



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

April 8, 2019

6:00 p.m.

**Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670**

**Ralph Aranda, Chairperson
Frank Ybarra, Vice Chairperson
Ken Arnold, Commissioner
Francis Carbajal, Commissioner
Gabriel Jimenez, Commissioner**

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Aranda, Arnold, Carbajal, Jimenez, and Ybarra.

4. ORAL COMMUNICATIONS

This is the time for public comment on any matter that is not on today's agenda. Anyone wishing to speak on an agenda item is asked to please comment at the time the item is considered by the Planning Commission.

5. MINUTES

Approval of the minutes for the March 11, 2019 Planning Commission meeting

6. PUBLIC HEARING – Continued from the March 11, 2019 meeting

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 496-5

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 496, an existing 60'-tall monopole located at 10400 Orr & Day Road (APN: 8008-010-907) in the PF, Public Facilities, Zone.
(American Tower Corporation)

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 790

A request for equipment upgrades and a ten-year approval of an existing rooftop Wireless Telecommunications Facility located at 12717 Marquardt Avenue (APN: 8044-003-016) in the M-2 Heavy Manufacturing Zone.
(Jeremy Siegel of EWA for AT&T)

8. PUBLIC HEARING

Categorically Exempt –CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 799

A request for a ten-year approval of an existing stealth rooftop wireless telecommunications facility located at 12658 Cisneros Lane (APN: 8005-019-029) in the M-2, Heavy Manufacturing Zone. (J5 Infrastructure Partners)

9. PUBLIC HEARING

General Rule Exemption - CEQA Guidelines Section 15061(b)(3)

Resolution 120-2019 - Wireless Design Guidelines

A request to adopt wireless design guidelines to establish a set of regulations and standards for the design and installation of wireless telecommunications facilities in all areas within the city. The proposed design guidelines apply to the City generally.

10. CONSENT ITEMS

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Conditional Use Permit Case No. 638-4

A compliance review to allow the continued operation and maintenance of a recycling/collection facility within the parking lot area of the Santa Fe Springs Marketplace, located at 7902 Norwalk Boulevard (APN: 8176-017-030), in the C-4, Community Commercial Zone. (Brian Jackson for rePlanet)

B. CONSENT ITEM

Conditional Use Permit Case No. 693-3

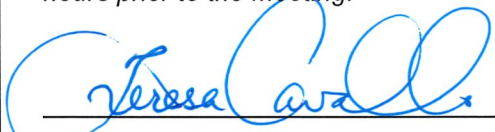
A compliance review to allow the continued operation and maintenance of a meat processing facility at 13538 Imperial Highway – Unit B and 13540 Imperial Highway – Unit C, in the M-2 BP (APN: 8044-002-013), Heavy Manufacturing-Buffer Parking Zone. (Roman Rodriguez, Paloma Mexican Food Corps)

11. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

12. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; 1) City Hall, 11710 Telegraph Road; 2) City Library, 11700 Telegraph Road; and 3) Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Planning Secretary

April 4, 2019

Date



APPROVED:

MINUTES OF THE ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

March 11, 2019

1. CALL TO ORDER

Chairperson Aranda called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Aranda called upon Planning Commissioner Arnold to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present: Chairperson Aranda
Commissioner Arnold
Commissioner Carbajal
Commissioner Jimenez
Commissioner Ybarra

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Luis Collazo, Code Enforcement
Noe Negrete, Director of Public Works
Robert Garcia, Public Works Manager

Members absent: None

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the November 19, 2018, December 10, 2018 and February 12, 2019 Planning Commission meetings

It was moved by Commissioner Arnold, seconded by Commissioner Ybarra to approve the minutes of November 19, 2018, the minutes of December 10, 2018, and the minutes of February 12, 2019 as submitted, with the following vote:

Ayes: Aranda, Arnold, Carbajal, Jimenez, and Ybarra
Nays: None
Absent: None

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 496-5

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 496-5 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 496-5, subject to the conditions of approval as contained within Resolution No. 118-2019; and
- Adopt Resolution No. 118-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 6 before the Planning Commission. Present in the audience was David Allen, representative for applicant American Tower.

Commissioner Ybarra inquired why this monopole was not disguised as a palm tree or another type of vegetation. Planning Consultant Laurel Reimer replied that the City's cell tower standards does not call for such with an existing cell tower. Director of Planning Wayne Morrell also indicated that when this cell tower was approved the City's cell tower standards consisted of one page, which has since changed.

A discussion ensued regarding the guidelines, the possibility of doing a drop and swap for this monopole.

Chair Aranda called upon the Commissioners for questions and/or comments.

Chair Aranda opened the Public Hearing at 6:18 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. The Applicant's Representative David Allen, approached the podium and indicated that the applicant agrees with the Conditions of Approval and spoke about the possibility of concealing the monopole but would need to confirm with his engineering team regarding stealth requirements and maintaining the same level of service.

A discussion ensued about concealing the monopole and adding a condition of approval to stealth the monopole.

City Attorney Richard Adams indicated that there are a number of legal matters to review under Federal Laws. Mr. Adams further stated that if the Planning Commission would like to review the stealth matter further they will need to continue this item.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 6:27 p.m. and requested a motion and second for Item No. 6.

Commissioner Ybarra requested that Item 6 be continued to the April 8, 2019 Planning Commission to discuss stealth of the monopole, the associated costs and the engineering requirements.

City Attorney Richard Adams advised Planning Chair Ralph Aranda to reopen the Public Hearing at 6:28 p.m. to continue Item 6 so that it would not have to be re-noticed.

Representative David Allen agreed with continuing Item No. 6 and returning back to the Planning Commission to address their requests.

It was moved by Commissioner Ybarra, seconded by Commissioner Arnold to continue Conditional Use Permit Case No. 496-5 to the April 8, 2019 Planning Commission meeting, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, and Ybarra
Nays: Carbajal
Absent: None

City Attorney Richard L. Adams, II read the City's appeal process.

7. PUBLIC HEARING

Adoption of Mitigated Negative Declaration Development Plan Approval Case No. 946

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Development Plan Approval Case No. 946 and, thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in

- conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's request meets the criteria set forth in §155.739 of the Zoning Regulations, for the granting of a Development Plan Approval; and
 - Approve and adopt the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program which, based on the findings of the Initial Study, indicates that there is no substantial evidence that the proposed project will have a significant adverse effect on the environment; and
 - Approve Development Plan Approval Case No. 946, subject to the conditions of approval as contained within Resolution 117-2019; and
 - Adopt Resolution No. 117-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Laurel Reimer to present Item No. 7 before the Planning Commission. Present in the audience was the applicant, Ed Fineman and the applicant's representatives Jeremy Krout, Konnie Dobrevva, Meghan Macias, and Andrea Arcilla of EPD and Architect Mike Gill of RGA.

Planning Consultant Laurel Reimer distributed a comment letter received from Stephan Wandel of Golden Springs Development along with a response letter from the Applicant to the Planning Commissioners.

Chair Aranda called upon the Commissioners for questions and/or comments.

Commissioner Carbajal was concerned about the environmental and traffic impact on the surrounding area. Commissioner Carbajal was also concerned about the unknown end user. Planning Consultant Laurel Reimer replied that depending on the end user they may have to come before the Planning Commission for approval and may have to provide environmental and traffic analysis for their use.

Commissioner Arnold commented if there was an estimate of the number of employees being employed at this facility and the total of parking stalls being provided. Planning Consultant Laurel Reimer replied that an employee count would be determined by the end user and 193 parking stalls are being provided.

Chair Aranda inquired about the type of wall division between the high school and property. Ms. Reimer replied that currently a chain link fence divides the two properties but that an 8 foot concrete wall would be constructed.

Chair Aranda opened the Public Hearing at 6:50 p.m. and asked if the Applicant would like to approach the podium to address the Planning Commission. Jeremy Krout approached the podium to address the Planning Commissioners. Mr. Krout thanked staff for their efforts and the Planning Commission for their time. Mr. Krout addressed the comments received from the letter by Stephan Wandel of Golden Springs Development.

Stephan Wandel of Golden Springs Development approached the podium opposing the project and reiterated the comments stated within his letter distributed to the Planning Commissioners.

Traffic Consultant Konnie Dobрева approached the podium to address everyone's concerns regarding the traffic analysis. Ms. Dobрева commented that there was substantial evidence to support the traffic analysis provided and that a historical base line was used, as a reference point, which was backed by technical studies based on the buildings square footage.

Traffic Engineer Ms. Macias mentioned the signalized intersection at the end of the cul-de-sac would alleviate some of the traffic flow and how the traffic calculations were calculated.

A discussion ensued regarding the requirements for a CUP for a future use at this location and peak traffic hours and trips.

There being no one further wishing to speak and having no further questions, Chair Aranda closed the Public Hearing at 7:12 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Ybarra, seconded by Chair Aranda to approve Development Plan Approval Case No. 946, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Carbajal, Jimenez, and Ybarra
Nayes: Arnold
Absent: None

City Attorney Richard L. Adams, II read the City's appeal process.

NEW BUSINESS

8. NEW BUSINESS

Categorically Exempt - CEQA Guidelines Section 15061(b)(3)
2018 General Plan Housing Element Annual Progress Reports

Recommendation: That the Planning Commission:

- Find and determine that the Annual Progress Report is exempt from The California Environmental Quality Act (CEQA), pursuant to Section 15061(b) (3) of the CEQA Guidelines. The 2018 Annual Report was assessed in accordance with the authority and criteria contained in CEQA and the State CEQA Guidelines. It can be seen with certainty that there is no possibility that the report may have a significant effect on the environment. The report does not authorize construction and any future development proposed pursuant to the programs in the City's housing element will require separate environmental analysis when details of those proposals are known.
- Recommend that the City Council authorize staff to forward the 2018 General Plan Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

Chair Aranda called upon City Housing Consultant Karen Warner to present Item No. 8

before the Planning Commission.

Chair Aranda thanked Housing Consultant Karen Warner for her Housing Presentation.

Chair Aranda called upon the Commissioners for questions and/or comments. There being no questions and/or comments, Chair Aranda requested a motion and second for Item No. 8.

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve 2018 General Plan Housing Element Annual Progress Reports, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nays: None

Absent: None

9. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15303, Class 3

Modification Permit Case No. 1312

Recommendation: That the Planning Commission:

- Find that the proposed project, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's Modification Permit request meets the criteria set forth in Section 155.694 of the City's Zoning Regulation for the granting of a Modification; and
- Find and determine that pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA), this project is considered to be Categorically Exempt; and
- Approve Modification Permit Case No. 1312, subject to the conditions of approval as contained within Resolution No. 116-2019; and
- Adopt Resolution No. 116-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Chair Aranda called upon Planning Consultant Jimmy Wong to present Item No. 9. Present in the audience was applicant JJ Espinoza.

Chair Aranda called upon the Commissioners for questions and/or comments.

Commissioner Arnold inquired about the property size and the County Assessor's map.

A discussion ensued regarding the Assessor's Data Map and the actual size of the property.

Commissioner Ybarra inquired if this property was affected by the freeway expansion.

Planning Consultant Jimmy Wong replied that this property was not affected by the freeway expansion.

Chair Aranda called upon the Applicant and requested if he would like to approach the podium to address the Planning Commission. The Applicant JJ Espinoza approached the podium and indicated that the garage conversation was to accommodate his sister-in-law who would be moving-in to assist with child care.

There being no further questions and/or comments, Chair Aranda requested a motion and second for Item No. 9.

It was moved by Commissioner Carbajal, seconded by Commissioner Jimenez Modification Permit Case No. 1312, and the recommendations regarding these matter, which passed by the following roll call vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra

Nays: None

Absent: None

CONSENT ITEMS

10. CONSENT ITEMS

Consent Agenda items are considered routine matters which may be enacted by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 41

Recommendation: That the Planning Commission:

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 41, and request that this matter be brought back in five-years, before March 11, 2024, for another compliance review report.

B. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 73

Recommendation: That the Planning Commission:

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 73, and request that this matter be brought back in five-years, before March 11, 2024, for another compliance review report.

C. CONSENT ITEM

Alcohol Sales Conditional Use Permit Case No. 74

Recommendation: That the Planning Commission:

That the Planning Commission, based on the attached compliance review report, find that the subject use is in compliance with all of the conditions of approval set forth in the initial approval of Alcohol Sales Conditional Use Permit Case No. 74, and request that this matter be brought back in five-years, before March 11, 2024, for another compliance review report.

D. CONSENT ITEM

Conditional Use Permit Case No. 589-4

Recommendation: That the Planning Commission:

- Find that the continued operation and maintenance of a meat (sausage) processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 589-4 be subject to a compliance review in five (5) years, on or before March 11, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

E. CONSENT ITEM

Development Plan Approval Case No. 914-2

Recommendation: That the Planning Commission:

- Find and determine that granting a two (2) year time extension of Development Plan Approval No. 914-2 will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, polies, and programs of the City's General Plan; and
- Approve a two (2) year time extension of Development Plan Approval Case No. 914-2, until March 11, 2021, subject to the original conditions of approval for Development Plan Approval Case No. 914-2.

Chairperson Aranda requested a motion and second for Consent Items Nos. 10A – 10E.

It was moved by Commissioner Arnold, seconded by Commissioner Carbajal to approve Consent Item Nos. 10A - 10E and the recommendations regarding this item, which passed by the following vote:

Ayes: Aranda, Arnold, Jimenez, Mora and Ybarra
Nayes: None
Absent: None

11. ELECTION OF VICE CHAIRPERSON

The bylaws require the election of Commission Officers. The Vice Chairperson will serve for the remainder of the term.

Director of Planning Wayne Morrell declared the office of Vice Chairperson vacant and called for nominations. Commissioner Arnold nominated Commissioner Ybarra for Vice Chairperson. Commissioner Jimenez seconded the nomination. Commissioner Ybarra accepted the nomination. Having no further nominations, nominations for Vice Chairperson were closed. Commissioner Ybarra was unanimously voted the new Planning Commission Vice Chairperson.

12. ANNOUNCEMENTS

Commissioners:

Commissioner Jimenez announced that he is SFHS JV Head Coach and they are currently 3-0.

Staff:

Planning Secretary Teresa Cavallo announced that today was her daughter Anissa's 17th Birthday.

13. ADJOURNMENT

Chairperson Aranda adjourned the meeting at 7:40 p.m. to the next Planning Commission meeting scheduled for April 8, 2019 at 6:00 p.m.

ATTEST:

Ralph Aranda
Chairperson

Teresa Cavallo
Planning Secretary

Date



City of Santa Fe Springs

Planning Commission Meeting

April 8, 2019

PUBLIC HEARING – Continued from March 11, 2019

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 496-5

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 496, an existing 60'-tall monopole located at 10400 Orr & Day Road (APN: 8008-010-907) in the PF, Public Facilities, Zone.
(American Tower Corporation)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 496-5 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 496-5, subject to the conditions of approval as contained within Resolution No. 118-2019; and
- Adopt Resolution No. 118-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: American Tower Corporation
Attn: David G. Allen
10 Presidential Way
Woburn, MA 01801
- B. Facility Owner: American Tower Corporation
Attn: David G. Allen
10 Presidential Way
Woburn, MA 01801
- C. Property Owner: Whittier Union High School District

9401 Painter Avenue
Whittier, CA 90605

- D. Subject Property: 10400 Orr and Day Road
APN: 8008-010-907
- E. Existing Zone: PF, Public Facilities
- F. General Plan: Public Facilities
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Hearing Date: March 11, 2019 and April 8, 2019
- I. Staff Contact: Laurel Reimer, Planning Consultant
laurelreimer@santafesprings.org

BACKGROUND

CUP 496-5 was first presented to the Planning Commission at the March 11, 2019 meeting. The Commissioners had several questions pertaining to the aesthetics of the site, especially given the facility's proximity to schools, homes and a park. Several of the Commissioners' questions required additional research and could not be answered at the March 11th meeting. As a result, the Planning Commission voted to continue the item to the April 8th meeting. Specifically, the Commissioners directed staff and the applicant to determine:

- The authority of the city to ask for the facility to be replaced with a stealth pole.
- The feasibility of adding branches to the existing structure.
- The cost of replacing the existing structure with a stealth structure.
- Other stealth techniques available to improve the site aesthetics.

Ordinance 1090 added Chapter 157 (Wireless Telecommunications Facilities) to the city's Code of Ordinances on September 28, 2017. Section 157.08 (A)(4) requires wireless facilities to employ screening, undergrounding, and stealth design techniques in order to minimize its visual intrusiveness and negative aesthetic impact. Per §157.03 (2), any wireless telecommunications facility that was lawfully constructed prior to September 28, 2017 that does not comply with the standards, regulations, and/or requirements of Chapter 157 shall be deemed a nonconforming use. According to §155.398 (G), nonconforming uses shall be completely removed or altered to conform to all provisions of Chapter 157 within 20 years. Since the existing monopine became nonconforming with the adoption of Ordinance 1090, the existing monopole can remain until September 28, 2037.

Despite the city's limitation on requiring the existing monopole to be replaced with a stealth pole, the applicant did explore the Planning Commission's requests. Branches

cannot be added to the existing monopole because it was not engineered to hold the additional weight and wind loading of branches. Additionally, adding branches would require that receiver holes be cut into the steel column, which would compromise the structural integrity of the steel column. The cost to replace the pole with a stealth pole would be in excess of \$500,000.

In an effort to improve the existing site aesthetics without replacing the pole, American Tower has provided two photo simulations that show what the pole would look like if it was painted beige or dark brown.

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 118-2019 (attachment 4), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 496-5, subject to the conditions of approval as provided within Exhibit A of Resolution 118-2019.


Wayne M. Morrell
Director of Planning

Attachments:

1. Letter from Allen Matkins Leck Gamble Mallory & Natsis LLP dated 3/20/19
2. Letter from Allen Matkins Leck Gamble Mallory & Natsis LLP dated 3/28/19
3. 3/11/19 Staff Report
4. Resolution 118-2019
 - a. Exhibit A – Conditions of Approval
5. Photosimulations

**Attachment 1: Letter from Allen Matkins Leck Gamble Mallory & Natsis LLP
law firm dated March 20, 2019**

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
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Via Electronic Mail

March 20, 2019

Richard Adams, Esq.
Interim City Attorney
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
RichardAdams@santafesprings.com
rla@jones-mayer.com

**Re: Conditional Use Permit Case No. 496-5
10400 Orr and Day Road
APN: 8008-010-907
Applicant: American Tower**

Dear Mr. Adams:

On behalf of California Tower, Inc. ("American Tower"), I am providing additional information in support of American Tower's application (the "Application") for a conditional use permit ("CUP") to continue to operate its existing wireless telecommunications facility, a 60'-tall monopole (the "WCF"), located at 10400 Orr & Day Road in the City of Santa Fe Springs (the "Site").

American Tower's Application came before the City of Santa Fe Springs ("City") Planning Commission on March 11, 2019. At that hearing, there were no public comments or opposition to the Application, but certain Commissioners expressed concerns regarding the design of the WCF, and specifically the fact that it is not camouflaged or stealth designed (i.e., designed to look like a tree or other feature). The Commissioners discussed replacement of the existing WCF with a stealth facility, or adding camouflage to the existing WCF in the form of faux palm fronds. Concerns regarding the legality, cost, and feasibility of such modifications were expressed by American Tower, Planning Staff, and the City Attorney. The Commission ultimately continued the hearing on the Application to the April 8, 2019 meeting, to permit Planning Staff and the City Attorney to address the potential legal issues, and to permit American Tower to evaluate the cost and feasibility of stealth replacement and/or camouflage options.

Richard Adams, Esq.
March 20, 2019

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American Tower is presently working with its engineers and operations personnel to assess the cost and feasibility of replacement and camouflage; American Tower will address those issues by separate correspondence. This letter is intended to address the scope of the City's legal authority to require replacement or redesign of the WCF in connection with the Application for renewal of a CUP. Specifically, while American Tower remains willing to work with the City, the City would be acting in excess of its jurisdiction if it were to impose onerous requirements on the CUP renewal, including replacement or redesign of the existing WCF, or if it were to use the absence of camouflage as a basis for denial of the Application. Furthermore, federal and state statutory and common law compel approval of the Application as currently presented.

I. The City May Not Legally Require Replacement or Redesign of the WCF.

A. Approval of the Application is Mandated by Section 6409 of the Middle Class Tax Relief and Job Creation Act.

The City must approve the Application, without modification, pursuant to Section 6409 of the Middle Class Tax Relief and Job Creation Act (commonly referred to as the "Spectrum Act"), codified at 47 U.S.C. § 1455. Section 6409 mandates that state and local governments "**may not deny, and shall approve**, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." 47 U.S.C. § 1455(a)(1), emphasis added. The FCC has clarified that a facility is "existing" for purposes of an Eligible Facilities Request "if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process...". 47 C.F.R. § 1.4001(b)(5).

The FCC's regulations establish six objective criteria to determine whether a modification to an existing telecommunications facility "substantially changes" the physical dimensions of the existing tower for purposes of Section 6409. If the proposed modification satisfies the following six criteria, it does not substantially change the physical dimensions of the existing tower and therefore is an Eligible Facilities Request which must be granted by a jurisdiction:

1. The modifications do not increase the height of the tower by twenty feet or 10 percent, whichever is greater;
2. The modifications do not protrude from the edge of the tower by twenty feet or more than the width of the tower (whichever of these two dimensions is greater) at the level where the transmission equipment modifications are made;
3. The modifications do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four;
4. The modifications do not entail any excavation or deployment outside of the tower site;

Richard Adams, Esq.
March 20, 2019

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5. The modifications do not defeat any existing concealment elements of the tower; and

6. The modifications comply with prior conditions of approval of the tower, unless the non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the corresponding "substantial change" thresholds.

See 47 C.F.R. §1.4001(b)(7); *Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, et al.*, FCC-14-153 (FCC October 17, 2014) ("FCC 2014 Order"), ¶ 188.

In its Report and Order adopting 47 C.F.R. § 1.40001, the Federal Communications Commission (FCC) concluded that "legal, non-conforming structures should be available for modification under section 6409(a), as long as the modification itself does not 'substantially change' the physical dimensions of the supporting structure as defined here." FCC 2014 Order, ¶201. The FCC also clarified that "[l]egal, non-conforming status refers to a structure that was approved at the time of construction but is not presently in conformance due to subsequent changes to the governing ordinance." *Id.* at Footnote 494. The intent of the FCC's Report and Order is clear and supersedes any local regulation that may purport to disqualify an existing facility from being an Eligible Facilities Request for either a conforming or a non-conforming structure.

Here, the Application for a CUP for the existing WCF qualifies as an Eligible Facilities Request. First, the WCF is an "existing facility" for purposes of an Eligible Facilities Request because it has previously been reviewed and approved under the City's zoning and permitting process. Second, no modifications to the WCF are proposed as part of the Application to renew the CUP, and accordingly there are no proposed modifications that would substantially change the physical dimensions of the existing tower. Third, to the extent that the WCF is non-conforming with the Santa Fe Spring Municipal Code ("SFSMC")¹, such non-conformance does not render Section 6409 inapplicable to the CUP application for the WCF, as noted by the FCC.

Accordingly, under federal law, the City may not deny and shall approve the Application as an Eligible Facilities Request for a CUP for the WCF. Moreover, the City may not require

¹ While the SFSMC encourages stealth design, the SFSMC does not appear to contain a prohibition on non-stealth facilities. (*See, e.g.*, SFSMC § 157.02(A)(4) ["STEALTH. Concealment techniques that completely screen all transmission equipment from public view and integrate the transmission equipment with the surrounding natural and/or built environment such that, given the particular context, the average, untrained observer does not recognize the existence of the wireless telecommunications facility or concealment technique.... Further, whether a wireless facility qualifies as a stealth facility depends on the context that exists at a given location and is evaluated on a case-by-case basis."].)

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March 20, 2019

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modifications to the WCF, including but not limited to camouflaging, to make the WCF conforming with the current SFSMC.

B. The City Must Approve American Tower's Application Pursuant to the Federal Telecommunications Act of 1996.

Under federal law, the City must approve American Tower's Application to renew the CUP for the WCF at the Site as currently presented, without modification. Specifically, the City's consideration of the Application, and the factors the City may consider in evaluating the Application, are constrained by the Telecommunications Act of 1996 ("Telecom Act"). The Telecom Act was enacted to reduce impediments imposed by local governments upon the installation of facilities for wireless communications. *City of Rancho Palos Verdes v. Abrams* (2005) 544 U.S. 113, 115. The Telecom Act, 47 U.S.C. section 332(c)(7)(B) ("Section 332"), imposes multiple limitations on a local entity's authority to regulate WCFs.

Under Section 332, the City cannot effectively prohibit wireless service, and must approve an application where there exists a significant gap in coverage and the wireless facility presents the least intrusive means of closing that gap. *See T-Mobile USA, Inc. v. City of Anacortes* (9th Cir. 2009) 572 F.3d 987, 995. In determining whether a service gap exists, the City may only consider the applicant's service coverage, and not the coverage of other providers in the area. *GTE Mobilnet of Cal. Ltd. P'ship v. City of Watsonville*, 2017 U.S. Dist. LEXIS 18150 at *6. Once an applicant has made a prima facie showing of a gap in coverage and that the facility is the least intrusive means of filling that gap, the burden shifts to the City to show there are other available, cost effective, and technologically feasible alternatives. *See GTE Mobilnet of Cal. Ltd. P'ship v. City of Watsonville, supra*, at *6-7. In determining whether an available alternative exists, cost is an important factor that must be taken into account. *Sun State Towers LLC v. City of Coconino*, 2017 U.S. Dist. LEXIS 176541 at *18. A prohibitively high cost will render an alternative site unavailable. *Id.* at *19.

Here, as demonstrated in the Application, the Site is the least intrusive means of filling a significant gap in coverage. The current WCF location provides critical network coverage for Verizon and Sprint (the "Carriers"). Without the existing WCF, there would be a substantial gap in coverage. Accordingly, American Tower has made the required prima facie showing that the WCF is the least intrusive means of addressing a significant coverage gap. *See GTE Mobilnet of Cal. Ltd. P'ship v. City of Watsonville, supra*, at *6. The burden is thus on the City to show there are other available, cost effective, and technologically feasible alternatives that would provide the same coverage. *Id.* at *7.

Moreover, any decision to deny an application for a WCF must be supported by substantial evidence contained in a written record. Section 332(c)(7)(B)(iii). A local agency must issue a written decision based upon local law and supported by a reasonable amount of evidence applying that law. In the written decision, local jurisdictions must provide more than an "opaque,

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unelaborated ruling." *MetroPCS, Inc. v. City and County of San Francisco* (9th Cir. 2005) 400 F.3d 715, 723. A local agency must also follow valid local law in its written decision. While safety and aesthetics are considered public goals as a function of agency police power, such requirements must be codified by the agency. *Sprint Telephony PCS, L.P. v. City of San Diego* (9th Cir 2008) 543 F.3d 571, 580. Thus, the City may not deny the Application for failure to provide camouflaging absent substantial evidence in the record supporting such denial.

Accordingly, pursuant to the Telecom Act, the City must approve the Application as currently presented, without imposing any modifications, including but not limited to replacement or camouflaging redesign conditions.

C. Requiring Replacement or Redesign, or Denial on Such Basis, Would Constitute a Regulatory Taking.

The City may not condition approval of a CUP on burdensome conditions, such as replacement or redesign, nor can it use a refusal by American Tower to accommodate such requests as grounds for denying a CUP. Such action would result in a regulatory taking, which is prohibited under both the State of California and the United States Constitutions. A government regulation may effect a taking even if it leaves some economically beneficial use of the property. *Lucas v. South Carolina Coastal Council* (1992) 505 U.S. 1003, 1019 fn. 8. There may also be a regulatory taking if the land use regulation "does not substantially advance the state interest." *Id.* at 1016. When a regulation does not result in a physical invasion and does not deprive the property owner of all economic uses of the property, several factors are used to determine whether there is a regulatory taking:

- Economic impact on claimant;
- Extent to which the regulation has interfered with investment-backed expectations;
- Character of the governmental action;
- Whether the regulation interferes with interests sufficiently bound up with reasonable expectations of the claimant;
- Whether the regulation affects the existing use of the property and interferes with the property owner's "primary expectation;"
- Nature of the state's interest in the regulation;
- Whether the regulation permits the property owner to profit and obtain a reasonable return on investment;
- Whether the regulation prevents the best use of the land;

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- Whether the regulation extinguishes a fundamental attribute of ownership; and
- Whether the government is demanding the property as a condition for granting a permit.

Kavanau v. Santa Monica Rent Control Bd. (1997) 16 Cal.4th 761, 775-776.

Here, denial of a CUP for the Site or imposing strict conditions of approval would result in a regulatory taking by the City. A large percentage of the above analysis takes into consideration the economic impact of the regulations. A WCF that must be fully camouflaged results in higher costs for American Tower, potentially forcing American Tower to operate its WCF at a loss. Strict application of the camouflaging provisions of the SFSMC would thus affect the existing use of the property and interfere with the primary expectations of the property owner and American Tower. Further, the site is best used as a WCF; American Tower currently is under contract with the property owners of the Site to operate a WCF and has done so for years, enabling the Carriers to provide necessary coverage to the surrounding area.

Such factors heavily weigh in favor of a regulatory taking. The Site has had an operational WCF for multiple years and requiring replacement or redesign conditions would have a significant economic impact on American Tower, and would prevent an efficient use of the Site. The City cannot require burdensome conditions in a CUP approval, nor can it deny American Tower a CUP if American Tower rightly refuses to implement such conditions. Those actions by the City would constitute a regulatory taking.

II. Conclusion

American Tower looks forward to continued discussions with the City, and is hopeful that the City will approve the CUP for the Site, which has operated as a WCF for many years without issue.

Very truly yours,

/s/ *Emily L. Murray*

Emily L. Murray

ELM:alb

cc: Wayne K. Morrell, Planning Director, waynemorrell@santafesprings.org
Laurel Reimer, Planner, LaurelReimer@santafesprings.org
David G. Allen, American Tower Corporation, David.Allen@AmericanTower.com

**Attachment 2: Letter from Allen Matkins Leck Gamble Mallory & Natsis LLP
law firm dated March 28, 2019**

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
865 South Figueroa Street, Suite 2800 | Los Angeles, CA 90017-2543
Telephone: 213.622.5555 | Facsimile: 213.620.8816
www.allenmatkins.com

Emily L. Murray
E-mail: emurray@allenmatkins.com
Direct Dial: 213.955.5584 File Number: 374393-00027/LA1158009.01

Via Electronic Mail

March 28, 2019

Richard Adams, Esq.
Interim City Attorney
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
RichardAdams@santafesprings.com
rla@jones-mayer.com

Laurel Reimer
Planning Consultant (Contract)
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670
LaurelReimer@santafesprings.org

Re: Conditional Use Permit Case No. 496-5
10400 Orr and Day Road
APN: 8008-010-907
Applicant: American Tower

Dear Mr. Adams and Ms. Reimer:

On behalf of California Tower, Inc. ("American Tower"), this letter responds to Ms. Reimer's email communication dated March 27, 2019, with respect to American Tower's application (the "Application") for a conditional use permit ("CUP") to continue to operate its existing wireless telecommunications facility, a 60'-tall monopole (the "WCF"), located at 10400 Orr & Day Road in the City of Santa Fe Springs (the "Site").

Without waiver of the legal arguments set forth in my letter dated March 20, 2017, American Tower is willing to paint the WCF in connection with the CUP renewal. In advance of the continued hearing on April 8, 2019, American Tower will provide photo simulations showing the WCF painted in (i) beige, and (ii) dark brown for the Commissioners' consideration.

Painting the existing WCF is sufficient to meet the provisions of the Santa Fe Spring Municipal Code ("SFSMC"). With respect to *new* wireless facilities, the SFSMC encourages the employment of "screening, undergrounding, and stealth design techniques," and provides that "[s]creening shall be designed to be architecturally compatible with surrounding structures using appropriate techniques to camouflage, disguise, and/or blend into the environment, including landscaping, color, and other techniques to minimize the facility's visual impact...". (See, e.g., SFSMC § 157.08(A)(4), (5).) If this provision applies to *existing* facilities, which ATC does not concede, then painting of the WCF is sufficient to satisfy the SFSMC because painting is an

Richard Adams, Esq.
Laurel Reimer
March 28, 2019
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appropriate technique to disguise and blend the facility's appearance into the environment and to minimize the facility's visual impact.

With respect to replacement or redesign of the WCF with a camouflage tree design, whether now or in ten (10) years, not only is such a requirement prohibited under state and federal law for the reasons set forth in my March 20th letter, such redesign or replacement is technically and economically infeasible for the following reasons:

1. Generally, WCFs disguised as trees can only accommodate one carrier. Additional carriers defeat the camouflage effect of the tree design due to the need to locate additional equipment on and adjacent to the WCF and to maintain minimum spacing between the carriers' antennas. This WCF currently supports two carriers, Verizon and Sprint (collectively, the "Carriers"), and a tree design therefore would not be feasible.
2. For the same reasons, adding faux tree branches to the existing WCF is not technologically feasible. Two Carriers are currently located on the WCF, and the design would interfere with their equipment and operations and would defeat the camouflage effect.
3. The small size of the Site would make it very difficult and disruptive to attempt to take down and replace the existing WCF. Specifically, a temporary WCF must be put up in the immediate vicinity while the WCF is being replaced in order to avoid a disruption in the Carriers' service. Given the size of the Site, such a temporary WCF would likely need to be located on the school's adjacent track facility. American Tower is not entitled to locate a temporary WCF on the track under its agreement with the school, nor is the school likely to respond favorably to such a request.
4. Replacement of the WCF would be an unnecessary waste of materials and infrastructure dollars better spent on improving the wireless service within the City and vicinity.
5. Replacement of the WCF with a tree design would cost in excess of \$500,000.

American Tower is hopeful that the City will approve the Application for CUP renewal for the WCF, subject to painting if so desired by the City. The Site has operated a WCF for many years without issue. American Tower further notes that no member of the public has submitted comments or spoken in opposition to the CUP renewal. American Tower appreciates the opportunity to

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Richard Adams, Esq.
Laurel Reimer
March 28, 2019
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provide this information and looks forward to continuing to work cooperatively with the City with respect to the WCF.

Very truly yours,

/s/ Emily L. Murray

Emily L. Murray

ELM:alb

cc: Wayne K. Morrell, Planning Director, waynemorrell@santafesprings.org
David G. Allen, American Tower Corporation, David.Allen@AmericanTower.com

Attachment 3: March 11, 2019 Staff Report



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 496-5

A request for a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 496, an existing 60'-tall monopole located at 10400 Orr & Day Road (APN: 8008-010-907) in the PF, Public Facilities, Zone.

(American Tower Corporation)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 496-5 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and will be consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 496-5, subject to the conditions of approval as contained within Resolution No. 118-2019; and
- Adopt Resolution No. 118-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: American Tower Corporation
Attn: David G. Allen
10 Presidential Way
Woburn, MA 01801
- B. Facility Owner: American Tower Corporation
Attn: David G. Allen
10 Presidential Way
Woburn, MA 01801

- C. Property Owner: Whittier Union High School District
9401 Painter Avenue
Whittier, CA 90605
- D. Subject Property: 10400 Orr and Day Road
APN: 8008-010-907
- E. Existing Zone: PF, Public Facilities
- F. General Plan: Public Facilities
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Hearing Date: March 11, 2019
- I. Staff Contact: Laurel Reimer, Planning Consultant
laurelreimer@santafesprings.org

LOCATION AND BACKGROUND

The subject wireless telecommunications facility is located at Santa Fe High School. The Planning Commission first approved Conditional Use Permit Case No. 496 on March 22, 1993, which allowed PacTel Cellular to construct a 60'-tall monopole with twenty-one (21) antennas, three (3) whip antennas, and three (3) microwave dish antennas, and to install a 22' x 22' equipment shelter within an approximately 50' x 40' lease area. The facility is located approximately 680' east of Orr & Day Road, 625' south of Joslin Street, 515' west of Jersey Avenue, and 1,240' north of Clarkman Street. The facility is located on the high school's northern property line, which abuts the athletic field and track, Lakeview Elementary and Lakeview Park.

The project has gone before the Planning Commission for several time extensions over the past 26 years:

- 496-1: One year time extension approved on March 28, 1994
- 496-2: Five year time extension approved on March 11, 1996
 - PacTel became AirTouch Cellular
- 496-3: Five year time extension approved on January 8, 2001
 - AirTouch Cellular merged to become Verizon
- 496-4: Ten year time extension approved on March 26, 2007
 - Verizon sold ownership and management of the tower to American Tower Corporation but the facility still hosts Verizon equipment.

CUP 496-4 was valid until March 26, 2017. Staff has been working with the applicant since late 2017 to get the CUP extension completed.

Several changes have occurred since the facility was first approved, including three

changes in ownership. American Tower Corporation, an infrastructure company, currently owns and operates the monopole. American Tower Corporation is the primary entity responsible for site maintenance and entitlements of all carriers located at the facility. Originally, the facility had one carrier with twenty-one (21) antennas mounted at a 58'-0" centerline. On December 14, 2009, Clearwire was approved to co-locate three (3) antennas and three (3) microwave dishes on the monopole at a centerline of 47'-0". Rather than amend the existing conditional use permit to allow for a second carrier, the Planning Commission approved a second conditional use permit, CUP 704. Clearwire has since gone out of business and Sprint purchased its remaining assets, but CUP 704 was never transferred from Clearwire to Sprint. Sprint is currently in the process of replacing Clearwire equipment and their project will be processed as an administrative approval under CUP 496.

In total, the wireless telecommunications facility will house the following equipment:

- Verizon: 21 antennas at a 58' centerline, 6 remote radio units, 1 Raycap, 1 equipment shelter, 1 backup diesel generator
- Sprint: 6 antennas at a 46' centerline, 6 remote radio units, 4 outdoor cabinets

As required by §155.711 and §157.10 of the Municipal Code, American Tower Corporation has requested a 10-year extension of the conditional use permit.



STREETS AND HIGHWAYS

The subject property is located on the east side of Orr & Day Road. It is south of Joslin Street, west of Jersey Avenue, and north of Clarkman Street. Orr & Day Road is a major arterial within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property has a zoning designation of PF, Public Facilities, and a General Plan Land Use Designation of Public Facilities. The surrounding properties have the following General Plan land use and Zoning Designations:

	General Plan Designation	Zoning Designation
North	Public Facilities	PF, Public Facilities
East	Open Space	PF, Public Facilities
South	Single Family Residential	R-1, Single Family Residential
West	Single Family Residential	R-1, Single Family Residential

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail on February 28, 2019 to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on February 28, 2019, and published in a newspaper of general circulation (Whittier Daily News) on March 1, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

Section 157.04 of the municipal code requires that all wireless telecommunications facilities have a valid conditional use permit. The procedures set forth in Section 155.711 of the Zoning Regulations state that the purpose of the conditional use permit is to allow proper integration of uses into the community which may only be suitable in specific locations or only if such uses are designed or constructed in a particular manner on the site, and under certain conditions. A conditional use permit may be granted only for uses listed as conditional uses in the various zones, and for such other uses as are set forth in other provisions of this chapter as requiring said permit.

ENVIRONMENTAL DOCUMENT

Staff finds that the wireless telecommunications facility conditional use permit extension meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities). If the Planning

Commission agrees, Staff will file a Notice of Exemption (NOE) with the Los Angeles County Clerk within 5 days of approval of the project by the Planning Commission.

REVISIONS TO CONDITIONS OF APPROVAL

The subject monopole is one of the first wireless telecommunications facilities to be built in Santa Fe Springs. As such, the original conditional use permit had very few conditions of approval (see attachment 3). The city has adopted a wireless ordinance since CUP 496 last went before the Planning Commission, which established a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas within the city. Several conditions of approval were added to better align CUP 496 with the current wireless ordinance. Twelve of the fifteen proposed conditions of approval are new, and two old conditions were removed. Proposed conditions 9 and 12 are substantially similar to previous conditions 1 and 3, respectively, and condition 14 was updated to reflect the new permit expiration date. All conditions of approval for CUP 496-5 are attached to Resolution 118-2019 as Exhibit A.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall: be binding upon the applicants, their successors and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use and maintenance of all land and structures within the development.

STAFF CONSIDERATIONS

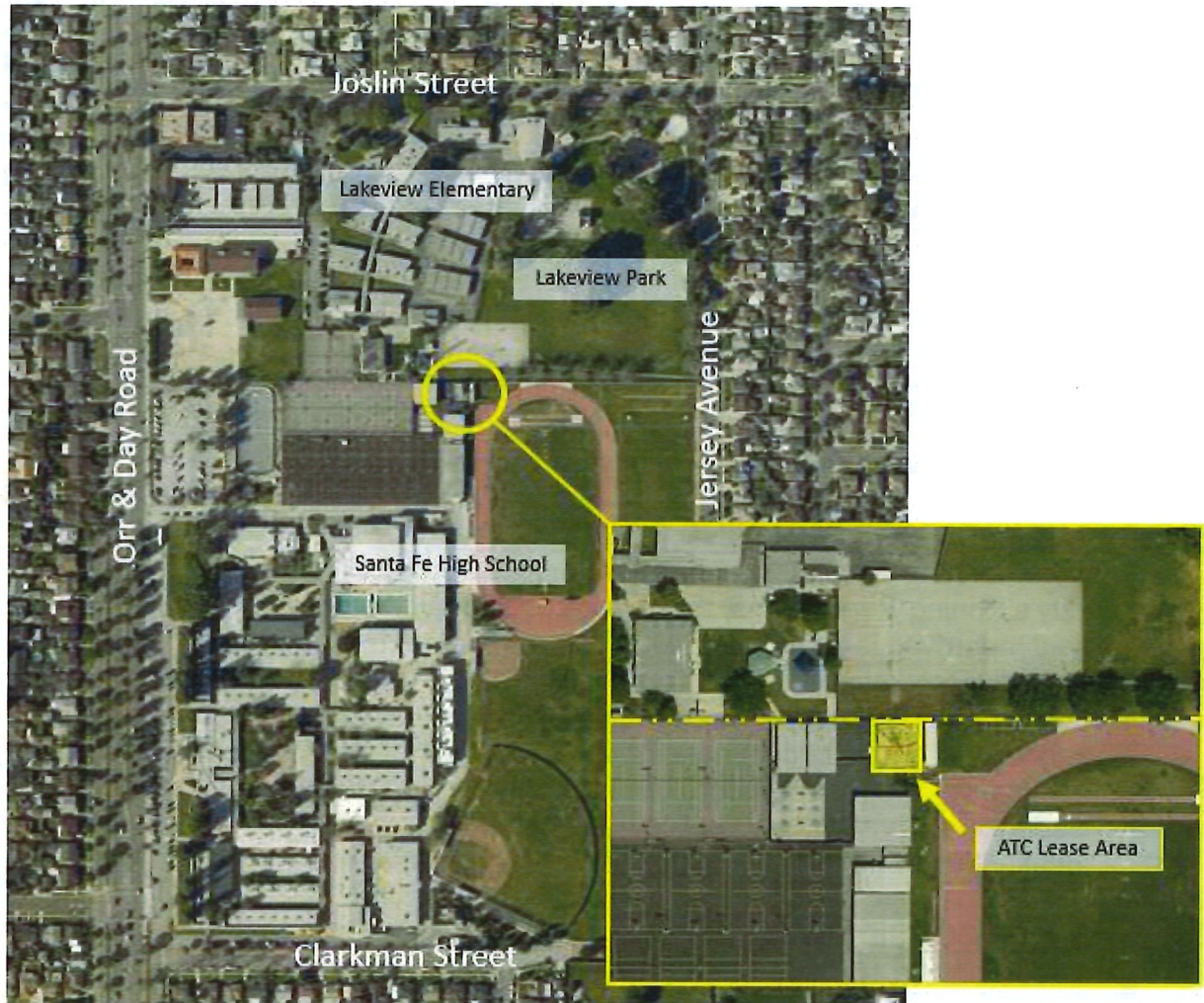
Based on the findings set forth within Resolution 118-2019 (see attachment 4), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 496-5, subject to the conditions of approval as provided within Exhibit A of Resolution 118-2019.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Previous Conditions of Approval
4. Resolution 118-2019
 - a. Exhibit A – Conditions of Approval
5. Project Plans

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 496-1
10400 Orr & Day Road
American Tower Corporation



Attachment 2: Public Hearing Notice

CITY OF SANTA FE SPRINGS NOTICE OF PUBLIC HEARING TO PROPERTY OWNERS WITHIN 500 FEET

NOTICE IS HEREBY GIVEN that the Santa Fe Springs Planning Commission will conduct a public hearing at a regular meeting on Monday, March 11, 2019 at 6:00 p.m. in the Council Chambers of City Hall located at 11710 Telegraph Road on the following matter:

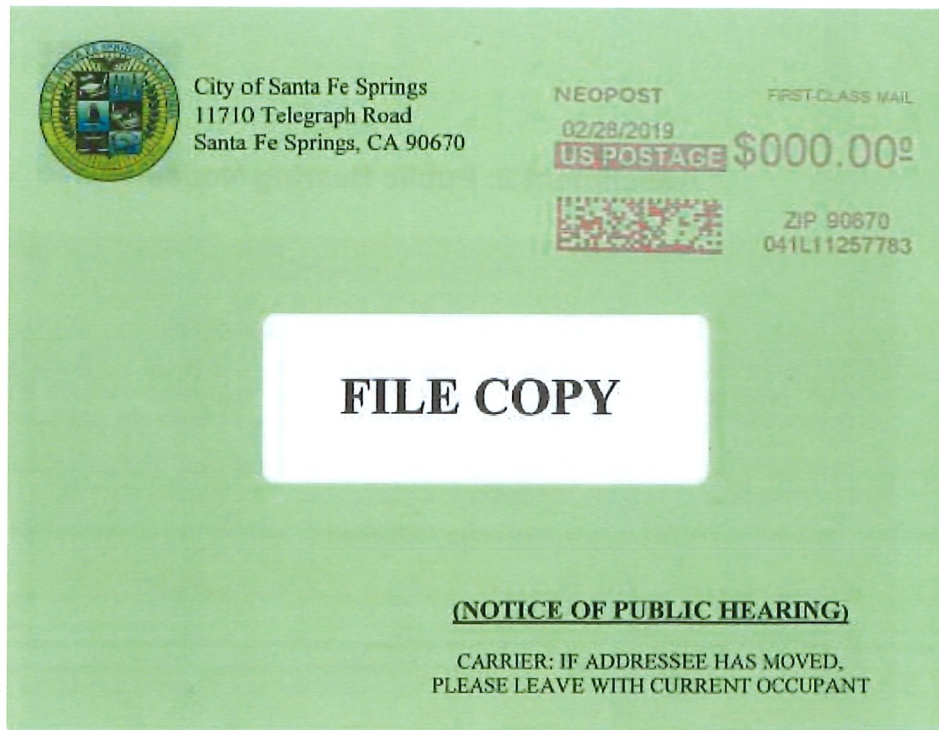
Conditional Use Permit Case No. 496: request for a ten-year extension of an existing 60' tall monopole wireless telecommunications facility.

Applicant: David Allen of American Tower Corporation

Property located at: 10400 Orr & Day Road in the PF, Public Facilities, Zone

CEQA Status: The project is categorically exempt pursuant to Section 15301 Class 1 (existing facilities) of the California Environmental Quality Act (CEQA). The project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

All interested persons are invited to attend the above Public Hearing. If you challenge the above mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City of Santa Fe Springs Department of Planning & Development at, or prior to the Public Hearing. Any person interested in this matter may contact Laurel Reimer at 562-868-0533 Ext. 7354 or laurelreimer@santafesprings.org



Attachment 3: Previous Conditions of Approval



11710 Telegraph Road • CA • 90670-3679 • (562) 868-0511 • Fax (562) 868-7112 • www.santafesprings.org

March 29, 2007

Mr. Douglas Kearney
Zoning Specialist
American Tower
P.O. Box 2467
Prescott, Arizona 86302

Subject: Reconsideration of Conditional Use Permit Case No. 496

The Planning Commission at its meeting of March 26, 2007, took action on your request for Conditional Use Permit Case No. 496 to allow the continued operation and maintenance of a 60 ft high cellular mono pole antenna and related equipment.

The Planning Commission approved your request subject to the following conditions:

1. That the antenna facility shall continue to operate in accordance with all applicable State and federal regulation governing such operations.
2. That the installation of additional antennae on the cellular tower shall be subject to the approval of the Director of Planning and Development.
3. That all other requirements of the Zoning Ordinance, Building Code, Fire Code and all other applicable regulation shall be complied with.
4. That Reconsideration of Conditional Use Permit Case No. 496 shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that he is aware of and accepts all the conditions of this approval.

5. That this Permit shall be valid for a period of ten (10) years, until March 26, 2017. Approximately three (3) months before March 26, 2017, the applicant/owner and/or the then operator shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.

Your attention is called to the fact that this approval is not effective until an affidavit has been signed and notarized to indicate your willingness to accept and abide by the conditions of approval. **Two copies of an affidavit are enclosed for this purpose. One copy should be returned to this office upon completion; the other copy is for your files.**

The Zoning Ordinance sets forth an appeal period of fourteen days, beginning with the date you receive this letter, during which any party aggrieved by the Commission's action can appeal the matter to the City Council. You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

If you have any questions regarding this matter, please feel free to call Luis Collazo at (562) 868-0511, extension 7358.

Sincerely,


for Robert Orpin
Director of Planning and Development

cc: Frederick W. Latham, City Manager
Robert Orpin, Director of Planning and Development
Donald K. Jensen, Director of Public Works
Thomas R. Lopez, Assistant Director of Public Works
Alex Rodriguez, Fire Chief
Fernando Tarin, Director of Police Services
Bil F. Murphy, Fire Marshall
Tom Hall, Environmental Division
Wayne Morrell, Principal Planner
Luis Collazo, Code Enforcement

Attachment 4: Resolution 118-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 118-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 496-5**

WHEREAS, a request was filed for Conditional Use Permit Case No. 496-5 to allow a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 496, an existing 60'-tall monopole located at 10400 Orr & Day Road in the PF, Public Facilities, Zone; and

WHEREAS, the subject property is located on the east side of Orr & Day Road with Accessor's Parcel Number of 8008-010-907, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Whittier Union High School District, 9401 Painter Avenue, Whittier, CA 90605; and

WHEREAS, the wireless telecommunications facility owner is American Tower Corporation, 10 Presidential Way, Woburn, MA 01801; and

WHEREAS, the proposed Conditional Use Permit Case No. 496-5 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 1, 2019 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on February 28, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on March 11, 2019 concerning Conditional Use Permit Case No. 496-5.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project only involves extending the permit term of an existing facility, no modification or additional square footage is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The 60'-tall monopole was constructed in 1993 and the Conditional Use Permit request is to extend the permit period of this existing wireless facility for an additional ten (10) years. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

- B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

The conditional use permit request is to extend the permit period of an existing wireless facility. The monopole facility is located approximately 680' east of Orr & Day Road, 625' south of Joslin Street, 515' west of Jersey Avenue, and 1,240' north of Clarkman Street. These large distances from public streets mitigate the facility's visual impact. Therefore, the Planning Commission finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 118-2019 to determine that the proposed Conditional Use Permit is Categorical Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and approve Conditional Use Permit Case No. 496-5 to allow a ten-year extension an

existing 60'-tall monopole located at 10400 Orr & Day Road in the PF, Public Facilities, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of March, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 496-5 CONDITIONS OF APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Laurel Reimer 562-868-0511 x7354)

1. The facility shall comply with the code requirements pursuant to Chapter 157 of the Santa Fe Springs Zoning Ordinance.
2. The wireless telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by American Tower Corporation in good condition, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
3. The signals generated by the wireless telecommunications facility shall not interfere with any city communication systems or with the signals of telecommunications facilities located in the vicinity. American Tower Corporation shall be strictly liable for interference caused by their facility, and shall pay all costs associated with eliminating the interference.
4. Insofar as is feasible, American Tower Corporation shall cooperate with any subsequent applicants with regards to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at that time.
5. Any proposed future co-location shall be required to submit verification that the cumulative radio frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure when operating at full strength and capacity. American Tower Corporation shall submit a copy of the radio frequency radiation and electromagnetic field emissions report to the Department of Planning and Development.
6. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, fences, equipment cabinets or enclosure.
7. The backup generator shall only be operated during power outages and for testing and maintenance purposes.
8. The wireless telecommunications facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case.

9. The wireless telecommunications facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
10. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 496-5, American Tower Corporation and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
11. American Tower Corporation and the property owner shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. American Tower Corporation and/or property owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunications condition so as to be in conformance with all applicable zoning codes at American Tower Corporation's and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
12. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
13. American Tower Corporation agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 496-5, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
14. Conditional Use Permit Case No. 496-5 shall be valid for a period of ten (10) years from the previous approval expiration date (March 26, 2017), until March 26, 2027. Approximately three (3) months before March 26, 2027, American Tower Corporation and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
15. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Attachment 5: Project Plans



SITE NAME: FLORENCE
SITE NUMBER: LA52XC069
AUGMENT ID: CA-LOS2071Q17.1
ADDRESS: 10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670
JURISDICTION: CITY OF SANTA FE SPRINGS
SITE TYPE: MONOPOLE
PROGRAM TYPE: DO MACRO UPGRADE B2

CARRIER:



PLANS PREPARED FOR:



PLAN PREPARED BY:



LETS America, Inc.
112 S. KYRENE RD. STE. 1
CHANDLER, AZ 85226
ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPT

PROJECT INFORMATION

COUNTY: LOS ANGELES
SITE NAME: FLORENCE
SITE NUMBER: LA52XC069
AUGMENT ID: CA-LOS2071Q17.1
SITE ADDRESS: 10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

LATITUDE: 33° 56' 32.8" N (33.942450°)
LONGITUDE: 118° 05' 17.1" W (-118.088080°)
GROUND ELEVATION: 132' ASML (NAVD '88)

PARCEL NUMBER(S): 8008-011-904

PROPERTY OWNER: AMERICAN TOWER CORPORATION
2361 CAMPUS DR. SUITE 240
IRVINE, CA 92614

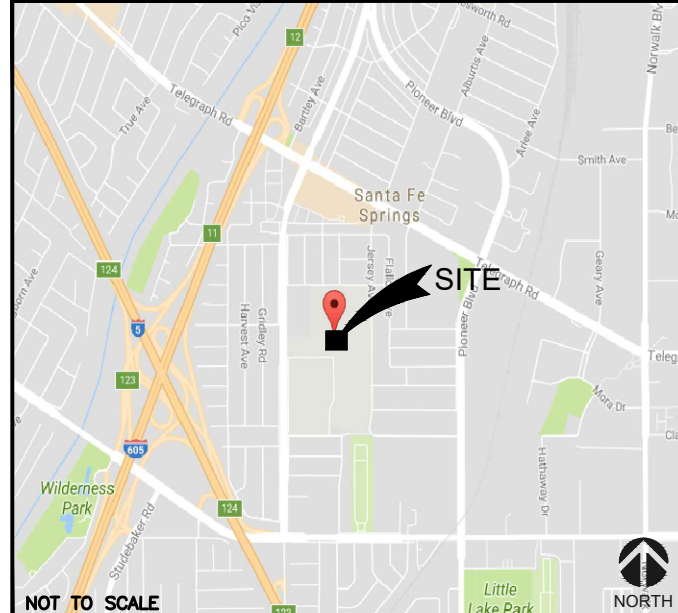
LANDLORD CONTACT: N/A

APPLICANT: SAC WIRELESS ON BEHALF OF SPRINT

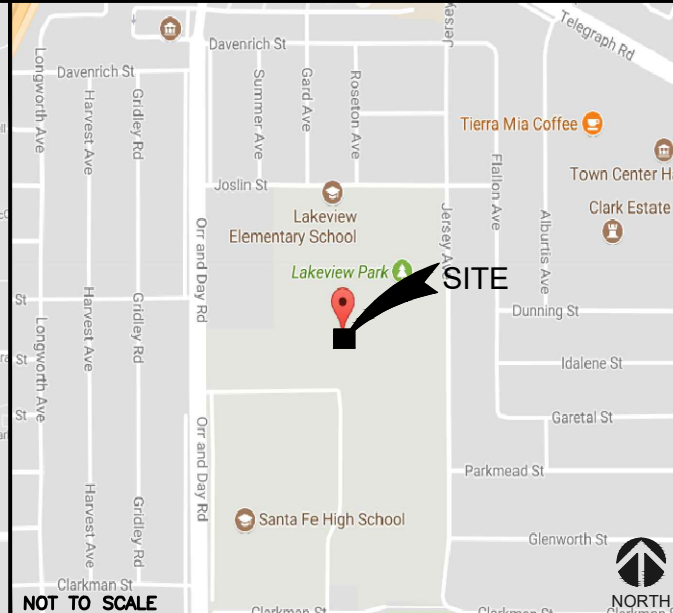
SPRINT: 6591 IRVINE CENTER DR #100.
IRVINE, CA 92618

A&E FIRM: LETS AMERICA INC.
112 S. KYRENE ROAD, SUITE 1
CHANDLER, AZ. 85226
PHONE: (480) 961-9151
EMAIL: INFO@LETSINC.COM

VICINITY MAP



LOCATION MAP



INDEX OF DRAWINGS

SHEET	DESCRIPTION	REVISION
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A-1	GENERAL NOTES, LEGEND & ABBREVIATIONS	1
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A-3	EXISTING & NEW ANTENNA LAYOUTS, MOUNTING DETAILS & SCHEDULE	2
A-3.1	ANTENNA & RRH MOUNTING DETAILS	2
A-4	EXISTING & NEW NORTH ELEVATIONS	2
A-5	EXISTING & NEW EAST ELEVATIONS	2
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G-1	GROUNDING DETAILS	1

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	10/12/17	90% CD'S	SBA
B	01/13/18	95% CD'S	SBA
0	06/05/18	FOR CONSTRUCTION	JMV
1	06/22/18	CLIENT COMMENTS	BPS
2	08/29/18	CLIENT COMMENTS	BPS

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET



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

PROJECT CONSULTANTS

PROJECT MANAGEMENT: RYAN TYSON
PROGRAM MANAGER II
PHONE: (949) 433-9902
DESK: (949) 242-9568
EMAIL: RYAN.TYSON@SPRINT.COM

PROFESSIONAL ENGINEER: LETS AMERICA INC.
112 S. KYRENE ROAD, SUITE 1
CHANDLER, AZ. 85226
PHONE: (480) 961-9151
EMAIL: INFO@LETSINC.COM

SPRINT RF ENGINEER: JEREMY MEROTTE
PHONE: (949) 283-2538

SITE ACQUISITION & ZONING: SAC WIRELESS:
ENGINE ROOM
540 W. MADISON ST. 17TH FLR
CHICAGO, ILLINOIS 60661
PHONE: (312) 895-4977
WWW.SACW.COM

CONSTRUCTION MANAGER: LAWRENCE (LARRY) CASTRO
SPRINT CX MANAGER (CONTRACTOR)
IRVINE, CA
PHONE: (714) 654-5533

PROJECT DESCRIPTION

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE FOLLOWING:

- REMOVE (3) EXISTING SPRINT PANEL ANTENNAS
- REMOVE (3) EXISTING SPRINT NOKIA FWHR RADIOS
- INSTALL (3) NEW SPRINT 6 PORTS PANEL ANTENNAS MODEL: RFS-APXVSP18-C
- INSTALL (3) NEW SPRINT PANEL ANTENNAS MODEL: NOKIA MIMO
- INSTALL (3) NEW SPRINT 800 MHZ RRH'S MODEL: ALU 800 RRH
- INSTALL (3) NEW SPRINT 1900 MHZ RRH'S MODEL: ALU 1900 RRH
- INSTALL (3) NEW SPRINT 1-1/4" HB114-13J4M24 CABLES
- INSTALL (4) NEW SPRINT 2.5" STD X 6'-0" STD LONG STEEL PIPE MOUNTS
- INSTALL (2) NEW SPRINT 2.5" STD X 2'-0" STD LONG STEEL PIPE MOUNTS
- INSTALL (1) NEW SPRINT PURCELL CABINET WITH FIBER COMPARTMENT & BATTERY CABINET
- INSTALL (1) NEW SPRINT PPC CABINET
- INSTALL (1) NEW SPRINT ANCILLARY CABINET
- SPRINT TO EXPAND GROUND SPACE FROM 3' X 3' TO 9'-6" X 9'-6"

NOTE:
THE UNDERLYING FACILITY ENTITLEMENT IS CUP 496

DIRECTIONS

DIRECTIONS FROM: LOS ANGELES INTERNATIONAL AIRPORT

1. GET ON I-105 E FROM VICKSBURG AVE AND CA-1 S/S SEPULVEDA BLVD
2. MERGE ONTO I-105 E
3. TAKE EXIT 18 FOR I-605
4. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 605 N
5. KEEP LEFT, FOLLOW SIGNS FOR I-605 N AND MERGE ONTO I-605 N
6. TAKE EXIT 12 FOR TELEGRAPH RD TOWARDS SANTA FE SPRINGS
7. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR TELEGRAPH RD E AND MERGE ONTO TELEGRAPH RD
8. MERGE ONTO TELEGRAPH RD
9. TURN RIGHT ONTO ORR AND DAY RD
10. TURN LEFT

ARRIVE AT: 10400 ORR AND DAY STREET, SANTA FE SPRINGS, CA 90670

SPECIAL NOTES

1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT SPRINT CONSTRUCTION INSTALLATION GUIDE.
2. EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
4. THESE DRAWINGS ARE SCALABLE ON 11"x17" SHEET SIZE.
5. STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

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



Know what's below.
Call before you dig.

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

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2017 COUNTY OF LOS ANGELES BUILDING CODE BASED ON 2016 CALIFORNIA BUILDING CODE
2. 2017 COUNTY OF LOS ANGELES RESIDENTIAL CODE BASED ON 2016 CALIFORNIA RESIDENTIAL CODE
3. 2017 COUNTY OF LOS ANGELES PLUMBING CODE BASED ON 2016 CALIFORNIA PLUMBING CODE
4. 2017 COUNTY OF LOS ANGELES MECHANICAL CODE BASED ON 2016 CALIFORNIA MECHANICAL CODE
5. 2017 COUNTY OF LOS ANGELES ELECTRICAL CODE BASED ON 2016 CALIFORNIA ELECTRICAL CODE
6. 2016 CALIFORNIA GREEN CODE
7. 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2017 CALIFORNIA BUILDING CODE.

APPROVALS

DISCIPLINE:	SIGNATURE	DATE
LANDLORD:		

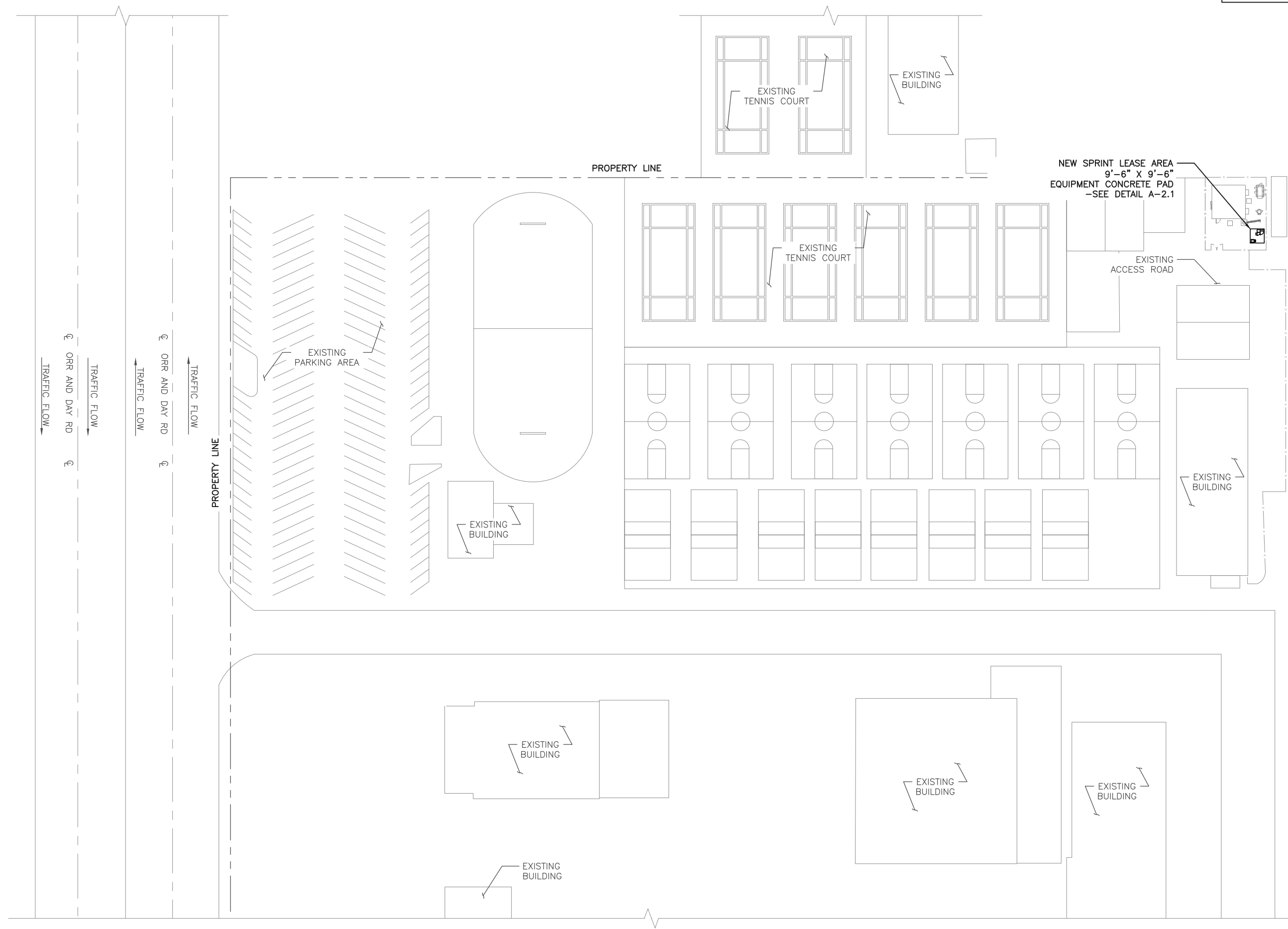
LA52XC069
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



CARRIER:



PLANS PREPARED FOR:



540 W. MADISON ST.
17TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.8.54.77

PLAN PREPARED BY:



LETS America, Inc.
112 S. KYRENE RD. STE. 1
CHANDLER, AZ 85226
ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPRT

REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
A	10/12/17	90% CD'S	SBA	
B	01/13/18	95% CD'S	SBA	
0	06/05/18	FOR CONSTRUCTION	JMV	
1	06/22/18	CLIENT COMMENTS	BPS	
2	08/29/18	CLIENT COMMENTS	BPS	

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET



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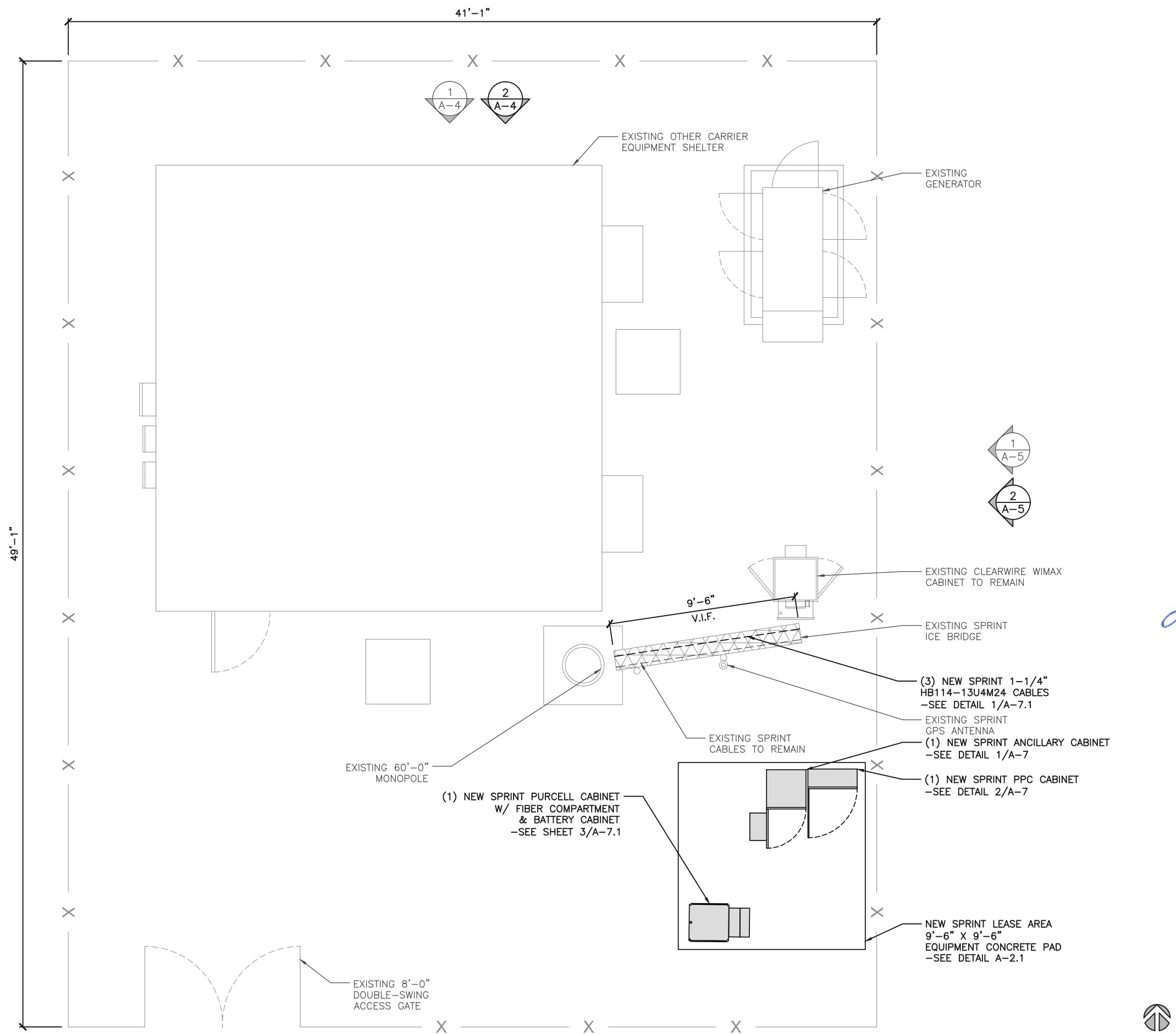
LA52XC06
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS CA 90670

SHEET TITLE:

**OVERALL
SITE PLAN**

SHEET NUMBER:

A-1



PLANS PREPARED FOR:

SAC
WIRELESS
A NOKIA COMPANY

540 W. MADISON ST.
17TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.8.54.77

PLAN PREPARED BY:

LETS
LETS America, Inc.
112 S. KYRENE RD. STE. 1
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ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPRT

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LABELED AS CONSTRUCTION SET

REGISTERED PROFESSIONAL ENGINEER
MADHAN KUMAR KANTHA SAMY
77991
Expires 6/30/2019
CIVIL
STATE OF CALIFORNIA
08/29/18

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LA52XC06
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

SHEET TITLE:

**ENLARGED
SITE PLAN**

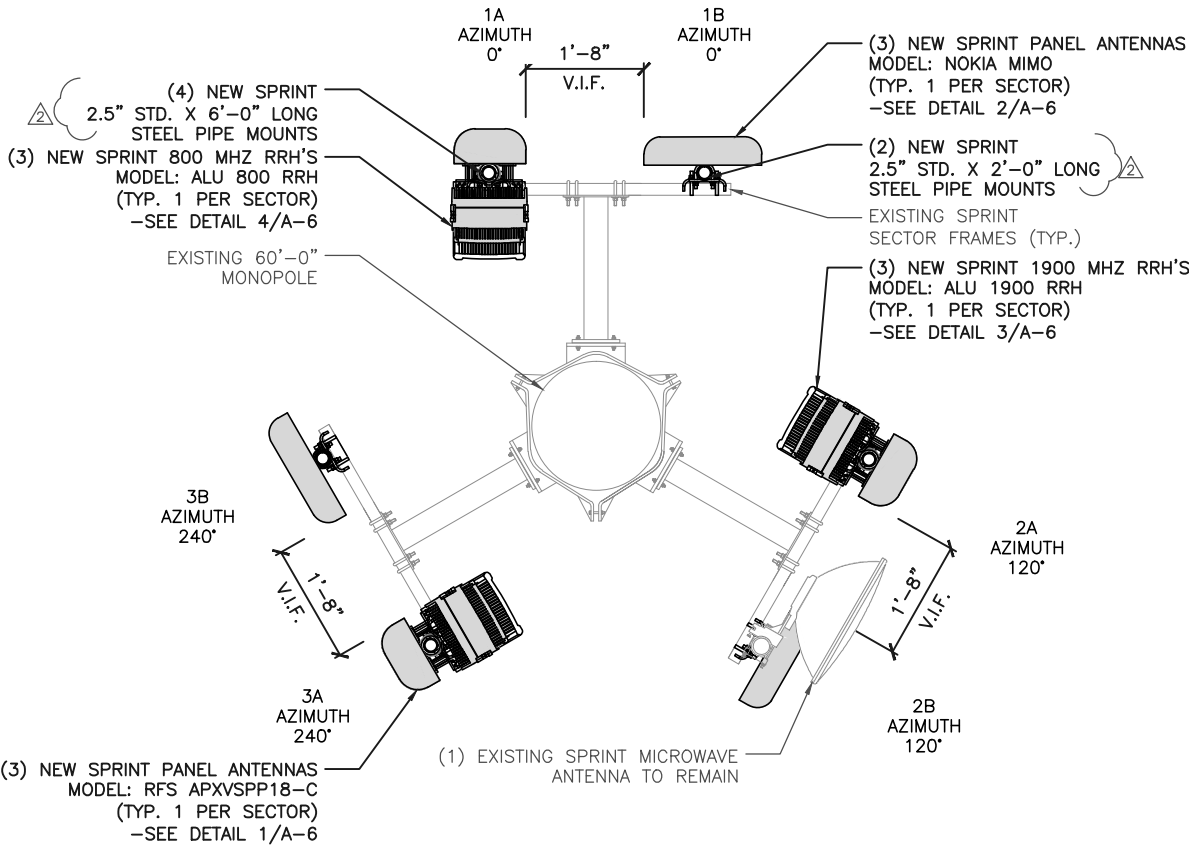
SHEET NUMBER:

A-2



NOTE:
CONTRACTOR TO SEE "FINAL" ANTENNA DATA SHEET FOR BUILD.

NEW EQUIPMENT SCHEDULE											
SECTOR	POSITION	AZIMUTH	TYPE	ANTENNA MODEL NO.	ANTENNA SIZE	RADIO MODEL NO.	RAD CENTER	CABLE TYPE	CABLE QTY	CABLE SIZE	CABLE LENGTH
1	A	0°	RFS	APXVSP18-C	72"x11.8"x7"	ALU 1900 RRH ALU 800 RRH	46'-0"	HB114-13U4M24	1	1-1/4"	±70'
	B	0°	NOKIA	MIMO	25.63"x19.72"x9.65"	N/A	46'-0"	SHARED	-	-	-
2	A	120°	RFS	APXVSP18-C	72"x11.8"x7"	ALU 1900 RRH ALU 800 RRH	46'-0"	HB114-13U4M24	1	1-1/4"	±70'
	B	120°	NOKIA	MIMO	25.63"x19.72"x9.65"	N/A	46'-0"	SHARED	-	-	-
3	A	240°	RFS	APXVSP18-C	72"x11.8"x7"	ALU 1900 RRH ALU 800 RRH	46'-0"	HB114-13U4M24	1	1-1/4"	±70'
	B	240°	NOKIA	MIMO	25.63"x19.72"x9.65"	N/A	46'-0"	SHARED	-	-	-
	B	240°	ANDREW	VHLP2-23	24"	N/A	46'-0"	N/A	N/A	N/A	N/A



CARRIER:



PLANS PREPARED FOR:



PLAN PREPARED BY:



LETS America, Inc.
112 S. KYRENE RD. STE. 1
CHANDLER, AZ 85226
ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPT

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LA52XC06
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS CA 90670

SHEET TITLE:

**EXISTING & NEW
ANTENNA LAYOUTS,
MOUNTING DETAILS
& SCHEDULE**

SHEET NUMBER:

A-3

NEW ANTENNA SCHEDULE

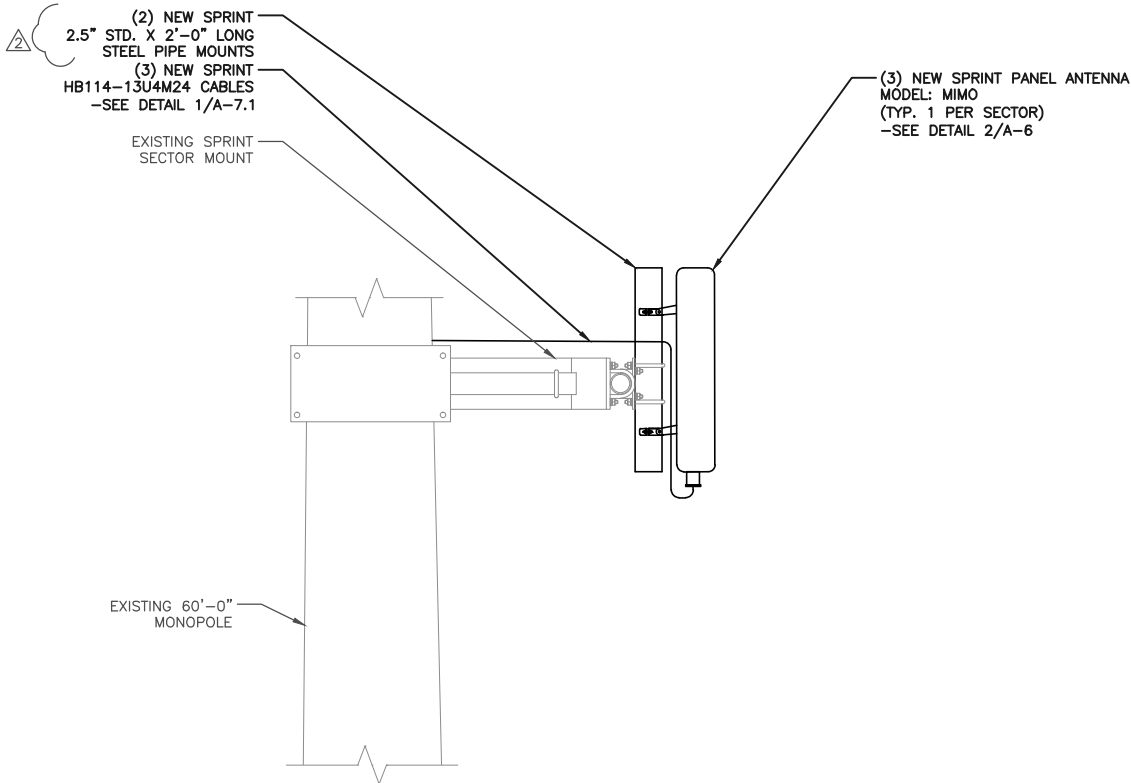
SCALE
N.T.S.

4

NEW ANTENNA PLAN @ 46'-0" RAD CENTER

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

2



MIMO MOUNTING DETAIL (ALPHA & GAMMA SECTORS)

SCALE
N.T.S.

3

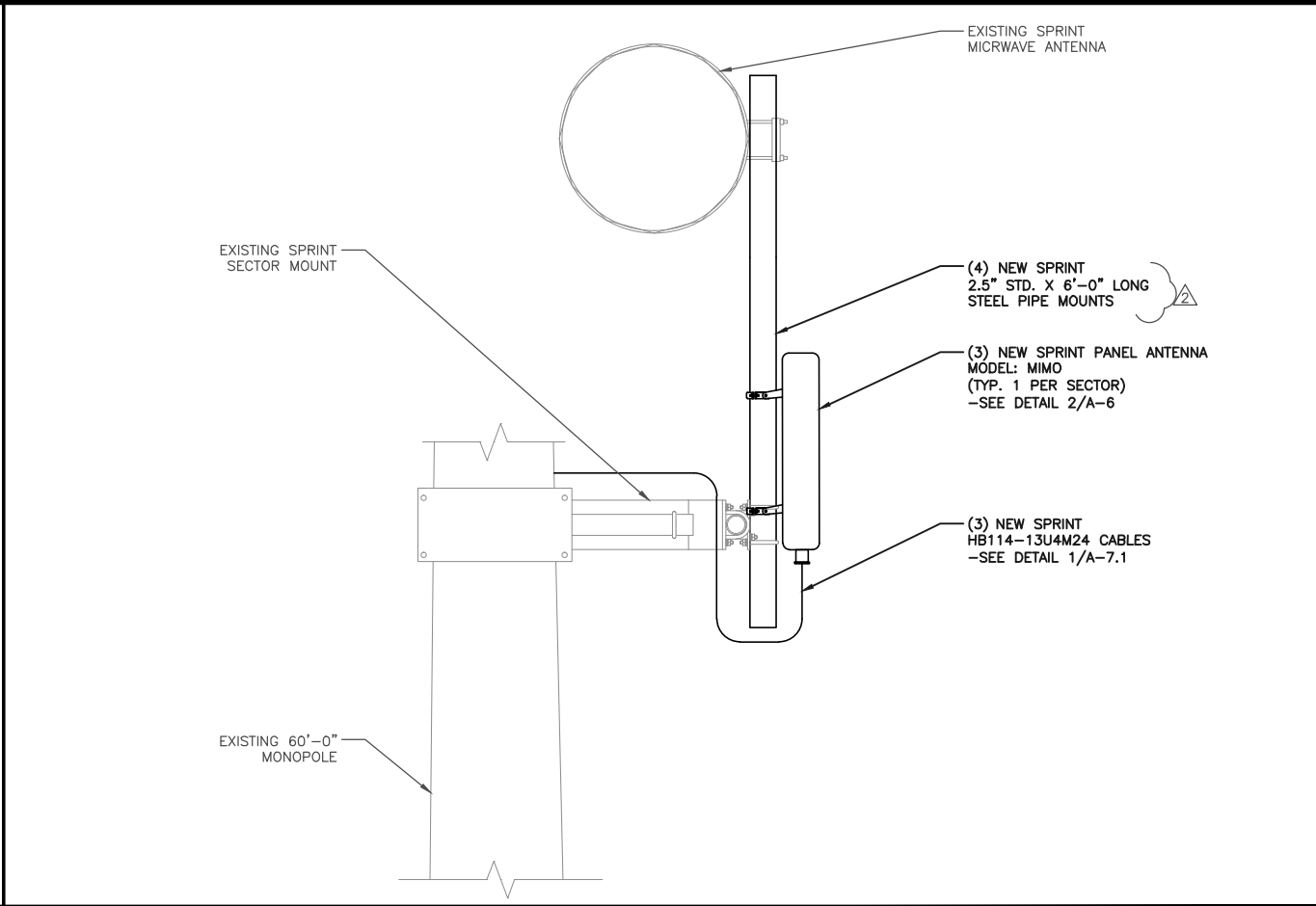
EXISTING ANTENNA PLAN @ 47'-0" RAD CENTER

SCALE: 3/4"=1'-0" (22x34)
(OR) 3/8"=1'-0" (11x17)

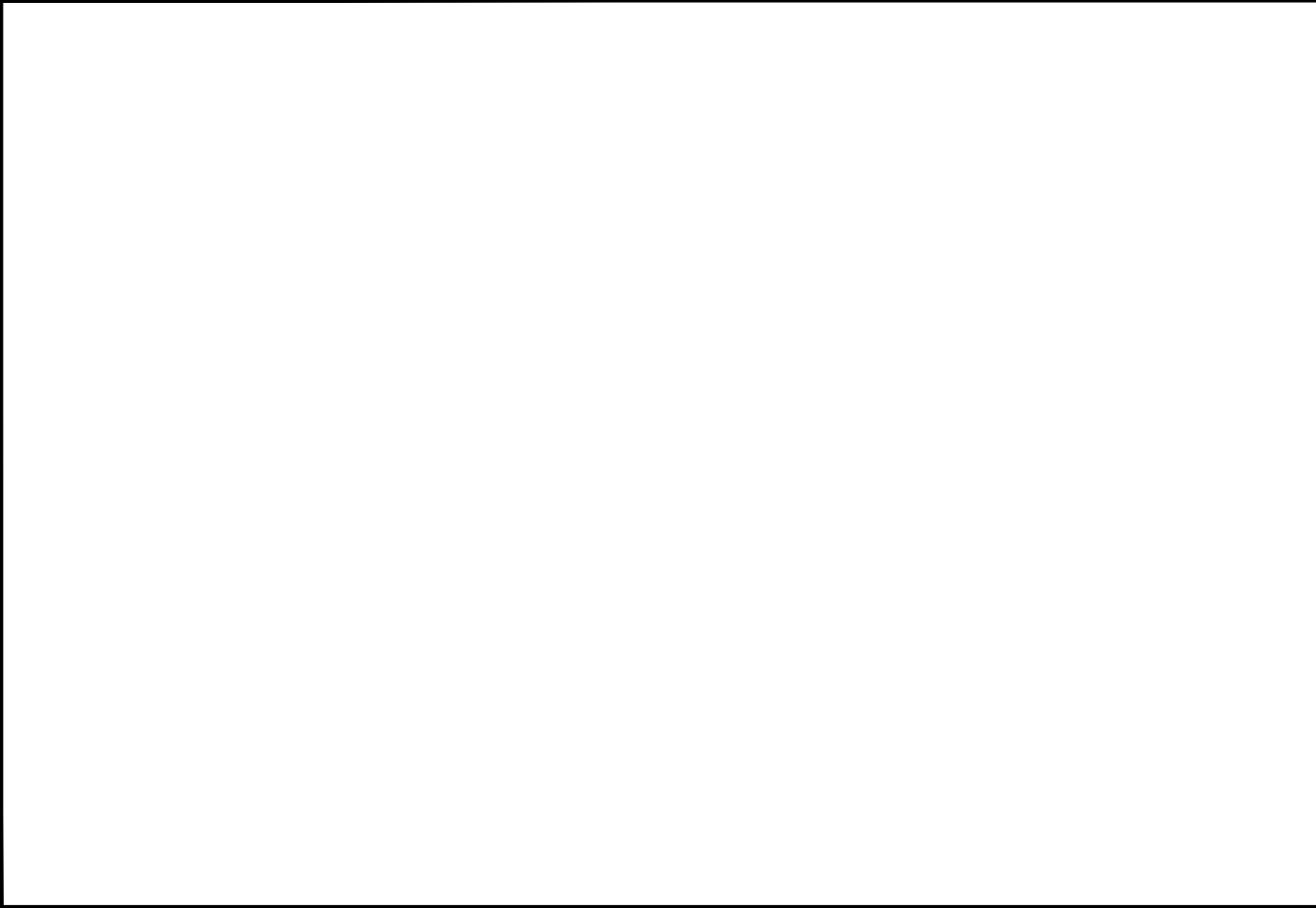
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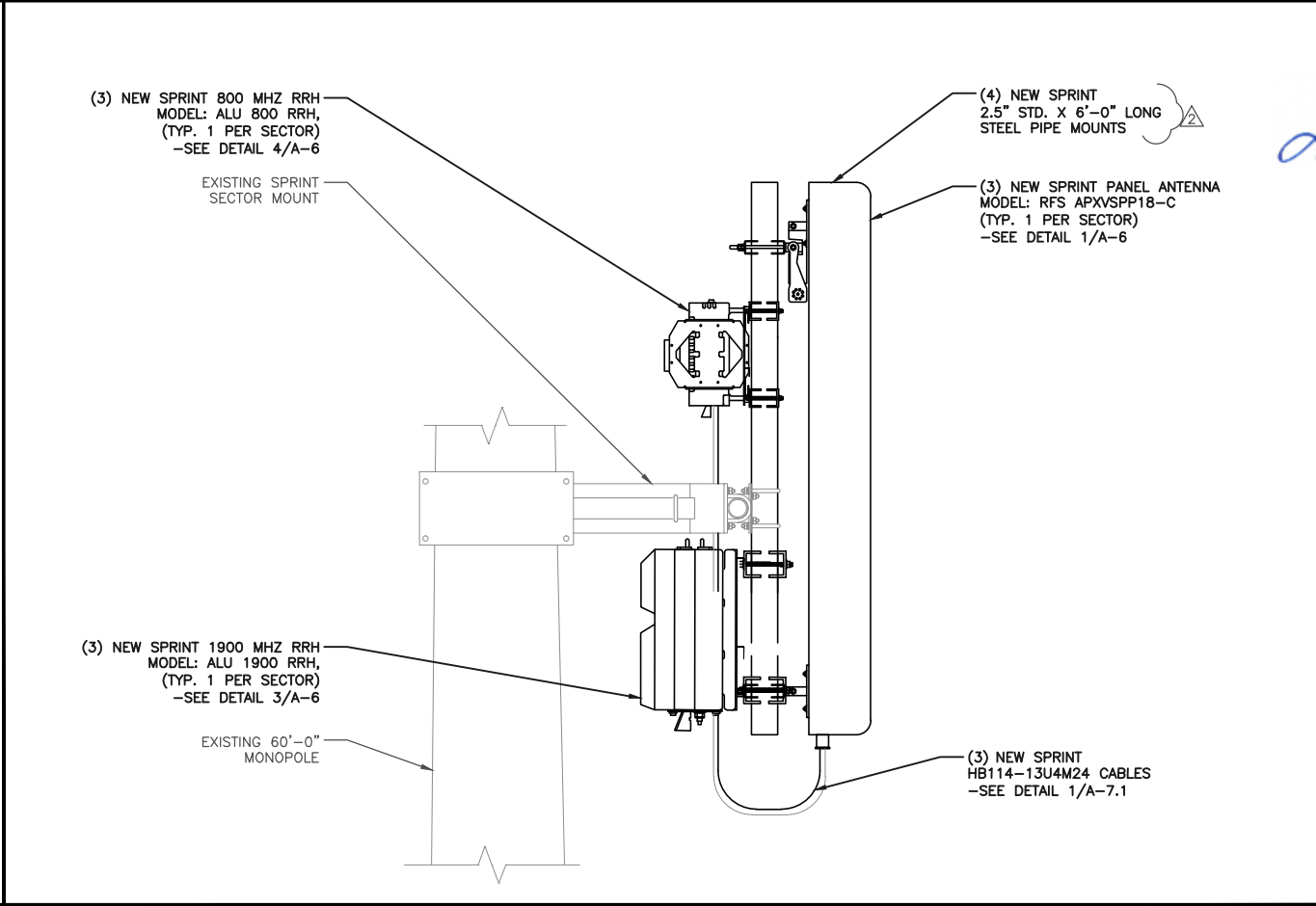
NOT USED



MIMO ANTENNA MOUNTING DETAIL (BETA SECTOR)



NOT USED



ANTENNA & 800/1900 RRH MOUNTING DETAIL

CARRIER:

PLANS PREPARED FOR:

540 W. MADISON ST.
17TH FLOOR
CHICAGO, IL 60661
www.sacw.com
312.8.54.77

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LETS PROJ. #: LETS-031-SACSPRT

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LA52XC06
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FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS, CA 90670

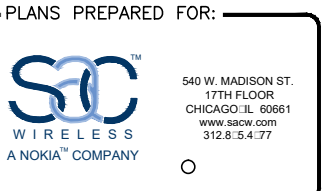
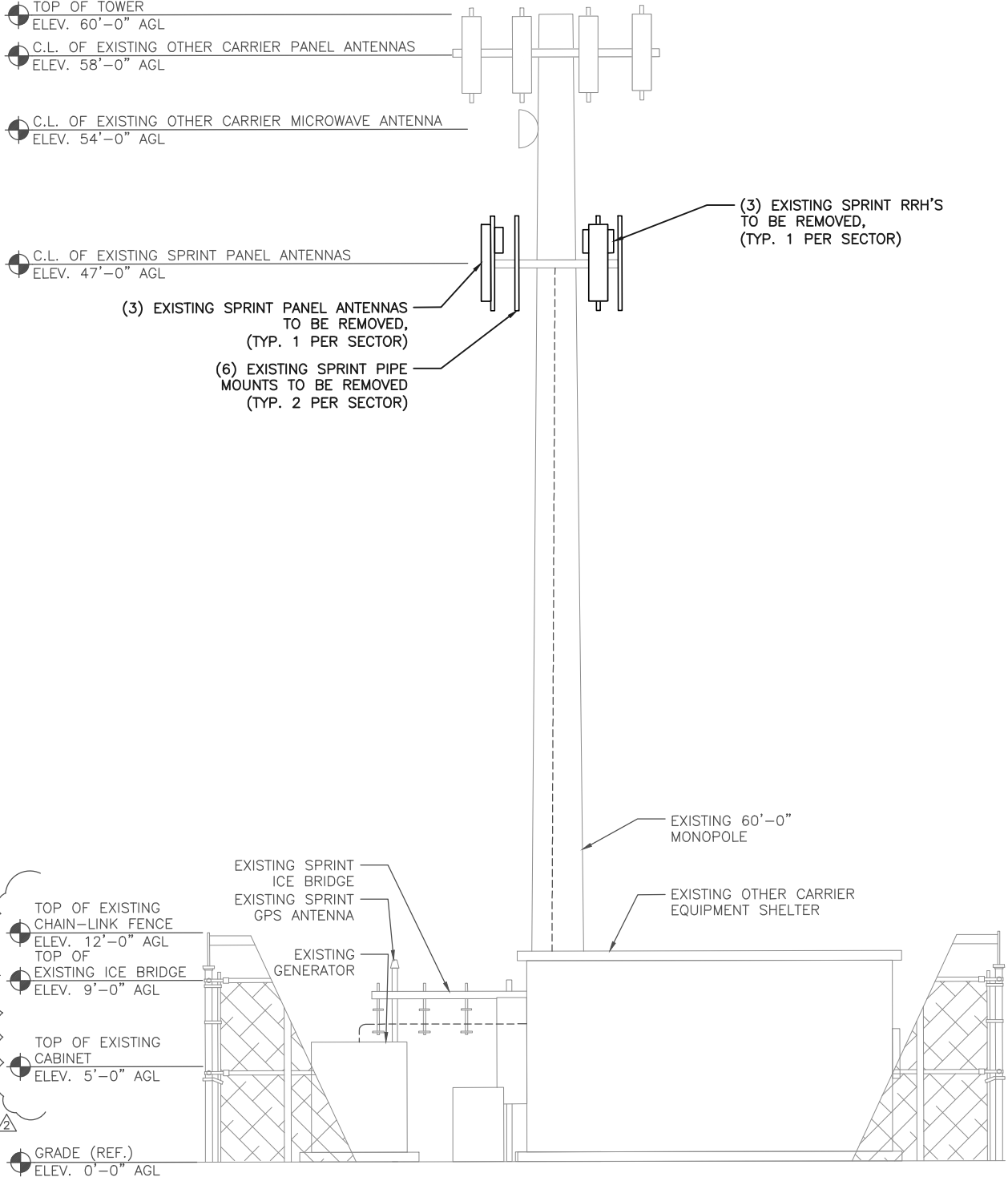
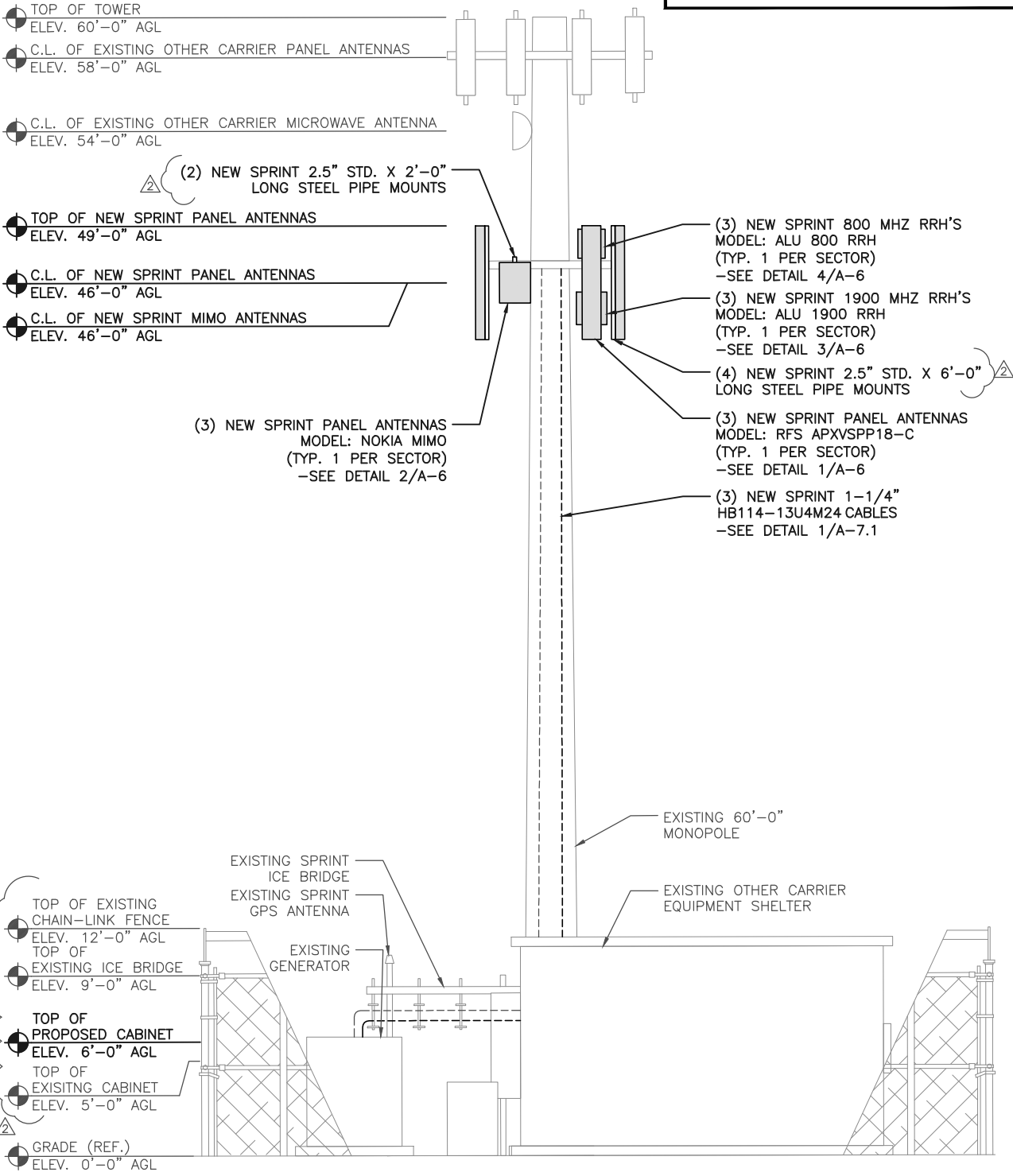
SHEET TITLE:

**ANTENNA & RRH
MOUNTING DETAILS**

SHEET NUMBER:

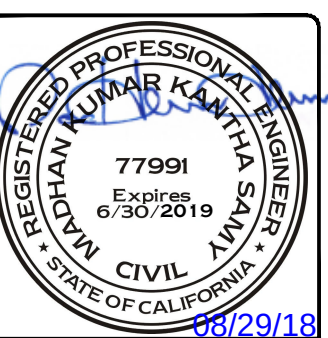
A-3.1

- NOTES:
- MOUNT STRUCTURAL CALCULATIONS IS PREPARED BY OTHERS. CONTRACTOR TO VERIFY AND CHECK THE ADEQUACY OF THE MOUNT BEFORE STARTING ANY CONSTRUCTION WORK. CONTRACTOR TO VERIFY WITH THE PROJECT MANAGER TO OBTAIN A COPY.
 - CONTRACTOR SHALL REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF THE TOWER SHALL BE MADE WITHOUT THE APPROVAL OF STRUCTURAL ENGINEER.



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
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0	06/05/18	FOR CONSTRUCTION	JMV
1	06/22/18	CLIENT COMMENTS	BPS
2	08/29/18	CLIENT COMMENTS	BPS

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET



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

LA52XC06
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS CA 90670

SHEET TITLE:

EXISTING & NEW
NORTH ELEVATIONS

SHEET NUMBER:

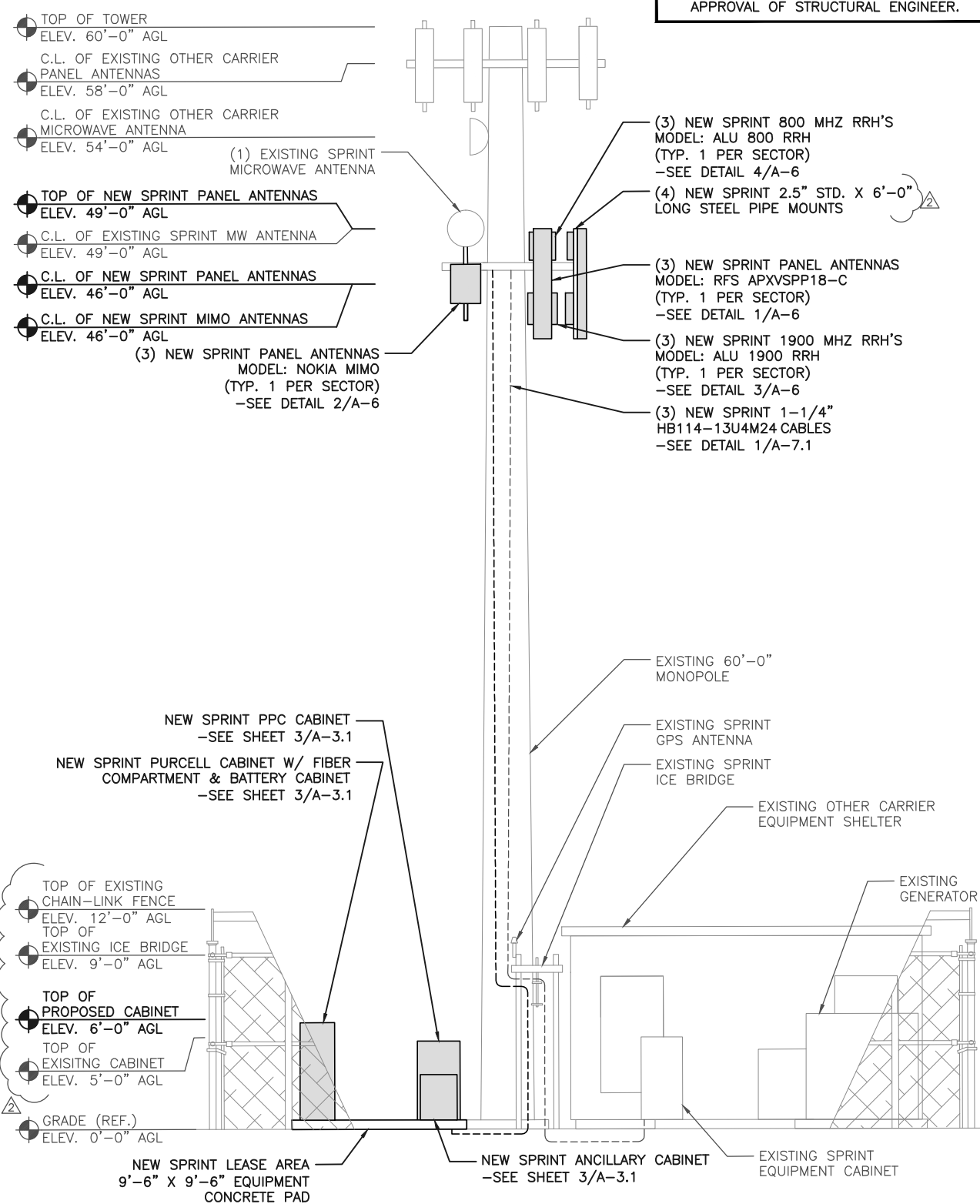
A-4

NEW NORTH ELEVATION

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

EXISTING NORTH ELEVATION

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



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	10/12/17	90% CD'S	SBA
B	01/13/18	95% CD'S	SBA
O	06/05/18	FOR CONSTRUCTION	JMV
1	06/22/18	CLIENT COMMENTS	BPS
2	08/29/18	CLIENT COMMENTS	BPS

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LA52XC06
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS CA 0670

SHEET TITLE: _____

EXISTING & NEW
EAST ELEVATIONS

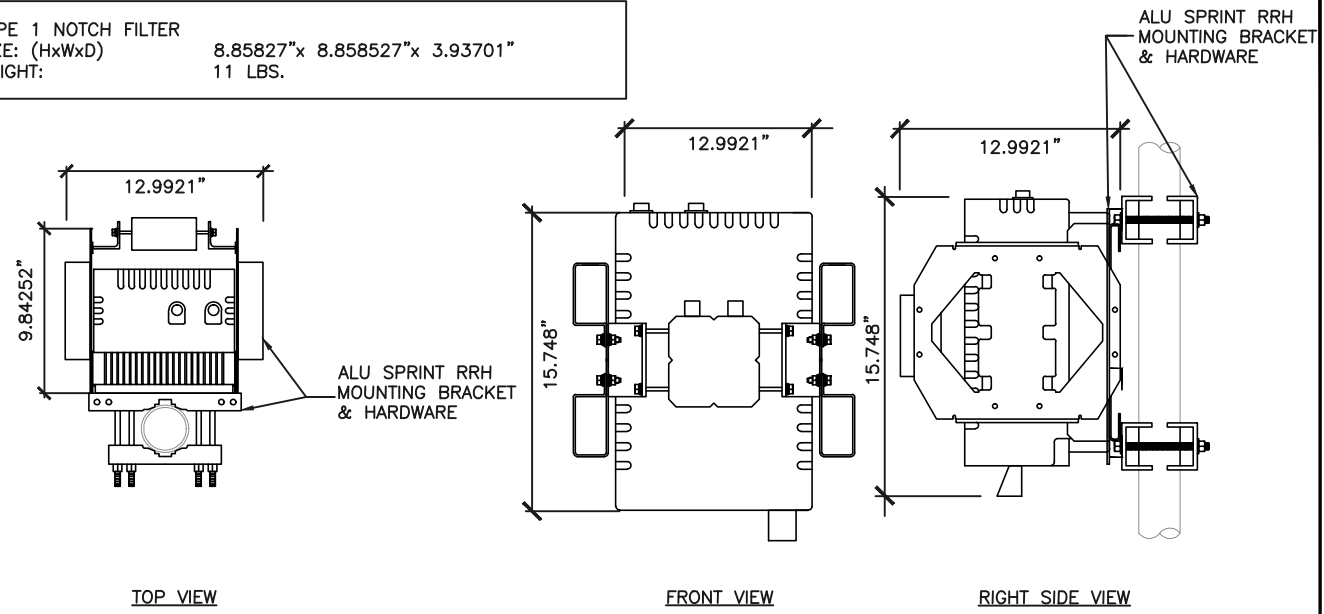
SHEET NUMBER: _____

A-5

MANUFACTURER: ALCATEL-LUCENT
MODEL NUMBER: 800 RRH
SIZE: (HxWxD) 15.748"x12.9921"x 9.84252"
TEMPERATURE RANGE: -40°C TO +55°C
RF OUTPUT POWER: 2X50W (100W TOTAL)
WORKING FREQ. BAND: 862.275MHz-869MHz (194MHz BANDWIDTH)
SUPPORT FIBER TYPE: HYBRIFLEX FIBER/POWER CABLE BUNDLE
POWER SUPPLY: -48V (-38V/-57V)
ANTENNA INTERFACE: 7/16 DIN FEMALE
WEIGHT: 53 LBS.

NOTE:
FOR CLEARANCES REFER TO
THE ALU INSTALLATION GUIDE

TYPE 1 NOTCH FILTER
SIZE: (HxWxD) 8.85827"x 8.858527"x 3.93701"
WEIGHT: 11 LBS.

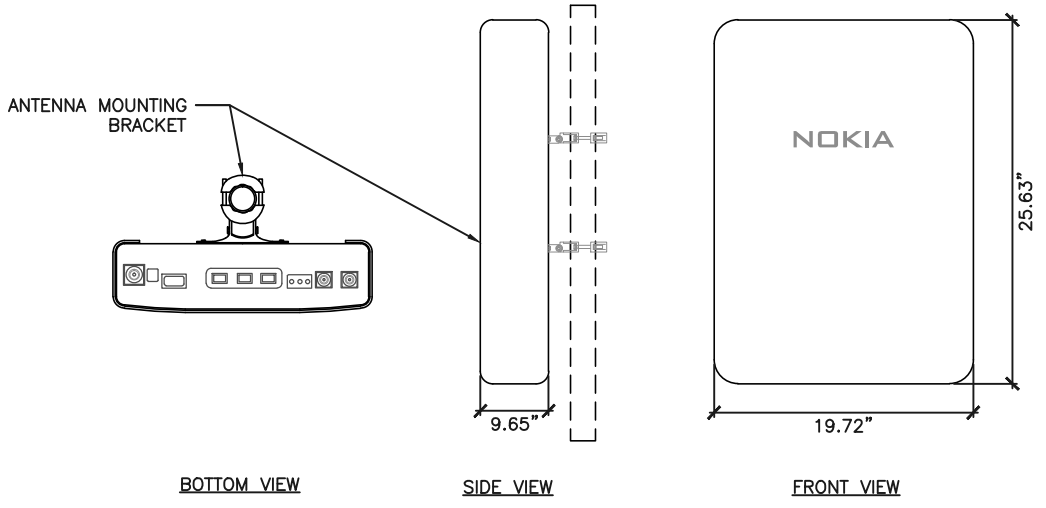


ALU 800MHZ 2X50W RRH DETAIL

SCALE
N.T.S. 4

MANUFACTURER: NOKIA
MODEL: MIMO
FREQUENCY RANGE: 2496-2690 MHz
WEIGHT (ANT ONLY): 103.62 LBS
SIZE (HxWxD): 25.63" x 19.72" x 9.65"

REFER TO DATA SHEET FOR
FULL SPECIFICATIONS.

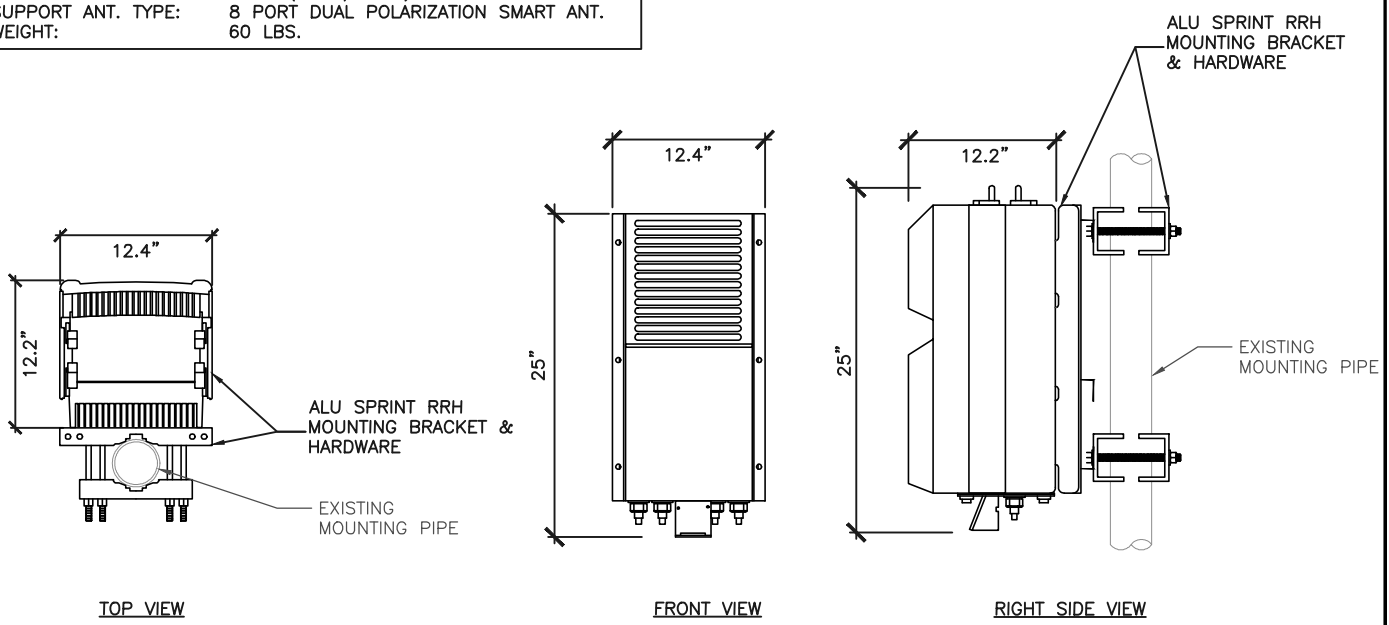


NOKIA MIMO ANTENNA DETAIL

SCALE
N.T.S. 2

MANUFACTURER: ALCATEL-LUCENT
MODEL NUMBER: 1900 MHZ RRH (65MHZ) W/SOLAR SHIELD
SIZE: (HxWxD) 25"x12.4"x12.2"
TEMPERATURE RANGE: -40°C TO +55°C
RF OUTPUT POWER: 4X45W (180W TOTAL)
WORKING FREQ. BAND: 1930MHz-1995MHz
POWER SUPPLY: -48V (-38V/-57V)
SUPPORT ANT. TYPE: 8 PORT DUAL POLARIZATION SMART ANT.
WEIGHT: 60 LBS.

NOTE:
FOR CLEARANCES REFER TO
THE ALU INSTALLATION GUIDE

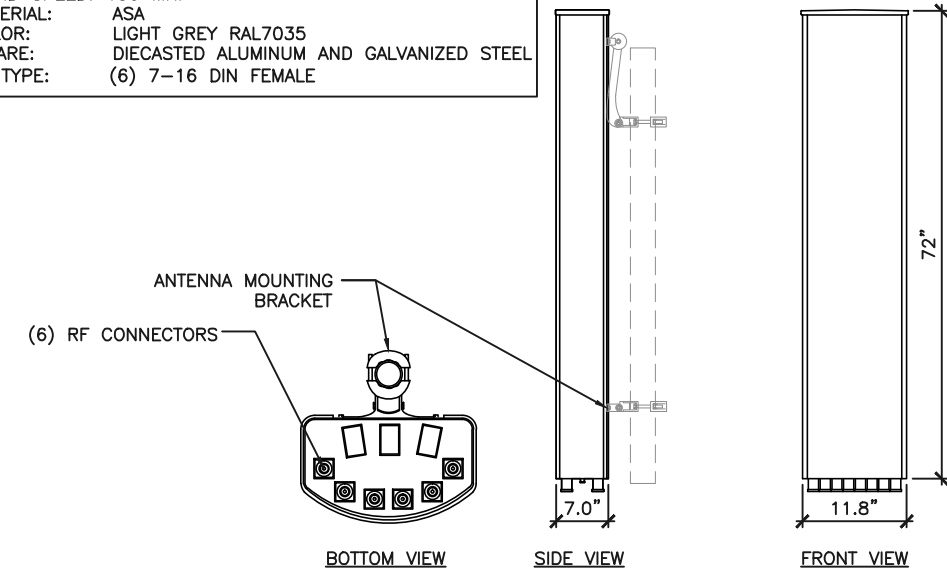


ALU 1900MHZ 4X45W RRH DETAIL

SCALE
N.T.S. 3

MANUFACTURER: RFS
MODEL: APXVSP18-C
FREQUENCY RANGE: 806-869/1850-1995/1850-1995
POLARIZATION: DUAL POL +/-45°
E-TILT RANGE: 0-10°
HOR. BEAMWIDTH: 65°
LIGHTING: DIRECT GROUND
PROTECTION: 57 LBS.
WEIGHT (ANT ONLY): 150 MHP
SURVIVAL WIND SPEED: ASA
RADOME MATERIAL: LIGHT GREY RAL7035
RADOME COLOR: DIECASTED ALUMINUM AND GALVANIZED STEEL
MTG. HARDWARE: (6) 7-16 DIN FEMALE
CONNECTOR TYPE:

REFER TO DATA SHEET FOR
FULL SPECIFICATIONS.



APXVSP18-C PANEL ANTENNA DETAIL

SCALE
N.T.S. 1



PLANS PREPARED FOR:
SOC WIRELESS
A NOKIA™ COMPANY
540 W. MADISON ST.
17TH FLOOR
CHICAGO, IL 60661
www.socw.com
312.854.477

PLAN PREPARED BY:
LETS
LETS America, Inc.
112 S. KYRENE RD. STE. 1
CHANDLER, AZ 85226
ARIZONA: 480-961-9151
LETS PROJ. #: LETS-031-SACSPRT

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	10/12/17	90% CD'S	SBA
B	01/13/18	95% CD'S	SBA
0	06/05/18	FOR CONSTRUCTION	JMV
1	06/22/18	CLIENT COMMENTS	BPS
2	08/29/18	CLIENT COMMENTS	BPS

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LA52XC06
CA-LOS2071Q17.1
FLORENCE
10400 ORR AND DAY STREET
SANTA FE SPRINGS CA 90670

SHEET TITLE:
**EQUIPMENT
DETAILS**

SHEET NUMBER:
A-6

Attachment 4: Resolution 118-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 118-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 496-5**

WHEREAS, a request was filed for Conditional Use Permit Case No. 496-5 to allow a ten-year extension of Wireless Telecommunications Facility Conditional Use Permit Case No. 496, an existing 60'-tall monopole located at 10400 Orr & Day Road in the PF, Public Facilities, Zone; and

WHEREAS, the subject property is located on the east side of Orr & Day Road with Accessor's Parcel Number of 8008-010-907, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Whittier Union High School District, 9401 Painter Avenue, Whittier, CA 90605; and

WHEREAS, the wireless telecommunications facility owner is American Tower Corporation, 10 Presidential Way, Woburn, MA 01801; and

WHEREAS, the proposed Conditional Use Permit Case No. 496-5 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 1, 2019 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on February 28, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on March 11, 2019 concerning Conditional Use Permit Case No. 496-5.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project only involves extending the permit term of an existing facility, no modification or additional square footage is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The 60'-tall monopole was constructed in 1993 and the Conditional Use Permit request is to extend the permit period of this existing wireless facility for an additional ten (10) years. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

- B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

The conditional use permit request is to extend the permit period of an existing wireless facility. The monopole facility is located approximately 680' east of Orr & Day Road, 625' south of Joslin Street, 515' west of Jersey Avenue, and 1,240' north of Clarkman Street. These large distances from public streets mitigate the facility's visual impact. Therefore, the Planning Commission finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 118-2019 to determine that the proposed Conditional Use Permit is Categorical Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and approve Conditional Use Permit Case No. 496-5 to allow a ten-year extension an

existing 60'-tall monopole located at 10400 Orr & Day Road in the PF, Public Facilities, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of April, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 496-5 CONDITIONS OF APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Laurel Reimer 562-868-0511 x7354)

1. The monopole facility became legal nonconforming when Ordinance 1090 was passed on September 28, 2017. Pursuant to §155.398 (G), nonconforming uses shall be completely removed or altered to conform to all provisions of Chapter 157 within 20 years, by or before September 28, 2037. On or before September 28, 2037, the monopole facility shall be completely removed or altered to conform to all provisions of Chapter 157.
2. American Tower Corporation shall paint the entire monopole facility, including all antennas and tower-mounted equipment, either a beige or dark brown color.
3. The facility shall comply with the code requirements pursuant to Chapter 157 of the Santa Fe Springs Zoning Ordinance.
4. The wireless telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by American Tower Corporation in good condition, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
5. The signals generated by the wireless telecommunications facility shall not interfere with any city communication systems or with the signals of telecommunications facilities located in the vicinity. American Tower Corporation shall be strictly liable for interference caused by their facility, and shall pay all costs associated with eliminating the interference.
6. Insofar as is feasible, American Tower Corporation shall cooperate with any subsequent applicants with regards to possible co-location. Said subsequent applicants shall be subject to the regulations in effect at that time.
7. Any proposed future co-location shall be required to submit verification that the cumulative radio frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure when operating at full strength and capacity. American Tower Corporation shall submit a copy of the radio frequency radiation and electromagnetic field emissions report to the Department of Planning and Development.

8. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure, fences, equipment cabinets or enclosure.
9. The backup generator shall only be operated during power outages and for testing and maintenance purposes.
10. The wireless telecommunications facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the applicant and on file with the case.
11. The wireless telecommunications facility shall be continually operated in accordance with all applicable Federal regulations governing such operations.
12. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 496-5, American Tower Corporation and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall insure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
13. American Tower Corporation and the property owner shall promptly notify the Director of Planning and Development, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. American Tower Corporation and/or property owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunications condition so as to be in conformance with all applicable zoning codes at American Tower Corporation's and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
14. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
15. American Tower Corporation agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 496-5, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.

16. Conditional Use Permit Case No. 496-5 shall be valid for a period of ten (10) years from the previous approval expiration date (March 26, 2017), until March 26, 2027. Approximately three (3) months before March 26, 2027, American Tower Corporation and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
17. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Attachment 5: Photosimulations



City of Santa Fe Springs

Planning Commission Meeting

April 8, 2019

PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 790

A request for equipment upgrades and a ten-year approval of an existing rooftop Wireless Telecommunications Facility located at 12717 Marquardt Avenue (APN: 8044-003-016) in the M-2 Heavy Manufacturing Zone. (Jeremy Siegel of EWA for AT&T)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 790, and thereafter close the Public Hearing; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Approve Conditional Use Permit Case No. 790, subject to the conditions of approval as contained with Resolution No. 119-2019; and
- Adopt Resolution No. 119-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: EWA
Attn: Jeremy Siegel
61 Bellwind
Irvine, CA 92603
(714) 366-8047
jsiegel@ewa-inc.com
- B. Facility Owner: AT&T Mobility
Attn: Connie Voeks
1452 Edinger Ave, 3rd Floor
Tustin, CA 92780

Report Submitted By: Laurel Reimer
Planning and Development Department

Date of Report: April 2, 2019

ITEM NO. 7

- C. Property Owner: Monique Von Borstel
12717 Marquardt Avenue
Santa Fe Springs, CA 90670
- D. Subject Property: 12717 Marquardt Avenue
APN: 8044-003-016
- E. Existing Zone: M-2 (Heavy Manufacturing Zone)
- F. General Plan: Industrial
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Hearing Date: April 8, 2019
- I. Staff Contact: Laurel Reimer, Planning Consultant
laurelreimer@santafesprings.org
(562) 868-0511 x7354

LOCATION AND BACKGROUND

The subject 50'-0" tall rooftop facility was first approved in 2004 via a building permit. At that time, wireless facilities were only regulated by an adopted set of guidelines, and numerous facilities were allowed to be constructed without first obtaining a conditional use permit. Ordinance 1090, passed September 28, 2017, added Chapter 157 (Wireless Telecommunications Facilities) to the city's Code of Ordinances, which established a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas within the city. Per §157.04(A), all wireless telecommunications facilities are now subject to the granting of a conditional use permit.

Currently, the rooftop facility has a 32'-4" by 9'-2" equipment enclosure with a 9'-2" by 9'-2" by 12'-7" tall antenna screen built on top of the equipment enclosure. AT&T is seeking approval to replace nine (9) of the existing twelve (12) antennas, remove six (6) remote radio unit and add fifteen (15) remote radio units, add two (2) surge suppressors, add four (4) batteries, add four (4) new rectifiers, and make related equipment upgrades at the rooftop facility located at 12717 Marquardt Avenue (APN: 8044-003-016) in the M-2 (Heavy Manufacturing) Zone. In compliance with §157.03(A)(3), any facility that was lawfully constructed prior to September 28, 2017 but is subsequently modified must comply with the current requirements of the ordinance. Since the existing rooftop facility does not currently have a valid conditional use permit, AT&T is required to obtain one in order to complete their facility upgrades.

In addition to the equipment upgrades, AT&T will also be removing the existing 9'-2" by 9'-2" by 12'-7" tall antenna screen and replacing it with an 8'-2" larger antenna screen. The new antenna screen will measure 16'-3" by 9'-2" by 12'-7" tall. Additionally, the existing rooftop equipment screen, which is currently constructed of corrugated metal, will be replaced with a smooth surface material. The new equipment and rooftop enclosures will have reveal lines and be painted to match the building. The replaced equipment and antenna enclosures will better match the building architecture and create a more attractive rooftop wireless facility. The overall facility height will remain at 50'-0".

STREETS AND HIGHWAYS

The subject property a triangular-shaped parcel is located on the west side of Marquardt Avenue, just south of Imperial Highway. Marquardt Avenue is considered a secondary highway and Imperial Highway is a major highway within the Circulation Element of the City's General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is located in the M-2 (Heavy Manufacturing) Zone with a General Plan designation of Industrial. The parcel on the east side of Marquardt Avenue is zoned M-1-PD (Light Manufacturing Planned Development), and properties southeast are single family homes located within the City of La Mirada. Coyote Creek runs along the site's western property line and Ecology Recycling in the M-2 (Heavy Manufacturing) Zone is located west of the creek. The single family homes north of Imperial Highway are located within Unincorporated Los Angeles County.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 28, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on March 28, 2019, and published in a newspaper of general circulation (Whittier Daily News) on March 28, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

The procedures set forth in Section 155.711 of the Zoning Regulations state that the purpose of the conditional use permit is to allow proper integration of uses into the

community which may only be suitable in specific locations or only if such uses are designed or constructed in a particular manner on the site, and under certain conditions. A conditional use permit may be granted only for uses listed as conditional uses in the various zones, and for such other uses as are set forth in other provisions of this chapter as requiring said permit.

ENVIRONMENTAL DOCUMENT

Staff finds that the wireless telecommunications facility conditional use permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) in that it is an existing wireless facility that has been operational for nearly 15 years, and only minor additional square footage is proposed. Consequently, no further environmental documents are required.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall: be binding upon the applicants, their successors and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use and maintenance of all land and structures within the development.

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 119-2019 (see attachment 3), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 790, subject to the conditions of approval as provided within Exhibit A of Resolution 119-2019.

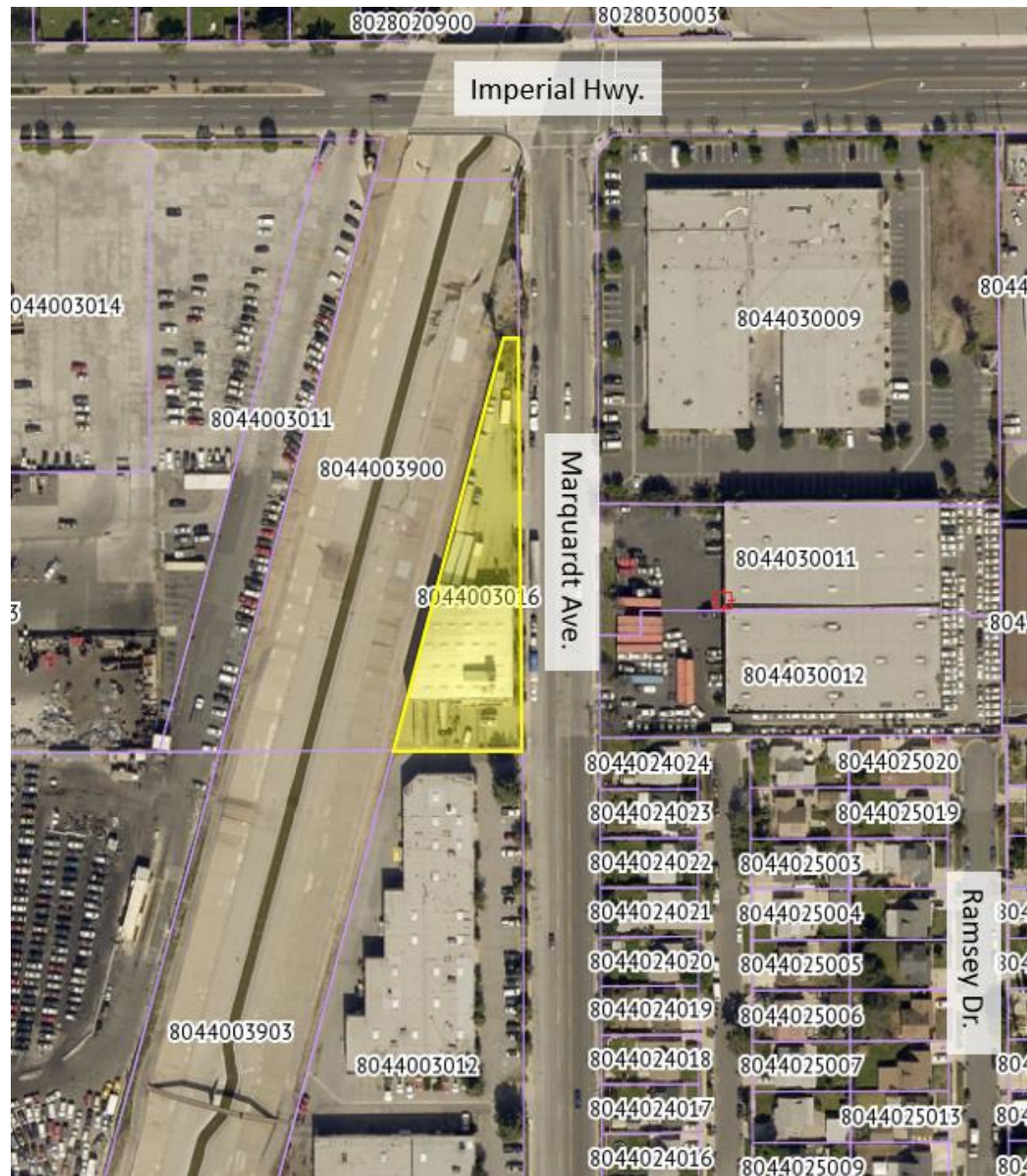


Wayne M. Morrell
Director of Planning

Attachments:

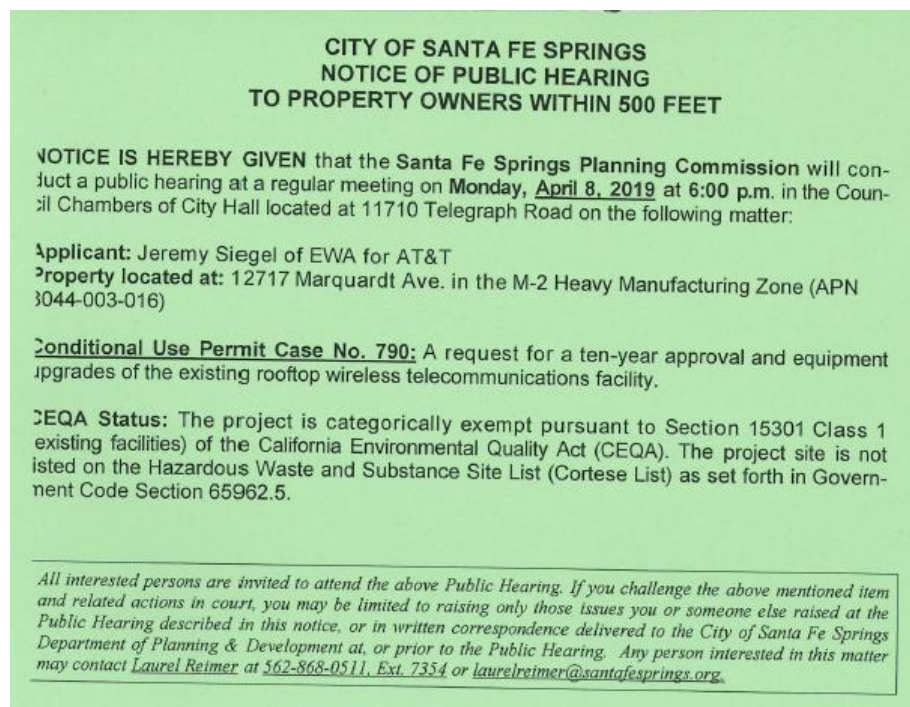
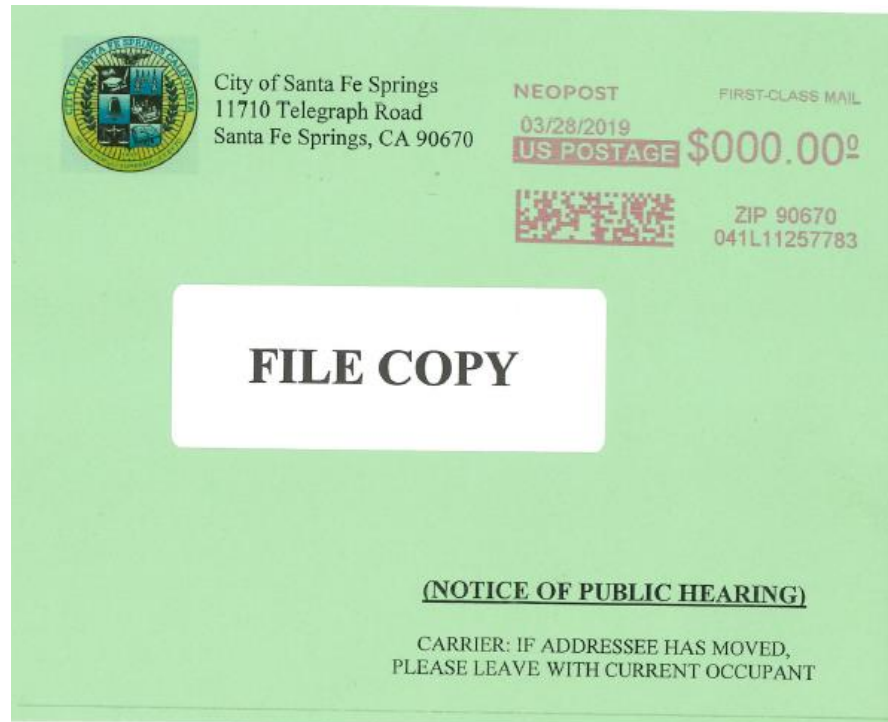
1. Aerial Photograph
2. Public Hearing Notice
3. Resolution 119-2019
 - a. Exhibit A – Conditions of Approval
4. Photo Simulations
5. Project Plans

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 790
12717 Marquardt Ave.
EWA for AT&T Mobility



Attachment 2: Public Hearing Notice

Attachment 3: Resolution 119-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 119-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 790**

WHEREAS, a request was filed for Conditional Use Permit Case No. 790 to allow a ten-year approval of Wireless Telecommunications Facility Conditional Use Permit Case No. 790, a 50'-tall rooftop wireless facility located at 12717 Marquardt Avenue in the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located on the west side of Marquardt Avenue, with an Accessor's Parcel Number of 8044-003-016, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Monique Von Borstel, 12717 Marquardt Avenue, Santa Fe Springs, CA 90670; and

WHEREAS, the facility owner is AT&T Mobility, 1452 Edinger Avenue, Tustin, CA 92614; and

WHEREAS, the proposed Conditional Use Permit Case No. 790 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 28, 2019 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 28, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on April 8, 2019 concerning Conditional Use Permit Case No. 790.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project only involves extending the permit term of an existing rooftop wireless facility and making equipment minor modifications. The entire facility is located on an existing rooftop, so there will be no impact to soils, vegetation, water, etc. While the size of the existing antenna enclosure will be expanding, the expansion is very minor and does not involve excavation outside the current facility lease area. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to §155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The subject site is located within the M-2, Heavy Manufacturing, Zone and has a General Plan land use designation of Industrial. As stated in §157.06, manufacturing zones are the top preferred location for wireless telecommunications facilities, therefore the request is consistent with the current zoning and land use designation. The 50'-tall rooftop facility was constructed in 2004 and the Conditional Use Permit request will allow for a ten-year permit approval and equipment upgrades at the existing wireless facility. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

- B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

The conditional use permit request is to allow for a ten-year permit approval and equipment upgrades at the existing rooftop wireless facility. The current facility consists of a corrugated metal equipment enclosure with an antenna enclosure installed above. The existing corrugated metal walls will be replaced with new smooth surface screening. The antenna enclosure area will be expanded, which will better scale the antenna enclosure with the existing building. The new equipment and rooftop enclosures will also have reveal lines and be painted to match the building.

The replaced enclosures will be more harmonious with the building architecture and create a more attractive rooftop wireless facility. Therefore, the Planning Commission finds that the proposed use will preserve the general appearance and welfare of the community.

In addition, pursuant to §157.05 of the City's Code of Ordinances, the Commission shall also take into consideration the following factors:

- C) *The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The wireless facility has been in operation for nearly 15 years without incident. The facility has not adversely affected the immediate vicinity or the city in general.

- D) *The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.*

The facility is a fully enclosed rooftop facility. The facility's updated materials, colors and reveal lines will better blend the facility with the existing building architecture. Therefore, the design and equipment screening successfully achieve community compatibility.

- E) *The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.*

The wireless facility has been in operation for nearly 15 years without complaints from the surrounding community. Alternate sites were not considered because it would not be feasible to ask AT&T to relocate a facility that has proven to be compatible with the community.

- F) *The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.*

The proposed equipment upgrades will allow AT&T to provide enhanced services, capacity, and data services to the surrounding community and users of Imperial Highway. Upgrading the existing facility, versus constructing a new facility, is the least intrusive means of providing the increased network coverage and capacity that AT&T needs.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 119-2019 to determine that the project is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 790 to allow a ten-year permit approval and equipment upgrades at the existing 50'-0" tall rooftop wireless facility located at 12717 Marquardt Avenue in the M-2 Heavy Manufacturing Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 8th day of April, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 790 CONDITIONS OF APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Laurel Reimer 562-868-0511 x7354)

1. AT&T shall test the telecommunications system to ensure it does not interfere with the Police, Fire and City communication system. This testing process shall be repeated for every proposed frequency addition and/or change. AT&T shall be strictly liable for interference caused by their facility. AT&T shall be responsible for all labor and equipment costs for determining the source of the interference, all costs associated with eliminating the interference (including but not limited to filtering, installing cavities, installing directional antennas, powering down systems, and engineering analysis), and all costs arising from third party claims against the city attributable to the interference.
2. AT&T shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning, and the Fire Chief. Said phone number shall be provided no later than 60 days from the date of approval by the Planning Commission. This condition will also apply to all existing AT&T facilities in the City of Santa Fe Springs.
3. AT&T shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning, and the Fire Chief no later than 60 days from the date of approval by the Planning Commission.
4. The wireless telecommunications facility, including any lighting, fences, walls, cabinets, and poles, shall be maintained by AT&T in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions or visual blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.
5. The facility shall comply with the code requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance.
6. The wireless telecommunications facility shall be substantially in accordance with plans submitted by the applicant and on file with the case. The wireless telecommunications facility shall not exceed a height of 50'-0", as specified in the plans.

7. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC required signage, shall be permitted on the antenna structure or equipment shelter.
8. The applicant/operator shall be responsible for maintaining the wireless telecommunications facility in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the antenna or equipment screens fade in color or deteriorate due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work.
9. Insofar as is feasible, AT&T shall cooperate with any subsequent applicants for possible co-location. Said subsequent applicants shall be subject to the regulations in effect at the time of co-location.
10. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 790, AT&T and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
11. AT&T and the property owner shall promptly notify the Director of Planning, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. AT&T and/or owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunications condition so as to be in conformance with all applicable zoning codes at AT&T's and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.
12. If applicable, AT&T shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
13. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, Morgan McCarthy, at (562) 432-3700 or (805) 815-2492.
14. The owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late

fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information and application or one can be downloaded at www.santafesprings.org.

15. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
16. AT&T agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 790, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
17. Conditional Use Permit Case No. 790 shall be valid for a period of ten (10) years, until April 8, 2029. Approximately three (3) months before April 8, 2029, AT&T and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
18. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.

Attachment 4: Photo Simulations



at&t LA0675

IMPERIAL HWY/MARQUARDT AVENUE

12717 MARQUARDT AVE SANTA FE SPRINGS CA 90670



VIEW 1



EXISTING



PROPOSED

LOOKING NORTHWEST FROM MARQUARDT AVENUE



at&t LA0675

IMPERIAL HWY/MARQUARDT AVENUE

12717 MARQUARDT AVE SANTA FE SPRINGS CA 90670



VIEW 2



EXISTING



PROPOSED LOOKING SOUTHWEST FROM IMPERIAL HIGHWAY



at&t LA0675

IMPERIAL HWY/MARQUARDT AVENUE

12717 MARQUARDT AVE SANTA FE SPRINGS CA 90670



VIEW 3



EXISTING



PROPOSED LOOKING SOUTHEAST FROM MARQUARDT AVENUE



at&t **LA0675**
IMPERIAL HWY/MARQUARDT AVENUE

12717 MARQUARDT AVE SANTA FE SPRINGS CA 90670

VIEW 4



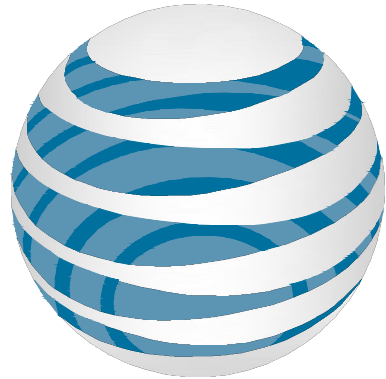
EXISTING



PROPOSED

LOOKING NORTHEAST FROM ADJACENT PARKING LOT

Attachment 5: Project Plans



at&t

SITE NUMBER: LA0675
SITE NAME: IMPERIAL HWY/MARQUARDT AVENUE
LTE PROJECT 7C/5C/6C/4TXRX (PCS)/RRH ADD
FA# 10101492

LTE 7C CASPR#: 3551A0CXET PACE#: MRLOS043975
LTE 5C CASPR#: 3551A0CXGX PACE#: MRLOS044290
LTE 6C CASPR#: 3551A0CXF2 PACE#: MRLOS044338
4TXRX CASPR#: 3551A0C7C8 PACE#: MRLOS040998
RRH ADD CASPR#: 3551A0CYWA PACE#: MRLOS042143
12717 MARQUARDT AVENUE
SANTA FE SPRINGS , CALIFORNIA 90670
JURISDICTION: COUNTY OF SANTE FE SPRINGS
SITE TYPE: ROOF TOP/ OUTDOOR CABINET

PROJECT DESCRIPTION	PROJECT INFORMATION	PROJECT TEAM	SHEET INDEX	REV
1. REMOVE (9) EXISTING AT&T ANTENNAS POSITION 1,2&3(3 PER SECTORS, 3 SECTORS). 2. INSTALL (9) NEW AT&T ANTENNAS AT POSITION 1,2& 3 (2 PER SECTOR, 3 SECTORS). 3. REMOVE (3) EXISTING 2C RRUS-11 (1 PER SECTOR) AND SHARE (1) 8843 B25/B66A WITH PCS. 4. INSTALL (3) NEW LTE 2C RRUS-32 B66 (1 PER SECTOR). 5. REMOVE (3) EXISTING LTE RRUS-A2 (1 PER SECTOR). 6. INSTALL (3) NEW LTE 4TXRX RRUS-8843 B25/B66A (1 PER SECTOR). 7. INSTALL (3) NEW LTE 7C RRUS B14 4478 (1 PER SECTOR). 8. INSTALL (3) NEW LTE 6C RRUS B5/B12 -4449 (1 PER SECTOR). 9. INSTALL (3) NEW LTE 5C RRUS- E2 B29 (1 PER SECTOR). 10. INSTALL (4) NEW 180AH BATTERIES. 11. INSTALL (4) NEW ALPHA RECTIFIER (48V). 12. INSTALL (2) NEW DC6 SQUID SURGE SUPPRESSOR WITH POWER AND FIBER TRUNKS. 13. INSTALL (1) NEW DC12 ENCLOSURE. 14. CONNECT UMTS DIRECT TO P1. 15. REMOVE (2) EXISTING DUS 41 AND ADD (3) 6630. 16. INSTALL (2) NEW S126 + IDLe CABLE. 17. INSTALL (1) NEW XMU. 18. EXPAND EXISTING FRP ENCLOSURE TO ACCOMMODATE 3'-0" ANTENNA SEPARATION PER SECTOR (3 SECTORS). 19. REMOVE EXISTING UMTS TMA'S (2 PER SECTOR). 20. ENLARGE AND REPLACE EXISTING ANTENNA CLOSURE WITH (N) SEAMLESS ENCLOSURE. 21. REMOVE EXISTING CORRUGATED METAL ENCLOSURE SIDING AND REPLACE WITH NEW MATERIAL MATCHING EXISTING BUILDING ARCHITECTURE.	PROPERTY INFORMATION: SITE NAME: IMPERIAL HWY/MARQUARDT AVENUE SITE NUMBER: LA0675 FA#: 1010149 SITE ADDRESS: 12717 MARQUARDT AVENUE, SANTA FE SPRINGS, CALIFORNIA 90670 A.P.N. NUMBER: 8044-003-016 CURRENT USE: TELECOMMUNICATIONS FACILITY PROPOSED USE TELECOMMUNICATIONS FACILITY LATITUDE: 33.915417° LONGITUDE: -118.038222° GROUND ELEVATION: 150'AMSL PROPERTY OWNER: NAME: LOUIS P. SMALDINO ADDRESS: 13583 WHITTIER BLVD, #202 WHITTIER, CALIFORNIA 60605 CONTACT: LOUIS P. SMALDINO PHONE: (562) 693-8292 ID: TBD RFDS: REVISION: TBD DATE:	APPLICANT/LESSEE: AT&T MOBILITY 1452 EDINGER AVENUE; 3RD FLOOR TUSTIN, CALIFORNIA 92780 ARCHITECT/ENGINEER: JEFFREY ROME & ASSOCIATES 131 INNOVATION DRIVE, SUITE 100 IRVINE, CALIFORNIA 92617 CONTACT: ROBIN NELSON EMAIL: ROBINN@JRAINC.NET PHONE: (949) 760-3929 CONSTRUCTION MANAGER: ERICSSON INC. 330 COMMERCE; SUITE 200 IRVINE, CALIFORNIA 92602 CONTACT: ERWIN RODRIGUEZ PHONE: (626) 483-6389 SITE ACQUISITION: CWA SITE DEVELOPMENT CONTACT: CHRISTOPHER WISINGER PHONE: (949) 438-8880 ZONING MANAGER: EWA CONTACT: JEREMY SIEGEL PHONE: (714) 366-8047 RF ENGINEER: AT&T CONTACT: MUHAMMAD UMAIR PHONE: (405) 334-3643	T-1 TITLE SHEET 4 GN-1 GENERAL NOTES, ABBREVIATIONS, & NOTES 4 GN-1.1 SITE SIGNAGE 4 GN-2 BATTERY SPECIFICATIONS 4 A-0 SITE PLAN 4 A-1 ENLARGED ROOF PLAN 4 A-1.1 EXISTING AND NEW EQUIPMENT PLAN 4 A-1.2 EXISTING AND NEW ANTENNA PLAN 4 A-2 EXISTING AND NEW NORTH ELEVATION 4 A-3 EXISTING AND NEW WEST ELEVATION 4 A-4 DETAILS 4 A-4.1 DETAILS 4 A-4.2 DETAILS 4 A-5 DETAILS 4 A-6 DETAILS 4	
CODE COMPLIANCE	VICINITY MAP	DIRECTIONS FROM AT&T	STRUCTURAL MODIFICATION OF FRP SCREEN WALL DESIGN PREPARED BY GPD	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1) 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS 2) 2016 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2015 IBC (PART 2, VOL 1-2) 3) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2015 IRC (PART 2.5) 4) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY) 5) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2015 IFC, WITH CALIFORNIA AMENDMENTS (PART 9) 6) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2015 UMC (PART 4) 7) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5) 8) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3) 9) 2016 CALIFORNIA ENERGY CODE (CEC)-(PART 6) 10) ANSI / EIA-TIA-222-G 11) 2015 NFPA 101, LIFE SAFETY CODE 12) 2015 NFPA 72, NATIONAL FIRE ALARM CODE 13) 2013 NFPA 13, FIRE SPRINKLER CODE		DRIVING DIRECTIONS: FROM AT&T OFFICE AT TUSTIN, CA. GET ON CS-55N/ STATE ROUTE 55 NORTH FROM EDINGER AVE AND DEL AMO AVE. FOLLOW I-5 TO CARMENITA RD IN LOS ANGELES COUNTY. TAKE EXIT 119 FROM I-5 N. CONTINUE ON CARMENITA RD. TURN LEFT ON FOSTER RD AND TURN RIGHT ON MARQUARDT AVE. SITE WILL BE ON THE LEFT.		
OCCUPANCY AND CONSTRUCTION TYPE	SPECIAL INSPECTIONS	SIGNATURE BLOCK	GENERAL CONTRACTOR NOTES	
OCCUPANCY : U (UNMANNED) CONSTRUCTION TYPE: V-B HANDICAP REQUIREMENTS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11038.1, EXCEPTION 1 & SECTION 11348.2.1, EXCEPTION 4.	1. NOT REQUIRED.	APPROVED BY: SIGNATURE DATE: SITE ACQUISITION MANAGER: CONSTRUCTION MANAGER: A&E MANAGER: PLANNING CONSULTANT: RF MANAGER: RF ENGINEER: PROPERTY OWNER: AT&T REPRESENTATIVE: AAV MANAGER		

PREPARED FOR

1452 Edinger Avenue, 3rd Floor
Tustin, California 92780

Jeffrey Rome & Associates
architecture | telecommunications

131 Innovation Drive; Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

AT&T Site ID:

LA0675

AT&T SITE NO: 10101492

JRA PROJECT NO: 173359

DRAWN BY: BV

CHECKED BY: AU

4	02/07/19	REV/CITY COMMENTS
3	11/06/18	RF SIGNS ADDED
2	10/26/18	REV. SCOPE
1	02/07/18	REV. 100% CD'S
0	12/18/17	100% CD'S
A	12/05/17	95% CD'S
REV	DATE	DESCRIPTION

Licenser:

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

Issued For:

IMPERIAL HWY/
MARQUARDT AVE.

12717 MARQUARDT AVENUE
SANTA FE SPRING, CA 90670

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

DIGALERT

800-227-2600

Call 2 Full Working Days In Advance

GENERAL CONSTRUCTION NOTES:

1.

PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2.

THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3.

CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6.

REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH 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.
7.

THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8.

DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9.

ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11.

ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12.

ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14.

INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
- IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS); PHYSICAL PROTECTION
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS

A.B.	ANCHOR BOLT	IN.	INCHES
ABV.	ABOVE	INT.	INTERIOR
ACCA	ANTENNA CABLE COVER ASSEMBLY	LB.	POUNDS
ADD'L	ADDITIONAL	L.B.	LAG BOLTS
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAR FEET
A.F.G.	ABOVE FINISHED GRADE	L.	LONGITUDINAL
ALUM.	ALUMINUM	MAS.	MASONRY
ALT.	ALTERNATE	MAX.	MAXIMUM
ANT.	ANTENNA	M.B.	MACHINE BOLT
APPRX.	APPROXIMATELY	MECH.	MECHANICAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
AWG.	AMERICAN WIRE GAUGE	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	MTL.	METAL
BLKG.	BLOCKING	IN	NEW
BM.	BEAM	NO.	NUMBER
B.N.	BOUNDARY MAILING	N.T.S.	NOT TO SCALE
BTOW.	BARE TINNED COPPER WIRE	O.C.	ON CENTER
B.O.F.	BOTTOM OF FOOTING	OPNG.	OPENING
BU	BACK-UP CABINET	P/C	PRECAST CONCRETE
CAB.	CABINET	PCS	PERSONAL COMMUNICATION SERVICES
CANT.	CANTILEVERED	PLY.	PLYWOOD
C.I.P.	CAST IN PLACE	PPC	POWER PROTECTION CABINET
CLG.	CEILING	PRC	PRIMARY RADIO CABINET
CLR.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONN.	CONNECTION OR	PWR.	POWER CABINET
CONST.	CONSTRUCTION	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.	RADIUS
d	PENNY NAILS	REF.	REFERENCE
DBL.	DOUBLE	REINF.	REINFORCEMENT
DEPT.	DEPARTMENT	REQ'D	REQUIRED
D.F.	DOUGLAS FIR	RGS.	RIGID GALVANIZED STEEL
DIA.	DIAMETER	SCH.	SCHEDULE
DIAG.	DIAGONAL	SHIT.	SHIET
DIM.	DIMENSION	SIM.	SIMILAR
DWG.	DRAWING	SPEC.	SPECIFICATIONS
DWL.	DOWELS	SQ.	SQUARE
EA.	EACH	S.S.	STAINLESS STEEL
EL.	ELEVATION	STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
ELEV.	ELEVATOR	STRUC.	STRUCTURAL
EMT.	ELECTRICAL METALLIC TUBING	TEMP.	TEMPORARY
EN.	EDGE NAIL	THK.	THICKNESS
ENG.	ENGINEER	T.N.	TOE NAIL
EQ.	EQUAL	T.O.A.	TOP OF ANTENNA
EXP.	EXPANSION	T.O.C.	TOP OF CURB
EXST.	EXISTING	T.O.F.	TOP OF FOUNDATION
EXT.	EXTERIOR	T.O.P.	TOP OF PLATE / PARAPET
FAB.	FABRICATION OR	T.O.S.	TOP OF STEEL
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
F.G.	FINISH GRADE	TYP.	TYPICAL
FIN.	FINISH	U.G.	UNDER GROUND
FLR.	FLOOR	U.L.	UNDERWRITERS LABORATORY
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
F.O.C.	FACE OF CONCRETE	V.I.F.	VERIFY IN FIELD
F.O.M.	FACE OF MASONRY	W	WIDE
F.O.S.	FACE OF STUD	w/	WITH
F.O.W.	FACE OF WALL	WD.	WOOD
F.S.	FINISH SURFACE	W.P.	WEATHERPROOF
FT.	FOOT FEET	WT.	WEIGHT
FTG.	FOOTING	C	CENTERLINE
G.	GROWTH / CABINET	F	PLATE / PROPERTY LINE
GA.	GAUGE		
GI.	GALVANIZE		
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER		
GLB.	GLUE LAMINATED BEAM		
GPS	GLOBAL POSITIONING SYSTEM		
GRND.	GROUND		
HDR.	HEADER		
HGR.	HANGER		
HT.	HEIGHT		
ICGB.	ISOLATED COPPER GROUND BUS		

SYMBOLS LEGEND

	BLDG. SECTION		KEYNOTE, CONSTRUCTION ITEM		MATCH LINE
	WALL SECTION		WALL TYPE MARK		GROUND CONDUCTOR
	DETAIL		ROOM NAME ROOM NUMBER		OVERHEAD SERVICE CONDUCTORS
	ELEVATION		GROUT OR PLASTER		TELEPHONE CONDUIT
	DOOR SYMBOL		(E) BRICK		POWER CONDUIT
	WINDOW SYMBOL		(E) MASONRY		COAXIAL CABLE
	TILT-UP PANEL MARK		CONCRETE		CHAIN LINK FENCE
	PROPERTY LINE		EARTH		WOOD FENCE
	CENTERLINE		GRAVEL		(P) ANTENNA
	ELEVATION DATUM		PLYWOOD		(P) RRU
	GRID/COLUMN LINE		SAND		(P) DC SURGE SUPPRESSION
	KEYNOTE, DIMENSION ITEM		PLYWOOD		(F) ANTENNA
			SAND		(F) RRU
			(E) STEEL		(E) EQUIPMENT

PREPARED FOR



1452 Edinger Avenue, 3rd Floor
Tustin, California 92780



e re Rome | ASSOCIATES

architecture | telecommunications

131 Innovation Drive; Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

AT&T Site ID:

LA0675

AT&T SITE NO: 10101492

JRA PROJECT NO: 173359

DRAWN BY: BV

CHECKED BY: AU

REV	DATE	DESCRIPTION
4	02/07/19	REV. CITY COMMENTS
3	11/06/18	RF SIGNS ADDED
2	10/26/18	REV. SCOPE
1	02/07/18	REV. 100% CD'S
0	12/18/17	100% CD'S
A	12/05/17	95% CD'S

Licenser:

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

Issued For:

IMPERIAL HWY/
MARQUARDT AVE.

12717 MARQUARDT AVENUE
SANTA FE SPRING, CA 90670

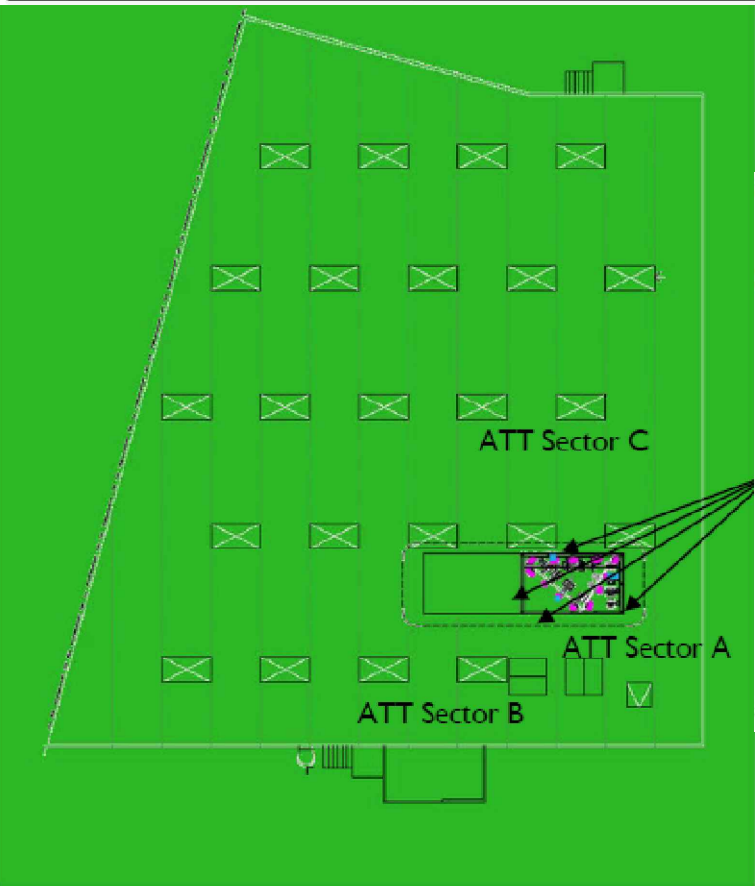
SHEET TITLE:

GENERAL NOTES,
ABBREVIATIONS, & NOTES

SHEET NUMBER:

GN-1

Sign Identification Legend			
	AT&T NOTICE DECAL Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T NOTICE 2 Sign		AT&T CAUTION 2B – Tower Sign
	AT&T WARNING 2 Sign		AT&T CAUTION 2C – Parapet Sign



NOTICE



AT&T operates antennas at this site.
Beyond This Point you are entering an area where radio frequency (RF) fields *may exceed* the FCC General Population Exposure Limits.
Follow safety guidelines for working in an RF environment.
Contact AT&T at _____ and follow their instructions prior to performing any maintenance or repairs above this point.

Notice Sign # NO-2A-AL-128This is AT&T site USD _____

INFORMATION SIGN 1

INFORMATION

AT&T Mobility operates telecommunications antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs.
Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna(s).
Contact AT&T Mobility at _____ prior to performing any maintenance or repairs near AT&T Mobility antennas.
This is Site USID # _____
Contact the management office if this door/hatch/gate is found unlocked.

INFORMACION

En esta propiedad se ubican antenas de telecomunicaciones operadas por AT&T Mobility. Favor mantener una distancia de no menos de 3 pies y obedecer todos los avisos
Comuníquese con el propietario o los propietarios de las antenas de trabajar o caminar de menos de 3 pies de la antena
Comuníquese con AT&T Mobility _____ antes de realizar cualquier mantenimiento o reparaciones cerca de las antenas de AT&T Mobility.
Esta es la estación base numero USID # _____
Favor comunicarse con la oficina de la administración del edificio si esta puerta o compuerta se encuentra sin candado

INFORMATION SIGN 1IN-1A-AL-128AT&T Mobility

INFORMATION SIGN 2

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED
☐ ON THE OUTSIDE FACE OF THIS BUILDING
☐ BEHIND THIS PANEL
☐ ON THIS STRUCTURE
STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS
Contact AT&T Mobility at _____ and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.
This is AT&T Mobility site USID# _____

INFORMATION SIGN 2IN-2A-AL-128AT&T Mobility

INFORMATION SIGN 4

STAY BACK 3 FEET FROM ANTENNA

INFORMATION SIGN 3

AT&T MOBILITY

LETTERING: THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ 1/4 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.
*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET
*SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.
*SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET
SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w/ 1/4 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

- CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
- FABRICATION:
*SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET
SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) 1/4 INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.
THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND w. 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN 1/4 INCH LETTERS.
THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.
ALL PAINT WILL BE BAKED w/ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.
*SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET
SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING, THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK

SITE PLAN

SCALE: NONE 5

INFORMATIONAL SIGNS

SCALE: NONE 3

GENERAL NOTES

SCALE: NONE 2

NOTICE



Beyond This Point you are entering an area where RF Emissions *may exceed* the FCC General Population Exposure Limits
Follow all posted signs and site guidelines for working in a RF environment

Ref: FCC-47CFR 1.1307(b)AT&T Mobility

NOTICE SIGN 1

NOTICE



AT&T operates antennas at this site.
Beyond This Point you are entering an area where radio frequency (RF) fields *may exceed* the FCC General Population Exposure Limits.
Follow safety guidelines for working in an RF environment.
Contact AT&T at _____ and follow their instructions prior to performing any maintenance or repairs above this point.

Notice Sign # NO-2A-AL-128This is AT&T site USD _____

NOTICE SIGN 2

WARNING



AT&T operates antennas at this site.
Beyond This Point you are entering an area where radio frequency (RF) fields *exceed* the FCC Occupational Exposure Limits.
Failure to follow safety guideline for working in an RF environment could result in serious injury.

Warning Sign #WAR-1A-AL-128This is AT&T site _____

WARNING SIGN

CAUTION



AT&T operates antennas at this site.
Beyond This Point you are entering an area where radio frequency (RF) fields *may exceed* the FCC Occupational Exposure Limits.
Follow safety guidelines for working in an RF environment.

Caution Sign #CA-1A-AL-128This is AT&T site USD _____

CAUTION SIGN 1

CAUTION



AT&T operates antennas at this site.
Beyond This Point you are entering an area where radio frequency (RF) fields *may exceed* the FCC Occupational Exposure Limits.
Follow safety guidelines for working in an RF environment.
Contact AT&T at _____ and follow their instructions prior to performing any maintenance or repairs beyond this point.

Caution Sign #CA2BP-AL-128This is AT&T site USD _____

CAUTION SIGN 2

CAUTION



On this tower:
Radio frequency (RF) fields near some antennas *may exceed* the FCC Occupational Exposure Limits.
Personnel climbing this tower should be trained for working in RF environments and use a personal RF monitor if working near active antennas.

Caution Sign #CA2BP-AL-128This is AT&T site _____

CAUTION SIGN 3

ALERTING SIGNS

SCALE: NONE 4

CAUTION SIGNS

SCALE: NONE 1

PREPARED FOR


1452 Edinger Avenue, 3rd Floor
Tustin, California 92780


e □ r e Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive; Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

AT&T Site ID:

LA0675

AT&T SITE NO: 10101492

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DRAWN BY: BV

CHECKED BY: AU

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REV	DATE	DESCRIPTION

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Issued For:

IMPERIAL HWY/
MARQUARDT AVE.
12717 MARQUARDT AVENUE
SANTA FE SPRING, CA 90670

SHEET TITLE:

SITE SIGNAGE

SHEET NUMBER:

GN-1.1



MATERIAL SAFETY DATA SHEET

I. PRODUCT IDENTIFICATION					
MANUFACTURER Exide Technologies Industrial Energy 3950 Sussex Avenue Aurora, IL 60504-7932		CHEMICAL/TRADE NAME (as used on label) MARATHON V-0 and SPRINTER V-0 Valve Regulated Lead Acid Battery		MARATHON V-0 and SPRINTER V-0 Valve Regulated Lead Acid Battery	
FOR INFORMATION Primary: MACTEC Engineering and Consulting, Inc. Attention: Julian Cottaran (770) 421-3485 Secondary: Environmental, Safety & Health Attention: Eric Murray (800) 532-4622 or Fred Ganster (610) 921-0052		CHEMICAL FAMILY/ CLASSIFICATION Electrical Storage Battery Monoblock type		January 2010	
FOR EMERGENCY CHEMTREC (800) 424-9300 24-hour Emergency Response Contact Ask for Environmental Coordinator		CHEMTREC INTERNATIONAL (703) 527-3887 – Collect			
II. HAZARDOUS INGREDIENTS/IDENTITY INFORMATION					
Components	CAS Number	% by Wt.	Approximate Air Exposure Limits (µg/m ³)		
			OSHA	ACGIH	NIOSH
Inorganic components of:					
Lead	7439-92-1	71-76	50	50	50
Antimony Oxide	7440-36-0	< 0.6	500	500	500
Calcined Clay	N/A	< 1.2	N/A	N/A	N/A
Tin	7440-31-5	0.4-0.6	2000	2000	2000
Copper	7440-50-8	< 0.1	1000	1000	1000
Electrolyte (sulfuric acid)	7664-93-9	16-18	1000	200	1000
Case Material:					
Polypropylene	9003-07-0	6-7	N/A	N/A	N/A
Plate separator material:					
Glass	N/A	2-3	N/A	N/A	N/A
NOTE: Inorganic lead and electrolyte (water and sulfuric acid solution) are the primary components of every battery manufactured by Exide Technologies or its subsidiaries. Other ingredients may be present dependent upon battery type. Polypropylene is the principal case material of automotive and commercial batteries.					
III. PHYSICAL DATA					
Boiling Point (Electrolyte)	203° F (at 760 mm Hg)	Specific Gravity (H ₂ O=1)	1.230 to 1.330		
Melting Point	Not Applicable	Vapor Pressure (mm Hg at 20 °C)	10		
Solubility in Water	100%	Vapor Density (AIR=1)	Greater than 1		
Evaporation Rate (Butyl acetate=1)	Less Than 1	% Volatiles by Weight	Not Applicable		
Appearance and Odor	A clear liquid with a sharp, penetrating, pungent odor. A battery is a manufactured article; no apparent odor.				

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ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

VII. PRECAUTIONS FOR SAFE HANDLING AND USE (CONTINUED)	
Waste Disposal Methods: Sulfuric Acid: Neutralize as described above for a spill, collect residue and place in a container labeled as containing hazardous waste. Dispose of as a hazardous waste. If uncertain about labeling procedures, call your local battery distributor or local contact. DO NOT FLUSH LEAD CONTAMINATED ACID TO SEWER. Spent batteries: Send to secondary lead smelter for recycling following applicable federal, state, and local regulations.	
Precautionary Labeling: POISON - CAUSES SEVERE BURNS DANGER - EXPLOSIVE GASES CORROSIVE - CONTAINS SULFURIC ACID KEEP AWAY FROM CHILDREN	
VIII. CONTROL MEASURES	
Engineering Controls and Work Practices: Store and handle in well-ventilated area. If mechanical ventilation is used, components must be acid-resistant. Handle batteries carefully. Make certain vent caps are on securely. If battery case is damaged, avoid bodily contact with internal components. Wear protective clothing, eye and face protection, when charging or handling batteries. Follow all manufacturers' recommendations when stacking or palletizing. Do not allow metallic materials to simultaneously contact both the positive and negative terminals of the batteries. Use a battery carrier to lift a battery or place hands at opposite corners to avoid spilling acid through the vents. Avoid contact with internal components of the batteries.	
Hygiene Practices: Wash hands thoroughly before eating, drinking or smoking after handling batteries.	
Respiratory Protection: None required under normal conditions. If an overcharging or overheating condition exists and concentrations of sulfuric acid mist are known or suspected to exceed PEL, use NIOSH or MSHA-approved respiratory protection.	
Protective Clothing: None required under normal conditions. If battery case is damaged, use rubber or plastic acid-resistant gloves with elbow-length gauntlet, acid-resistant apron, clothing, and boots.	
Eye Protection: None required under normal conditions. If battery case is damaged, chemical goggles or face shield.	
Emergency Flushing: In area where water and sulfuric acid solutions are handled in concentrations greater than 1%, emergency eyewash stations and showers should be provided, with unlimited water supply.	
IX. OTHER REGULATORY INFORMATION	
NEPA Hazard Rating for sulfuric acid: Flammability (Red) = 0 Health (Blue) = 3 Reactivity (Yellow) = 2	
TRANSPORTATION: Not regulated pursuant to §173.159(d) of the DOT Hazardous Materials Regulations (49 CFR Parts 171-180) provided each package is marked "NONSPILLABLE" or "NONSPILLABLE BATTERY". For air shipments, reference IATA Dangerous Goods Regulations Special Provision A-67. For ocean shipments, reference IMDG Special Provision #258. Note: Exide Technologies batteries which have met the test requirements for "nonspillable batteries" in shipment must be protected against short circuit and securely packaged. Label NONSPILLABLE	
RCRA: Spent lead-acid batteries are not regulated as hazardous waste when recycled. Spilled sulfuric acid is a characteristic hazardous waste; EPA hazardous waste number D002 (corrosivity).	

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Battery Information						
Battery Electrolyte Data – 12V Monoblocks						
Battery Model	Total # of Battery Units Installed	Total Electrolyte Volume GAL/Unit	Total Electrolyte Weight LBS/Unit	% Sulphuric Acid By Volume = $\frac{\text{Acid Volume/Unit}}{\text{Electrolyte Volume Per Unit}}$	% Sulphuric Acid By Weight = $\frac{\text{Total Acid Weight}}{\text{Total Electrolyte Weight}}$	Total Sulphuric Volume (GAL) = $\frac{\text{Total Units X Electrolyte Volume/Units}}{\text{Units x 2.17 GAL/Unit}}$
GNB INDUSTRIAL POWER MARATHON MV12180AH	4 units	2.17 GAL	23.80 LBS	29.95% = 0.65 GAL/2.17 GAL	41.9% = 9.98 LBS/23.80 LBS	8.68 GAL = 4 Units x 2.17 GAL/Unit

IV. FIRE AND EXPLOSION HAZARD DATA	
Flash Point:	Not Applicable
Flammable Limits:	LEL = 4.1% (Hydrogen Gas in air); UEL = 74.2%
Extinguishing media:	CO ₂ foam; dry chemical
Special Fire Fighting Procedures:	Use positive pressure, self-contained breathing apparatus. Beware of acid splatter during water application and wear acid-resistant clothing, gloves, face and eye protection. If batteries are on charge, shut off power to the charging equipment, but, note that strings of series connected batteries may still pose risk of electric shock even when charging equipment is shut down.
Usual Fire and Explosion Hazards:	In operation or when on charge, batteries generate hydrogen and oxygen gases (hydrogen is highly flammable and oxygen supports combustion). They must always be assumed to contain these gases which, if ignited by burning cigarette, naked flame or spark, may cause battery explosion with dispersion of casing fragments and corrosive liquid electrolyte. Carefully follow manufacturer's instructions for installation and service. Keep away all sources of gas ignition, ensure that adequate ventilation is provided, and do not allow metallic articles to simultaneously contact the negative and positive terminals of a battery.
V. REACTIVITY DATA	
Stability:	Stable <u>X</u> Unstable <u>—</u>
Conditions to Avoid:	Prolonged overcharging and overheating current; sparks and other sources of ignition.
Incompatibility: (materials to avoid)	Electrolyte: Contact of sulfuric acid with combustibles and organic materials may cause fire and explosion. Also reacts violently with strong reducing agents, most metals, carbides, chlorates, nitrates, and picrate, sulfur trioxide gas, strong oxidizers, and water. Contact with metals may produce toxic sulfur dioxide fumes and may release flammable hydrogen gas. Lead compounds: Avoid contact with strong acids, bases, halides, halogenates, potassium nitrate, permanganate, peroxides, nascent hydrogen, potassium, carbides, sulfides, phosphorus, sulfur and reducing agents.
Hazardous Decomposition Products:	Electrolyte: Sulfur trioxide, carbon monoxide, sulfuric acid mist, sulfur dioxide, hydrogen sulfide, hydrogen. Lead compounds: Temperatures above the melting point are likely to produce toxic metal fume, vapor, or dust; contact with strong acid or base or presence of nascent hydrogen may generate highly toxic arsenic gas. Hazardous Polymerization: May Occur <u>—</u> Will Not Occur <u>X</u>
VI. HEALTH HAZARD DATA	
Routes of Entry:	Electrolyte: Harmful by all routes of entry. Under normal conditions of use, sulfuric acid vapor and mist are not generated. Sulfuric acid vapors and mist may be generated when product is overheated, oxidized, or otherwise processed or damaged. Lead compounds: Under normal conditions lead dust, vapors, and fumes are not generated. Hazardous exposure can occur only when product is heated above the melting point, oxidized or otherwise processed or damaged to create dust, vapor, or fume.
Inhalation:	Electrolyte: Breathing of sulfuric acid vapors or mists may cause severe respiratory irritation. Lead compounds: Inhalation of lead dust or fumes may cause irritation of upper respiratory tract and lungs.
Ingestion:	Electrolyte: May cause severe irritation of mouth, throat, esophagus, and stomach. Lead compounds: Acute ingestion may cause abdominal pain, nausea, vomiting, diarrhea, and severe cramping. This may lead rapidly to systemic toxicity. Acute ingestion should be treated by physician.
Skin Contact/Skin Absorption	Electrolyte: Severe irritation, burns, and ulceration. Sulfuric acid is not readily absorbed through the skin. Lead compounds: Not readily absorbed through the skin.
Eye Contact:	Electrolyte: Severe irritation, burns, cornea damage, blindness. Lead compounds: May cause eye irritation.

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IX. OTHER REGULATORY INFORMATION (CONTINUED)											
CERCLA (Superfund) and EPCRA: (a) Reportable Quantity (RQ) for spilled 100% sulfuric acid under CERCLA (Superfund) and EPCRA (Emergency Planning and Community Right to Know Act) is 1,000 lbs. State and local reportable quantities for spilled sulfuric acid may vary. (b) Sulfuric acid is listed "Extremely Hazardous Substance" under EPCRA, with a Threshold Planning Quantity (TPQ) of 1,000 lbs. (c) EPCRA Section 302 notification is required if 1,000 lbs or more of sulfuric acid is present at one site. An average automotive/commercial battery contains approximately 5 lbs of sulfuric acid. Contact your Exide representative for additional information. (d) EPCRA Section 312 Tier Two reporting is required for non-automotive batteries if sulfuric acid is present in quantities of 500 lbs or more and/or if lead is present in quantities of 10,000 lbs or more. (e) Supplier Notification: This product contains a toxic chemical or chemicals subject to the reporting requirements of section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 and 40 CFR Part 372. <table><tr><td>Chemical</td><td>CAS</td><td>Percent by Weight</td></tr><tr><td>Lead (Pb)</td><td>7439-92-1</td><td>71-76</td></tr><tr><td>Electrolyte: Sulfuric Acid</td><td>7664-93-9</td><td>16-18</td></tr></table> If you distribute this product to other manufacturers in SIC Codes 20 through 39, this information must be provided with the first shipment of each calendar year. Note: The Section 313 supplier notification requirement does not apply to batteries that are "consumer products". CAA: Exide Technologies support preventative actions concerning ozone depletion in the atmosphere due to emissions of CFC's and other ozone depleting chemicals (ODCs), defined by the USEPA as Class I substances. Pursuant to Section 61.1 of the Clean Air Act Amendments (CAAA) of 1990, finalized on January 19, 1993, Exide established a policy to eliminate the use of Class I ODC's prior to the May 15, 1995 deadline. TSCA: Each ingredient chemical listed in Section II of this MSDS is also listed on the TSCA Registry. CANADIAN REGULATIONS: All chemical substances in this product are listed on the CEPA DSL/NDSL or are exempt from list requirements. CALIFORNIA PROPOSITION 65: "WARNING: This product contains lead, a chemical known to the State of California to cause cancer, or birth defects or other reproductive harm."	Chemical	CAS	Percent by Weight	Lead (Pb)	7439-92-1	71-76	Electrolyte: Sulfuric Acid	7664-93-9	16-18		
Chemical	CAS	Percent by Weight									
Lead (Pb)	7439-92-1	71-76									
Electrolyte: Sulfuric Acid	7664-93-9	16-18									
PREPARED BY:	EXIDE TECHNOLOGIES INDUSTRIAL ENERGY 3950 SUSSEX AVENUE AURORA, IL 60504-7932 (800) 872-9471										
VENDOR AND THIRD PERSONS ASSUME THE RISK OF INJURY PROXIMATELY CAUSED BY THE MATERIAL IF REASONABLE SAFETY PROCEDURES ARE NOT FOLLOWED AS PROVIDED FOR IN THE DATA SHEET, AND VENDOR SHALL NOT BE LIABLE FOR INJURY TO VENDOR OR THIRD PERSONS PROXIMATELY CAUSED BY ABNORMAL USE OF THE MATERIAL EVEN IF REASONABLE PROCEDURES ARE FOLLOWED.	ALL PERSONS USING THIS PRODUCT, ALL PERSONS WORKING IN AN AREA WHERE THIS PRODUCT IS USED, AND ALL PERSONS HANDLING THIS PRODUCT SHOULD BE FAMILIAR WITH THE CONTENTS OF THIS DATA SHEET. THIS INFORMATION SHOULD BE EFFECTIVELY COMMUNICATED TO EMPLOYEES AND OTHERS WHO MIGHT COME IN CONTACT WITH THE PRODUCT. WHILE THE INFORMATION ACCUMULATED AND SET FORTH HEREIN IS BELIEVED TO BE ACCURATE AS OF THE DATE HEREOF, EXIDE TECHNOLOGIES MAKES NO WARRANTY WITH RESPECT THERETO AND DISCLAIMS ALL LIABILITY FROM RELIANCE THEREON. RECIPIENTS ARE ADVISED TO CONFIRM IN ADVANCE OF NEED THAT THE INFORMATION IS CURRENT, APPLICABLE, AND SUITABLE FOR THEIR PARTICULAR CIRCUMSTANCES.										

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VI. HEALTH HAZARD DATA (CONTINUED)	
Effects of Overexposure - Acute: Electrolyte: Severe skin irritation, burns, damage to cornea may cause blindness, upper respiratory irritation. Lead compounds: Headache, brigue, abdominal pain, loss of appetite, nausea, vomiting, diarrhea, muscular aches and weakness, sleep disturbances, and irritability.	
Effects of Overexposure - Chronic: Electrolyte: Possible erosion of tooth enamel; inflammation of nose, throat, and bronchial tubes, and scarring of the cornea. Lead compounds: Anemia; neuropathy, particularly of the motor nerves, with wrist drop; kidney damage; reproductive changes in both males and females.	
Carcinogenicity: Electrolyte: The National Toxicology Program (NTP) and the International Agency for Research on Cancer (IARC) have classified "strong inorganic acid mist containing sulfuric acid" as a substance that is carcinogenic to humans. This classification does not apply to sulfuric acid solutions in static liquid state or to electrolyte in batteries. Batteries subjected to abusive charging at excessively high currents for prolonged periods of time without vent caps in place may create a surrounding atmosphere of the offensive strong inorganic acid mist containing sulfuric acid. Lead compounds: Listed as a 2B carcinogen, likely in animals at extreme doses. Proof of carcinogenicity in humans is lacking at present.	
Medical Conditions Generally Aggravated by Exposure: Overexposure to sulfuric acid mist may cause lung damage and aggravate pulmonary conditions. Contact of electrolyte (water and sulfuric acid solution) with skin may aggravate skin diseases such as eczema and contact dermatitis. Contact of electrolyte (water and sulfuric acid solution) with eyes may damage cornea and/or cause blindness. Lead and its compounds can aggravate some forms of kidney, liver, and neurologic diseases.	
Emergency and First Aid Procedures: Inhalation: Electrolyte: Remove to fresh air immediately. If breathing is difficult, give oxygen. Lead compounds: Remove from exposure, gargle, wash nose, eyes, and lips; consult physician. Ingestion: Electrolyte: Give large quantities of water; do not induce vomiting; consult physician. Lead compounds: Consult physician immediately. Skin: Electrolyte: Flush with large amounts of water for at least 15 minutes; remove contaminated clothing completely, including shoes and do not wear clothes again until cleaned. If acid is splashed on shoes, remove and discard if they contain leather. Lead compounds: Wash immediately with soap and water. Lead compounds are not readily absorbed through the skin. Eyes: Electrolyte and Lead compounds: Flush immediately with large amounts of water for at least 15 minutes; consult physician immediately.	
VII. PRECAUTIONS FOR SAFE HANDLING AND USE	
Handling and Storage: Store batteries under roof in cool, dry, well-ventilated areas that are separated from incompatible materials and from activities which may create flames, sparks, or heat. Keep away from metallic objects that could bridge the terminals on a battery and create a dangerous short-circuit. Single batteries pose no risk of electric shock but there may be increasing risk of electric shock from strings of connected batteries exceeding three 12-volt units. Charging: There is a possible risk of electric shock from charging equipment and from strings of series connected batteries, whether or not being charged. Shut-off power to chargers whenever not in use and before detachment of any circuit connections. Batteries being charged will generate and release flammable hydrogen gas. Charging space should be ventilated. Keep battery vent caps in position. Prohibit smoking and avoid creation of flames and sparks nearby. Wear face and eye protection when near batteries being charged. Spill or Leak Procedures: Remove combustible materials and all sources of ignition. Stop flow of material and contain spill by diking with soda ash, etc. Carefully neutralize spill with soda ash, etc. Make certain mixture is neutral then collect residue and place in a drum or other suitable container with a label specifying "contains hazardous waste" (or if uncertain call distributor regarding proper labeling procedures). Dispose of as hazardous waste. If battery is leaking, place battery in a heavy duty plastic bag. Wear acid resistant boots, face shield, chemical splash goggles and acid resistant gloves. DO NOT RELEASE UNNEUTRALIZED ACID.	

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ANY PHOTOCOPY MUST BE OF THIS ENTIRE DOCUMENT

MARATHON M12V180AH BATTERY SPECIFICATION

DESIGNED FOR DURABILITY IN TELECOMMUNICATIONS, AND ELECTRIC UTILITY APPLICATIONS, THE GNB FRONT TERMINAL MARATHON SERIES PROVIDES HIGH PERFORMANCE AND RELIABILITY IN LONG DURATION DISCHARGE APPLICATIONS. THE LOCATION OF THE TERMINALS ON THE FRONT (VS. THE TOP) OF THE BATTERY GREATLY FACILITATES THE INSTALLATION AND MAINTENANCE OF THE PRODUCT WHEN PLACED IN A CABINET ENCLOSURE OR ON A STANDARD RELAY RACK TRAY.

BATTERY IS EQUIPPED WITH THE INDUSTRY'S MOST ADVANCED TECHONOLOGIES INCLUDING: AN AUTOMATED HELIUM LEAK DETECTION SYSTEM, A COMPUTER CONTROLLED "FILL BY WEIGHT" ACID FILLER, AND A TEMPERATURE CONTROLLED WATER BATH FORMATION PROCESS. UNITS ARE CAPACITY TESTED.

BATTERY FEATURES,

FLAME-RETARDANT REINFORCED CONTAINER AND COVER COMPLIANT WITH UL94 V-0, 28% L.O.I.

INTEGRATED FLASH ARRESTER ULTRASONICALLY WELDED INTO COVER.

PATENTED "DIAMOND SIDE-WALL" DESIGN TO MAINTAIN STRUCTURAL INTEGRITY IN HIGHER OPERATING TEMPERATURES.

HEAT SEALED CASE-TO-COVER BOND TO ENSURE A LEAK PROOF SEAL. HIGH-COMPRESSION ABSORBENT GLASS MAT (AGM) TECHNOLOGY FOR GREATER THAN 99% RECOMBINATION EFFICIENCY.

HIGH-TIN, CALCIUM, SILVER, LEAD POSITIVE PLATE DESIGN FOR MAXIMUM SERVICE FLOAT LIFE; 10 YEAR DESIGN LIFE @ 25°C (77°F).

FRONT ACCESSIBLE COPPER ALLOY TERMINALS & "EASY ON/EASY OFF" POST PROTECTOR.

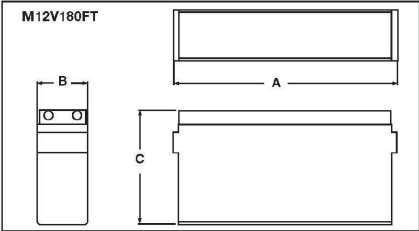
RELIABLE ONE-WAY, SELF-RESEALING SAFETY VENTS. INTEGRATED CARRY HANDLES.

MULTICELL DESIGN FOR FASTER INSTALLATION AND REDUCED MAINTENANCE.

NOTE: CONTRACTOR TO INSTALL A BATTERY THERMAL RUNAWAY MANAGEMENT SYSTEM, AN EXHAUST FAN FAILURE AND A UPS CHARGER TO BATTERY RACK.



Model Number	Voltage	Capacity (AH)		Nominal Dimensions			Nominal Weight	
		8 hr to 1.75 VPC @ 25°C	10 hr to 1.80 VPC @ 20°C	Inches		Millimeters	lbs.	Kg
M12V180FT	12	180	175	22.00	4.90	12.50	559	124
							318	133
								80



Float Voltage & Charging

Constant Voltage charging is recommended
Recommended float voltage: 2.27 VPC @ 25°C (77°F)
Float Voltage Range: 2.26 to 2.30 VPC @ 25°C (77°F)
Equalize Voltage: 2.35 VPC for 24 Hours or 2.40 VPC for 12 Hours

Marathon® M12V180FT Electrical Data		
Model Number	Short Circuit Current Amps	Internal Resistance (mOhms)
M12V180FT	4147	3.0

NOTE: Design and/or specifications subject to change without notice. If questions arise, contact your local GNB Industrial Power sales representative for clarification

Marathon M12V180FT Performance Specifications

Ampères @ 25° (77°F)

End Voltage	Per Cell	24 hr	20 hr	12 hr	10 hr	8 hr	6 hr	5 hr	4 hr	3 hr	2.5 hr	2 hr	1.5 hr	1 hr	0.5 hr
1.94 Final Volts Per Cell	8.4	7.9	12.2	14.4	15.9	17.7	20.0	22.5	26.1	31.2	38.4	45.6	54.8	66.1	134.0
1.92 Final Volts Per Cell	6.8	6.0	12.9	15.5	16.9	18.9	21.1	23.6	27.6	33.1	41.9	48.6	59.3	73.1	144.5
1.90 Final Volts Per Cell	7.1	6.4	13.6	16.1	17.8	19.9	22.0	24.9	29.9	34.3	44.0	51.2	61.5	76.6	154.6
1.87 Final Volts Per Cell	7.5	6.9	14.3	16.9	18.6	20.8	23.5	26.5	30.5	35.5	45.8	52.8	63.0	79.0	167.9
1.85 Final Volts Per Cell	7.7	6.1	14.6	17.3	19.1	21.3	24.1	27.1	31.3	37.4	47.1	54.4	65.0	81.7	175.2
1.83 Final Volts Per Cell	7.9	6.3	14.9	17.6	19.5	21.7	24.8	27.9	31.9	38.2	48.0	55.6	66.3	83.9	181.5
1.81 Final Volts Per Cell	7.9	6.4	15.1	17.9	19.7	22.0	24.9	27.9	32.3	38.7	48.9	56.5	67.9	85.9	186.4
1.80 Final Volts Per Cell	8.0	6.4	15.2	18.0	19.8	22.1	25.0	28.0	32.5	38.9	49.1	56.8	68.0	85.8	188.5
1.78 Final Volts Per Cell	8.0	6.5	15.3	18.1	20.0	22.3	25.2	28.2	32.7	39.2	49.5	57.4	68.7	86.7	191.9
1.75 Final Volts Per Cell	8.1	6.6	15.4	18.3	20.2	22.5	25.5	28.4	33.0	39.5	49.9	57.8	69.4	87.8	194.5



From the World Leader in VRLA Battery Technology

Designed for durability in Telecommunications and Electric Utility applications, the GNB Industrial Power MARATHON® M12V180FT Battery provides high performance and reliability in long duration discharge applications. The location of the terminals on the front (vs. the top) of the battery greatly facilitates the installation and maintenance of the product when placed in a cabinet enclosure or on a standard relay rack tray. The MARATHON® M12V180FT Battery highlights another example of GNB Industrial Power's extensive experience and world wide leadership in VRLA technology.

"Designed in" Quality Manufacturing

Quality manufacturing processes for the MARATHON® M12V180FT Battery incorporates the industry's most advanced technologies including: an automated helium leak detection system, a computer controlled "fill by weight" acid filler, and a temperature controlled water bath formation process. Each and every unit is capacity tested.

High Performance MARATHON® M12V180FT Features

- Patented "Diamond Side-Wall" Design maintains structural integrity in higher operating temperatures
- Durable Flame Retardant Polypropylene Container and Cover complies with UL94 V-0; 28% L.O.I.
- Carry Handles facilitates ease of installation
- High-Compression Absorbent Glass Mat (AGM) Technology ensures greater than 99% recombination efficiency
- Integrated Flash Arrester ultrasonically welded into cover for secure and safe protection
- 10 Year Design Life in float applications @ 25°C (77°F); 12 year @ 20°C (68°F)
- Superior Lead-Tin-Calcium Positive Alloy helps to resist corrosion
- Higher Vent Opening Pressure minimizes unnecessary gassing; one-way self resealing device
- Front Accessible Copper Alloy, 6 mm, Female Terminals ensures low resistance, high integrity connections
- "Easy On/Easy Off" Terminal Post Protector provides added safety
- Wider Bushing allows access for larger probes
- Footprint Ready fits in all standard 23" Relay Rack Applications
- Compliance: Designed in accordance with IEC 60896-21-22
- No Transport Restrictions: Complies with IATA/ICAO Special Provision A67; DOT-CFR Title 49; IMDG Amendment 34-08

Applications

The MARATHON® M12V180FT Battery incorporates GNB Industrial Power's advanced VRLA technology designed for long life and high performance in:

- Telecommunications
 - Distributed Power
 - POS
 - Cellular
 - Broadband

- Electric Utility
 - Switchgear Control Power
 - Communications



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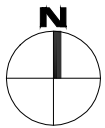
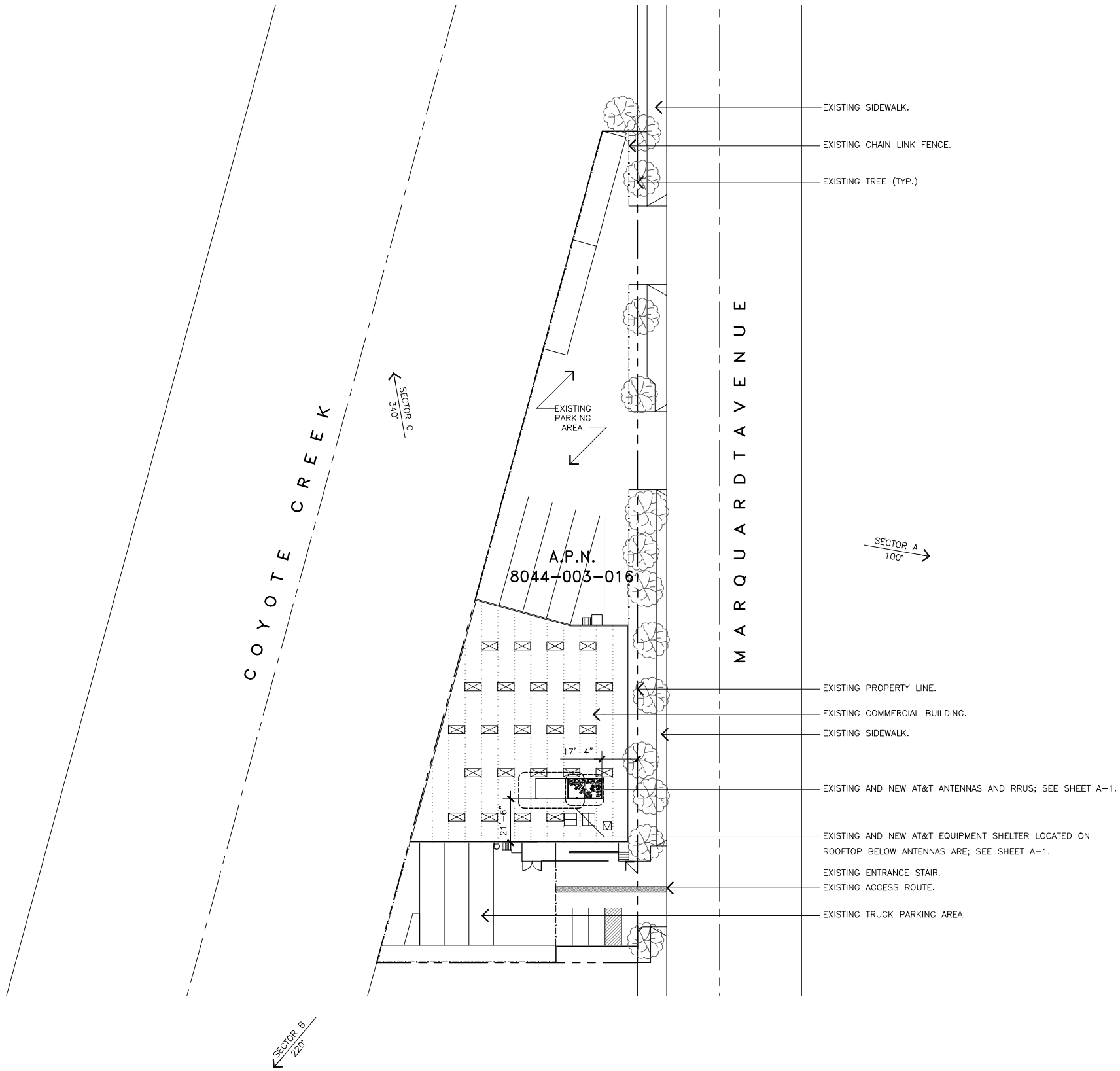
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architecture | telecommunications

131 Innovation Drive; Suite 100
Irvine, California 92617
tel 949.760



REV	DATE	DESCRIPTION
4	02/07/19	REV/CITY COMMENTS
3	11/06/18	RF SIGNS ADDED
2	10/26/18	REV. SCOPE
1	02/07/18	REV. 100% CD'S
0	12/18/17	100% CD'S
A	12/05/17	95% CD'S

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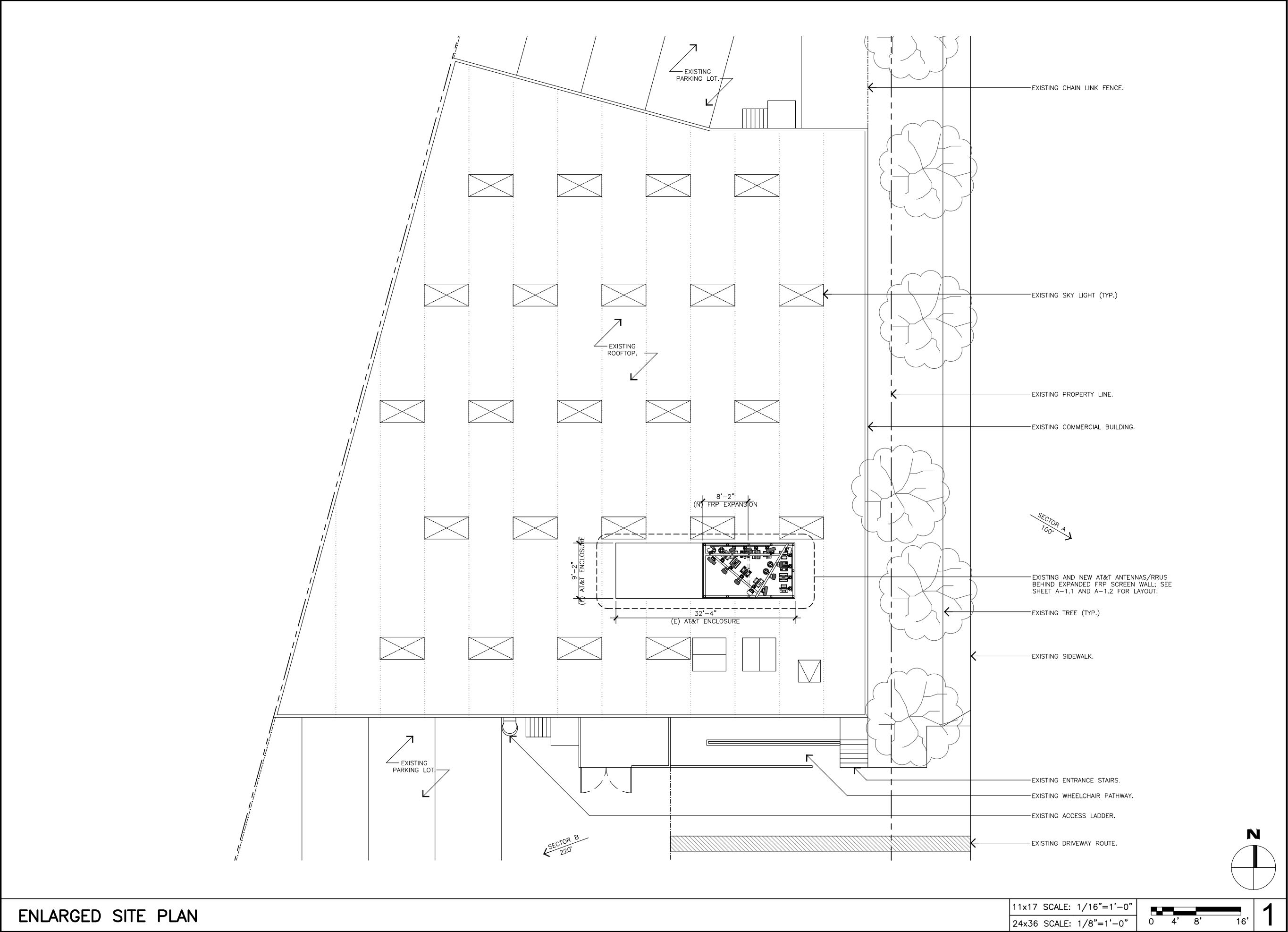
IMPERIAL HWY/
MARQUARDT AVE.
12717 MARQUARDT AVENUE
SANTA FE SPRING, CA 90670

SHEET TITLE:

SITE PLAN

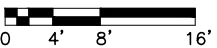
SHEET NUMBER:

A-0



ENLARGED SITE PLAN

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



1

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AT&T Site ID:

LA0675

AT&T SITE NO:	10101492
JRA PROJECT NO:	173359
DRAWN BY:	BV
CHECKED BY:	AU

4	02/07/19	REV/CITY COMMENTS
3	11/06/18	RF SIGNS ADDED
2	10/26/18	REV. SCOPE
1	02/07/18	REV. 100% CD'S
0	12/18/17	100% CD'S
A	12/05/17	95% CD'S
REV	DATE	DESCRIPTION

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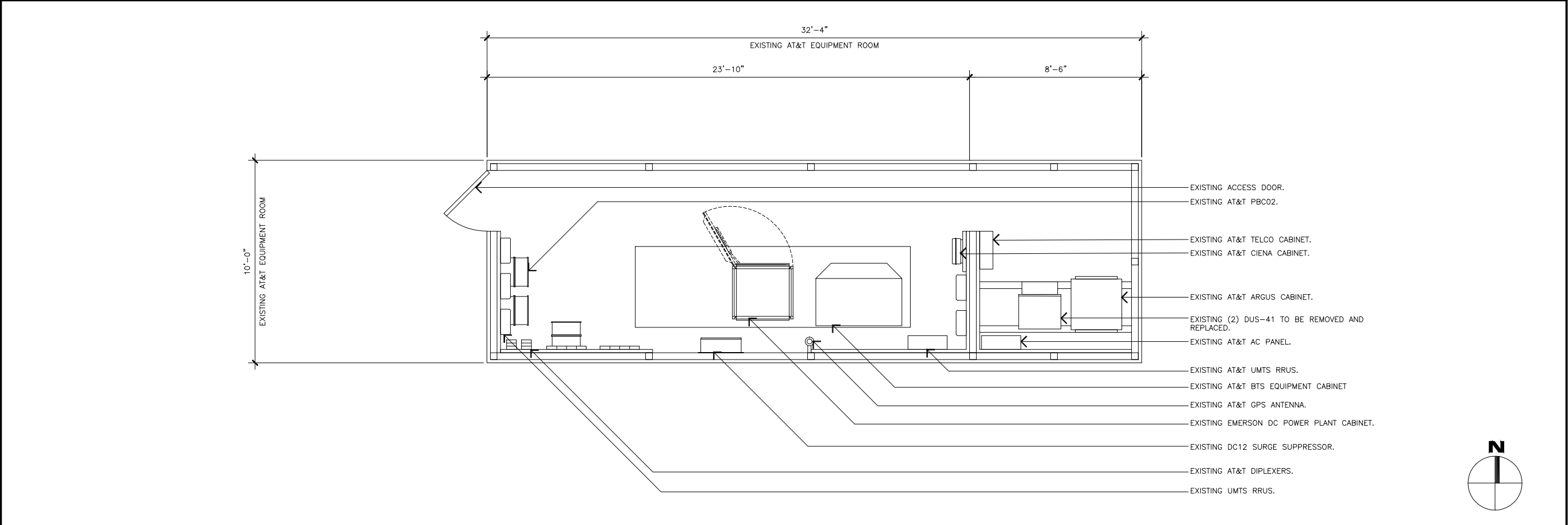
**IMPERIAL HWY/
MARQUARDT AVE.**
12717 MARQUARDT AVENUE
SANTA FE SPRING, CA 90670

SHEET TITLE:

ENLARGED SITE PLAN

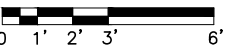
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A-1

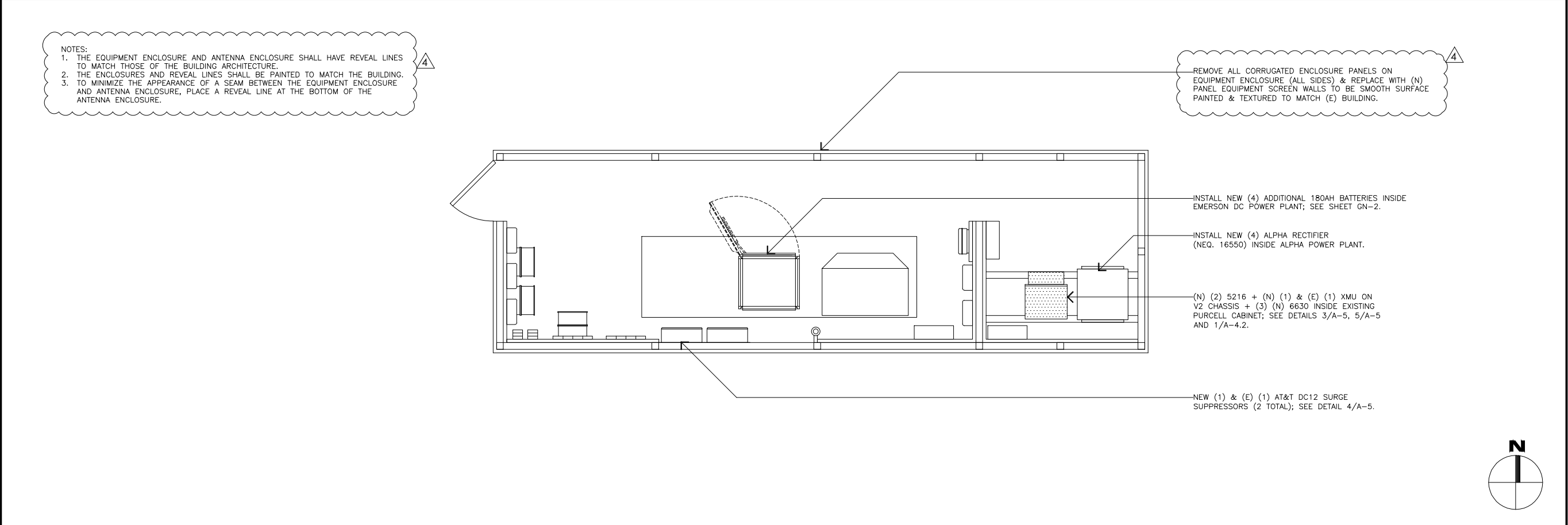


EXISTING EQUIPMENT PLAN

11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

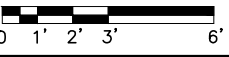


2



NEW EQUIPMENT PLAN

11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"



1

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AT&T Site ID:

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AT&T SITE NO: 10101492

JRA PROJECT NO: 173359

DRAWN BY: BV

CHECKED BY: AU

REV	DATE	DESCRIPTION
4	02/07/19	REV/CITY COMMENTS
3	11/06/18	RF SIGNS ADDED
2	10/26/18	REV. SCOPE
1	02/07/18	REV. 100% CD'S
0	12/18/17	100% CD'S
A	12/05/17	95% CD'S

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MARQUARDT AVE.**

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SHEET TITLE:

**EXISTING AND NEW
EQUIPMENT LAYOUT PLAN**

SHEET NUMBER:

A-1.1

EXISTING ANTENNA SCHEDULE

SECTOR ANTENNA	CARRIER TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MODEL NO.	TMA MODEL NO.	RRU MODEL NO.	SURGE SUPPRESSOR	CABLE SIZE/TYPE	LENGTH (±5')
A1	LTE 1C/2C	100°	47'-0"	P65-16-XLH-RR	(2)	(2)1C/2C RRUS-11	(2) (E) DC6 SURGE SUPPRESSORS ANTENNA LEVEL	(E) FIBER	164'
A2	LTE 3C	100°	47'-0"	QS6658-3		(1)3C RRUS-12+A2		(E) FIBER	164'
A3	UMTS	100°	47'-0"	DBXLH-9090A-R2M		--		(E) LDF-5	77'
A4	LTE 4C	100°	47'-0"	QS6656-3		(1)4C RRUS-32		(E) FIBER	164'
B1	LTE 1C/2C	220°	47'-0"	P65-16-XLH-RR	(2)	(2)1C/2C RRUS-11	(2) (E) DC6 SURGE SUPPRESSORS ANTENNA LEVEL	(E) FIBER	164'
B2	LTE 3C	220°	47'-0"	QS6658-3		(1)3C RRUS-12+A2		(E) FIBER	164'
B3	UMTS	220°	47'-0"	DBXLH-6565A-R2M		--		(E) LDF-5	77'
B4	LTE 4C	220°	47'-0"	QS6656-3		(1)4C RRUS-32		(E) FIBER	164'
C1	LTE 1C/2C	340°	47'-0"	P65-16-XLH-RR	(2)	(2)1C/2C RRUS-11	(2) (E) DC6 SURGE SUPPRESSORS ANTENNA LEVEL	(E) FIBER	164'
C2	LTE 3C	340°	47'-0"	QS6658-3		(1)3C RRUS-12+A2		(E) FIBER	164'
C3	UMTS	340°	47'-0"	DBXLH-9090A-R2M		--		(E) LDF-5	77'
C4	LTE 4C	340°	47'-0"	QS6656-3		(1)4C RRUS-32		(E) FIBER	164'

EXISTING AT&T ANTENNA POSITIONS 1, 2 & 3
(3 PER SECTOR, 9 TOTAL) TO BE REMOVED
REPLACED.

EXISTING AT&T HEX ANTENNA POSITION 4
(1 PER SECTOR, 3 TOTAL) TO REMAIN.

EXISTING (1) LTE 4C RRUS-32
(1 PER SECTOR, 3 TOTAL).

EXISTING LTE 1C RRUS-11 (1 PER SECTOR, 3 TOTAL)
TO REMAIN.
EXISTING LTE 2C RRUS-11 (1 PER SECTOR, 3 TOTAL)
TO BE REMOVED.

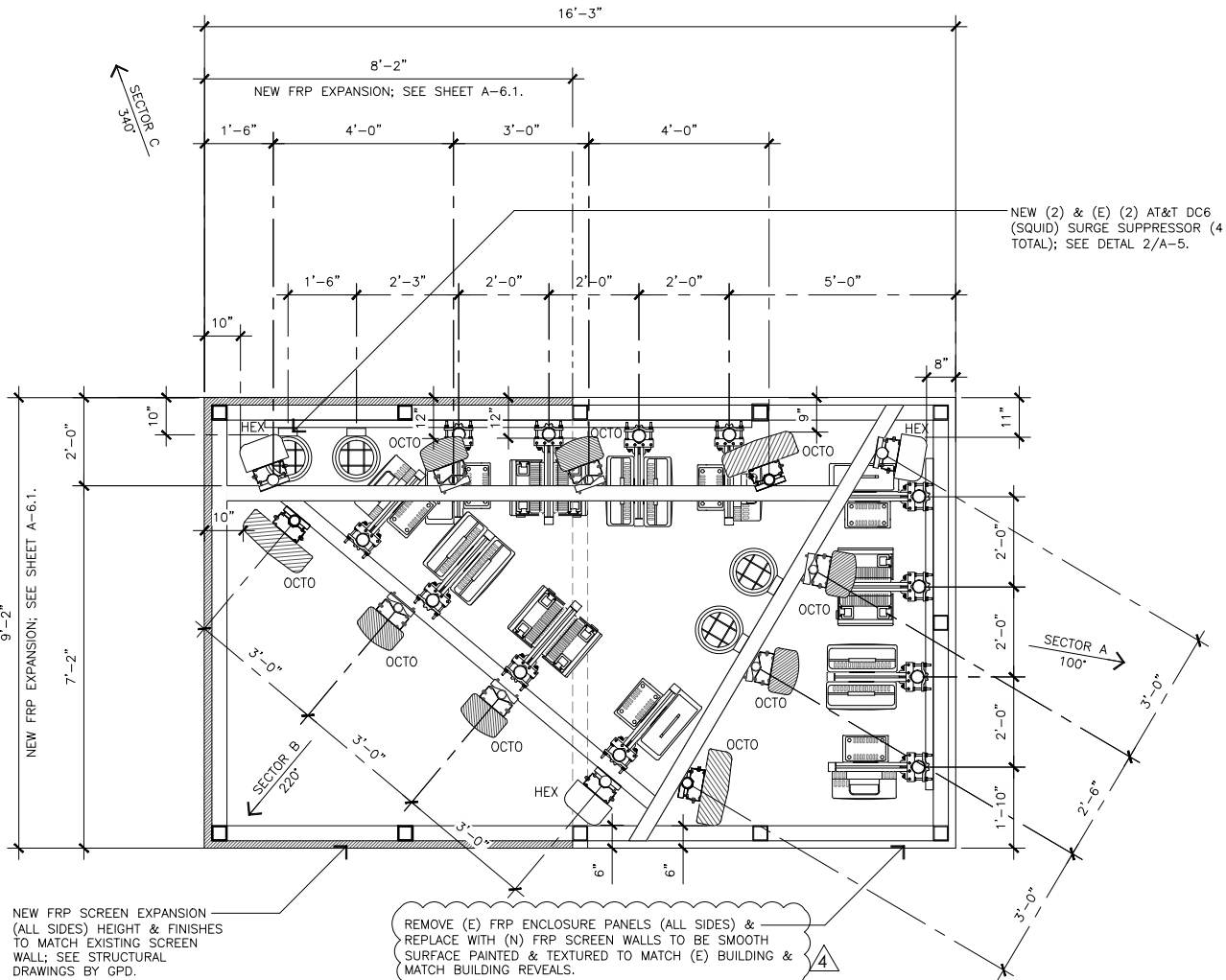
EXISTING AT&T UMTS TMAs (2 PER SECTOR,
3 SECTORS) TO BE REMOVED.
EXISTING AT&T DC6 (SQUID)
SURGE SUPPRESSOR (2 TOTAL).

EXISTING (2) AT&T 3C RRUS-12 (1 PER
SECTOR, 3 TOTAL) TO REMAIN AND RRUS-A2
(1 PER SECTOR, 3 TOTAL) TO BE REMOVED.

EXISTING FRP SCREEN TO BE
ENLARGED TO ACCOMMODATE
NEW ANTENNAS & RRUS.

NEW ANTENNA SCHEDULE

SECTOR ANTENNA	CARRIER TECHNOLOGY	AZIMUTH	RAD CENTER	ANTENNA MODEL NO.	TMA	RRU MODEL NO.	SURGE SUPPRESSOR	CABLE SIZE/TYPE	LENGTH (±5')
A1	UMTS/LTE 1C/2C	100°	47'-0"	KATHREIN 800-10965K	(0)	(1)1C RRUS-11+(1)3C RRUS 4449 B5/B12+4T4R RRUS 8843 B25/B66A	(2) (E) DC6 + (2) (N) DC6 SURGE SUPPRESSORS ANTENNA LEVEL	(E) FIBER/RELOCATED LDF5 (UMIS 850)	164'
A2	LTE 3C/4T4RX/6C/7C	100°	47'-0"	COMMSCOPE JAHH-65B-R3B		(1) 3C RRUS-12		(E) FIBER	164'
A3	LTE 6C/7C	100°	47'-0"	COMMSCOPE JAHH-65B-R3B		(1) 7C B14 4478		(E) FIBER	164'
A4	LTE 4C/5C	100°	47'-0"	QUINTEL QS6656-3		(1)4C RRUS-32+ (1)5C RRUS-E2 B29		(E) FIBER	164'
B1	UMTS/LTE 1C/2C	220°	47'-0"	KATHREIN 800-10965K	(0)	(1)1C RRUS-11+(1)3C RRUS 4449 B5/B12+4T4R RRUS 8843 B25/B66A	(1) NEW DC12 EQUIPMENT LEVEL	(E) FIBER/RELOCATED LDF5 (UMIS 850)	164'
B2	LTE 3C/4T4RX/6C/7C	220°	47'-0"	COMMSCOPE JAHH-65B-R3B		(1) 3C RRUS-12		(E) FIBER	164'
B3	LTE 6C/7C	220°	47'-0"	COMMSCOPE JAHH-65B-R3B		(1) 7C B14 4478		(E) FIBER	164'
B4	LTE 4C/5C	220°	47'-0"	QUINTEL QS6656-3		(1)4C RRUS-32+ (1)5C RRUS-E2 B29		(E) FIBER	164'
C1	UMTS/LTE 1C/2C	340°	47'-0"	KATHREIN 800-10965K	(0)	(1)1C RRUS-11+(1)3C RRUS 4449 B5/B12+4T4R RRUS 8843 B25/B66A	(1) NEW DC12 EQUIPMENT LEVEL	(E) FIBER/RELOCATED LDF5 (UMIS 850)	164'
C2	LTE 3C/4T4RX/6C/7C	340°	47'-0"	COMMSCOPE JAHH-65B-R3B		(1) 3C RRUS-12		(E) FIBER	164'
C3	LTE 6C/7C	340°	47'-0"	COMMSCOPE JAHH-65B-R3B		(1) 7C B14 4478		(E) FIBER	164'
C4	LTE 4C/5C	340°	47'-0"	QUINTEL QS6656-3		(1)4C RRUS-32+ (1)5C RRUS-E2 B29		(E) FIBER	164'



EXISTING & NEW AT&T ANTENNA POSITIONS FOR SECTORS ALPHA, BETA & GAMMA
1st POSITION: NEW KATHREIN 800-10965K; SEE DETAIL 4/A-4.
2nd POSITION: NEW COMMSCOPE JAHH-65B-R3B; SEE DETAIL 2/A-4.
3rd POSITION: NEW COMMSCOPE JAHH-65B-R3B; SEE DETAIL 2/A-4.
4th POSITION: EXISTING QUINTEL QS6656-3 TO REMAIN.

NOTE

- EXPAND EXISTING FRP BOX TO ACHIEVE 3'-0" PIPE TO PIPE ANTENNA SPACING FOR ALL SECTORS AS
- CONNECT UMTS DIRECT TO P-1
- INSTALL ADDITIONAL RRU ADAPTER MOUNTING PLATE (SXX1072892/1-CEQ. 16926) BY ERICSSON, AS REQUIRED; SEE DETAIL 1/A-6.
- SEE STRUCTURAL MODIFICATION DESIGN DRAWINGS OF FRP SCREEN WALL PREPARED BY GPD GROUP

NOTES:

- THE EQUIPMENT ENCLOSURE AND ANTENNA ENCLOSURE SHALL HAVE REVEAL LINES TO MATCH THOSE OF THE BUILDING ARCHITECTURE.
- THE ENCLOSURES AND REVEAL LINES SHALL BE PAINTED TO MATCH THE BUILDING.
- TO MINIMIZE THE APPEARANCE OF A SEAM BETWEEN THE EQUIPMENT ENCLOSURE AND ANTENNA ENCLOSURE, PLACE A REVEAL LINE AT THE BOTTOM OF THE ANTENNA ENCLOSURE.

EXISTING & NEW LTE RRU POSITIONS FOR SECTORS ALPHA & BETA
ON UNISTRUTS MOUNT TO WALL BELOW ANTENNAS (LOWER LEVEL) ON
RRU's DUAL AND ADAPTER MOUNTING KIT & (SECTOR GAMMA RRU's)
MOUNT BEHIND ANTENNAS ON RRU's DUAL AND ADAPTER MOUNTING KIT;
SEE SHEET A-6.

1st POSITION: (N) LTE 6C RRUS-4449 B5/B12 (1 PER SECTOR); SEE DETAIL 3/A-4.1
(N) LTE 4T4TR RRUS-8843 B25/B66A (1 PER SECTOR); SEE DETAIL 4/A-4.1

2nd POSITION: (E) LTE 3C RRUS-12 (1 PER SECTOR).

3rd POSITION: NEW LTE 7C RRUS B14 4478 (1 PER SECTOR); SEE DETAIL 3/A-4.

4th POSITION: (E) LTE 4C RRUS-32 B30 (1 PER SECTOR).
NEW LTE 5C RRUS E2 (1 PER SECTOR); SEE DETAIL 6/A-4.

EXISTING ANTENNA PLAN

11X17 SCALE: 1/4"=1'-0"

24X36 SCALE: 1/2"=1'-0"



1

NEW ANTENNA PLAN

11X17 SCALE: 1/4"=1'-0"

24X36 SCALE: 1/2"=1'-0"



1

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Tustin, California 92780



re | ASSOCIATES
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tel 949.760.3929 | fax 949.760.3931

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MARQUARDT AVE.

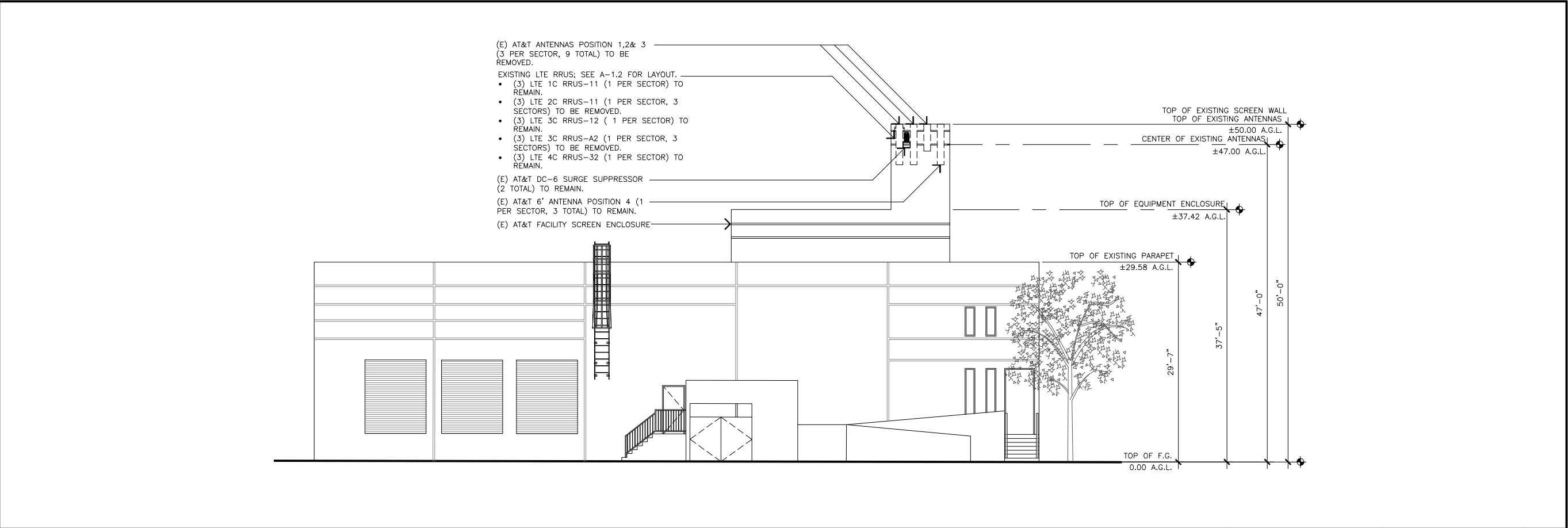
12717 MARQUARDT AVENUE
SANTA FE SPRING, CA 90670

SHEET TITLE:

EXISTING AND NEW
ANTENNA PLAN

SHEET NUMBER:

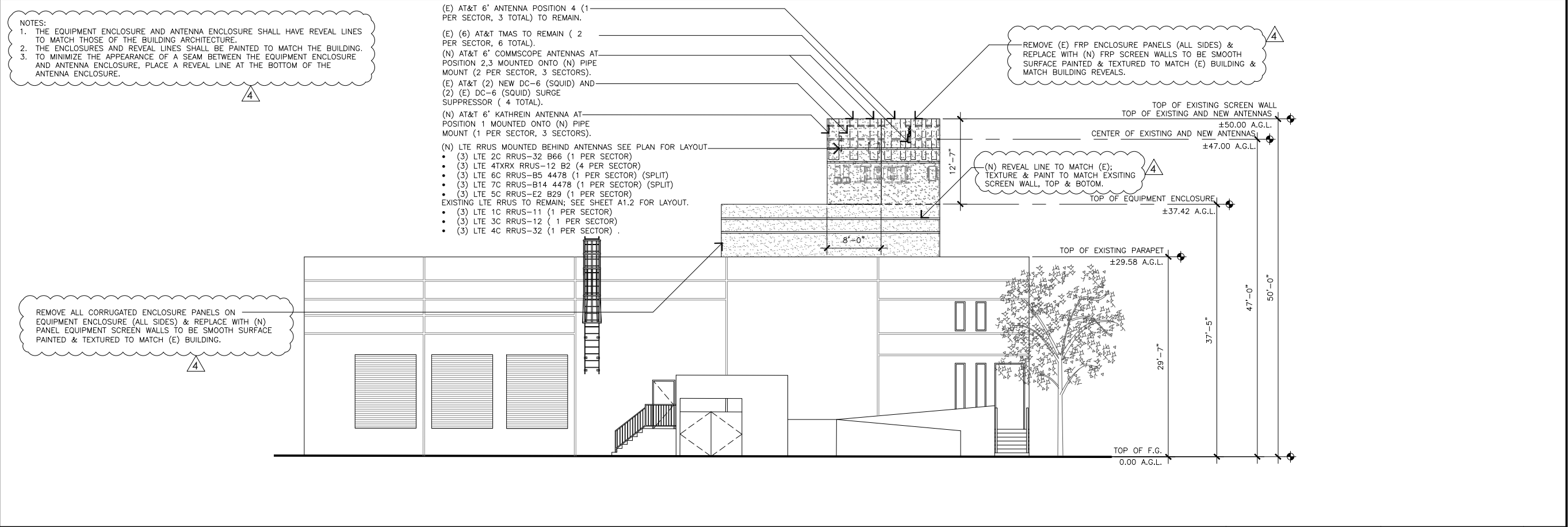
A-1.2



EXISTING SOUTH ELEVATION

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

2



NEW SOUTH ELEVATION

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

1

PREPARED FOR

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Tustin, California 92780

ere Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive; Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

AT&T Site ID:

LA0675

AT&T SITE NO: 10101492

JRA PROJECT NO: 173359

DRAWN BY: BV

CHECKED BY: AU

REV	DATE	DESCRIPTION
4	02/07/19	REV./CITY COMMENTS
3	11/06/18	RF SIGNS ADDED
2	10/26/18	REV. SCOPE
1	02/07/18	REV. 100% CD'S
0	12/18/17	100% CD'S
A	12/05/17	95% CD'S

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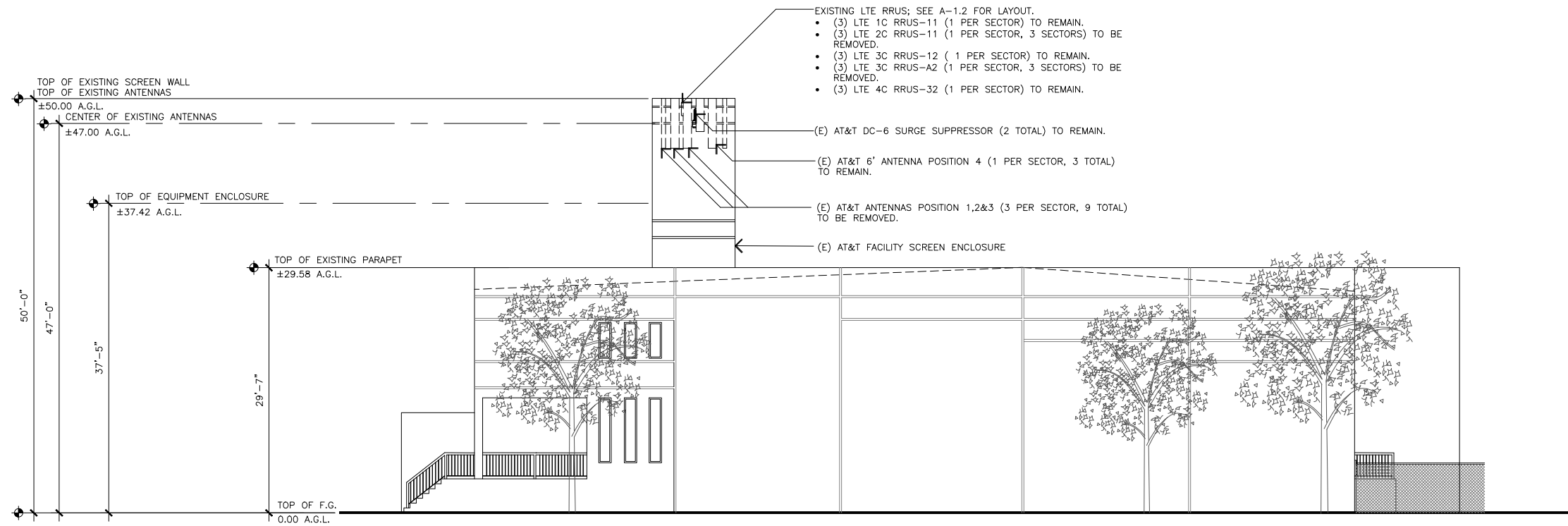
12717 MARQUARDT AVENUE
SANTA FE SPRING, CA 90670

SHEET TITLE:

**EXISTING AND NEW
SOUTH ELEVATION**

SHEET NUMBER:

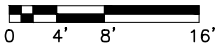
A-2



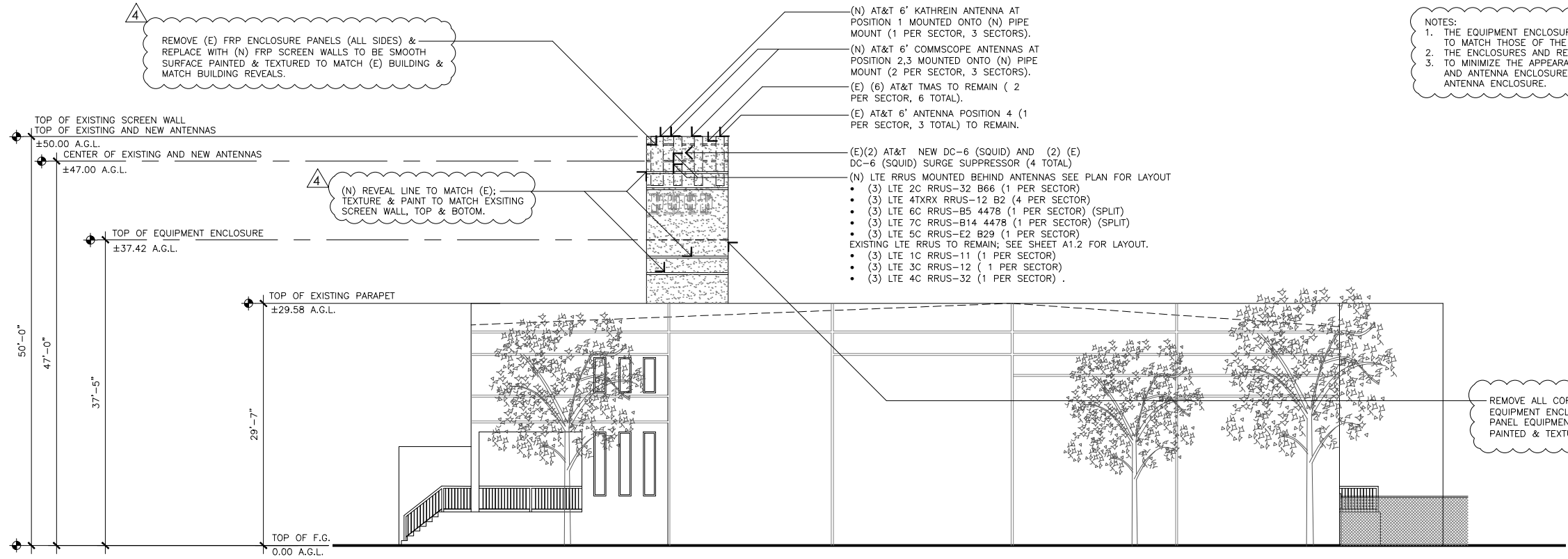
EXISTING EAST ELEVATION

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

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



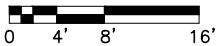
2



NEW EAST ELEVATION

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

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



1

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SHEET TITLE:

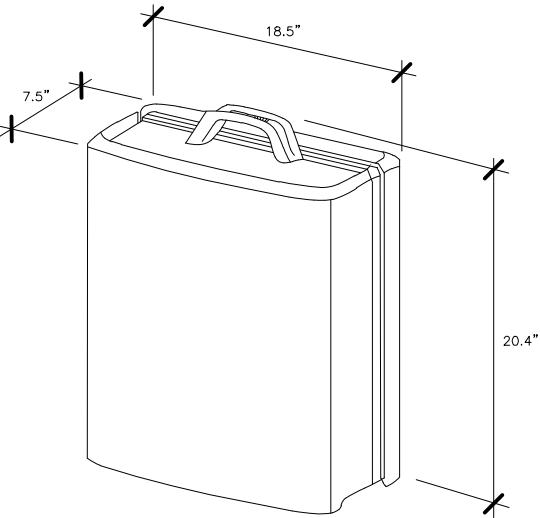
**EXISTING AND NEW
EAST ELEVATION**

SHEET NUMBER:

A-3

ERICSSON RRU 700DE E2

COLOR: LIGHT GRAY.
DIMENSION: 20.4"H X 18.5"L X 7.5"W
WEIGHT WITH PRE-MOUNTED BRACKETS: 53 lbs.
CONNECTOR: (2) 7/16 DIN FEMALE,
(2) LC OPTICAL.



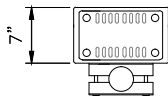
RRUS-E2 (700 D+E)

SCALE:
NTS

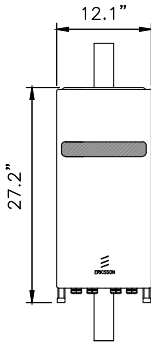
6

RRUS 32 B66

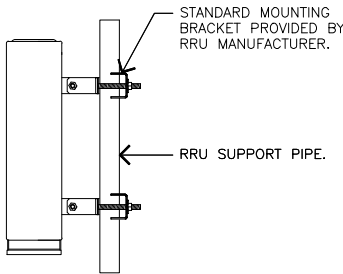
CABINET COLOR: LIGHT GRAY
DIMENSIONS, HxWxD: (12.1"x27.2"x7")
WEIGHT, WITH PRE-MOUNTED BRACKETS: 60 lbs (EMPTY)
MOUNTING RACK: 19" WIDTH
CABLE ENTRY: BOTTOM OF "CABINET"



TOP VIEW



FRONT VIEW



SIDE VIEW

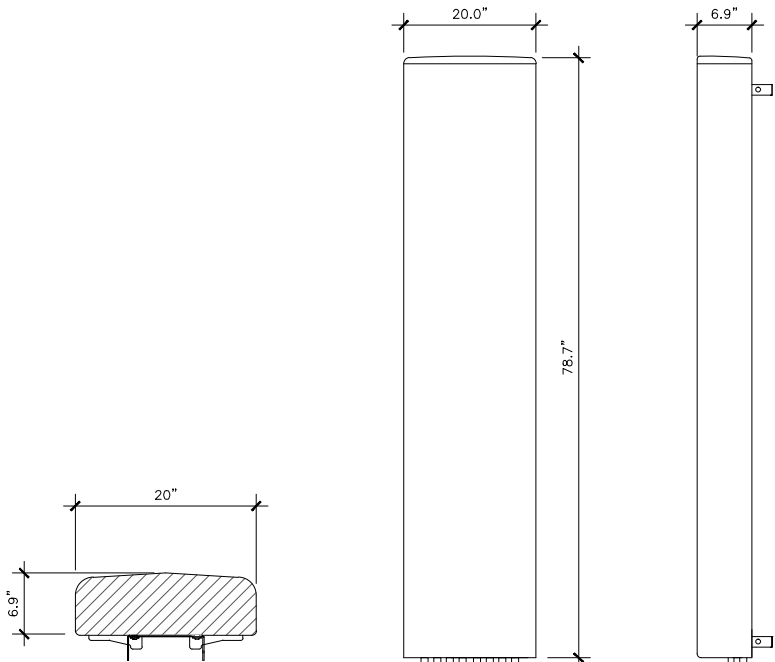
RRUS-32 REMOTE RADIO UNIT

SCALE:
NONE

5

ANTENNA MANUFACTURER: KATHREIN
ANTENNA MODEL & TYPE: 80010965K (OCTOPORT)

DIMENSIONS, HxWxD: 78.7 X 20.0" X 6.9"
WEIGHT (CLAMPS INCLUDED) 97.6 LBS
CONNECTOR: 8 x 4.3-10 FEMALE



TOP VIEW

FRONT VIEW

SIDE

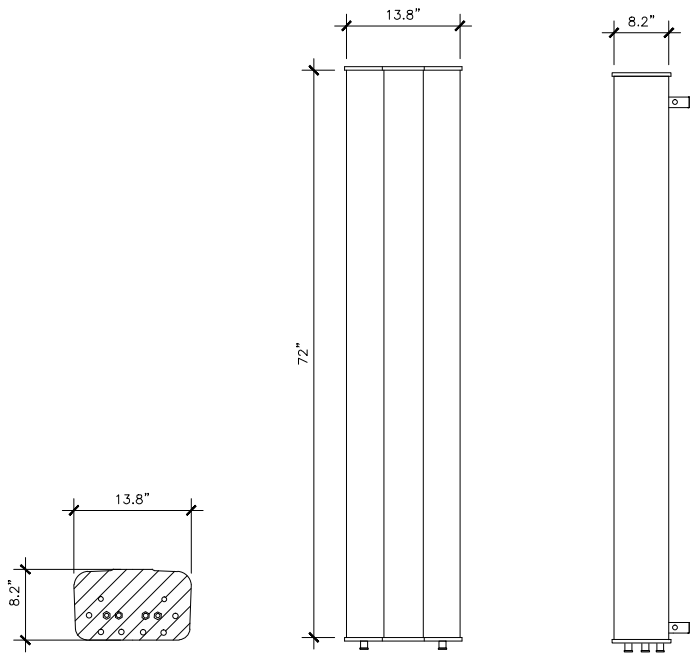
ANTENNA SPECIFICATION

SCALE:
NTS

4

ANTENNA MANUFACTURER: COMMSCOPE
ANTENNA MODEL & TYPE: JAHH-65B-R3B

DIMENSIONS, HxWxD: 72 X 13.8" X 8.2"
WEIGHT (WITHOUT MOUNTING KIT) 63.3 LBS
CONNECTOR: 8 x 4.3-10 FEMALE



TOP VIEW

FRONT VIEW

SIDE

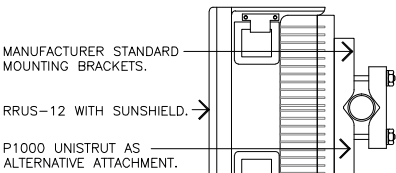
ANTENNA SPECIFICATION

SCALE:
NTS

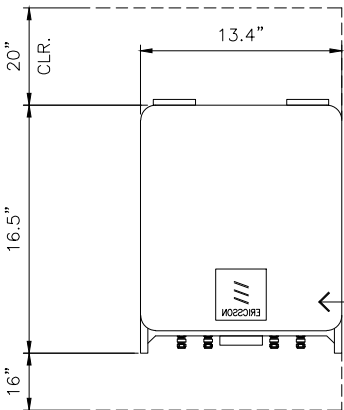
2

RRUS 4478 B14-B5 REMOTE RADIO UNIT

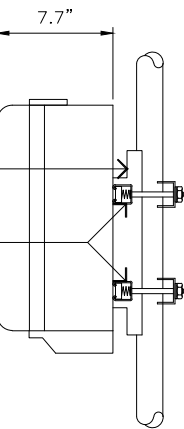
COLOR: WHITE
DIMENSIONS: 16.5" TALL x 13.4" WIDE x 7.7" DEEP
(INCLUDING SUNSHIELD)
WEIGHT: ±59.9 lbs (INCLUDING MOUNTING
BRACKET)



TOP VIEW



FRONT VIEW



SIDE VIEW

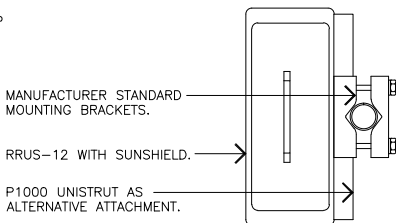
RRUS-B14/B5 4478 REMOTE RADIO UNIT

SCALE:
NONE

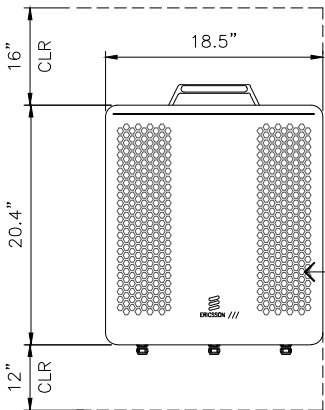
3

RRUS 12 REMOTE RADIO UNIT

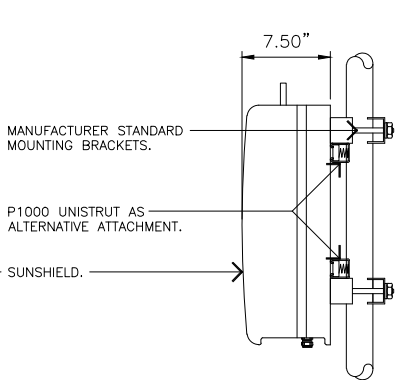
COLOR: WHITE
DIMENSIONS: 20.4" TALL x 18.5" WIDE x 7.5" DEEP
(INCLUDING SUNSHIELD)
WEIGHT: ±50 LBS. (INCLUDING MOUNTING
BRACKET)



TOP VIEW



FRONT VIEW

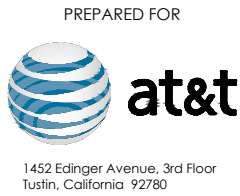


SIDE VIEW

RRUS-12 REMOTE RADIO UNIT

SCALE:
NONE

1



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LA0675

AT&T SITE NO: 10101492

JRA PROJECT NO: 173359

DRAWN BY: BV

CHECKED BY: AU

REV	DATE	DESCRIPTION
4	02/07/19	REV./CITY COMMENTS
3	11/06/18	RF SIGNS ADDED
2	10/26/18	REV. SCOPE
1	02/07/18	REV. 100% CD'S
0	12/18/17	100% CD'S
A	12/05/17	95% CD'S

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SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4

RADIO 8843 DUAL BAND
B2 & B66A

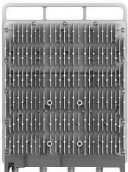
- › 4TX/4RX per Band (B2 & B66A)
- › 320W of total power with three configuration options
 - 4x40 W per band (4T4R in each band)
 - Or 4x20W for B2 and 4x60W for B66A
 - Or 2x60W for B2 and 2x80W for B66A (2T4R in each band)
- › Full IBW in each band
- › Carrier BW:
 - 5, 10, 15, 20 MHz
- › LTE: Max 3 carriers per port (DL), max 3 carriers per port (UL)
- › CPRI Support:
 - 2.5; 4.9; 9.8; 10.1
- › -48 VDC 3-wire (2-wire with adapter)
 - Two DC power ports of 20A
- › AISG TMA & RET support via RS-485 or RF connectors
 - Bias-T only be supported on antenna port A and E.
- › Eight antenna connectors : 8 x 4.3-10 plus (f)
 - 4 ports dedicated to B2 and 4 ports dedicated to B66A
- › 2 external alarms
- › ~ 75 lb.
- › ~36L (14.96" x 13.19" x 11.1")
- › IP 65, -40 to +55 °C

Ericsson Internal | 2018-03-02 | Page 4

Target PRA: Jun 30



SW Baseline- 18.Q1
Supported on DUS41
and BB5216



RRUS-8843 B2/B66A

SCALE:

NTS

4

NOT USED

SCALE:

NTS

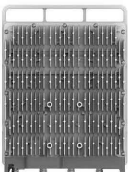
2

RADIO 4449 DUAL BAND
B5 & B12

- › 4TX/4RX per Band (B5 & B12)
- › 320W of total power
 - 4x40 W per band (4T4R in each band)
- › Full IBW in each band
- › Carrier BW:
 - 5, 10 MHz
- › LTE: Max 6 carriers per port (DL), max 6 carriers per port (UL)
- › CPRI Support:
 - 2.5; 4.9; 9.8; 10.1
- › -48 VDC 3-wire (2-wire with adapter)
 - Two DC power ports of 20A
- › AISG TMA & RET support via RS-485 or RF connectors
 - Bias-T only be supported on antenna port A and C.
- › Four antenna connectors : 4 x 4.3-10 plus (f)
- › 2 external alarm
- › ~ 73 lb.
- › ~33L (14.96" x 13.19" x 10.43")
(Preliminary, final figures in Mar 18 pending B12 filter design)
- › IP 65, -40 to +55 °C

Ericsson Internal | 2018-03-02 | Page 6

Target PRA: 30 Oct 2018



RRUS-4449 B5/B12

SCALE:

NONE

3

NOT USED

SCALE:

NONE

1

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2	10/26/18	REV. SCOPE
1	02/07/18	REV. 100% CD'S
0	12/18/17	100% CD'S
A	12/05/17	95% CD'S

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SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4.1

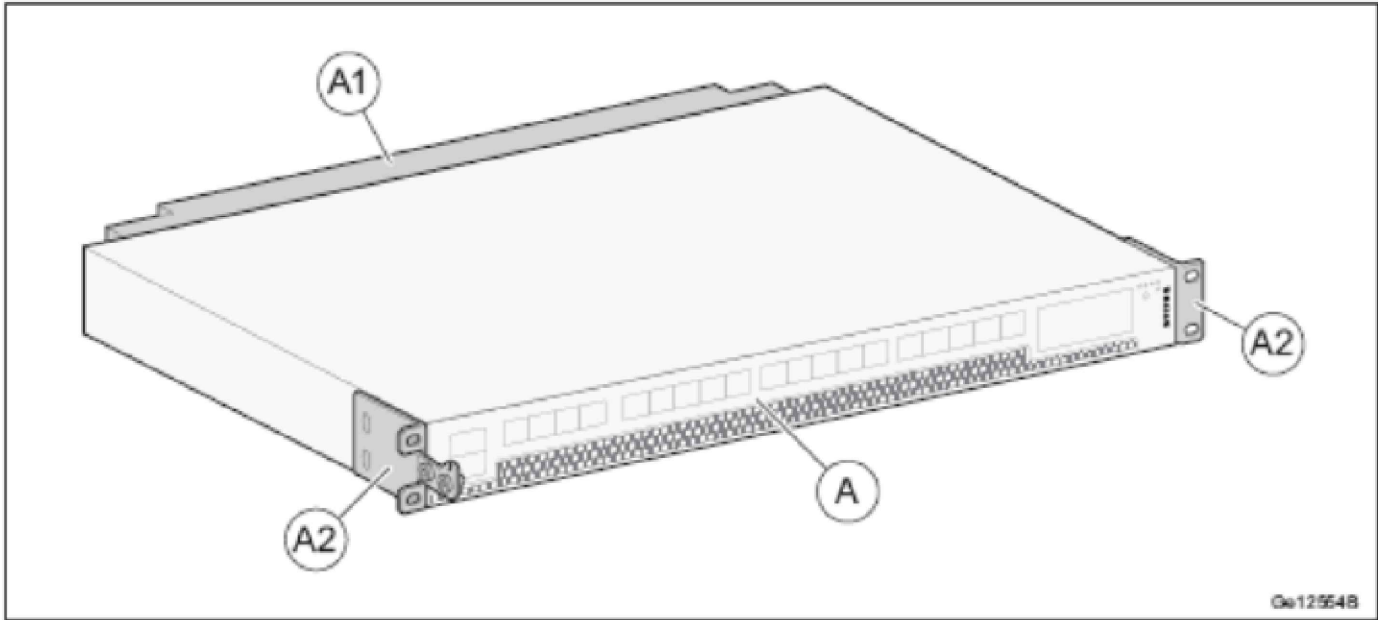


Figure 4 19-Inch Baseband Hardware Units Location

Table 8 19-Inch Baseband Hardware Units

Position		Name of Units	Number of Units
A		19-inch baseband unit	1
	A1	Fan module	1
	A2	Movable Brackets	2

Baseband	Height	Width	Depth	Weight
Baseband 6620	1 U (44.45 mm)	19-inch	350 mm	< 6.5 kg
Baseband 6630				

REV	DATE	DESCRIPTION
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3	11/06/18	RF SIGNS ADDED
2	10/26/18	REV. SCOPE
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0	12/18/17	100% CD'S
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SHEET TITLE:

DETAILS

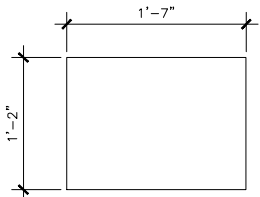
SHEET NUMBER:

A-4.2

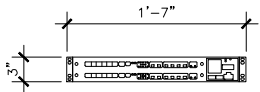
5216

DIMENSIONS, HxWxD: 19"x14"x3"

TOTAL WEIGHT: 23.14 lbs



TOP VIEW



FRONT VIEW

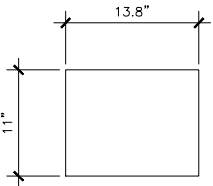
GENERAL NOTES:

1. (N) 6601 V-2 CHASSIS MODEL FOR 5216 (AS REQUIRED).

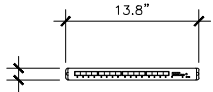
ERICSSON XMU

DIMENSIONS, HxWxD: 1.22"x13.8"x11"

WEIGHT: 5 lbs



TOP VIEW



FRONT VIEW

GENERAL NOTES:

1. VERIFY CHASSIS MODEL FOR SPACE IN (E) CABINET.

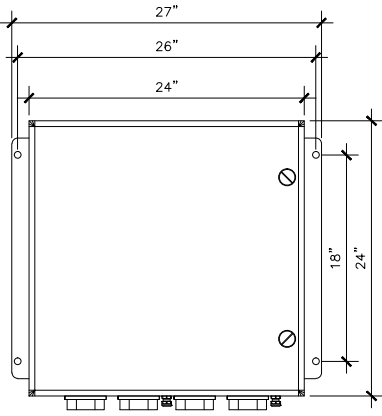
5216

SCALE:
NONE

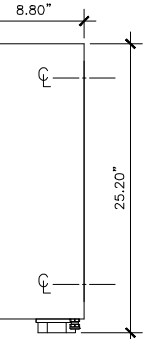
5

DC12 (RAYCAP) SURGE SUPPRESSOR

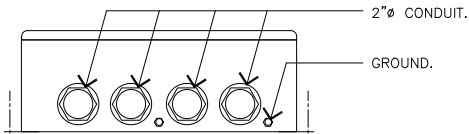
WEIGHT: 56.3. lbs.



FRONT VIEW



SIDE



BOTTOM

DC12 SURGE

SCALE:
NONE

4

XMU

SCALE:
NONE

3

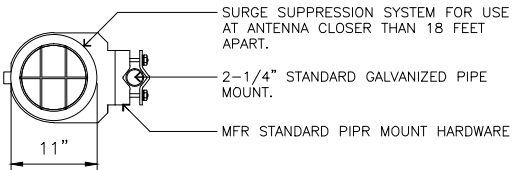
DC6 (SQUID) SURGE SUPPRESSOR

56.3. lbs.

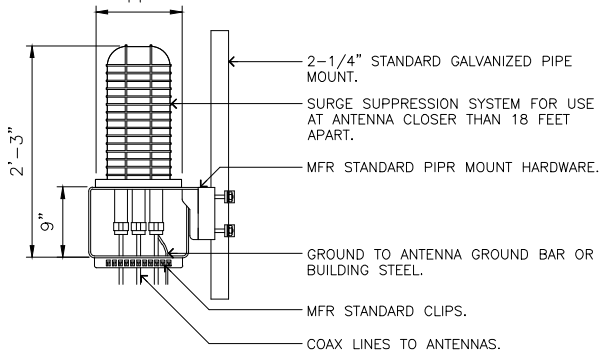
COLOR: BLACK/SILVER

DIMENSIONS: 11"Ø X 27" TALL W/9" BASE

WEIGHT: ±50 LBS. (INCLUDING MOUNTING HARDWARE)



PLAN

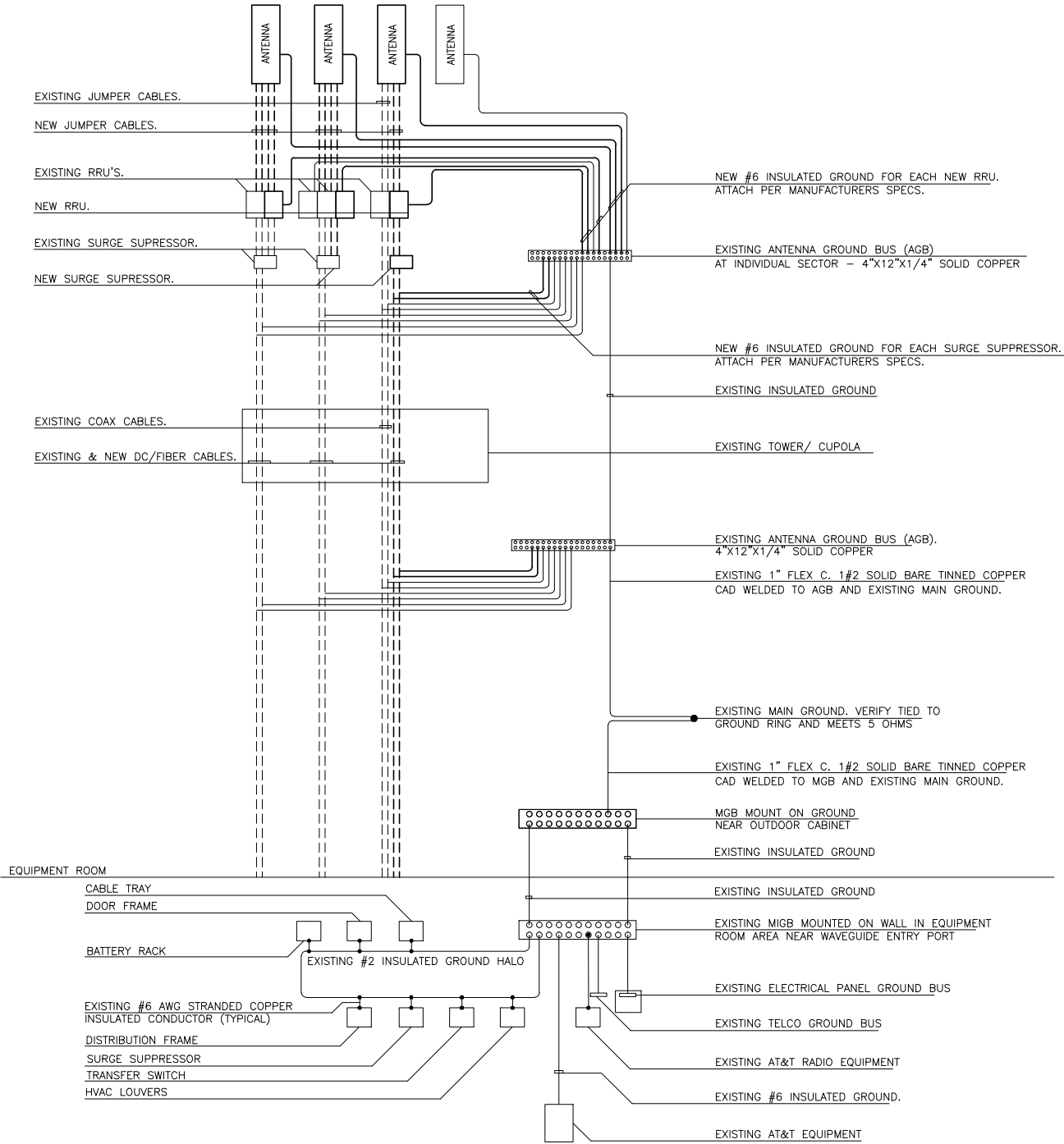


ELEVATION

DC6 DETAIL

SCALE:
NONE

2



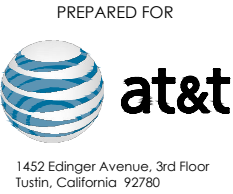
GENERAL NOTES:

1. SPLICE GROUND CONNECTIONS.
2. FOLLOW COAXIAL CABLE MANUFACTURES RECOMMENDATIONS (TYPICAL)
3. ALL INSULATED GROUND WIRES TO BE STRANDED, AWG WIRE UNLESS NOTED OTHERWISE.
4. THIS IS TYPICAL FOR ONE SECTOR OF ANTENNAS. SEE PLANS FOR NUMBER OF SECTORS.

GROUNDING SYSTEM SCHEMATIC

SCALE:
NONE

1



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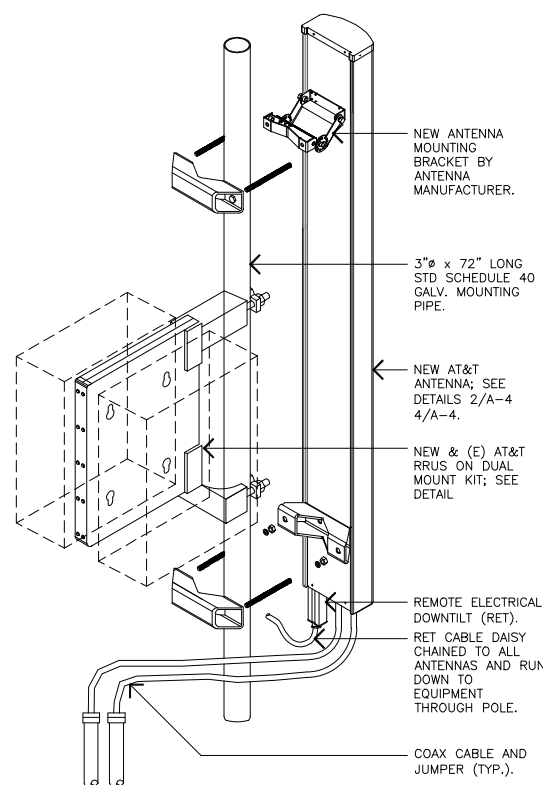
SHEET TITLE:

DETAILS

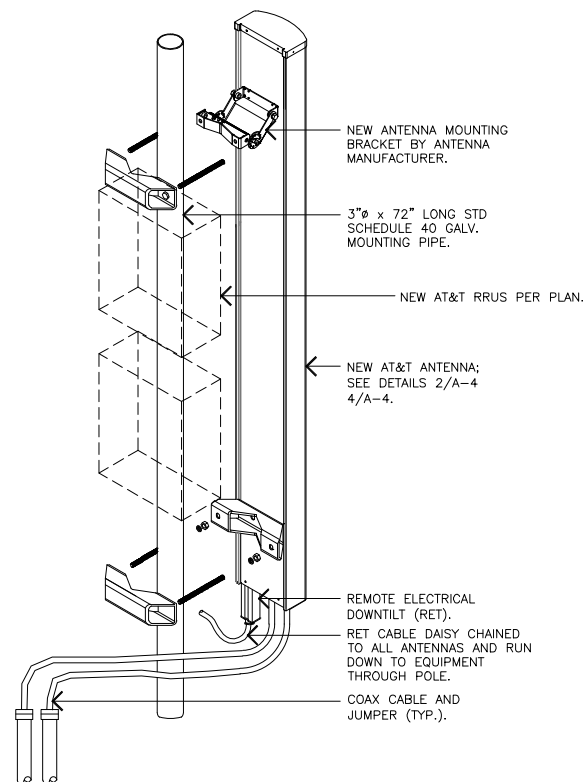
SHEET NUMBER:

A-5

1. REFER TO MOST CURRENT AT&T RFDS;
2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.

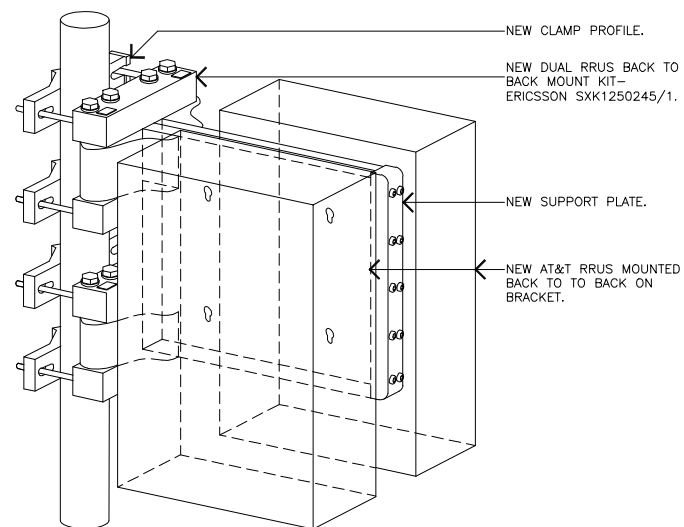


1. REFER TO MOST CURRENT AT&T RFDS;
2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.



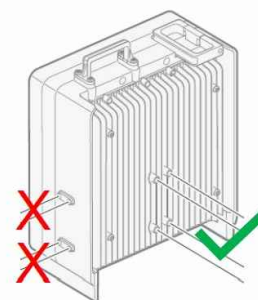
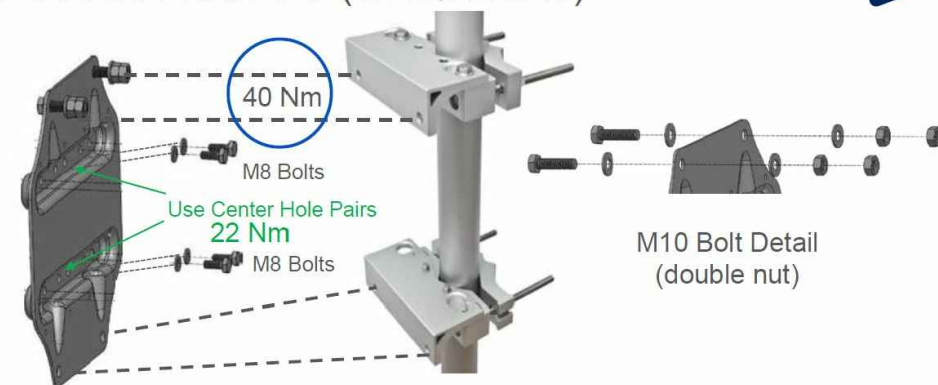
4

3



2

Adapter Plate SXX1072892/1 (CEQ.16926)

Portrait Mount Single Radio
(no bookshelf mount)

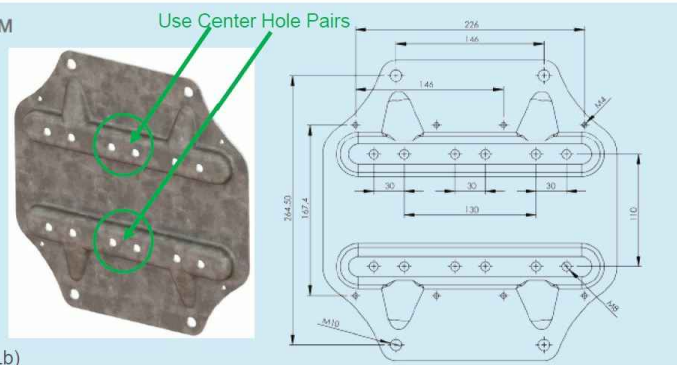
Pole or Wall Bracket

- **Supports Radio 44xx Re-Use of Existing RRUSE2/12/32 Single & Back-to-Back (B2B) Radio Mounts**
 - Allows re-use existing RRUS12 pole/wall bracket on upgrade to Radio 44xx
 - Most legacy RRUS11 mounting brackets are not re-usable for Radio 44xx; only recently did we update the RRUS11 BoM to include the same mounting brackets as RRUSE2/12/32 (i.e., order new pole-mount or wall-mount bracket if upgrading RRUS11 to Radio 44xx)
 - Allows RRUSE2/11/12/32 to be paired with Radio 44xx on B2B brackets (e.g., B12 RRUS11 + B14 Radio 4478)
 - Adapter Plate is included in Radio 44xx BoM (Bill of Material = AT&T CEQ Order Package)

Adapter Plate Detail

PLATE MOUNTING PATTERN AND BOM	
ITEM	QTY.
Adaptor plate	1
Bolt M8x20 A4	8
Washer M8 A4	8
Bolt M10x40 FZV	4
Washer M10 FZV	8
Nut M10 FZV	8
Locking Nut M4 A4	4
Washer M4 A4	4

L x W x H = 300 x 300 x 30 mm
Weight = 1.2 Kg (6.6 Lb)
Max Equipment Weight = 35 Kg (55 Lb)



- **M8 Bolts/Nuts/Washers attach Adapter Plate to Radio 44xx (torque = 22 Nm)**
 - Only four M8 bolts/nuts/washers required, since we mount one radio to the Adapter Plate (portrait mount => radio back to the Adapter Plate), not two radios (bookshelf mount => radio side to the Adapter Plate)
- **M10 Bolts/Nuts/Washers attach Adapter Plate to Mounting Bracket (torque = 40 Nm)**
 - Legacy RRUSE2/11/12/32 BoMs include both a Pole & Wall mount brackets in the Radio BoM
 - AT&T CTO objective is to reduce cost by purchasing one mounting bracket rather than purchasing two different brackets with the radio BoM. At some sites, B2B brackets will be preferred given the increasing number of radios per site.
- **Lubricate Adapter Plate Nuts before Assembly**

1



1452 Edinger Avenue, 3rd Floor
Tustin, California 92780



De Re Rome | ASSOCIATES
architecture | telecommunications

131 Innovation Drive; Suite 100
Irvine, California 92617
tel 949.760.3929 | fax 949.760.3931

AT&T Site ID:

LA0675

AT&T SITE NO: 10101492

JRA PROJECT NO: 173359

DRAWN BY: BV

CHECKED BY: AU

4	02/07/19	REV/CITY COMMENTS
3	11/06/18	RF SIGNS ADDED
2	10/26/18	REV. SCOPE
1	02/07/18	REV. 100% CD'S
0	12/18/17	100% CD'S
A	12/05/17	95% CD'S
REV	DATE	DESCRIPTION

Licensors:

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

Issued For:

IMPERIAL HWY/
MARQUARDT AVE.

12717 MARQUARDT AVENUE
SANTA FE SPRING, CA 90670

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-6



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 799

A request for a ten-year permit approval and equipment upgrades of the existing stealth rooftop wireless telecommunications facility located at 12658 Cisneros Lane APN: 8005-019-029) within the M-2, Heavy Manufacturing Zone.
(J5 Infrastructure Partners for AT&T)

RECOMMENDATIONS:

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 799 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 799, subject to the conditions of approval as contained with Resolution No. 121-2019; and
- Adopt Resolution No. 121-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: J5 Infrastructure Partners
Attn: Jenna D'Agostino
7 Saint Vincent
Laguna Niguel, CA 92677
(805) 660-6130
jdagostino@j5ip.com
- B. Facility Owner: AT&T Mobility
Attn: Christie Asari-Price

- 1452 Edinger Ave.
Tustin, CA 92780
- C. Property Owner: Symbex
Attn: Eric Shah
12658 Cisneros Lane
Santa Fe Springs, CA 90670
- D. Subject Property: 12658 Cisneros Lane
APN: 8005-019-029
- E. Existing Zone: M-2 (Heavy Manufacturing)
- F. General Plan: Industrial
- G. CEQA Status: Categorically Exempt (Class 1)
- H. Hearing Date: April 8, 2019
- I. Staff Contact: Claudia Jimenez, Planning Intern
claudiajimenez@santafesprings.org
(562) 868-0511 x7356

LOCATION AND BACKGROUND

The wireless telecommunication stealth rooftop was first approved in 2009 via Development Plan Approval Case No. 858, which allowed AT&T to construct, operate, and maintain a roof-mounted telecommunication facility at 12658 Cisneros Lane. At that time, wireless facilities were only regulated by an adopted set of guidelines, and numerous facilities were allowed to be constructed without first obtaining a conditional use permit. Ordinance 1090, passed September 28, 2017, added Chapter 157 (Wireless Telecommunications Facilities) to the city's Code of Ordinances, which established a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas within the city. Per §157.04(A), all wireless telecommunications facilities are now subject to the granting of a conditional use permit.

AT&T is seeking approval to install one (1) WCS filter at sector A and install one (1) WCS Filter at sector C at the stealth rooftop located at 12658 Cisneros (APN 8005-019-029), in the M-2 (Heavy Manufacturing) Zone. In compliance with §157.03(A)(3), any facility that was lawfully constructed prior to September 28, 2017 but is subsequently modified must comply with the current requirements of the ordinance.

Since the existing stealth rooftop does not currently have a valid conditional use permit, AT&T is required to obtain one in order to complete their facility upgrades.

STREETS AND HIGHWAYS

Although the subject property has a Cisneros Lane address, the property has frontage on both Telegraph Road and Cisneros Lane. Telegraph Road is designated as a Major Arterial within the Circulation Element of the City's General Plan, while Cisneros Lane is a local industrial street. The site is currently developed with a multi-tenant industrial business center known as Heritage Crossing.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property, as well as the surrounding properties to the north, south, west, and east (across the railroad right-of-way) are zoned M-2, Heavy Manufacturing with a General Plan land use designation of Industrial. Properties abutting the site to the east and south are currently undeveloped.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on March 28, 2019. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on March 28, 2019, and published in a newspaper of general circulation (Whittier Daily News) on March 28, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ZONING REQUIREMENTS

The procedures set forth in Section 155.711 of the Zoning Regulations state that the purpose of the conditional use permit is to allow proper integration of uses into the community which may only be suitable in specific locations or only if such uses are designed or constructed in a particular manner on the site, and under certain conditions. A conditional use permit may be granted only for uses listed as conditional uses in the various zones, and for such other uses as are set forth in other provisions of this chapter as requiring said permit.

ENVIRONMENTAL DOCUMENT

Staff finds that the wireless telecommunications facility conditional use permit meets the criteria for a Categorical Exemption pursuant to the California Environmental

Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) because the facility is existing and there will be no expansion of the site. Consequently, no further environmental documents are required.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Regulations, to grant a conditional use permit when it has been found that said approval is consistent with the requirements, intent and purpose of the City's Zoning Regulations. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and its own study and knowledge of the circumstances. All conditions of approval shall: be binding upon the applicants, their successors and assigns; run with the land; limit and control the issuance and validity of certificates of occupancy; and restrict and limit the construction, location, use and maintenance of all land and structures within the development.

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 121-2019 (see attachment 3), staff finds that the applicant's request meets the criteria set forth in §155.716 for the granting of a Conditional Use Permit. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 799, subject to the conditions of approval as provided within Exhibit A of Resolution 121-2019.



Wayne M. Morrell
Director of Planning

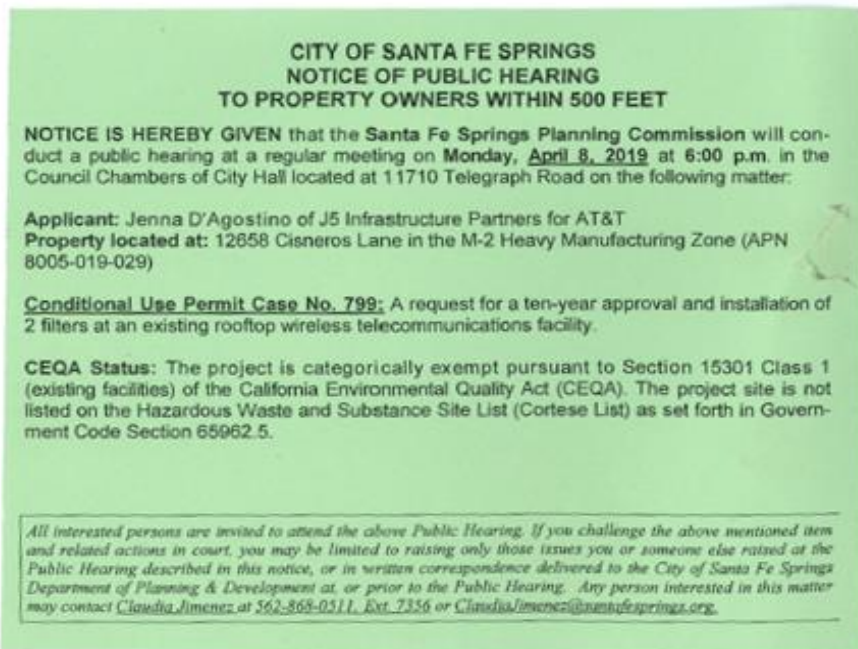
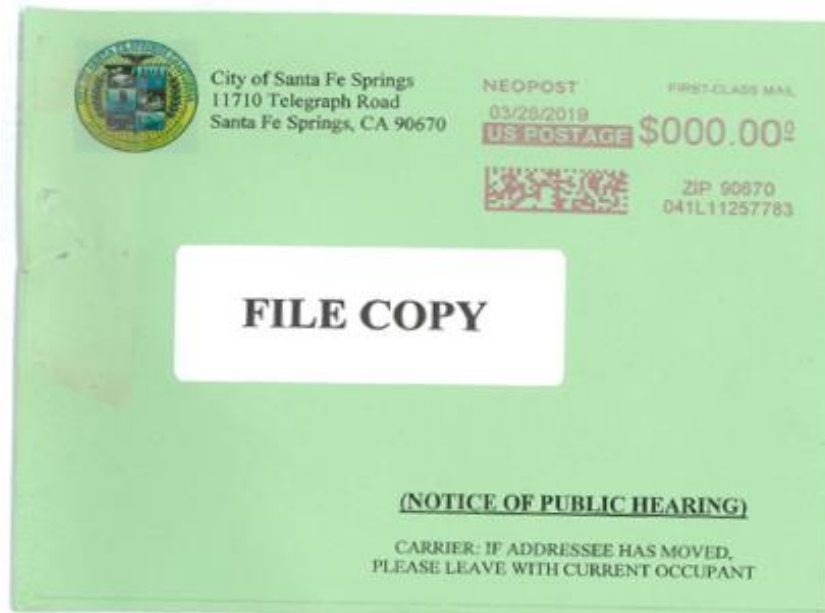
Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Letter of Authorization
4. Site Photos
5. Project Plans-Proposed/Existing
6. Project Plans
7. Photo Simulations
8. Resolution 121-2019
 - Exhibit A – Conditions of Approval

Attachment 1: Aerial Photograph



Conditional Use Permit Case No. 799
12658 Cisneros Lane
J5 Infrastructure Partners or AT&T Mobility

Attachment 2: Public Hearing Notice

Attachment 3: Letter of Authorization

Site Name: EL0234

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address 12658 Cisneros Lane, Santa Fe Springs, CA 90670

Assessor's Parcel Number: 8005-019-029

I/We, the owner(s) of the above described property, authorize **New Cingular Wireless, doing business as AT&T Mobility**, whose address is 1452 Edinger Ave., Fl. 3, Tustin, California 92780, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any and all building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits, and at all times thereafter.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

OWNER(S):

NEIL SHAH
 Print Name
VICE PRESIDENT
 Title
[Signature]
 Signature
03/25/19
 Date:

 Print Name

 Title

 Signature

 Date:

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

State of California)
) SS.
 County of _____)

On this, the ____ day of _____, 2019, before me, _____,

Notary Public, personally appeared _____,

☐ personally known to me ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

Received

MAR 29 2019

Planning Department

Please see attachment

Site Name: EL0234

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

Witness my hand and official seal:

 Notary Public
 My commission expires: _____

Attachment 3: Letter of Authorization (Continued)*Letter of Authorization***ACKNOWLEDGMENT**

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

State of California
County of Los Angeles

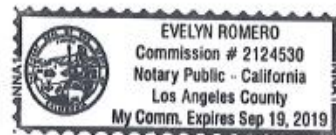
On 03-28-19 before me, Evelyn Romero, Notary Public
(insert name and title of the officer)

personally appeared Neil Shah
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *[Signature]* (Seal)

**Received**

MAR 29 2019

Planning Department

Attachment 4: Site Photos



Proposed

Install two (2)
notch filters



Attachment 6: Project Plans

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1) 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS

2) 2016 CALIFORNIA BUILDING CODE (CBC)

3) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)

4) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)

5) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)

6) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)

7) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)

8) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)

9) 2016 CALIFORNIA ENERGY CODE (CEC)- PART 6

10) ANSI / EIA-TIA-222-G

11) 2016 NFPA 101, LIFE SAFETY CODE

12) 2016 NFPA 72, NATIONAL FIRE ALARM CODE

13) 2016 NFPA 13, FIRE SPRINKLER CODE

USID: 103200

FA#: 10127687

WCS FILTER

PTN#: 3551A0HM7F

PACE#: MRSFR050668

APPROVALS

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

DISCIPLINE:

SIGNATURE

DATE

RF ENGINEER:

AT&T PM:

CIVIL:

A&E:

SAQ PM:

PROPERTY OWNER:

PREPARED FOR

AT&T

1452 EDINGER AVE,
TUSTIN, CALIFORNIA 92780

Vendor:

J5 INFRASTRUCTURE

PARTNERS

2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

AT&T Site ID:

EL0234

DRAWN BY: BH

CHECKED BY: SMR

Licensor:

JOSEPH J FITZSIMONS

81603

CIVIL

STATE OF CALIFORNIA

Expires: 09-30-2019

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

Issued For:

EL0234

EL0234-02 CISNEROS LANE

12658 CISNEROS LANE
SANTA FE SPRINGS, CA
90670

Sheet Title:

TITLE SHEET

Sheet Number:

T-1

PROJECT TEAM

APPLICANT / LESSEE:

AT&T MOBILITY
1452 EDINGER AVE.
TUSTIN, CA 92780
CONTACT: CHRISTIE HOM
EMAIL: CH0897@ATT.COM
CELL: (714) 476-3479

CONSTRUCTION MANAGER:

ERICSSON
CONTACT: JUSTIN RYNEARSON
EMAIL: JUSTIN.RYNEARSON@ERICSSON.COM
PH: (760) 594-4417

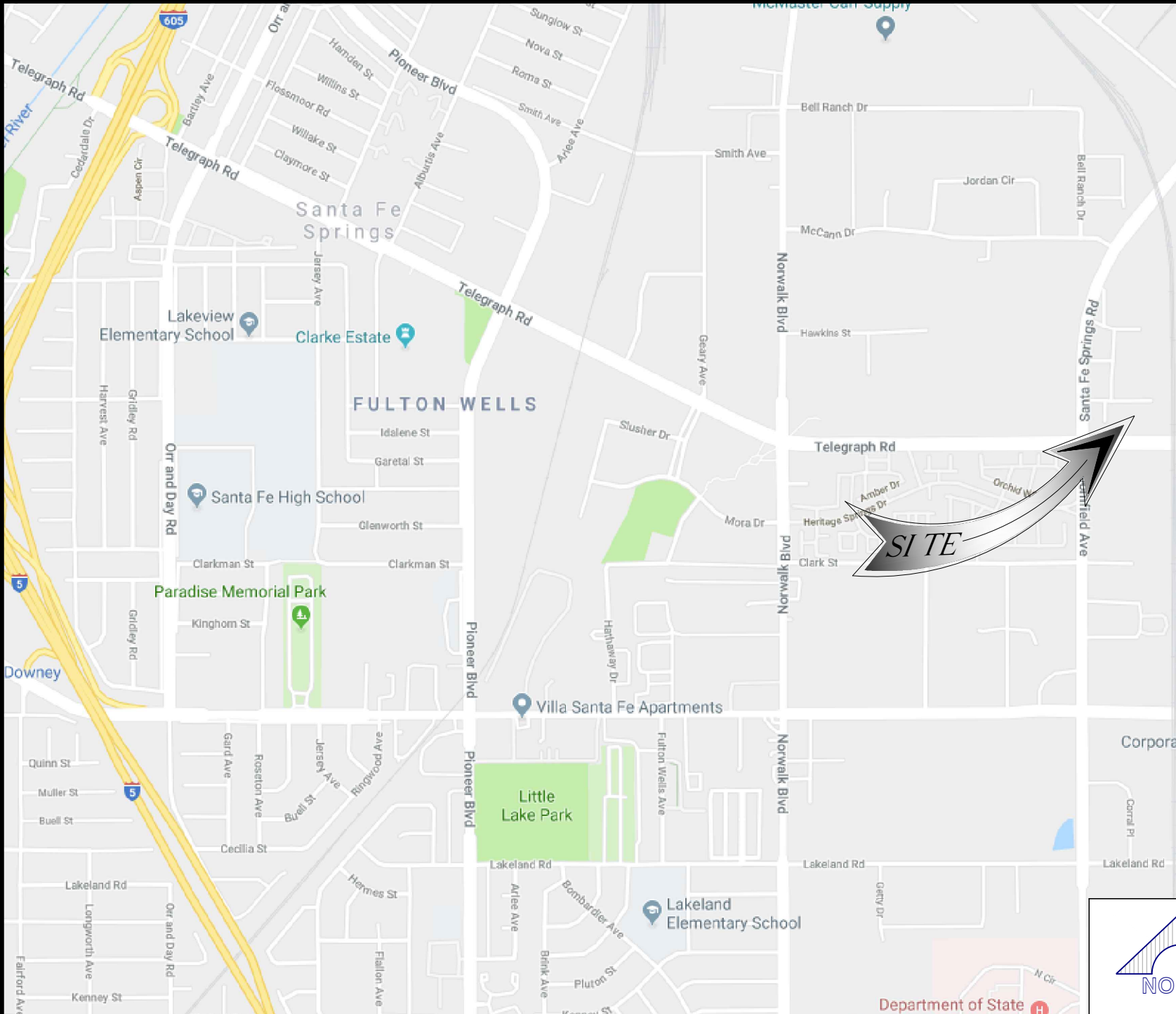
PROJECT MANAGER:

J5 INFRASTRUCTURE PARTNERS
CONTACT: PAUL ROMERO
EMAIL: PROMERO@J5IP.COM
PH: (619) 433-4603

ENGINEER:

J5 INFRASTRUCTURE PARTNERS
CONTACT: JOE FITZSIMONS
EMAIL: JFITZSIMONS@J5IP.COM
PH: (603) 275-9581

VICINITY MAP



LOCAL MAP



PROJECT DESCRIPTION

MODIFICATION TO AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

AT&T WIRELESS PROJECT SCOPE WILL CONSIST OF THE FOLLOWING:

INSTALL (1) WCS FILTER AT SECTOR A

INSTALL (1) WCS FILTER AT SECTOR C

SITE INFORMATION

PROPERTY OWNER:

NEUTROGENA
5705 WEST 98TH STREET
LOS ANGELES, CA 90045

JURISDICTION:

TBD

A.P.N.:

4125024-022

CURRENT ZONING:

U-2

EXISTING USE:

COMMUNICATIONS FACILITY

PROPOSED USE:

COMMUNICATIONS FACILITY

LATITUDE (NAD 83):

33° 56' 52.9" N

LONGITUDE (NAD 83):

-118° 22' 52.5" W

ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2016, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

POWER AGENCY:

TBD

PHONE:

TBD

TELEPHONE AGENCY:

AT&T

RFDS VERSION:

1.00

DATE UPDATED:

6/22/18

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

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

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE PERMIT.

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE: 1452 EDINGER AVE. TUSTIN, CA 92780

1. TURN LEFT ONTO EDINGER AVE

2. TURN RIGHT LEFT NEWPORT AVE

3. TURN RIGHT TO MERGE ONTO CA-55 N/STATE RTE 55 N

4. MERGE ONTO CA-55 N/STATE RTE 55 N

5. USE THE RIGHT TWO LANES TO TAKE EXIT 10B TO MERGE ONTO I-5 N TOWARD SANTA ANA

6. USE THE RIGHT TWO LANES TO TAKE EXIT 113C TO MERGE ON CA-91 W/STATE HWY 91 W

7. TAKE EXIT 19B FOR ARTESIA BLVD TOWARDS BLOOMFIELD AVE

8. TURN LEFT ONTO ARTESIA BLVD

9. TURN RIGHT ONTO BLOOMFIELD AVE

10. USE THE RIGHT TWO LANES TO TURN SLIGHTLY RIGHT TO STAY ON BLOOMFIELD AVE

11. CONTINUE ONTO SANTA FE SPRINGS RD

12. TURN RIGHT ONTO CISNEROS LANE

DIGALERT



800-227-2600

Call 2 Full Working Days In Advance

SHEET INDEX

T-1

TITLE SHEET

0

GN-1

GENERAL NOTES

0

GN-2

SITE SIGNAGE

0

A-1

OVERALL SITE PLAN & ENLARGED SITE PLAN

0

A-2

ANTENNA PLANS

0

D-1

DETAILS

0

G-1

GROUNDING PLANS & NOTES

0

G-2

GROUNDING DETAILS

0

- GENERAL CONSTRUCTION NOTES:
1.

PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

2.

THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

3.

CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.

4.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.

6.

REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH 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.

7.

THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8.

DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.

9.

ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

10.

CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.

11.

ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.

12.

ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13.

ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.

14.

INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

- APPLICABLE CODES, REGULATIONS AND STANDARDS:
1.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

3.1.

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

3.2.

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION

3.3.

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

3.4.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.

3.5.

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

3.6.

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK

3.7.

EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION

3.8.

TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING

3.9.

TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS

3.10.

TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

3.11.

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

3.12.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:		ABBREVIATIONS:	
A.B.	ANCHOR BOLT	FDN.	FOUNDATION
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)
ALT.	ALTERNATE	FTG.	FOOTING
ANT.	ANTENNA	G.	GROWTH (CABINET)
APPRX.	APPROXIMATE(LY)	GA.	GAUGE
ARCH.	ARCHITECT(URAL)	GI.	GALVANIZE(D)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT
BLDG.	BUILDING	INTERRUPTER	
BLK.	BLOCK	GLB. (GLU-LAM)	GLUE LAMINATED BEAM
BLKG.	BLOCKING	GPS	GLOBAL POSITIONING SYSTEM
BM.	BEAM	GRND.	GROUND
B.N.	BOUNDARY NAILING	HDR.	HEADER
BTCW.	BARE TINNED COPPER WIRE	HGR.	HANGER
B.O.F.	BOTTOM OF FOOTING	HT.	HEIGHT
B/U	BACK-UP CABINET	ICGB.	ISOLATED COPPER GROUND BUS
CAB.	CABINET	IN. (")	INCH(ES)
CANT.	CANTILEVER(ED)	INT.	INTERIOR
C.I.P.	CAST IN PLACE	LB.(#)	POUND(S)
CLG.	CEILING	L.B.	LAG BOLTS
CLR.	CLEAR	L.F.	LINEAR FEET (FOOT)
COL.	COLUMN	L.	LONG(ITUDINAL)
CONC.	CONCRETE	MAS.	MASONRY
CONN.	CONNECTION(OR)	MAX.	MAXIMUM
CONST.	CONSTRUCTION	M.B.	MACHINE BOLT
CONT.	CONTINUOUS	MECH.	MECHANICAL
d	PENNY (NAILS)	MFR.	MANUFACTURER
DBL.	DOUBLE	MIN.	MINIMUM
DEPT.	DEPARTMENT	MISC.	MISCELLANEOUS
D.F.	DOUGLAS FIR	MTL.	METAL
DIA.	DIAMETER	(N)	NEW
DIAG.	DIAGONAL	NO.(#)	NUMBER
DIM.	DIMENSION	N.T.S.	NOT TO SCALE
DWG.	DRAWING(S)	O.C.	ON CENTER
DWL.	DOWEL(S)	OPNG.	OPENING
EA.	EACH	P/C	PRECAST CONCRETE
EL.	ELEVATION	PCS	PERSONAL COMMUNICATION
ELEC.	ELECTRICAL	SERVICES	
ELEV.	ELEVATOR	PLY.	PLYWOOD
EMT.	ELECTRICAL METALLIC TUBING	PPC	POWER PROTECTION CABINET
E.N.	EDGE NAIL	PRC	PRIMARY RADIO CABINET
ENG.	ENGINEER	P.S.F.	POUNDS PER SQUARE FOOT
EQ.	EQUAL	P.S.I.	POUNDS PER SQUARE INCH
EXP.	EXPANSION	P.T.	PRESSURE TREATED
EXST.(E)	EXISTING	PWR.	POWER (CABINET)
EXT.	EXTERIOR	QTY.	QUANTITY
FAB.	FABRICATION(OR)	RAD.(R)	RADIUS
F.F.	FINISH FLOOR	REF.	REFERENCE
F.G.	FINISH GRADE	REINF.	REINFORCEMENT(ING)
FIN.	FINISH(ED)	REQ'D/	REQUIRED
FLR.	FLOOR	RGS.	RIGID GALVANIZED STEEL
		SCH.	SCHEDULE
		SHT.	SHEET
		SIM.	SIMILAR
		SPEC.	SPECIFICATIONS
		SQ.	SQUARE
		S.S.	STAINLESS STEEL
		STD.	STANDARD
		STL.	STEEL
		STRUC.	STRUCTURAL
		TEMP.	TEMPORARY
		THK.	THICK(NESS)
		T.N.	TOE NAIL
		T.O.A.	TOP OF ANTENNA
		T.O.C.	TOP OF CURB
		T.O.F.	TOP OF FOUNDATION
		T.O.P.	TOP OF PLATE (PARAPET)
		T.O.S.	TOP OF STEEL
		T.O.W.	TOP OF WALL
		TYP.	TYPICAL
		U.G.	UNDER GROUND
		U.L.	UNDERWRITERS LABORATORY
		U.N.O.	UNLESS NOTED OTHERWISE
		V.I.F.	VERIFY IN FIELD
		W	WIDE (WIDTH)
		w/	WITH
		WD.	WOOD
		W.P.	WEATHERPROOF
		WT.	WEIGHT
		Ⓢ	CENTERLINE
		P	PLATE, PROPERTY LINE

SYMBOLS LEGEND:

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	ELEVATION DATUM		SAND
	GRID/COLUMN LINE		(E) STEEL
	KEYNOTE, DIMENSION ITEM		MATCH LINE
	KEYNOTE, CONSTRUCTION ITEM		GROUND CONDUCTOR
	WALL TYPE MARK		OVERHEAD SERVICE CONDUCTORS
	ROOM NAME ROOM NUMBER		TELEPHONE CONDUIT
			POWER CONDUIT
			COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

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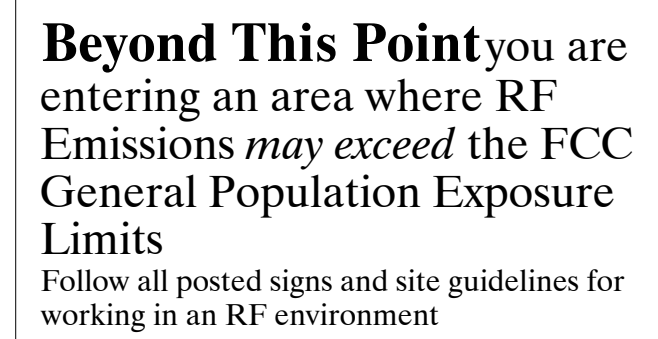
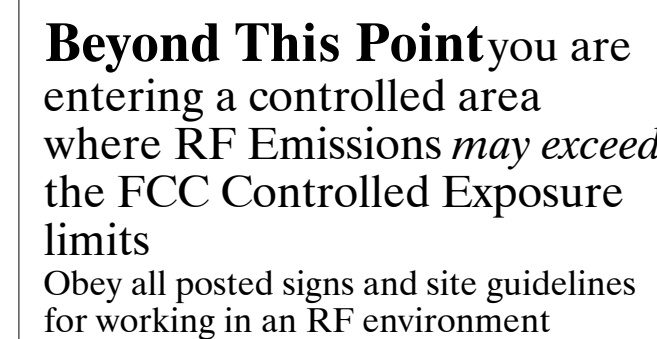
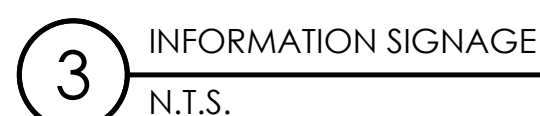
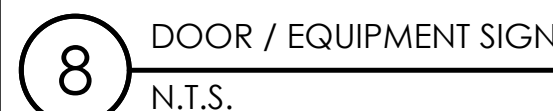
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Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1



- 1 GENERAL NOTES



(P) AT&T WCS QUAD
FILTER AT SECTOR C
ONLY (TOTAL-1)



SECTOR "C"
@ 340° AZIMUTH

(E) AT&T FC12 TO
REMAIN, TYP. (TOTAL-1)

(E) AT&T DC12 SURGE SUPPRESSOR
TO REMAIN, TYP. (TOTAL-1)

(E) AT&T CABLE
TRAY, TYP.

(E) AT&T RRUS11 TO REMAIN,
TYP. 2 PER SECTOR (TOTAL-6)

(E) AT&T FRP
SCREENING, TYP.

(E) WALK PAD, TYP.

(E) AT&T RRUS32 TO REMAIN,
TYP. 1 PER SECTOR (TOTAL-3)

(E) AT&T FIBER SPOOL
BOX TO REMAIN, TYP. 1
PER SECTOR (TOTAL-3)

SECTOR "B"
@ 220° AZIMUTH

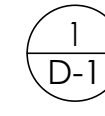
(E) AT&T PANEL ANTENNA
TO REMAIN, TYP. 4 PER
SECTOR (TOTAL-12)

(E) AT&T TMA5 TO
REMAIN, TYP. 4 PER
SECTOR (TOTAL-12)

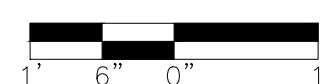
(E) AT&T RRUS12 W/A2 MODULE TO
REMAIN, TYP. 1 PER SECTOR (TOTAL-3)

(E) AT&T DC2 SURGE SUPPRESSOR TO
REMAIN, TYP. 1 PER SECTOR (TOTAL-3)

SECTOR "A"
@ 100° AZIMUTH



24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"



2 PROPOSED ANTENNA PLAN
3/4" = 1'-0"

SECTOR "C"
@ 340° AZIMUTH

(E) AT&T FC12 TO
REMAIN, TYP. (TOTAL-1)

(E) AT&T DC12 SURGE SUPPRESSOR
TO REMAIN, TYP. (TOTAL-1)

(E) AT&T CABLE
TRAY, TYP.

(E) AT&T RRUS11 TO REMAIN,
TYP. 2 PER SECTOR (TOTAL-6)

(E) AT&T FRP
SCREENING, TYP.

(E) WALK PAD, TYP.

(E) AT&T RRUS32 TO REMAIN,
TYP. 1 PER SECTOR (TOTAL-3)

(E) AT&T FIBER SPOOL
BOX TO REMAIN, TYP. 1
PER SECTOR (TOTAL-3)

SECTOR "B"
@ 220° AZIMUTH

(E) AT&T PANEL ANTENNA
TO REMAIN, TYP. 4 PER
SECTOR (TOTAL-12)

(E) AT&T TMA5 TO
REMAIN, TYP. 4 PER
SECTOR (TOTAL-12)

(E) AT&T RRUS12 W/A2 MODULE TO
REMAIN, TYP. 1 PER SECTOR (TOTAL-3)

(E) AT&T DC2 SURGE SUPPRESSOR TO
REMAIN, TYP. 1 PER SECTOR (TOTAL-3)

SECTOR "A"
@ 100° AZIMUTH

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"



1 EXISTING ANTENNA PLAN
3/4" = 1'-0"

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Sheet Title:

ANTENNA PLANS

Sheet Number:

A-2

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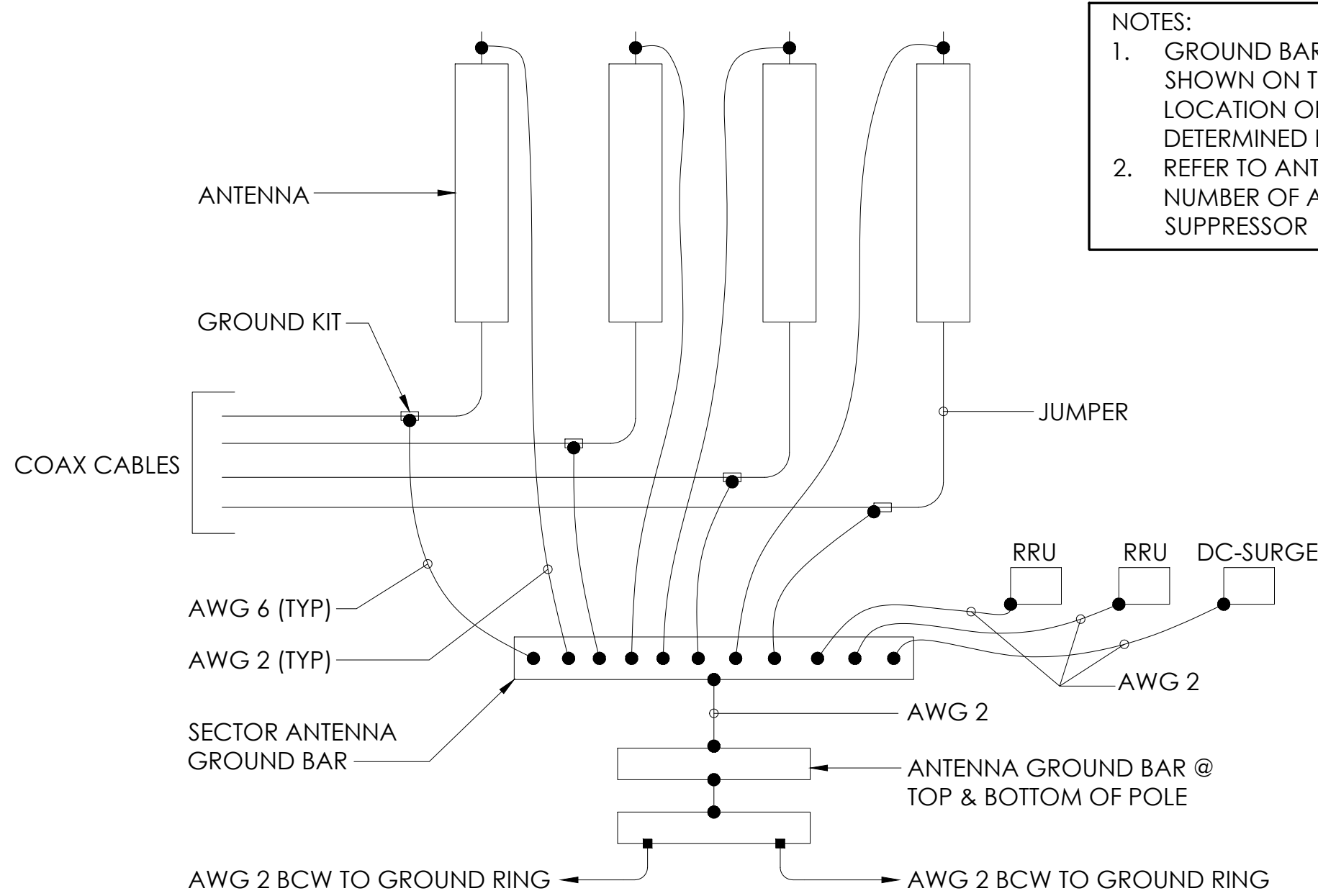
GROUNDING NOTES:

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
- ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
- ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
- GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
- INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
- EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
- GROUND BARS:
 - EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
- GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
- IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
- GROUNDING AT PPC CABINET SHALL BE VERTICALLY INSTALLED.
- ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
- ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING, NO PVC ABOVE GROUND.
- USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR. NO "DOUBLE-UP" OF LUGS.
- POWER AND TELCO CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.
- NO LB'S ALLOWED ON GROUNDING.
- PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX AT ANTENNAS AND DOGHOUSE.
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER SPECIFICATION.
- IF THE AC PANEL IN THE POWER CABINET IS WIRED AS SERVICE ENTRANCE, THE AC SERVICE GROUND CONDUCTOR SHALL BE CONNECTED TO GROUND ELECTRODE SYSTEM. WHEN THE AC PANEL IN THE POWER CABINET IS CONSIDERED A SUB-PANEL, THE GROUND WIRE SHALL BE INSTALLED IN THE AC POWER CONDUIT. THE INSTALLATION SHALL BE PER LOCAL AND NATIONAL ELECTRIC CODE (NFPA-70).
- EXOTHERMIC WELDING IS RECOMMENDED FOR GROUNDING CONNECTION WHERE PRACTICAL. OTHERWISE, THE CONNECTION SHALL BE MADE USING COMPRESSION TYPE-2 HOLES, LONG BARREL LUGS OR DOUBLE CRIMP CLAMP "C" CLAMP. THE COPPER CABLES SHALL BE COATED WITH ANTIOXIDANT (COPPER SHIELD) BEFORE MAKING THE CONNECTIONS. THE MANUFACTURER'S TORQUING RECOMMENDATIONS ON THE BOLT ASSEMBLY TO SECURE CONNECTIONS SHALL BE FOLLOWED.
- THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUSS AT THE LOWER MOST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ANY ANTENNA CABLES OVER 200 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MID-POINT.

- ALL GROUNDING CONDUCTORS INSIDE THE BUILDING SHALL BE RUN IN CONDUIT RACEWAY SYSTEM, AND SHALL BE INSTALLED AS STRAIGHT AS PRACTICAL WITH MINOR BENDS TO AVOID OBSTRUCTIONS. THE BENDING RADIUS OF ANY #2 GROUNDING CONDUCTOR IS 8". PVC RACEWAY MAY BE FLEXIBLE OR RIGID PER THE FIELD CONDITIONS. GROUNDING CONDUCTORS SHALL NOT MAKE CONTACT WITH ANY METALLIC CONDUITS, SURFACES OR EQUIPMENT.
- PROVIDE PVC SLEEVES WHERE GROUNDING CONDUCTORS PASS THROUGH THE BUILDING WALLS AND /OR CEILINGS.
- INSTALL GROUND BUSHINGS ON ALL METALLIC CONDUITS AND BOND TO THE EQUIPMENT GROUND BUSS IN THE PANEL BOARD.
- GROUND ANTENNA BASES, FRAMES, CABLE RACKS AND OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO INSULATED SURFACE MOUNTED GROUND BARS. CONNECTION DETAILS SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR GROUNDING.
- ALL PROPOSED GROUNDING CONDUCTORS SHALL BE ROUTED AND CONNECTED TO THE MAIN GROUND BAR OR EXISTING GROUND RING.

4 GROUNDING NOTES
N.T.S.

3 NOT USED
N.T.S.



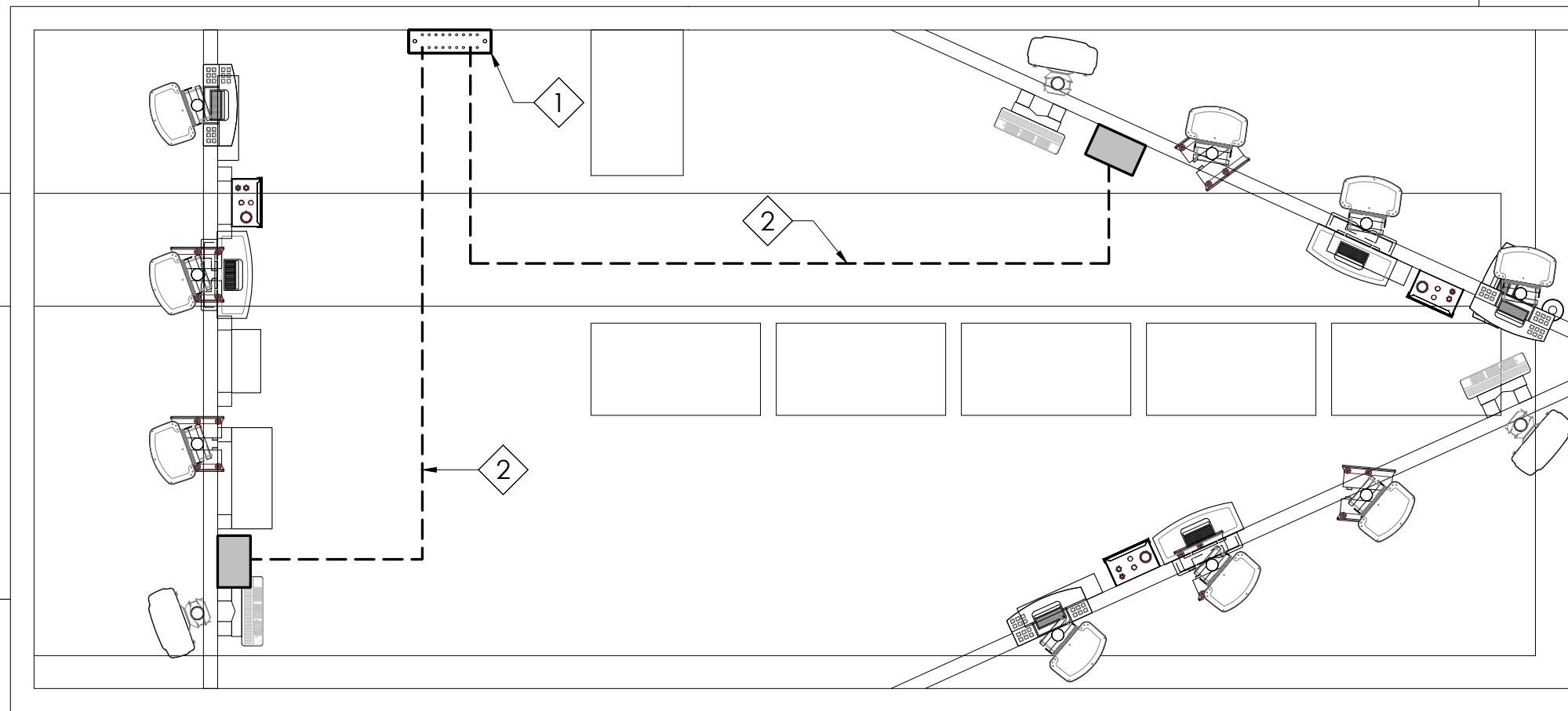
- NOTES:
- GROUND BAR LOCATION IS SCHEMATIC AS SHOWN ON THIS SHEET AND ACTUAL LOCATION OF INSTALLATION WILL BE DETERMINED BY THE INSTALLER.
 - REFER TO ANTENNA PLAN FOR EXACT NUMBER OF ANTENNA, RRU AND DC SURGE SUPPRESSOR

2 TYP. ANTENNA GROUNDING DIAGRAM
N.T.S.

KEY NOTES:

- (E) ANTENNA GROUND BAR TO BE VERIFIED @ FIELD
- AWG 2 INSULATED COPPER GROUND WIRE FROM (N) WCS FILTER TO (E) ANTENNA GROUND BAR

- NOTES:
- REFER TO TYP. ANTENNA GROUNDING DIAGRAM
 - (E) GROUND WIRES ARE NOT SHOWN FOR CLARITY



1 ANTENNA GROUNDING PLAN (TYP. PER SECTOR)
3/8" = 1'-0"

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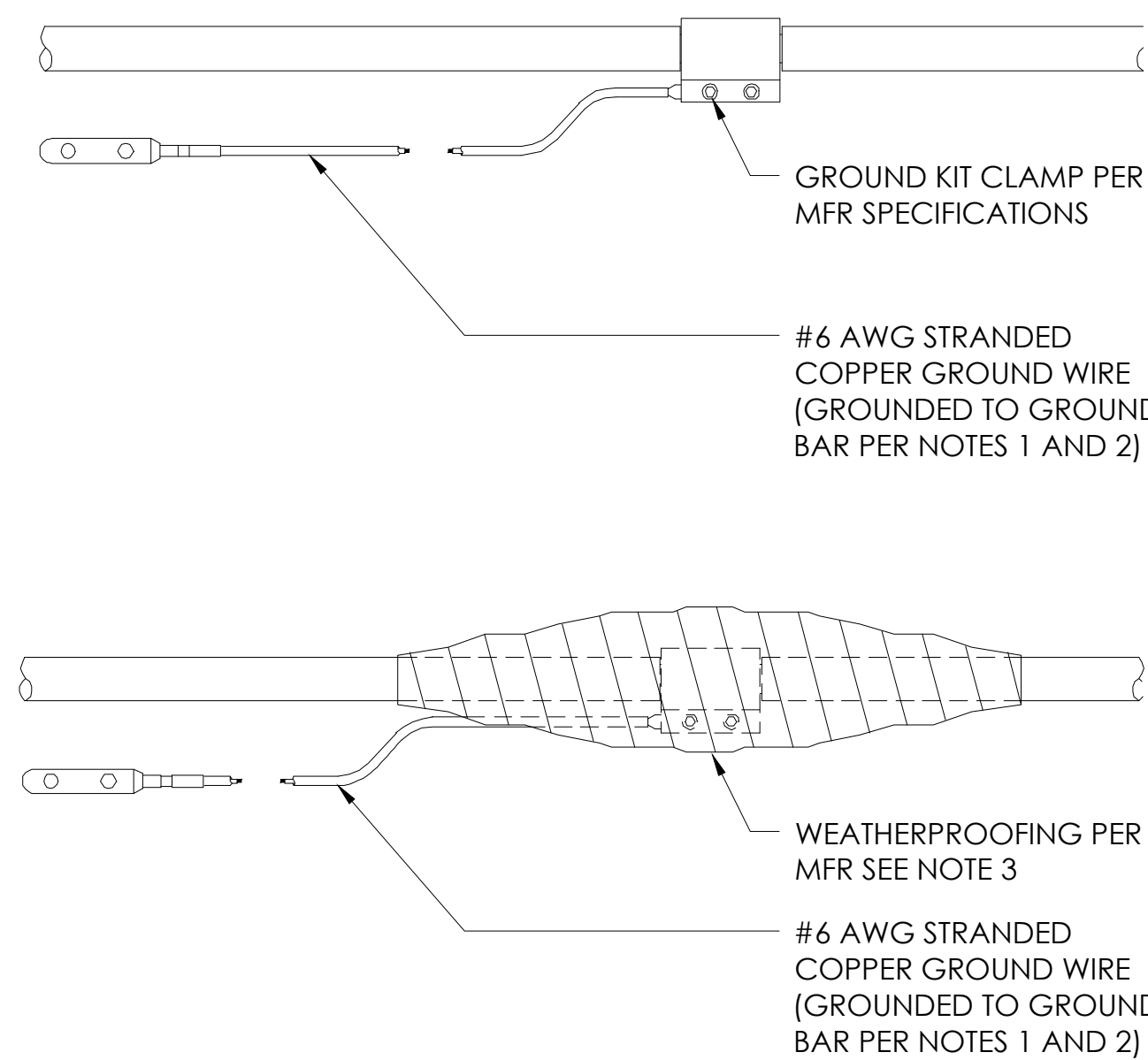
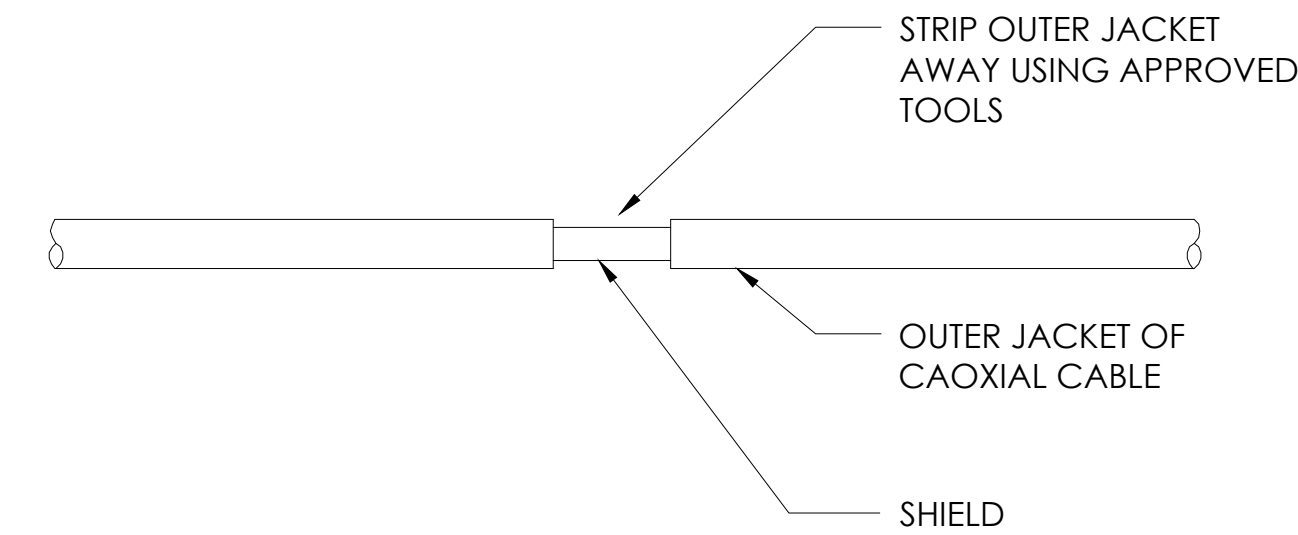
GROUNDING PLAN
& NOTES

Sheet Number:

G-1

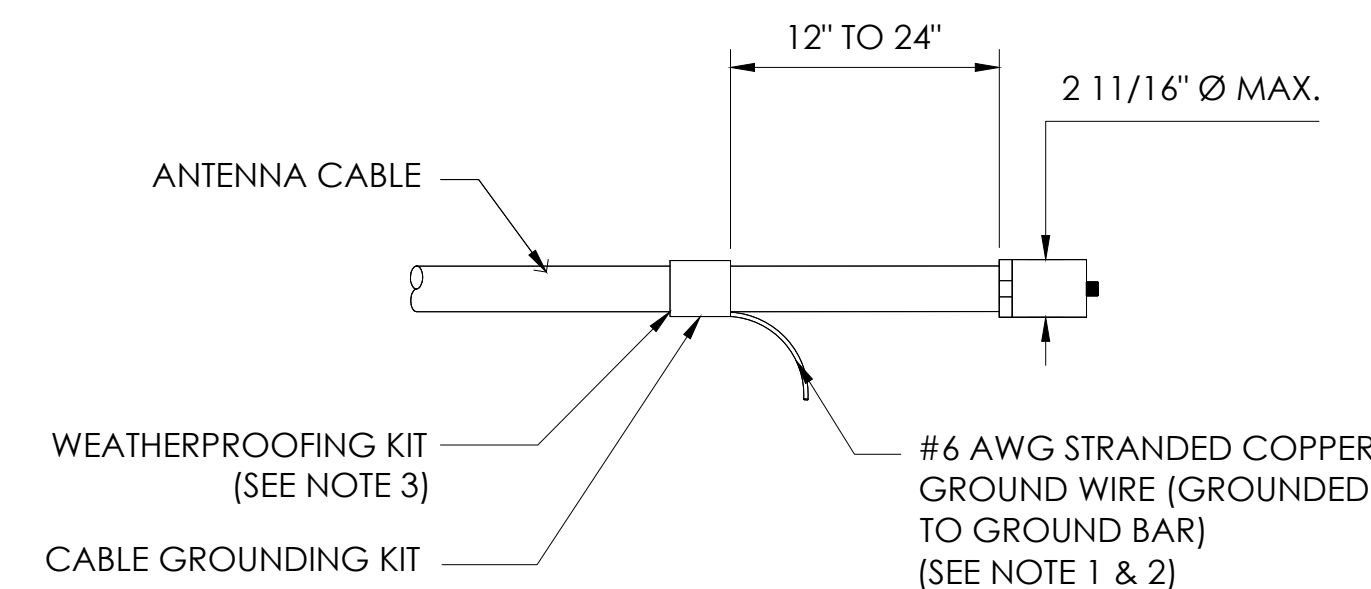
10 NOT USED
N.T.S.

- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR
 - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MFR
 - WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY THE CABLE MFR



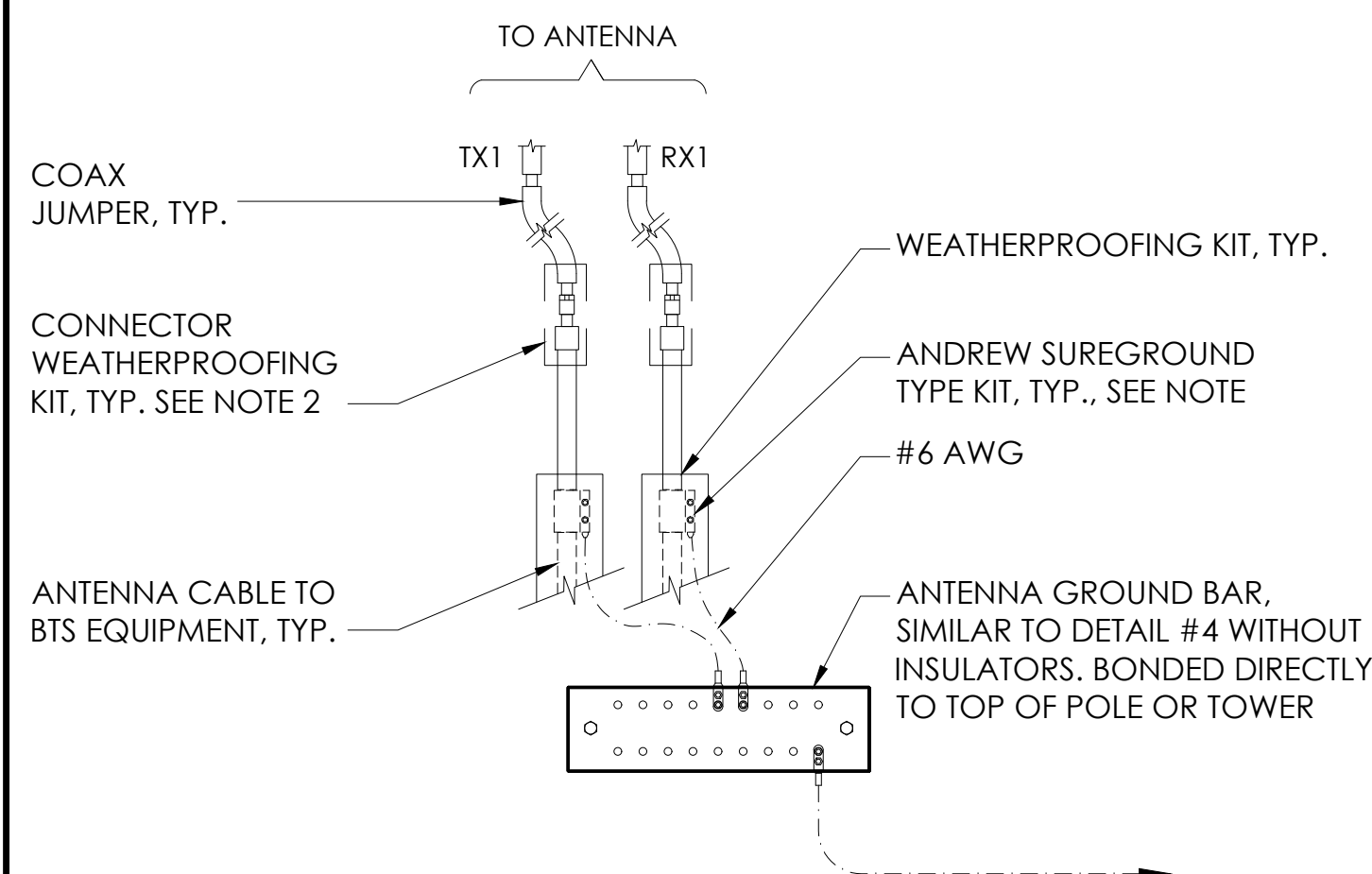
9 NOT USED
N.T.S.

7 GROUND KIT
N.T.S.



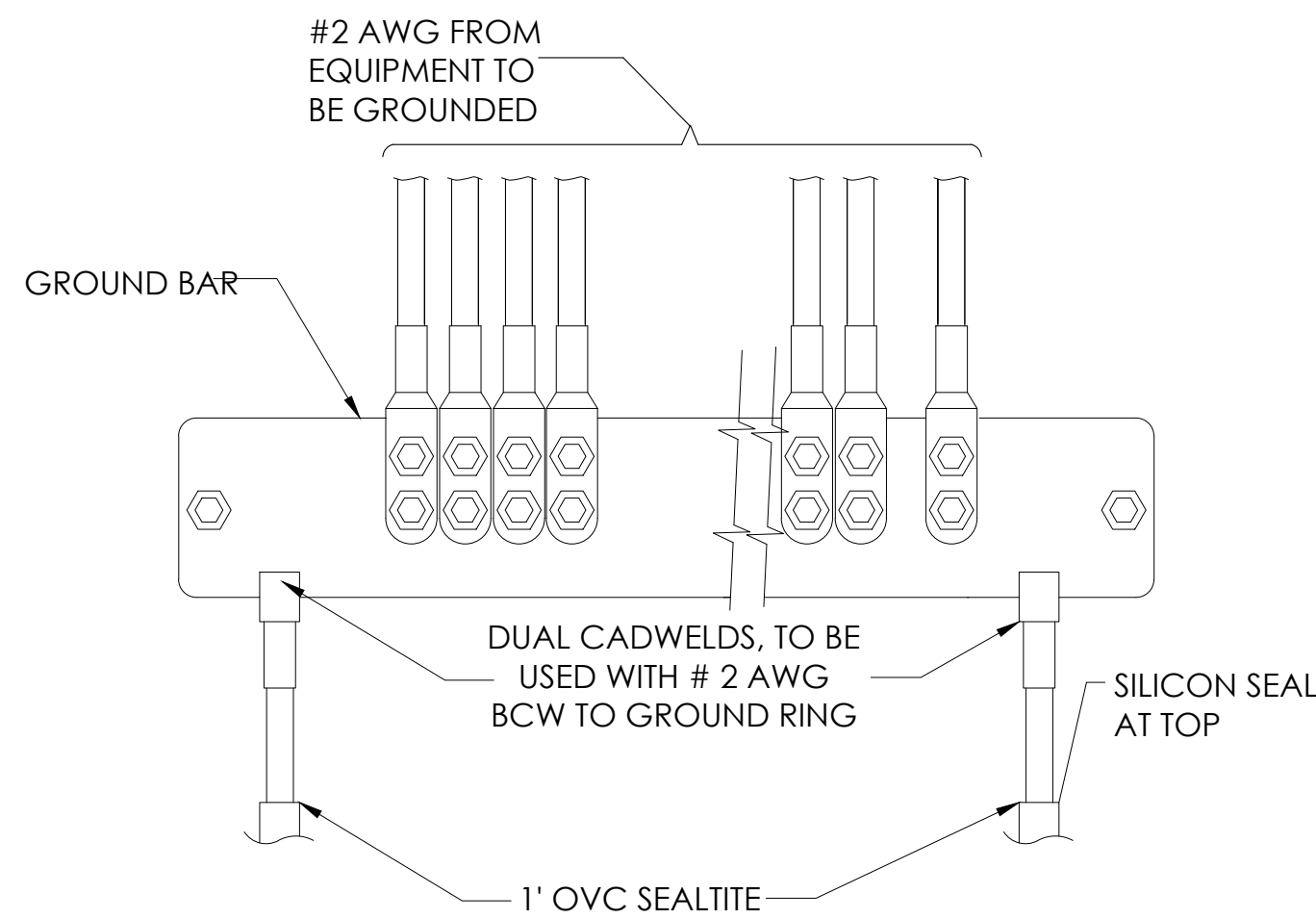
- NOTE:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT WIRE DOWN TO GROUND BAR.
 - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
 - WEATHER PROOFING SHALL BE (TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.)

8 CONNECTION OF GROUND KIT TO ANTENNA CABLE
N.T.S.



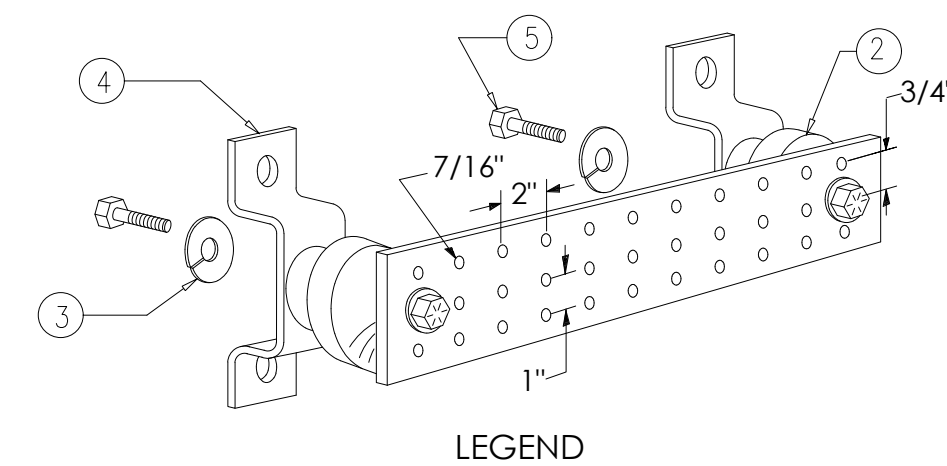
- NOTE:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
 - WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED

6 GROUND CONNECTION TO GROUND BAR
N.T.S.



- NOTE:
- CONTRACTOR TO UTILIZE KOPR-SHIELD (THANS & BETTS) ON ALL LUG CONNECTIONS OR APPROVED EQUAL
 - ALL LUGS TO BE DUAL HOLE LONG BARREL AND CRIMPED TWICE WITH MFR'S RECOMMENDED TOOL

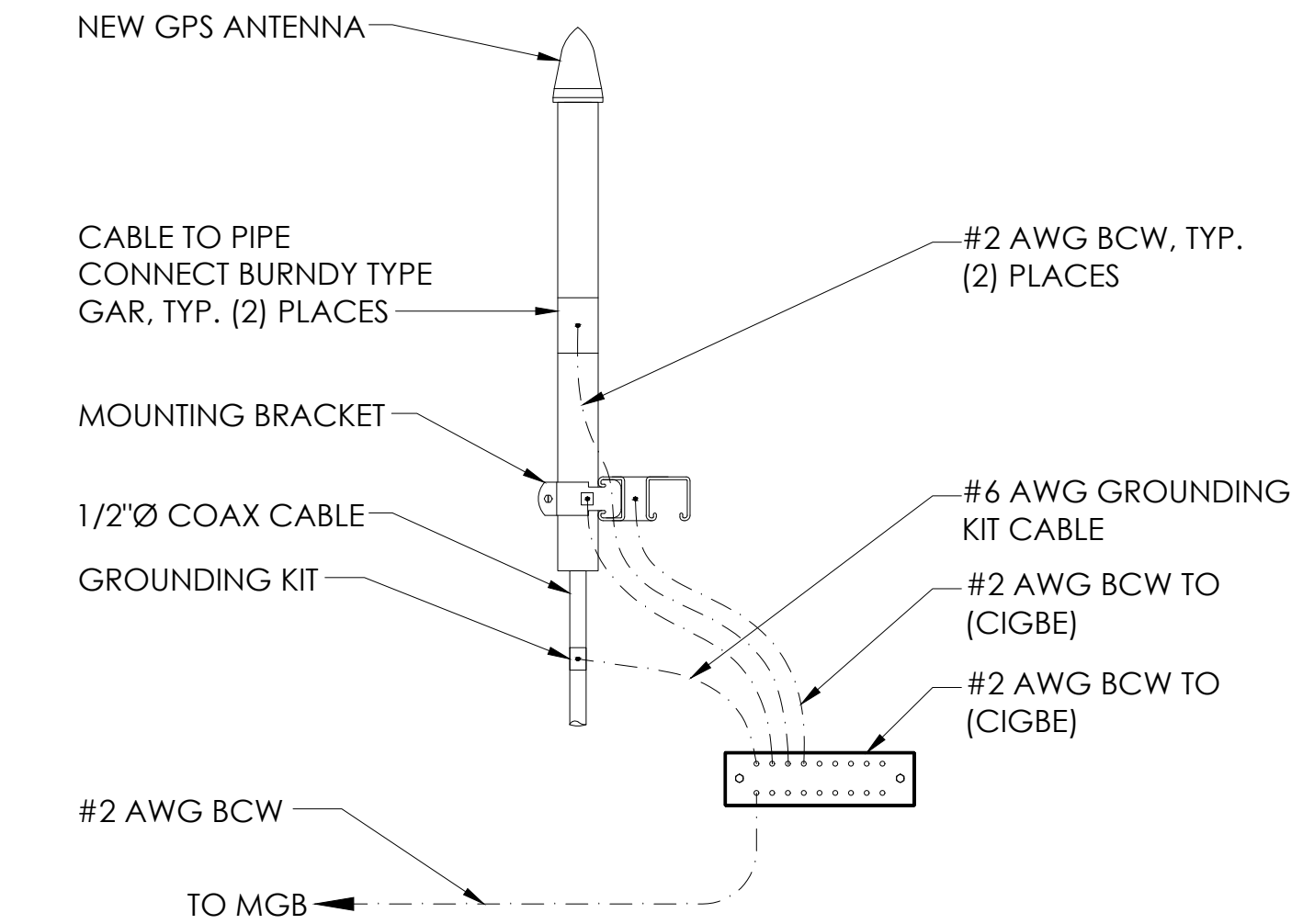
5 GROUND BAR CONNECTION
N.T.S.



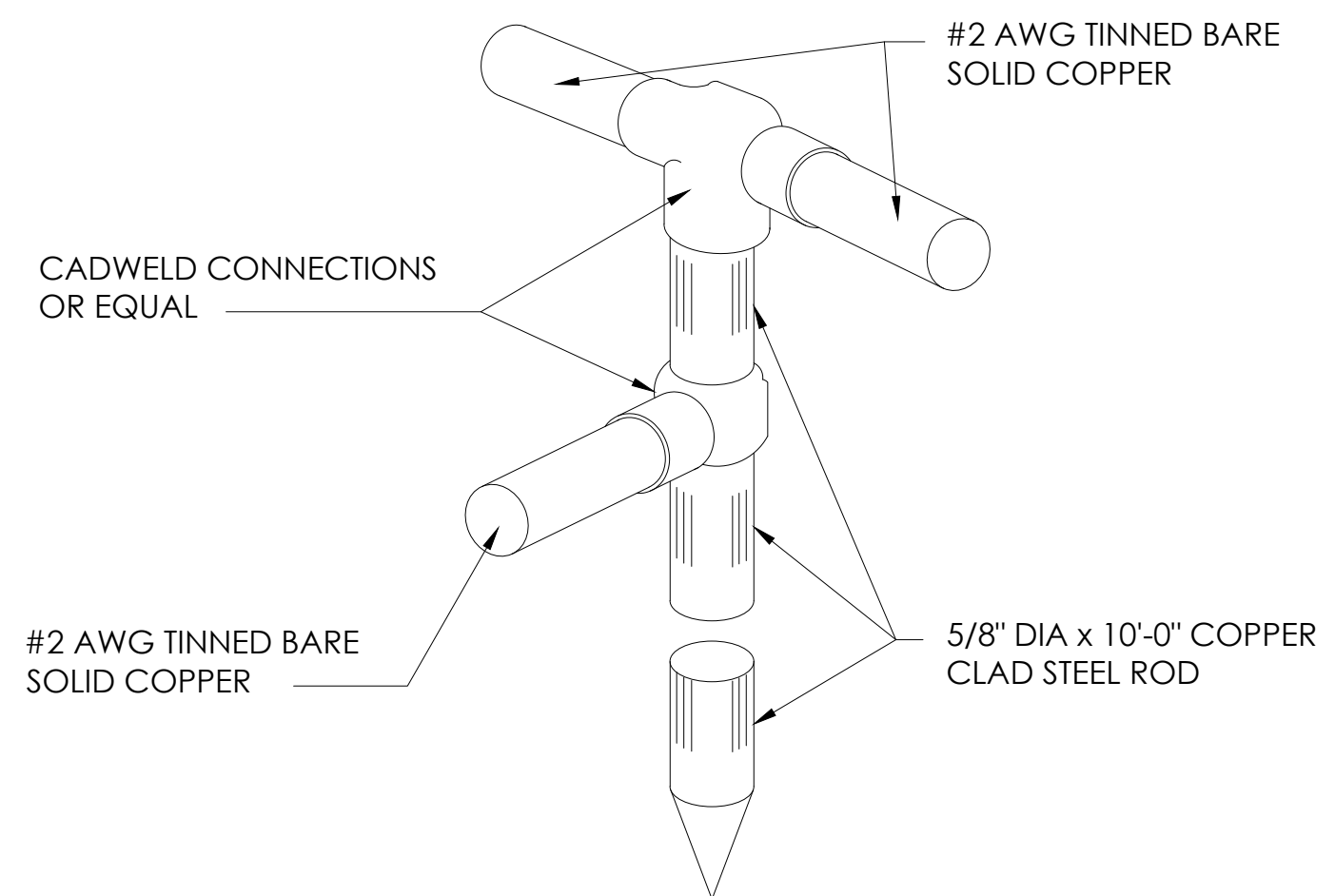
- LEGEND
- COPPER GROUND BAR, "X 1/4\"X 20\", NEWTON INSTRUMENT CO. CAT. NO. 8-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
 - INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL
 - 5/8\" LOCKWASHERS, NEWTON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

NOTE: ALL HARDWARE SHALL BE STAINLESS STEEL

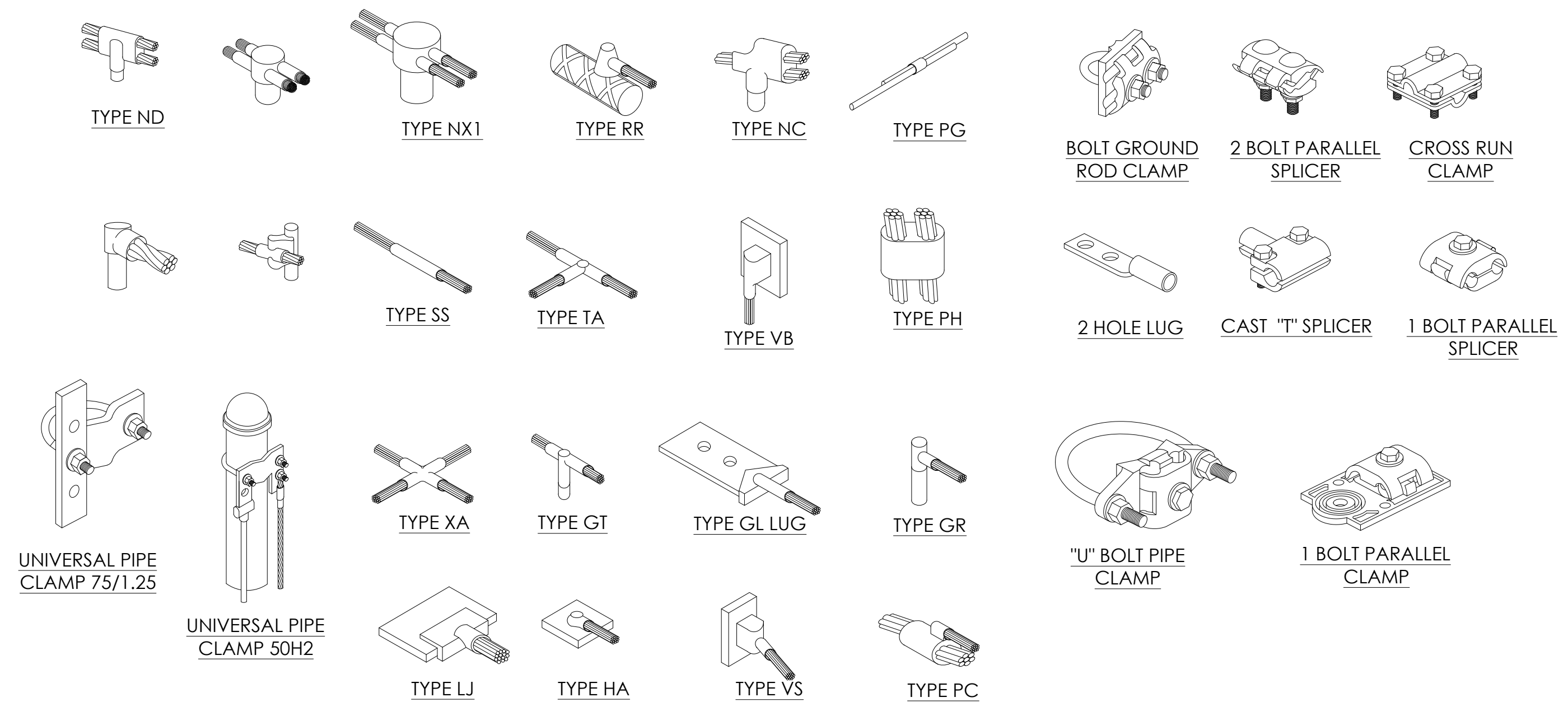
4 GROUND BAR DETAIL
N.T.S.



3 GPS ANTENNA GROUNDING
N.T.S.



2 GROUND ROD DETAIL
N.T.S.



1 TYPICAL MECHANICAL CONNECTIONS
N.T.S.

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GROUNDING DETAILS

Sheet Number:

G-2

Attachment 7: Photo Simulations



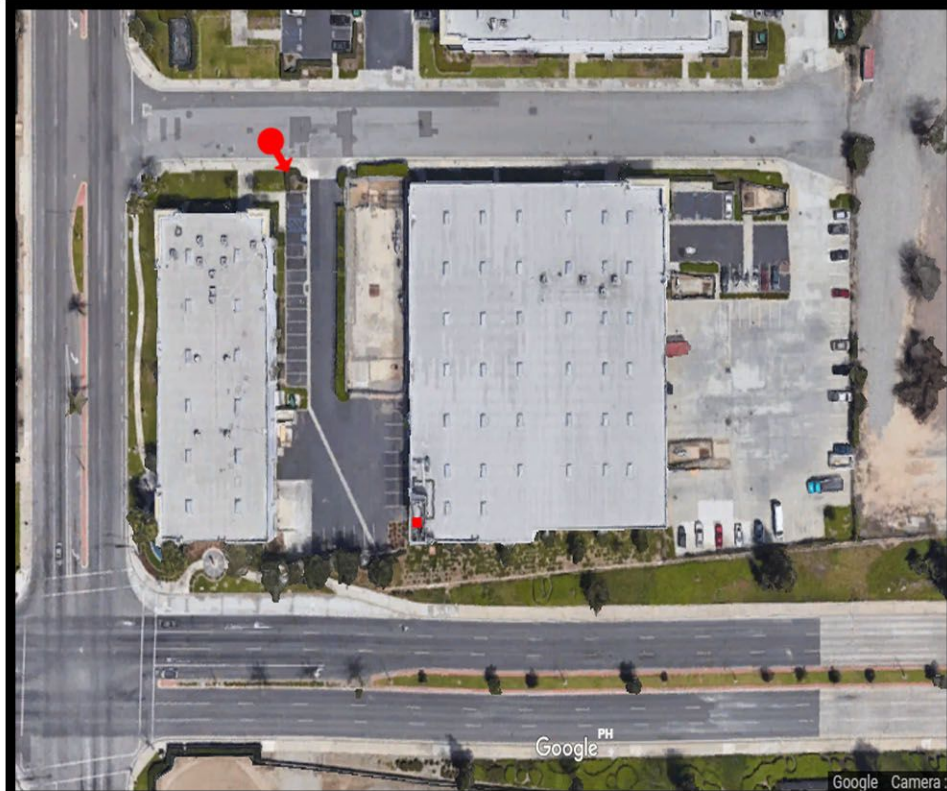
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VIEW 1



LOCATION

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PROPOSED

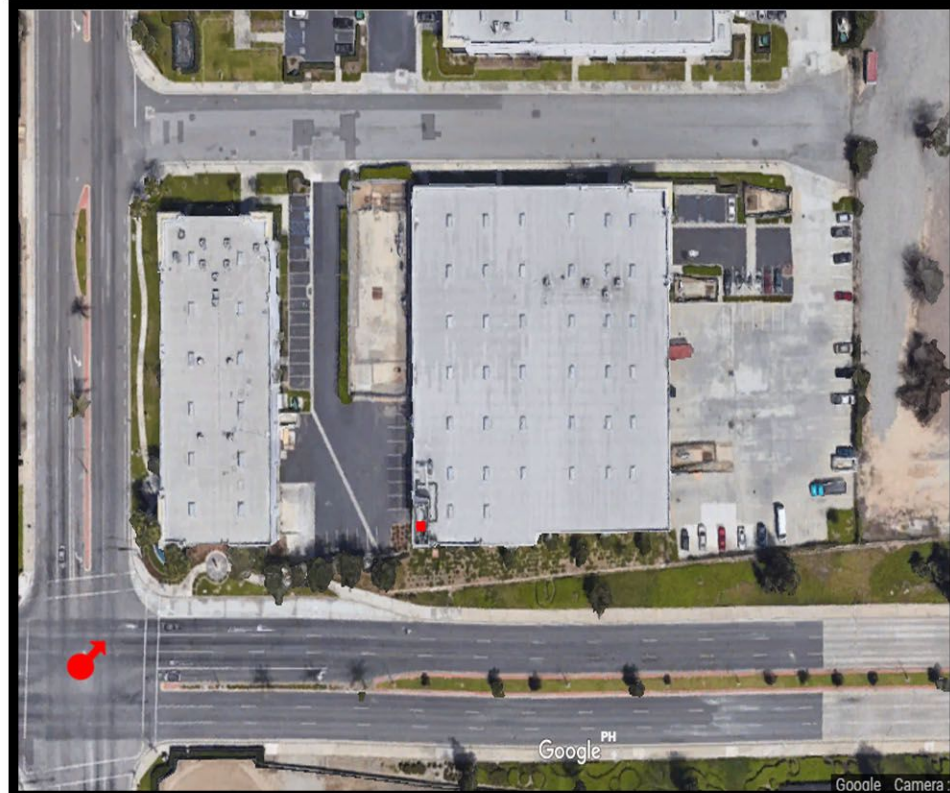
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LOCATION

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VIEW 2



PROPOSED

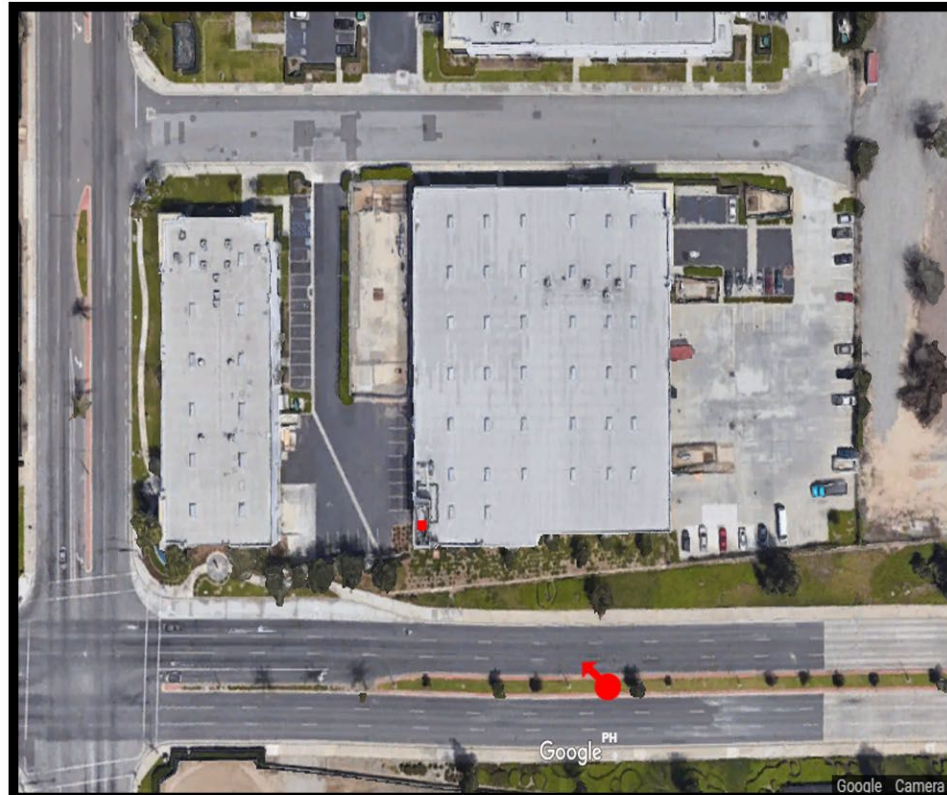
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



EL0234

EL0234-02 CISNEROS LANE

12658 CISNEROS LANE,
SANTA FE SPRINGS CA, 90670



LOCATION



EXISTING

VIEW 3



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.

Attachment 8: Resolution 121-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 121-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 799**

WHEREAS, a request was filed for Conditional Use Permit Case No. 799 to allow a ten-year extension of an existing stealth roof-mounted telecommunication facility located at 12658 Cisneros Lane in the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located north of Telegraph Road and west of Santa Fe Springs Rd with Accessor's Parcel Number of 8005-019-029, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Symbex, Eric Shah, 12658 Cisneros Lane, Santa Fe Springs; and

WHEREAS, the wireless telecommunications facility owner is AT&T Mobility, 1452 Edinger Avenue, Tustin, CA 92614; and

WHEREAS, the proposed Conditional Use Permit Case No. 799 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the applicant and staff's assessment, the Planning Commission has found and determined that the proposed project meets the criteria for a Categorical Exemption, pursuant to the California Environmental Quality Act (CEQA), Section 15301 – Class 1; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 28, 2019 published a legal notice in the *Whittier Daily News*, a local paper of general circulation, indicating the date and time of the public hearing, and also mailed said public hearing notice on March 28, 2019 to each property owner within a 500 foot radius of the project site in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject property, the testimony, written comments, or other materials presented at the Planning Commission meeting on April 8, 2019 concerning Conditional Use Permit Case No. 799.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves extending the permit term of an existing facility and no additional square footage is proposed. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Regulations, in studying any application for a Conditional Use Permit, the Commission shall give consideration to the following:

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The stealth roof-mounted telecommunications facility was constructed in 2009 and the Conditional Use Permit request is to extend the permit period of this existing wireless facility for an additional ten (10) years. The wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. The facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. The radio frequency emissions produced by the facility fall within the Federal Communications Commission limits.

If the applicant operates in strict compliance with the conditions of approval, the wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

- B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

The conditional use permit request is to extend the permit period of an existing wireless facility. The stealth roof-mounted telecommunication facility is completely enclosed and mimics the architecture of the building. Therefore, the Planning Commission finds that the proposed use will preserve the general appearance and welfare of the community.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 121-2019 to determine that the proposed Conditional Use Permit is Categorical Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and approve Conditional Use Permit Case No. 799 to allow a ten-year extension an existing stealth rooftop telecommunication facility located at 12658 Cisneros Lane in the M-2, Heavy Manufacturing, Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 11th day of March, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 799 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562-868-0511 x3320)

1. The applicant, AT&T Mobility, shall make sure that the telecommunication system does not interfere with the Police, Fire, and City communication systems. Should any modifications be required to the Police, Fire, or City communication system, the applicant shall pay all costs associated with said modification.
2. The applicant, AT&T Mobility, shall provide a 24-hour phone number to which interference problems may be reported to the Director of Police Services, Director of Planning and Development, and Fire Chief. This condition will also apply to all other existing AT&T telecommunication facilities in the City Santa Fe Springs.
3. The applicant, AT&T Mobility, shall provide a "single point of contact" in its Engineering and Maintenance Departments to insure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of that person shall be provided to the Director of Police Services, Director of Planning and Development and the Fire Chief.
4. The telecommunications facility, including any lighting, fences, walls, cabinets, and poles shall be maintained by the applicant, AT&T Mobility, in good repair, free from trash, debris, litter and graffiti and other forms of occurrence, weather permitting, to minimize occurrence of dangerous conditions or visible blight. Paint utilized in covering graffiti shall be a color that matches, as closely possible, the color of the adjacent surfaces.

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia Jimenez 562-868-0511 x7356)

5. The signals generated by the roof-mounted telecommunication facility shall not interfere with the signals of any adjacent telecommunication facilities located in the vicinity.
6. Any wireless telecommunications facilities that will co-locate on the proposed facility shall be required to submit written verification the facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity and shall include the cumulative radiation and emissions of all such facilities.
7. Insofar as is feasible, the applicant AT&T Mobility, shall comply, if applicable, with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 909.

8. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Morgan McCarthy, at (562) 432-3700 or (805) 815-2492.
9. No signs, advertisements, logos, messages, banners, clocks or similar identification improvements, except FCC requirement signage, shall be permitted on the telecommunications facility.
10. The applicant/operator shall be responsible for maintaining the wireless telecommunications facility in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the rooftop enclosure fades in color or deteriorates due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the Planning Director. If the work cannot be completed within 90 days, the applicant shall provide the City with a bond or certification of deposit in the amount of the valuation of the requested repair and completion timeline to guarantee the work.
11. The facility shall comply with the code requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance.
12. The applicant, AT&T Mobility, shall ensure that any FCC licensed telecommunication carrier that is buying, leasing, or is considering a transfer of ownership of the approved telecommunication facility, shall first submit a letter of notification of intent to the Director of Planning and Development.
13. If backup generators are required, the generators shall only be operated during power outages and for testing and maintenance purpose only.
14. The wireless telecommunications facility shall be substantially in accordance with plans submitted by the applicant and on file with the case.
15. Insofar as is feasible, AT&T Mobility shall cooperate with any subsequent applicants for possible co-location. Said subsequent applicants shall be subject to the regulations in effect at the time of co-location.
16. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 799, AT&T Mobility and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease.
17. AT&T Mobility and the property owner shall promptly notify the Director of Planning, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. AT&T Mobility and/or owner shall promptly remove

the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunications condition so as to be in conformance with all applicable zoning codes at AT&T Mobility's and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements.

18. The owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the Finance Department at (562) 868-0511, extension 7520 for additional information and application or one can be downloaded at www.santafesprings.org.
19. All other requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.
20. AT&T Mobility agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 799, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof.
21. Conditional Use Permit Case No. 799 shall be valid for a period of ten (10) years, until April 8, 2029. Approximately three (3) months before April 8, 2029, AT&T and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.
22. It is hereby declared to be the intent that if any provision of this Permit is violated or held to be invalid, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse.



PUBLIC HEARING

General Rule Exemption - CEQA Guidelines Section 15061(b)(3)

Resolution 120-2019 - Wireless Design Guidelines

A resolution to adopt wireless design guidelines to establish a set of regulations and standards for the design and installation of wireless telecommunications facilities in all areas within the city. The proposed design guidelines apply to the City generally.

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Open the Public Hearing and receive any comments from the public regarding the Wireless Design Guidelines, and thereafter close the Public Hearing; and
- Find and determine that pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA), this project qualifies for a General Rule Exemption; and
- Adopt Resolution No. 120-2019, which incorporates the Planning Commission's actions regarding this matter.

BACKGROUND

Chapter 157 (Wireless Telecommunications Facilities) of the City's Code of Ordinances contains a comprehensive set of regulations and standards for the permitting, placement, design, installation, operation and maintenance of wireless telecommunications facilities in all areas within the city. Per §157.08(B) and (C), the city shall promulgate additional detailed design guidelines for the design and installation of wireless telecommunications facilities, which the city shall consider in reviewing applications. The design guidelines provide greater detail, description, and examples of acceptable wireless facilities.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65091 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing was posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on March 28, 2019, and published in a newspaper of general circulation (Whittier Daily News) on March 28, 2019, as required by the State Zoning and Development Laws and by the City's Zoning Regulations. As of the date of this report, staff has not received any comments or inquiries regarding the proposed design guidelines.

ENVIRONMENTAL DETERMINATION

Staff finds that the wireless design guidelines meet the criteria for a General Rule

Exemption pursuant to CEQA Guidelines Section 15061(b)(3), in that the guidelines in and of themselves do not authorize construction, and that any future wireless projects will require separate environmental analysis when details of those proposals are known. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

AUTHORITY OF PLANNING COMMISSION

In accordance with §157.08(C), the Planning Commission shall review and approve the design guidelines. The Director of Planning has the authority to update or supplement the design guidelines to address relevant changes in law, technology, or administrative processes. Any revisions to the design guidelines that would materially modify the physical design requirements for wireless telecommunications facilities to make them more obtrusive or materially modify the standards and locations for wireless telecommunications facilities will be presented to the Planning Commission for review and approval.

STAFF CONSIDERATIONS

Staff recommends that the Planning Commission approve Resolution 120-2019 to promulgate the wireless design guidelines.


Wayne M. Morrell
Director of Planning

Attachments:

1. Resolution 120-2019
 - a. Wireless Design Guidelines

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 120-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
WIRELESS DESIGN GUIDELINES**

WHEREAS, Section 157.08(B) and (C) of the City of Santa Fe Springs Municipal Code allows the Planning Commission to approve detailed design guidelines for the design and installation of wireless telecommunications facilities; and

WHEREAS, the Planning Commission has found and determined that the design guidelines meet the criteria for a General Rule Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) as a project that has no potential to cause a significant effect on the environment; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on March 28, 2019 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing in accordance with state law; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the written and oral staff report, the testimony, written comments, or other materials presented at the Planning Commission meeting on April 8, 2019 concerning the wireless design guidelines.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the Planning Commission hereby finds and determines that the project qualifies for a general rule exemption in that the guidelines in and of themselves do not authorize construction, and that any future wireless projects will require separate environmental analysis when details of those proposals are known. Therefore, it has been determined that additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 120-2019 to determine that the guidelines are Categorically Exempt pursuant Section 15061(b)(3) of the CEQA Guidelines, and to approve the wireless design guidelines attached hereto as Exhibit A to establish a set of regulations and standards for the design and installation of wireless telecommunications facilities in all areas with the city.

Exhibit A Wireless Design Guidelines

Design Guidelines for Facilities Outside of the Rights-of-Way

General Requirements

1. All facilities shall be stealth.
2. All facilities shall be set back from the street as far as possible. In no instance may a site be located within a required setback area.
3. Antennas and shrouds shall not dominate the element they are placed on. This is especially relevant to vertical elements such as light standards, flagpoles, and similar fixtures.
4. Cables and cable trays shall be completely hidden from view. All cables should be routed internally or buried underground. Exterior cable trays designed to replicate an existing vertical element may be considered on a case by case basis. Standard cable trays painted and textured to match an existing building do not qualify as hidden.
5. Equipment and equipment areas shall be completely hidden. The associated equipment should be completely concealed inside an existing structure, inside rooftop screening, inside solid walls or fences, or inside an underground vault to hide or blend them into the surrounding area.
6. Anti-graffiti finishes shall be applied to all solid fences, walls, and gates. Employ design techniques to reduce the opportunities for graffiti.
7. Landscaping used to complement faux vegetation should remain for the life of the permit, even if it is not located within the applicant's lease area. Applicants should coordinate with property owners to ensure that required landscaping is not removed, and that it is properly maintained. Landscaping on premises outside the carrier's control is not considered to provide concealment.

Architecturally Designed Stand-Alone Towers

1. Architecturally designed stand-alone towers shall be enclosed on all sides and conceal antennas completely within them.
2. Design towers to architecturally blend with the setting. This guideline is not intended to preclude towers from being artistically treated, or from being community focal points as appropriate.
3. Towers should be of a quality design, with architectural variation, including varied planes, textures, colors, and treatments. A simple box is not sufficient.
4. Towers should be built at the lowest height possible.
5. A separate sign permit may be required for any sign designed to conceal antennas.
6. The WTF CUP permit process cannot be used to request signage that does not follow Municipal Code standards for signage.
7. Clock towers should have a functioning clock at all times.

Athletic Field Lights

1. Athletic field light sites should replicate the design, diameter and proportion of the vertical element they are intending to imitate.

2. Mount antennas as close as possible to the pole, below the light source and within an antenna shroud no more than 38 inches in diameter.
3. Antenna shrouds should conceal antennas and any associated components. No wireless telecommunications facility component except the antenna shroud should be visibly mounted to a pole.
4. Antenna shroud length may be one-third of the overall pole height.
5. Paint antennas and mounting components the same color as the pole.
6. All cables and conduit to and from the light standard are to be routed from the caisson up into the pole. "Doghouse" cable coverings may be permitted to remain in limited circumstances where they are minimally visible.
7. If multiple carriers are present on a site, their facilities should also be complementary in size, shape, and style.

Buildings and Rooftops

1. Building or rooftop sites shall match the style, colors and textures of the existing building (including features such as reveals, windows, tapers, cornices, tiling, roofing materials, and trim) and should be designed as a feature commonly found on that type/style of building.
2. Facilities should completely contain all wireless telecommunications facility components within the rooftop structure, the building, or the equipment enclosure.
3. Integration into existing rooftop elements is preferred over creating new rooftop elements, unless to do so would defeat concealment or be otherwise undesirable.
4. Rooftop elements should generally be set back from the roof edge at least as far as they are tall; however, this may not be required in certain contexts.
5. Equipment located on the roof of an existing structure shall be set back or located to minimize visibility, especially from the public right of-way or public places.
6. Unconcealed rooftop installations such as lattice towers, monopoles, rack mounts, "popsicle sticks", and unconcealed façade mounts are prohibited.
7. Fiberglass Reinforced Plastic (FRP) or RF transparent materials can be used to screen and integrate a wireless telecommunications facility with an existing building. FRP is subject to the following guidelines regardless of location:
 - o No visible transition lines between the old and new materials, colors, and/or surfaces are permitted. Specifically, FRP should be painted and textured to match adjacent surfaces exactly. If necessary, these surfaces should be repainted to retain consistency. This may necessitate painting an entire façade.
 - o Rooftop additions should be concealed on all sides.
 - o New architectural features such as columns, pilasters, corbels, or other ornamentation that conceal antennas may be used if it complements the architecture of the existing building.
 - o Faux chimneys and similar additions should include architectural details and trim, if such details exist on the building, or if it improves the appearance of the wireless telecommunications facility.
 - o Architectural details (including, but not limited to flashing, horizontal/vertical trim, reveals, texture changes, and other similar building elements) should

match the adjacent building face. Site-specific alternatives may be considered if they can be justified.

Faux trees:

1. Faux trees shall be of a type and size to conceal antennas completely within the faux tree canopy while appearing natural.
2. Faux trees should be used where there are existing trees of a similar height, species, and appearance.
3. Faux trees should replicate the shape, structure, and color of live trees, and should be designed to look like the tree species they are intending to replicate. Branching and equipment placement should not make the tree look top-heavy.
4. Faux trees shall appear healthy, full and vigorous.
5. Faux trees should be designed with a minimum of four branches per foot for full density coverage with limited spacing between the branches, unless 3D models justify lower branch counts.
6. There should be no gaps in branch/frond coverage. All branch/frond ports should be used for branches/fronds. Branches/fronds should blend down the tree with no abrupt transitions.
7. All branches/fronds at the antenna level shall extend a minimum of 24 inches beyond the entire vertical length of the antennas for maximum concealment. Branches/fronds shall extend between each antenna. Antenna socks do not count toward this requirement.
8. Socks are mandatory for all antennas and associated components located on a faux tree.
9. Monopalm and monoecalyptus trees are preferred. If a monopine is selected, the "Nighmist" design by Cell Trees, or equivalent, is preferred.
10. Monopalm shall employ frond tips.
11. Monopines shall be larger at the bottom and progressively taper to create a pyramid of soft-looking foliage.
12. Live trees shall be planted in close proximity to faux trees. Two live palm trees shall be planted for each monopalm, one live tree shall be planted for all other types of faux tree facilities.
13. Faux tree poles shall be covered with faux bark. The faux bark shall be textured and colored to resemble true tree bark.
14. No exposed mounting apparatus may remain without the associated antennas; even if an antenna was approved at that location but not installed.
15. A building permit is required for any re-branching of faux trees.

Flagpoles

1. Flagpole sites shall replicate the design, diameter and proportion of the vertical element they are intending to imitate and shall maintain a tapered design.
2. Flagpoles 30 feet or less in height should not exceed nine (9) inches in diameter.
3. Consideration will be given to flagpoles higher than 30 feet that exceed the nine (9) inch diameter limitation if it can be demonstrated that the flag pole is located in a suitable environment and appropriately tapered to maintain the appearance of an authentic flag pole.

4. Antennas and any pole-mounted equipment shall be enclosed within the flagpole. Flagpoles may not have an antenna shroud.
5. All cables and conduit to and from the light standard are to be routed from the caisson up into the pole. "Doghouse" cable coverings may be permitted to remain in limited circumstances where they are minimally visible.
6. Flagpoles shall comply with the U.S. Flag Code at all times.

Parking Lot or Pedestrian Path Light Standards

1. Light standards shall replicate the design, diameter and proportion of the vertical element they are intending to imitate. If there are other non-wireless telecommunications facility light standards on site, they should be replicated as closely as possible.
2. Use only in parking lots or along pedestrian paths. Not to be used to gain height in areas where a light standard is unnecessary.
3. New light standard designs should be consistent and compatible with the surrounding area.
4. Match the design, material and color of nearby light poles.
5. Replicate the height of existing poles.
6. If more than one pole is used, space appropriately throughout the property. Consideration should be given to existing vertical elements before proposing new light pole(s).
7. All cables and conduit to and from the flag pole should be routed from the caisson through the pole to the antennas. "Doghouse" cable coverings are not permitted.
8. All antennas should be concealed inside an antenna shroud of a consistent width and compatible with the diameter of the pole, or concealed within the pole.
9. Light fixtures should be sized and balanced with the design and height of the overall light pole.

Design Guidelines for Small Cell Facilities within the Rights-of-Way

General Requirements

1. In no instance can a small cell facility exceed fifty (50) feet in height.
2. Small cell facilities are not permitted on traffic signal poles.
3. No portion of a small cell facility shall interfere with lighting, pedestrian or vehicular clearances, or sight lines for traffic signs, signals, or intersection sight distance.
4. No signage, message or identification other than the manufacturer's identification or identification required by governing law is allowed on any antenna, and any such signage on equipment enclosures shall be of the minimum amount possible to achieve the intended purpose.
5. Antennas and related equipment cannot be illuminated except for security reasons, or if required by a federal or state authority, or unless approved as part of a concealment element.
6. Antennas and associated equipment enclosure(s) shall be sited and installed in a manner which minimizes the visual impact on the streetscape either by fully

concealing the antenna(s) and associated equipment within the pole or through a concealment element which provides an equivalent or greater impact reduction.

7. The use of a pole or strand for the siting of a small cell facility shall be considered secondary to the primary function of the pole or strand. If the primary function of a pole or strand serving as the host site for a small cell facility becomes unnecessary, the pole or strand shall not be retained for the sole purpose of accommodating the small cell facility and the small cell facility and all associated equipment shall be removed.
8. The design criteria as applicable to small cell facilities described herein shall be considered concealment elements and such small cell facilities may only be expanded upon an eligible facilities request described in Chapter 157 of the Municipal Code, when the modification does not defeat the concealment elements of the facility.
9. These design standards are intended to be used solely for the purpose of concealment and siting. Nothing herein shall be interpreted or applied in a manner which dictates the use of a particular technology. When strict application of these requirements would unreasonably impair the function of the technology chosen by the applicant, alternative forms of concealment or deployment may be permitted which provide similar or greater protections from negative visual impacts to the streetscape.

Utilities

1. Small cell facilities shall have separate electrical conduit and fiber.
2. Underground electrical meters are required for all small cell facilities in the rights-of-way.

Antennas

1. Pole top canister type antennas mounted to the top of a pole are the preferred antenna type. Shrouding shall be used to conceal cable connections and transitions to the pole to create a uniform look, as if it is an extension of the pole. Pole top canisters shall not exceed three (3) cubic feet in volume.
2. Omni directional "whip" antennas mounted to the top of a pole are the next preferred antenna type. Shrouding shall be used to conceal cable connections and transitions to the pole to create a uniform look, as if it is an extension of the pole. Whip antennas shall not exceed three (3) cubic feet in volume.
3. Panel antennas are not preferred but may be approved if pole top canister or whip antennas cannot be used. Panel antennas shall be cylindrical in shape or shrouded in a cylinder or three-sided banner to conceal connections and cabling. Panel antennas shall be mounted as close to the pole as possible to minimize visual impact. Panel antennas shall not exceed three (3) cubic feet in volume.
4. Antennas mounted on top of an existing pole may not extend more than five feet (5) above the height of the existing pole, inclusive of all shrouding or screening. Antennas shall be integrated into the pole design so that they appear as a continuation of the original pole and shall be shrouded or screened to blend with the pole. Canister type antennas do not require shrouding. Antennas and shrouding shall match the diameter of the pole to the greatest extent feasible. In

no instance may the outer diameter exceed sixteen (16) inches. All cabling and mounting hardware/brackets from the bottom of the antenna to the top of the pole shall be fully concealed and integrated with the pole.

5. Antennas and all shrouding or screening shall be colored/painted to match the color of the surface on which they are attached.
6. Crossarm/side-arm/mast arm/stand-off mounts are prohibited on street light poles.
7. A side-arm canister antenna may be considered for a wooden pole, so long as the inside edge of the antenna is no more than twelve (12) inches from the surface of the wooden pole. All cabling and mounting hardware/brackets shall be concealed either within the canister antenna or within a sleeve between the antenna and the wooden pole.

Ancillary Equipment

1. Equipment for small cell facilities must be concealed within an underground vault, inside the pole, or within an enclosure mounted on the pole or strand. The equipment must be placed in the smallest enclosure possible for the intended purpose. The applicant may place the equipment enclosure behind any banners or road signs that are on the pole, if such banners or road signs are allowed by the pole owner.
2. Equipment may also be installed within an existing grade level equipment cabinet or enclosure, provided that there is no expansion of the existing cabinet or enclosure and no additional cabinets are added.
3. An exception in accordance with § 157.05 shall be required to place a new equipment cabinet or enclosure mounted at grade.
4. Pole mounted equipment enclosures shall be installed as high on the pole as possible. In no instance may any portion of an enclosure be less than ten (10) feet above ground. An exception may be made in the event an existing sign is used as a concealment element technique, where appropriate.
5. To the greatest extent possible, enclosures shall be placed so as to appear as an integrated part of the pole or behind banners or signs.
6. Pole mounted equipment enclosures shall match the diameter of the pole to the greatest extent feasible. In no instance may the width or depth exceed two (2) times the diameter of the pole, as measured at the point where the equipment enclosure will be mounted. If one dimension is two (2) times the diameter of the pole, the other dimension shall not exceed the diameter of the pole. For example, an equipment enclosure on a 10-inch diameter pole shall not exceed:
 - o 20" wide by 10" deep
 - o 16.67" wide by 12" deep
 - o 15" wide by 13.33" deep
 - o 14.14" wide by 14.14" deep
7. The length of pole mounted equipment enclosures shall not exceed one-third of the overall pole height, excluding the height of antennas mounted on top of a pole.
8. Ancillary equipment shall be mounted as close to the pole as possible:
 - o On wooden poles, all related equipment, excluding cabling, shall be mounted no more than four (4) inches from the surface of the pole, unless

a further distance is technically required, and is confirmed in writing by the pole owner.

- o On non-wooden poles, all related equipment shall be mounted flush onto the pole.
- 9. Equipment enclosures and all ancillary equipment, cables and conduit shall be colored/painted to match the color of the surface on which they are attached.
- 10. No equipment shall produce noise in violation of §155.424 of the Municipal Code.
- 11. Generators are prohibited within the rights-of-way.

Cabling

1. The number of conduit, cables, wires and fiber shall be minimized to the number technically necessary to accommodate the small cell.
2. For non-wooden poles, all conduit, cables, wires and fiber must be routed internally in the pole. Separate conduit is required to isolate the small cell facility cables from the light pole cables.
3. For wooden poles, cables, wires and fiber shall be neatly installed and concealed within conduit, ducting, or shrouds. The conduit shall be colored or painted to match the pole. Conduit shall be mounted flush to the wooden pole.
4. Connections at the antenna and ancillary equipment shall be concealed within the pole structure and/or shrouds, canisters or sleeves.

Replacement Poles

1. Any replacement pole shall substantially conform to the design of the pole it is replacing or the neighboring pole design standards utilized within the contiguous right-of-way.
2. Replacement poles shall be located as near as possible to the existing pole with the requirement to remove the abandoned pole.
3. Replacement poles shall comply with the American with Disabilities Act (ADA), city construction and sidewalk clearance standards, and state and federal regulations in order to provide a clear and safe passage within the rights-of-way.
4. Replacement light poles shall comply with the City's lighting requirements and match the existing streetlight aesthetics.
5. Replacement light poles shall have a base of no greater than twenty (20) inches in diameter. The base shall taper off to match the diameter of neighboring poles.
6. It is recommended that ancillary equipment be contained within the base of a replacement light pole.
7. Antennas and shrouding shall match the diameter of the pole to the greatest extent feasible. In no instance may the outer diameter exceed sixteen (16) inches.
8. Replacement wooden poles shall match the approximate color and diameter of the replaced pole or shall be the standard new wooden pole used by the pole owner.
9. A wooden pole may be replaced with a taller pole, provided that the replacement pole may not extend more than five (5) feet above the height of the existing pole, or the minimum additional height necessary for adequate clearance from electrical wires. The pole owner shall confirm in writing that such height extension is the minimum extension possible to provide sufficient separation and/or clearance from electrical and wireline facilities.

New Poles in the Rights-of-Way

1. New pole installations require an exception in accordance with § 157.05.
2. A new pole will only be considered if there is no other vertical infrastructure within 300 feet.
3. New poles shall not impede, obstruct, or hinder pedestrian or vehicular travel.
4. New poles shall be in alignment with existing trees, utility poles, and streetlights.
5. New poles shall be equal distance between trees when possible, with a minimum of 15 feet separation such that no proposed disturbance shall occur within the critical root zone of any tree.
6. New poles shall have appropriate clearance from existing utilities.
7. New poles shall not significantly create a new obstruction to property sight lines.
8. New poles shall have similar designs to existing neighboring poles in the rights-of-way, including similar height.
9. All conduit and wirelines on new poles shall be installed internally in the structure or otherwise integrated into the design of the structure.
10. If the Director has already approved a concealment element design either for the applicant or another wireless telecommunications facility along the same public right-of-way or for the same pole type, then the applicant shall utilize a substantially similar concealment element design, unless it can show that such concealment element design is not physically or technologically feasible, or that such deployment would undermine the generally applicable design standards.

Strand Mounted Small Cell Facilities

1. Strand mounted devices must be installed to cause the least visual impact and without excess exterior cabling or wires.
2. Only one strand mounted facility is allowed per cable between any two existing poles.
3. No strand mounted device shall be located in or above the portion of the roadway open to vehicular traffic.
4. Strand mounted devices shall be placed as close as possible to the nearest utility pole, in no event more than six feet from the pole unless a greater distance is required by the pole owner for safety clearance.
5. All ancillary equipment (radios, etc.) shall be installed on the strand or in an underground vault. Equipment may also be installed within an existing grade level equipment cabinet or enclosure, provided that there is no expansion of the existing cabinet or enclosure and no additional cabinets are added. An exception in accordance with § 157.05 shall be required to place a new equipment cabinet or enclosure mounted at grade.
6. All strand mounted equipment shall be painted black to match the strand they are mounted on. If the equipment cannot be painted, it shall be enclosed within a black equipment shroud to match the strand.

ADOPTED and APPROVED this 8th day of April, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary



City of Santa Fe Springs

Planning Commission Meeting

April 8, 2019

CONSENT ITEM

Conditional Use Permit Case No. 638-4

A compliance review to allow the continued operation and maintenance of a recycling/collection facility within the parking lot area of the Santa Fe Springs Marketplace, located at 7902 Norwalk Boulevard (APN: 8176-017-030), in the C-4, Community Commercial Zone. (Brian Jackson for rePlanet LLC.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a recycling/collection facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan; and
- Require that Conditional Use Permit Case No. 638-4 be subject to a compliance review in five (5) years, on or before, April 8, 2024, to ensure that the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

Section 155.153 (AA) of the Zoning Regulations requires that a Conditional Use Permit be obtained for the establishment of collection stations for recyclable household articles and materials such as clothing, paper, and glass within the C-4, Community Commercial Zone. At its meeting on July 9, 2005, the Planning Commission initially approved CUP Case No. 683 to allow the establishment, operation and maintain of a recycling/collection facility within the parking lot area of the Santa Fe Springs Marketplace located at 7902 Norwalk Boulevard. The use was subsequently reconsidered by the Planning Commission at its May 10, 2011 meeting. The Planning Commission should note that the recycling facility has been operating without complaints or incidents, and is in harmony with the surrounding retail business within the shopping center; as a result, no additions or alterations to the recycling facility have been warranted.

On March of 2016, staff discovered that the previous address of 7810 Norwalk Boulevard was incorrect. Per building permit records, the correct address is 7902 Norwalk Boulevard.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, a recent inspection of the subject property was performed by City staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection the applicant was directed to comply with the following:

- Obtain a business license
- Obtain building permit for center

Staff recently verified that the applicant has completed the aforementioned items. Staff, therefore, finds that if the operation and maintenance of the recycling/collection facility continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 638-4 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through or bold.

FIRE DEPARTMENT- FIRE PREVENTION DIVISION:

(Contact: Raul Diaz.562.944.9713.0511 x 3713 / Tom Hall: 562.944.9713 x 3715)

1. That the standard aisle width for onsite emergency vehicle maneuvering of 26 feet with a minimum clear height of 13 feet 6 inches, shall be maintained at all times. **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.409.1850 x 3320)

2. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department no later than 60 days from the date of approval by the Planning Commission. Emergency information shall allow emergency service to reach the applicant or their representative any time, 24 hours a day. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.868.0511 x7356)

3. That all recycling activities shall be limited to the area as shown on the site plan submitted by the applicant and on file with this case. The recycling collection facility shall not expand its recycling activities without prior written approval from

the Director of Planning and Development. **(Ongoing)**

4. That the perimeter area of the recycling collection facility shall be regularly cleared of graffiti, shopping carts, trash, junk, litter and debris. Owner/operator shall not allow shopping carts to accumulate within the parking lot area surrounding the recycling collection facility. **(Ongoing)**
5. That the trash containers and roll-off bins shall be well maintained, neatly painted and free from graffiti, litter, vectors, stains, and other unsightly debris at all times. **(Ongoing)**
6. That at no time shall there be storage of recyclables outside of the recycling collection facility. **(Ongoing)**
7. That a sufficient number of approved outdoor trash receptacles shall be provided for the collection of trash, junk, litter and debris. Said receptacle(s) shall be located so as not to obstruct or disrupt either automobile or pedestrian traffic to or from the site. All other trash receptacles shall be kept inside the recycling collection facility. **(Ongoing)**
8. That the trash receptacles and roll-off bins shall be emptied on a regular and continuous basis. In no event shall materials be allowed to overflow the containers. **(Ongoing)**
9. That the perimeter areas of the recycling collection facility shall be policed daily for spillage, graffiti, grocery carts, litter, trash, junk, debris, and safety hazards. Owner/operator shall maintain an inspection log that shows the date and time of each inspection. Said log shall be made available to City Staff upon request. **(Ongoing)**
10. That the owner/operator shall limit the loading and unloading of the roll-off containers to no more than 4 times a month and shall coordinate loading and unloading with the hours of operation and deliveries of the surrounding businesses to avoid conflicting with parking and circulation in the shopping center. **(Ongoing)**
11. That prior to the loading and unloading of the roll-off containers, the owner/operator/attendant shall reserve the adjacent parking spaces with traffic cones. The number of reserved parking spaces shall be sufficient to allow approximately 50 ft. running room for the truck. **(Ongoing)**
12. That upon termination of the recycling collection facility, the site shall be restored to its original condition within forty-eight (48) hours. **(Ongoing)**
13. That the owner/developer shall comply with the National Pollutant Discharge

Elimination System (NPDES) program and shall not discharge, or cause, facilitate or permit to be discharged non-storm water or storm water from the recycling collection facility that causes or contributes to a violation of a Water Quality Standard or a Water Quality Objective, as established by state or federal law. **(Ongoing)**

14. That the Department of Planning and Development shall first review and approve all future sign proposals for the recycling collection facility. All signs shall be installed in accordance with the sign standards of the Zoning Ordinance and the Sign Guidelines of the City. **(Ongoing)**
15. That the recycling collection facility shall otherwise be substantially in accordance with the plot plan, floor plan, and elevations submitted by the owner and on file with the case. **(Ongoing)**
16. That Conditional Use Permit Case No. 638 shall be subject to a compliance review in ~~three (3) years, until July 9, 2010~~, five years (5), until April 8, 2024. Approximately, three (3) months before April 8, 2024, to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Revised)**
17. That the applicant, rePlanet agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Reconsideration of Conditional Use Permit Case No. 638, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**



Wayne M. Morrell
Director of Planning

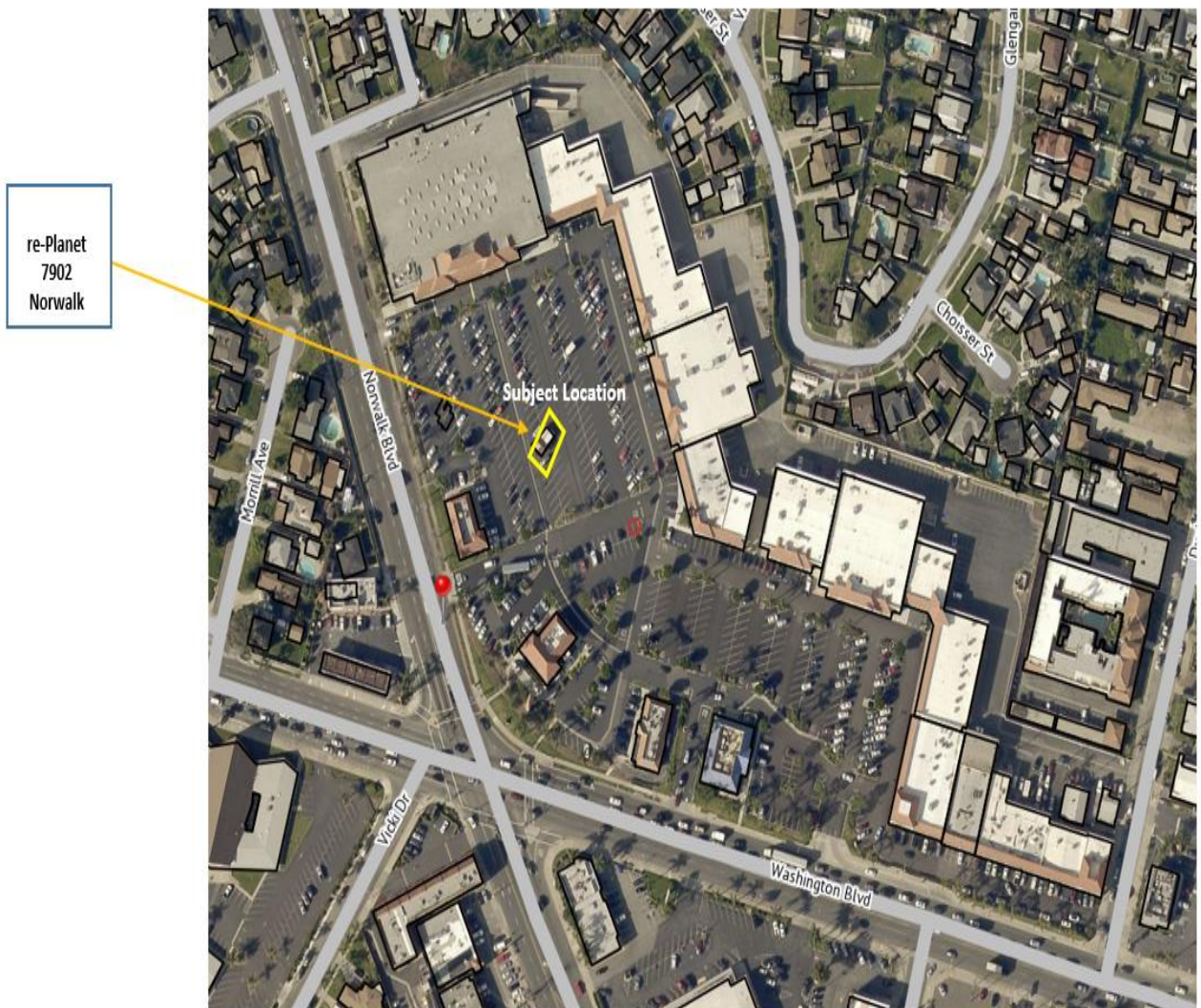
Attachment(s)

1. Aerial Photograph
2. Current Site Photos
3. Compliance Review Request Letter
4. Business License
5. Building Permit

Attachment 1: AERIAL PHOTOGRAPH



CITY OF SANTA FE SPRINGS



Conditional Use Permit Case No. 638-4
7902 Norwalk Blvd (APN: 8176-017-030)
rePlanet

Attachment 2: CURRENT SITE PHOTOS



Attachment 3: COMPLIANCE REVIEW REQUEST LETTER

Claudia Jimenez,
Planning Intern,
City of Santa Fe Springs Planning Department,
3/14/19,

Dear Claudia

Regarding the rePlanet State certified CRV collection facility located within the parking lot area of Santa Fe Springs Marketplace at 7902 Norwalk Blvd. Santa Fe Springs, CA 90606 in the C-4 zone, this is to certify that there has been no changes to our operation since the plans were approved on April 25, 2005 and our last site inspection of May 11, 2011.

A handwritten signature in black ink, appearing to read "B. Jackson".

Brian Jackson,
Business Development Manager,
[rePlanet](#) LLC,
800 N Haven Ave,
#120,
Ontario,
CA 91764

Tel: (951) 515-2705
Email: brian.jackson@replanet.com

Attachment 4: BUSINESS LICENSE

Finance and Administrative Services
11710 Telegraph Rd.
Santa Fe Springs, CA 90670
562.868.0511 • FAX 562.868.7112 • www.santafesprings.org

CITY OF SANTA FE SPRINGS

BUSINESS LICENSE APPLICATION-Business Operation Tax Certificate

Office Use Only:
Business License #: _____ Date Applied: _____ Received By: _____

This application is a public record pursuant to the California Public Records Act. In the event that the City receives a request for inspection or copying of this record, the City will comply, except that the City will not provide Social Security numbers and/or confidential financial records.

BUSINESS NAME/DBA rePlanet LLC
(Please Print)
CORPORATE NAME _____
(If Applicable)
BUSINESS ADDRESS 2233 E. Philadelphia St. Ontario, Ca. 91761
MAILING ADDRESS _____
(If different from business address)
BUSINESS PHONE 1-877-731-5243 **ON-SITE CONTACT** Brian Jackson
ADDITIONAL PHONE 951-515-2705 **E-MAIL ADDRESS** Linnah.Rebolledo@replanet.com

BUSINESS DESCRIPTION (Describe in detail the activity of the proposed business)
STATE CERTIFIED CRV BUY BACK CENTER
496 sq ft
Business Start Date at Address Listed Above: _____

BUSINESS OWNER David Lawrence **TITLE** President / CFO
(President Name if a Corporation/LLC)
BUSINESS OWNER _____ **TITLE** _____
(2nd if applicable)
RESIDENCE ADDRESS 2816 Scarsdale Ln. Modesto, Ca. 95355
(P.O. Box/Business Address is not valid-only one owner's information is needed)
OWNERSHIP TYPE ☐ Corporation ☒ LLC ☐ Partnership ☐ Sole Proprietor/Driver's License # _____
(Check One)
FEDERAL TAX ID# 45-4028678 **SOCIAL SECURITY #** _____

SALES TAX # _____
(Sales Tax may apply to your business activities. You may seek written advice regarding the application of tax to your particular business by contacting the State Board of Equalization)
STANDARD INDUSTRIAL CLASSIFICATION (SIC) # _____
(North American Industry Classification System (NAICS) # also acceptable
Based on the activity of your business: <https://www.cso.ca.gov/fpls/unms/sicsearch.html>)
TRASH HAULER* ☐ Consolidated Disposal Service ☐ CR & R ☐ Serv-Well Disposal Company *Businesses may only contract with one of the following authorized Solid Waste Contractors

The above information is true and correct to the best of my knowledge and belief.

SIGNATURE: Linnah Rebollo **TITLE:** Business Development
PRINT NAME: Linnah Rebollo **DATE:** 3/19/19

Before issuance of a Business License, approval must be obtained from the Department of Planning and Development to verify if the proposed use is permitted by the City Zoning Ordinance.

Office Use Only:
Planning and Development Approval by: [Signature] **Date:** 3/21/2019
Zone: C-4 **Code Section:** 155.153(AA) **Notes:** CUP 638

Attachment 5: BUILDING PERMT

10/31/18

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF SANTA FE SPRINGS # 0405
11710 TELEGRAPH
SANTA FE SPRING CA 906073679
PHONE: (562) 868-0511 EXT:

7902 Norwalk

BUILDING PERMIT
COMMERCIAL ADD/ALT/REP
BL 0405 1610130112

LEGAL ID: BK: 207-15-18 PG: 146 PC:	STRUCTURE: 496	NO. OF STORIES: 1	CONST TYPE: V-B	NEW OCCUP GROUP: S-1	BUILDING ADDRESS: 7902 NORWALK BL SPSG CA 90670 NEAREST CROSS STREET: WASHINGTON BLVD THOMAS PAGE: GRID: LOCALITY: SPSPG
ASSESSOR INFORMATION NUMBER: 8176-017-030	EXIST BLDG USE: N/A	EXIST OCC GRP: S-1	USE ZONE: C-4	ISSUED ON: 10/13/17	PROCESSED BY: TC
TENANT: REPLANET RECYCLING KIOSK	BLDGS. NOW ON LOT:	VALUATION: 10,000	FINAL DATE 4/27/18	FINAL BY: Can	CODE: 4
OWNER: RALPH'S GROCERY 1100 W. ARTESIA BLVD COMPTON, CA 90220	FEE PAID		DESCRIPTION OF WORK INSTALLATION OF A RECYCLING CENTER		
APPLICANT: BRIAN JACKSON	FEE DESCRIPTION:		QUANTITY: UOM:	AMOUNT:	
CONTRACTOR: J B INSTALLATIONS 30190 SANTA CECILIA DRIVE THERCULA, CA 92592	C1 PLANCHCK W/HC		10000.00 VAL	216.90	
ARCHITECT OR ENGINEER: PERMIT ADVISORS, INC. 8370 WILSHIRE BLVD, SUITE 330 BEVERLY HILLS, CA 90211	AA BLDG PERMIT ISSUANCE			31.20	
MAP NO: SEWER MAP BOOK: PAGE: FIRE ZONE: CWP:	AB STATE GREEN BLDG FEE		10000.00 VAL	1.00	
NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS:	AS STRONG MOTION OTHER		10000.00 VAL	2.10	
AIR QUALITY: SCHOOL WITHIN 1000 FEET HAZARDOUS MATERIALS	A6 PLAN MAINTENANCE FEE		10000.00 VAL	11.00	
	C2 PERMIT W/HANDICAP		10000.00 VAL	255.30	
	TOTAL FEES			\$17.50	
PERMIT EXPIRES 180 DAYS IF	APPROVALS DATE INSPECTOR SIGNATURE				
1) WORK DOES NOT COMMENCE, OR	LOCATION AND SETBACKS				
2) WORK IS SUSPENDED OR ABANDONED, OR	SOILS ENGINEER APPROVAL				
3) FAILS TO OBTAIN CODE REQUIRED INSPECTION	FOUNDATION/TRENCH FORMS				
	SLAB/UNDER FLOOR				
	RAISED FLOOR FRAMING				
	UNDERFLOOR INSULATION				
	FLOOR SERRATHING				
	ROOF SHEATHING				
	SHEAR PANELS				
	FRAME INSPECTION				
	FIRE SPRINKLER HANGERS				
	INSULATION/WEATHER STRIP				
	INTERIOR LATH/DRYWALL				
	EXTERIOR LATH				
	RATED FLOOR/CEIL ASSEM.				
	RATED WALL ASSEMBLIES				
	RATED SHAFTS/OPENINGS				
	T-BAR CEILINGS				
	LOT DRAINAGE				

LEAD HAZARD WARNING:
Due to the possible presence of lead-based paint, lead safe work practices are required for all repairs in pre-1978 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 165256 and may be subject to a \$5,000 fine or criminal prosecution. For more information call 1-800-LA-4-LEAD.

REPORT ID: DPR261 ROUTE TO: RS0405

Hold from 5/1/18 4/27/18 Can



City of Santa Fe Springs

Planning Commission Meeting

April 8, 2019

CONSENT ITEM

Conditional Use Permit Case No. 693-3

A compliance review of a meat processing facility at 13538 Imperial Highway-Unit B, and 13540 Imperial Highway-Unit C, in the M-2-BP, Heavy Manufacturing-Buffer Parking Zone. (Roman Rodriguez, Paloma Mexican Food Corp.)

RECOMMENDATIONS

That the Planning Commission take the following actions:

- Find that the continued operation and maintenance of a meat processing facility, if conducted in strict compliance with the conditions of approval, will be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purposes and objectives of the Zoning Regulations and consistent with the goals, policies, and programs of the City's General Plan.
- Require that Conditional Use Permit Case No. 693-3 be subject to a compliance review in five (5) years, on or before April 8, 2024, to ensure the use is still operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND

In accordance with Section 155.243 (D)(5) of City's Zoning Regulations, meat, or fish products packaging, canning or processing uses are required to obtain a Conditional Use Permit prior to commencement of such activities. At its meeting of July 27, 2009, the Planning Commission initially approved CUP Case No. 693, to allow the operation and maintenance of a meat processing facility at 13538 Imperial Hwy-Unit B, and 13540 Imperial Highway-Unit C. The use was subsequently reconsidered by the Planning Commission at its November 25, 2013 meeting.

The applicant, Paloma Mexican Food Corporation, produces and distributes authentic Mexican foods, including fried pork skins and bellies, pork blood sausages, and seasoned beef. They currently have 10 employees and operate Monday through Friday from 6:00 a.m. to 2:30 p.m. They maintain five small commercial vehicles for delivering packaged foods.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, an inspection of the subject property is performed by City's staff to ensure continued compliance with the conditions of approval prior to bringing the matter back to the Planning Commission. Following the initial walk-through inspection by the Planning Department, the applicant was directed to comply with the following:

Report Submitted By: Claudia Jimenez
Planning Department

Date of Report: April 3, 2018

ITEM NO. 10 B

- Exterior building walls to be painted, cleaned, or power washed
- Entrance doors to be painted
- Trash enclosure gate to be painted
- Obtain building permits for handicap restrooms

Staff recently conducted a follow-up inspection and has verified that the applicant has completed the aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff therefore finds that if the meat processing facility use continues to operate in strict compliance with the required conditions of approval, the use will continue to be compatible with the surrounding developments and will not pose a nuisance risk to the public or environment. Staff is, therefore, recommending that CUP 693-3 be subject to a compliance review in five (5) years to ensure the use is still operating in compliance with the conditions of approval as contained in this staff report.

CONDITIONS OF APPROVAL

NOTE: Changes to existing conditions are provided as a strike-through or bold.

WASTE MANAGEMENT

(Contact Teresa Cavallo 562.868.0511 x 7309)

1. That the applicant shall comply with Public Resource Code, Section 72900 et seq. (California Solid Waste Reuse and Recycling Access Act of 1991) as amended, which requires each development project to provide adequate storage area for the collection/storage and removal of recyclable and green waste materials. **(Ongoing)**
2. That the applicant shall comply with Section 50.51 of the Municipal Code which prohibits any business or residents from contracting any solid waste disposal company that does not hold a current permit from the City. **(Ongoing)**

DEPARTMENT OF FIRE/FIRE PREVENTION

(Contact: Raul Diaz. 562.944.9713 x 0511)

3. That standard aisle width for onsite emergency vehicle maneuvering shall be 26 feet with a minimum clear height of 13 feet 6 inches. Internal driveways shall have a turning radius of not less than 52 feet. The final location and design of this 26 feet shall be subject to the approval of the City's Fire Chief as established by the California Fire Code. A request to provide emergency vehicle aisle width less than 26 feet shall be considered upon the installation/provision of mitigation improvements approved by the City's Fire Chief. **(Ongoing)**

4. That the interior gates or fences are not permitted across required Fire Department access roadways unless otherwise granted prior approval by the City Fire Department. **(Ongoing)**
5. That Knox boxes are required on all buildings. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates. **(Ongoing)**
6. That the signs and markings required by the Fire Department shall be installed along the required Fire Department access roadways.

DEPARTMENT OF FIRE-RESCUE/ENVIRONMENTAL DIVISION:
(Tom Hall: 562.868.0511 x 3715)

7. That the applicant shall comply with all Federal, State, and local requirements and regulations included, but not limited to the Santa Fe Springs City Municipal Code, California Fire Code, Certified Unified Program Agency (CUPA) programs, the Air Quality Management District's Rules and Regulations and all other applicable code and regulations. **(Ongoing)**
8. That the applicant shall apply for and obtain a Joint Industrial Wastewater Discharge Permit from both the City of Santa Fe Springs and the Los Angeles County Sanitation Districts. The permit must include plans for a revised wastewater pretreatment system designed to consistently remove the types of pollutants generated by your business's wastewater-producing operations to levels which meet any applicable Federal or Local limitations. Form for obtaining any Industrial Wastewater Discharge Permit are available at the Los Angeles County Sanitation website. **(Ongoing)**

POLICE SERVICES DEPARTMENT
(Contact: Luis Collazo 562.409.1850 x 3320)

9. That the applicant shall provide an emergency phone number and a contact person to the Department of Police Services and the Fire Department. The name, telephone, number, and email address of that person shall be provide to the Director of Police Services and the Fire Chief no later than 60 days from the date of the approval by the Planning Commission. Emergency information shall allow emergency services to reach the applicant or their representative any time, 24 hours a day. **(Ongoing)**
10. That the proposed buildings, including any lightening, fences, wall, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, and graffiti, and other forms of vandalism. Any damage from any cause shall be repaired within 72 hours of occurrence, weather permitting, to minimize occurrences of dangerous conditions of visual blight. Paint utilized in covering graffiti shall be a

color that matches, as closely possible, the color of the existing and/or adjacent surfaces. **(Ongoing)**

PLANNING AND DEVELOPMENT DEPARTMENT

(Contact: Claudia Jimenez 562.-868.0511 x 7356)

11. That no portion of the off-street parking and loading areas shall be used for outdoor storage, manufacturing, or any other similar uses, at any time. **(Ongoing)**
12. That all fences, walls, and similar improvements (interior and/or exterior) to the property shall be subject to the approval of the Directors of Planning and Development. **(Ongoing)**
13. That the meat processing use shall only be conducted in designated processing areas as shown on the floor plan submitted by the applicant and on file with the case. **(Ongoing)**
14. That the meat processing use shall comply with Section 155.420 of the generation of objectionable odors. If a violation occurs the property owner/applicant shall take the necessary measures to eliminate the objectionable odors from the operation immediately or shut down the processing unit the matter is remedied. This includes, but is not limited to, the modification of the meat processing procedures, installation of the new processing equipment, scrubber equipment and so forth. **(Ongoing)**
15. That the waste generated by the use shall be disposed of in an approved manner on a regular, basis and shall not be stored outdoors on the property. **(Ongoing)**
16. That the meat processing use shall comply with all requirements of the City's Zoning Regulations, Building Code, Property Maintenance Ordinance, City Fire Code and all other applicable Local, State, and Federal regulations and any other codes regarding the meat processing use. **(Ongoing)**
17. That any proposed roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of the proposed meat processing facility and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building and approved by the Director of Planning and Development. A contractor shall provide a line-of-sight drawing showing the equipment will not be visible at a height of 6 feet from a distance of 300 feet or a building cross-section drawing which shows the proposed equipment and its relocation to the roof and parapet lines. **(Ongoing)**
18. That the Department of Planning and Development shall first review and approve all future sign proposals for the property. The sign proposal (plan) shall include a

site plan, building elevation on which the sign will be locate, size, style, and color of the proposed sign. All drawings shall be properly dimensioned and drawn to scale on 24" x 36" maximum-size paper. All signs shall be installed in accordance with the sign standards of the Zoning Regulations and the Sign Guidelines of the City. **(Ongoing)**

19. The Conditional Use Permit Case No. 693-3 shall be subject to a compliance review in ~~three (3) years, until July 27, 2013,~~ five (5) years, until April 8, 2024 to ensure the use has been continuously maintained in strict compliance with these conditions of approval. **(Ongoing)**
20. That the applicant, Paloma Mexican Food Corp., agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers, or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval for the City or any of its councils, commissions, committees or boards arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. Should the City, its agent, officers or employees receive notice of such claim, action or proceeding, the City shall promptly notify the owner/developer of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(Ongoing)**
21. That it is hereby declared to be the intent that if any provision of this approval is violated or held to be invalid, or if any law stature or ordinance is violated, this approval shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**


Wayne Morrell
Director of Planning

Attachment(s)

1. Aerial Photograph
2. Site Pictures
3. Sign Permit
4. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



Conditional Use Permit No. 693-3

13538 Imperial Hwy, Unit B & C

APN: 8044-002-013

Paloma Mexican Food

Attachment 2: Site Pictures



NOTES

- (1) STONEFRONT DOOR
- (2) METAL DOOR
- (3) EXTERIOR WALL
- (4) EXTERIOR WALL (PILL-HIGH)
- (5) INTERIOR CONC. WALL
- (6) INTERIOR PARTITION
- (7) EMPLOYEE LOCKERS
- (8) WATER CLOSET
- (9) LAVATORY
- (10) SOAP & PAPER DISPENSER
- (11) SINK
- (12) EXHAUST FAN AT CEILING
- (13) HOP SINK
- (14) HOP RACK
- (15) CHEMICAL STORAGE SHELF
- (16) PATRON OPENING TO MATCH DOOR
- (17) FLOOR DRAIN
- (18) FLOOR SINK
- (19) 55" STORAGE SHELF ABOVE
- (20) HAND SINK
- (21) FOOD PREP SINK, DRAIN HO DIRECTLY TO FLOOR SINK
- (22) 55" WORKING TABLE
- (23) COOKING EQUIPMENT
- (24) 60" X 30" OPENING
- (25) FLOOR SINK
- (26) HAND SINK
- (27) SOAP & PAPER-TOWEL DISPENSERS
- (28) 1/2" LONG SLOPE, FLOOR SINK IN 18" DRAIN BOARD EACH SIDE
- (29) FOOD PREP SINK, DRAIN HO DIRECTLY TO FLOOR SINK
- (30) 55" WORKING TABLE
- (31) 55" STORAGE SHELF ABOVE
- (32) HAND SINK
- (33) FLOOR DRAIN
- (34) 55" STORAGE SHELF ABOVE
- (35) FLOOR DRAIN
- (36) 55" STORAGE SHELF ABOVE
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- (97) FLOOR DRAIN
- (98) 55" STORAGE SHELF ABOVE
- (99) FLOOR DRAIN
- (100) 55" STORAGE SHELF ABOVE

FLOOR PLAN SCALE 1/4" = 1'-0"

LEGEND

- NEW FIBER WALL
- NEW H&E PREPARED STUD WALL
- NEW INSULATED FIBER WALL - 1/2" COOL-DRY
- EXTERIOR WALL TO BE REMOVED
- EXTERIOR WALL TO BE REMOVED

DOOR SCHEDULE

- (1) 1/2" H&E PREPARED STUD H&E-GLASS
- (2) 1/2" H&E H&E H&E-GLASS
- (3) 1/2" H&E H&E H&E-GLASS
- (4) 1/2" H&E H&E H&E-GLASS
- (5) 1/2" H&E H&E H&E-GLASS
- (6) 1/2" H&E H&E H&E-GLASS
- (7) 1/2" H&E H&E H&E-GLASS
- (8) 1/2" H&E H&E H&E-GLASS
- (9) 1/2" H&E H&E H&E-GLASS
- (10) 1/2" H&E H&E H&E-GLASS
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- (12) 1/2" H&E H&E H&E-GLASS
- (13) 1/2" H&E H&E H&E-GLASS
- (14) 1/2" H&E H&E H&E-GLASS
- (15) 1/2" H&E H&E H&E-GLASS
- (16) 1/2" H&E H&E H&E-GLASS
- (17) 1/2" H&E H&E H&E-GLASS
- (18) 1/2" H&E H&E H&E-GLASS
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- (78) 1/2" H&E H&E H&E-GLASS
- (79) 1/2" H&E H&E H&E-GLASS
- (80) 1/2" H&E H&E H&E-GLASS
- (81)

Attachment 4: Letter Requesting Reconsideration

PALOMA MEXICAN
FOODS CORPORATION
13538 E. IMPERIAL HWY.
SANTA FE SPRINGS, CA 90670
TEL: (562) 404-0527
FAX: (562) 404-0562
EMAIL: PALOMAMEXFOODS@AOL.COM



November 23, 2018

Re: Conditional Use Permit (CUP) Case No. 693-3

Claudia Jimenez
Planning Intern
Department of Planning and Development
City of Santa Fe Springs, CA 90670

Received

DEC 10 2018

Planning Department

This letter is to request a review of the Conditional Use Permit (CUP) Case No. 693, which will expire on November 25, 2018. The use activity continued to be the same as before, Paloma Mexican Foods Corp. is a Manufacturer of authentic Mexican Foods including Fried Pork Skins, Fried Pork Bellies, Pork Blood Sausage, and Seasoned Beef. There is no change or alterations to the use since the last reconsideration of the subject Permit.

Sincerely yours,

Roman Rodriguez
CEO and President
Paloma Mexican Foods Corp.
13538 E. Imperial Hwy.
Santa Fe Springs, CA 90670