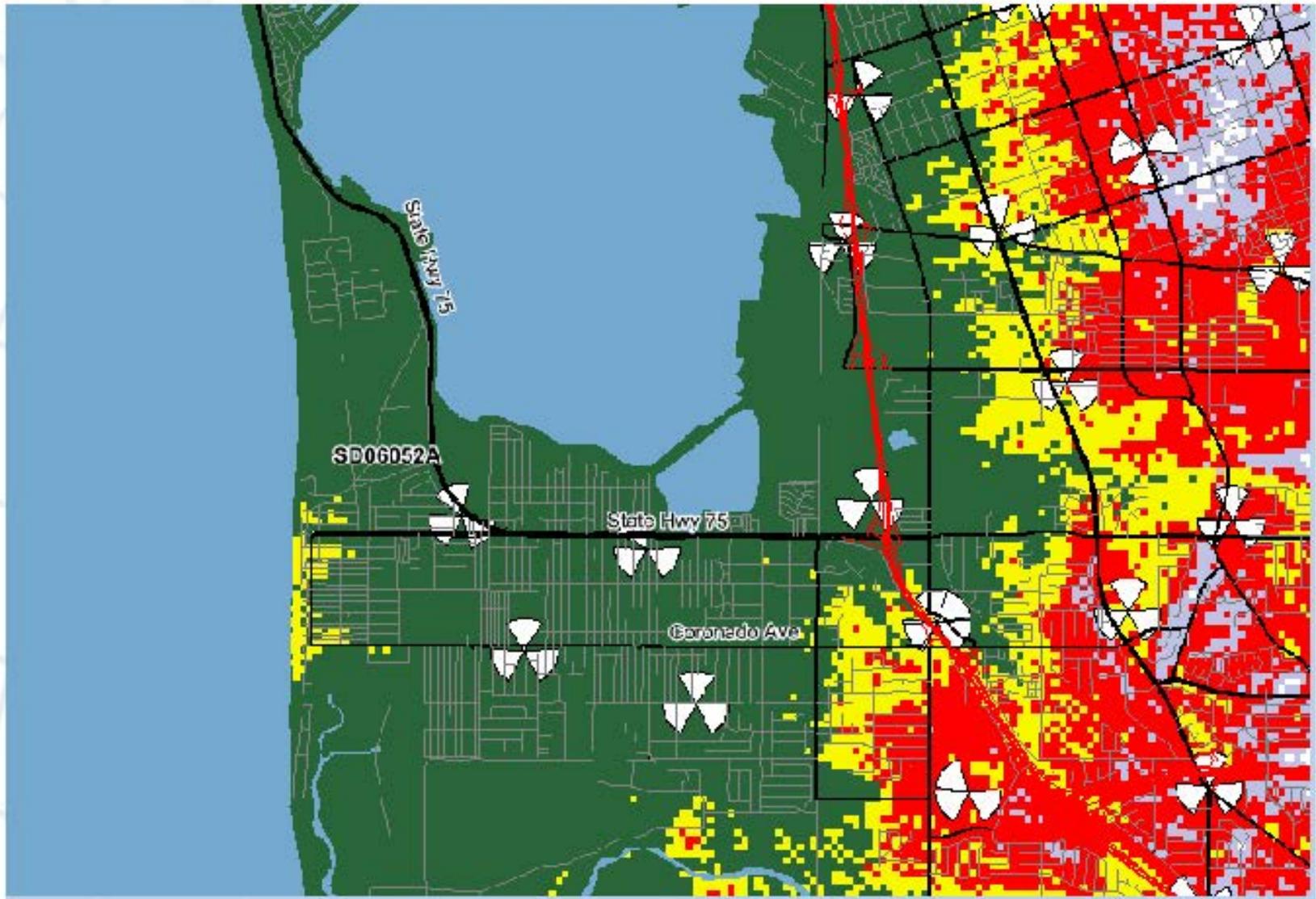
- Excellent
- Good
- Poor
- No coverage





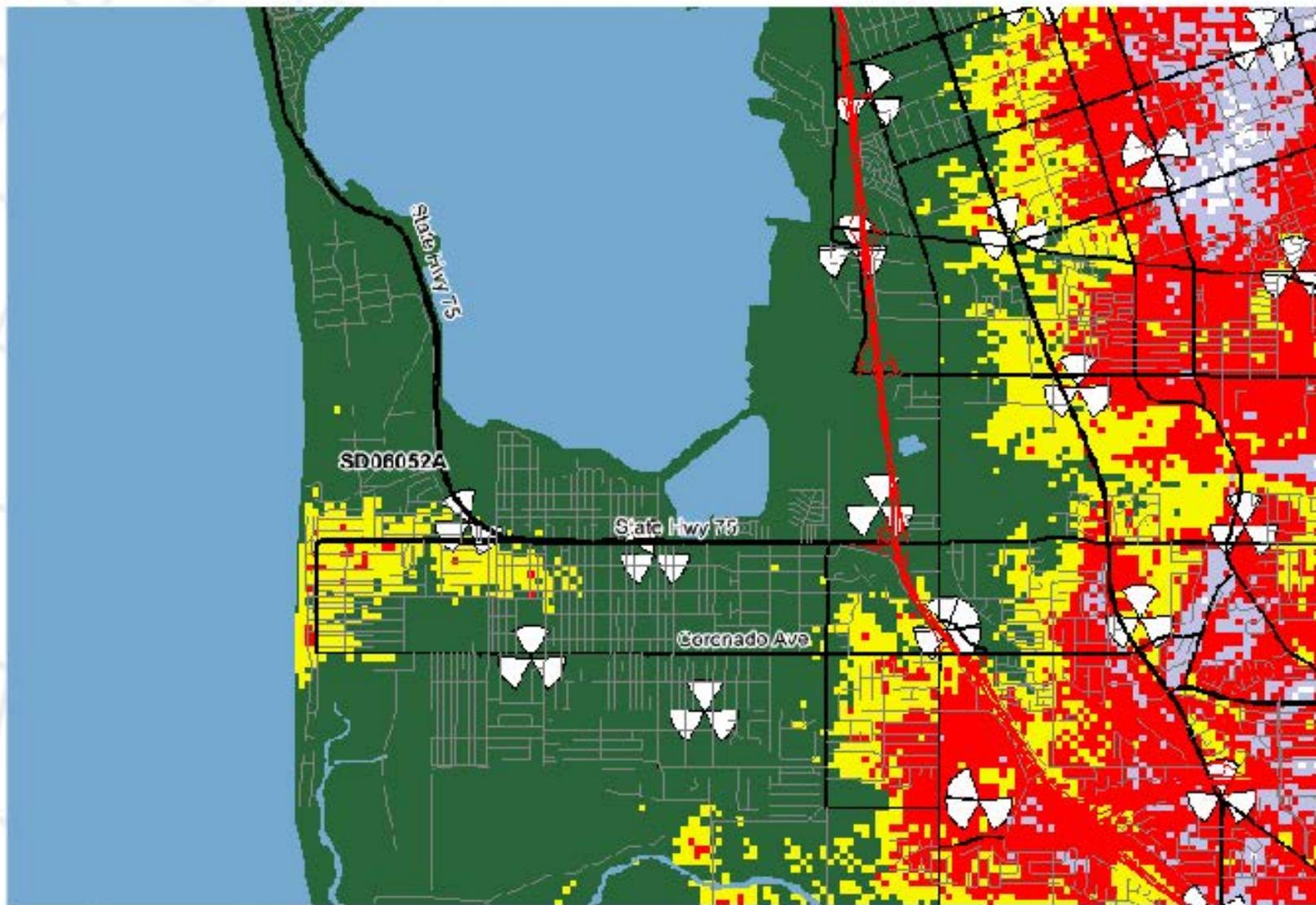
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- Excellent
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- Excellent
- Good
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