



Regular Meeting Agenda

Planning Commission

Mohammad Habib - Chair
Malisha Kumar - Vice-Chair
Joseph Mueller - Planning Commissioner
Wayne Tanda - Planning Commissioner
Laura Gonzalez-Escoto - Planning Commissioner
Liam Downey - Planning Commissioner
Juan Miguel Munoz-Morris - Planning Commissioner

Tuesday, June 22, 2021 7:00 pm

Virtual Meeting

VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Physical meetings will not be in the City Council Chamber until further notice.

Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at: <https://bit.ly/PlanningCommissionMtg> or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251.

Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and *6 when called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at pcpubliccomment@morganhill.ca.gov

* Please note that comments made on Facebook are not considered public comment.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION OF POSTING AGENDA

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

OPEN PUBLIC COMMENT PERIOD

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Planning Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

PUBLIC COMMENT

ORDERS OF THE DAY

OTHER BUSINESS

1. SELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

Recommendation:

Select members to serve as Chair and Vice-Chair of the Planning Commission for a one-year term.

MINUTES APPROVAL

2. APPROVE THE JUNE 8, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

3. AAE2021-0001: MONTEREY - T-MOBILE (AMEND UP-05-13): CONDITIONAL USE PERMIT AMENDMENT TO AN EXISTING UNMANNED TELECOMMUNICATION FACILITY TO ALLOW UP TO NINE ANTENNAS, SIX EQUIPMENT CABINETS, AND ASSOCIATED EQUIPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-35-026 IS LOCATED AT AN EXISTING WATER TANK ON THE SOUTHEAST QUADRANT OF MONTEREY ROAD AND MADRONE PARKWAY.

Recommendation:

1. Open/close the public hearing and;
2. Adopt a resolution approving the amendment to Conditional Use Permit (UP-05-13) allowing up to nine antennas, six equipment cabinets, and associated equipment.

LEGAL BRIEFING

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the legislative body less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the legislative body. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Commission Chambers, and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. When you are called, proceed to the podium and the Mayor will recognize you. If you wish to address the Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Commission.

Persons interested in proposing an item for the Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Commission action, your request may be placed on the next appropriate agenda. Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

PUBLIC COMMENT
AGENDA DATE: 6/22/2021
SUPPLEMENTAL # 1

Junk Law

Joe Baranowski
June 22, 2021



Communication: Public Comment (OPEN PUBLIC COMMENT PERIOD)

Junk Science is contemptible because

- » Peddlers use it to promote products knowing some people will believe it, allowing them to profit even though whatever the junk science is promoting is often harmful, e.g. some people duped by dubious diet claims have suffered significant kidney damage
- » In some cases, even 'smart' people are easy to fool when nobody is willing to challenge or fact-check the claims
- » Junk Science → Garbage Policy. (E.g. see <https://www.washingtonexaminer.com/junk-science-garbage-policy>)



Junk Science is so prevalent in nutrition that.....

- » The American Food and Nutrition Science Alliance developed the “**Ten Red Flags of Junk Science**” to help people recognize nutrition misinformation. The Red Flag List includes:
 - Recommendations made to help sell a product
 - Recommendations based on studies published without peer review
 - Recommendations that ignore differences among individuals or groups
 - Dramatic statements or claims that are refuted by major scientific organizations.
 - Lists of ‘good’ and ‘bad’ foods
- » The entire list can be found in many articles including one [*] where the author adds three of her own excellent recommendations to help discern whether what you believe is junk:
 - Consider the source
 - Look for references
 - Find out who funded it

[*] https://www.sparkpeople.com/blog/blog.asp?post=10_red_flags_of_junk_science_and_bogus_diets



Junk Law can be used for some of the same reasons as Junk Science

» So here are some suggestions [1] to spot Junk Law

- Based on another court decision that is claimed to be instructive when it is not (see e.g. [2])
- Applies a court's reasoning from other case(s) to an inapposite set of facts (see e.g. [3])
- Attempts to draw parallels to other rulings where they do not exist (see e.g. [3])
- Ignores other facts and circumstances that discredit claims being made (see e.g. [3])
- Promulgated by a party that has vested interest (tens of millions of dollars of profit) in its adoption (see e.g. [4])

[1] To the author's knowledge this list has not been recognized or adopted by any formal organization and is his own proposal

[2] Lozeau & Drury email to MH Planning Commission, May 25, 2021 (pg 9) [<http://morganhillca.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=8229&MeetingID=2033>]

[3] Adams Broadwell Joseph & Cardozo email to MH Planning Commission, May 25, 2021 (pg 14) [<http://morganhillca.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=8236&MeetingID=2033>]

[4] Letter from Trammell Crow attorney to Jennifer Carman, April 29, 2021 [<http://morganhillca.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=8117&MeetingID=2033>]



MORGAN HILL's (not some other city) Zoning Code

SPECIFIC PERMIT REQUIREMENTS

18.108.040

5. The proposed use will not be detrimental to the public health, safety, and welfare.
6. The proposed use would not have a substantial adverse effect in traffic circulation and on the planned capacity of the street system.
7. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

18.108.040 – Design Permit

- A. **Purpose.** A Design Permit is a discretionary action that enables the City to ensure that proposed development exhibits high quality design consistent with the General Plan and any other applicable specific plan or area plan adopted by the City Council. The Design Permit process is also intended to ensure that new development and uses are compatible with their surroundings and minimize negative impacts on neighboring properties.
- B. **Review Authority.**
 - 1 The Community Development Director shall review and act on all Design Permit



MORGAN HILL's (not some other city) Zoning Code

18.108.050

SPECIFIC PERMIT REQUIREMENTS

- J. **Findings for Approval.** To approve a Design Permit, the review authority shall make all of the following findings:
1. The proposed project is consistent with the General Plan and any applicable specific plan, area plan, or other design policies and regulations adopted by the City Council.
 2. The proposed project complies with all applicable provisions of the Zoning Code and Municipal Code.
 3. The proposed project substantially complies with all applicable design standards and guidelines contained in the Design Review Handbook.
 4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
 5. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
 6. The proposed project complies with all applicable Design Review criteria in Subsection H above.
 7. For new residential development, the project complies with commitments made through the Residential Development Control System (RDCS).



Communication: Public Comment (OPEN PUBLIC COMMENT PERIOD)

By any reasonable set of criteria this [1] is Junk Law

CEQA

- Although a design permit is discretionary, design rarely triggers CEQA. Fairly recent decisions by the courts that affect CEQA review.
- While discretionary action typically triggers CEQA, “this rule applies only when the discretionary component of the project gives the agency the authority to mitigate environmental impacts.”
- Aesthetic issues, while in the province of local design review, are not within the province of CEQA. (McCorkle Eastside Neighborhood Group. v. City of St. Helena (2018) 31 Cal. App. 5th 80)
- Even if a statute grants an agency some discretionary authority over an aspect of a project, the project is ministerial for CEQA purposes if the agency lacks authority to address environmental impacts. (Protecting Our Water & Environmental Resources v. County of Stanislaus (2020) 10 Cal. 5th 479)



21

[1] http://morganhillca.iqm2.com/Citizens/Detail_Communication.aspx?Frame=None&MeetingID=2032&MediaPosition=&ID=8472&CssClass= , slide 21 of “Design Permit Presentation” given to Planning Commission on **May 11th, 2021**, with no Public Comment and probably less than 5 non-staff or commission participants in ‘attendance’ (wild guess by author with request for verification by City of actual number of attendees at ~9 PM pending) .



A more consistent representation of “fairly recent decisions”

- Is what the staff communicated and instructed the Planning Commission on really a reasonable interpretation of the stated cases **as they apply to Morgan Hill?**

» In Protect Our Water, “the Supreme Court helpfully explained the ministerial/discretionary distinction essentially boils down to **how the legislative policy makers have chosen to structure the agency’s project approval process**”[1]:

“If the permitting agency is empowered to disapprove or condition approval of a project based on environmental concerns that might be uncovered by a CEQA review, the project is discretionary.” [2]

- **Morgan Hill’s legislative policy makers (City Council or the People)** *should probably not* ‘regulate’ what “detrimental to public health, safety or welfare” means (like lists of ‘good’ and ‘bad’ foods) but if THEY do it should involve extensive public outreach and public comment and I seriously doubt the People would ever accept that it means being limited to “aesthetics” OR that truck noise impacting a nearby residential community with e.g. the possibility of waking people up every morning at 4 A.M. would EVER be explicitly excluded as something that a permitting agency member could not or should not consider!
- MH Zoning Code, section 18.108.040 . “A Design Permit is a discretionary action”. When it is accepted that such plain language can simply be thrown out, what is really going on?

[1] <https://www.ceqadevelopments.com/2020/08/28/supreme-court-holds-stanislaus-county-well-permit-decisions-under-state-standards-are-neither-categorical-ly-ministerial-nor-categorically-discretionary-in-nature-rather-whether-ceqa-triggering-discr/#>

[2] [https://scholar.google.com/scholar_case?case=6290570938843750628&q=\(Protecting+Our+Water+%26+Environmental+Resources+v.+County+of+Stanislaus&hl=en&as_sdt=2006&as_vis=1](https://scholar.google.com/scholar_case?case=6290570938843750628&q=(Protecting+Our+Water+%26+Environmental+Resources+v.+County+of+Stanislaus&hl=en&as_sdt=2006&as_vis=1)





PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 22, 2021

PREPARED BY: Gina Paolini, Interim Principal Planner
 APPROVED BY: Jennifer Carman, Community Development Director

SELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

RECOMMENDATION(S)

Select members to serve as Chair and Vice-Chair of the Planning Commission for a one-year term.

PROJECT SUMMARY

Pursuant to City Council Policy CP-96-02, the Planning Commission must select a Chairperson and Vice Chair to serve one-year terms. City Council Policy CP-18-04 allows for the term of the Chairperson and Vice Chair to be extended for one year if there is a need to extend the term due to special circumstances. The term of service for these offices shall be one year, beginning at the first meeting in July of each year. No Planning Commissioner shall serve more than two consecutive full terms as Chairperson.

City Council Policy CP-96-02 provides that the member serving the longest on the Commission without having previously served as Chairperson within the prior 4 years will serve as the Chairperson. The member second in seniority who has not yet served during the previous four years as Chairperson will serve as Vice Chair. The policy further states that if the member serving as Vice Chair is on the Commission at the time the next Chairperson is selected, he or she will become Chairperson the following year. Prior to serving as Chairperson, a member must have been on the Commission at least one year.

Commission Member	Date of Appointment
Joseph Mueller	January 28, 1989
Wayne Tanda	April 25, 2007
Liam Downey	August 5, 2015
Mohammad Habib	May 3, 2017
Juan Miguel Munoz-Morris	June 21, 2017
Laura Gonzalez-Escoto	April 17, 2019
Malisha Kumar	April 17, 2019

Planning Commission Chair (prior 4 years)	
2017/18	John McKay
2018/19	Liam Downey
2019/20	Juan Miguel Munoz-Morris

2020/21	Mohammad Habib
---------	----------------

A Commissioner will be eligible to serve another term as Chairperson and Vice Chair provided at least four years have transpired since having previously served as Chairperson or Vice Chair. The period may be reduced by one-year increments if no other Commissioner is eligible or declines the position.

Based on City Council policy, unless the Commission chooses to extend the term of Commissioner Habib, Commissioner Kumar should be selected to serve as Chair being the most senior member of the Commission not having served in the prior years. Commissioner Gonzalez-Escoto would serve as Vice Chair. The Chairperson and Vice Chair terms are for one-year, until July 1, 2022.

LINKS/ATTACHMENTS:

1. CP-96-02
2. CP-18-04

CITY OF MORGAN HILL

CITY COUNCIL POLICIES AND PROCEDURES

CP 96-02

SUBJECT: POLICY REGARDING TERM AND SELECTION OF CHAIR AND VICE CHAIR OF CITY BOARDS AND COMMISSIONS

DATE: APRIL 17, 1996

REVISION DATE: DECEMBER 15, 1999, REVIEWED JUNE 27, 2007; AMENDED APRIL 16, 2008

ORIGINATING DEPT: CITY CLERK

In order to provide an efficient method for the selection of Chair and Vice-Chair from the members of the Boards and Commissions, it shall be the policy of the City Council of Morgan Hill to have these officers serve a one (1) year term beginning the first regular meeting date when the Boards and Commissions reorganize; following City Council appointments. A rotation system shall be followed in the selection of the Chair and Vice-Chair. The member who has served the longest on the Board or Commission without serving as Chair during the previous four (4) years shall be selected for the position of Chair. The member second in seniority who has not yet served during the previous four (4) years as Chair shall become Vice-Chair. If the member selected as Vice-Chair is on the Board or Commission at the time the next Chair is selected he/she shall become Chair.

Prior to selection as Chair, a Board or Commission member must serve a minimum of twelve (12) months on the Board or Commission. Each member's seniority shall begin upon the effective date of that member's appointment to the Board or Commission. If two (2) or more members have equal seniority, the Board or Commission shall make the selection. In the event a member otherwise eligible for selection declines the position, the member next in seniority shall be selected. A Board or Commission member will be eligible to serve another term as Chair and Vice Chair provided at least four (4) years have transpired since having previously served as Chair or Vice Chair respectively. Such period may be reduced by one year increments if no other Board or Commission member is eligible to serve due to a recent appointment or because a member otherwise eligible for selection declines the position. If two or more members are eligible to serve another term as Chair, the member who has served the longest on the Board or Commission since having previously served as Chair shall be first in seniority to serve another term as Chair and Vice Chair.

This policy shall remain in effect until modified by the City Council.

APPROVED: _____

STEVE TATE, MAYOR

CITY OF MORGAN HILL

CITY COUNCIL POLICIES AND PROCEDURES

CP-18-04

SUBJECT: Rules for the Conduct of Planning Commission Meetings
EFFECTIVE DATE: July 18, 2018
ORIGINATING DEPARTMENT: Community Development Department

SECTION 1. SCOPE

- 1.1 These rules shall establish the procedures for the conduct of all meetings of the Planning Commission of the City of Morgan Hill. The purpose of these rules is to provide procedures consistent with the Ralph M. Brown Act, establish procedures which will be convenient for the public, be fair to all Commissioners and contribute to the orderly conduct of City business.

SECTION 2. MEETINGS

- 2.1 Open to Public. All meetings of the Planning Commission, whether regular or special, shall be open to the public, unless a closed session is scheduled as authorized by law.
- 2.2 Regular Meetings. The Planning Commission shall conduct its regular meetings at the time and place established by ordinance or resolution if specified in the ordinance. Regular meetings shall not continue beyond 11:00 p.m. unless extended by a majority vote of the Planning Commission pursuant to Section 5.2 of this policy.
- 2.3 Special Meetings. A special meeting may be called at any time by the Community Development Director or by four Commissioners. Written notice of any such meeting must specify the purpose of the meeting. Notice of the meeting must be made in accordance with the law.
- 2.4 Quorum. Four (4) Commissioners shall constitute a quorum and shall be sufficient to transact business. If less than four Commissioners appear at a regular meeting, the Chair, Vice Chair in the absence of the Chair, any Commissioner, or in the absence of all Commissioners, the Minutes Clerk, shall adjourn the meeting to a stated day and hour.
- 2.5 Adjourned Meetings. The Planning Commission may adjourn any regular, adjourned regular, special, or adjourned special meeting to a time and place specified in the order of adjournment and permitted by law.
- 2.6 Attendance. Any commissioner who will be absent from a meeting shall communicate to the Chair and to the Community Development Director in advance of the meeting the date(s) of the meeting(s) that will be missed.

SECTION 3. POSTING NOTICE AND AGENDA

- 3.1 Posting of Notice and Agenda. For every regular or special meeting, the Minutes Clerk or other authorized person, shall post a notice of the meeting, specifying the time and place at which the meeting will be held, and an agenda containing a brief description of all items of business to be discussed at the meeting. This notice and agenda may be combined in a single document.
- 3.2 Location of Posting. The notice and agenda shall be posted on the City's website and in a place to which the public has unrestricted access during at least normal business hours and where the notice and agenda are not likely to be removed or obscured by other posted materials.
- 3.3 Posting for Regular Meetings. For any regular meeting of the Planning Commission, the notice and agenda shall be posted no later than seventy-two (72) hours prior to the time set for the meeting.
- 3.4 Posting for Special Meetings. For any special meeting of the Planning Commission, the notice and agenda shall be posted no later than twenty-four (24) hours prior to the time set for the meeting.

SECTION 4. AGENDA CONTENTS

- 4.1 Description of Matters. All items of business to be discussed at a meeting of the Planning Commission shall be briefly described on the agenda. The description of the item and the proposed action to be considered should be set forth as clearly as practical so that members of the public will know the nature of the action under review and consideration.
- 4.2 Availability of the Agenda to the Public. The agenda for any regular or special meeting shall be made available to the general public as soon as is practical after delivery to the Commissioners.
- 4.3 Limitation to Act on Only Items on the Agenda. No action shall be taken by the Planning Commission on any item not on the posted agenda.

SECTION 5. ORDER OF BUSINESS

- 5.1 The order of business at meetings of the Planning Commission shall be as follows:
 - A. CALL TO ORDER
 - B. ROLL CALL ATTENDANCE
 - C. DECLARATION OF POSTING AGENDA
 - D. WORKSHOP (as deemed appropriate)
 - E. PLEDGE OF ALLEGIANCE

F. PUBLIC COMMENT

This item refers to those matters not scheduled on the agenda where a member of the public wants to address a matter of importance to the Planning Commission. Since the matter is not one on the agenda, no action by Commission can be taken. If a Commissioner so desires, the matter may be placed on the agenda of a future Commission meeting for review and consideration pursuant to Section 9.

G. CHANGE IN ORDER OF BUSINESS.

The Chair may entertain a motion by a majority request of Commissioners present to take matters listed on the agenda out of the prescribed order.

H. CONSENT CALENDAR

These are items of a routine or generally uncontested nature. Any Commissioner or member of the public may request to have an item pulled from the Consent Calendar and acted on individually by the Commission. Items pulled will be discussed after action is taken on the balance of the Consent Calendar and before moving on to public hearings.

I. PUBLIC HEARINGS

These matters are ones that are duly noticed and published in a newspaper of general circulation and, where required by Law, written notice is given to the affected residents who have the opportunity to speak in favor or against a matter or ask questions about the matter. Public hearings shall be conducted pursuant to City Council Policy CP-03-01.

J. OTHER BUSINESS

These are other matters of City business which are not appropriately placed on the consent calendar and do not require published notices and require Commission action and direction.

K. DIRECTOR'S REPORT/ANNOUNCEMENTS

These are communication items from the Director, including future agenda items. Director will take input from Commissioners on items of interest. Examples of a Director's report or announcement include notice of cancellation of meetings, reminders of scheduled workshops, report back to the Commission, and pending agenda items.

L. ADJOURNMENT

- 5.2 Review Status of Agenda at 11:00 p.m. If, at 11:00 p.m., the Planning Commission has not concluded its business, it shall review the status of the agenda and determine by majority vote whether to extend the meeting beyond 11:00 p.m., continue any remaining items, or adjourn the meeting to another date and time.

SECTION 6. PUBLIC COMMENT

- 6.1 Public Comment. Persons present at meetings of the Planning Commission may comment on individual items on the agenda at the time the items are scheduled to be heard. In addition, comments may be offered on items not on the agenda under that portion of the agenda.
- 6.2 Limitations. The public comment period may be 3 minutes for items on the agenda or items not listed on the agenda. Speakers are called in the order the speaker cards are submitted. Project applicants or appellants will be allowed more than the designated 3 minutes in accordance with City Council Policy 03-01. Consistent with this policy, the Chair or Presiding Officer may recall an applicant or appellant to address questions after the public comment is heard. The Chair or Presiding Officer may allow more time and/or allow speakers to concede their time to a designated speaker of a group unless a majority of the Planning Commission objects. Speakers that wish to designate a group speaker shall notify the Minutes Clerk before discussion on the item begins.
- 6.3 Procedure. To address the Planning Commission, each speaker is requested to fill out a Speaker Card and turn it in to the Minutes Clerk before discussion on the agenda item begins. The speaker is requested to provide their name and contact information and the subject or subjects upon which the speaker wishes to address the Planning Commission. Speakers who do not wish to provide their name should provide an alternative designation so that they can be recognized by the Minutes Clerk.

SECTION 7. APPOINTMENT OF OFFICERS

- 7.1 In June of each year, the selection of chair and vice chair shall be pursuant to City Council Policy CP 96-02, except that if a majority of the Commissioners see the need to extend the term due to special circumstances, the term of the Chair and Vice Chair may be extended for one year. The term of service for these offices shall be one year, beginning at the first meeting in July of each year. No commissioner shall serve more than two consecutive full terms as chairperson. The Chair may resign at any time during his or her role as chair, at which time the Vice Chair may serve the remaining term.

SECTION 8. PROCEDURES FOR THE CONDUCT OF MEETINGS

- 8.1 Role of the Chair/Presiding Officer
 - A. The Presiding Officer of the Planning Commission, who shall be the Chair or in the Chair's absence shall be the Vice Chair, or in their absence any other designated Commissioner, shall be responsible for maintaining the order and decorum of meetings. It shall be the duty and responsibility of the Presiding Officer to ensure that the rules of operation and decorum contained herein are observed. The Presiding Officer shall maintain control of communication between Commissioners and between the Commission, staff, and public.
 - B. Communication with Commissioners
 1. Commissioners should request the floor from the Presiding Officer before speaking.

2. When one Commissioner has the floor and is speaking, other Commissioners shall not interrupt or otherwise disturb the speaker.
 3. With the concurrence of the Chair, a Commissioner holding the floor may address a question to another Commissioner. The Commissioner being questioned may or may not respond while the floor is still held by the Commissioner asking the question. The reply shall be limited to the question asked.
- C. The Chair/Presiding Officer may declare that an item within the meeting will be conducted in “workshop” format, which means that the procedures described in section 8.1B do not strictly apply. This is to allow for a more open discussion without strict formalities.
- D. Communication with Members of the Public Addressing the Commission
1. The Chair shall open the floor for public testimony (typically referred to as public comment) as appropriate.
 2. Commissioners may question a person addressing the Commission at the conclusion of the person's comments or upon expiration of the person's time to speak. Such questions should be directed to the person through the Presiding Officer unless the Presiding Officer grants the Commissioner permission to directly question the person.
 3. Staff shall be a resource to the Planning Commission to answer questions arising during discussions between Commissioners and between Commissioners and members of the public. Communications in this regard shall be through the Presiding Officer.
 4. Members of the public shall direct their questions and comments through the Presiding Officer.
- 8.2 Rules of Order. The Planning Commission adopts no specific rules of order except those listed herein. The Planning Commission shall refer to *The Standard Code of Parliamentary Procedure* by Alice Sturgis (McGraw Hill) as a guide for the conduct of meetings. The Sturgis guideline regarding not requiring seconds for governmental bodies' motions, resolutions or ordinances is not adopted as the rule in the City. The Chair has the discretion to impose reasonable rules at any particular meeting based upon facts and circumstances found at any particular meeting. These latter rules will be followed unless objected to by a majority of the Commissioners present.
- 8.3 Motions. The Chair or any Commissioner may bring a matter of business on the agenda before the Commission by making a motion. Before the matter can be considered or debated it must be seconded. Once the motion has been properly made and seconded, the Presiding Officer shall open the matter for full debate offering the first opportunity to debate to the moving party and, thereafter, to any Commissioner recognized by the Chair or Presiding Officer. Debate shall be closed upon consent of a majority of the Commission.

- 8.4 Reconsideration. Immediately after a vote on a matter, any Commissioner may request to have his/her vote changed on a matter before the Commission moves on to the next item. Such a request will be granted by the Chair unless a majority of the Commission objects.

A matter may be reconsidered by the Planning Commission if a Commissioner on the prevailing side of the vote requests reconsideration. Such a motion may be made at a meeting where such action is taken or at a subsequent meeting of the Commission, however, nothing in this policy precludes the majority of Commissioners from requesting reconsideration of any item.

8.5 Debate.

- A. The discussions and deliberations at meetings of the Planning Commission are to secure the informed judgement of Commissioners on proposals submitted for decision. This purpose is best served by the exchange of thought through discussion and debate.

Debate is regulated by these rules in order to assure every Commissioner a reasonable and equal opportunity to be heard.

- B. Obtaining the Floor for Debate.

As soon as a debatable motion has been stated to the Commission by the Chair, any Commissioner has a right to discuss it after obtaining the floor. The Commissioner obtains the floor by seeking recognition from the Chair. A Commissioner who has been recognized is entitled to be heard so long as he/she observes the rules of debate.

- C. Speaking More Than Once.

To encourage the full participation of all of the Commissioners, no Commissioner or Commissioners shall be permitted to monopolize the discussion of the question. If a Commissioner has already spoken and other Commissioners wish to speak, the latter Commissioners should be recognized in preference to the Commissioner who has already spoken. However, if no other Commissioners seek recognition, the Chair may recognize the Commissioner who has already spoken.

- D. Relevancy of Debate.

All discussion must be relevant to the motion before the Planning Commission. A Commissioner is given the floor only for the purpose of discussing the pending question; discussion which departs is out of order. The Chair should then direct the speaker to limit discussion to the question before the Planning Commission.

A motion-its nature or consequences-may be attacked vigorously. But, it is never permissible to attack the motives, character, or personality of a Commissioner, City staff, or any member of the public either directly or by innuendo or implication. It is the duty of the Chair instantly to stop any Commissioner who engages in personal attacks. It is the motion, not its proposer, that is the subject of debate. Meetings must

discuss measures and ideas, not people.

Arguments, for or against a measure, should be stated as concisely as possible.

Debate must be fundamentally impersonal. All discussion is addressed to the Chair and must never be directed to any individual.

E. Chair's Duties During Debate.

The Chair has the responsibility of controlling and expediting debate. A Commissioner who has been recognized to speak on a question has a right to the undivided attention of the Commission.

It is the duty of the Chair to keep the subject clearly before the Commissioners, to rule out irrelevant discussion, and to restate the question whenever necessary.

SECTION 9. ITEMS TO BE PLACED ON THE AGENDA

- 9.1 Any Commissioner may at any time request to have any matter that can be legally agendized to be placed on the agenda of the Planning Commission by submitting a memo to the Community Development Director. The memo should be succinct, describe the issue, and the proposed referral, and include any background materials or information relating to the matter. The Community Development Director will transmit all of the documentation to the Deputy City Clerk for distribution to the Planning Commission and public as part of the agenda packets for the meeting.
- 9.2 The Community Development Director will place the item on the next available Planning Commission meeting agenda.
- 9.3 At the meeting at which the referral is agendized, the Planning Commission will consider the proposal and vote on its disposition. A majority of those present are necessary to formally refer an item to the City Staff. Staff will indicate if the referral is inappropriate or otherwise unattainable which shall be considered by the Planning Commission during its deliberation.

SECTION 10. DECORUM

- 10.1 Commissioners. Commissioners value and recognize the importance of the trust invested to them by the public to accomplish the business of the City. Commissioners shall accord the utmost courtesy to each other, to City employees, and to the public appearing before the Planning Commission.
- 10.2 City Employees. City staff and consultants shall observe the same rules of order and decorum applicable to the Planning Commission. City staff shall act at all times in a business and professional manner towards Commissioners and members of the public.
- 10.3 Public. Members of the public attending Planning Commission meetings shall observe the same rules of order and decorum applicable to the Planning Commission.

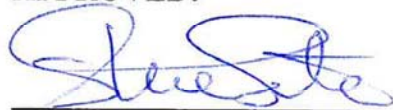
- 10.4 Noise in the Chambers. Noise emanating from the audience within the Commission Chambers or lobby area, which disrupts Planning Commission meetings, shall not be permitted.
- 10.5 Sergeant-at-Arms. The Chief of Police, or his/her designated representative, shall be ex-officio Sergeant-at-Arms of the Planning Commission.

SECTION 11. VIOLATIONS OF PROCEDURES

- 11.1 Nothing in these policies and procedures shall invalidate a properly noticed and acted upon action of the Planning Commission in accordance with State Law.

This Policy Shall remain in effect until modified by the City Council.

APPROVED:



STEVE TATE, MAYOR

DRAFT



Meeting Minutes Planning Commission

<i>Mohammad Habib</i>	-	<i>Chair</i>
<i>Malisha Kumar</i>	-	<i>Vice-Chair</i>
<i>Joseph Mueller</i>	-	<i>Planning Commissioner</i>
<i>Wayne Tanda</i>	-	<i>Planning Commissioner</i>
<i>Laura Gonzalez-Escoto</i>	-	<i>Planning Commissioner</i>
<i>Liam Downey</i>	-	<i>Planning Commissioner</i>
<i>Juan Miguel Munoz-Morris</i>	-	<i>Planning Commissioner</i>

Tuesday, June 8, 2021 5:00 pm

Virtual Meeting

SPECIAL/REGULAR MEETING

A special meeting of the Planning Commission is called at 5:00 p.m. for the purpose of conducting a joint meeting of the Planning Commission, City Council, Parks & Recreation Commission, and Library, Culture, and Arts Commission. (This session is open to the public but will not be recorded or live-streamed.)

5:00 p.m. Joint Meeting

7:00 p.m. Regular Meeting

SPECIAL MEETING

5:00 p.m. Joint Meeting for Harassment & Discrimination Prevention Training

JOINT MEETING

Two-Hour Mandatory Harassment and Discrimination Prevention Training for Elected and Appointed Officials. (This is one of several training sessions that will be held for this required training)

REGULAR MEETING

7:00 p.m.

Minutes Acceptance: Minutes of Jun 8, 2021 5:00 PM (MINUTES APPROVAL)

CALL TO ORDER

Vice Chair Kumar called the meeting to order at 7:01 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Luna called the attendance at 7:02pm

Attendee Name	Title	Status	Arrived
Mohammad Habib	Chair	Present	
Malisha Kumar	Vice-Chair	Present	
Joseph Mueller	Planning Commissioner	Present	
Wayne Tanda	Planning Commissioner	Present	
Laura Gonzalez-Escoto	Planning Commissioner	Present	
Liam Downey	Planning Commissioner	Present	
Juan Miguel Munoz-Morris	Planning Commissioner	Present	

DECLARATION OF POSTING AGENDA

Minutes Clerk Luna declared the posting of the Agenda at 7:03 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Mueller led the Pledge of Allegiance at 7:03pm

OPEN PUBLIC COMMENT PERIOD

Vice Chair Kumar opened the Public Comment Period at 7:04 p.m. The follow individual addressed the Planning Commission:

- Joe Barnaowski

Hearing no further requests to speak, the Public Comment period was closed.

ORDERS OF THE DAY

No changes made.

CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Wayne Tanda, Planning Commissioner
AYES:	Habib, Kumar, Mueller, Tanda, Gonzalez-Escoto, Downey, Munoz-Morris

Minutes Acceptance: Minutes of Jun 8, 2021 5:00 PM (MINUTES APPROVAL)

1. APPROVE THE MAY 11, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

2. APPROVE THE MAY 25, 2021 MEETING MINUTES

Recommendation:

Approve Minutes.

PUBLIC HEARINGS

3. AAE2021-0002, CUL2021-0001, EA2021-0002: OLD MONTEREY - APPLETREE - HISTORICAL RELOCATION PERMIT, DEVELOPMENT AGREEMENT AMENDMENT, AND ENVIRONMENTAL REVIEW FOR PROPERTY IDENTIFIED BY ASSESSOR PARCEL NUMBER 764-24-061 LOCATED AT 18755 OLD MONTEREY ROAD AT THE SOUTHWEST CORNER OF OLD MONTEREY ROAD AND MUSTARD AVENUE.

Recommendation:

1. Open/Close public hearing;
2. Adopt resolution approving a Historical Relocation Permit; and
3. Adopt resolution recommending the City Council approve an amendment to Development Agreement DA2018-0001.

Chair Habib recused himself from this item due to a conflict of interest at 7:09 a.m.

Associate Planner Joey Dinh presented the Staff Report at 7:09 p.m.

Vice Chair Kumar opened the Public Hearing at 7:43 pm. The following individuals addressed the Planning Commission:

- Reyad Katwan
- Melanie Griswold
- Jeremy H.
- David Stites
- Reyad Katwan
- Melanie Griswold

Hearing no further request to speak, the Public Hearing was closed.

MOTION:

Adopt a resolution approving the Historical Relocation Permit with the added conditions that the applicant shall install a picket fence or additional landscaping along the frontage of the property to compliment the historic nature of the property if found acceptable by the historical architect; and add language that says the Development Director shall approve the text in addition to the design and the location of the plaque prior to installation.

RESULT:	ADOPTED AS AMENDED [6 TO 0]
MOVER:	Wayne Tanda, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Kumar, Mueller, Tanda, Gonzalez-Escoto, Downey, Munoz-Morris
RECUSED:	Habib

MOTION:

Adopt a resolution recommending City Council approve an amendment to the Development Agreement (DA2018-0001).

RESULT:	ADOPTED [6 TO 0]
MOVER:	Joseph Mueller, Planning Commissioner
SECONDER:	Laura Gonzalez-Escoto, Planning Commissioner
AYES:	Kumar, Mueller, Tanda, Gonzalez-Escoto, Downey, Munoz-Morris
RECUSED:	Habib

The Planning Commission meeting recessed at 8:32 p.m.

The Planning Commissioner meeting reconvened at 8:36p.m.

OTHER BUSINESS**4. AN EVALUATION OF PROPOSED MODIFICATIONS TO AFFORDABLE HOUSING INCLUSIONARY REQUIREMENTS, INFORMATION ITEM ONLY**

Recommendation:

Receive and discuss the report by Keyser Marston Associates, Inc. (KMA), an evaluation of possible modifications to the Inclusionary Housing Ordinance.

Assistant City Manager to Community Development Edith Ramirez introduced the topic. Housing Director Rebecca Garcia, Debbie Kern from Keyser Marston and Associates, and our Below Market Rate Program Administrator Julius Nyanda from House Keys presented the Staff Report.

Vice Chair Kumar opened the Public Comment Period at 9:27pm. The following individuals addressed the Planning Commission:

- Dennis Martin
- Joe Guerra
- Roche Garcia
- Joe Baranowski

Hearing no further requests to speak the Public Comment Period was closed.

No action taken. The Planning Commission reviewed and discussed the report.

RESULT:	NO ACTION TAKEN
----------------	------------------------

LEGAL BRIEFING

No legal brief given.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Community Development Director Jennifer Carman and the Assistant City Manager to Community Development Edith Ramirez made an announcement at 10:24 p.m.

ADJOURNMENT

There being no further business, Vice Chair Kumar adjourned the meeting at 10:25 p.m.

MINUTES PREPARED BY:

Minutes Acceptance: Minutes of Jun 8, 2021 5:00 PM (MINUTES APPROVAL)

Jenna Luna, Minutes Clerk

Minutes Acceptance: Minutes of Jun 8, 2021 5:00 PM (MINUTES APPROVAL)



CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 22, 2021

PREPARED BY: Joey Dinh, Associate Planner

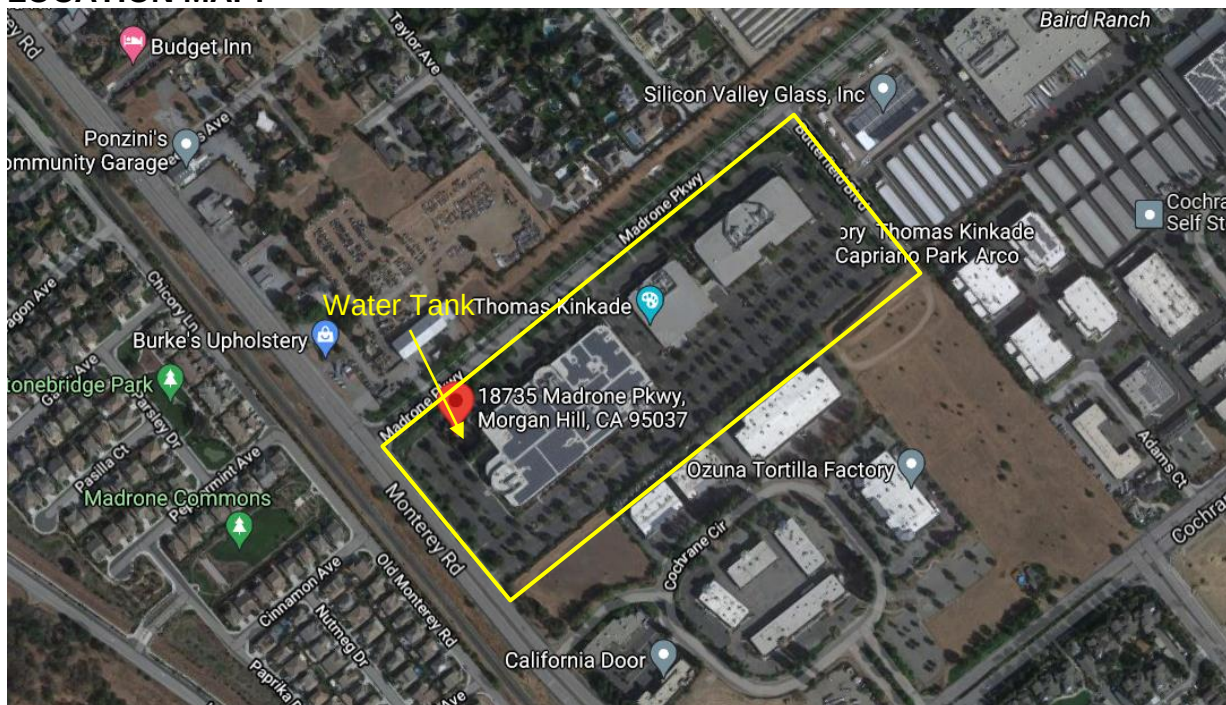
APPROVED BY: Jennifer Carman, Community Development Director

AAE2021-0001: MONTEREY - T-MOBILE (AMEND UP-05-13): CONDITIONAL USE PERMIT AMENDMENT TO AN EXISTING UNMANNED TELECOMMUNICATION FACILITY TO ALLOW UP TO NINE ANTENNAS, SIX EQUIPMENT CABINETS, AND ASSOCIATED EQUIPMENT. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-35-026 IS LOCATED AT AN EXISTING WATER TANK ON THE SOUTHEAST QUADRANT OF MONTEREY ROAD AND MADRONE PARKWAY.

RECOMMENDATION(S)

1. Open/close the public hearing and;
2. Adopt a resolution approving the amendment to Conditional Use Permit (UP-05-13) allowing up to nine antennas, six equipment cabinets, and associated equipment.

LOCATION MAP:



PROJECT SUMMARY:

1. Location: The water tank on the southeast corner of Monterey Road and Madrone Parkway or 18735 Madrone Parkway. (APN: 726-35-026)
2. Site Area: ~5,600 square feet
3. General Plan: Industrial
4. Zoning: Light Industrial (IL)-Planned Development (PD)

BACKGROUND:

On October 28, 1997, the Planning Commission approved a Conditional Use Permit (CUP) to allow the installation of 6 whip/Omni antennas on an existing water tank, with associated ground mounted equipment cabinets.

On October 24, 2000, the CUP was amended to allow for 12 additional panel antennas (Nextel/Sprint) and additional ground mounted equipment (UPA-97-07).

On November 29, 2005, the Planning Commission approved an additional CUP (UP-05-13) to allow for the installation of three panel antennas on the water tank and ground mounted equipment (T-Mobile) (Attachment 2).

On October 13, 2009, the Planning Commission approved an amendment to UP-05-13 (UPA 05-13) to allow the installation of up 9 tower-mounted panel antennas to be collocated by both T-Mobile and Verizon, associated ground equipment, and the installation of security fencing around the T-Mobile equipment area.

On July 23, 2013, the Planning Commission approved an additional amendment UPA-05-13A allowing the installation of two microwave dishes for T-Mobile.

On June 23, 2015, the Planning Commission approved amendment UPA-05-13B allowing the installation of one microwave dish and equipment cabinets within the existing T-Mobile equipment area.

There have been other previous CUP approvals and communication installations on the water tank, but the above is the most recent and relevant for the current request.

Since then, the three microwave dishes have been removed and multiple antennas and equipment cabinets have been removed or replaced. However, there are currently six tower mounted antennas and four ground equipment cabinets within the equipment area secured with a security fence owned and operated by T-Mobile.

PROJECT DESCRIPTION

The applicant is requesting to amend Conditional Use Permit UP-05-13 to allow the replacement of its directional panel antennas on the water tank. The scope of work includes the following amendments:

On Tower:

- Remove (3) existing antennas
- Remove (6) existing amplifiers
- Remove (6) existing equipment radios

- Install (6) new antennas
- Install (3) equipment radios

On Ground:

- Install (1) new equipment cabinet for baseband submodules
- Install (1) new equipment battery cabinet
- Install (1) new hybrid cabling system

The request is to allow T-Mobile to update and upgrade the equipment and technology at the facility to increase wireless coverage capacity in Morgan Hill. The carrier presently has six directional panel antennas installed on the 120-foot water tank sited to the west of the one-story office building located at 18735 Madrone Parkway. The amendment would remove three of its existing antennas and install six directional panel antennas next to the remaining three existing antennas, for a total of up to nine antennas. In addition to the antennas, there will also be associated equipment such as radios, a cabling system, and two new equipment cabinets for submodules and batteries. The new antennas and associated equipment will also be painted the same color to match existing mounting conditions (A Letter of Request, Statement of Purpose, and plans has been provided, Attachments 3, 4, and 5).

Per the coverage maps (Attachment 6), the number of affected users in the area is 1,450 users. If this anchor is not completed, this area will lack 5G coverage and the Morgan Hill area will lack 5G coverage and a hole in the 2.5GHz network will be present for the foreseeable future, affecting the 1,450 users. In addition, a large area of Morgan Hill will lack 5G coverage and may begin to suffer from congestion (when the load on the network is greater than capacity) in the future along with slow speeds.

ANALYSIS:

The proposed amendment to the Conditional Use Permit was analyzed for consistency with the: 1) General Plan, 2) Zoning Ordinance, 3) Conditional Use Permit Findings, and 4) California Environmental Quality Act.

1. General Plan

The General Plan land use designation of the site is Industrial. This designation allows a variety of research, warehouse, manufacturing, service commercial, and other job-generating uses.

The following are General Plan Policies relevant to the proposed wireless telecommunications facility.

Policy ED-9.1 Robust Telecommunications. Support the development of state-of-the-art telecommunications, policies, amenities, and facilities that meet the needs of local businesses and assist the City in attracting new businesses.

Policy SSI-18.1 Access and Availability. Work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication

systems and services for households, businesses, institutions, and public agencies in Morgan Hill.

Policy SSI-18.2 Telecommunications Marketplace Competition. Encourage marketplace competition from multiple telecommunications service providers to maximize access to inexpensive service.

Policy SSI-18.3 Retrofitting. Work with utility companies to retrofit areas not served by current telecommunication technologies, as feasible.

Policy SSI-18.4 Telecommunication Planning. Work with utility companies to strategically plan telecommunication for newly developing areas.

Policy SSI-18.5 Collocation of Telecommunication Facilities. Encourage compatible collocation of telecommunication facilities and work with utility companies to provide opportunities for siting facilities on City-owned property and public rights-of-ways.

The proposed wireless telecommunication facility is consistent with the Economic Development Policy (ED-9) by providing infrastructure that will upgrade the range for T-Mobile customers. A before and after propagation map has been included (Attachment 7). This upgrade in service will help make Morgan Hill a more competitive business location by upgrading the City's existing telecommunications system. The current proposal also advances the Telecommunications Policies (SSI-18.1 thru 18.5) by siting the antennas and cabinets on an existing facility, providing increased coverage, and eliminating existing weak spots. The proposed facility will also allow T-Mobile to remain competitive with other carriers by eliminating weak spots within their service area.

2. Zoning

The site is zoned Light Industrial (IL) with the Planned Development (PD) combining district. The immediate adjacent use is a research and development user, Paramit Corporation, located approximately 65 feet from the water tower. To the north is a towing and impound yard; to the south and east is Madrone Business Park and Sutter Park (Light Industrial/Business parks); and to the east are single family units (R1-7,000). The residential zone is separated by Monterey Road and the railroad, resulting in the minimum distance of at least 350 feet or more.

To approve a Conditional Use Permit for a telecommunications facility, the Planning Commission must find the proposed facility is consistent with the requirements of Chapter 18.96 of the Morgan Hill Municipal Code, and the facility is sited in the most preferred manner possible while meeting the applicant's wireless objectives. The Planning Commission is also required to make all the findings required for the Conditional Use Permit as specified in Chapter 18.108 (Specific Permit Requirements).

Section 18.96.040 (Required permits) of the Morgan Hill Municipal Code requires a Conditional Use Permit for all new facilities and modifications outside the public right-of-

way. A Section 6409(a) Permit or an “Eligible Facilities” Request as defined by the Federal Communications Commission (FCC) is also not applicable for this project as the request includes the installation of two new equipment cabinets in addition to the four existing cabinets, for a total of six cabinets, which is defined as a “substantial change” by the FCC in 47 C.F.R. Section 1.6100. The proposed wireless telecommunication facility is a modification to an existing facility and therefore is required to have Planning Commission approval of the amendment to the Conditional Use Permit.

18.96.070 - Preferred siting and location.

The following siting and location preferences apply to all telecommunication facilities.

A. Preferred Siting. To the extent possible, all proposed facilities should be sited according to the following preferences, ordered from most preferred to least preferred:

1. Collocations on existing base stations outside the rights-of-way; then
2. Collocations on towers outside the rights-of-way; then
3. New building-mounted facilities outside the rights-of-way; then
4. New towers outside the rights-of-way.

The wireless telecommunication facility currently exists on an existing water tank located at 18735 Madrone Parkway. This project is proposing to upgrade existing antennas placed on the water tank, which is outside the right-of-way and is therefore consistent with the preferred siting number 1 as outlined above.

B. Preferred Locations — General. All applicants should, to the extent possible, propose new facilities and substantial changes to existing facilities in non-residential zones.

The proposed change is for an existing wireless telecommunication facility in a non-residential, IL/PD zone district consistent with the general location criteria. There is a residential zoning district located on the east side along Old Monterey Road. The existing telecommunication facility is at least 350 feet or more from the neighboring residentially zoned properties and separated by Monterey Road and the railroad.

C. Preferred Locations — Non-Residential Zones. To the extent possible, all proposed facilities in non-residential zones should be located according to the following preferences, ordered from most preferred to least preferred:

1. City owned or controlled parcels; then
2. Parcels in the public facilities (PF) zone; then
3. Parcels in the industrial (CI, IO, IC, IL, IG) zones; then
4. Parcels in the commercial (CN, CG, CH, CS); then
5. Parcels in the sports recreation leisure (SRL) zone; then
6. Parcels in the mixed use (MU-D, MU-N, MUF) zones.

The water tank is located on a parcel which is zoned IL/PD in a non-residential zone. The proposed wireless telecommunication facility is consistent with preference 3.

Development Standards (18.96.080)

A. General Design Standards.

All new facilities must conform to the following Development Standards:

1. Concealment. All new facilities and substantial changes to existing facilities must incorporate concealment measures and/or techniques appropriate for the proposed location and design. All ground-mounted equipment on private property must be completely concealed to the extent feasible according to the following preferences, ordered from most preferred to least preferred:
 - a. Within an existing structure including, but not limited to, an interior equipment room, mechanical penthouse, or dumpster corral; then
 - b. Within a new structure designed to integrate with or mimic the adjacent existing structure; then
 - c. Within an underground equipment vault if no other feasible above-ground design that complies with subsections (a) or (b) exists.

All upgrades will be contained within the footprint of the existing telecommunication facility. All auxiliary equipment swaps, or upgrades will be contained within the existing facility and base station. The proposed project is consistent with preference a. for concealment. The antenna and new equipment will be painted with the same color as the existing antenna and equipment.

2. Height.
 - a. All new facilities and substantial changes to existing facilities must not exceed the height limit in the applicable zone except as allowed in Paragraph b below.
 - b. The review authority may approve a height exception up to 8 feet above the height limit when a proposed facility is (1) mounted on the rooftop of an existing building; (2) completely concealed; and (3) architecturally integrated into the underlying building. This exception does not apply to any towers or utility poles.

The carrier presently has six directional panel antennas installed on the 120-foot water tank sited to the west of the one-story office building located at 18735 Madrone Parkway. The proposed antennas would be mounted at an effective height of approximately 78 feet above ground. The proposal would replace the existing antennas with the new ones. There are no proposed height changes to the existing poles.

3. Setbacks. All facilities must comply with all setback requirements in the applicable zone.

The facility is existing and all proposed ground-mount equipment cabinet additions will be contained within the existing T-Mobile equipment shelter. No changes to the existing setbacks are being proposed.

4. Collocation. Applicants shall design their facilities to accommodate future collocated facilities to the extent feasible.

This facility is existing and is already being collocated by different carriers.

5. Landscaping. In addition to any landscaping required by the city for concealment or screening purposes, the applicant shall install and maintain additional landscaping to replace any existing landscaping displaced during the construction or installation of the facility.

The telecommunication facility is existing. With the exception of the water tank, all of the ground-mount equipment is located within equipment cabinets and equipment shelters, which are all screened from view with an approximate 6-foot-tall wall with landscaping. No new landscaping is being proposed, however, the existing landscaping is required to be maintained.

6. Backup or Standby Power Sources and Generators. The City may not approve any fossil fuel-powered backup power sources or generators unless the applicant demonstrates that the facility cannot feasibly achieve its power needs with batteries, fuel cells or other similarly non-polluting, low noise-level means.

There is an existing propane tank at the facility. No new back-up or stand-by generators are proposed. The proposed project will also add batteries contained within the existing equipment shelter.

7. Lights.
 - a. Unless otherwise required under FAA or FCC regulations, applicants may install only timed or motion-sensitive light controllers and lights and must install such lights to avoid illumination impacts to adjacent properties to the maximum extent feasible. The city may exempt an applicant from this requirement when the applicant demonstrates a substantial public safety need.
 - b. All aircraft warning lighting must use lighting enclosures that avoid illumination impacts to properties in the city to the maximum extent feasible.

No lights are proposed for the project.

8. Noise. All transmission equipment and other equipment (including without limitation air conditioners and sump pumps) associated with the facility must not emit sound that exceeds the applicable limit established in Municipal Code Chapter 8.28 (Noise).

The daily operation of the wireless telecommunication facility will not produce any noise. The project is also proposing to upgrade to batteries, which will produce minimal noise, if any. In the event a PG&E power interruption lasts more than 6-8 hours and use of the existing back-up generator is required, the noise from any backup generator should be less than significant. The nearest residence is over 350 feet to the east. The General Plan noise levels standards for residences (Policy SSI-8.1) specify a maximum exterior level of 60 dBA and interior of 45 dBA. Noise levels decrease approximately 1dBA for every ten feet. Over the remaining 350-foot separation distance, the generator noise will decrease by 35 dBA. The existing generator is not part of the request for the CUP amendment and addition of the antenna will not affect its potential use or noise impacts.

9. Signage.
 - a. A facility may not display any signage or advertisements unless expressly allowed by the city in a written approval, recommended under FCC regulations or required by law or permit condition.
 - b. Every facility shall at all times display signage that accurately identifies the facility owner and provides the facility owner's unique site number, and also provides a local or toll-free telephone number to contact the facility owner's operations center.

No advertising signs are proposed at the wireless telecommunication facility. The only signs proposed are required identification signs containing the site number, owner, emergency contact information, and caution signs for hazards.

10. Code Compliance. A permit holder shall design and maintain all facilities in compliance with all applicable federal, state, and local laws, codes, regulations, ordinances, or other rules.

T-Mobile is a registered public utility, licensed and regulated by the California Public Utilities Commission and the Federal Communications Commission. The existing wireless telecommunication facility will be maintained in accordance with the Federal Communication Commission license standards, American National Standards Institute, Institute of Electrical and Electronics Engineers and the Telecommunications Act of 1996.

B. Tower-Mounted Facilities.

1. General Design Preferences. To the extent feasible and appropriate for the proposed location, all new tower applications should be designed according to the following preferences, ordered from most preferred to least preferred:

- a. Faux architectural features (examples include, but are not limited to, bell towers, clock towers, lighthouses, obelisks, and water tanks); then
- b. Faux trees; then
- c. Monopoles that do not conceal the antennas within a concealment device.

The existing facility does not have any concealment devices. However, the antenna and equipment upgrades will be painted the same color to match the existing water tank, antennas, and equipment. The addition of the antenna will not drastically change the existing visual appearance of the facility as shown in the photo simulation exhibit (Attachment 7).

3. Conditional Use Permit Amendment Findings

Changes to conditionally approved uses require approval of a Conditional Use Permit amendment by the Planning Commission. Section 18.108.030 of the Municipal Code requires the Planning Commission to make the following findings to approve a Conditional Use Permit amendment application:

In reviewing the application for a Conditional Use Permit, the Planning Commission shall consider the following:

a. The proposed use is allowed in the applicable district.

The project site is zoned IL/PD. Wireless Communications Facilities consistent with the requirements of Chapter 18.96 Wireless Communications Facilities are a conditional use in the PUD zoning district.

b. The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

The telecommunications facility is existing. The project is proposing to make upgrades to an existing facility in the IL-PD zone district. This is a preferred location and siting pursuant to the Zoning Ordinance (18.92.070.A1 Collocations on existing base stations outside the rights-of-way and 18.92.070.C3 Parcels in the industrial (CI, IO, IC, IL, IG) zones). Additionally, this is a preferred site based upon before and after propagation mapping which demonstrates a deficiency in coverage. The proposed telecommunication use is consistent with the Economic Development Goal (ED-9) by providing infrastructure that will help make Morgan Hill a competitive business location. The current proposal also advances the Telecommunications Goal (SSI-18) by upgrading the City's telecommunications system to allow increased coverage, eliminating existing weak spots, and offering future collocation opportunity.

c. The site is suitable and adequate for the proposed use.

The proposed upgrades to the existing telecommunications facility fit within the existing footprint of the project site and does not require modification to the footprint of circulation (service roads) of the property. The location provides a 350-foot or more

distance of buffer to the nearest residential use. The water tank site also provides an ideal location for the telecommunication facility based on the needed coverage area, topography, and the heights of nearby structures.

- d. **The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.**

The proposed project will be upgrading an existing facility. The installation of the upgrades will cause minimal disruption during the construction since the nearest residential use is approximately 350 feet away. There are no long-term disruptions since the facility is unmanned, fully secured, and does not emit any noise or odor.

The project is compatible with existing and proposed development within the district and its surroundings. The site already contains existing cellular and radio facilities. The poles/antennas will maintain the same height. In addition, the proposed antennas are more similar in scale to the current antennas installed on the tank thereby blending more and resulting in less impact than previous installations. Additionally, the proposed antennas and equipment will be painted or covered to match the existing water tank/structure color in order to further reduce any visual impact. (Attachment 6).

- e. **The proposed use will not be detrimental to the public health, safety, and welfare.**

The potential detrimental effects associated with the proposed antenna use are radio frequency electro-magnetic energy, noise, and air quality. The addition of the antenna will not increase the system potential impacts on public health, safety, or welfare.

Radio Frequency Electro-Magnetic Energy (RF-EME)

The proposed antenna will generate Radio Frequency Electro-Magnetic Energy (RF-EME). The Federal Communications Commission, FCC has set maximum permissible exposure limits for both general public, and occupational exposure to RF-EME's. A radio frequency (RF) report prepared by a certified RF engineer, was completed for the proposed upgrades (Attachment 7). The report uses a modeling system to measure the predicted RF-EME from the proposed antenna. Based on the worst-case modeling, exposure at any accessible rooftops or ground walking/working surfaces in the project vicinity will be below the FCC's occupational and general public exposure limits. Pursuant to the Federal Telecommunications Act of 1996, the City may not deny an application for a wireless telecommunications facility due to perceived health risks if the proposed facility complies with Federal RF exposure standards. A report will be prepared after construction to confirm compliance with the federal standards.

Noise

Typical operation of the facility will not produce any noise. The proposed upgrades will also install batteries, which generally do not produce much noise, if any. There is an

existing generator to be used only for emergencies, however, the nearest residential use is approximately 350 feet away.

Air Quality

Under typical operation, the facility will not affect air quality. However, during emergencies, the diesel-powered generator will emit diesel particulate matter. Due to the dispersive nature of the diesel exhaust, and the distance to the nearest residence, the concentrations of the diesel exhaust would be substantially reduced at the nearest residence. As a tertiary power source, use of the generator would be infrequent and given the considerable distance to the nearest residence should not be detrimental to the surrounding public health, safety, and welfare.

- f. **The proposed use would not have a substantial adverse effect in traffic circulation and on the planned capacity of the street system.**

The wireless telecommunication facility would be unmanned. The proposed use and design will not have a substantial adverse effect on traffic circulation. No personnel are required at the site and maintenance would be on an as-needed basis only. The existing street system has the capacity to handle occasional site visits.

- g. **The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**

The wireless telecommunication facility is located within the City limits. The property is currently served by PG&E, City water and sewer. The proposed project will be adequately served by the existing and planned services and infrastructure.

California Environmental Quality Act (CEQA):

An environmental assessment found that the project consisting of upgrades to an existing telecommunication facility and its related equipment is Categorically Exempt from the California Environmental Quality Act. The Director of Community Development determined that the project is exempt pursuant to Section 15201 of the California Environmental Quality Act. This telecommunication facility is existing, and the project would involve a minor addition to the existing structures that would not exceed 50 percent of the floor area or 2,500 square feet. The proposed changes would be contained solely within the existing footprint of the telecommunication facility. A Notice of Exemption has been prepared and will be posted pending the approval of this project (Attachment 9).

Community Engagement

The proposed project was publicly noticed (mailing to property owners within 300 feet of the project and newspaper legal noticing) for the minimum 10-day period. A sign was also posted on the site for the minimum 10-day period.

LINKS/ATTACHMENTS:

1. PC Resolution
2. Resolution 05-72 (UP-05-13)

3. Letter of Request
4. Statement of Purpose
5. Project Plans
6. Coverage Plots
7. Photosimulations
8. RF EME Compliance Report
9. AAE2021-0001 NOE
- 10.03 Staff Presentation (Monterey - T-Mobile)

RESOLUTION NO. 21-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF MORGAN HILL APPROVING AN
AMENDMENT TO A CONDITIONAL USE PERMIT TO
ALLOW UP TO NINE PANEL ANTENNAS, SIX
EQUIPMENT CABINETS, AND ASSOCIATED
UPGRADED EQUIPMENT FOR A WATER TANK
TELECOMMUNICATION FACILITY LOCATED AT 18735
MADRONE PARKWAY (APN 726-35-026)**

WHEREAS, Conditional Use Permit UP-05-13: Madrone-T-Mobile was approved by the Planning Commission at their regular meeting of November 29, 2005;

WHEREAS, on December 28, 2020, Sure Site Consulting, on behalf of T-Mobile, submitted an application to amend Conditional Use Permit UP-05-13: Madrone-T-Mobile to allow for up to nine antennas, associated equipment, and the installation of up to six equipment cabinets to be installed on the existing water tank and telecommunication facility located on the southeast corner of Monterey Road and Madrone Parkway or 18735 Madrone Parkway. (APN: 726-35-026);

WHEREAS, the Development Services Director has determined that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1 of the CEQA Guidelines as the Project consists of upgrades to an existing telecommunication facility, and the project would involve a minor addition to the existing structures that would not exceed 50 percent of the floor area or 2,500 square feet. The proposed changes would be contained solely within the existing footprint of the telecommunication facility;

WHEREAS, such request was considered by the Planning Commission at their regular meeting of June 22, 2021; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The conditional use as hereby approved is consistent with the Zoning Ordinance and the General Plan as described below and in the staff report dated June 22, 2021.

SECTION 2. The approved upgrades to an existing telecommunication facility have been found consistent with the criteria for Wireless Communications Facilities approval contained in Section 18.96.050 E of the Zoning Code and hereby adopted:

1. The facility is consistent with the requirements of Chapter 18.96 Wireless Communications Facilities.

2. The facility is sited and located in the most preferred manner possible, as described in Section 18.96.070 (Preferred Siting and Location), while meeting the applicant's wireless service objectives; and
3. All the findings required for the conditional use as specified in Chapter 18.108 (Specific Permit Requirements) can be made for the proposed facility.

SECTION 3. The approved conditional use has been found consistent with the criteria for Conditional Use Permit approval contained in Section 18.108.030 of the Zoning Code and hereby adopted:

a. The proposed use is allowed in the applicable district.

The project site is zoned Light Industrial-Planned Development (IL-PD). Wireless Communications Facilities consistent with the requirements of Chapter 18.96 Wireless Communications Facilities are a conditional use in the PD/Light Industrial zoning district.

b. The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

The telecommunications facility is existing. The project is proposing to make upgrades to an existing facility in the IL-PD zone district. This is a preferred location and siting per the Zoning Ordinance (18.92.070.A1 Collocations on existing base stations outside the rights-of-way) and 18.92.070.C3 Parcels in the industrial (CI, IO, IC, IL, IG) zones). Additionally, this is a preferred site based upon before and after propagation mapping which demonstrates a deficiency in coverage. The proposed telecommunication use is consistent with the Economic Development Goal (ED-9) by providing infrastructure that will help make Morgan Hill a competitive business location. The current proposal also advances the Telecommunications Goal (SSI-18) and policies by siting the facility on an existing facility, by upgrading the City's telecommunications system to allow increased coverage, eliminating existing weak spots, and offering future collocation opportunity.

c. The site is suitable and adequate for the proposed use.

The proposed upgrades to the existing telecommunications facility fit within the existing footprint of the project site and does not require modification to the footprint of circulation (service roads) of the property. The location provides a 350-foot buffer to the nearest residential use. The water tank site also provides an ideal location for the telecommunication facility based on the needed coverage area, topography, and the heights of nearby structures.

- d. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.**

The proposed project will be upgrading an existing facility. The installation of the upgrades will cause minimal disruption during the construction since the nearest residential use is approximately 350 feet away. There are no long-term disruptions since the facility is unmanned, fully secured, and does not emit any noise or odor.

The project is compatible with existing and proposed development within the district and its surroundings. The site already contains existing cellular and radio facilities. The poles/antennas will maintain the same height. In addition, the proposed antennas are more similar in scale to the current antennas installed on the tank thereby blending more and resulting in less impact than previous installations. Additionally, the proposed antennas and equipment will be painted or covered to match the existing water tank/structure color in order to further reduce any visual impact.

- e. The proposed use will not be detrimental to the public health, safety, and welfare.**

Pursuant to the Federal Telecommunications Act of 1996, the City may not deny an application for a wireless telecommunications facility due to perceived health risks if the proposed facility complies with Federal RF exposure standards. Based on the worst-case modeling, exposure at any accessible rooftops or ground walking/working surfaces in the project vicinity will be below the FCC's occupational and general public exposure limits. Typical operation of the facility will not produce any noise, except for the existing generator that would operate in the event of a power outage. As a tertiary power source, use of the generator would be infrequent and given the considerable distance to the nearest residence should not be detrimental to the surrounding public health, safety and welfare. The addition of the antenna will not affect the potential use of the generator, nor will it alter the existing facilities potential impacts on public health, safety, or welfare. A report will be prepared after installation to confirm the facilities' compliance with FCC standards.

- f. The proposed use would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.**

The wireless telecommunication facility would be unmanned. The proposed use and design will not have a substantial adverse effect on traffic circulation. No personnel are required at the site and maintenance

would be on an as-needed basis only. The existing street system has the capacity to handle occasional site visits.

- g. The proposed use is properly located within the city and adequately served by the existing and planned services and infrastructure.**

The wireless telecommunication facility is located within the City limits. The property is currently served by PG & E, City water and sewer. The proposed project will be adequately served by the existing and planned services and infrastructure.

SECTION 4. The telecommunication facility shall be expressly conditioned to operate in conformance with statement of operations incorporated herein and as attached as Exhibit A "Project Description". Any expansion, intensification, or changes to the uses approved under this Conditional Use Permit shall be permitted only upon amendment of this Conditional Use Permit or approval of a separate Conditional Use Permit application.

SECTION 5. Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of your use for the purpose of defraying all or a portion of the cost of public facilities related to your development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, or fees collected (a) under development agreements, (b) pursuant to agreements with the Morgan Hill Redevelopment Agency or (c) as a part of your application for development allocations under the City's Residential Development Control System. The Mitigation Fee Act Fees applying to your project are listed in the schedule of fees provide. Notice is also hereby given that you have the opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval of the approval or conditional approval of your development project and that the 90-day approval period in which you may protest has begun. This right to protest does not apply to voluntary Residential Development Control System fees.

SECTION 6. The approved project shall be conducted in a manner consistent with the following conditions of approval:

1. TIME LIMITS

The Conditional Use Permit approval shall remain in effect for 24 months to June 22, 2023. Failure to exercise the use within this term shall result in termination of approval unless an extension of time is

granted prior to the expiration date. **(MHMC 18.104.210)**

2. LENGTH OF APPROVAL

This approval is valid for an initial maximum period of ten years to June 22, 2031. The approval may be extended by the Development Services Director from the initial approval date for a subsequent five years and may be extended by the director every five years thereafter upon the verification of the wireless communications provider's continued compliance with this chapter and with the findings and conditions of approval under which the application was originally approved. **(MHMC 18.96.050)**

3. CESSATION OF OPERATIONS

A new permit shall be required if a site is to be used again for the same purpose as permitted under the original permit if a consecutive period of six months have lapsed since cessation of operations. **(MHMC 18.96.050)**

4. TRANSFER OF OWNERSHIP

In the event that the original permit holder sells its interest in a wireless communication facility, the succeeding carrier shall assume all project responsibilities and shall be held responsible for maintaining consistency with all permit requirements and conditions of approval. **(MHMC 18.96.050)**

5. PRIOR TO COMMENCEMENT OF THE CELL TOWER USE:

- a. Prior to the commencement of the telecommunication facility, all antennas and associated equipment shall be painted the same color as the existing antennas, poles, and equipment.
- b. All improvements as shown on the plans plan set titled "SF14155A_NorCal_SureSite_ANCHOR_90_CD_042321" dated April 23, 2021, on file with the Planning Division, in application AAE2021-0001: Monterey – T-Mobile, shall be completed to the satisfaction of the Development Services Director.
- c. All applicable City, County, State and Federal regulations and documentation shall be completed and in place for the telecommunication facility prior to the commencement of the use.
- d. Prior to the issuance of a building permit, project shall obtain an encroachment permit if working within the City's easements, or right-of-ways.

6. OPERATIONS AND MAINTENANCE REQUIREMENTS

- a. Inspections and Emergencies. The city or its designee may enter onto the facility area to inspect the facility upon reasonable notice to the permit holder. The permit holder shall cooperate with all inspections. The city or its designee may enter the facility and support, repair, disable or remove any elements of the facility in emergencies or when the facility threatens imminent harm to persons or property. **(MHMC 18.96.090)**
- b. Contact Information for Responsible Parties. The permit holder shall at all times maintain accurate contact information for all parties responsible for the facility, which shall include a phone number, street mailing address and email address for at least one natural person. All such contact information for responsible parties shall be provided to the Development Services Director upon the community development director's written or verbal request. **(MHMC 18.96.090)**
- c. General Maintenance. The site and the facility, including but not limited to all landscaping, fencing and related transmission equipment, shall be maintained in a neat and clean manner and in accordance with all approved permits and conditions of approval. **(MHMC 18.96.090)**
- d. Removal of Discontinued Equipment. All equipment and improvements associated with a wireless communications facility shall be removed within 30 days of the discontinuation of the use, and the site shall be restored to its original pre-construction condition. If a permit holder fails to remove a discontinued facility, the city may remove or cause to remove the facility at the permit holder's sole expense. **(MHMC 18.96.090)**
- e. Change in Federal or State Regulations. All facilities shall meet the current standards and regulations of the FCC, the California Public Utilities Commission, and any other agency of the federal or state government with the authority to regulate wireless communications providers. If such standards and/or regulations are changed, the wireless communications provider shall bring its facilities into compliance with such revised standards and regulations within ninety days of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal or state agency. Failure to a bring wireless communications facility into compliance with revised standards and regulations shall constitute grounds for the immediate removal of the facility at the wireless communications provider's expense. **(MHMC 18.96.090)**
- f. RF Exposure Compliance. All facilities shall comply with all standards and regulations of the FCC and any other state or

federal government agency with the authority to regulate radio frequency (RF) exposure standards. **(MHMC 18.96.090)**

- g. Within the first year of operation, a Radio Frequency report shall be submitted to the City documenting the actual Radio Frequency Electro-Magnetic Energy generated from the facility. The report shall specify any actions necessary to bring the facility into compliance with FCC occupational and general public exposure limits.

7. OTHER CONDITIONS

- a. Indemnification/Hold Harmless. Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this discretionary project or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) all pre-tender litigation costs incurred on behalf of the City, including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. The undersigned hereby represents that they are fully empowered by the Applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.

- b. Submit two (2) signed copies of Resolution No.21-xx to the

Planning Division prior to issuance of building permits.

- c. Any intensification of the use identified in the Statement of Proposed Operations that would result in greater than nine (9) total panel antennas associated with this use shall require further amendment to the use permit.

PASSED AND ADOPTED THIS 22nd DAY OF JUNE 2021, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

APPROVED:

JENNA LUNA, Deputy City Clerk

MOHAMMAD HABIB, Chair

A F F I D A V I T

We, _____, applicants, hereby agree to accept and abide by the terms and conditions specified in this resolution.

By: _____

Date: _____

Exhibit A

“PROJECT DESCRIPTION”



Date: January 4, 2021
To: File
FROM: SureSite Consulting Group, LLC (Trish Alexander)
SUBJECT: **Letter of Request**
SITE: SF14155A - Site Modification – 18735 Madrone Pkwy.

What amendments are being requested? – Development Approval Amendment (Major – Non Administrative) Amendment to existing CUP.

Why the amendments are being requested - Upgrade to existing T-Mobile Wireless Facility causing revision/amendment to the existing CUP.

Provide specific information indicating why the project cannot be completed as approved – This project should be completed as approved under ruling 6409.

SOW:

PROJECT DESCRIPTION:

- REMOVE (3) EXISTING AIR21 KRC118023-1_B2A_B4P (QUAD) ANTENNAS (1 PER SECTOR)
- REMOVE (6) EXISTING TMAs AT ANTENNAS (2 PER SECTOR)
- REMOVE (6) EXISTING RRUS01 B4 RADIOS AT EQUIPMENT
- INSTALL (3) NEW AIR32 KRD901146-1_B66A_B2A (OCTO) ANTENNAS (1 PER SECTOR)
- INSTALL (3) NEW AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO) ANTENNAS (1 PER SECTOR)
- INSTALL (3) NEW 4415 B25 RADIOS (1 PER SECTOR)
- INSTALL NEW E6160 EQUIPMENT CABINET WITH NEW BASEBAND SUBMODULES WITHIN:
 - (1) BB6630, (1) BB6648, (1) IXRE AND (1) PSU4813
- INSTALL NEW B160 BATTERY CABINET
- INSTALL NEW HYBRID CABLING SYSTEM

Thank you
Trish Alexander
949-201-9037
t.alexander@sure-site.com

RESOLUTION NO. 05-72

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF THREE TELECOMMUNICATIONS ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS AT THE WATER TANK LOCATED AT 18735 MADRONE PARKWAY (APN: 726-35-026).

WHEREAS, such request was considered by the Planning Commission at their regular meeting of November 29, 2005, at which time the Planning Commission approved application UP-05-13: Madrone- T-Mobile; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The approved project is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The project is categorically exempt from environmental assessment in accordance with Section 15303 of the State CEQA Guidelines.

SECTION 3. The proposed use permit amendment has been found consistent with the criteria for use permit approval contained in Section 18.54.050 of the Municipal Code.

SECTION 4. The approved project shall be subject to the following conditions:

- A. Signed Resolutions. Within 30 days of Use Permit approval, the applicant shall submit two (2) signed copies of this Resolution No. 05-72 to the Planning Division.
- B. Time Limitations. The Use Permit approval granted under this Resolution shall remain in effect for twelve (12) months from the effective date of this Resolution. Failure to commence the use within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to the expiration date.
- C. Use Approval. The use shall operate consistent with the applicant's Statement of Proposed Operations, date stamped September 26, 2005, on file with the Planning Division.
- D. Annual Review. In accordance with Section 18.54.090 of the Municipal Code, the Community Development Department shall conduct an annual review of the approved use for compliance with specified conditions. The

PLANNING DEPT.

DEC 15 2005

CITY OF MORGAN HILL

Attachment: Resolution 05-72 (UP-05-13) (3133 : AAE2021-0001: Monterey - T-Mobile (Amend UP-05-13))

Department may initiate corrective action as specified in the aforementioned Code Section as necessary to ensure compliance with said conditions.

- E. Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of applicant's project. In addition, developer shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, developer shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted.
- F. Other Conditions:
1. The applicant shall submit structural calculations for seismic Zone 4 and wind speed of 70 MPH exposure "C" per current UBC regulations.
 2. Submit minimum six (6) complete sets of working drawings and specifications. Building plans shall be drawn at a minimum 1/4" scale. Minimum sheets size shall be 18"x24". Submit minimum— six (6) complete sets of drawings for all commercial and or industrial buildings. (UBC 106.3.3)
 3. There shall be joint use of the facility with emergency services of the City, dependent upon technological feasibility and a written approval/lease agreement between the city and the property owner.
 4. Any user of the site must remove the equipment (or be financially responsible) if the site is abandoned or the equipment is switched out.
 5. Following the commencement of operations, field tests shall be conducted to ensure radio frequency electromagnetic field environments do not exceed Federal guidelines. The results of the test shall be submitted to the Morgan Hill Planning Department for filing and future reference.
 6. The applicant shall paint antennas to match the water tower.
 7. RF warning signs in English and Spanish shall be posted at the base of the water tower and near the antennas.

PASSED AND ADOPTED THIS 29th DAY OF NOVEMBER, 2005, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

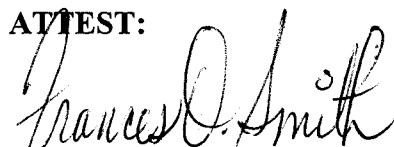
AYES: **COMMISSIONERS:** Acevedo, Benich, Escobar, Koepp-Baker, Lyle, Mueller

NOES: **COMMISSIONERS:** None

ABSTAIN: **COMMISSIONERS:** None

ABSENT: **COMMISSIONERS:** Davenport

ATTEST:



FRANCES O. SMITH
Deputy City Clerk

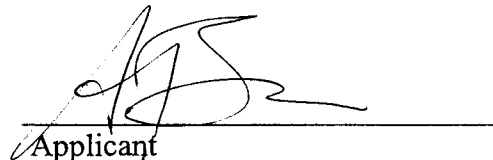
APPROVED:



Ralph Lyle, CHAIR

AFFIDAVIT

I, Audray Smokey, applicant, hereby agree to accept and abide by the terms and conditions specified in this resolution.



Applicant

12/14/05
Date



Date: January 4, 2021
 To: File
 FROM: SureSite Consulting Group, LLC (Trish Alexander)
 SUBJECT: **Letter of Request**
 SITE: SF14155A - Site Modification – 18735 Madrone Pkwy.

What amendments are being requested? – Development Approval Amendment (Major – Non Administrative) Amendment to existing CUP.

Why the amendments are being requested - Upgrade to existing T-Mobile Wireless Facility causing revision/amendment to the existing CUP.

Provide specific information indicating why the project cannot be completed as approved – This project should be completed as approved under ruling 6409.

SOW:

PROJECT DESCRIPTION:

- REMOVE (3) EXISTING AIR21 KRC118023-1_B2A_B4P (QUAD) ANTENNAS (1 PER SECTOR)
- REMOVE (6) EXISTING TMAs AT ANTENNAS (2 PER SECTOR)
- REMOVE (6) EXISTING RRUS01 B4 RADIOS AT EQUIPMENT
- INSTALL (3) NEW AIR32 KRD901146-1_B66A_B2A (OCTO) ANTENNAS (1 PER SECTOR)
- INSTALL (3) NEW AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO) ANTENNAS (1 PER SECTOR)
- INSTALL (3) NEW 4415 B25 RADIOS (1 PER SECTOR)
- INSTALL NEW E6160 EQUIPMENT CABINET WITH NEW BASEBAND SUBMODULES WITHIN:
 - (1) BB6630, (1) BB6648, (1) IXRE AND (1) PSU4813
- INSTALL NEW B160 BATTERY CABINET
- INSTALL NEW HYBRID CABLING SYSTEM

Thank you
 Trish Alexander
 949-201-9037
 t.alexander@sure-site.com

Statement of purpose – SF14155A Approval Amendment Application: AAE2021-0001

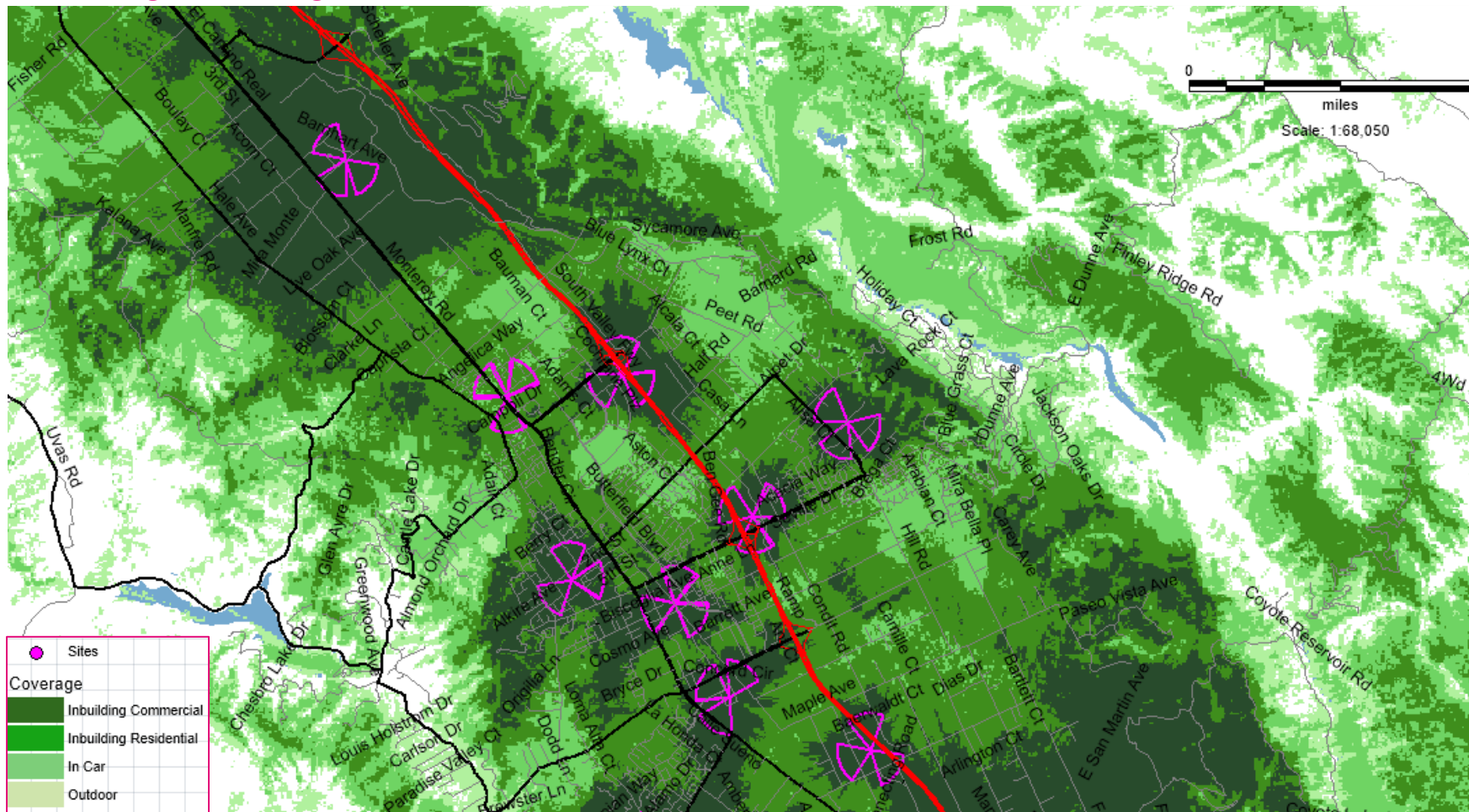
- The number of affected users in the area is 1450.
- If Anchor is not completed this Morgan Hill Area will lack 5G coverage and a hole in the 2.5GHz network will be present for the foreseeable future.
- If this site is not built, a large area of Morgan Hill will lack 5G coverage and may begin to suffer from congestion in the future along with slow speeds

SF14155A – Coverage Plots

TMO RF Engineering

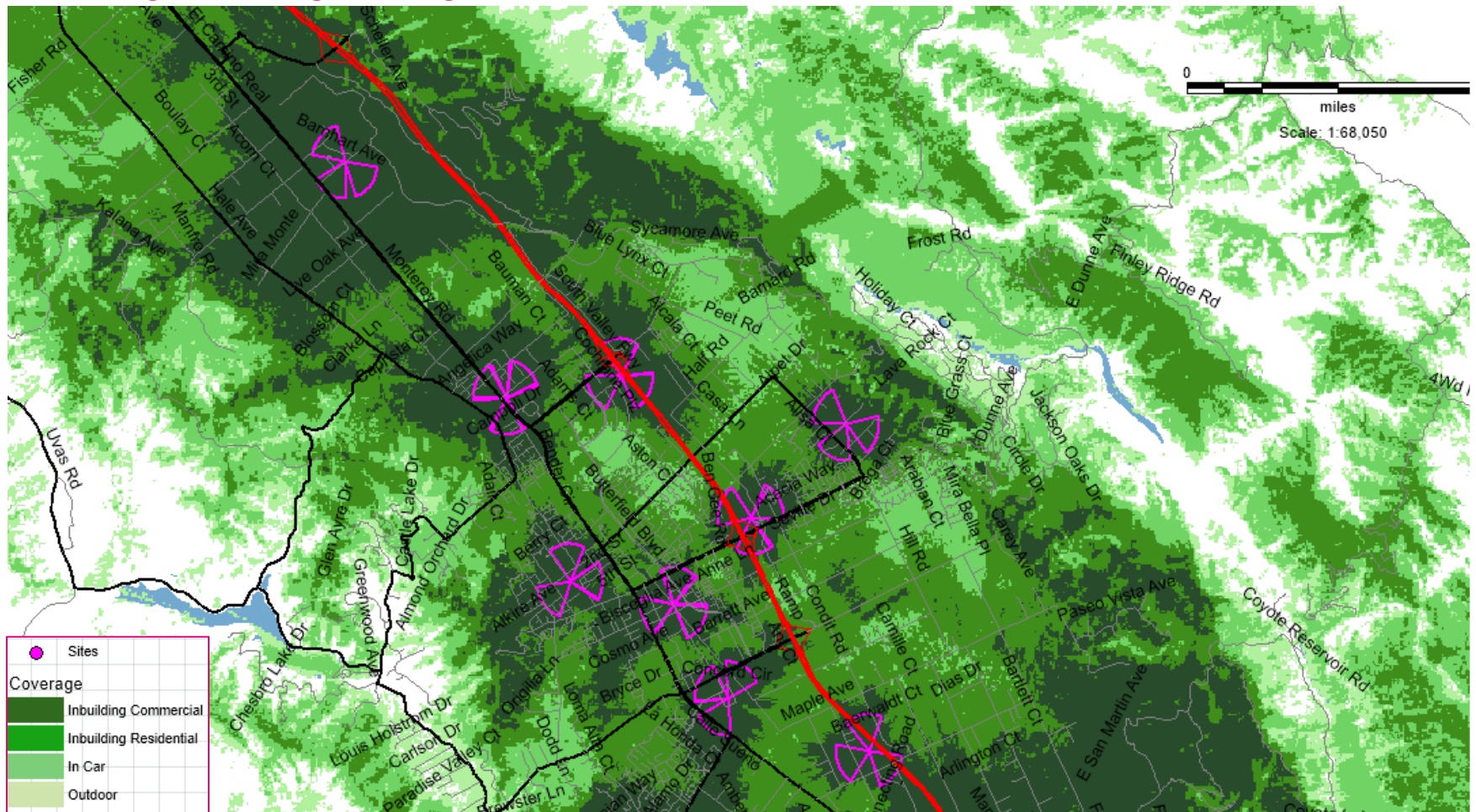
03/01/2021

Existing Coverage without site SF14155A



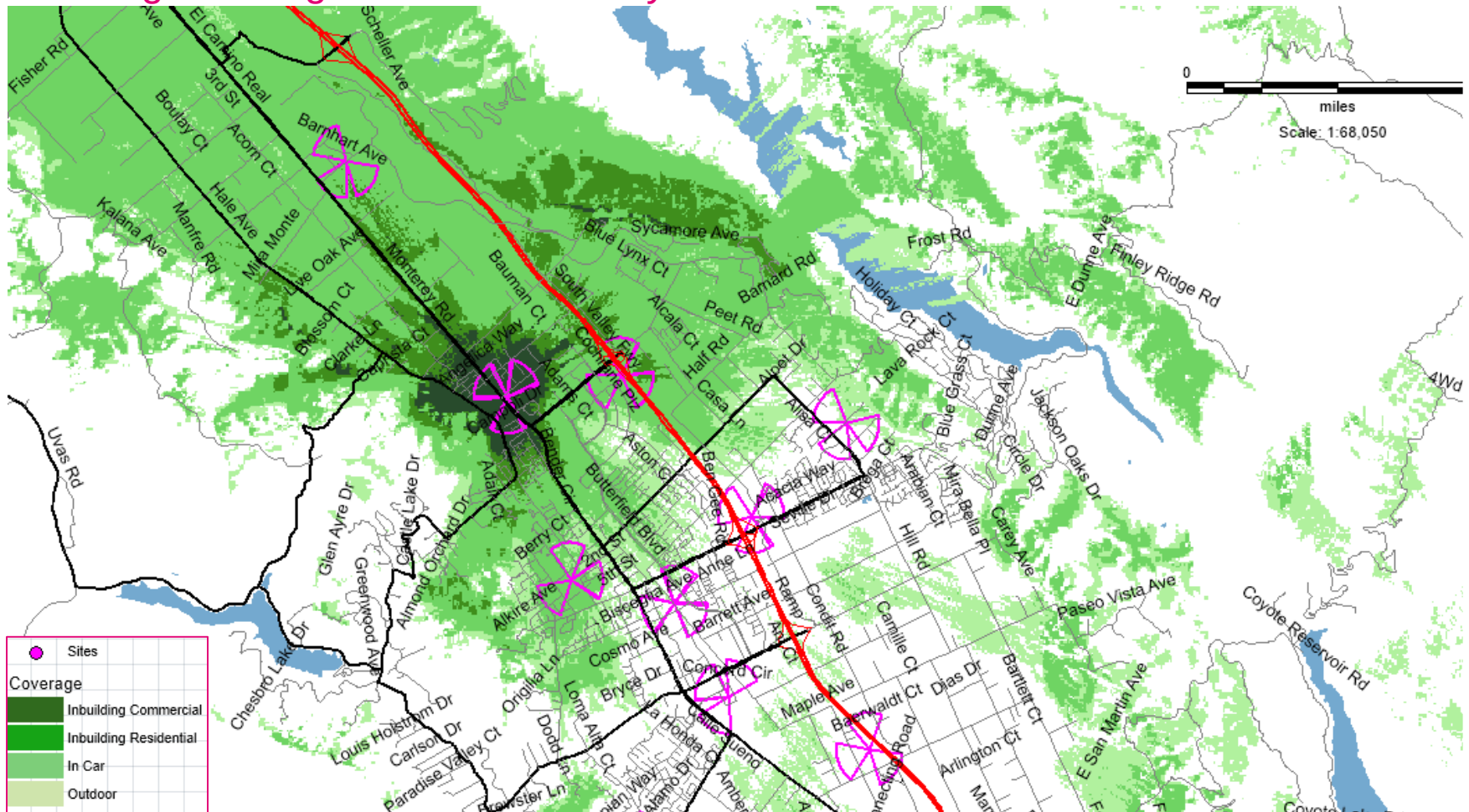
If Anchor is not completed this Morgan Hill Area will lack 5G coverage and a hole in the 2.5GHz network will be present for the foreseeable future, affecting 1450 users.

Existing Coverage along with site SF14155A

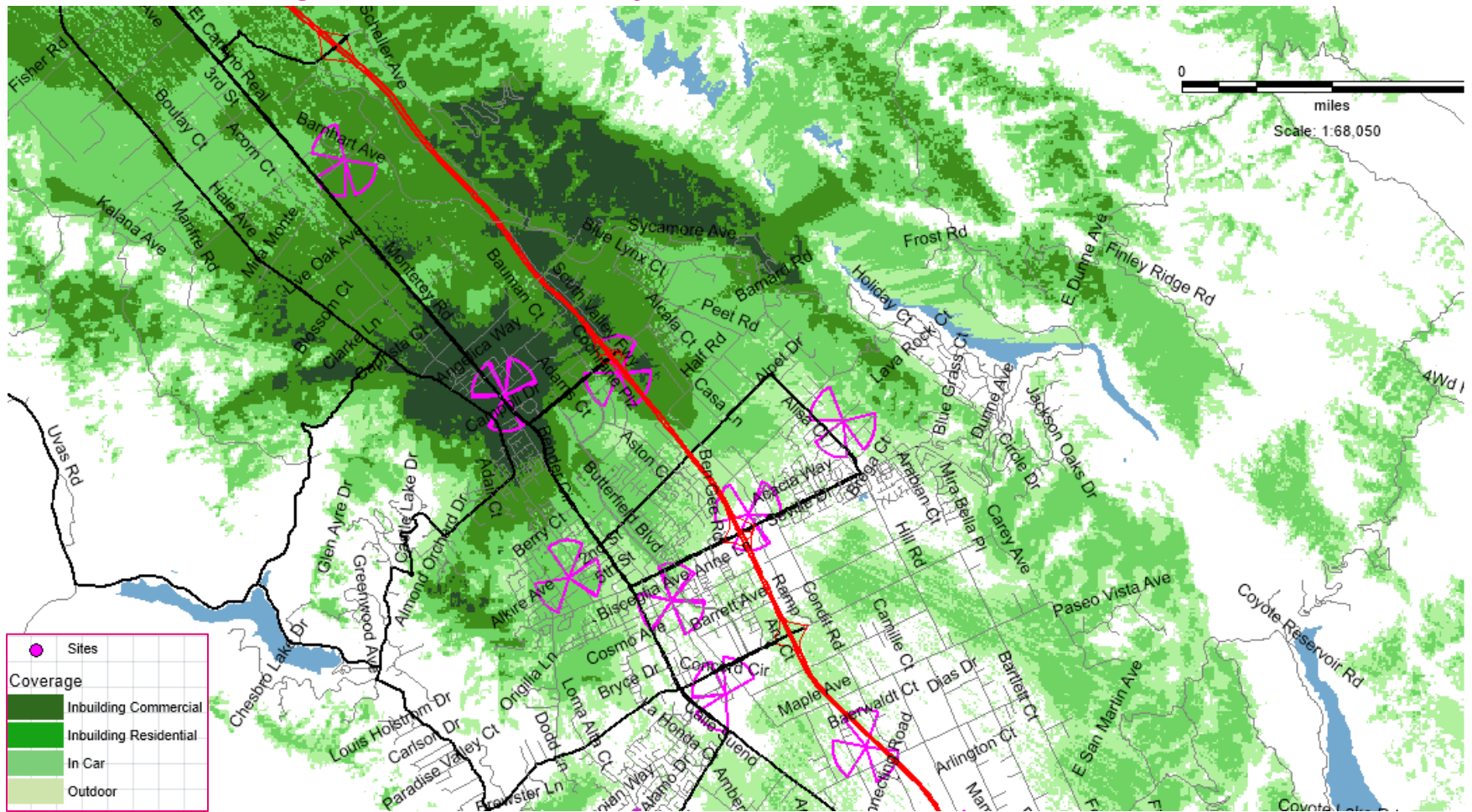


If this site is not built, a large area of Morgan Hill will lack 5G coverage and may begin to suffer from congestion in the future along with slow speeds

Existing Coverage – SF14155A only



Anchor Coverage – SF14155A only



T-Mobile®

Stick Together®

SITE NUMBER: SF14155A - ANCHOR
SITE NAME: A155 WTRTOWERATMADRONE
SITE TYPE: WATER TANK

CITY: MORGAN HILL
COUNTY: SANTA CLARA
JURISDICTION: MORGAN HILL

CONSTRUCTION DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT SUMMARY:

APPLICANT: T-MOBILE WEST LLC
1855 GATEWAY BLVD, STE 900
CONCORD, CA 94520

PROPERTY OWNER: ADDRESS: 15075 MURPHY AVE
SAN MARTIN, CA 95046
CONTACT: WILLIAM B MINER
PHONE: (408) 968-1014

SITE ADDRESS:
18735 MADRONE PARKWAY
MORGAN HILL, CA 95037

PROJECT DESCRIPTION:

- REMOVE (3) EXISTING AIR21 KRC118023-1_B2A_B4P (QUAD) ANTENNAS (1 PER SECTOR)
- REMOVE (6) EXISTING TMA's AT ANTENNAS (2 PER SECTOR)
- REMOVE (6) EXISTING RRUS01 B4 RADIOS AT EQUIPMENT
- INSTALL (3) NEW AIR32 KRD901146-1_B66A_B2A (OCTO) ANTENNAS (1 PER SECTOR)
- INSTALL (3) NEW AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO) ANTENNAS (1 PER SECTOR)
- INSTALL (3) NEW 4415 B25 RADIOS (1 PER SECTOR)
- INSTALL NEW E6160 EQUIPMENT CABINET WITH NEW BASEBAND SUBMODULES WITHIN:
 - (1) BB6630, (1) BB6648, (1) IXRE AND (1) PSU4813
- INSTALL NEW B160 BATTERY CABINET
- INSTALL NEW HYBRID CABLING SYSTEM

APN 726-35-026
ZONING: V-B
LATITUDE: 37° 08' 55.33" N (37.1487044°)
LONGITUDE: 121° 40' 05.52" W (-121.668201°)
GROUND ELEVATION: ± 354' AMSL

CONSULTING TEAM:

PROJECT MANAGER:
SURESITE CONSULTING GROUP, LLC
3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122
CONTACT: MICHELLE PARAMO
PHONE: (949) 690-0998
EMAIL: m.paramo@sure-site.com

PROJECT A&E:
SURESITE CONSULTING GROUP, LLC
3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122
CONTACT: ZACHARY NESGODA
EMAIL: z.nesgoda@sure-site.com

SITE ACQUISITION:
SURESITE CONSULTING GROUP, LLC
3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122
CONTACT: TRICIA ALEXANDER
EMAIL: T.ALEXANDER@SURE-SITE.COM

T-MOBILE RF ENGINEER:

T-MOBILE WEST LLC
1855 GATEWAY BLVD, STE 900
CONCORD, CA 94520
CONTACT: TBD
PHONE: TBD
EMAIL: TBD

T-MOBILE PROJECT MANAGER

T-MOBILE WEST LLC
1855 GATEWAY BLVD, STE 900
CONCORD, CA 94520
CONTACT: STEVEN BRETON
PHONE: (925) 202-7083
EMAIL: Steven.Breton@T-Mobile.com

T-MOBILE CONSTRUCTION MANAGER:

T-MOBILE WEST LLC
1855 GATEWAY BLVD, STE 900
CONCORD, CA 94520
CONTACT: AARON AKBARI
PHONE:
EMAIL: Aaron.Akbari@sprint.com

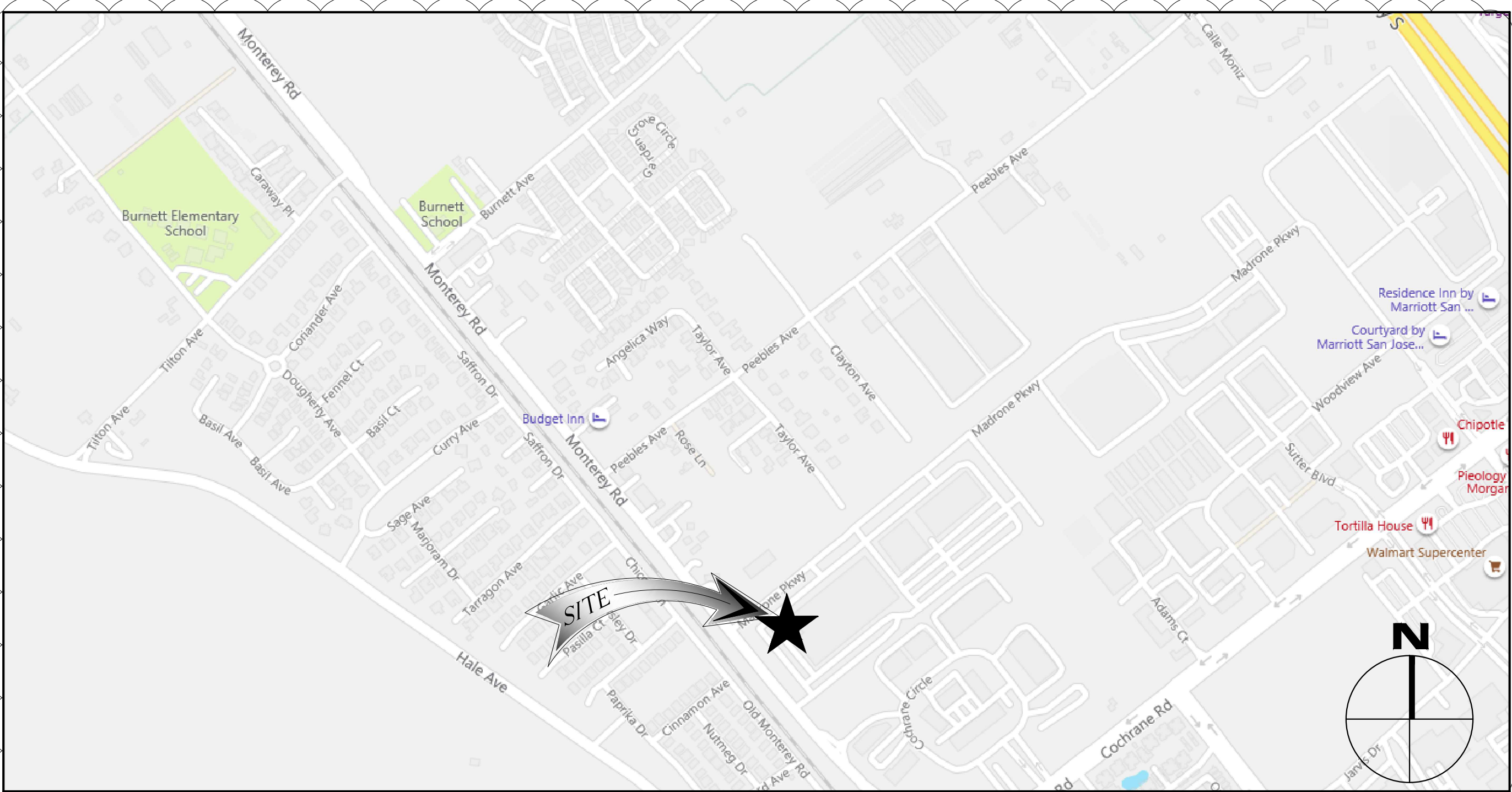
SHEET INDEX:

SHEET:	DESCRIPTION ANCHOR SOW:
T-1	TITLE SHEET
T-2	GENERAL NOTES AND SPECIFICATIONS
T-3	GENERAL NOTES AND SPECIFICATIONS
T-4	GENERAL NOTES AND SPECIFICATIONS
T-5	EME COMPLIANCE
A-1	OVERALL SITE PLAN
A-2	ANTENNA & EQUIPMENT LAYOUT PLANS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
RF-1	ANTENNA SCHEDULES
RF-2	RFDS INFORMATION
G-1	GROUNDING PLAN AND SCHEMATIC
G-2	GROUNDING DETAILS
E-1	ELECTRICAL SITE PLAN, PANEL SCHEDULE & 1-LINE

APPROVALS:

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

	PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____	_____
ZONING REP.	_____	_____	_____
DEVELOP. MGR	_____	_____	_____
CONST. MGR	_____	_____	_____
PROJECT MGR	_____	_____	_____
ZONING MGR.	_____	_____	_____
RF ENGINEER	_____	_____	_____
OPERATIONS	_____	_____	_____
SAC REP.	_____	_____	_____



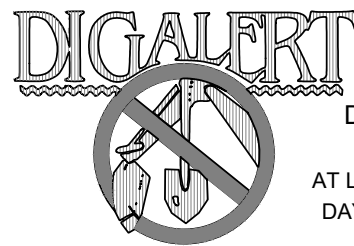
DIRECTIONS FROM CONCORD T-MOBILE OFFICE:

HEAD EAST ON GATEWAY BLVD TOWARD CLAYTON RD.
TURN RIGHT ONTO CLAYTON RD.
TAKE RAMP FOR CA-242 S.
TAKE RAMP FOR I-680 S.
TAKE RAMP RIGHT FOR US-101 TOWARD LOS ANGELES.
AT EXIT 367 TAKE RAMP RIGHT AND FOLLOW SIGNS FOR COCHRANE RD.
TURN RIGHT ONTO COCHRANE RD.
TURN RIGHT.
TURN RIGHT.
TURN RIGHT AND TEHN IMEEDIATELY TURN RIGHT ONTO MADRONE PARKWAY.

APPLICABLE CODES

- 2019 CALIFORNIA ADMINISTRATIVE CODE.
- 2019 CALIFORNIA BUILDING CODE (CBC).
- 2019 CALIFORNIA ELECTRICAL CODE (CEC).
- 2019 CALIFORNIA ENERGY CODE.
- 2019 CALIFORNIA MECHANICAL CODE (CMC).
- 2019 CALIFORNIA PLUMBING CODE (CPC).
- ANSI/TIA-222-G LIFE SAFETY CODE NFPA-101
- LOCAL BUILDING CODE.
- 2019 CALIFORNIA FIRE CODE. (CFC)
- 2019 CALIFORNIA GREEN BUILDING CODE

ANSI/TIA-222-G OR LATEST EDITION CURRENT LOCAL CODES AND AMENDMENTS IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.



USA NORTH UNDERGROUND SERVICE ALERT SERVING CALIFORNIA AND NEVADA

DIAL TOLL FREE
811
AT LEAST TWO WORKING
DAYS BEFORE YOU DIG

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PROPRIETARY INFORMATION

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.

DRAWN BY: SC
CHECKED BY: CH

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE

TITLE SHEET

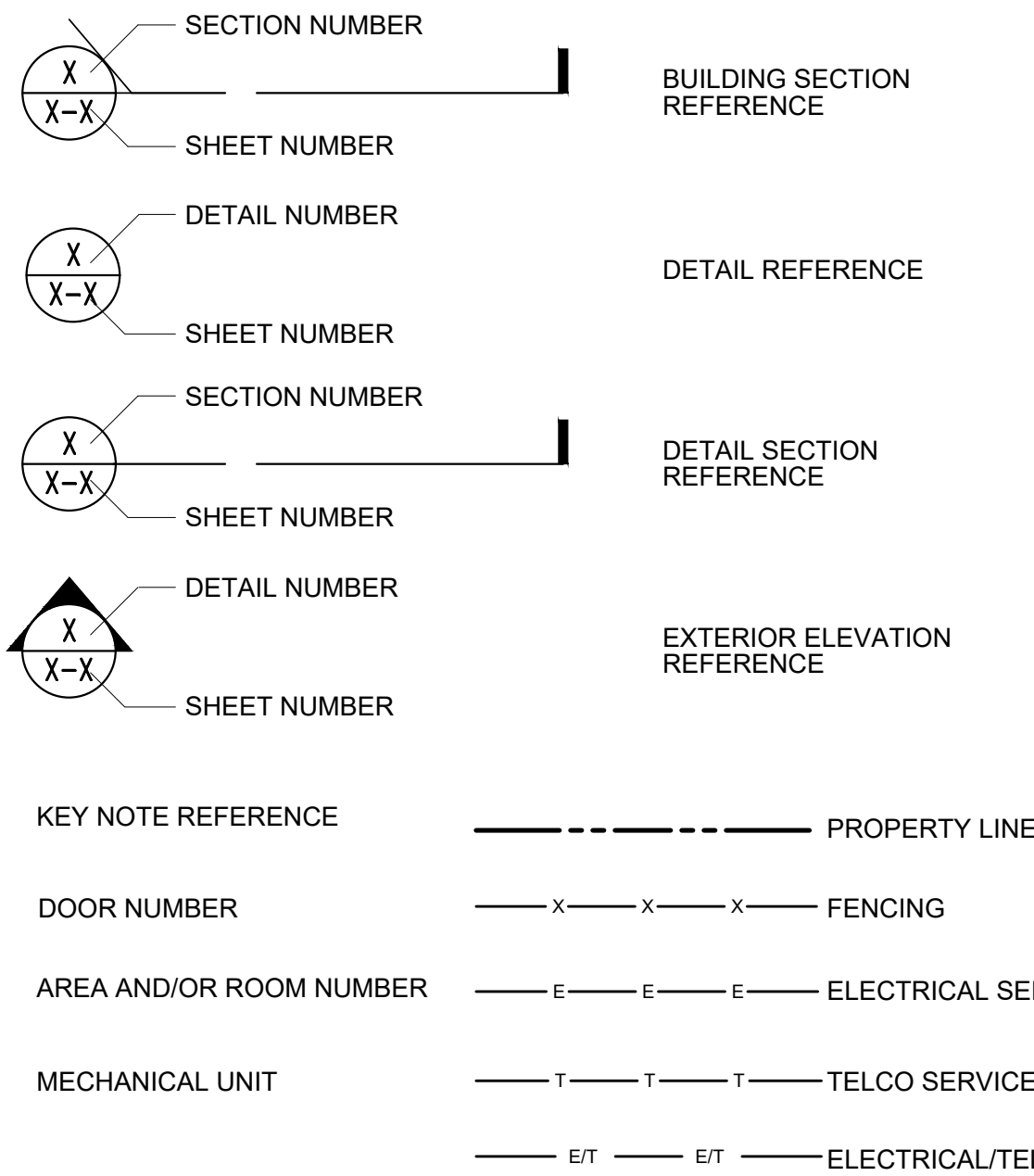
SHEET NUMBER

T-1

ABBREVIATIONS

AB	ANCHOR BOLT	JT	JOINT
AC	ASPHALTIC CONCRETE		
A/C	AIR CONDITIONING	LAM	LAMINATED
ADJ	ADJUSTABLE	LBS	POUNDS
A.F.F.	ABOVE FINISH FLOOR	LT	LIGHT
ARCH	ARCHITECTURAL	LA	LIGHTNING ARRESTOR
APPROX	APPROXIMATELY	LNA	LOW NOISE AMPLIFIER
A.G.L	ABOVE GRADE LEVEL		
A.M.S.L.	ABOVE MEAN SEA LEVEL	MFR	MANUFACTURER
		MAT	MATERIAL
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BLKG	BLOCKING	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BSMT	BASEMENT	ML	METAL LATH
BTS	BASE TRANSCEIVER STATION	MO	MASONRY OPENING
		MS	MACHINE SCREW
		MTD	MOUNTED
		MTL	METAL
C	COURSE(S)		
CEM	CEMENT	(N)	PROPOSED
CL	CHAIN LINK	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CLR	CLEAR	NTS	NOT TO SCALE
COL	COLUMN		
CONC	CONCRETE	OA	OVERALL
CONST	CONSTRUCTION	O.C.	ON CENTER
CONT	CONTINUOUS	OPNG	OPENING
CORR	CORRIDOR	OPP	OPPOSITE
CO	CONDUIT ONLY		
		PARTN	PARTITION
DIA	DIAMETER	PL	PLATE
DBL	DOUBLE	PLAS	PLASTER
DEPT	DEPARTMENT	PLYWD	PLYWOOD
DEMO	DEMOLITION		POINT OF CONNECTION
DIM	DIMENSION	PROP	PROPERTY
DN	DOWN	PT	PRESSURE TREATED
DR	DOOR		
DTL	DETAIL	R	RISER
DWG	DRAWING	REQD	REQUIRED
		RD	ROOF DRAIN
(E)	EXISTING	RM	ROOM
EA	EACH	RMS	ROOMS
ELEC	ELECTRIC	RO	ROUGH OPENING
ELEV	ELEVATION		
EQUIP	EQUIPMENT	SC	SOLID CORE
EXP	EXPANSION	SCHED	SCHEDULE
EXT	EXTERIOR	SECT	SECTION
		SHT	SHEET
FA	FIRE ALARM	SIM	SIMILAR
FB	FLAT BAR	SPECS	SPECIFICATIONS
FF	FINISH FLOOR	SS	STAINLESS STEEL
FH	FLAT HEAD	STL	STEEL
FIN	FINISH(ED)	STOR	STORAGE
FLR	FLOOR	STRUCT	STRUCTURAL
FOS	FACE OF STUDS	SUSP	SUSPENDED
FS	FINISH SURFACE	SW	SWITCH
FT	FOOT, FEET	SWBO	SWITCHBOARD
FTG	FOOTING		
FW	FINISH WALL	THK	THICK
F.G.	FINISH GRADE	TI	TENANT IMPROVEMENT
FUT	FUTURE	TMA	TOWER MOUNTED AMPLIFIER
		TOS	TOP OF SURFACE
GA	GAUGE	TS	TUBE STEEL
GALV	GALVANIZED	TYP	TYPICAL
GL	GLASS		
GR	GRADE	UNO	UNLESS NOTED OTHERWISE
GYP	GYPSUM		
GFCI	GROUND FAULT CIRCUIT INTERRUPT	VCT	VINYL COMPOSITION TILE
		VERT	VERTICAL
GND	GROUND	V.I.F.	VERIFY IN FIELD
		VG	VERTICAL GRAIN
HC	HOLLOW CORE		
HDW	HARDWARE	W/	WITH
HTR	HEATER	WD	WOOD
HM	HOLLOW METAL	WR	WATER RESISTANT
HORIZ	HORIZONTAL	WT	WEIGHT
HR	HOUR		
HSS	HOLLOW STRUCTURAL SECTION	XFMR	TRANSFORMER
HT	HEIGHT	@	AT
HV	HIGH VOLTAGE	[	CHANNEL
		⌒	CENTERLINE
ID	INSIDE DIMENSION	∠	ANGLE
INS	INSULATION	ℙ	PROPERTY LINE
INT	INTERIOR		

SYMBOLS:



GENERAL

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE BUILDING CODE AND ALL OTHER GOVERNING CODES. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.

2. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION, INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.

3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, UTILITIES SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.

4. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.

5. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUMS, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.

7. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON, NOR PROVIDE DIRECTION, AS TO SAFETY PRECAUTIONS AND PROGRAMS.

9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT. FURTHERMORE, THE STRUCTURE IS DESIGNED AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT(S).

11. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF LOAD IMPOSED ON THE STRUCTURAL FRAMING AND STRUCTURE DURING CONSTRUCTION. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT. THE CONTRACTOR SHALL ALSO RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.

12. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.

13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FRAMING, BACKING, HANGERS, BLOCKING OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.

14. THE CONTRACTOR SHALL PROVIDE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.

15. PROPOSED CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.

16. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.

17. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.

18. ALL DEBRIS AND REFUGE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.

19. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.

20. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.

21. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE PROPOSED PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

GENERAL (CONTINUED)

22. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LST), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY, THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT/ENGINEER.

23. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID. THIS INCLUDES THAT THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY DEVIATION FROM THE PLANS BY THE PROFESSIONAL'S OF RECORD REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION IN WRITING AT THE TIME OF SUBMISSION, AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

24. ANY REFERENCE TO THE WORDS "APPROVED" OR "APPROVAL" IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.

25. STAIR TREADS SHALL BE MARKED BY A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2-INCHES WIDE AND PLACED PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP. ALL TREAD SURFACES SHALL BE SLIP RESISTANCE. NOSING SHALL NOT PROJECT MORE THAN 1-1/2 INCHES PAST THE FACE OF THE RISER BELOW.

SITE PREPARATION NOTES:

1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE PROPOSED STRUCTURE.

2. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH INDICATED ON DETAILS.

3. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER DANGEROUS CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE PROPOSED FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.

4. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

5. PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

6. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS AFTER THESE RECOMMENDATIONS ARE APPROVED BY THE ARCHITECT/ENGINEER.

7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO PROPOSED OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.

8. BEFORE PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SUBMITTALS

SUBMITTALS: SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ETC. FOR ITEMS DESIGNED BY THE ARCHITECT/ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ARCHITECT. SUBMITTALS SHALL BE MADE IN TIME TO PROVIDE A TWO-WEEK REVIEW PERIOD FOR THE ARCHITECT/ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

SHOP DRAWING REVIEW

REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, ETC. WHEN SHOP DRAWINGS DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS THEY SHALL BE DESIGNED AND STAMPED BY A SPECIALTY STRUCTURAL ENGINEER (SSE)

FIRE DEPARTMENT NOTES

1. SCHEDULE REQUIRED FINAL FIRE DEPARTMENT INSPECTION 2 DAYS IN ADVANCE.

2. A UNIFORM FIRE CODE PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES MAY BE REQUIRED AND ISSUED BY FIRE INSPECTOR.

3. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM (IF APPLICABLE)

4. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR.

5. CONTRACTOR SHALL POST PERMANENT SIGNAGE IN A CONSPICUOUS LOCATION AT THE SITE IDENTIFYING WHOM SHOULD BE CALLED IN AN EMERGENCY WITH PHONE NUMBERS AND SITE-IDENTIFYING INFORMATION (SUCH AS ADDRESS, SITE #, ETC.) FOR FIRE DEPARTMENT EMERGENCY USE.

6. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS WITH THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING: "BATTERY CABINET, LEAD ACID BATTERIES INSIDE"

7. PROVIDE 2A:40BC FIRE EXTINGUISHER, OR OTHER EQUIVALENT, IN RECESSED OR SEMI-RECESSED CABINET MOUNTED AT 48" AFF MAXIMUM TO TOP OF CABINET. IF CONSTRUCTION MATERIALS ARE NOT AMENABLE TO RECESSING THE CABINET, SURFACE MOUNTED CABINETS MAY BE APPROVED. CABINETS SHALL HAVE AN OPENABLE DOOR THAT DOES NOT REQUIRE BREAKAGE OF GLASS. EXTINGUISHERS SHALL BE HUNG ON THEIR HOOKS IN THE CABINETS.

FLASHING AND SHEET METAL

1. ALL FLASHING, COUNTER FLASHING, COPING AND ALL OTHER SHEET METAL SHALL BE OF NOT LESS THAN NO. 20 U.S. GAUGE CORROSION-RESISTANT METAL U.N.O. ALL METAL MUST BE GALVANIZED AFTER FABRICATION.

2. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES.

3. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOFING, WHICH CONFORMS TO THE STANDARDS OF LOCAL AND STATE CODES.

4. ALL CONNECTIONS TO BUILDING WALLS OR ROOFS MUST BE FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.

PAINTING

1. THE CONTRACTOR SHALL PREPARE SURFACES, FURNISH ALL PAINT, MATERIAL, LABOR AND EQUIPMENT FOR THE PAINTING OF ALL SURFACES AS REQUIRED.

2. ALL PAINTS TO BE APPLIED IN WORKMANLIKE MANNER. AT COMPLETION, REMOVE ALL MATERIALS AND DEBRIS CAUSED BY THIS CONTRACTOR. ALL FLOORS, GLASS, HARDWARE, FRAMES, FIXTURES, ETC SHALL BE THOROUGHLY CLEANED OF PAINT.

3. ALL STEEL COLUMNS AND MISC. METALS SHALL BE PRIMED AND PAINTED.

4. FIRE PREVENTION: TAKE EVERY PRECAUTION AT THE END OF THE DAY TO REMOVE OILY RAGS AND COMBUSTIBLE MATERIALS FROM THE SITE OR STORE IN METAL CONTAINER WITH TIGHT COVERS.

5. FINAL TEXTURE & COLOR PER OWNER'S INSTRUCTIONS.

6. SHOP PAINTING: CONFORM TO AISC SPECIFICATION SEC M2 AND AISC CODE SEC. 6.5. DO NOT PRIME SURFACES TO BE FIREPROOFED, IN CONTACT WITH CONCRETE, OR FIELD WELDED. STEEL WORK TO BE CONCEALED BY INTERIOR BUILDING FINISHES OR IN CONTACT WITH CONCRETE DOES NOT REQUIRE PAINTING. ALL OTHER STEEL WORK SHALL BE GIVEN ONE COAT OF SHOP PAINT.

7. ALL VISIBLE ANTENNAS, ANTENNA SUPPORT STRUCTURES, CABLE TRAYS, EQUIPMENT MUST BE PAINTED TO BLEND WITH SURROUNDING ELEMENTS - U.N.O

THERMAL & MOISTURE PROTECTION INSULATION

1. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE ENERGY REGULATIONS.

2. PROVIDE R-13 MINIMUM KRAFT-FACED BATT. INSULATION AT WALLS UNLESS NOTED OTHERWISE, AND R-19 MINIMUM AT CEILINGS TO COMPLETELY ENCLOSE EQUIPMENT ROOM. PLACE VAPOR BARRIERS ON WARM SIDE OF WALL.

3. INSULATE WALLS BETWEEN EQUIPMENT ROOM AND ADJACENT ROOMS. INSULATE BETWEEN JAMBS AND FRAMING, BEHIND HEADER JOISTS AND IN SOFFITS OVER EXTERIOR SPACE.

4. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ARCHITECT/ENGINEER, IF NECESSARY, BEFORE PROCEEDING. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.

ACCESSIBILITY NOTE

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2016 CALIFORNIA BUILDING CODE SECTION 11B-203.5, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.



DRAWN BY:	SC
CHECKED BY:	CH

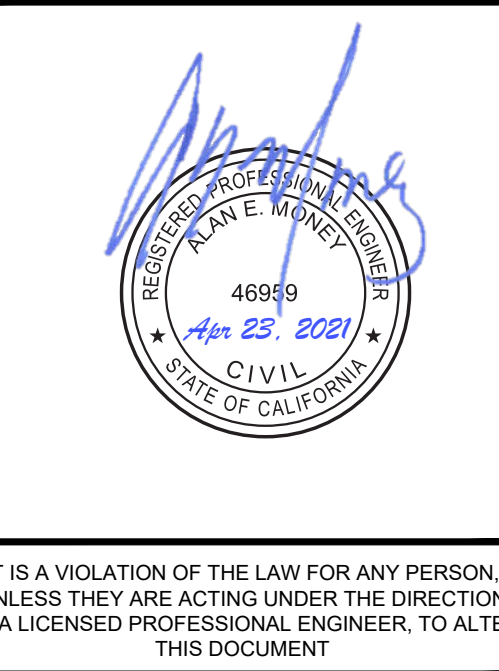
REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037

Attachment: Project Plans (3133) : AAE2021-0001: Monterey - T-Mobile (Amend UP-05-13)



SHEET TITLE
GENERAL NOTES AND SPECIFICATIONS

SHEET NUMBER
T-2

FRAMING

1. ALL LUMBER SHALL BE GRADE MARKED DOUGLAS FIR-LARCH AND SHALL HAVE THE FOLLOWING MINIMUM GRADES:
- | | |
|---------------------------|----|
| JOISTS AND RAFTERS | #1 |
| BEAMS AND STRINGERS | #1 |
| PLATES | #2 |
| STUDS (2X4, 3X4, 2X6) | #1 |
| POSTS, COLUMNS AND TIMBER | #1 |
2. ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE, ALL CUTS AND HOLES SHOULD BE COMPLETED BEFORE TREATMENT. CUTS AND HOLES DUE TO ON-SITE FABRICATION SHALL BE BRUSHED WITH 2 COATS OF COPPER NAPHTHENATE SOLUTION CONTAINING A MINIMUM OF 2% METALLIC COPPER IN SOLUTION (PER AWPA STD. M4).
3. CUTTING OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH AT EXTERIOR OR BEARING WALLS AND SHALL NOT EXCEED 40% OF THE STUD/PLATE WIDTH IN NONBEARING PARTITIONS. BORED HOLE DIAMETERS ARE LIMITED TO 40% OF THE STUD WIDTH IN ANY STUD AND MAY BE 60% IN NONBEARING PARTITIONS OR WHEN THE BORED STUD IS DOUBLED.
4. DO NOT NOTCH JOISTS, RAFTERS, OR BEAMS EXCEPT WHERE SHOWN ON THE DETAILS. BORED HOLES THROUGH JOISTS SHALL NOT EXCEED 1/3 OF MEMBER DEPTH AND BE LOCATED AT LEAST 2" FROM THE TOP AND BOTTOM OF THE MEMBER.
5. ALL BLOCKING AND BRIDGING SHALL BE PROVIDED AS REQUIRED PER GOVERNING CODE OR STANDARD OF PRACTICE.
6. ALL JOIST, RAFTER & MISC. FRAMING SHALL HAVE FULL-DEPTH (OR METAL) BRIDGING AT ALL SUPPORTS, MIDSPAN AND AT A MAXIMUM SPACING OF 8'-0" O/C IN BETWEEN UNLESS NOTED OTHERWISE.
7. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS THAT ARE PARALLEL TO JOISTS. USE 2-16D NAILS AT 16" O.C. TO NAIL DOUBLE JOISTS TOGETHER.
8. THE CONTRACTOR SHALL CAREFULLY SELECT LUMBER TO BE USED IN LOADBEARING APPLICATIONS. THE LENGTH OF SPLIT ON THE WIDE FACE OF 2" NOMINAL LOADBEARING FRAMING SHALL BE LIMITED TO LESS THAN 1/2 OF THE WIDE FACE DIMENSION. THE LENGTH OF SPLIT ON THE WIDE FACE OF 3" (NOMINAL) AND THICKER LUMBER SHALL BE LIMITED TO 1/2 OF THE NARROW FACE DIMENSION.
9. BOLT HOLES SHALL BE CAREFULLY CENTERED AND DRILLED NOT MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE WASHERS BETWEEN BOLT HEADS OR NUTS AND WOOD. BOLTED CONNECTIONS SHALL BE SNUGGED TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.
10. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLASTER, PLYWOOD, ETC. AND BEFORE CLOSING IN COMPLETION OF THE JOB.
11. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE COMPANY" OR APPROVED EQUAL. INSTALL ALL ACCESSORIES PER THE MANUFACTURER'S REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (PER ASTM A446, GRADE A) AND BE GALVANIZED (COATING G60).
12. STRUCTURAL STEEL PLATE CONNECTORS SHALL CONFORM TO ASTM A-36 SPECIFICATIONS AND BE 1/4" THICK UNLESS OTHERWISE INDICATED.
13. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER MISCELLANEOUS HARDWARE THAT ARE EXPOSED OR IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED.
14. BOLTS IN WOOD SHALL BE A MINIMUM OF 7 BOLT DIAMETERS FROM THE ENDS AND 4 BOLT DIAMETERS FROM THE EDGES.
15. ALL SILL BOLTS SHALL BE PLACED STARTING 9" FROM THE ENDS OF A BOARD OR FROM A NOTCH AND SPACED AT INTERVALS AS NOTED ON THE PLANS.
16. ALL SILL PLATE ANCHOR BOLTS AND HOLD-DOWN CONNECTOR BOLTS AT ALL PLYWOOD SHEAR PANELS SHALL HAVE THE FOLLOWING PLATE WASHERS.
- | | |
|-----------|-------------------------------|
| BOLT SIZE | PLATE WASHER SIZE (ASTM A-36) |
| 5/8" | 0.229" X 3" X 3" |
| 3/4" | 5/16" X 3" X 3" |
| 7/8" | 5/16" X 3" X 3" |
| 1" | 3/8" X 3-1/2" X 3-1/2" |
17. TOP PLATES FOR ALL STUD WALLS SHALL BE 2-2X. MINIMUM TOP PLATE LAP SHALL BE 48" WITH 16d NAILS AT 4" O.C. EACH SIDE OF SPLICE U.N.O. SPLICES IN UPPER AND LOWER PLATES SHALL BE STAGGERED 10" MINIMUM.
18. ALL WOOD STUD WALLS SHALL HAVE 2X4 STUDS AT 16" O.C. WHEN HEIGHT BETWEEN LATERAL SUPPORTS IS LESS THAN 10'-0". WHEN HEIGHT BETWEEN LATERAL SUPPORTS MORE THAN 10'-0", USE 2X6 STUDS AT 16" O.C. WITH FULL DEPTH BLOCKING AT NOT MORE THAN 8' VERTICAL INTERVAL.
19. ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. SEE FRAMING PLANS OR DETAILS FOR NAIL SIZES AND SPACING. NAILS THAT ARE NOT DETAILED OR NOTED SHALL BE IN ACCORDANCE WITH IBC TABLE 2304.9.1. FASTENING SCHEDULE. HOLES FOR NAILS SHALL BE PREDRILLED AT A SMALLER DIAMETER THAN THE NAIL WHERE NECESSARY TO PREVENT SPLITTING.
20. LAG BOLTS SHALL HAVE LEAD HOLES BORED AS FOLLOWS:
- | | |
|------------------|-----------------------------------|
| SHANK PORTION | SAME DIAMETER AND LENGTH AS SHANK |
| THREADED PORTION | 0.6-0.75 OF DIAMETER OF THREAD |
- PLYWOOD SHEATHING NOTES
1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH (APA) AMERICAN PLYWOOD ASSOCIATION SPECIFICATIONS AND COMPLY WITH PS1-07 OR PS2-04.
2. ALL ROOF PANEL SHEATHING SHALL BE 5/8" (NOM.) TYPE CDX. EXP. 1 APA RATED SHEATHING. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. CONNECT ROOF SHEATHING WITH 8d COMMON NAILS AT 6" O/C AT SUPPORTED PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS U.N.O.
3. ALL WALL PANEL SHEATHING SHALL BE 1/2" (NOM.) TYPE CDX. EXP. 1 APA RATED SHEATHING ATTACHED WITH 10d COMMON NAILS SPACED 6" O/C AT SUPPORTED PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS U.N.O.
4. INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.
5. ALL NAILING SHALL BE CAREFULLY DRIVEN AND NOT OVERDRIVEN. THE USE OF STAPLES AND PNEUMATIC NAIL GUNS ARE PROHIBITED FROM USE.
6. ALL EXTERIOR EXPOSED PLYWOOD SHALL BE MARINE GRADE.

FIRE RESISTANCE REQUIREMENTS

1. CONTRACTOR TO PROVIDE FLAME STOP I-DS (OR OTHER APPROVED METHOD OF FIRE PREVENTION) TO TOWER, BRANCHES, AND/OR OTHER COMBUSTIBLE MATERIALS AS OUTLINED IN SECTIONS 602 & 603 OF 2016 CBC.

MASONRY

1. ALL MASONRY SHALL HAVE MINIMUM COMPRESSIVE STRENGTH fm OF 1,500 PSI.
2. MASONRY UNITS SHALL BE NORMAL WEIGHT BLOCK CONFORMING TO ASTM C90, GRADE N, TYPE 1, AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI. CONCRETE MASONRY UNITS MUST BE TESTED IN ACCORDANCE WITH ASTM C140.
3. MORTAR SHALL BE MACHINE MIXED CONFORMING TO ASTM C270, TYPE S. MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED AND SHALL BE PROPORTIONED PER BUILDING CODE TABLE 2103.8(1) AND 2103.8(2).
4. GROUT SHALL CONFORM TO ASTM C476 AND BE PROPORTIONED PER BUILDING CODE TABLE 2103.12. MINIMUM GROUT COMPRESSIVE STRENGTH SHALL EQUAL OR EXCEED THE GREATER OF 2,000 PSI OR THE REQUIRED fm.
5. REINFG BARS SHALL CONFORM TO ASTM A706 OR ASTM A615, GRADE 60 U.N.O.
6. CONTINUOUS WIRE REINFORCING (JOINT REINFORCING) SHALL BE GALVANIZED TRUSS OR LADDER TYPE FORMED FROM 9 GAUGE COLD-DRAWN STEEL WIRE COMPLYING WITH ASTM A82.
7. ALL MASONRY BLOCKS SHALL CONFORM WITH EACH OTHER IN COLOR, TEXTURE AND SIZE WHERE APPLICABLE. BLOCK SIZE, COLOR, TYPE AND TEXTURE SHALL BE AS INDICATED ON THE DRAWINGS. PROVIDE ACCESSORY BLOCKS AS INDICATED AND REQUIRED. WHERE CUTTING IS REQUIRED, BLOCKS SHALL BE SAWCUT.
8. COURSING SHALL BE COMMON RUNNING BOND (UNLESS NOTED OTHERWISE), WITH 3/8" GROUT JOINT. JOINTS SHALL BE TOOLED CONCAVE AND BE UNIFORM IN SIZE. USE CARE TO PREVENT MORTAR AND GROUT SPILLAGE ON THE FACE OF THE MASONRY. CLEAN SUCH SPILLAGE IMMEDIATELY. REPAIR ANY DAMAGE OR INTERSTICES BETWEEN BLOCKS AND REMOVE STAINS AT THE COMPLETION OF WORK.
9. THE INTERSECTING WALLS BY OVERLAPPING UNITS IN ALTERNATE COURSES. ROUGHEN AND CLEAN CONCRETE BEARING SURFACES FOR THE PLACEMENT OF THE FIRST COURSE. VERTICAL HEAD JOINTS SHALL BE FILLED SOLID AND SHOVED TIGHTLY TO PROVIDE BOND TO BOTH BLOCKS.
10. AT VERTICAL REINFORCING LOCATIONS, PROVIDE DOWELS FROM FOOTING TO MATCH SIZE AND SPACING OF VERTICAL WALL REINFORCING. DOWELS SHALL BE EMBEDDED INTO THE FOOTING A MINIMUM OF 9" AND SHALL HAVE A 90 DEGREE HOOK. DEEPEN FOOTING WHERE REQUIRED FOR DOWEL. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL BLOCK CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN 6 VERTICAL.
11. SPLICED BARS (INCLUDING DOWELS) SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM OR 24", WHICHEVER IS GREATER. SPLICED BARS SHALL BE WIRE-TIED.
12. VERTICAL REINFORCING BARS SHALL HAVE A MINIMUM CLEARANCE OF 3/4" FROM THE MASONRY AND NOT LESS THAN ONE DIAMETER BETWEEN BARS.
13. BOND BEAMS WITH A HORIZONTAL BAR OR BARS SHALL BE PROVIDED AT 48 INCHES ON CENTER AND AT ALL FLOOR AND ROOF LINES AND AT THE TOP OF THE WALL. PROVIDE A BOND BEAM WITH A HORIZONTAL BAR OR BARS OVER ALL OPENINGS, AND EXTEND THESE BARS 2'-0" PAST THE OPENING AT EACH SIDE. PROVIDE A BAR OR BARS VERTICALLY FOR THE FULL HEIGHT OF THE WALL AT EACH SIDE OF OPENINGS, WALL ENDS AND INTERSECTIONS. PROVIDE CORNER BARS TO MATCH THE HORIZONTAL WALL REINFORCING AT WALL INTERSECTIONS.
14. REINFORCING STEEL SHALL BE SECURED IN PLACE BEFORE GROUTING BEGINS. VERTICAL BARS SHALL BE HELD IN POSITION AT THE TOP, BOTTOM AND AT INTERVALS NOT EXCEEDING 200 DIAMETERS OF THE REINFORCING BAR, NOR 10 FEET.
15. SEE DRAWINGS FOR LOCATION OF VERTICAL CONTROL JOINTS. HORIZONTAL BOND BEAM AND LINTEL REINFORCING SHALL BE CONTINUOUS ACROSS VERTICAL CONTROL JOINTS.
16. ALL CELLS SHALL BE GROUTED SOLID. GROUTING OF MASONRY BEAMS AND LINTELS SHALL BE DONE IN ONE CONTINUOUS OPERATION. GROUTING SHALL BE STOPPED 1-1/2" BELOW THE TOP OF A COURSE SO AS TO FORM A KEY AT THE POUR JOINT. FILL CELLS WITH GROUT WITH MAXIMUM 4'-0" LIFTS. VERTICAL CELLS SHALL HAVE A VERTICAL ALIGNMENT TO MAINTAIN A CONTINUOUS UNOBSTRUCTED CELL AREA NOT LESS THAN 3"x4".
17. ALL ISOLATED BOLTS EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 2" OF GROUT SURROUNDING THE BOLT.
18. PROVIDE BOND BEAM LINTELS AND BRICK SHELF ANGLES ABOVE ALL WALL OPENINGS PER DETAILS. SEE THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL OPENINGS.
19. THE MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY WALL BRACING DURING CONSTRUCTION
20. ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL, FULL HEIGHT OF WALL. PROVIDE CONTROL JOINTS IN RETAINING WALLS AT APPROXIMATELY EQUAL INTERVALS NOT TO EXCEED 25 FEET NOR 3 TIMES THE WALL HEIGHT. PROVIDE EXPANSION JOINTS AT EVERY FOURTH CONTROL JOINT, UNLESS OTHERWISE INDICATED. SEAL RETAINING FACE OF WALL AND FOOTING WITH 2 COATS OF HENRY'S 502 ASPHALTIC MASTIC. PROVIDE CONTINUOUS INSPECTION.

FOUNDATIONS - GENERAL

1. BOTTOM OF EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 18" BELOW FINAL GRADE AND BEAR ON FIRM NATIVE OR PROPERLY COMPACTED SOILS.
2. FOOTINGS MAY BE POURED INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
3. ALL BEARING MATERIAL SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
4. FOUNDATION CONCRETE SHALL HAVE REACHED A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI BEFORE BEING LOADED. STRENGTHS SHALL BE VERIFIED BY TEST.
5. FOUNDATION WALLS THAT RETAIN EARTH SHALL BE BRACED AGAINST BACKFILLING PRESSURES UNTIL THE SLABS AT TOP AND BOTTOM ARE IN PLACE AND CURED AS REQUIRED.
6. WHERE WALLS ARE TO HAVE EARTH PLACED ON EACH SIDE, SIMULTANEOUSLY PLACE FILL SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF WALL.
7. CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED.
8. ALL RETAINING WALLS SHALL HAVE AT LEAST 12" OF FREE-DRAINING GRANULAR BACKFILL FULL HEIGHT OF WALL. SEAL RETAINING FACE OF WALL AND FOOTING WITH 2 COATS OF HENRY'S 502 ASPHALTIC MASTIC. PROVIDE CONTINUOUS INSPECTION.
9. CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT DEWATERING FOR SURFACE WATER, GROUND WATER AND SEEPAGE WATER AS REQUIRED.
10. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC ENCOUNTERED DURING EXCAVATIONS AND BACKFILLING. ALL BACKFILL SHALL BE PROPERLY COMPACTED.
11. ALL FOOTINGS HAVE BEEN DESIGNED BASED UPON AN ASSUMED SOIL BEARING PRESSURE OF 1,000 PSF UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, CODE OF STANDARD PRACTICE AND AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER CBC 2203.
2. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ ARCHITECT PRIOR TO FABRICATION.
3. GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.
4. ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.
5. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS OTHERWISE NOTED. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
6. WELDING: CONFORM TO AWS D1.1. WELDERS SHALL BE CERTIFIED
7. BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC SECTION RCSC 8(C), ASTM A325 BOLTS SHALL CONFORM TO RCSC SECTION 8 (D).
8. FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.
9. GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER ASTM A153.
10. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL.
11. ALL STRUCTURAL STEEL EXPOSED TO EARTH SHALL HAVE 3" CONCRETE COVER.
12. MATERIALS SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

ANCHOR BOLTS/ RODS:	ASTM F1554, GRADE 36
BARS & PLATES:	ASTM A36
BOLTS IN WOOD:	ASTM A307
BOLTS - HIGH STRENGTH:	ASTM A325SC OR A325N
C, M-, AND ANGLE SHAPES:	ASTM A36
DEFORMED WELDED WIRE FABRIC:	ASTM A497
GROUT:	EMBECCO OR EQUIVALENT
OTHER STRUCTURAL SHAPES:	ASTM A36
REINFORCING BARS (WELDED):	ASTM A706, GRADE 60, DEFORMED BARS
REINFORCING BARS (REGULAR):	ASTM A615, GRADE 60, DEFORMED BARS
SMOOTH WELDED WIRE FABRIC:	ASTM A185
STEEL GRATING:	ANSI/NAAMM MBG 531-00
STEEL PIPE:	ASTM A53, GRADE B
TIE WIRE:	16.5 GAGE OR HEAVIER, BLACK ANNEALED
TUBE STEEL & PIPE COLUMNS:	ASTM A500, GRADE B
W - SHAPES:	ASTM A992, GRADE 50
WELDING ELECTRODES:	E70XX FOR STRUCTURAL STEEL E80XX FOR REINFORCING BARS E60XX FOR LIGHT GAUGE AND METAL DECK

EPOXY AND EXPANSION ANCHORS

1. EPOXY OR EXPANSION ANCHORS SHALL NOT BE USED EXCEPT WHERE SPECIFICALLY SHOWN ON THE PLANS OR WHEN APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
2. DRILLED HOLES SHALL BE PREPARED AND ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ICC REPORT.
3. SPECIAL INSPECTION SHALL BE DONE IN ACCORDANCE WITH BUILDING CODE AND THE SPECIFIC INSPECTION REQUIREMENTS SET FORTH IN THE CURRENT ICC REPORT.
4. ANCHOR RODS USED FOR EPOXY ANCHORS SHALL BE THE TYPE SPECIFIED IN THE REFERENCED ICC REPORT.
5. THE ANCHOR SIZE AND EMBEDMENT SHALL BE AS INDICATED ON THE PLANS.
6. WHERE PERMITTED, EPOXY ANCHORING SHALL BE COMPLETED WITH THE FOLLOWING ALLOWED PRODUCT(S):
- HILTI RE-500 SD (ICC# ESR-2322, LARR-25700) - CONCRETE ONLY
- HILTI HIT-HY 150 (ICC# ER-5193, LARR-25652M) - MASONRY WALL ONLY.
- HILTI HIT-HY 20 (ICC# ER-4815, LARR-24564) - BRICK WALL ONLY.
- SIMPSON SET-XP (ICC# ESR-1722, LAR#-25744) CONCRETE ONLY
7. WHERE PERMITTED, THE FOLLOWING EXPANSION ANCHORS MAY BE USED:
- HILTI KWIK BOLT TZ STAINLESS STEEL (ICC# ESR-1917, LARR-25701) - CONCRETE ONLY.
- SIMPSON STRONG-BOLT (ICC# ESR-1771, LARR-25705) - CONCRETE ONLY.
- HILTI KWIK BOLT 3 (ICC#ESR-1385, LARR-25577)(GROUTFILLED MASONRY ONLY
- SIMPSON WEDGE-ALL (ICC# ESR-1396, LARR-24682) - GROUT FILLED MASONRY ONLY.

SEISMIC GAS SHUT-OFF VALVE

1. WHEN THE LOCAL JURISDICTION REQUIRES, THE CONTRACTOR SHALL SUPPLY A "GAS SHUTOFF DEVICE" DOWNSTREAM OF GAS UTILITY METER(S) OR LIQUID PETROLEUM GAS STORAGE TANK(S) AT NO ADDITIONAL CHARGE TO THE OWNER.
2. "GAS SHUTOFF DEVICE" MAY CONSIST OF A "SEISMIC GAS SHUTOFF DEVICE "OR AN "EXCESS FLOW GAS SHUTOFF DEVICE". CONSULT WITH LOCAL JURISDICTION FOR THEIR REQUIREMENTS.
3. GAS SHUTOFF DEVICES SHALL BE CERTIFIED BY THE STATE ARCHITECT AND BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY SUCH AS IAS, IAMPO, UL OR THE OFFICE OR THE STATE ARCHITECT. THE GAS SHUTOFF DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND HAVE A THIRTY (30) YEAR WARRANTY WHICH WARRANTS THAT THE VALVE OR DEVICE IS FREE FROM DEFECT AND WILL CONTINUE TO PROPERLY OPERATE FOR THIRTY (30) YEARS FROM THE DATE OF INSTALLATION.
4. IN THE CASE OF SEISMIC GAS-SHUT-OFF DEVICES (MOTION SENSITIVE) ONLY, SUCH DEVICES MUST BE MOUNTED RIGIDLY TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. THIS REQUIREMENT NEED NOT APPLY IF THE BUILDING AND SAFETY DIVISION DETERMINES THAT THE SEISMIC GAS SHUTOFF DEVICE (MOTION SENSITIVE) HAS BEEN TESTED AND LISTED FOR AN ALTERNATE METHOD OF INSTALLATION.

REINFORCING STEEL

1. ALL REINFORCING SHALL BE NEW DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 OR ASTM A706, GRADE 60. ALL WELDED REINFORCING BARS SHALL CONFORM TO ASTM A706.
2. REINFORCING STEEL SPLICE/DEVELOPMENT LENGTHS SHALL CONFORM TO THE FOLLOWING MINIMUM LENGTHS UNLESS NOTED OTHERWISE: SPLICED BARS SHALL BE WIRED TOGETHER.
- | SPLICE/DEVELOPMENT LENGTH (INCHES) | | |
|------------------------------------|---------|-----------|
| BAR SIZE | TOP BAR | OTHER BAR |
| #3 | 28 | 22 |
| #4 | 37 | 29 |
| #5 | 47 | 36 |
| #6 | 56 | 43 |
| #7 | 81 | 63 |
| #8 | 93 | 72 |
| #9 | 105 | 81 |
| #10 | 116 | 89 |
- TOP BAR LENGTHS APPLY TO HORIZONTAL REINFORCEMENT PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THE SPLICE OR DEVELOP LENGTH. COMPRESSION DOWEL EMBEDMENT: 22 BAR DIAMETERS. LAP WELDED WIRE FABRIC ONE SPACING OF CROSS WIRES PLUS 2".
3. MINIMUM CONCRETE COVER UNLESS NOTED OTHERWISE:
- | | |
|---|-------|
| UNFORMED SURFACE IN CONTACT WITH THE GROUND: | 3" |
| FORMED SURFACES EXPOSED TO EARTH OR WEATHER | |
| #6 BARS AND LARGER: | 2" |
| #5 BARS AND SMALLER: | 1.5" |
| FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER | |
| BEAMS, GIRDERS AND COLUMNS: | 1.5" |
| SLABS, WALLS AND JOISTS | |
| #11 BARS AND SMALLER: | 0.75" |
4. BARS SHALL BE CLEAN OF MUD, OIL, OR OTHER COATINGS LIKELY TO IMPAIR BONDING.
5. ALL REINFORCING SHALL BE SECURED IN PLACE PRIOR TO INSPECTIONS, PLACING CONCRETE, OR GROUTING MASONRY.
6. WELDING: BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 301 SEC 3.2, 2.2, AND AWS D1.4 "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.
7. FIELD BENDING: CONFORM TO ACI 301 SEC 3.3.2.8 "FIELD BENDING OR STRAIGHTENING". BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS
8. SPLICE ALL BARS IN MASONRY WITH A MINIMUM OF 48 BAR DIAMETER LAPS (2'-0" MINIMUM).
9. ALL VERTICAL WALL REINFORCEMENT SHALL BE CONTINUOUS BETWEEN SPLICE LOCATIONS SHOWN IN THE DETAILS.

CONCRETE

1. MIX DESIGN REQUIREMENTS: (UNLESS NOTED OTHERWISE)
- A. CEMENT SHALL CONFORM TO ASTM C-150, TYPE V.
- B. COMPRESSIVE STRENGTH = 3,000 PSI
- C. CONCRETE SLUMP SHALL BE 3"+1"-1" FOR SLABS AND 4"+1"-1" FOR ALL OTHER WORK.
- D. WATER CEMENT RATIO = 0.45 MAX
2. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33 (1" MAXIMUM SIZE), AND ASTM C-330 FOR STRUCTURAL LIGHT WEIGHT CONCRETE.
3. WHERE CONCRETE WILL BE IN CONTACT WITH NATIVE OR IMPORTED SOIL WHICH HAS A VERY SEVERE SULFATE CONTENT, POZZOLAN SHALL BE ADDED AS REQUIRED.
4. EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.
5. WATER SHALL BE POTABLE OR CLEAN, FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS, OILS, AND SALTS.
6. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94.
7. FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS AND SHALL BE AT LEAST 3 1/2 INCHES THICK- SEE FOUNDATION PLANS FOR REINFORCEMENT, BASE, UNDERLAYMENT, VAPOR BARRIER OR OTHER SPECIFIC REQUIREMENTS.
8. FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS. TOLERANCE: 1/8 INCH IN 10 FEET.
9. PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.
10. PRIOR TO COMMENCING ANY FOUNDATION WORK, COORDINATE WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES.
11. ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS NOTED OTHERWISE.
12. FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.
13. PROVIDE CONCRETE SLABS OVER A 10 MIL POLYETHYLENE VAPOR BARRIER OVER 4" OF POROUS FILL UNLESS NOTED OTHERWISE.
14. ALL POROUS FILL MATERIAL SHALL BE A CLEAN GRANULAR MATERIAL. POROUS FILL SHALL BE COMPACTED TO 90% MAX. DRY DENSITY .
15. WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. SEE THE SITE PLAN AND ARCHITECTURAL DRAWINGS FOR LOCATIONS, DIMENSIONS, ELEVATIONS, JOINTING DETAILS AND FINISH DETAILS. PROVIDE 4" WALKS REINFORCED WITH 6x6 - W1.4xW1.4 WWF UNLESS OTHERWISE NOTED.
16. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO CHAPTER 19 OF THE CBC AND TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," EXCEPT AS SPECIFIED HEREIN.
17. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.

18. MONOPOLE CAISSONS ARE DESIGNED BY OTHERS. PROVIDE ADEQUATE SEPARATION AND/OR COMPRESSIBLE MATERIAL AROUND THE TOP OF THE CAISSON AS DIRECTED BY THE CAISSON ENGINEER TO PROTECT ADJACENT NEW AND EXISTING FOUNDATIONS AND OTHER ELEMENTS.
19. CONTROL JOINTS SHALL BE PLACED IN ALL CONCRETE SLABS PER THE SCHEDULE BELOW. SAWCUT WITHIN 4 HOURS AFTER THE POUR USING THE "SOFF-CUT" PROCEDURE.
- | SLAB THICKNESS | MAXIMUM SPACING |
|----------------|-----------------|
| 4" | 10'-0" |
| 5" | 12'-0" |
| 6" AND LARGER | 15'-0" |



T-Mobile

T-Mobile WEST LLC

1855 GATEWAY BLVD, STE 900

CONCORD, CA 94520



SURESITE

3659 GREEN ROAD, SUITE 214

CLEVELAND, OH 44122

DRAWN BY:	SC
CHECKED BY:	CH

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037



ALAN E. MOONEY
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA
46999
Apr 23 2021

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE
GENERAL NOTES AND SPECIFICATIONS

SHEET NUMBER

T-3

STATEMENT OF SPECIAL INSPECTIONS PER THE 2019 CBC

1.

THE OWNER OR REGISTERED DESIGN PROFESSIONAL OF RECORD WILL EMPLOY THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE ITEMS IN THE SPECIAL INSPECTION TABLE BELOW.
2.

THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
3.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

A.

THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE OR WAIVE ANY OF THE REQUIREMENTS OF THE DOCUMENTS.

B.

THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE PROFESSIONAL OF RECORD, AND THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.

C.

THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.
4.

WHERE SPECIAL INSPECTION REQUIREMENTS DUPLICATE THE REQUIREMENTS OF SPECIFIED QUALITY ASSURANCE TESTING, DUPLICATE INSPECTIONS SHALL NOT BE REQUIRED.
5.

OBSERVATIONS OR SITE VISITS PERFORMED BY THE ENGINEER OR ARCHITECT DUE NOT CONSTITUTE SPECIAL INSPECTIONS.
6.

THE CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION OF SCHEDULE OF WORK REQUIRING INSPECTION OR TESTING TO THE SPECIAL INSPECTION TO ALLOW COORDINATION.
7.

THE MATERIALS, SYSTEMS, COMPONENTS AND WORK REQUIRED TO HAVE SPECIAL INSPECTION OR TESTING ARE OUTLINED ON THESE DRAWINGS ALONG WITH THE TYPE AND EXTENT OF EACH INSPECTION AND TEST AND WHETHER IT IS CONTINUOUS OR PERIODIC IN NATURE. IF IT IS NOT INDICATED OTHERWISE, INSPECTION SHALL BE CONTINUOUS.
8.

EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND- OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC-RESISTING COMPONENT SHALL PROVIDE A WRITTEN STATEMENT OF RESPONSIBILITY TO THE OWNER AND THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT AS REQUIRED BY CBC SECTION 1704.4.

ADDITIONAL SEISMIC RESISTANCE CASES:

SEISMIC DESIGN CATEGORIES REQUIRED IN	THE FOLLOWING IS A SUMMARY OF THE SEISMIC SYSTEMS, SEISMIC COMPONENTS AND SEISMIC-FORCE-RESISTING SYSTEMS
SEISMIC FORCE RESISTING SYSTEMS	
C, D, E, F	A. ALL MOMENT FRAMES, BRACED FRAMES, CANTILEVERED COLUMNS, SHEARWALLS, AND THEIR FOUNDATIONS, AND DRAGS, CHORDS, FLOOR AND ROOF DIAPHRAGMS
C, D, E, F	B. ALL DRAGS, CHORDS, FLOOR AND ROOF DIAPHRAGMS
D, E, F	C. ALL FREE STANDING MASONRY WALLS
ADDITIONAL SYSTEMS AND COMPONENTS	
C, D, E, F	A. ANCHORAGE OF ELECTRICAL EQUIPMENT USED FOR EMERGENCY OR STANDBY POWER SYSTEMS INCLUDING TELECOM CABINETS
D, E, F	B. EXTERIOR WALL PANELS AND THEIR ANCHORAGE
D, E, F	C. SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD	
MASONRY		ACI 530/ ASCE 5/ TMS 402	ACI 530.1/ ASCE 5/ TMS 602
1. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:			
a. SITE PREPARED MORTAR PROPORTIONS	PERIODIC		ART. 2.6A
b. CONSTRUCTION OF MORTAR JOINTS	PERIODIC		ART. 3.3B
c. LOCATION OF REINFORCEMENT AND CONNECTORS.	PERIODIC		ART. 3.4
2. THE INSPECTION PROGRAM SHALL VERIFY:			
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.	PERIODIC		ART. 3.3G
b. TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION	PERIODIC	SEC. 1.15.4.2.1.2	
c. SPECIFIED SIZE, GRADE AND TYPE OF REINFORCEMENT.	PERIODIC	SEC. 1.12	ART. 2.4, 3.4
d. WELDING OF REINFORCING BARS.	CONTINUOUS	SEC. 8.5.7 & SEC. 8.5.7.2	
e. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F).	PERIODIC		ART. 1.8
3. PRIOR TO GROUTING, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:			
a. GROUT SPACE IS CLEAN.	PERIODIC		ART. 3.2D
b. PLACEMENT OF REINFORCEMENT AND CONNECTORS.	PERIODIC		ART. 3.4
c. PROPORTIONS OF SITE-PREPARED GROUT	PERIODIC		ART. 2.6B
d. CONSTRUCTION OF MORTAR JOINTS	PERIODIC		ART. 3.3B
4. GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS.	CONTINUOUS		ART. 3.5
5. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED.	CONTINUOUS		ART. 1.4
6. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND APPROVED SUBMITTALS SHALL BE VERIFIED	PERIODIC		ART. 1.5

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
CONCRETE (APPLICABLE TO STRUCTURAL CONCRETE OVER FC = 2,500 PSI)		
1. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED	CONTINUOUS	
2. INSPECT EPOXY ANCHORS AND EXPANSION ANCHORS INSTALLED IN HARDENED CONCRETE.	CONTINUOUS	PRODUCT ICC-ES REPORT

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
STEEL CONSTRUCTION		
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS:	PERIODIC	APPLICABLE ASTM MATERIAL SPECIFICATIONS: AISC ASD. SECTION A3.4: AISC LRFD. SECTION A3.3
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.		
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.		
2. INSPECTION OF HIGH-STRENGTH BOLTING:		
a. BEARING TYPE CONNECTIONS	PERIODIC	AISC LRFD SECTION M2.5
b. SLIP-CRITICAL CONNECTIONS	CONTINUOUS	
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:		
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.		ASTM A 6 OR ASTM A 568
b. MANUFACTURER'S CERTIFIED MILL TEST REPORTS. REQUIRED		
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:		AISC. ASD. SECTION A3.6 AISC LRFD. SECTION A3.5
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.		
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		
5. INSPECTION OF WELDING:		
a. STRUCTURAL STEEL		
1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	CONTINUOUS	AWS D1.1
2) MULTI-PASS FILLET WELDS	CONTINUOUS	
3) SINGLE-PASS FILLET WELDS GREATER THAN 5/16" (7.9mm)	CONTINUOUS	
4) SINGLE-PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16" (7.9mm)	PERIODIC	
5) FLOOR AND DECK WELDS	PERIODIC	AWS D1.3
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:	PERIODIC	
a. DETAILS SUCH AS BRACING AND STIFFENING		
b. MEMBER LOCATIONS.		
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.		
INSPECTION OF FABRICATORS	PERIODIC	
1. APPLICABLE ELEMENT (FABRICATOR CERTIFICATION REQUIREMENTS)		
a. STRUCTURAL STEEL (AISC CERTIFIED FOR CONVENTIONAL STEEL BUILDING)		
b. STEEL JOISTS/ JOIST GIRDERS (SJI MEMBER)		
c. STEEL ROOF DECK (SDI MEMBER)		
d. PRECAST CONCRETE WALLS PANELS (PCI GROUP C MANUFACTURER WITH C3 CERTIFICATION)		
e. LOAD BEARING CONCRETE MASONRY (NCMA MEMBER)		
2. WHEN SPECIAL INSPECTIONS ARE REQUIRED BY BUILDING OFFICIAL		
a) FABRICATION AND IMPLEMENTATION PROCEDURES: THE SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION, CONTROL OF THE WORKMANSHIP, AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.		
3. WHEN SPECIAL INSPECTIONS ARE NOT REQUIRED BY THE BUILDING OFFICIAL		
a) UPON COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF THE COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.		

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
DRILLED PIERS		
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PIER.	CONTINUOUS	GEOTECHNICAL ENGINEERING REPORT
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM PIER DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END BEARING STRATA CAPACITY.		
3. FOR CONCRETE PIERS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.		SEE SPECIAL INSPECTION NOTES FOR CONCRETE ALSO

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
SOILS:		
1. SITE PREPARATION-VERIFY THAT THE SITE SUBGRADE SOILS ARE PROPERLY PREPARED	CONTINUOUS	GEOTECHNICAL ENGINEERING REPORT
2. FILL PLACEMENT 12" THICK OR GREATER - VERIFY MATERIAL BEING USED AND LIFT THICKNESS	CONTINUOUS	
3. EVALUATION OF IN-PLACE DENSITY OF COMPACTED FILL 12" THICK OR GREATER	PERIODIC	
4. SUB-GRADE IMPROVEMENTS INVOLVING SOIL MIXING, COMPACTION GROUTING, DYNAMIC COMPACTION, OR PLACEMENT OF STONE COLUMNS	CONTINUOUS	

STRUCTURAL OBSERVATION:

1.

STRUCTURAL OBSERVATIONS BY AN INDEPENDENT ENGINEER OR THE ENGINEER OF RECORD SHALL BE MADE IN ACCORDANCE WITH SECTION 1704.5 OF THE 2016 CALIFORNIA BUILDING CODE AT THE EXPENSE OF THE OWNER TO REVIEW THE CONSTRUCTION OF THE PROJECT. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES, AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR(S).
2.

THE OWNER SHALL EMPLOY THE CIVIL OR STRUCTURAL ENGINEER OR THE ARCHITECT OF RECORD OR THEIR DESIGNATED AGENT TO PERFORM THE STRUCTURAL OBSERVATION.
3.

EVIDENCE OF EMPLOYMENT BY THE OWNER SHALL BE PROVIDED TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.
4.

WHEN A PRECONSTRUCTION MEETING IS REQUIRED, IT SHALL BE ATTENDED BY THE GENERAL CONTRACTOR, APPROPRIATE SUBCONTRACTORS, AND DEPUTY INSPECTORS. THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS WHICH REQUIRE STRUCTURAL OBSERVATION WILL BE IDENTIFIED. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT.
5.

REQUIRED OBSERVATIONS ARE TO OCCUR AT THE FOLLOWING STAGES OF CONSTRUCTION AS A MINIMUM, FOR EACH BUILDING OR STRUCTURE AS APPLICABLE. NOTIFY THE ENGINEER 72 HOURS PRIOR TO EACH OBSERVATION.

REQUIRED IF CHECKED	ITEMS
	A. PRECONSTRUCTION MEETING SHALL BE ATTENDED BY THE STRUCTURAL OBSERVER OF RECORD.
	B. PRIOR TO PLACEMENT OF CONCRETE FOR THE FIRST FOUNDATION POUR.
	C. PRIOR TO PLACEMENT OF CONCRETE IN WALL FORMS.
	D. UPON COMPLETION OF WELDING AT STEEL MOMENT FRAMES.
	E. UPON COMPLETED ERECTION OF ALL STRUCTURAL STEEL.
	F. PRIOR TO PLACEMENT OF GROUT IN FIRST LIFT.
	G. PRIOR TO GROUTING THE TOP 48" OF MASONRY WALLS AT FLOOR AND ROOF LINE. (CHORD REINFORCING)
	H. AFTER NAILING OF ALL PLYWOOD SHEAR WALLS AND ALL HOLDDOWNS, DRAGS, STRAPS ARE IN PLACE, AND PRIOR TO COVERING ANY OF THE SHEAR WALLS.
	K. AFTER NAILING OF FLOOR PLYWOOD DIAPHRAGM(S); PRIOR TO COVERING.
	J. AFTER NAILING OF ROOF PLYWOOD DIAPHRAGM(S); PRIOR TO COVERING.
	K. PRIOR TO ROOFING OR PLACEMENT OF CONCRETE FILL OVER METAL DECK ROOFS OR FLOORS.
	L. FINAL WALK THROUGH UPON COMPLETION OF ALL STRUCTURAL ASPECTS OF THE PROJECT PRIOR TO ARCHITECTURAL FINISHES.
●	M. NO STRUCTURAL OBSERVATION REQUIRED

A REPORT PREPARED ON DEPARTMENT FORMS OR FORMS PREPARED BY THE ENGINEER OR ARCHITECT OF RECORD FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED, SHALL BE LEFT AT THE PROJECT SITE FOR THE CONTRACTOR TO FORWARD TO THE BUILDING INSPECTOR. THE FORMS SHALL BE WET SIGNED AND SEALED BY THE RESPONSIBLE STRUCTURAL OBSERVER, ONE SIGNED COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR, AS REQUESTED. A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS. IF THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:

A.

NOTIFY BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION.

B.

CALL AN ADDITIONAL PRECONSTRUCTION MEETING, AND FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF PREVIOUS OBSERVER'S REPORTS.

THE PROPOSED OBSERVER SHALL BE RESPONSIBLE FOR APPROVAL OF THE CORRECTION OF ALL THE ORIGINAL OBSERVED NOTED DEFICIENCIES. THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES TO THE STRUCTURAL SYSTEMS AT THE CONTRACTOR'S EXPENSE. STRUCTURAL OBSERVATION SHALL BE PERFORMED BY NATIONAL ENGINEERING & CONSULTING, INC.

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
COLD-FORMED STEEL FRAMING		
1. DURING WELDING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM.	PERIODIC	CBC 1705.10.2
2. SCREW ATTACHMENT, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE RESISTING SYSTEM, INCLUDING STRUTS, BRACES & HOLD-DOWNS.	PERIODIC	

SPECIAL INSPECTION	FREQUENCY	REFERENCED STANDARD
<u>WOOD</u>		
1. DURING FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM.	CONTINUOUS	CBC 1705.10.1
2. NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS & HOLD-DOWNS.	PERIODIC	
<u>EXCEPTION</u> SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS & DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING & OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER.		

T-Mobile

T-MOBILE WEST LLC
1855 GATEWAY BLVD, STE 900
CONCORD, CA 94520

SURESITE

3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122

DRAWN BY:	SC
CHECKED BY:	CH

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037

ALAN E. MONEY
REGISTERED PROFESSIONAL ENGINEER
46959
Apr 23, 2021
CIVIL
STATE OF CALIFORNIA

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE
GENERAL NOTES AND SPECIFICATIONS

SHEET NUMBER

T-4

T-Mobile®

T-MOBILE WEST LLC

1855 GATEWAY BLVD, STE 900

CONCORD, CA 94520



SURESITE

3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122

DRAWN BY:SC

CHECKED BY:CH

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037



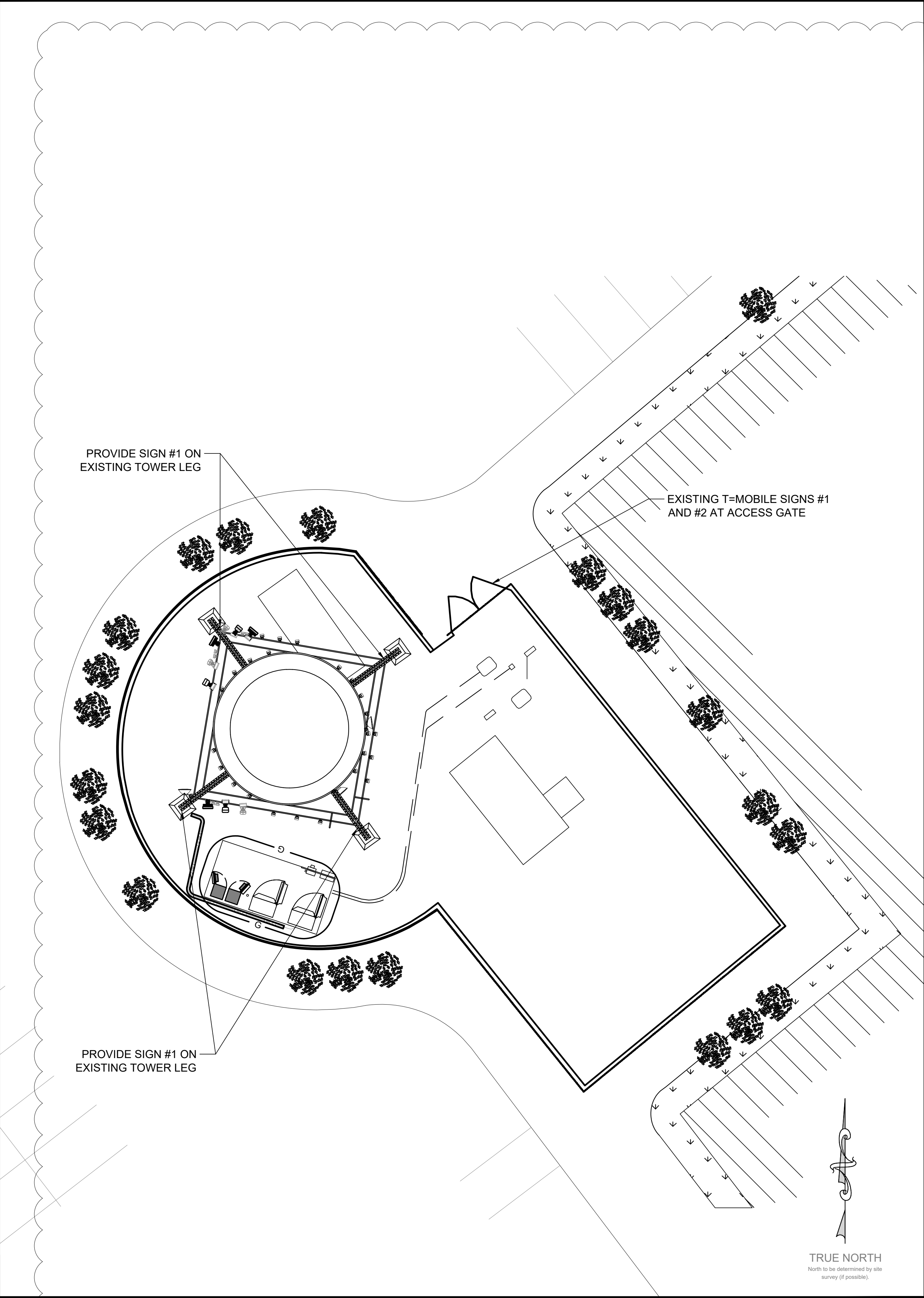
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE

GENERAL NOTES AND SPECIFICATIONS

SHEET NUMBER

T-5



CAUTION



Beyond This Point you are entering a controlled area where RF emissions may exceed the FCC Occupational Exopsure Limits

Obey all posted signs and site guidelines for working in RF environment

Ref: FCC 47CFR 1.1307(b)

T-MOBILE SIGN #1

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)

T-MOBILE SIGN #2

RECOMMENDED MITIGATION MEASURES:

DUE TO THEIR MOUNTING LOCATIONS AND HEIGHT, THE T-MOBILE ANTENNAS WOULD NOT BE ACCESSIBLE TO UNAUTHORIZED PERSONS, AND SO NO MEASURES ARE NECESSARY TO COMPLY WITH THE FCC PUBLIC EXPOSURE GUIDELINES. TO PREVENT OCCUPATIONAL EXPOSURES IN EXCESS OF THE FCC GUIDELINES, IT IS RECOMMENDED THAT APPROPRIATE RF SAFETY TRAINING, TO INCLUDE REVIEW OF PERSONAL MONITOR USE AND LOCKOUT/TAGOUT PROCEDURES, BE PROVIDED TO ALL AUTHORIZED PERSONNEL WHO HAVE ACCESS TO THE WATER TANK, INCLUDING EMPLOYEES AND CONTRACTORS OF THE WIRELESS CARRIERS AND OF THE PROPERTY OWNER. NO ACCESS WITHIN 31 FEET DIRECTLY IN FRONT OF THE T-MOBILE ANTENNAS THEMSELVES, SUCH AS MIGHT OCCUR DURING CERTAIN MAINTENANCE ACTIVITIES, SHOULD BE ALLOWED WHILE THE PERTINENT ANTENNAS ARE IN OPERATION, UNLESS OTHER MEASURES CAN BE DEMONSTRATED TO ENSURE THAT OCCUPATIONAL PROTECTION REQUIREMENTS ARE MET. IT IS RECOMMENDED THAT EXPLANATORY SIGNS¹ BE POSTED AT THE ANTENNAS AND/OR ON THE WATER TANK BELOW THE ANTENNAS, READILY VISIBLE FROM ANY ANGLE OF APPROACH TO PERSONS WHO MIGHT NEED TO WORK WITHIN THAT DISTANCE. SIMILAR MEASURES SHOULD ALREADY BE IN PLACE FOR THE OTHER CARRIERS AT THE SITE; APPLICABLE MITIGATIONS FOR THOSE CARRIERS HAVE NOT BEEN DETERMINED AS PART OF THIS STUDY.



T-MOBILE WEST LLC
1855 GATEWAY BLVD, STE 900
CONCORD, CA 94520



3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122

DRAWN BY: SC

CHECKED BY: CH

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG

NOT FOR CONSTRUCTION UNLESS LABELED
AS CONSTRUCTION SET

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037



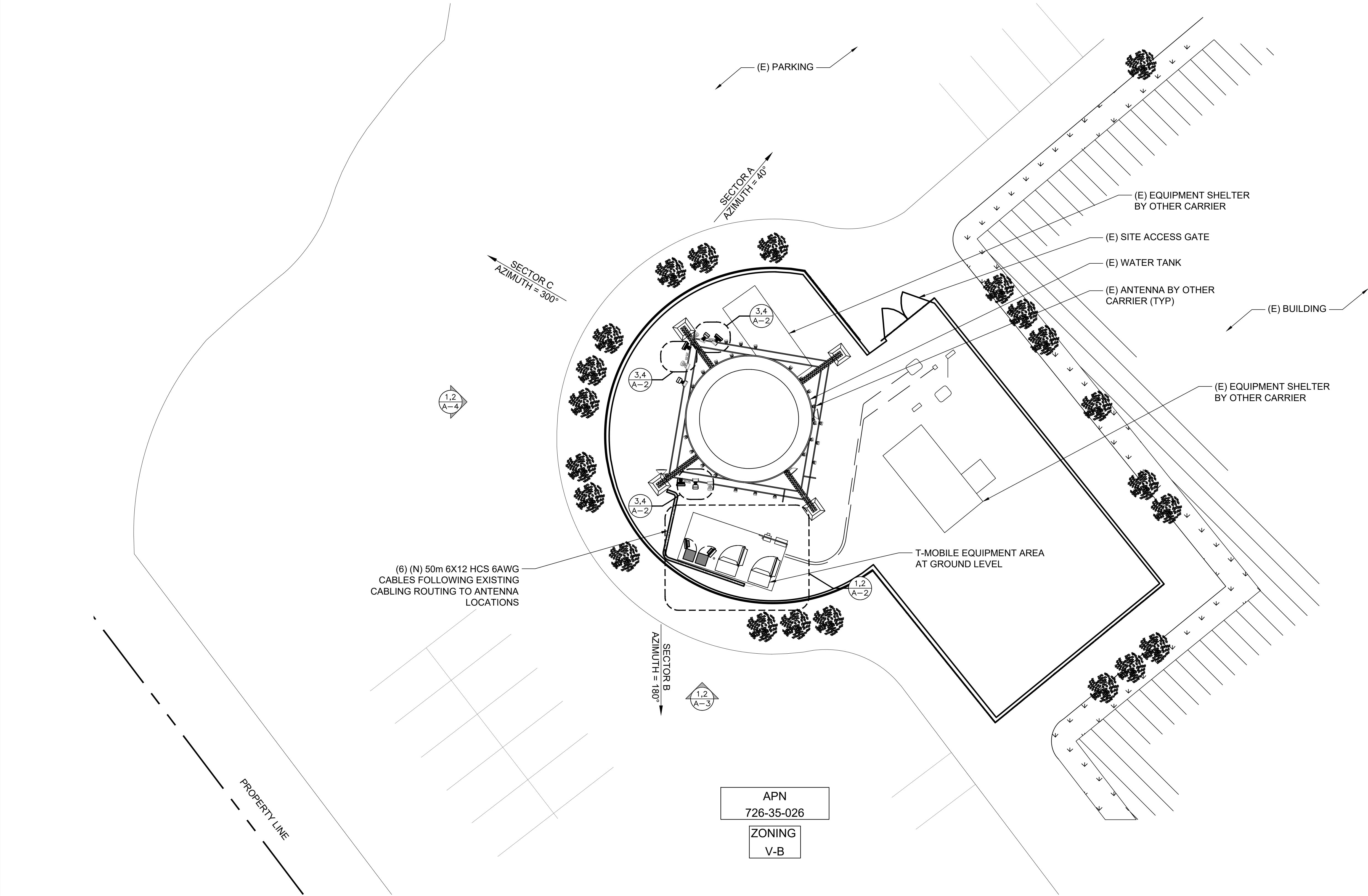
IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT

SHEET TITLE

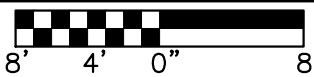
OVERALL SITE PLAN

SHEET NUMBER

A-1



22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



TRUE NORTH
North to be determined by site
survey (if possible).

OVERALL SITE PLAN

1



DRAWN BY: SC

CHECKED BY: CH

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

A155 WTRTOWERATMADRONE

SF14155A

 18735 MADRONE PARKWAY
 MORGAN HILL, CA 95037

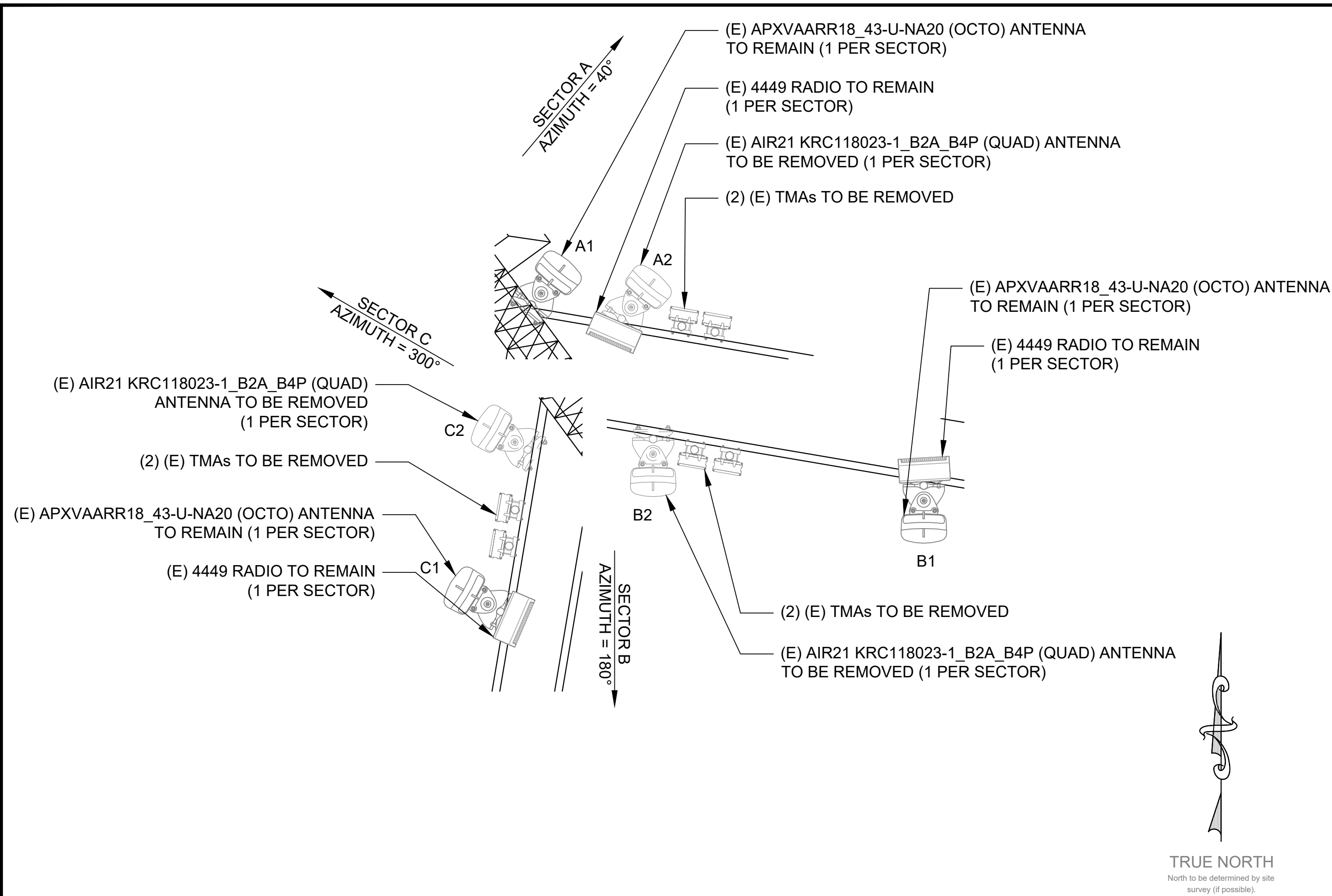
 IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER
 THIS DOCUMENT

SHEET TITLE

ANTENNA AND EQUIPMENT LAYOUT PLANS

SHEET NUMBER

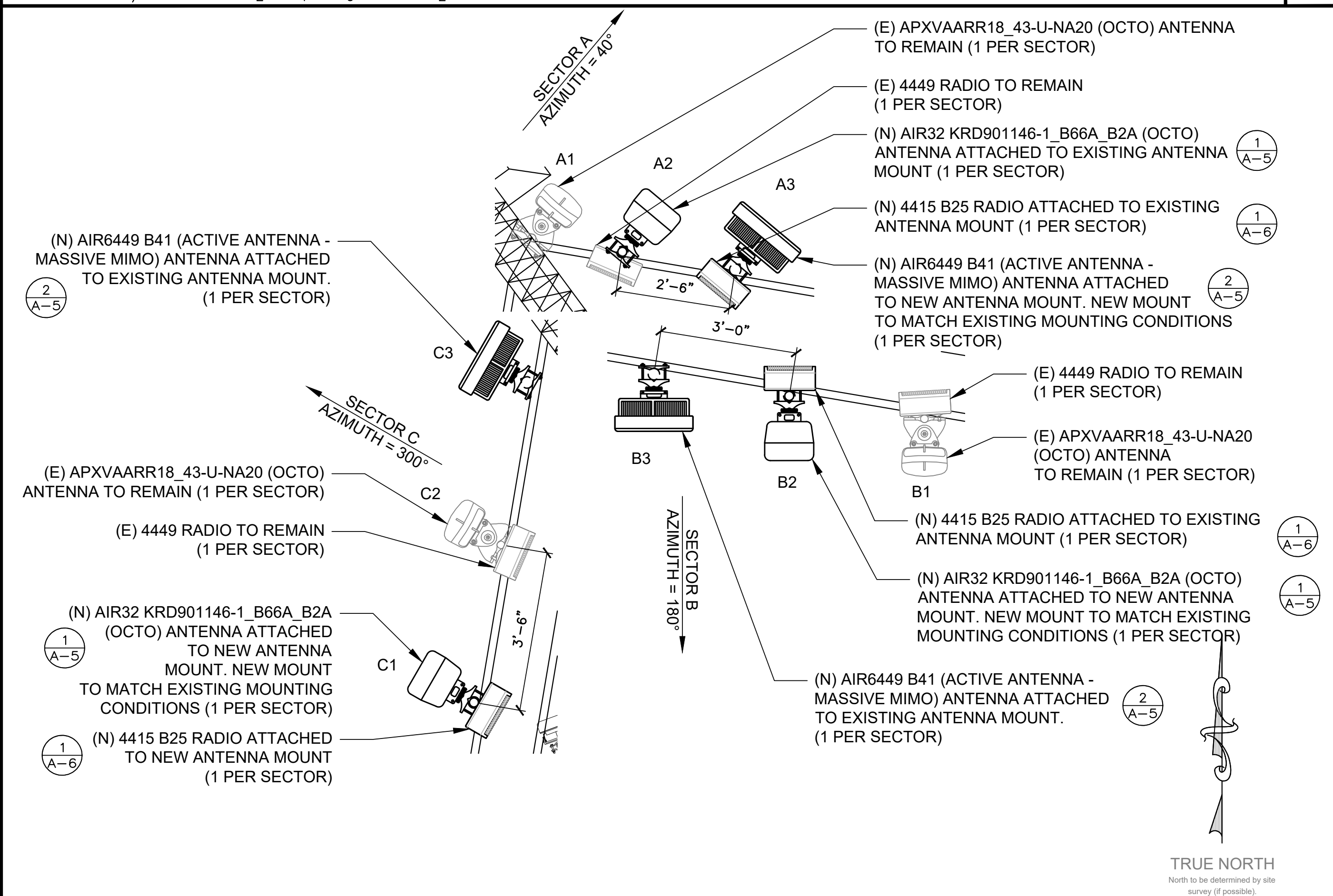
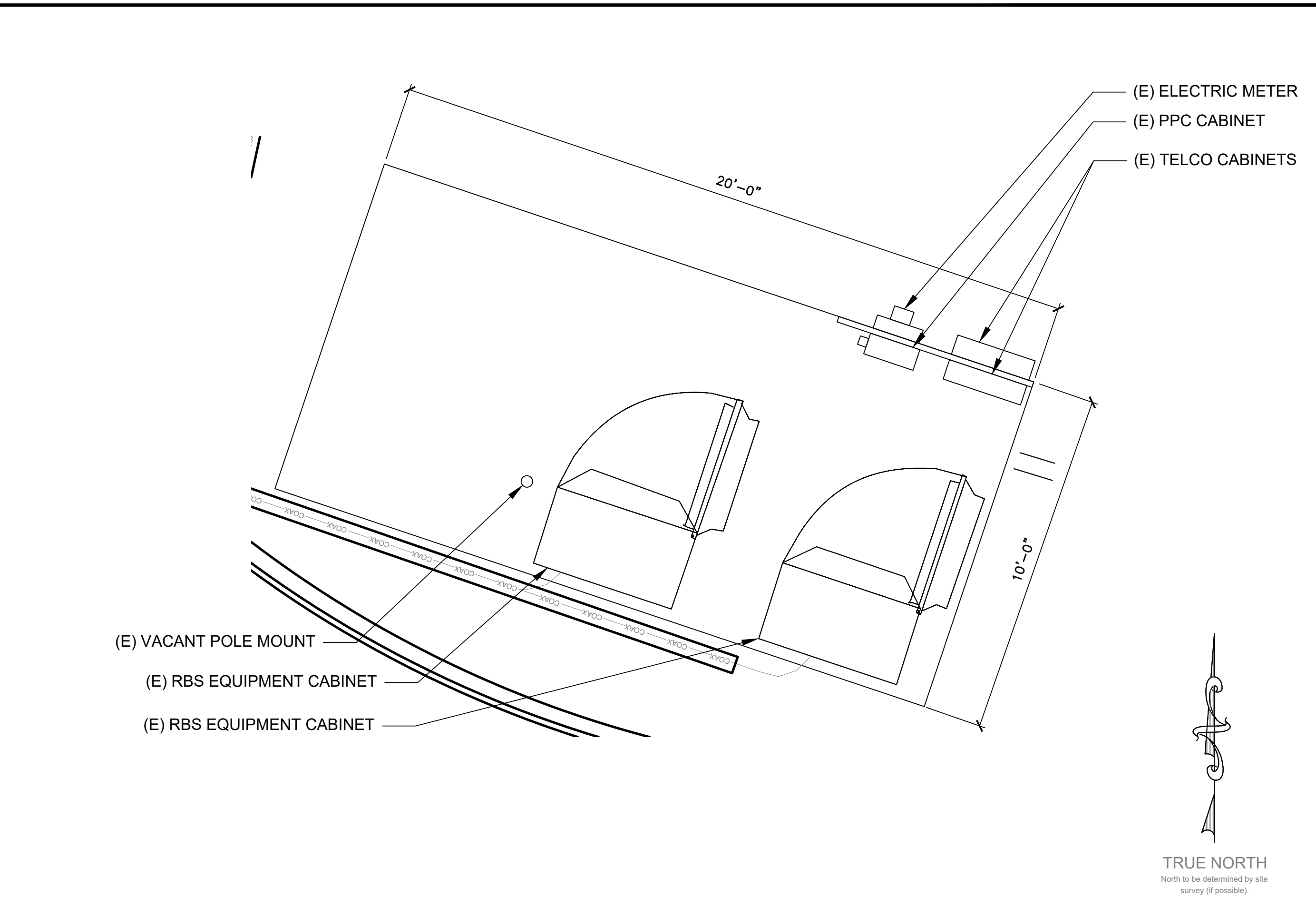
A-2


 22"x34" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"

EXISTING ANTENNA LAYOUT PLAN 4

 22"x34" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"

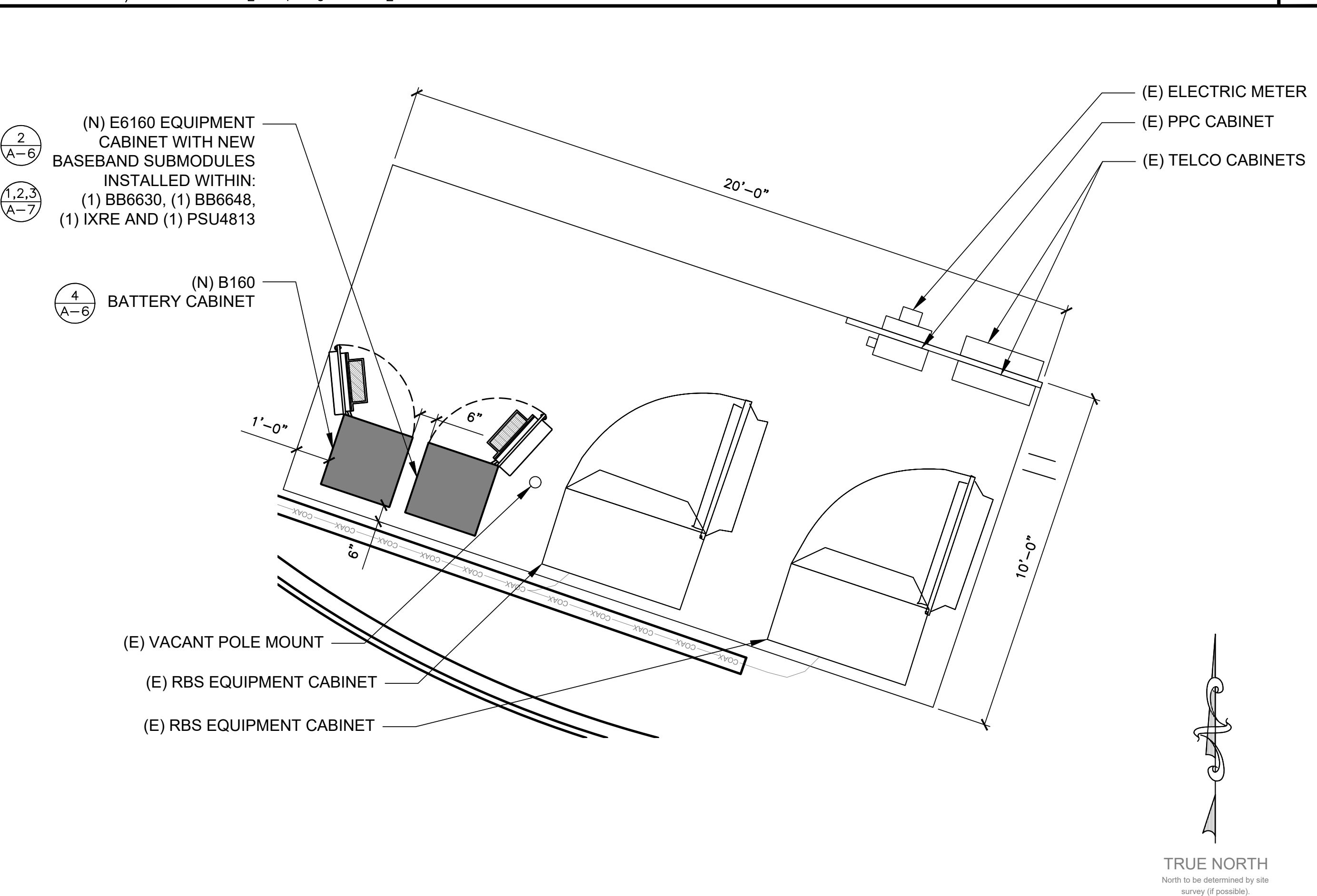
EXISTING EQUIPMENT LAYOUT PLAN 2


 22"x34" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"

NEW ANTENNA LAYOUT PLAN 3

 22"x34" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"

NEW EQUIPMENT LAYOUT PLAN 1





T-MOBILE WEST LLC
1855 GATEWAY BLVD, STE 900
CONCORD, CA 94520



SURESITE

3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122

DRAWN BY: SC

CHECKED BY: CH

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG

NOT FOR CONSTRUCTION UNLESS LABELED
AS CONSTRUCTION SET

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037

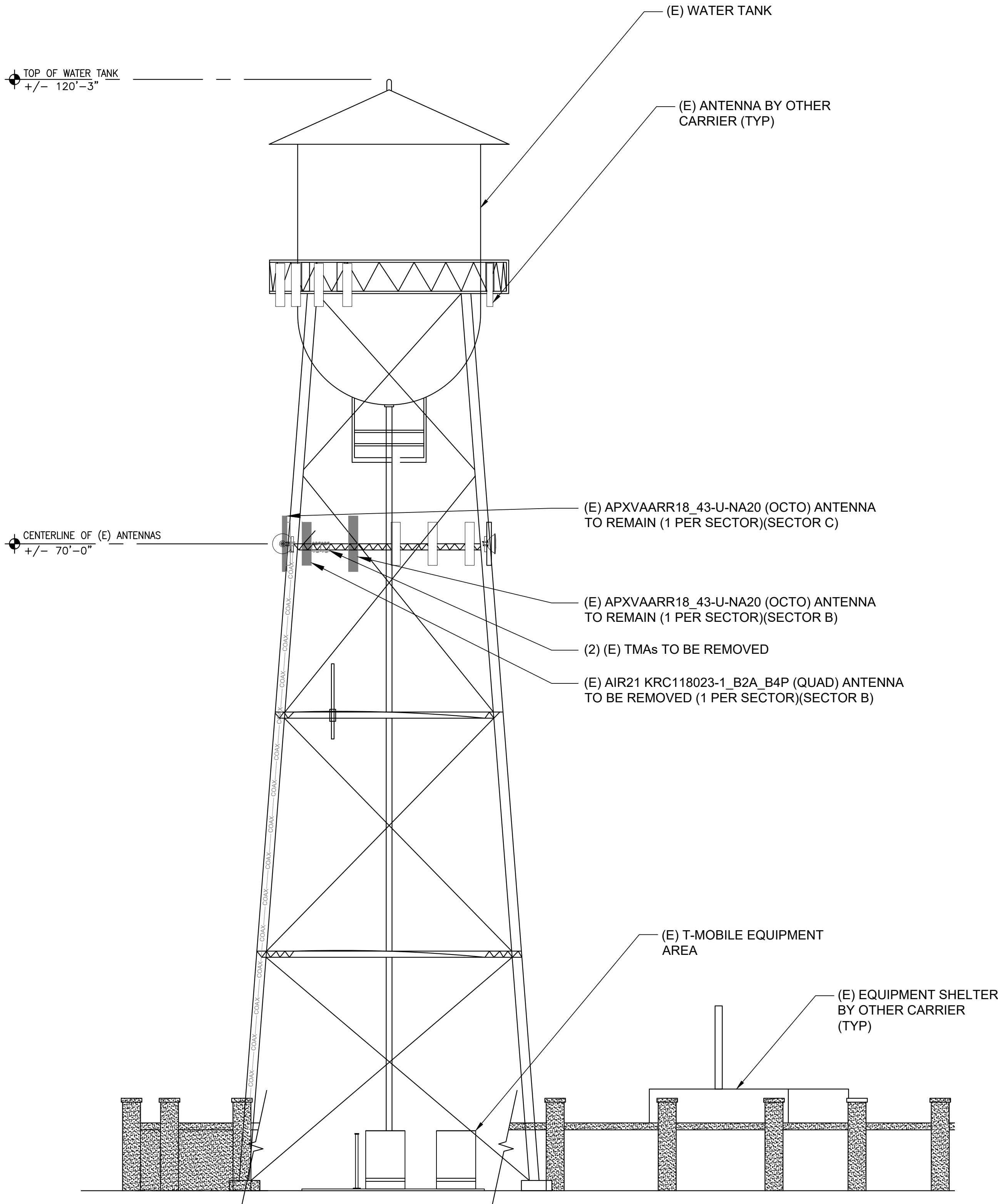


IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT

SHEET TITLE
ARCHITECTURAL ELEVATIONS

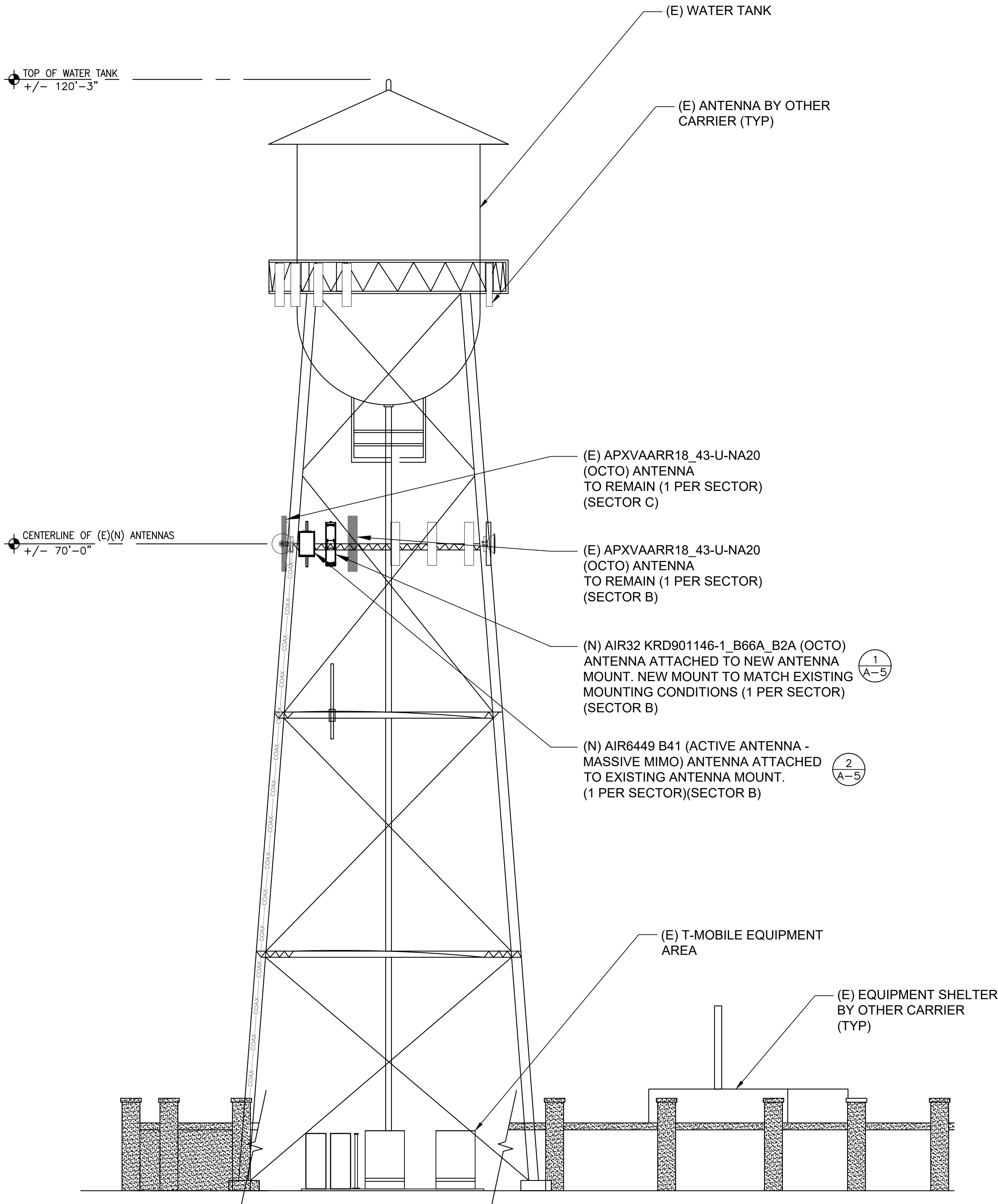
SHEET NUMBER

A-3



EXISTING SOUTH ELEVATION

2



NEW SOUTH ELEVATION

1

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'



SURESITE

3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122

DRAWN BY: SC

CHECKED BY: CH

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG

NOT FOR CONSTRUCTION UNLESS LABELED
AS CONSTRUCTION SET

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037

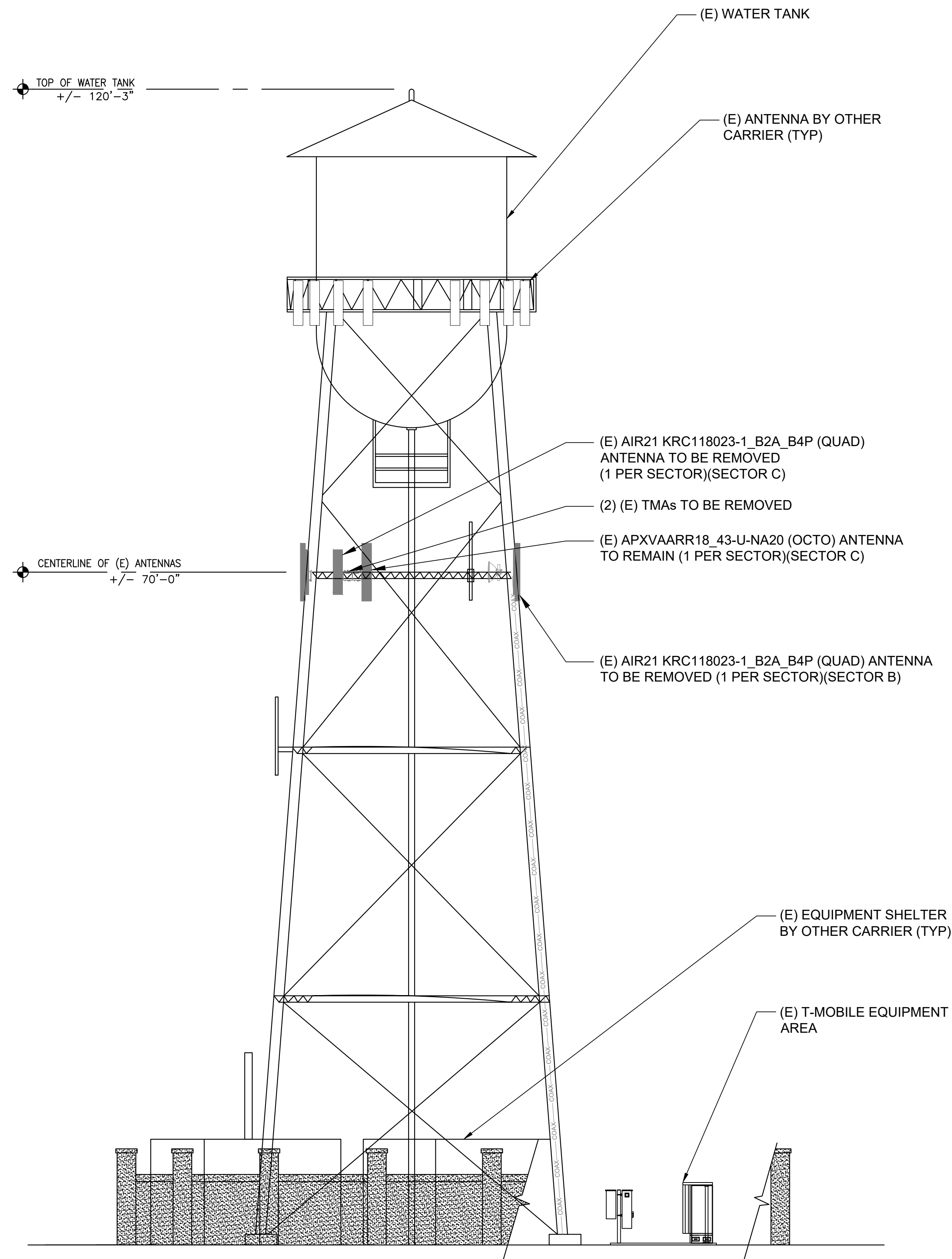


IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT

SHEET TITLE
ARCHITECTURAL ELEVATIONS

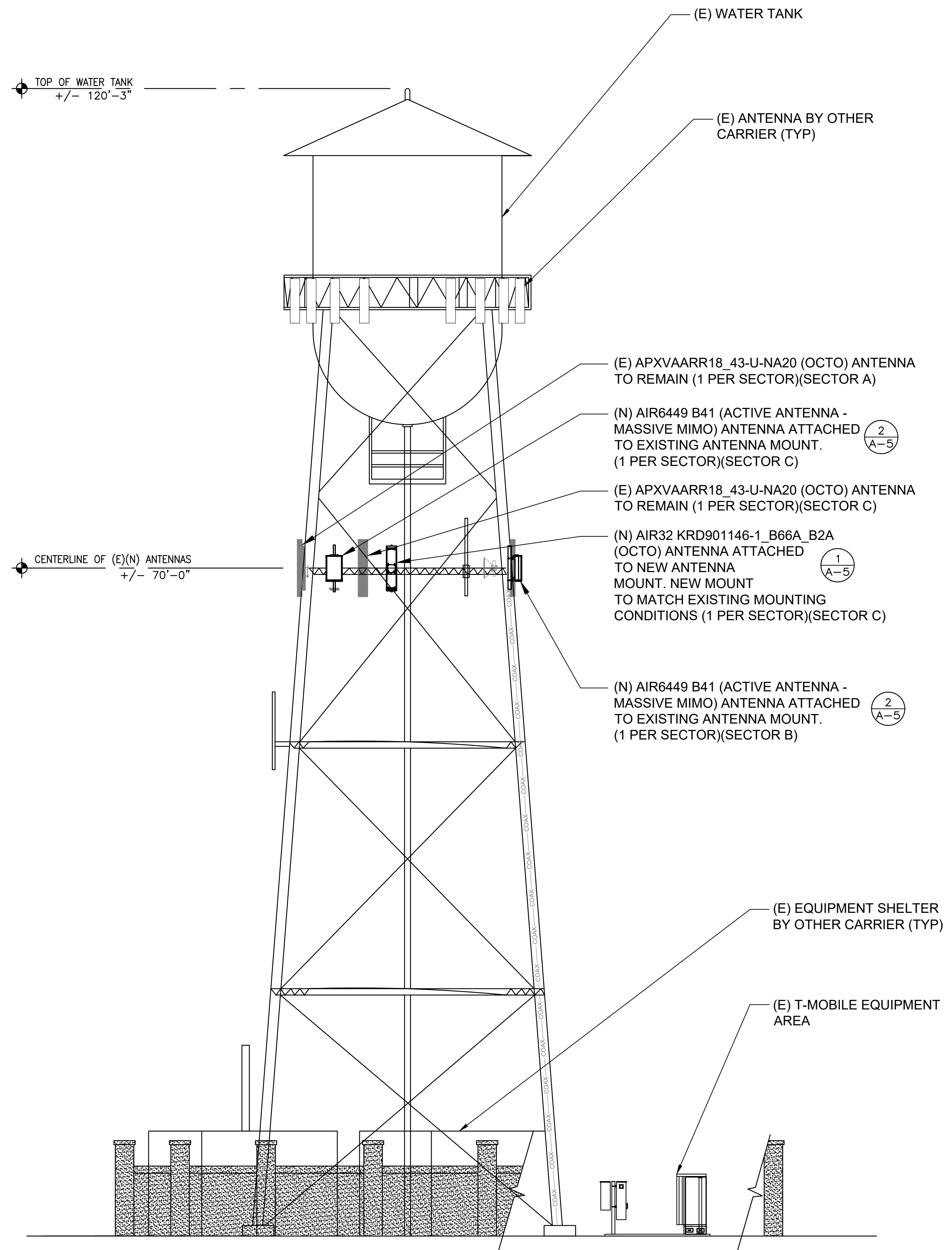
SHEET NUMBER

A-4



EXISTING WEST ELEVATION

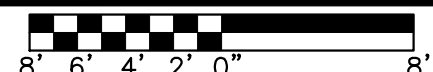
2



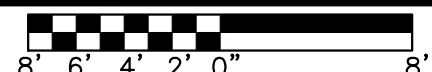
NEW WEST ELEVATION

1

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



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





3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122

DRAWN BY: SC
CHECKED BY: CH

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037



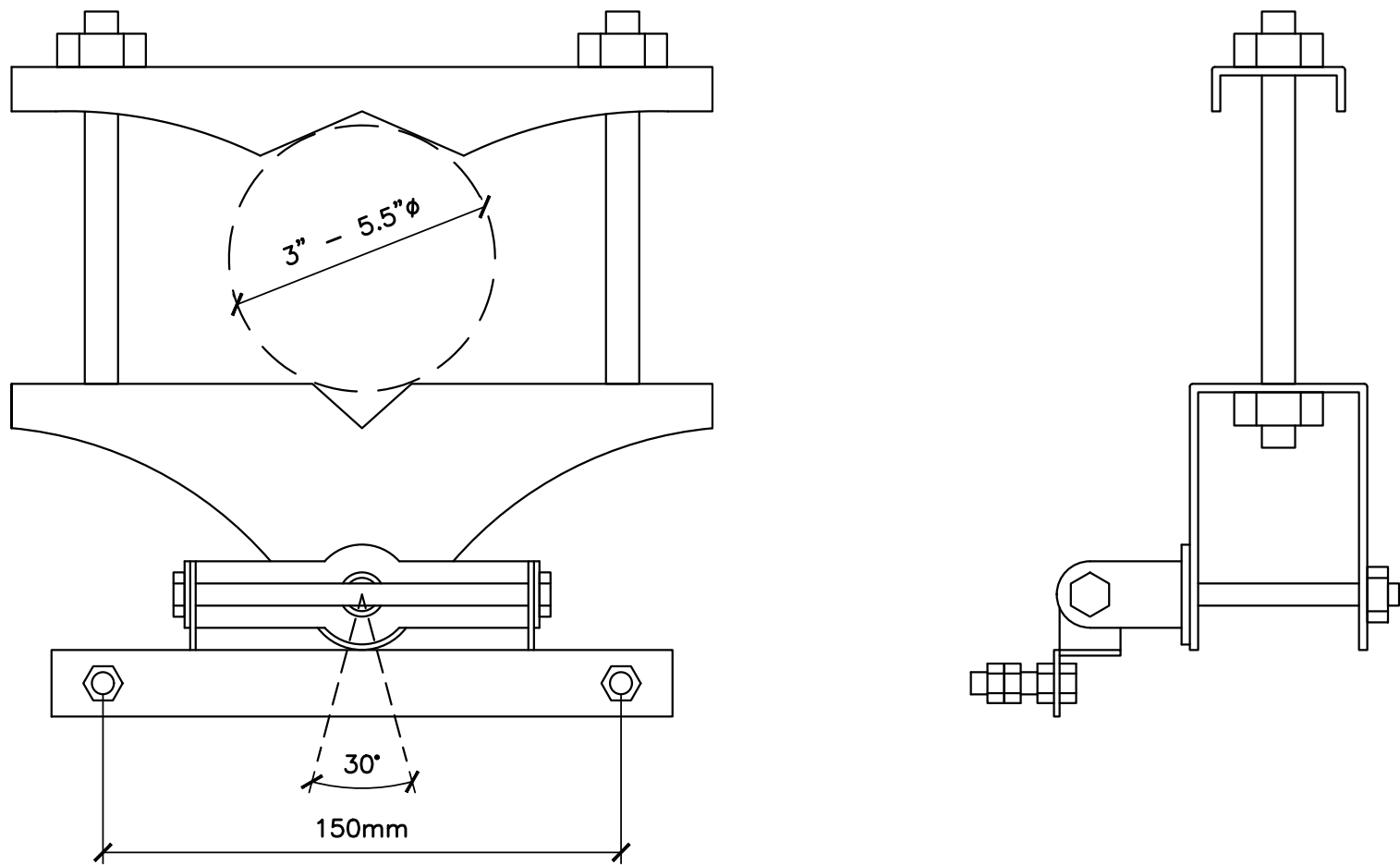
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER

A-5

TYPE NO.	SXK 109 2064/1
NAME	AIR BRACKET MEDIUM
SUITABLE FOR MAST DIAMETER	3"-5.5" (76-114 MM)
ANTENNA - MAST DISTANCE F	128-132 MM
COMPATABILITY	AIR UNITS W/ 150MM INTERFACE
NUMBER OF PIECES	2 PIECES
MATERIAL - CLAMP	HOT-DIP GALVANIZED STEEL
-SCREWS	HOT-DIP GALVANIZED STEEL
-NUTS	/STAINLESS STEEL
WEIGHT	9 LBS (4.4 KG)



NOT USED 6

N.T.S.

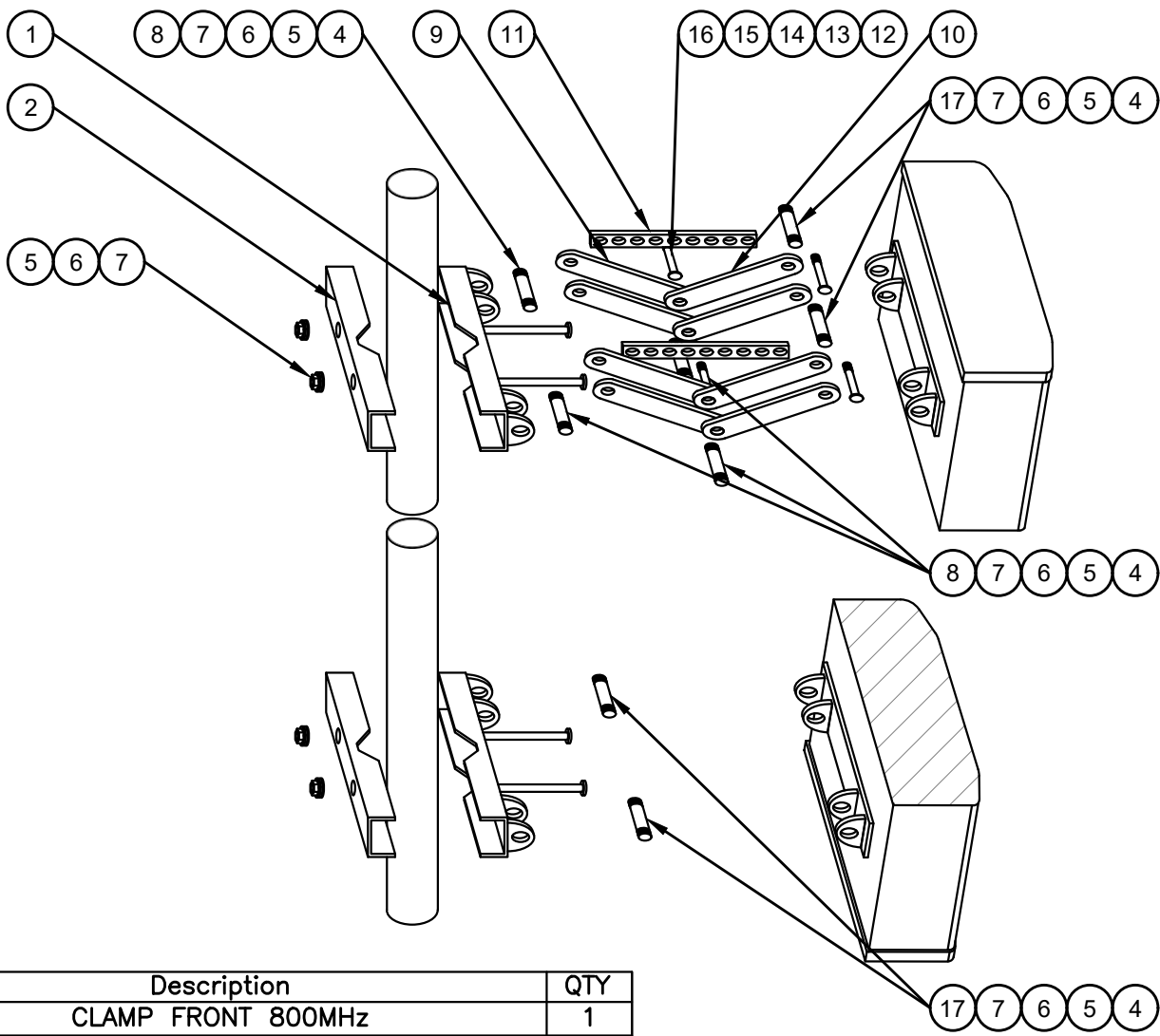
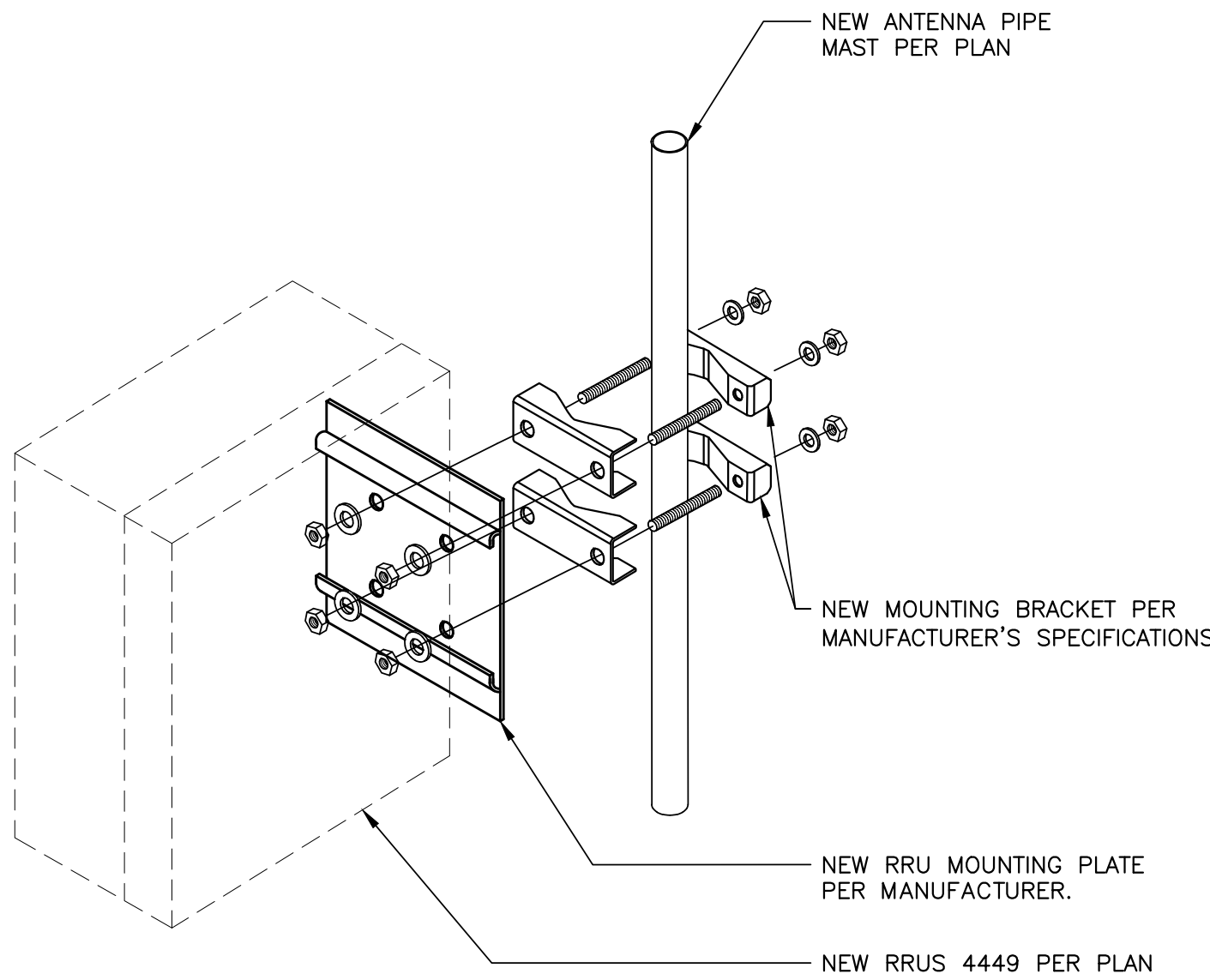
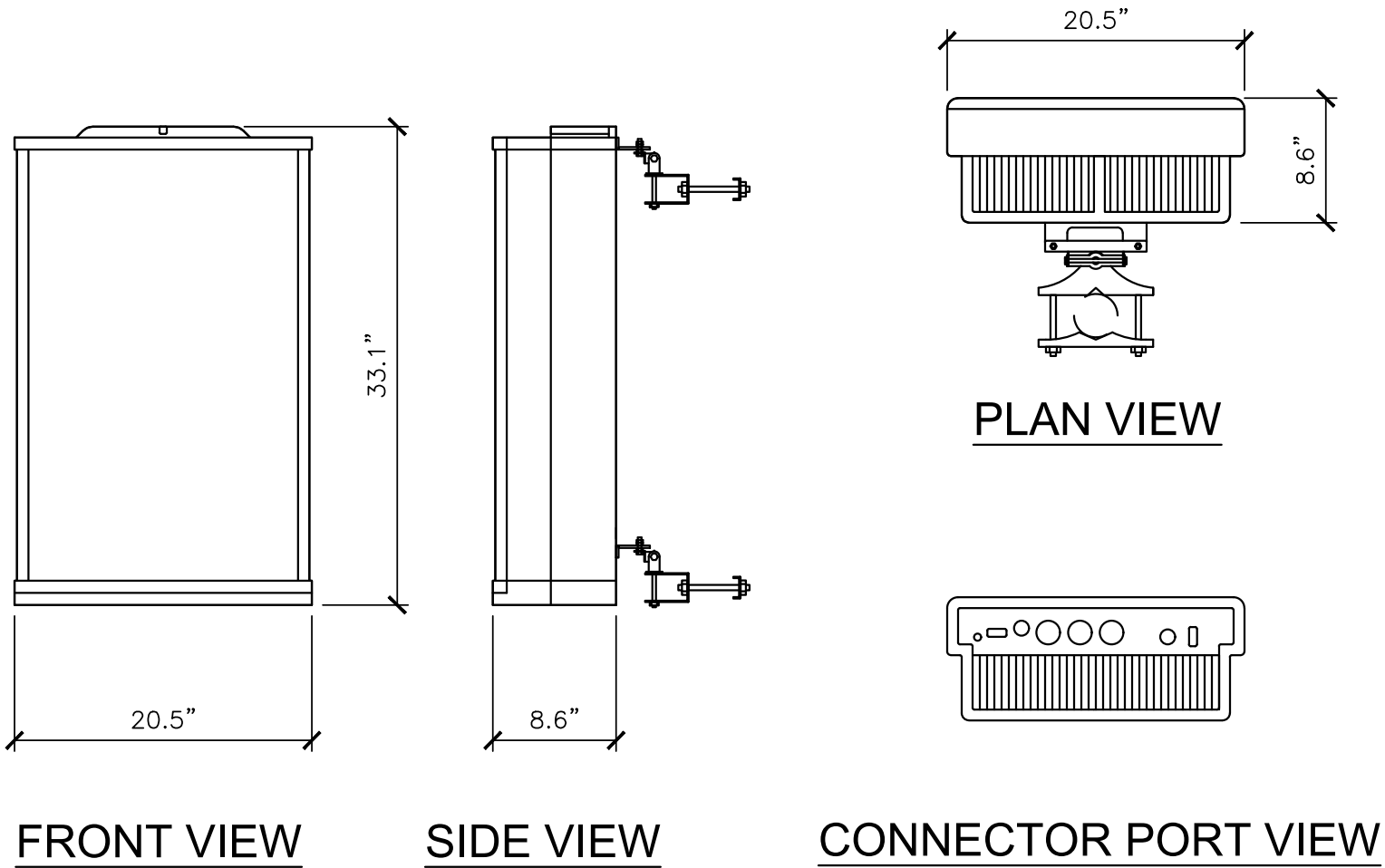
'AIR' BRACKET MEDIUM DETAIL 4

N.T.S.

ERICSSON AIR 6449 ANTENNA DETAILS 2

ANTENNA SPECIFICATIONS

MANUFACTURER: ERICSSON
MODEL: AIR 6449
HEIGHT: 33.1"
WIDTH: 20.5"
DEPTH: 8.6"
WEIGHT: 104 LBS

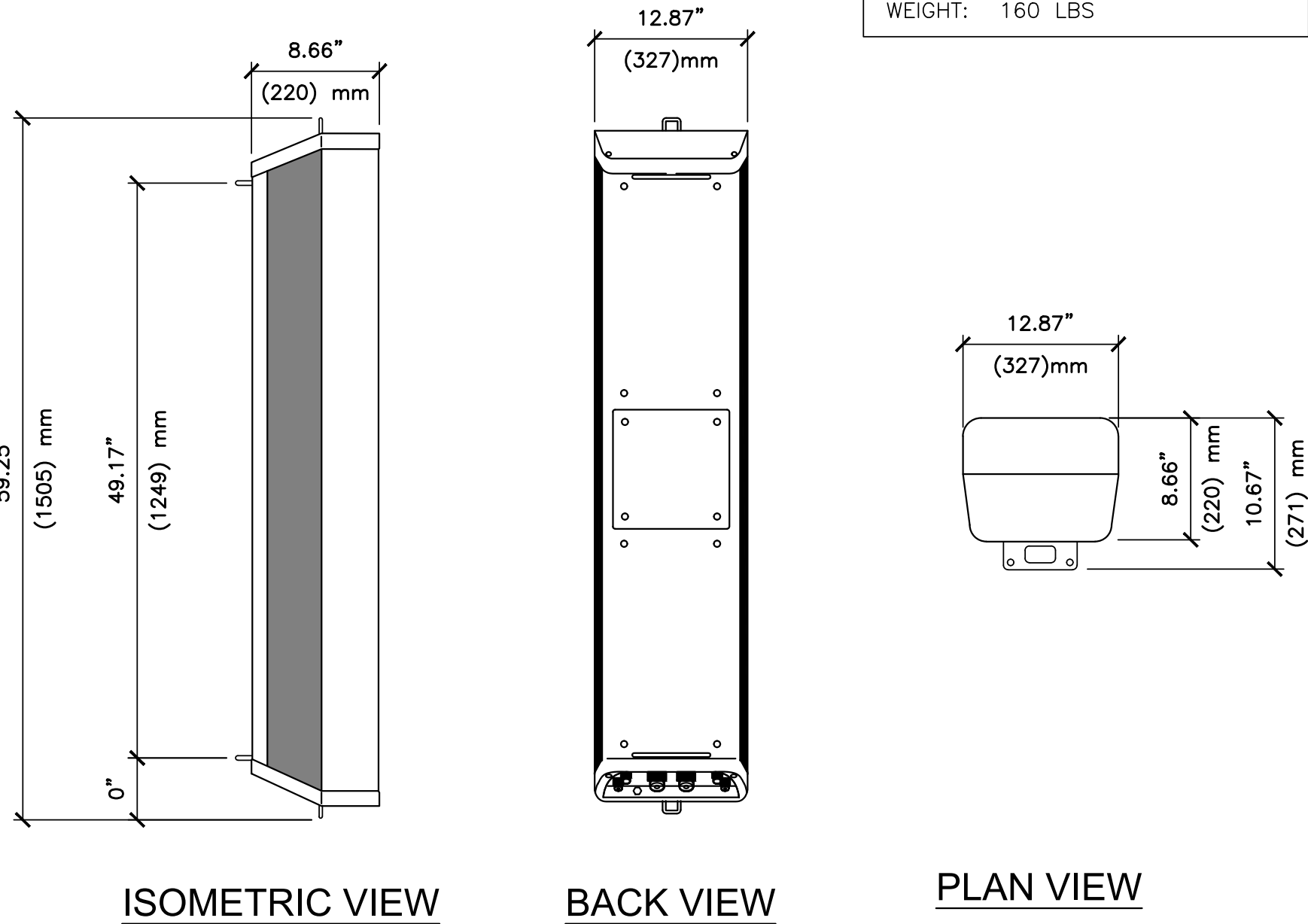


Item	Description	QTY
1	CLAMP FRONT 800MHz	1
2	CLAMP REAR 800MHz	1
3	M12-200, GALV. DIN603/ISO8677, CLASS 8.8	1
4	SCREW H M12X110 CS 35K 8.8 GVRO ISO4017	4
5	WASHER FL 13X24X2.5 CS 200HV GVRO GB97	4
6	WASHER SP 12X3.5 65Mn 200HV GVRO GB7244	2
7	NUT H M12X19X10 CS 35K 8 GVRO DIN934	2
8	STUB FOR SCISSOR	1
9	DOWNTILT SCISSOR	1
10	DOWNTILT BEAM	1
11	MECHANICAL DOWNTILT INDICATOR 800MHz 2.6M	4
12	STUB SPACER 3mm	4
13	M8-100 GALV. ISO8677, CLASS 4.8	2
14	SPRING LOCK WASHER A8 DIN127 A2	2
15	FLAT WASHER DIN125 8.4 A2 (FRTR)	4
16	M8X1, 25 HEX NUT STL GALV.	2
17	SPACER FOR BOTTOM MOUNTING	2

MANUFACTURER: RFS
MODEL: AMP40-5E MOUNTING KIT
WEIGHT: 22 LBS

ANTENNA SPECIFICATIONS

MANUFACTURER: ERICSSON
MODEL: AIR32_B66A_B2A
HEIGHT: 59.25"
WIDTH: 12.87"
DEPTH: 8.66"
WEIGHT: 160 LBS



N.T.S.

RADIO MOUNTING BRACKET 5

N.T.S.

RFS AMP40-5E ANTENNA MOUNT KIT DETAIL 3

N.T.S.

AIR32 B66A_B2A ANTENNA DETAIL 1

B160 SPECIFICATIONS

MANUFACTURER: ERICSSON
MODEL: B160
HEIGHT: 63"
WIDTH: 25.5"
DEPTH: 26"

WEIGHT: 295 LBS (EMPTY)
WEIGHT: 1883 LBS MAX. (W/
3 BATTERY STRINGS)

PLAN VIEW

ISOMETRIC VIEW

ERICSSON B160 DETAIL4

SSC 6160 SPECIFICATIONS

MANUFACTURER: ERICSSON
MODEL: 6160
HEIGHT: 63"
WIDTH: 26"
DEPTH: 26"

WEIGHT: 320 LBS (EMPTY)
EQUIP: 120 LBS
TOTAL: 440 LBS

PLAN VIEW

ISOMETRIC VIEW

ERICSSON SSC 6160 DETAIL2

WASHER, LOCK

CABINET PLINTH

WASHER, FLAT

INSULATING WASHER

CONCRETE SLAB

1/2" HILTI KWIK BOLT TZ WITH 3-1/4" (MIN.) EMBEDMENT DEPTH PER ICC-ESR #1917

3 1/4" MIN.

CABINET TO CONCRETE MOUNTING3

RRU SPECIFICATIONS

MANUFACTURER: ERICSSON
MODEL: RRUS-4415
HEIGHT: 16.5"
WIDTH: 13.4"
DEPTH: 5.9"

WEIGHT: 46 LBS

PLAN VIEW

FRONT VIEW

SIDE VIEW

ERICSSON RADIO 4415 DETAIL1

T-Mobile

T-MOBILE WEST LLC
1855 GATEWAY BLVD, STE 900
CONCORD, CA 94520

SURESITE

3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122

DRAWN BY:SC

CHECKED BY:CH

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE

EQUIPMENT DETAILS

SHEET NUMBER

A-6

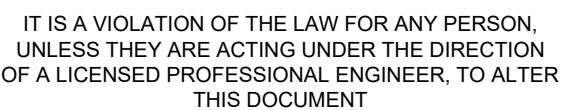


CHECKED BY: CH

NOT FOR CONSTRUCTION UNLESS LABELED
AS CONSTRUCTION SET

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037

Attachment: Project Plans (3133 : AAE2021-0001: Monterey - T-Mobile (Amend UP-05-13))



EQUIPMENT DETAILS

A-7

(12) FIBER JUMPERS TO ANTENNAS OR RRUS

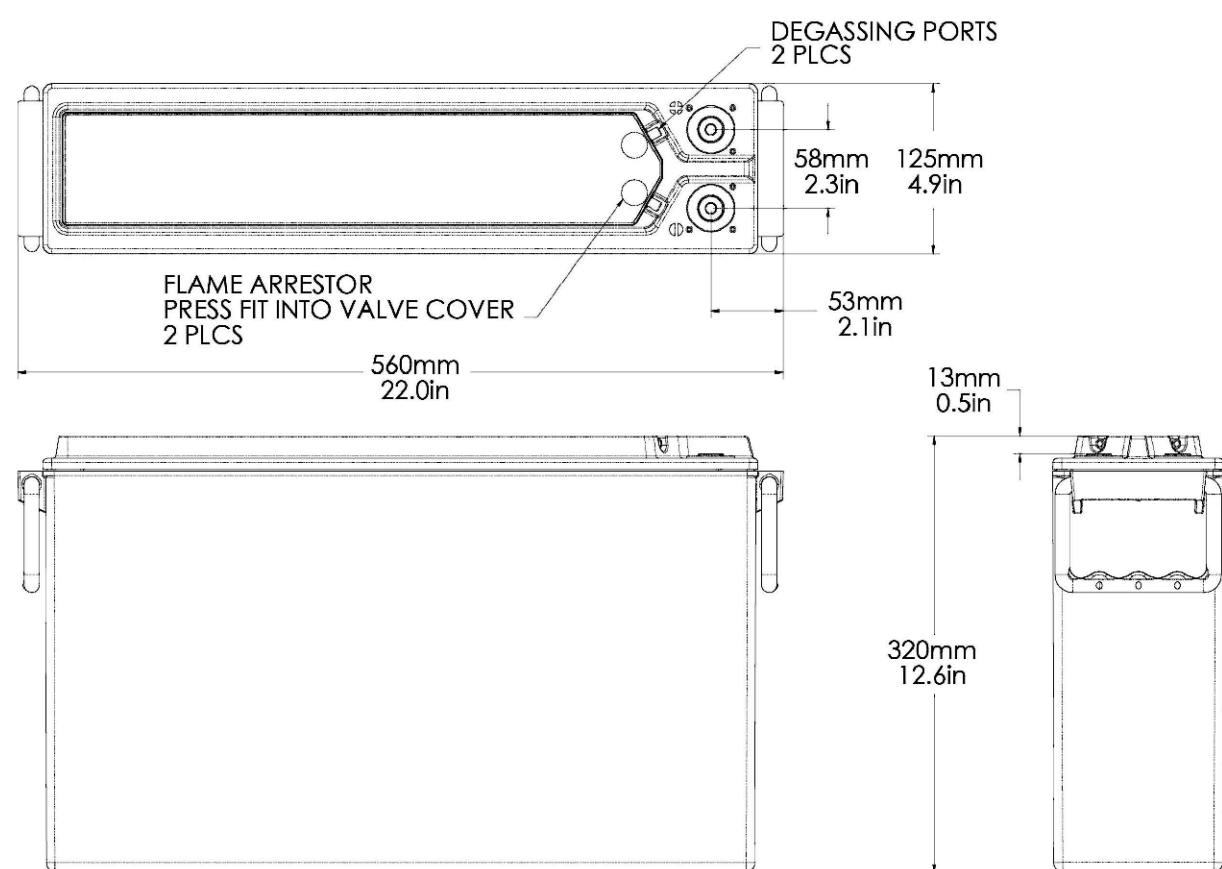
(6) DC POWER CABLES TO ANTENNAS OR RRUS

MOUNT (N) CONNECTOR TO (E) ANTENNA BRACKETS OR PIPE MOUNTS WITH GALV. HEAVY DUTY HOSE CLAMP

FIBER SPLICER CONNECTOR

6X12 HCS CABLE

NOM. VOLTAGE: 12v
NOM. CAPACITY 190AMP-HOURS; 8 HOUR RATE
TO 1.75 VOLTS PER CELL @ 25°C (77°F)
LENGTH: 22.00" (558.80 mm)
WIDTH: 4.90" (124.46 mm)
HEIGHT: 12.60" (320.04 mm)
WEIGHT: 132 LBS (59.9 kg) Nominal
TERMINAL: FRONT ACCESSIBLE, HEAVY DUTY
THREADED (M8x1.25) COPPER ALLOY
LEAD WEIGHT: 92.4 LBS
ELECTROLYTE VOLUME: 2.03 GAL
ELECTROLYTE WEIGHT: 22.44 LBS
SULFURIC ACID VOLUME: 0.60 GAL
SULFURIC ACID WEIGHT: 9.41 LBS



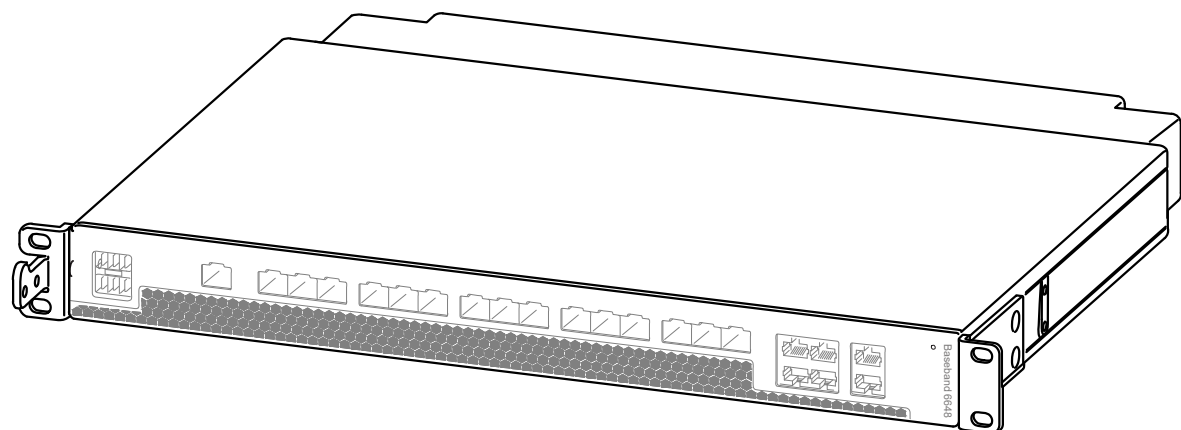
N.T.S.

4

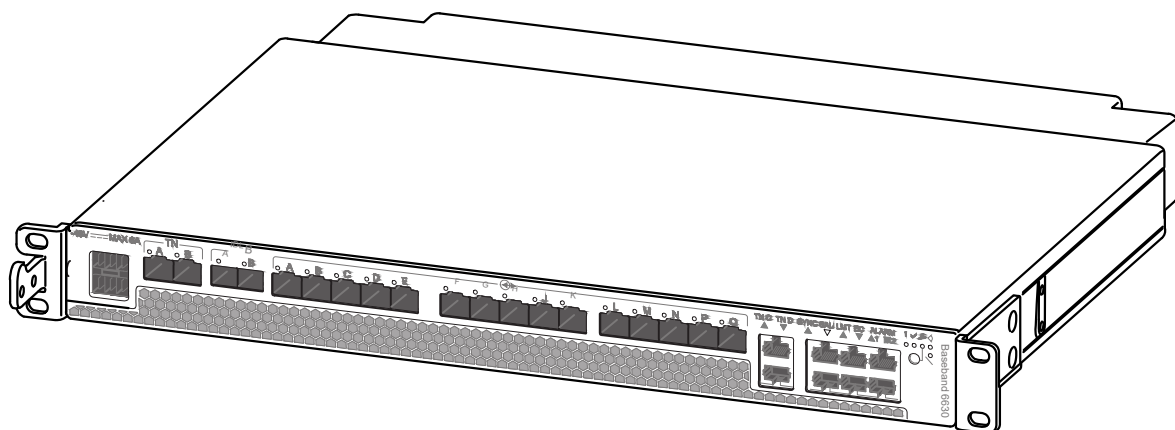
N.T.S.

2

WEIGHT: 16.5 LBS



WEIGHT: 14.33 LBS



N.T.S.

3

N.T.S.

1

EXISTING ANTENNA SCHEDULE										
POSITION		ANTENNA			ANTENNA AZIMUTH	RAD CENTER	TMA/RRU	CABLE TYPE	CABLE LENGTH	JUMPERS
		TECH	MODEL	SIZE						
ALPHA SECTOR	A1	L700 L600 N600	APXVAARR18_43-U-NA20 (OCTO)	7'-5"	40°	70'-0"	4449 B71+B85 RADIO	-	-	(2) FIBER (2) COAX
	A2	U1900 G1900 L2100	AIR21 KRC118023-1_B2A_B4P (QUAD)	4'-8"	40°	70'-0"	-	(1) 7/8" COAX	± 135'	(1) FIBER
BETA SECTOR	B1	L700 L600 N600	APXVAARR18_43-U-NA20 (OCTO)	7'-5"	180°	70'-0"	4449 B71+B85 RADIO	-	-	(2) FIBER (2) COAX
	B2	U1900 G1900 L2100	AIR21 KRC118023-1_B2A_B4P (QUAD)	4'-8"	180°	70'-0"	-	(1) 7/8" COAX	± 135'	(1) FIBER
GAMMA SECTOR	C1	L700 L600 N600	APXVAARR18_43-U-NA20 (OCTO)	7'-5"	300°	70'-0"	4449 B71+B85 RADIO	-	-	(2) FIBER (2) COAX
	C2	U1900 G1900 L2100	AIR21 KRC118023-1_B2A_B4P (QUAD)	4'-8"	300°	70'-0"	-	(1) 7/8" COAX	± 135'	(1) FIBER
TOTAL		(3) APXVAARR18_43-U-NA20 (OCTO) (3) AIR21 KRC118023-1_B2A_B4P (QUAD)					(3) 4449 B71+B85 RADIOS	(3) 7/8" COAX CABLES		(9) FIBER (6) COAX

NEW ANTENNA SCHEDULE										
POSITION		ANTENNA			ANTENNA AZIMUTH	RAD CENTER	TMA/RRU	CABLE TYPE	CABLE LENGTH	JUMPERS
		TECH	MODEL	SIZE						
ALPHA SECTOR	A1	L700 L600 N600 L1900 U1900	APXVAARR18_43-U-NA20 (OCTO)	7'-5"	40°	70'-0"	4449 B71+B85 RADIO 4415 B25 RADIO	(2) HCS 6x12 6AWG	50m	(4) FIBER
	A2	L2100 G1900 L1900	AIR32 KRD901146-1_B66A_B2A (OCTO)	4'11"	40°	70'-0"	-			(4) FIBER (8) SUREFLEX
	A3	L2500 N2500	AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO)	2'-9"	40°	70'-0"	-			(4) FIBER
BETA SECTOR	B1	L700 L600 N600 L1900 U1900	APXVAARR18_43-U-NA20 (OCTO)	7'-5"	180°	70'-0"	4449 B71+B85 RADIO 4415 B25 RADIO	(2) HCS 6x12 6AWG	50m	(4) FIBER
	B2	L2100 G1900 L1900	AIR32 KRD901146-1_B66A_B2A (OCTO)	4'11"	180°	70'-0"	-			(4) FIBER (8) SUREFLEX
	B3	L2500 N2500	AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO)	2'-9"	180°	70'-0"	-			(4) FIBER
GAMMA SECTOR	C1	L2100 G1900 L1900	AIR32 KRD901146-1_B66A_B2A (OCTO)	4'11"	300°	70'-0"	-	(2) HCS 6x12 6AWG	50m	(4) FIBER
	C2	L700 L600 N600 L1900 U1900	APXVAARR18_43-U-NA20 (OCTO)	7'-5"	300°	70'-0"	4449 B71+B85 RADIO 4415 B25 RADIO			(4) FIBER (8) SUREFLEX
	C3	L2500 N2500	AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO)	2'-9"	300°	70'-0"	-			(4) FIBER
TOTAL		(3) APXVAARR18_43-U-NA20 (OCTO) (3) AIR32 KRD901146-1_B66A_B2A (OCTO) (3) AIR6449 B41 (ACTIVE ANTENNA - MASSIVE MIMO)					(3) RRU 4449 B71+B85 (3) RRU 4424 B25 (3) RRU 4415 B66A	(6) HCS 6x12 6AWG		(36) FIBER (24) SUREFLEX

NOTE:
1. DO NOT NUSE RFDS COAX/CAB/E/FIBER LENGTHS FOR CUT LENGTHS: ESTIMATES ONLY.
2. CONFIRM THAT THE GENERAL CONTRACTOR IS USING LATEST VERSION OF RFDS

T-Mobile

T-MOBILE WEST LLC
1855 GATEWAY BLVD, STE 900
CONCORD, CA 94520

SURESITE

3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122

DRAWN BY:

SC

CHECKED BY:

CH

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE

ANTENNA SCHEDULES

SHEET NUMBER

RF-1


SURESITE

 3659 GREEN ROAD, SUITE 214
 CLEVELAND, OH 44122

DRAWN BY: SC

CHECKED BY: CH

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG

 NOT FOR CONSTRUCTION UNLESS LABELED
 AS CONSTRUCTION SET

A155 WTRTOWERATMADRONE

SF14155A

 18735 MADRONE PARKWAY
 MORGAN HILL, CA 95037

 IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER
 THIS DOCUMENT

SHEET TITLE

RFDS INFORMATION

SHEET NUMBER

RF-2

9/16/2020

RAN Template:
67D5A997DB Hybrid
 A&L Template:
67D5997DB_2AIR+1OP

 SF14155A_Anchor_5_2020-09-16

SF14155A_Anchor_5
 Print Name: Standard
 PORs: Anchor_Phase 3

Section 5 - RAN Equipment

Existing RAN Equipment
 Template: 67D01C Outdoor

Enclosure	1	
Enclosure Type	RBS 6102	
Baseband	DUW30 (U1900) (G1900) BB 6630 BB 6630 L2100 L700 L800 N600	
Hybrid Cable System	Ericsson 6x18 HCS 50m Ericsson 6x12 HCS 6AWG 50m (x 3)	
Radio	RUS01 B4 (x 6) L2100	

Proposed RAN Equipment
 Template: 67D5A997DB Hybrid

Enclosure	1	2	3
Enclosure Type	RBS 6102	Enclosure 6160	B160
Baseband	DUW30 (U1900) (G1900) BB 6630 BB 6630 L2100 L700 L800 N600	BB 6630 BB 6648 L2500 N2500	
Hybrid Cable System	Ericsson 6x18 HCS 50m Ericsson 6x12 HCS 6AWG 50m (x 3)	Ericsson 6x12 HCS 6AWG 50m (x 3) (PSU 4813)	

RAN Scope of Work:
 Anchor SOW:
 1. Add (1) BB6630 for L700/L800/N600
 2. Add (1) B160 and (1) B160
 3. Add (3) 6x12 HCS
 4. Add (1) BB6630 for L2500
 5. Add (1) BB6648 for N2500
 6. Add (1) PSU4813 and (1) JORE

<https://rds-prod-web-core-secure.apps.px-prd02.cf.t-mobile.com/DataSheet/Printout/49957ab3-c823-43de-a206-0ae2f289791c?layoutid=5be32d7f9...> 4/11

9/16/2020

RAN Template:
67D5A997DB Hybrid
 A&L Template:
67D5997DB_2AIR+1OP

 SF14155A_Anchor_5_2020-09-16

SF14155A_Anchor_5
 Print Name: Standard
 PORs: Anchor_Phase 3

Sector 1 (Proposed) view from behind

Coverage Type	A - Outdoor Macro									
Antenna	1			2				3		
Antenna Model	Ericsson - AIR32 KRD901146-1_B66A_B2A (Octo)			RFS - APXVAARR18_43-UNA20 (Octo)				Ericsson - AIR6449 B41 (Active Antenna - Massive MIMO)		
Azimuth	40			40				40		
M. Tilt	0			0				0		
Height	70			70				70		
Ports	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10
Active Tech.	L2100	L2100	G1900	G1900	L700	L700	L1900	L1900	L2500	N2500
Dark Tech.										
Restricted Tech.										
Decomm. Tech.										
E. Tilt					2	2				
Cables	Fiber Jumper - 9 ft.	Fiber Jumper - 9 ft.	Fiber Jumper - 9 ft.	Fiber Jumper - 9 ft.	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	Fiber Jumper - 9 ft. (x2)	Fiber Jumper - 9 ft. (x2)
TMA's										
Diplexers / Combiners										
Radio					Radio 4449 B71+B8 S (AI Antenna)	Radio 4449 B71+B8 S (AI Antenna)	Radio 4415 B25 (AI Antenna)	Radio 4415 B25 (AI Antenna)		
Sector Equipment										

Unconnected Equipment:
 Scope of Work:
 Anchor SOW:
 1. Add (1) Radio 4415 B25
 2. Add (1) AIR6449 B41
 3. Add (1) AIR32

*A dashed border indicates shared equipment. Any connected equipment is denoted with the SHARED keyword.

<https://rds-prod-web-core-secure.apps.px-prd02.cf.t-mobile.com/DataSheet/Printout/49957ab3-c823-43de-a206-0ae2f289791c?layoutid=5be32d7f9...> 6/11

9/16/2020

RAN Template:
67D5A997DB Hybrid
 A&L Template:
67D5997DB_2AIR+1OP

 SF14155A_Anchor_5_2020-09-16

SF14155A_Anchor_5
 Print Name: Standard
 PORs: Anchor_Phase 3

Sector 2 (Proposed) view from behind

Coverage Type	A - Outdoor Macro									
Antenna	1			2				3		
Antenna Model	Ericsson - AIR32 KRD901146-1_B66A_B2A (Octo)			RFS - APXVAARR18_43-UNA20 (Octo)				Ericsson - AIR6449 B41 (Active Antenna - Massive MIMO)		
Azimuth	180			180				180		
M. Tilt	0			0				0		
Height	70			70				70		
Ports	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10
Active Tech.	L2100	L2100	G1900	G1900	L700	L700	L1900	L1900	L2500	N2500
Dark Tech.										
Restricted Tech.										
Decomm. Tech.										
E. Tilt					2	2				
Cables	Fiber Jumper - 9 ft.	Fiber Jumper - 9 ft.	Fiber Jumper - 9 ft.	Fiber Jumper - 9 ft.	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	Fiber Jumper - 9 ft. (x2)	Fiber Jumper - 9 ft. (x2)
TMA's										
Diplexers / Combiners										
Radio					Radio 4449 B71+B8 S (AI Antenna)	Radio 4449 B71+B8 S (AI Antenna)	Radio 4415 B25 (AI Antenna)	Radio 4415 B25 (AI Antenna)		
Sector Equipment										

Unconnected Equipment:
 Scope of Work:
 Anchor SOW:
 1. Add (1) Radio 4415 B25
 2. Add (1) AIR6449 B41
 3. Add (1) AIR32

*A dashed border indicates shared equipment. Any connected equipment is denoted with the SHARED keyword.

<https://rds-prod-web-core-secure.apps.px-prd02.cf.t-mobile.com/DataSheet/Printout/49957ab3-c823-43de-a206-0ae2f289791c?layoutid=5be32d7f9...> 8/11

9/16/2020

RAN Template:
67D5A997DB Hybrid
 A&L Template:
67D5997DB_2AIR+1OP

 SF14155A_Anchor_5_2020-09-16

SF14155A_Anchor_5
 Print Name: Standard
 PORs: Anchor_Phase 3

Sector 3 (Proposed) view from behind

Coverage Type	A - Outdoor Macro									
Antenna	1			2				3		
Antenna Model	Ericsson - AIR32 KRD901146-1_B66A_B2A (Octo)			RFS - APXVAARR18_43-UNA20 (Octo)				Ericsson - AIR6449 B41 (Active Antenna - Massive MIMO)		
Azimuth	300			300				300		
M. Tilt	0			0				0		
Height	70			70				70		
Ports	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10
Active Tech.	L2100	L2100	G1900	G1900	L700	L700	L1900	L1900	L2500	N2500
Dark Tech.										
Restricted Tech.										
Decomm. Tech.										
E. Tilt					2	2				
Cables	Fiber Jumper - 9 ft.	Fiber Jumper - 9 ft.	Fiber Jumper - 9 ft.	Fiber Jumper - 9 ft.	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	JUMPE R 8 FT SUREFL EX 4.3-10 TO 4.3-10 (x2)	Fiber Jumper - 9 ft. (x2)	Fiber Jumper - 9 ft. (x2)
TMA's										
Diplexers / Combiners										
Radio					Radio 4449 B71+B8 S (AI Antenna)	Radio 4449 B71+B8 S (AI Antenna)	Radio 4415 B25 (AI Antenna)	Radio 4415 B25 (AI Antenna)		
Sector Equipment										

Unconnected Equipment:
 Scope of Work:
 Anchor SOW:
 1. Add (1) Radio 4415 B25
 2. Add (1) AIR6449 B41
 3. Add (1) AIR32

*A dashed border indicates shared equipment. Any connected equipment is denoted with the SHARED keyword.

<https://rds-prod-web-core-secure.apps.px-prd02.cf.t-mobile.com/DataSheet/Printout/49957ab3-c823-43de-a206-0ae2f289791c?layoutid=5be32d7f9...> 10/11



3659 GREEN ROAD, SUITE 214
CLEVELAND, OH 44122

DRAWN BY: SC
CHECKED BY: CH

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE
GROUNDING SCHEMATIC & NOTES

SHEET NUMBER

G-1

KEY NOTES

- 1 MECHANICAL CONNECTION
- 2 NEW T-MOBILE EQUIPMENT CABINET
- 3 MASTER GROUND BUS BAR AT EQUIPMENT (DETAIL 7/G-2) (CONTRACTOR TO FIELD VERIFY LOCATION)
- 4 ANTENNA GROUND BUS BAR NEAR ANTENNAS (CONTRACTOR TO FIELD VERIFY LOCATION)
- 5 (2) #2 BARE TINNED COPPER WIRES FROM NEW CABINET TO NEW MASTER GROUND BAR
- 6 AWG 2 INSULATED COPPER GROUND WIRE TO GROUND RING.
- 7 AWG 6 INSULATED COPPER GROUND WIRE FROM ANTENNA GROUND KIT TO ANTENNA BUS BAR (TYP.)
- 8 AWG 2 INSULATED COPPER GROUND FROM RRU, PIPE MOUNT TO ANTENNA BUS BAR
- 9 AWG 2 INSULATED COPPER GROUND WIRE CONNECTED TO MASTER GROUND BUS BAR.
- 10 AWG 2 TO BUILDING STEEL OR (E) BUILDING SERVICE GROUND
- 11 COPPER CLAD GROUND ROD SEE DETAIL 8, G-2
- 12 GROUND TEST WELL SEE DETAIL 6, G-2

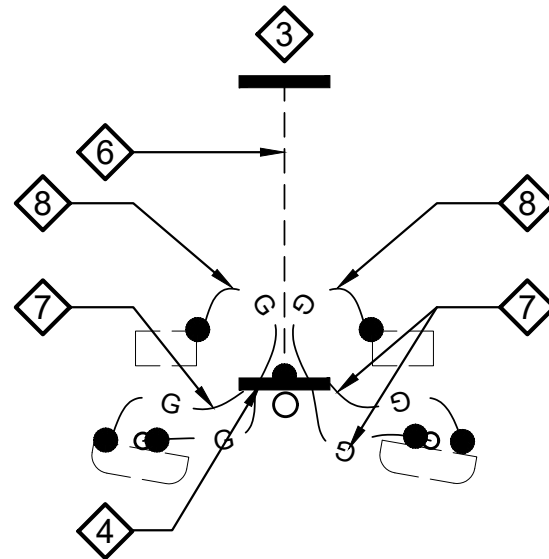
LEGEND

- MECHANICAL CONNECTION
- EXOTHERMIC WELD (CADWELD/THERMOWELD) CONNECTION.
- #2 AWG INSULATED, COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

GENERAL NOTES:

- 1. PLAN DRAWINGS SHOWN HEREIN ARE DIAGRAMMATIC AND DO NOT NECESSARILY DEPICT THE EXACT EQUIPMENT QUANTITIES, LOCATION, LAYOUT AND CONFIGURATION. REFER TO ARCHITECTURAL PLANS FOR EXACT EQUIPMENT LOCATION, LAYOUT AND CONFIGURATION.
- 2. PLAN DRAWINGS SHOWN HEREIN DO NOT NECESSARILY DEPICT ELECTRICAL REQUIREMENTS OF INDIVIDUAL EQUIPMENT AND DEVICES SUCH AS THE EQUIPMENT GROUNDING REQUIREMENTS, POWER REQUIREMENTS AND TELCO RACEWAY REQUIREMENTS.
- 3. REFER TO A-1 FOR THE LOCATION OF POWER AND TELCO POINT OF CONNECTIONS, THE DISTANCE OF THE RUN AND THE SUGGESTED CONDUIT ROUTING. FIELD VERIFY EXISTING CONDITIONS SPECIFICALLY FOR CONDUIT ROUTING PRIOR TO BID.

EQUIPMENT GROUNDING

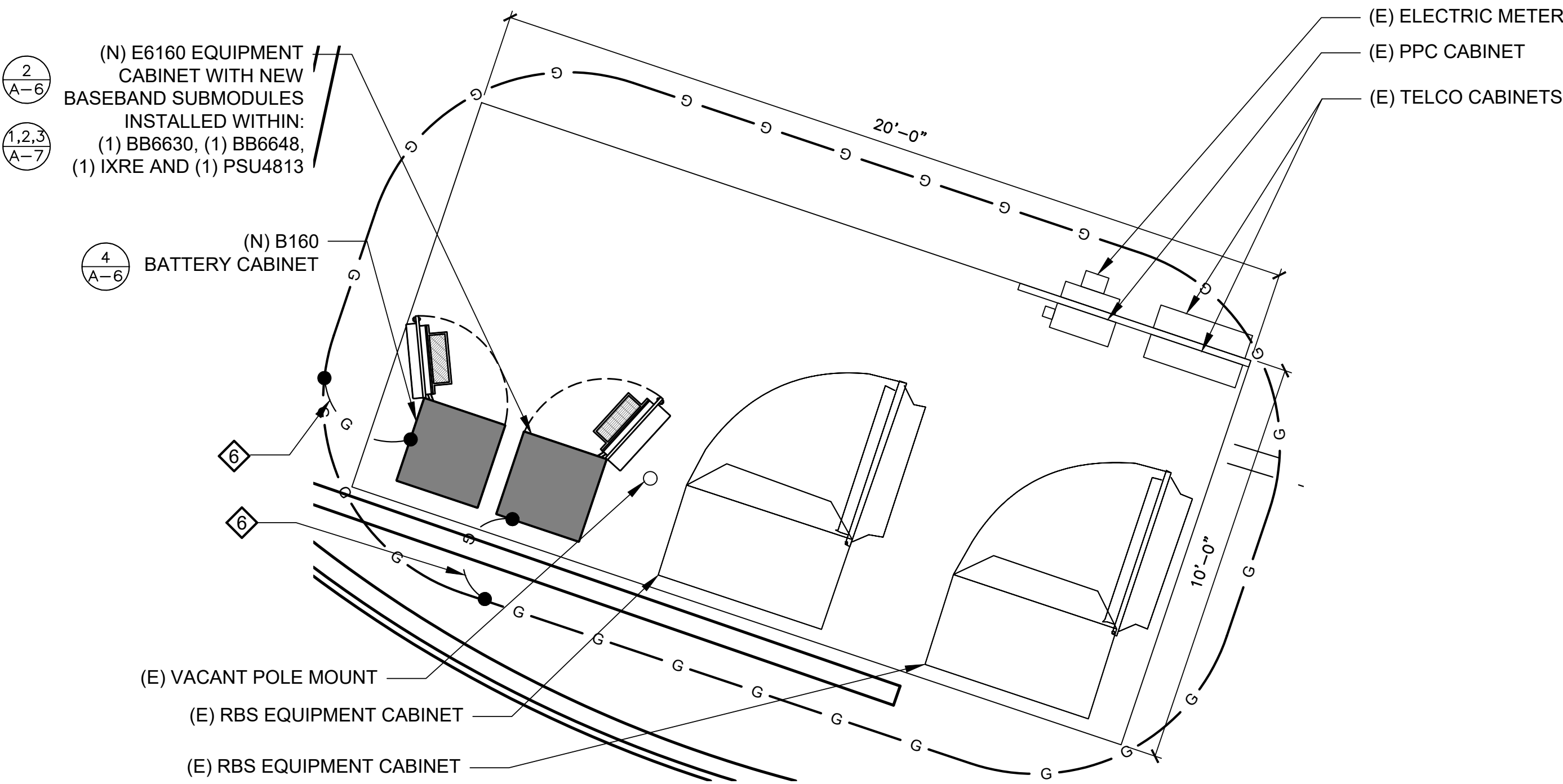


TYP. ANTENNA GROUNDING

- 1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- 2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #2 GROUND WIRES AND CONNECT TO SURFACE MOUNTED GROUND BUS BARS AS SHOWN. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS USING MANUFACTURERS PRACTICES. ALL UNDERGROUND WATER PIPES, METAL CONDUITS AND GROUNDS THAT ARE A PART OF THIS SYSTEM SHALL BE BONDED TOGETHER.
- 3. ALL GROUND CONNECTIONS SHALL BE #2 AWG U.N.O. ALL WIRES SHALL BE COPPER THHN/THWN. ALL GROUND WIRE SHALL BE SOLID TIN COATED OR STRANDED GREEN INSULATED WIRE.
- 4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 5 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE T-MOBILE REPRESENTATIVE.
- 5. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
- 6. BARE GROUNDING CONDUCTOR SHALL BE HARD DRAWN TINNED COPPER SIZES AS NOTED ON PLAN.
- 7. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED MINIMUM 12" BELOW GRADE/FROST-LINE IN TRENCH, U.N.O., AND BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT.
- 8. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
- 9. ALL SUPPORT STRUCTURES, CABLE CHANNEL WAYS OR WIRE GUIDES SHALL BE BONDED TO GROUND SYSTEM AT A POINT NEAREST THE MAIN GROUNDING BUS "MGB" (OR DIRECTLY TO GROUND-RING).
- 10. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
 - a. BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR INDOOR USE OR AS APPROVED BY T-MOBILE PROJECT MANAGER.
 - b. CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
 - c. TWO -(2) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS (BUS BAR CONNECTIONS).
- 11. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES).
- 12. PRIOR TO ANY LUG-BUSSBAR CONNECTIONS, THE BUS BAR SHALL BE CLEANED BY USE OF "SCOTCH-BRITE" OR PLAIN STEEL WOOL AS TO REMOVE ALL SURFACE OXIDATION AND CONTAMINANTS. A COATING OF "NO-OX-ID" SHALL BE APPLIED TO THE CONNECTION SURFACES.
- 13. ALL CONNECTION HARDWARE SHALL BE TYPE 316 SS (NOT ATTRACTED TO MAGNETS).
- 14. THE GROUND RING SHALL BE INSTALLED 24" MINIMUM BEYOND ANY BUILDING DRIP LINE.
- 15. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS, GROUND RING IF SERVICE IS WITHIN THE RADIO EQUIPMENT LOCATION, BUILDING STEEL IF APPLICABLE, COLD WATER CONNECTIONS MUST BE MADE ON THE STREET SIDE OF MAIN SHUT-OFF VALVE.

GROUNDING NOTES 2

NOTE: THIS PLAN IS NOT INTENDED TO SHOW ALL EXISTING GROUNDING. ONLY PROPOSED GROUNDING AND MAIN GROUND BARS ARE DEPICTED



GROUNDING SCHEMATIC 3

22"x34" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

GROUNDING PLAN 1

DRAWN BY: SC
CHECKED BY: CH

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	09/29/20	ISSUED FOR 90% CD REVIEW	SC
B	11/04/20	CLIENT COMMENTS	SC
0	03/15/21	100% CDS	BWG
1	04/23/21	PLAN CHECK COMMENTS	BWG
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

A155 WTRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037

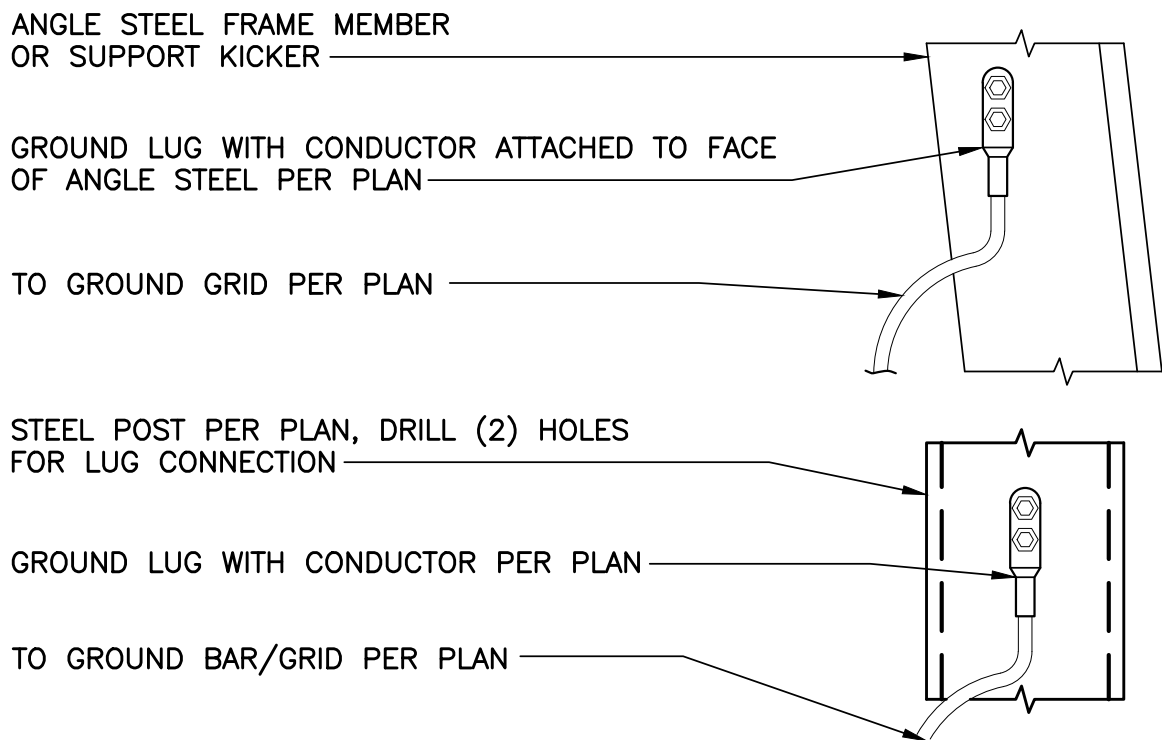
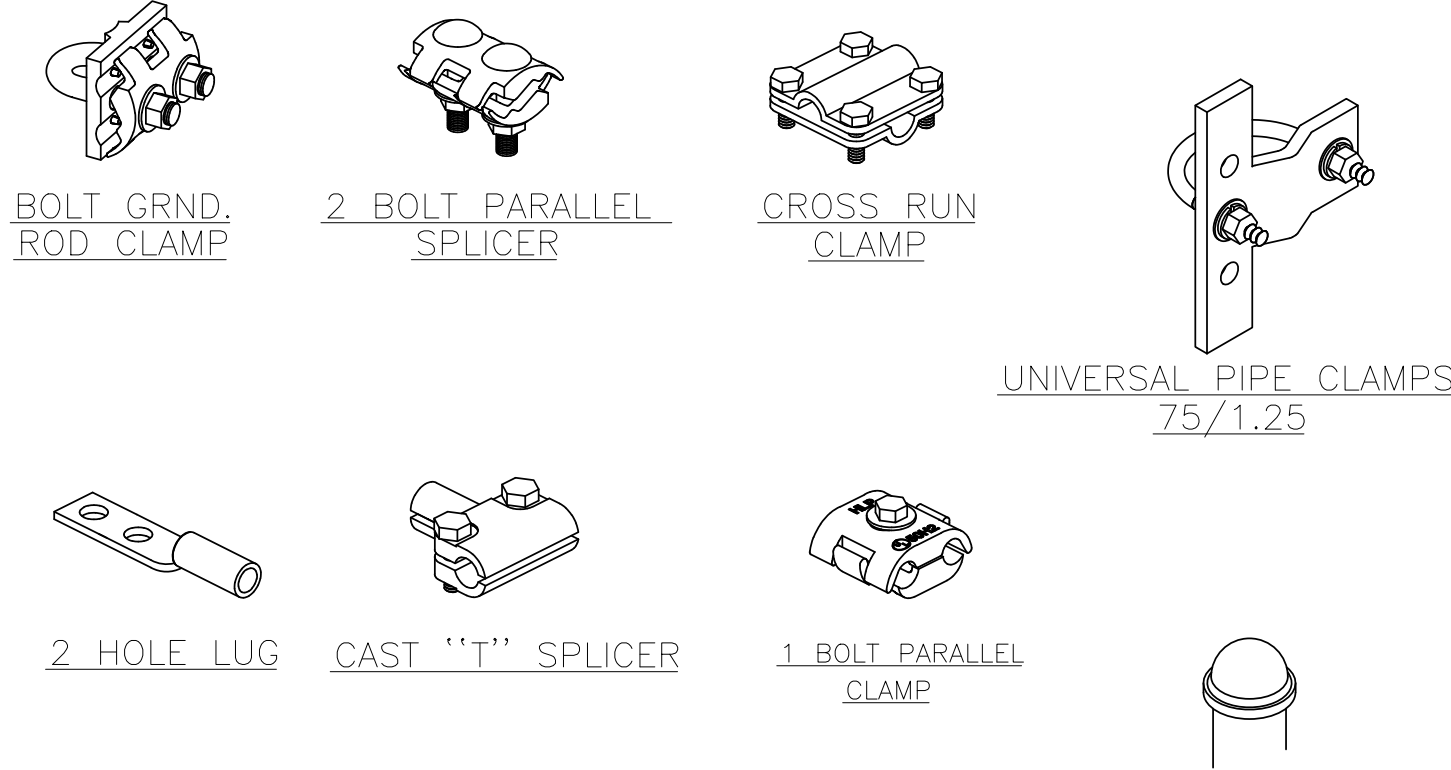
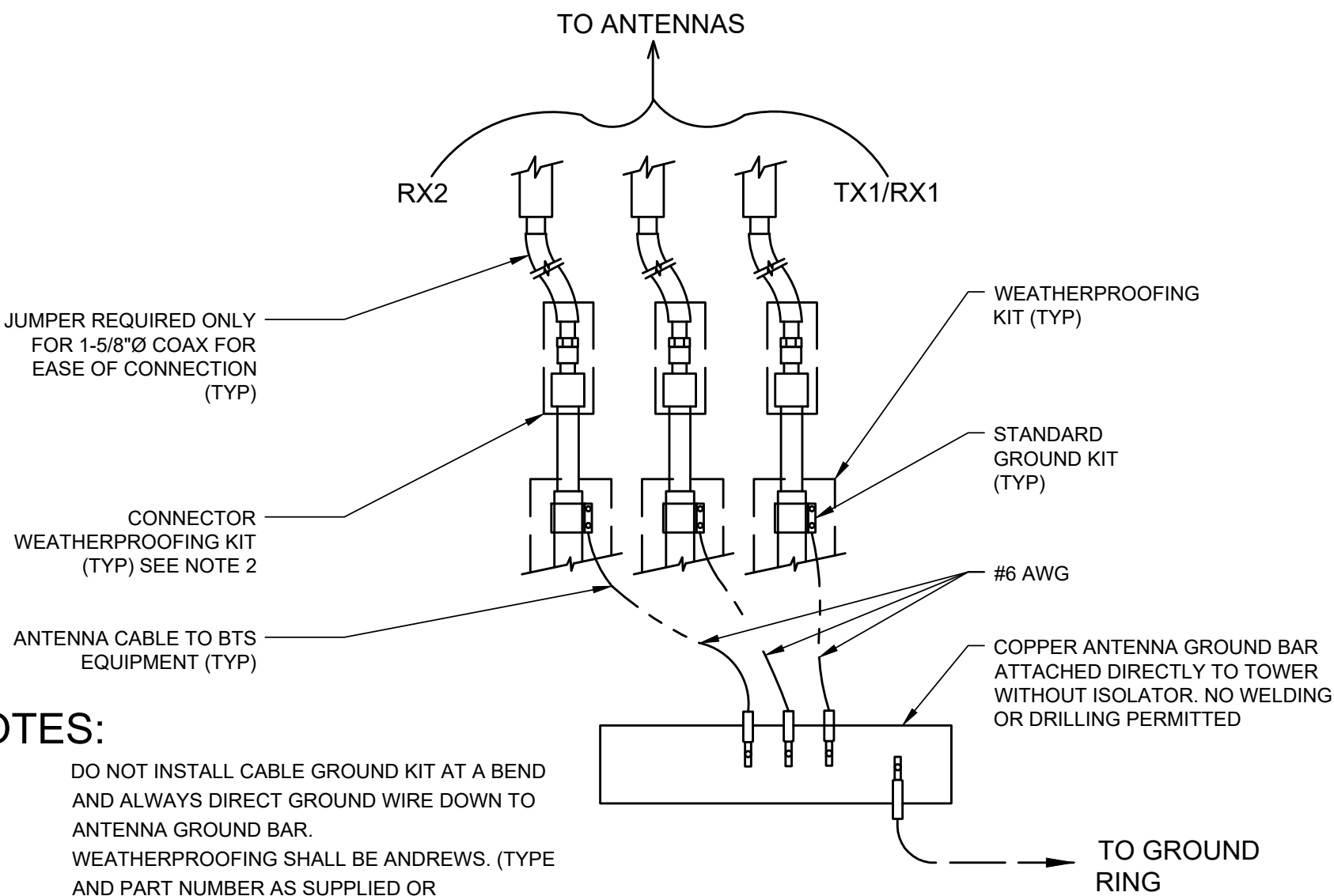
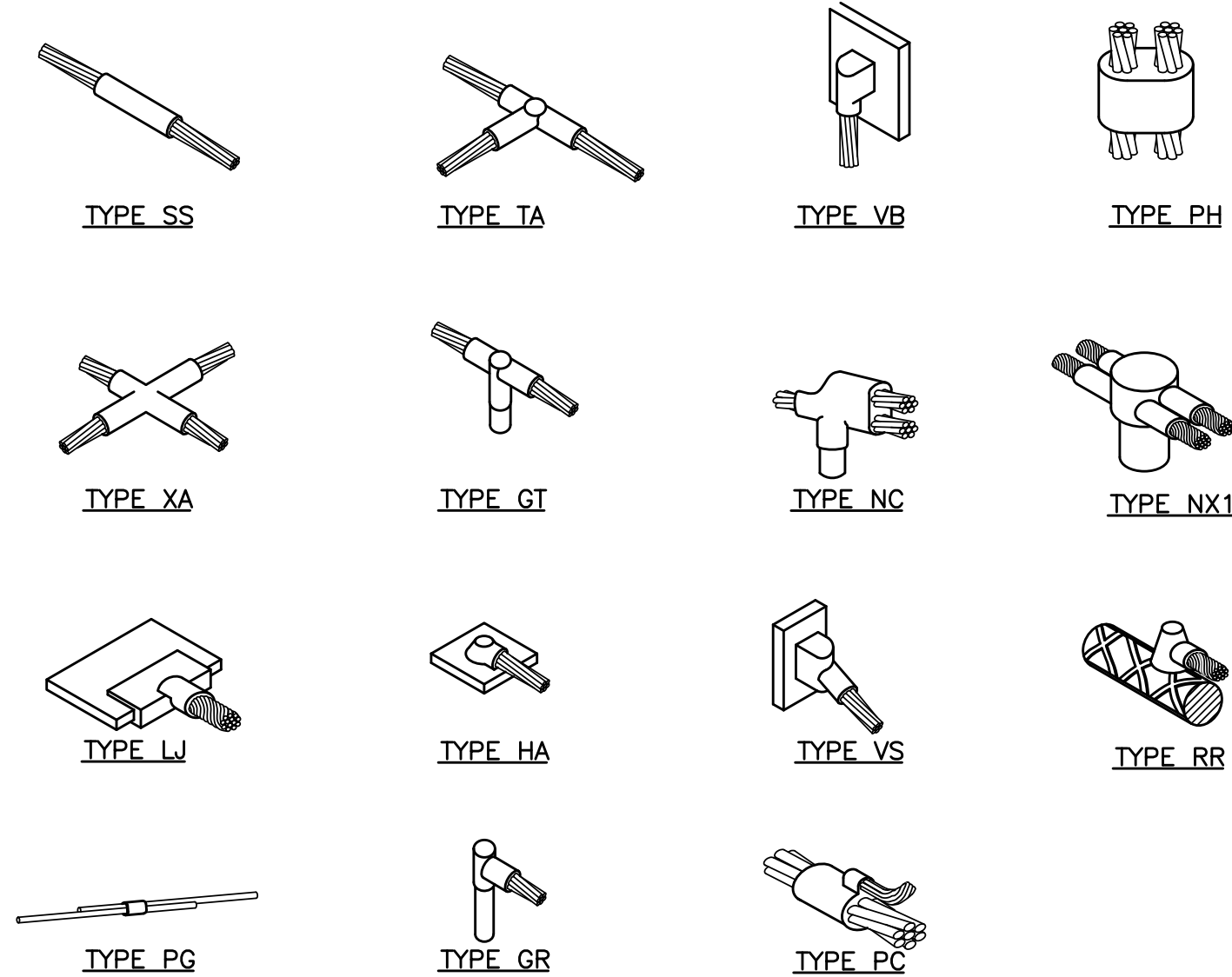
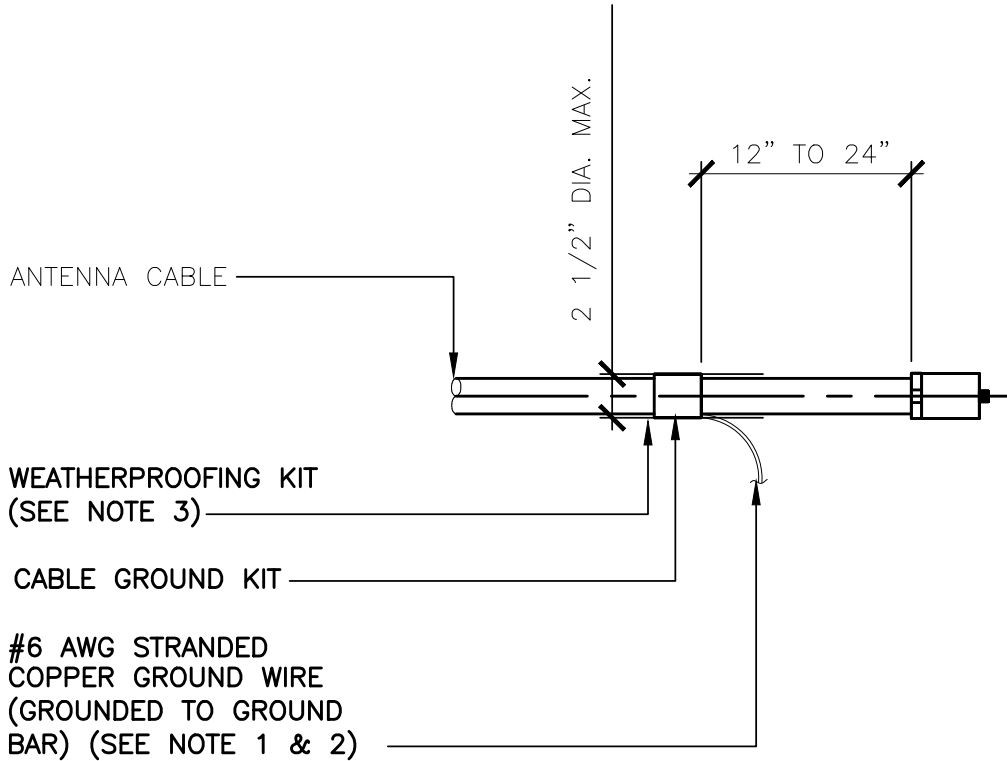
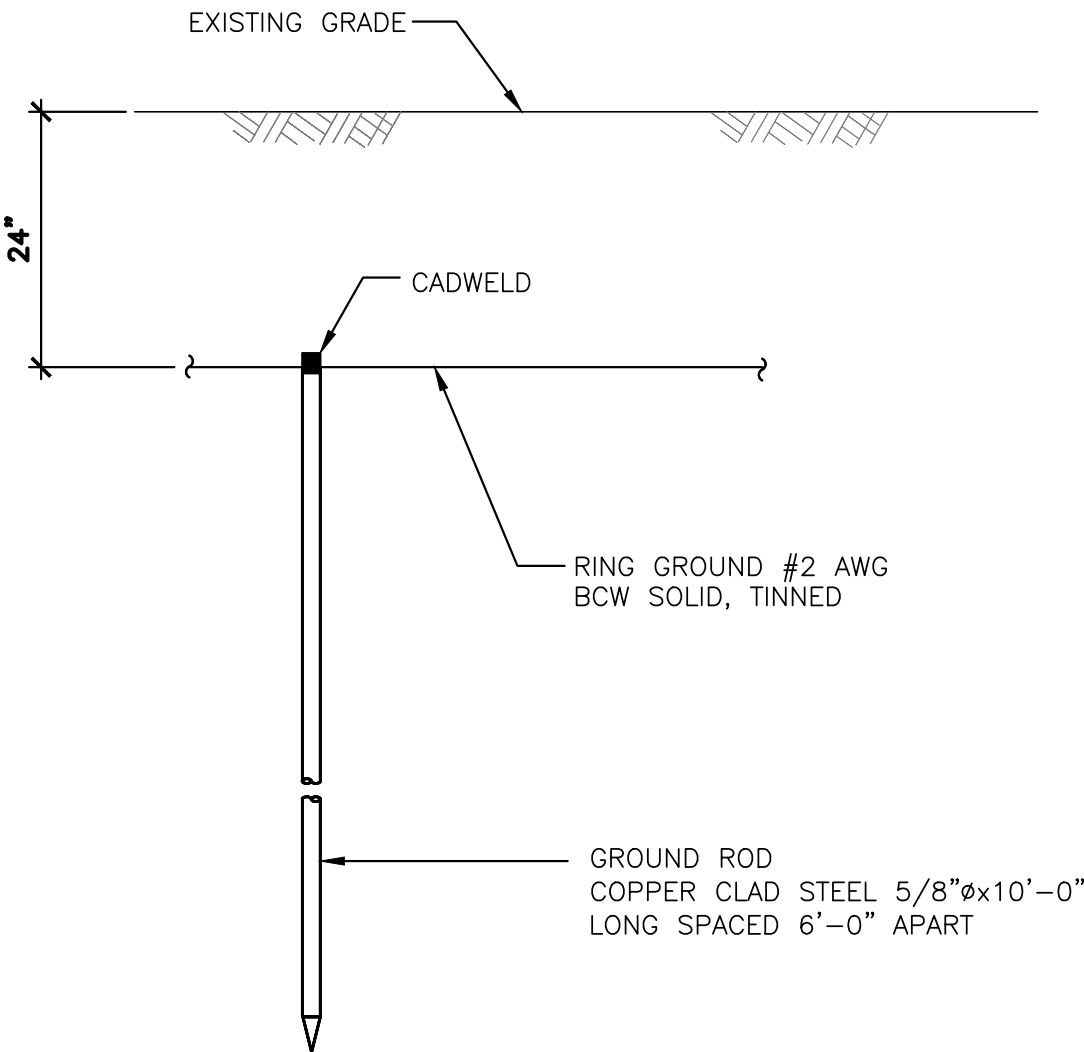
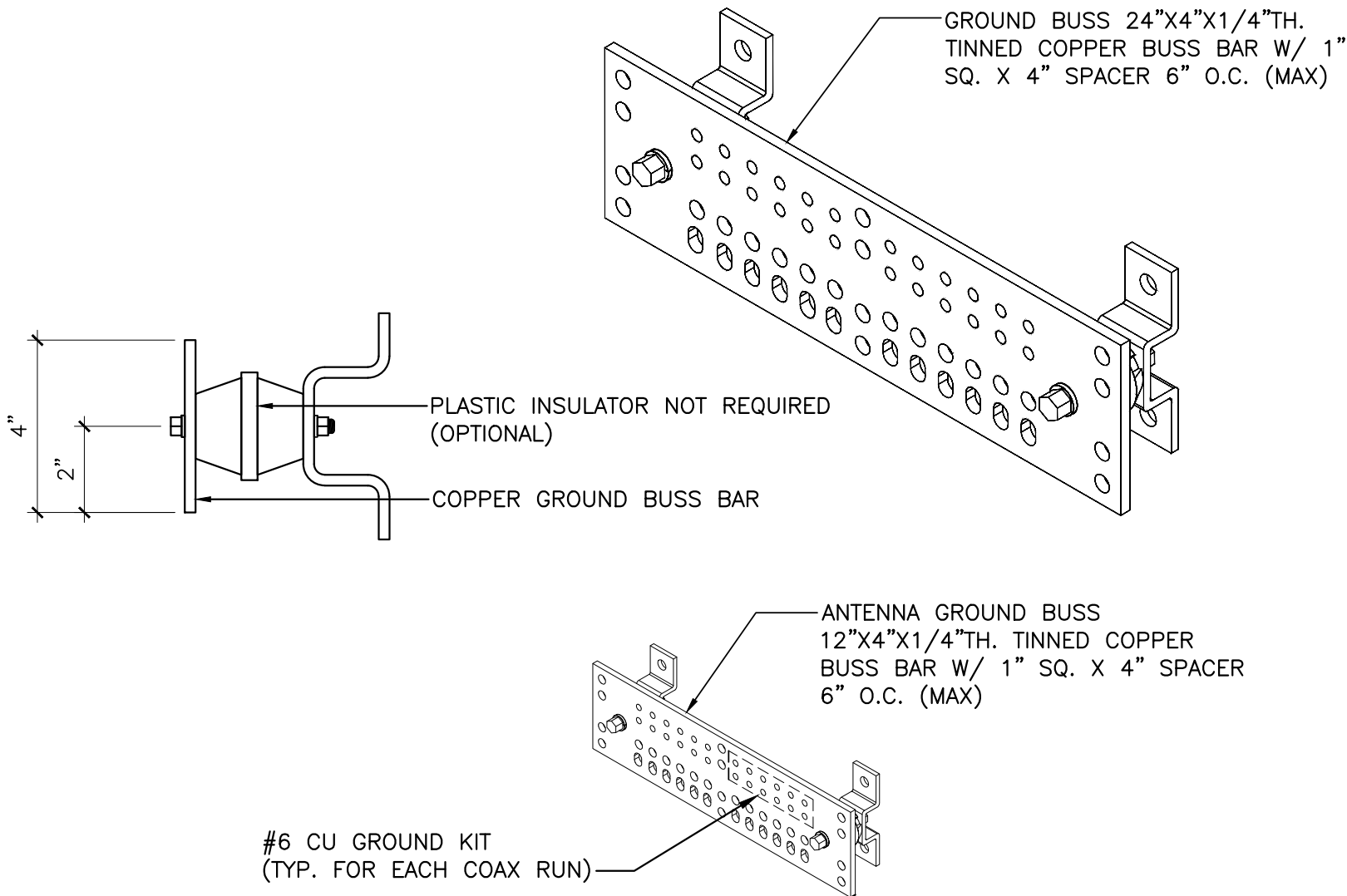
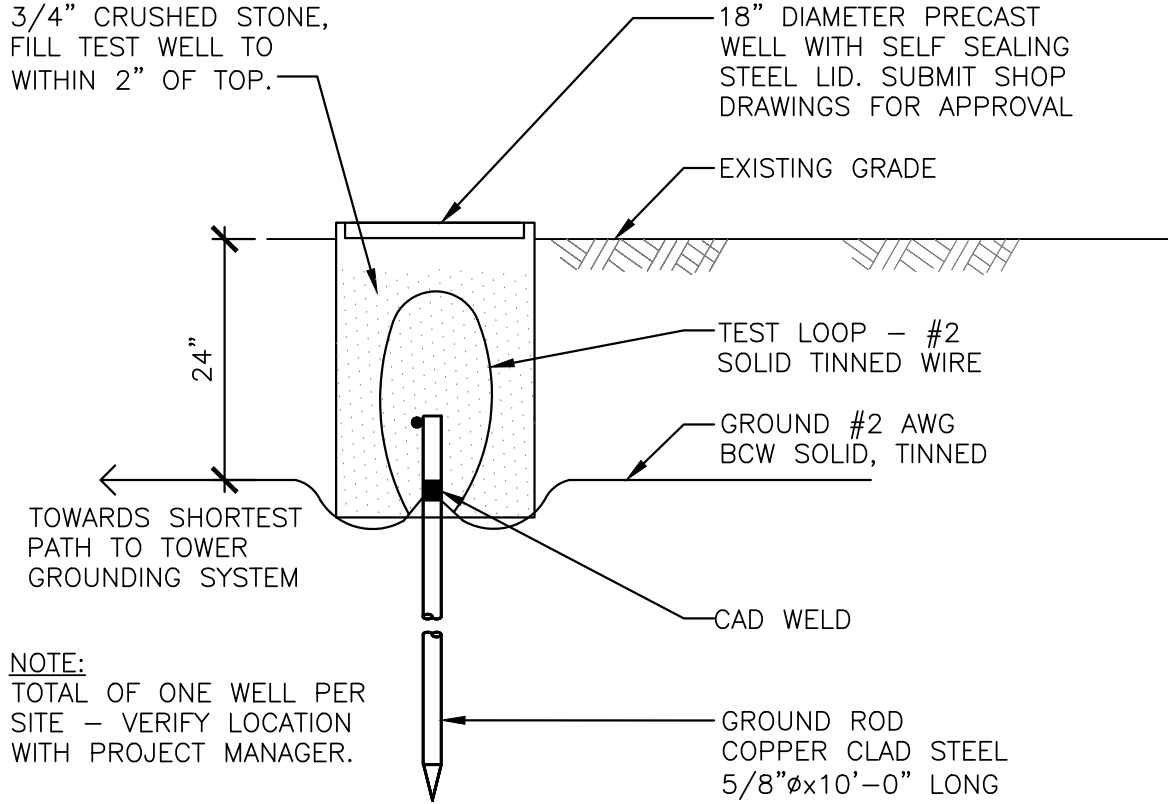
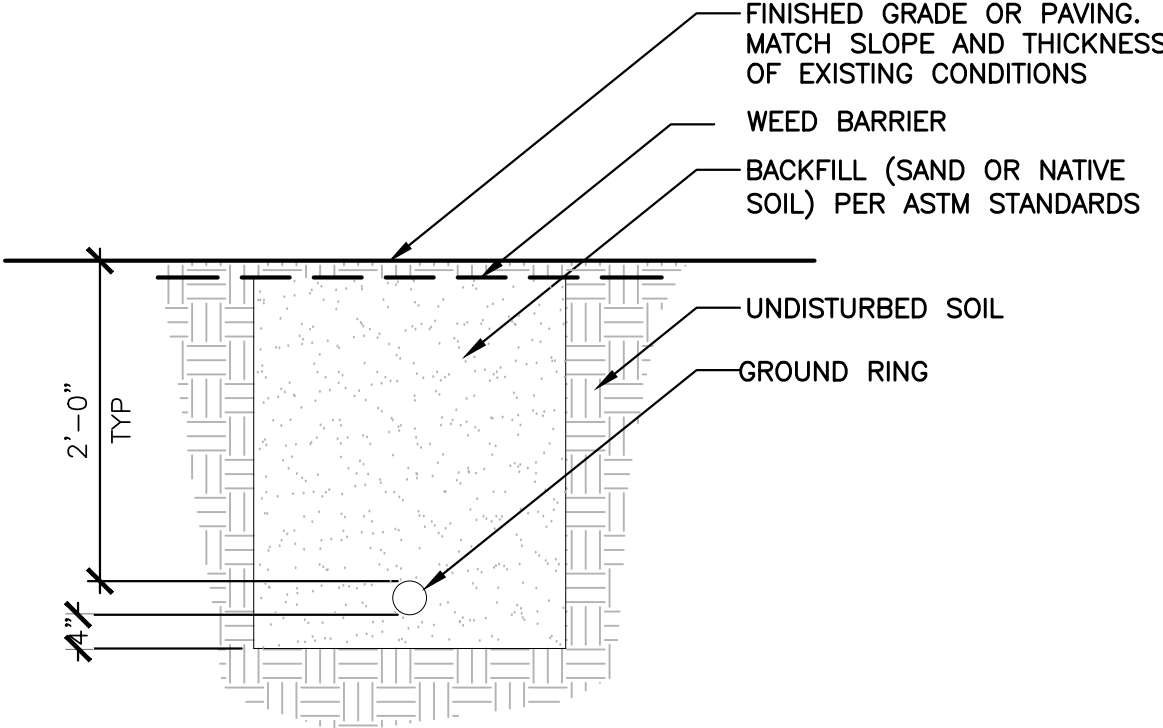
Attachment: Project Plans (3133 : AAE2021-0001: Monterey - T-Mobile (Amend UP-05-13))



IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
G-2



ELECTRIC NOTES:

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NEC AS WELL AS ALL APPLICABLE STATE & LOCAL CODES.
2. CONTRACTOR SHALL FURNISH & INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, & PERFORM ALL TRENCHING & BACKFILLING REQUIRED IN THE PLANS
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED & PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, & ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTER RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED W/ A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 MIN W/ TYPE XHHW, THWN, OR THHN INSULATION
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE & HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.

ELECTRICAL NOTES | 2

EXISTING PANELBOARD SCHEDULE				” A ”		LOCATION: H-FRAME	
				C.B. RATING		65,000 A.I.C.	
VOLTAGE: 120/240 V., 1Ø, 3 W.		MAINS: 200A		MOUNTING: SURFACE		TYPE: GE A.Q. OR EQUAL	
USE and/or AREA SERVED	C/B	CIR NO	LOAD ØA	ØB	CIR NO	C/B	USE and/or AREA SERVED
SURGE ARRESTER	60A	1	25 180		2	20A	GFCI
	2P	3		25 1920	4	20A	UNLISTED
RBS 6102	100A	5	6400		6	-	-
	2P	7		6400	8	-	-
BTS2	40A	9	-		10	-	-
	2P	11	-		12	-	-
-	-	13	-		14	-	-
-	-	15	-		16	-	-
-	-	17	-		18	-	-
-	-	19	-		20	-	-
-	-	21	-		22	-	-
-	-	23	-		24	-	-
TOTAL LOAD PER PHASE			6,605	8,345	14,950 VA ÷ 240V = 62.3 AMPS		

EXISTING PANEL SCHEDULE	3
-------------------------	---

NEW PANELBOARD SCHEDULE				" A "		LOCATION: H-FRAME	
				C.B. RATING		65,000 A.I.C.	
VOLTAGE: 120/240 V., 1Ø, 3 W.		MAINS: 200A		MOUNTING: SURFACE		TYPE: GE A.Q. OR EQUAL	
USE and/or AREA SERVED	C/B	CIR NO	LOAD ØA	ØB	CIR NO	C/B	USE and/or AREA SERVED
SURGE ARRESTER	60A	1	25 180		2	20A	GFCI
	2P	3		25 1920	4	20A	UNLISTED
RBS 6102	100A	5	6400 8640		6	100A	E6160
	2P	7		6400 8640	8	2P	
BTS2	40A	9	—		10	—	—
	2P	11	—	—	12	—	—
—	—	13	—	—	14	—	—
—	—	15	—	—	16	—	—
—	—	17	—	—	18	—	—
—	—	19	—	—	20	—	—
—	—	21	—	—	22	—	—
—	—	23	—	—	24	—	—
TOTAL LOAD PER PHASE			15,245	16,985	32,230 VA ÷ 240V = 134.3 AMPS		

NEW PANEL SCHEDULE 4

3.4.2 Fuse Recommendations for AC Input

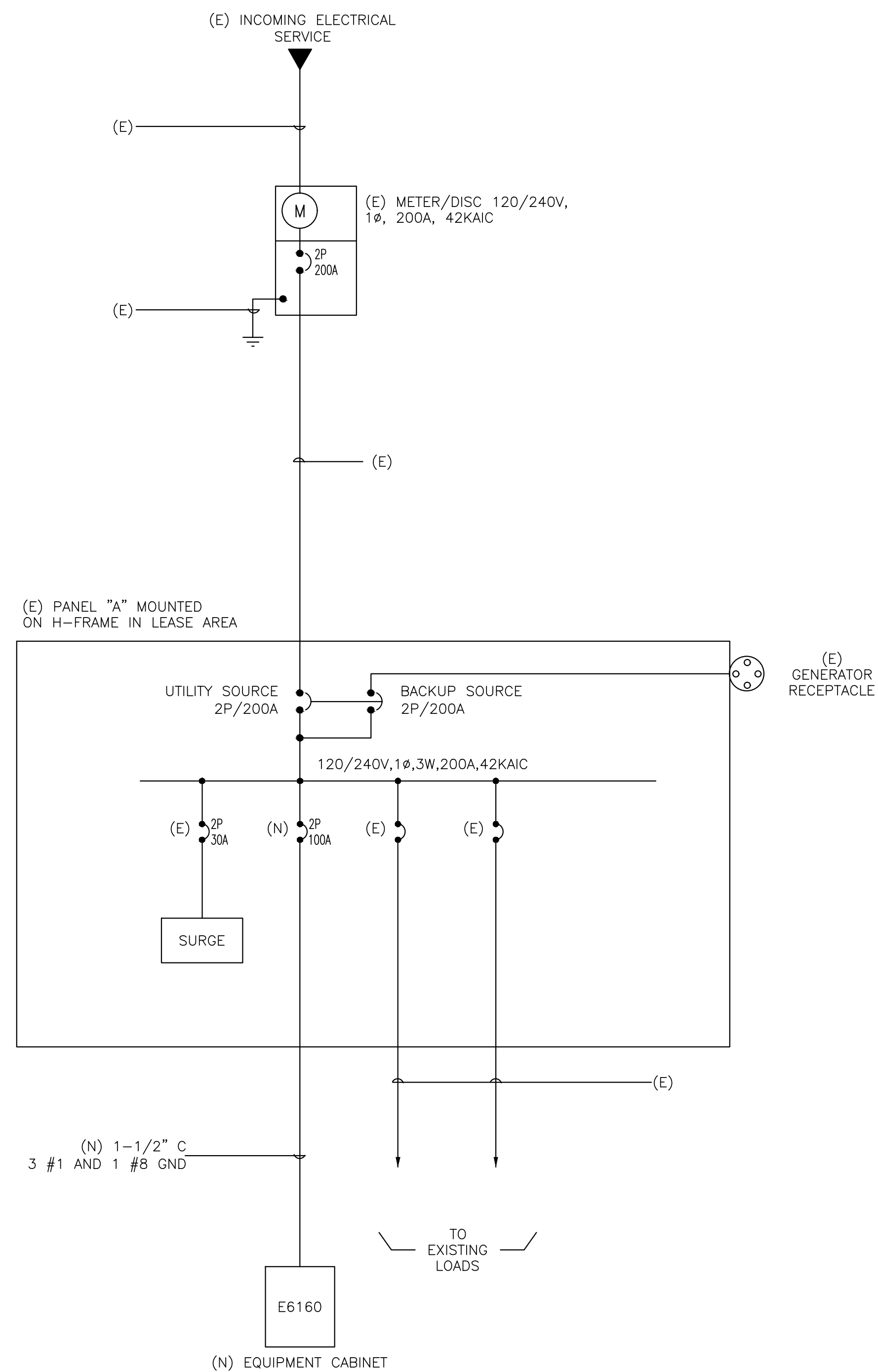
The table lists the recommended fuse values for different amount of installed rectifiers.

Table 7 Fuse for Split-Phase Feeding 2W + PE

Amount of Rectifiers	Input Current (A)	Recommended AC Fuses (A)
1	18	25
2	36	50
3	54	80
4	72	100
5	90	125
6	108	125
7	126	150
8	144	175
9	162	200

ELECTRIC LEGEND:

- | | |
|---|--------------------------|
|  | MECHANICAL INTERLINK |
|  | METER |
|  | CIRCUIT BREAKER |
|  | SERVICE GROUND |
|  | WIRED CONNECTION |
|  | TIMER SWITCH, WATERPROOF |
|  | OUTDOOR LIGHT |
|  | GFI OUTLET, WATERPROOF |



DRAWN BY:	SC
CHECKED BY:	CH

[illegible]

NOT FOR CONSTRUCTION UNLESS LABELED
AS CONSTRUCTION SET

A155 WRTOWERATMADRONE

SF14155A

18735 MADRONE PARKWAY
MORGAN HILL, CA 95037



IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER
THIS DOCUMENT

SHEET TITLE
ELECTRICAL SITE PLAN,
PANEL SCHEDULE & 1-LINE

SHEET NUMBER

E-1

ERICSSON 6160 CABINET, TABLE 7 4

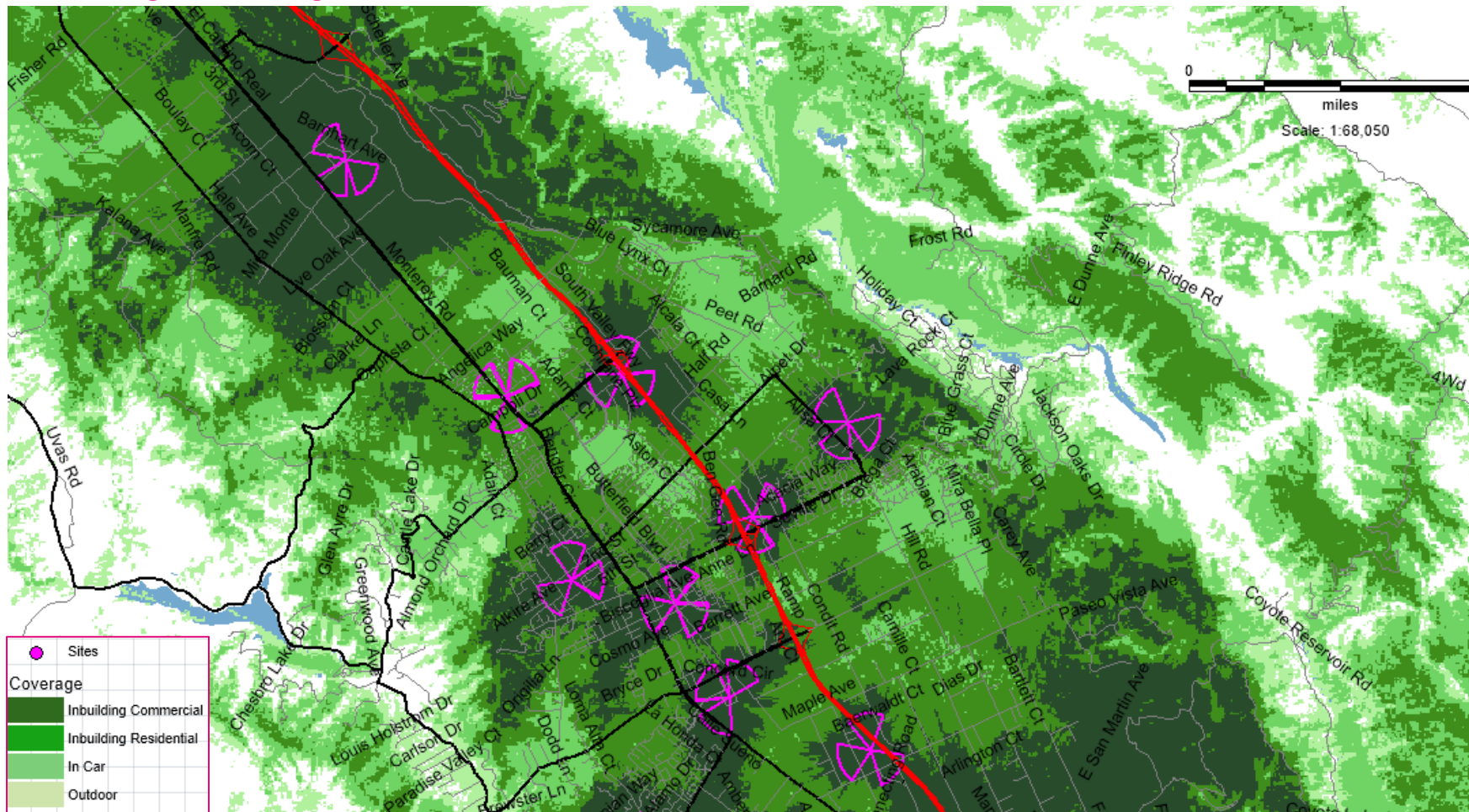
ONE LINE DIAGRAM	1
------------------	---

SF14155A – Coverage Plots

TMO RF Engineering

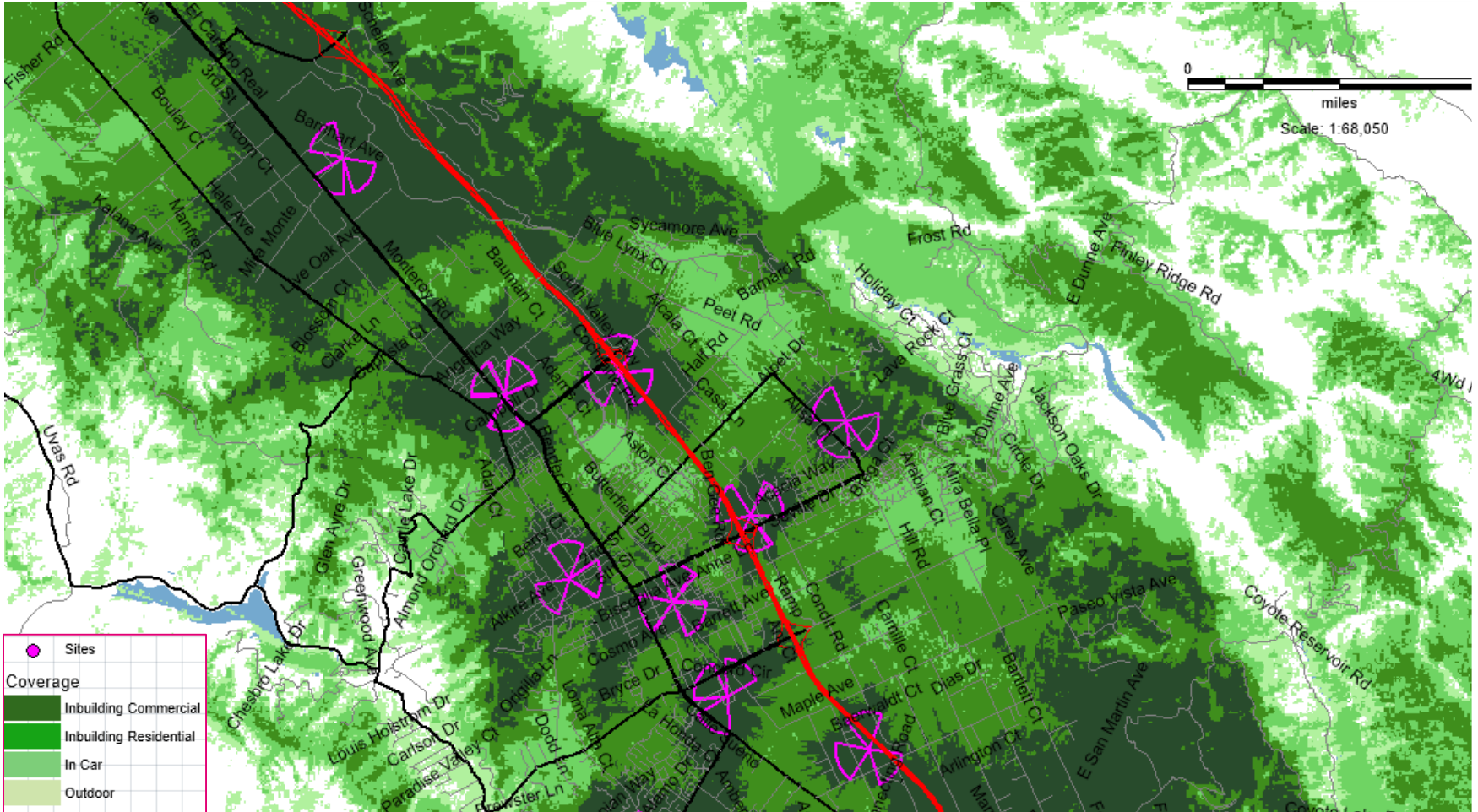
03/01/2021

Existing Coverage without site SF14155A



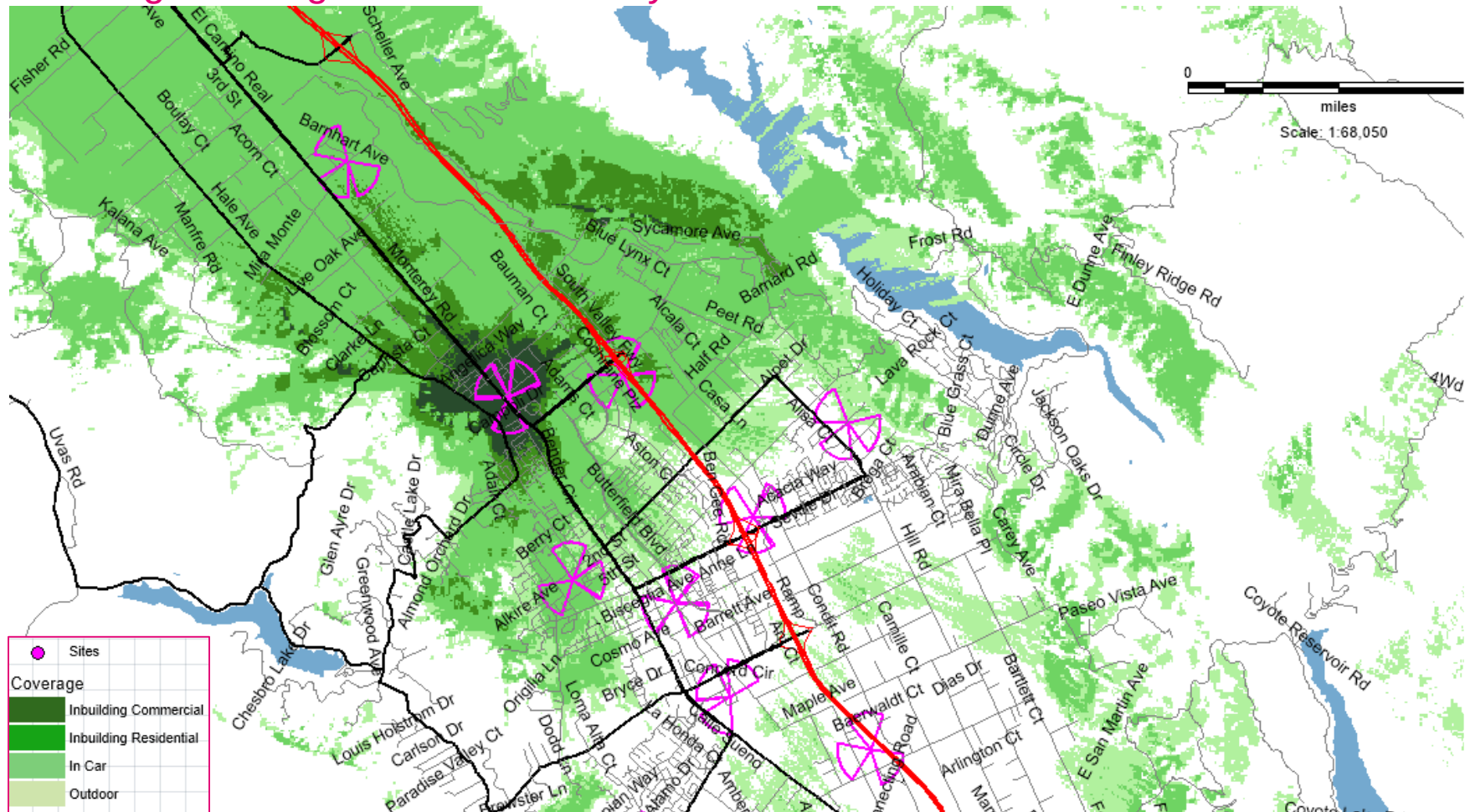
If Anchor is not completed this Morgan Hill Area will lack 5G coverage and a hole in the 2.5GHz network will be present for the foreseeable future, affecting 1450 users.

Existing Coverage along with site SF14155A

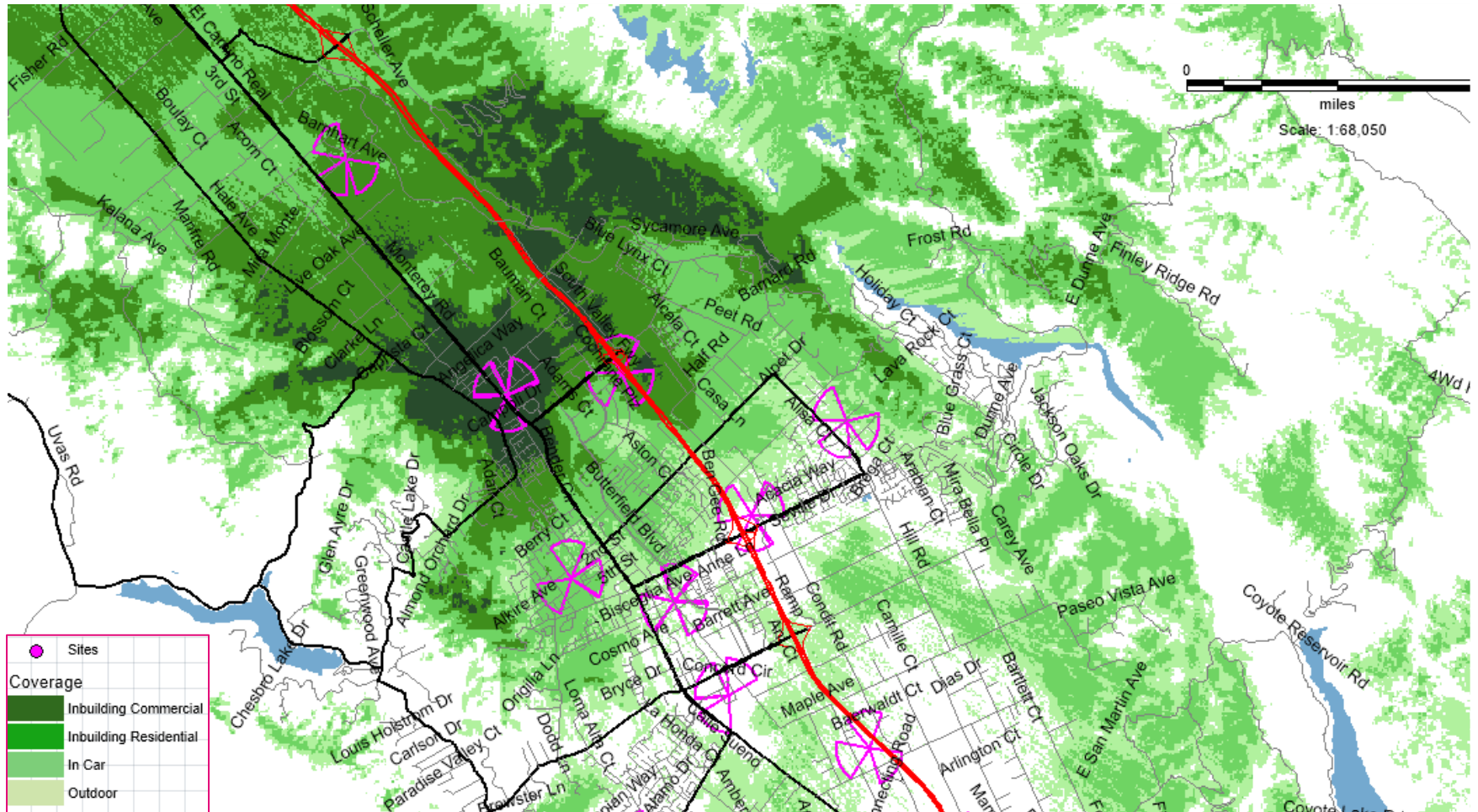


If this site is not built, a large area of Morgan Hill will lack 5G coverage and may begin to suffer from congestion in the future along with slow speeds

Existing Coverage – SF14155A only



Anchor Coverage – SF14155A only



Attachment: Coverage Plots (3133 : AAE2021-0001: Monterey - T-Mobile (Amend UP-05-

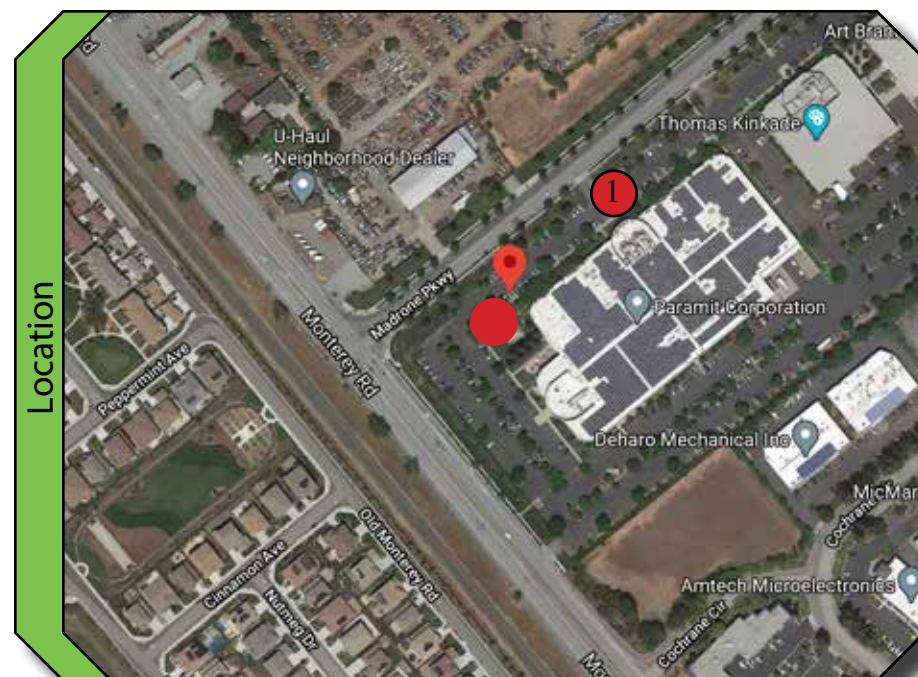


SF14155A - ANCHOR

18960 MADRONE PARKWAY
MORGAN HILL, CA 95037



View 1 of 2



OCTOBER 15, 2020

Prepared by: ZLN

Packet Pg. 83

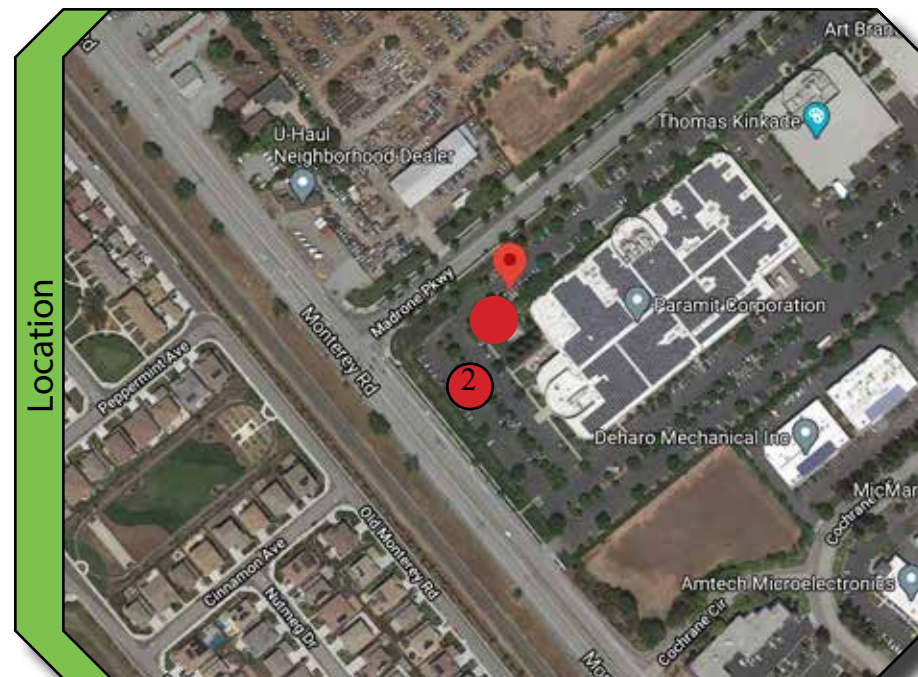


SF14155A - ANCHOR

18960 MADRONE PARKWAY
MORGAN HILL, CA 95037



View 2 of 2



Attachment: Photosimulations (3133 : AAE2021-0001: Monterey - T-Mobile (Amend UP-05-13))

OCTOBER 15, 2020

Prepared by: ZLN

**T-Mobile West LLC • Base Station No. SF14155A
18735 Madrone Parkway • Morgan Hill, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by T-Mobile West LLC, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. SF14155A) located at 18735 Madrone Parkway in Morgan Hill, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

T-Mobile proposes to replace some of its directional panel antennas on the tall water tank sited near 18735 Madrone Parkway in Morgan Hill. The proposed operation will, together with the existing base stations at the site, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550 MHz	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0



**T-Mobile West LLC • Base Station No. SF14155A
18735 Madrone Parkway • Morgan Hill, California**

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.

Site and Facility Description

Based upon information provided by T-Mobile, including construction drawings by SureSite Consulting Group, LLC., dated September 29, 2020, that carrier presently has six directional panel antennas installed on the 120-foot water tank sited to the west of the one-story office building located at 18735 Madrone Parkway in Morgan Hill. It is proposed to remove three of its existing antennas and to install six Ericsson directional panel antennas – three Model AIR32 and three Model AIR6449 – next to the remaining three RFS Model APXVARR24_43-U-NA20. The nine antennas would employ up to 11° downtilt, would be mounted at an effective height of about 78 feet above ground, and would be oriented in groups of three toward 40°T, 180°T, and 300°T. The maximum effective radiated power in any direction would be 60,610 watts, representing simultaneous operation at 42,900 watts for BRS, 4,400 watts for AWS, 10,080 watts for PCS, 1,690 watts for 700 MHz, and 1,540 watts for 600 MHz.



**T-Mobile West LLC • Base Station No. SF14155A
18735 Madrone Parkway • Morgan Hill, California**

Presently located on the tower are similar antennas for use by Sprint and by Verizon Wireless. For the limited purpose of this study, the transmitting facilities of those carriers are assumed to be as follows:

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Height
Sprint	BRS	4,200 watts	KMW ET-X-WM-18-65-8P	6°	97½ ft
	PCS	3,500	KMW ET-X-TS-70-15-62-18	6	97½
	SMR	800	KMW ET-X-TS-70-15-62-18	6	97½
Verizon	AWS	11,800	CommScope NHH-65B	2	78
	PCS	5,300	CommScope NHH-65B	2	78
	Cellular	2,800	CommScope NHH-65B	2	78
	700 MHz	2,800	CommScope NHH-65B	2	78

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed T-Mobile operation by itself is calculated to be 0.12 mW/cm², which is 12% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of all three carriers, is 13% of the public exposure limit. The maximum calculated cumulative level at any nearby building* is 17% of the public limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

Recommended Mitigation Measures

Due to their mounting locations and height, the T-Mobile antennas would not be accessible to unauthorized persons, and so no measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the water tank, including employees and contractors of the wireless carriers and of the property owner. No access within 31 feet directly in front of the T-Mobile antennas themselves, such as might occur during certain maintenance activities, should be allowed while the pertinent antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs† be posted at the antennas and/or on the water tank below the antennas, readily visible from any angle of approach to persons who might need to work within that distance. Similar measures should already be in place for the other carriers at the site; applicable mitigations for those carriers have not been determined as part of this study.

* Located at least 45 feet away, based on photographs from Google Maps.

† Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.



T-Mobile West LLC • Base Station No. SF14155A
18735 Madrone Parkway • Morgan Hill, California

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the proposed operation of the T-Mobile West LLC base station located at 18735 Madrone Parkway in Morgan Hill, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2021. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett
 William F. Hammett, P.E.
 707/996-5200

October 19, 2020

Attachment: RF EME Compliance Report (3133 : AAE2021-0001: Monterey - T-Mobile (Amend UP-05-13))

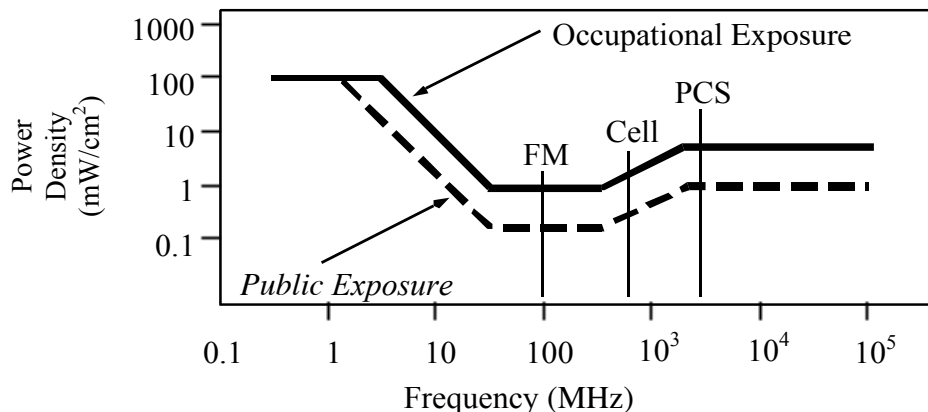


FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has incorporated those formulas in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of antenna, in degrees,

P_{net} = net power input to antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = three-dimensional relative field factor toward point of calculation, and

D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula is used in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program also allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.

Notice of Exemption

To: County Clerk
County of: Santa Clara
70 West Hedding Street, 1st Floor
San Jose, CA 95110

From: (Public Agency): City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Project Title: AAE2021-0001: Monterey – T-Mobile

Project Applicant: Trish Alexander – Sure Site Consulting (for T-Mobile)

Project Location - Specific:

The project site is at an existing water tank and wireless telecommunication facility on the southeast corner of Monterey Road and Madrone Parkway or 18735 Madrone Parkway in the City of Morgan Hill, California. The site is identified by Assessor's Parcel Number (APN) 726-35-026.

Project Location - City: Morgan Hill Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would remove or relocate to install up to nine (9) panel antennas on the existing telecommunication facility and water tank. In addition, associated telecommunication equipment would be either replaced, relocated, or installed such as B25 radios, baseband submodules, batteries, and hybrid cabling system. The ground equipment will require the installation of two new cabinets, one for the submodules and the other for the batteries. The cabinets will be located inside the existing T-Mobile enclosure, inside the existing telecommunication facility footprint. The proposed project would be consistent with the General Plan land use and zoning designations for the site and is the preferred location for the project since it is an existing telecommunication facility on a non-residential property according to the City's Zoning Ordinance (MHMC 18.93.070-C.1). Approval of the proposed project would require issuance of a building permit.

Name of Public Agency Approving Project: City of Morgan Hill

Name of Person or Agency Carrying Out Project: Sure Site/T-Mobile

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State code number: Section 15301, Class 1

Reasons why project is exempt:

The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the First Amendment. This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to an existing communication site. The project will remove, replace, and install up to nine panel antennas on an existing water tank currently being used as a telecommunication facility for several different carriers. This addition will result in the installation of two new equipment cabinets within an existing enclosure. The height and overall footprint of the facility will not change and is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines. Therefore, the proposed project would be considered exempt under CEQA Guidelines Section 15301, Class 1.

Lead Agency

Contact Person: Joey Dinh, Associate Planner, City of Morgan Hill Development Services Department

Area Code/Telephone/Extension: (408) 310-4676

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____
☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Date Received for filing at OPR: _____

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



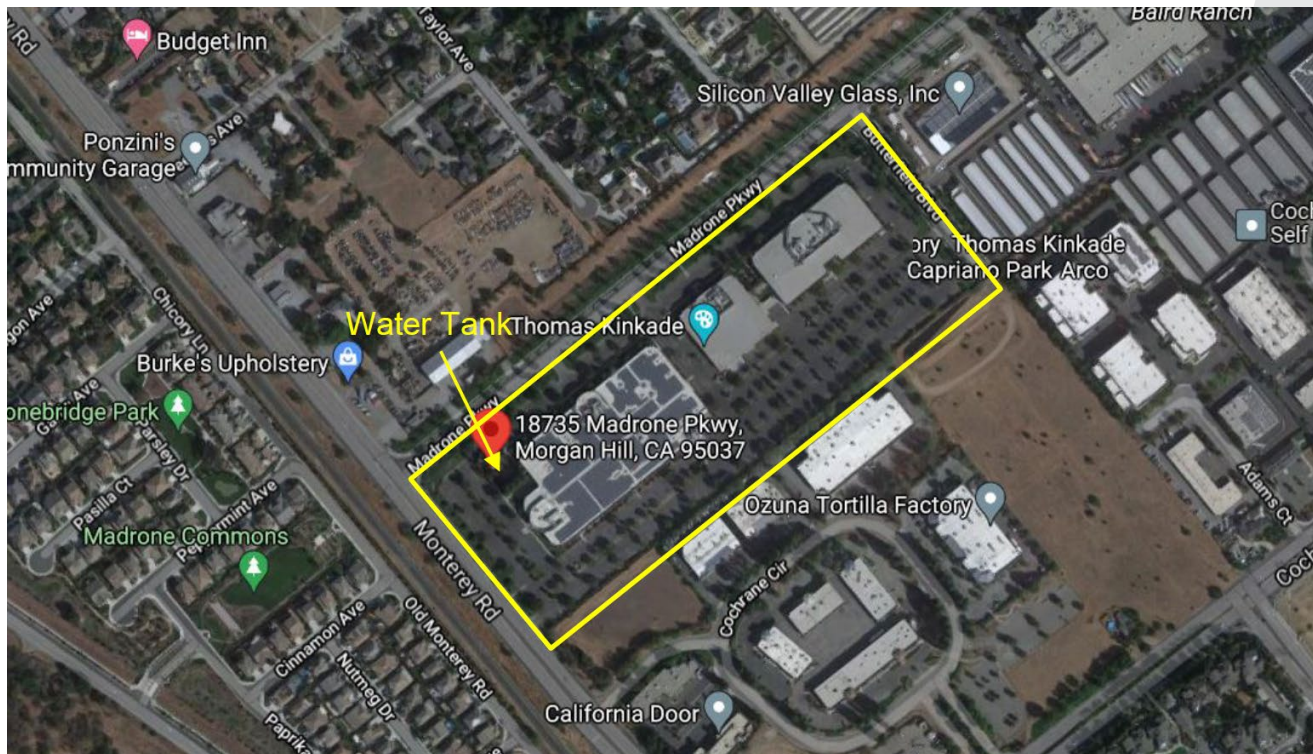
AAE2021-0001: Monterey – T-Mobile



Monterey – T-Mobile

Request

Amended Conditional Use Permit (UP-05-13) to allow up to nine antennas, six equipment cabinets, and associated equipment at an existing telecommunication facility.



Monterey – T-Mobile

3.10



Attachment: 03 Staff Presentation (Monterey - T-Mobile) (3133 : AAE2021-0001: Monterey -

Monterey – T-Mobile

Scope of Work

On Tower:

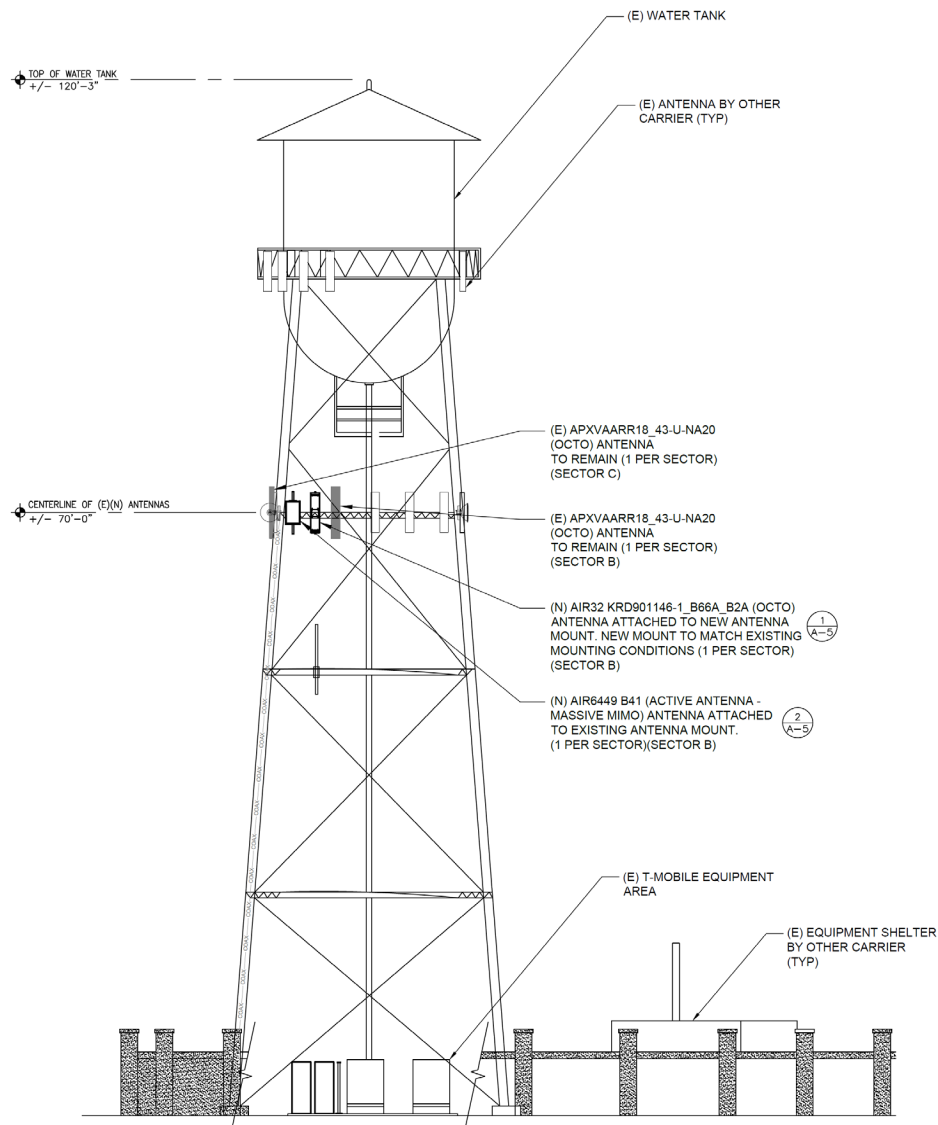
- Remove (3) existing antennas
- Remove (6) existing amplifiers
- Remove (6) existing equipment radios
- Install (6) new antennas
- Install (3) equipment radios

On Ground:

- Install (1) new equipment cabinet for baseband submodules
- Install (1) new equipment battery cabinet
- Install (1) new hybrid cabling system

Monterey – T-Mobile

3.10



Attachment: 03 Staff Presentation (Monterey - T-Mobile) (3133 : AAE2021-0001: Monterey -

Attachment: 03 Staff Presentation (Monterey - T-Mobile) (3133 : AAE2021-0001: Monterey -



Monterey – T-Mobile

General Plan

INFRASTRUCTURE TO SUPPORT BUSINESS GOAL ED-9 Public and private infrastructure that helps make Morgan Hill a competitive business location.

Policy ED-9.1 Robust Telecommunications.

TELECOMMUNICATIONS GOAL SSI-18 State-of-the-art telecommunication services for all segments of the community to foster fiscal and environmental sustainability, support an innovative economy, and meet the needs of the community.

Policy SSI-18.1 Access and Availability.

Policy SSI-18.2 Telecommunications Marketplace Competition.

Policy SSI-18.3 Retrofitting. technologies, as feasible.

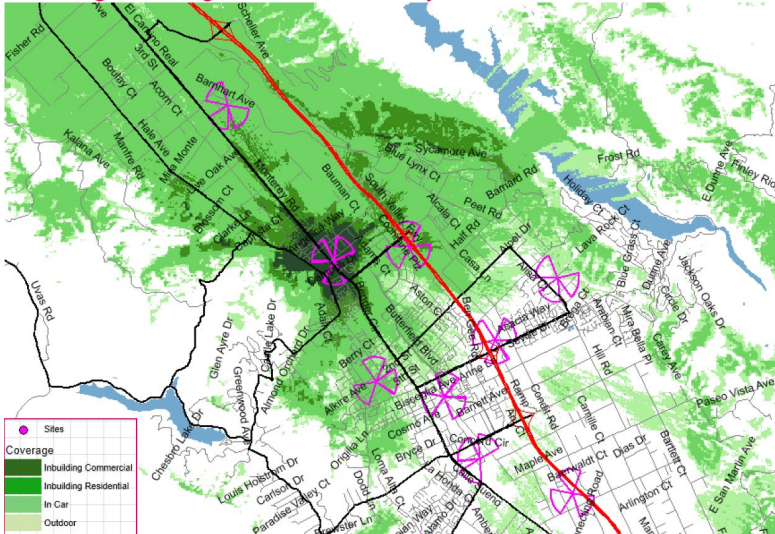
Policy SSI-18.4 Telecommunication Planning.

Policy SSI-18.5 Collocation of Telecommunication Facilities.

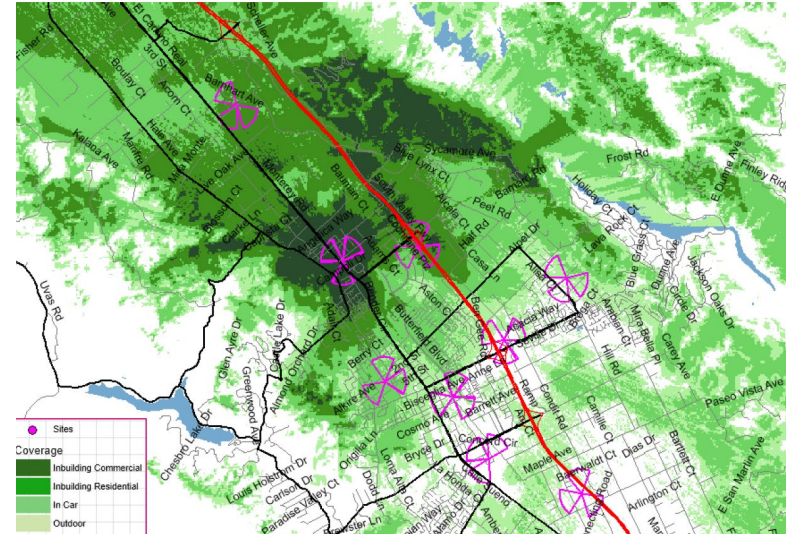
Monterey – T-Mobile

Propagation Maps

Existing Coverage – SF14155A only



Anchor Coverage – SF-14155A only



Monterey – T-Mobile

Zoning Ordinance

Preferred Location

- Upgrading existing facilities outside ROW
- Non-residential parcel (IL/PD)
- Over 350 feet away from neighboring residential

Development Standards

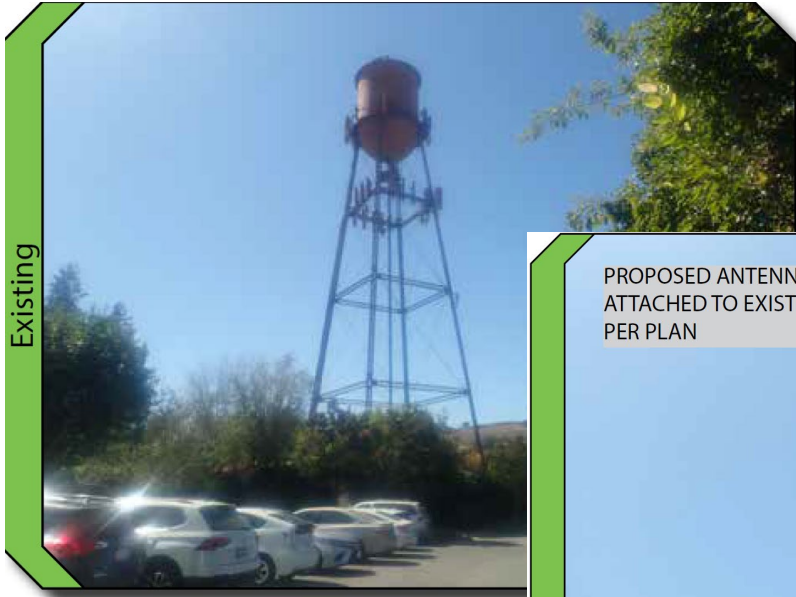
- No changes to setbacks or height
- New antennas & equipment will be concealed with matching paint color or located within equipment shelter

Monterey – T-Mobile

3.10



Existing



Proposed

PROPOSED ANTENNA/EQUIPMENT
ATTACHED TO EXISTING WATER TANK
PER PLAN



Attachment: 03 Staff Presentation (Monterey - T-Mobile) (3133 : AAE2021-0001: Monterey -

Monterey – T-Mobile

Findings

Conditional Use Permit

- The proposed use is allowed in the applicable district.
- The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council
- The site is suitable and adequate for the proposed use.
- The location size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.

Monterey – T-Mobile

Findings

Conditional Use Permit – continued

- The proposed use will not be detrimental to the public health, safety, and welfare
- The proposed use would not have a substantial adverse effect on traffic circulation and on the planned capacity of the street system.
- The proposed use is properly located within the city and adequately served by the existing a planned services and infrastructure.

Monterey – T-Mobile

CEQA

Categorically Exempt pursuant to Section
15301 Class 1 (Existing Facilities)

Monterey – T-Mobile

Recommendations

- Open/close public hearing; and
- Adopt a Resolution approving the amendment to Conditional Use Permit (UP-05-13) to allow up to nine antennas, six equipment cabinets, and associated equipment at an existing telecommunication facility.

Questions?

