



City of Santa Fe Springs

Planning Commission Meeting

December 9, 2019

AGENDA

FOR THE REGULAR MEETING OF THE PLANNING COMMISSION

December 9, 2019

6:00 p.m.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Frank Ybarra, Chairperson
Ken Arnold, Vice Chairperson
Ralph Aranda, 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 November 19, 2019 Adjourned Planning Commission meeting

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 805

A request for a ten-year approval of an existing 40'-tall monopalm located at 10106 Shoemaker Avenue aka 10114 Shoemaker Avenue (APN: 8011-005-005) in the M-2, Heavy Manufacturing, Zone. (SBA 2012 TC Assets on behalf of Sprint)

7. NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15303, Class 3
Modification Permit Case No. 1323

A request for a Modification of Property Development Standards to allow a porte cochere to be located within the required side setback area, on a property located at 10413 Gridley Avenue (APN: 8007-024-035), in the R-1, Single-Family Residential, Zone. (Jose Cardenas)

8. 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. 19

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 19 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by Wal-Mart Inc. located at 13310 Telegraph Road and within the Gateway Plaza shopping center. (Wal-Mart Inc.)

B. CONSENT ITEM

Conditional Use Permit Case No. 700-3

A compliance review to allow the continued operation and maintenance of a recycling center use at 13003 La Dana Court (APN: 8011-015-057), within the M-2, Heavy Manufacturing, Zone. (Martin Badalyan, Green Bull Recycling)

C. CONSENT ITEM

Conditional Use Permit Case No. 751-4

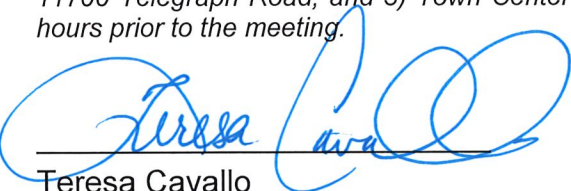
The operation and maintenance of a digital billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.)

9. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

10. 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.


Teresa Cavallo
Planning Secretary

December 5, 2019

Date



City of Santa Fe Springs

Planning Commission Meeting

December 14, 2019

APPROVAL OF MINUTES

Minutes of the November 19, 2019 Planning Commission Meeting

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meeting:

- November 19, 2019

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachment:

Minutes for November 19, 2019



APPROVED:

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

November 19, 2019

1. CALL TO ORDER

Vice Chairperson Arnold called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

Staff: Richard L. Adams, II City Attorney
Wayne Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Laurel Reimer, Planning Consultant
Jimmy Wong, Planning Consultant
Vince Velasco, Planning Consultant
Teresa Cavallo, Planning Secretary
Claudia Jimenez, Planning Intern
Luis Collazo, Code Enforcement

Members absent: Chairperson Ybarra

4. ORAL COMMUNICATIONS

None

5. MINUTES

Approval of the minutes for the October 14, 2019 Planning Commission meeting.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve the minutes with a correction in Item No. 12 Adjournment to replace Commissioner Aranda's name with Chair Ybarra's, with the following vote:

Ayes: Arnold, Aranda, Carbajal, and Jimenez

Nayes: None

Absent: Ybarra

PUBLIC HEARING

6. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 570-3

Revocation of Conditional Use Permit Case No. 705

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 570-3 and revocation of Conditional Use Permit Case No. 705 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 request meets the criteria set forth in §155.716 of the Zoning Regulations for the granting of a Conditional Use Permit; and
- Find that the applicant's request meets the criteria set forth in §155.811 for the revocation 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. 570-3, subject to the conditions of approval as contained within Resolution No. 142-2019; and
- Revoke Conditional Use Permit Case No. 705; and
- Adopt Resolution No. 142-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Planning Consultant Laurel Reimer to present Item No. 6 before the Planning Commission. Present in the audience on behalf of the applicant was representative Alexander Lou.

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

Commissioner Aranda inquired about the diagram on page 4 of the staff report. Planning Consultant Laurel Reimer explained that the attached diagram was an exhibit provided by the applicant to demonstrate that the applicant had an easement for the length of the lease.

Vice Chair Arnold opened the Public Hearing at 6:11 p.m. and requested if the applicant would like to address the Planning Commission. Mr. Alexander Lou commented that he had nothing to add as Mr. Reimer's report was very thorough.

Vice Chair Arnold asked if anyone in audience would like to comment on Item No. 6. There being no one wishing to speak and having no further questions, Vice Chair Arnold closed the Public Hearing at 6:13 p.m. and requested a motion and second for Item No.

6.

It was moved by Commissioner Jimenez, seconded by Commissioner Aranda to approve Conditional Use Permit Case No. 570-3, Revocation of Conditional Use Permit Case No. 705, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams read the City's appeal process to inform the Planning Commission and public.

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 571-3

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 571-3 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. 571-3, subject to the conditions of approval as contained within Resolution No. 143-2019; and
- Adopt Resolution No.143-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Planning Intern Claudia Jimenez to present Item No. 7 before the Planning Commission. Present in the audience on behalf of the applicant was representative Alexander Lou.

Vice Chair Arnold called upon the Commissioners for questions and/or comments. There being none, Vice Chair Arnold 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.

Representative Alexander Lou commented that he was here to answer any questions that the Planning Commission may have. There being no further questions or anyone wishing to speak from the audience, Vice Chair Arnold closed the Public Hearing at 6:19 p.m. and requested a motion and second for Item No. 7.

It was moved by Commissioner Aranda, seconded by Commissioner Carbajal to approve Conditional Use Permit Case No. 571-3, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams read the City's appeal process to inform the Planning Commission and public.

8. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 803

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 803 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 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 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. 803, subject to the conditions of approval as contained with Resolution No. 144-2019; and
- Adopt Resolution No. 144-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Planning Consultant Jimmy Wong to present Item No. 8 before the Planning Commission. Present in the audience was the Applicant Oscar Motta.

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

Commissioner Carbajal inquired if any competitions would be held at this location and if so, would parking be impacted. Planning Consultant Jimmy Wong replied that according to the applicant's business description no competitions will be held; however, the applicant's activities are held after business hours.

Commissioner Jimenez inquired about the required parking and the number of available stalls. Mr. Jimenez inquired should another tenant move into the business complex how would the parking be met. Planning Consultant Jimmy Wong replied that should a new tenant move-in a parking analysis would have to be submitted for Planning Department

approval.

Commissioner Aranda inquired about the parking conditions imposed upon the Applicant. Planning Consultant Jimmy Wong replied that he personally conducted a parking count of the complex and noted that the parking lot was visibly empty and believes that parking will not be an issue. Commissioner Aranda further requested that a condition be added to prohibit any customers be allowed to park across the street. Code Enforcement Officer Luis Collazo replied that the area across the street is gated and there is no access to parking.

Vice Chair Arnold opened the Public Hearing at 6:29 p.m. and requested if the applicant would like to address the Planning Commission. Mr. Oscar Motta addressed the Planning Commissioners respectfully requesting that the Planning Commission approve his business entitlement. Commissioner Carbajal inquired if competitions would be held at this location. Mr. Motta replied that no competitions will be held at this location and that his clients travel outside of the City for competitions. Vice Chair Arnold also indicated that any competition held would be considered a special event and would require a special event permit.

Vice Chair Arnold asked if anyone in audience would like to comment on Item No. 8. There being no one, Vice Chair Arnold closed the Public Hearing at 6:31 p.m. and requested a motion and second for Item No. 8.

It was moved by Commissioner Jimenez, seconded by Commissioner Aranda to approve Conditional Use Permit Case No. 803, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams read the City's appeal process to inform the Planning Commission and public.

9. PUBLIC HEARING

Adoption of Mitigated Negative Declaration

Tentative Parcel Map (TPM) Case No. 82732

Development Plan Approval (DPA) Case No. 967

Recommendation: That the Planning Commission:

- Open the Public Hearing and receive any comments from the public regarding Tentative Parcel Map Case No. 82732; Development Plan Approval Case No. 967; and related Environmental Documents, 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 program of the City's General Plan; and
- Find that the applicant's TPM request meets all criteria as set forth in the State's Subdivision Map Act, for granting a Tentative or Final Parcel Map; and

- Find that the applicant's DPA request meets the criteria set forth in §155.739 of the City's Zoning Regulations, for the granting of a Development Plan Approval; and
- Approve and adopt the proposed Mitigated Negative Declaration and accompanying Mitigation Monitoring and Reporting Program (MMRP) 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 Tentative Parcel Map Case No. 82732 and Development Plan Approval Case No. 967, subject to the conditions of approval as contained within Resolution No. 145-2019; and
- Adopt Resolution No. 145-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

Vice Chair Arnold called upon Planning Consultant Vince Velasco to present Item No. 9 before the Planning Commission. Present in the audience on behalf of the applicant, were representatives Mohammed Shalaby, Project Manager, Rosendo Solis, Director of Development, Brendan Kotler, Sr. Vice President of Development, and Alex Rocha, Environmental Consultant.

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

Commissioner Aranda commented that Planning Consultant Vince Velasco presented a very thorough report and presentation and had no questions.

Vice Chair Arnold opened the Public Hearing at 6:41 p.m. asked if the applicant's representative would like to approach the podium to address the Planning Commission. Mr. Rosendo Solis of Bridge Development thanked the Planning Commission for considering the Development Plan Approval.

Vice Chair Arnold had a few questions regarding the traffic study and asked if the traffic engineer was present. Being that the traffic engineer was not present Alex Rocha from Blodgett and Baylosis Environmental Planning volunteered to answer Vice Chair Arnolds questions. Vice Chair Arnold asked about the area being developed and commented about the traffic congestion on and around Carmenita Road and traffic ratings for the surrounding intersections. Mr. Arnold commented that the traffic report was prepared using the Level of Service (LOS) basis because the City had not adopted the new standard for trips. Alex Rocha indicated that the State has not mandated the new trip standard.

A discussion ensued about the trip counts.

Vice Chair Arnold also inquired about a left hand turn into the facility. Planning Consultant Vince Velasco replied that trucks would be allowed to make left hand turns.

A discussion ensued regarding parking circulation.

Senior Planner Cuong Nguyen noted that a condition has been imposed and accepted by the applicant. Planning Consultant Vince Velasco read condition of approval No. 17

that addresses left turns.

A discussion ensued regarding the conditions of approvals regarding left turns.

Another discussion ensued regarding LOS and Vehicle Miles Traveled (VMT).

Vice Chair Arnold asked if anyone in audience would like to comment on Item No. 9. There being no further questions, Vice Chair Arnold requested a motion and second for Item No. 9.

It was moved by Commissioner Aranda, seconded by Commissioner Jimenez approve Tentative Parcel Map (TPM) Case No. 82732, Development Plan Approval (DPA) Case No. 967, and the recommendations regarding this matter, which passed by the following roll call vote:

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

City Attorney Richard L. Adams read the City's appeal process to inform the Planning Commission and public.

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. 59

Compliance review of Alcohol Sales Conditional Use Permit Case No. 59 to allow the continued operation and maintenance of an alcohol beverage warehouse and distribution facility located at 8028 Sorensen Avenue, within the M-1 (Light Manufacturing) Zone. (De La Riva Imports)

B. CONSENT ITEM

Conditional Use Permit Case No. 109-3

A compliance review to allow the continued operation, and maintenance of an office and recreational use at 9039 Pioneer Boulevard. (APN: 8001-002-073 & 074), within the R-3-PD, Multiple Family Planned Development Overlay, Zone. (MRK Partners)

C. CONSENT ITEM

Conditional Use Permit Case No. 610-2

A compliance review to allow the continued maintenance and operation of an industrial waste transportation facility at 10600 Painter Avenue (APN: 8059-001-018) in the M-2, Heavy Manufacturing, Zone. (HTS Environmental Services)

D. CONSENT ITEM

Conditional Use Permit Case No. 727-2

A compliance review to allow the continued maintenance and operation of an industrial waste transportation facility at 13722 Carmenita Road (APN: 8059-005-016) in the M-2, Heavy Manufacturing, zone.

(Daniel Busbee for Advanced Chemical Transport, Inc.)

E. CONSENT ITEM

Conditional Use Permit Case No. 776-2

A compliance review to allow the continuation of storage of lubricants in excess of 100,000-gallons or more, up to 162,000-gallons, on property located at 12904 Park Street (APN: 8011-017-025) in the M-2, Heavy Manufacturing, Zone.

(Ron Van De Pol, Van De Pol Enterprises, LLC.)

Vice Chair Arnold requested a motion and second for Consent Items Nos. 10A-10E.

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

Ayes: Arnold, Aranda, Carbajal, and Jimenez

Nayes: None

Absent: Ybarra

11. SPECIAL BUSINESS

CITYWIDE PHOTO CONTEST – PLANNING COMMISSION SELECTIONS

Vice Chair Arnold asked Senior Planner Cuong Nguyen to present the thirteen (13) photo entries.

The Planning Commissioners voted on the photos as follows:

1st place – Photo No. 8

2nd place – Photo No. 13

3rd place – Photo No. 9

Senior Planner Cuong Nguyen notified the Planning Commissioners that both Director of Planning Wayne Morrell and Code Enforcement Officer Luis Collazo donated the cash prize monies.

12. ANNOUNCEMENTS

Commissioners:

Commissioner Jimenez announced that he is in the process of making cuts to the Varsity Baseball team and that he is a new grandpa with his granddaughter Salena Rose.

Commissioners Aranda and Arnold wished everyone a happy Thanksgiving.

Commissioner Carbajal inquired about a business along Los Nietos Road that has trucks queuing along Los Nietos Road in the center aisle. Code Enforcement Officer Luis Collazo indicated that the City has had meetings to discuss this activity and will monitor this business and bring them back in for reconsideration.

Staff:

City Staff wished everyone a Happy Thanksgiving.

Planning Secretary Teresa Cavallo invited the Planning Commissioners to the City's Annual Christmas Breakfast and announced that Vice Chair Arnold would be recognized for 5 years of service.

13. ADJOURNMENT

Vice Chair Arnold adjourned the meeting at 7:12 p.m. to the next Planning Commission meeting scheduled for December 14, 2019 at 6:00 p.m.

Acting Chairperson

ATTEST:

Teresa Cavallo
Planning Secretary

Date



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 805

A request for a ten-year approval of an existing 40'-tall monopalm located at 10106 Shoemaker Avenue aka 10114 Shoemaker Avenue (APN: 8011-005-005) in the M-2, Heavy Manufacturing, Zone. (SBA 2012 TC Assets on behalf of Sprint)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 805 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. 805, subject to the conditions of approval as contained within Resolution No. 146-2019; and
- Adopt Resolution No. 146-2019, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- A. Applicant: Virtual Site Walk, LLC
Attn: Nicole Comach
1533 SE 33rd
Portland, OR 97214
- B. Facility Owner: SBA 2012 TC Assets, LLC
Attn: Mary Graydon
8051 Congress Ave.
Boca Raton, FL 33487
- C. Wireless Carriers: Sprint
Attn: Mary Graydon
8051 Congress Ave.

- Boca Raton, FL 33487
- D. Property Owner: MPG Investments, LLC
10187 Overhill Drive
Santa Ana, CA 92705
- E. Subject Property: 10106 Shoemaker Avenue aka 10114 Shoemaker Avenue
Santa Fe Springs, CA 90670
APN: 8011-005-005
- F. Existing Zone: M-2, Heavy Manufacturing
- G. General Plan: Industrial
- H. CEQA Status: Categorically Exempt (Class 1)
- I. Hearing Date: December 09, 2019
- J. Staff Contact: Claudia Jimenez, Planning Intern
claudiajimenez@santafesprings.org

LOCATION AND BACKGROUND

The subject wireless monopalm was first approved in 2004 via a building permit, which permitted a 40'-0" tall monopalm and an associated equipment shelter. At the time, wireless facilities were only regulated by an adopted set of guidelines and numerous facilities were allowed to be constructed without obtaining a conditional use permit. Ordinance 1090, passed September 28, 2017, added Chapter 157 (Wireless Telecommunications Facilities) to the city's Code 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 monopalm has six (6) panel antennas, nine (9) remote radio units, and one (1) microwave dish at a 39'-0" centerline. The facility measures 40' to the top of steel and 46' to the top of the palm fronds. There are two (2) live palm trees planted near the monopalm to help camouflage it from view. Associated equipment is housed within a 20' x 11'-6" equipment shelter and the entire lease area is surrounded by an 8' tall chain link fence. SBA 2012 TC Assets, LLC on behalf of Sprint is seeking approval to remove (3) existing 2500 MHZ antennas (1 per sector), remove (3) 2500MZH RRHs (1 per sector), remove (1) 1.25" hybrid cable, install (3) new MIMO panel antennas (1 per sector), install (1) new 1.689" MIMO trunk cable, install (1) new 19" rack and new Airscale/AMOB ON/IN Sprint within the existing equipment shelter, and rotate the existing antenna collar/T-Arm mount for new azimuths. 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 monopalm facility does not currently have a valid conditional use permit, SBA on behalf of Sprint is required to obtain one in order to complete their facility upgrades.

While the facility is located at street address 10114 Shoemaker Avenue, the building official assigned address 10106 Shoemaker Avenue to the wireless facility. Over the years, some facility modifications were permitted under 10106 Shoemaker Avenue and some were permitted under 10114 Shoemaker Avenue. Moving forward, all modifications will be permitted under address 10106 Shoemaker Avenue.

STREETS AND HIGHWAYS

The property has frontage on Shoemaker Avenue and is located between Greenleaf Avenue to the west and Los Nietos Road to the northeast. The portion of Shoemaker Avenue where the facility is located is considered a local road within the circulation element of the general plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property as well as the surrounding properties to the north, east, south and west are zoned M-2 Heavy Manufacturing with a General Plan land use designation of Industrial.

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 November 25, 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 November 25, 2019, and published in a newspaper of general circulation (Whittier Daily News) on November 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

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

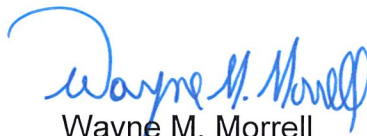
Staff finds that the wireless telecommunications facility conditional use permit request meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities) because the facility is existing and there will be no expansion 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 146-2019 (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. 805, subject to the conditions of approval as provided within Exhibit A of Resolution 146-2019.


Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map
4. Site Photos
5. Resolution 146-2019
 - a. Exhibit A – Conditions of Approval
6. Photo Sims
7. Project Plans

Attachment 1: Aerial Photograph



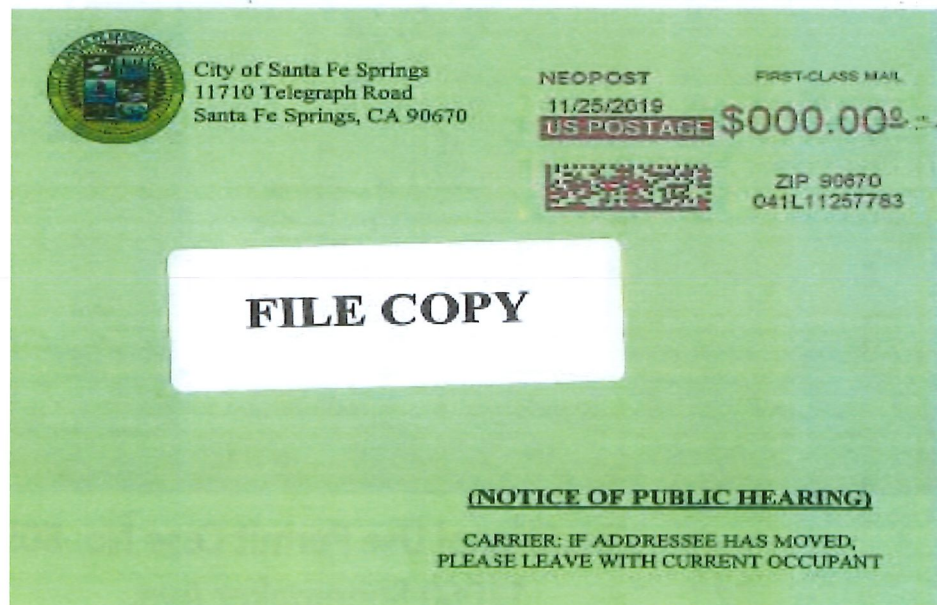
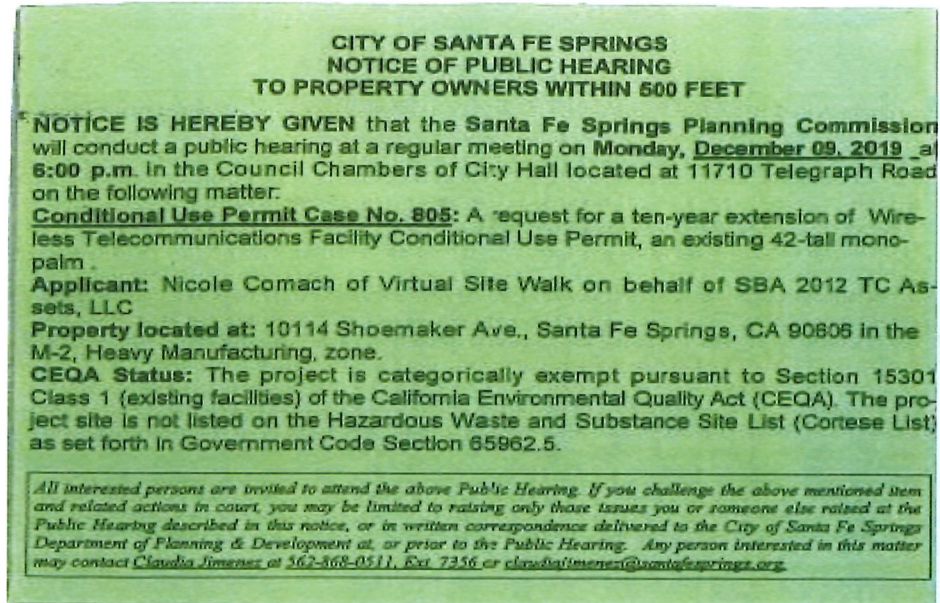
City of Santa Fe Springs



Conditional Use Permit Case No. 805

11060 Shoemaker Ave.

Virtual Site Walk, LLC (Agent of SBA 2012 TC Assets, LLC)

Attachment 2: Public Hearing Notice

[illegible]

Attachment 4: Site Photos



Attachment 5: Resolution 146-2019

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 146-2019
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 805

WHEREAS, a request was filed for Conditional Use Permit Case No. 805 to allow a ten-year approval of an existing monopalm wireless telecommunications facility located at 10106 Shoemaker Avenue aka 10114 Shoemaker Avenue in the M-2, Heavy Manufacturing, Zone; and

WHEREAS, the subject property is located east of Shoemaker with an Accessor's Parcel Number of 8011-005-005, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is MPG Investments, LLC 10187 Overhill Drive, Santa Ana, CA 92705; and

WHEREAS, the wireless telecommunications facility owner is SBA 2012 TC Assets, LLC, 8051 Congress Avenue, Boca Raton, FL 33487; and

WHEREAS, the wireless telecommunications facility carrier is Sprint, 6591 Irvine Center Drive, Suite 100, Irvine, CA 92618; and

WHEREAS, the proposed Conditional Use Permit Case No. 805 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on November 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, and also mailed said public hearing notice on November 25, 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 public testimony, written comments, or other materials presented at the Planning Commission meeting on December 9, 2019 concerning the environmental findings and determination and Conditional Use Permit Case No. 805

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 a modification 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 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 40'-tall monopalm 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 monopalm wireless telecommunications facility. The facility is disguised as a palm tree, setback 212.61 feet from Shoemaker Avenue, and has two live palm trees planted near the monopalm, which help minimize its visibility. The equipment associated with the facility is located within an equipment shelter, which completely screens the cabinets from view. The facility's large setback, live trees, and location of equipment mitigate the visual impact. Therefore, the Planning Commission finds that the continued use of the existing monopole will maintain 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 disguised as a palm tree, two live palm trees are planted near the monopalm, and associated equipment is located within an enclosed shelter. Additionally, the facility is setback over 200' from the nearest public street. The facility's location and monopalm design 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 Sprint 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 Sprint to provide enhanced services, capacity, and data services to the surrounding community. Upgrading the existing facility, versus constructing a new facility, is the least intrusive means of providing the increased network coverage and capacity that Sprint needs.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 146-2019 to determine that the proposed Conditional Use Permit 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. 805 to allow a ten-year approval of an existing monopalm wireless telecommunications facility located at 10106 Shoemaker Avenue aka 10114 Shoemaker Avenue in the M-2, Heavy Manufacturing Zone, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 9th day of December, 2019 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Ralph Aranda, Acting Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 805 CONDITIONS OF APPROVAL

POLICE SERVICES DEPARTMENT:

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

1. SBA 2012 TC Assets, LLC, 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. SBA 2012 TC Assets, LLC shall be strictly liable for interference caused by their facility. SBA 2012 TC Assets, LLC 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. SBA 2012 TC Assets, LLC, 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 SBA 2012 TC Assets, LLC facilities in the City of Santa Fe Springs.
3. SBA 2012 TC Assets, LLC, shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all maintenance and interference issues. The name, telephone 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 trees, lighting, fences, walls, cabinets, and poles, shall be maintained by SBA 2012 TC Assets, LLC, 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.

PLANNING AND DEVELOPMENT DEPARTMENT:

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

5. The facility shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance.

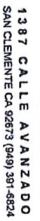
6. The wireless telecommunications facility shall be substantially in accordance with the plans submitted by the applicant and on file with the case. The wireless telecommunications facility shall not exceed the height (40'-0" to top of steel, 42'-0" to top of antennas, 46'-0" to top of fronds) specified in the plans.
7. All tower-mounted equipment shall be located completely within the length of the palm fronds. The palm fronds shall extend above, between, and below the antennas at all times. Additional palm fronds and/or frond tips shall be installed if it is determined that the antennas and tower-mounted equipment are not sufficiently camouflaged.
8. The antennas, RRHs, junction boxes and all other tower-mounted equipment shall be painted to match the monopalm.
9. Pipe mounts shall be shortened to match the length of the equipment mounted upon them.
10. Faux bark shall extend the full height of the tree and shall have the natural curves, cracks, growth lines and texture of true bark. The bark shall be finished with appropriate painting and shading.
11. The existing lease area for the wireless telecommunications facility shall remain unobstructed at all times. No outdoor storage may occur within these areas.
12. 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.
13. 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. The applicant shall replace such components within 90 days of written notice by the Planning Director.
14. Insofar as is feasible, SBA 2012 TC Assets, LLC, 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.
15. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 805, SBA 2012 TC Assets, LLC, 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.

16. SBA 2012 TC Assets, LLC, and/or 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. SBA 2012 TC Assets, LLC, 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 SBA 2012 TC Assets, LLC, 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.
17. If applicable, SBA 2012 TC Assets, LLC, shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054.
18. 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, MuniEnvironmental, at (562) 432-3700 or info@MuniEnvironmental.com.
19. 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.
20. 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.
21. SBA 2012 TC Assets, LLC, 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. 805, 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.
22. Conditional Use Permit Case No. 805 shall be valid for a period of ten (10) years, until December 09, 2029. Approximately three (3) months before December 09, 2029, SBA 2012 TC Assets, LLC, 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.

23. 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 6: Photo Sims



CA6377 ZEROES

10114 SHOEMAKER AVE SANTA FE SPRINGS, CA 90670



VIEW 1 | LOOKING EAST



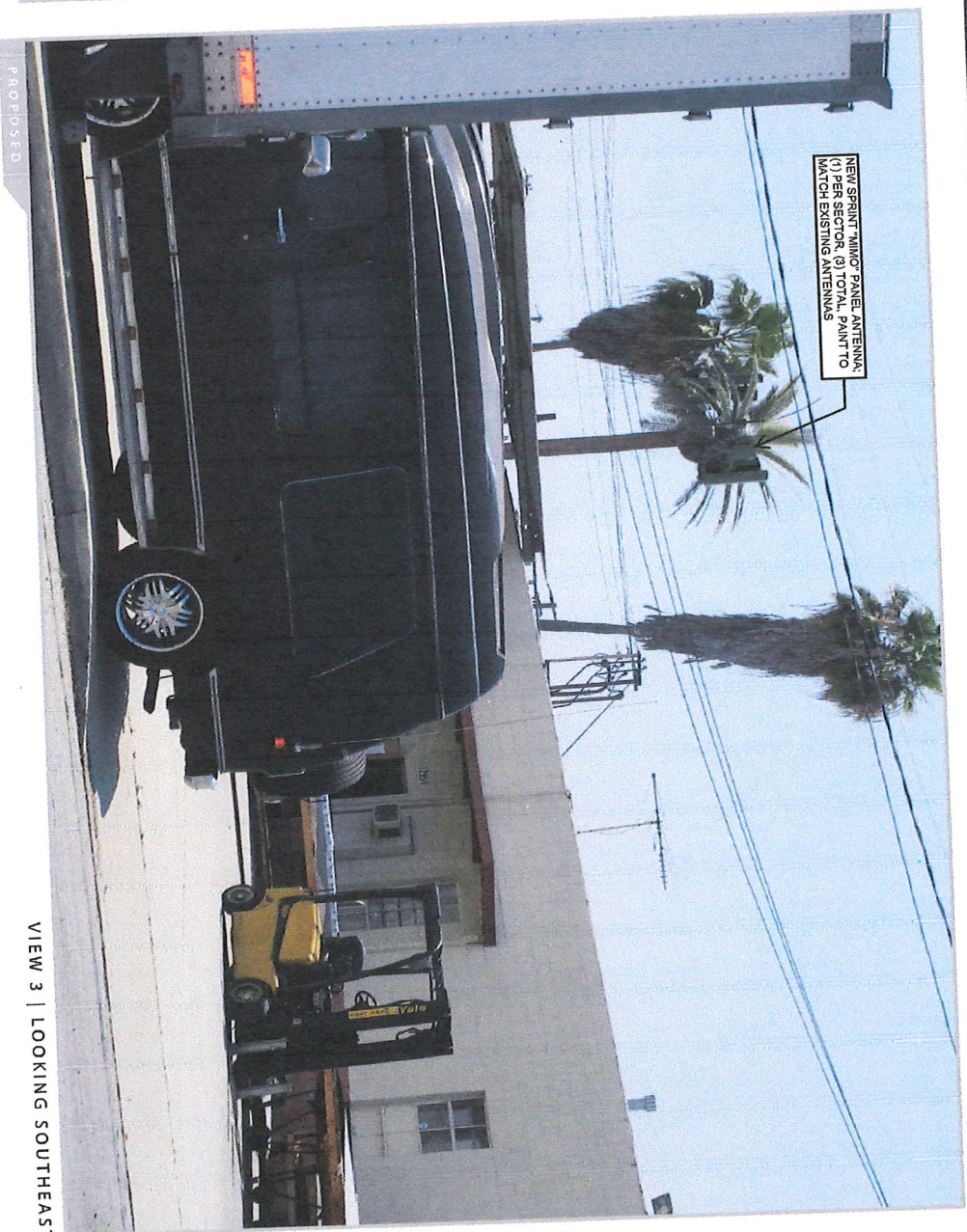
1387 CALLE AVANZADO
SAN CLEMENTE CA 95073 (949) 381-4824



LA73XC155

CA 6377 ZEROES

10114 SHOEMAKER AVE SANTA FE SPRINGS, CA 90670



VIEW 3 | LOOKING SOUTHEAST

Attachment 7: Project Plans



PROJECT: DO/MIMO UPGRADE

SITE NAME: CA6377 ZEROES

SITE CASCADE: LA73XC155

SBA SITE #: CA45453-A-01

SITE ADDRESS: 10106 SHOEMAKER AVE.
aka "10114 SHOEMAKER AVE"
SANTA FE SPRINGS, CA 90670

SITE TYPE: 40'-0" MONOPALM

PLANS PREPARED FOR:

6591 Irvine Center Drive, Suite 100
Irvine, California 92618

PLANS PREPARED BY:

26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630
JOB #660-001

EQUIPMENT MANUFACTURER:

CONSULTANT:

SBA COMMUNICATIONS CORP.
959 SOUTH COAST DR., SUITE 200
COSTA MESA, CA 92626

ENGINEERING LICENSE:

DRAWING NOTICE:

THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:			
DESCRIPTION	DATE	BY	REV
90% CD's	04/01/19	RCD	0
100% CD's	08/08/19	GN	1
PLANNING COMMENTS	10/21/19	JPC	2

SITE NAME:

CA6377 ZEROES

SITE CASCADE:

LA73XC155
CA45453-A-01

SITE ADDRESS:

10106 SHOEMAKER AVE.
aka "10114 SHOEMAKER AVE"
SANTA FE SPRINGS, CA 90670

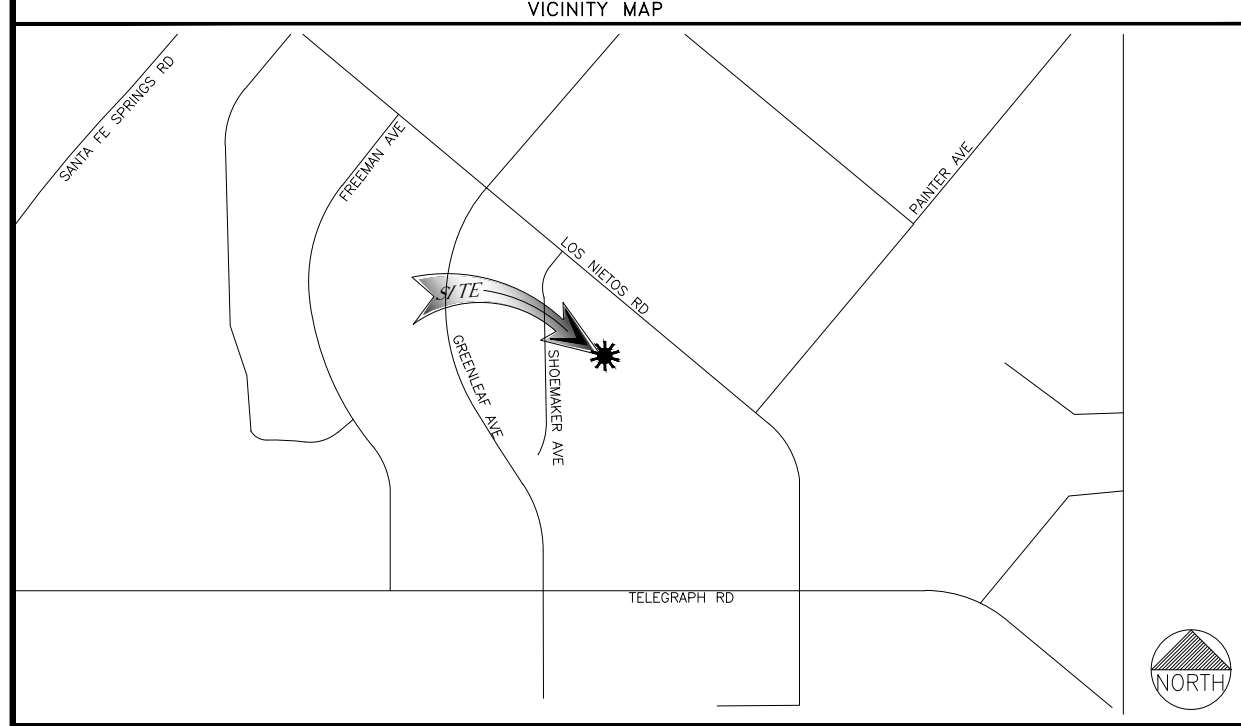
SHEET DESCRIPTION:

TITLE SHEET

SHEET NUMBER:

T-1

SITE INFORMATION		
PROPERTY OWNER: MPG INVESTMENTS, L.L.C. 10187 OVERHILL DRIVE SANTA ANA, CA 92705 PHONE: 562.500.6284 (CEL.)	ZONING JURISDICTION: CITY OF SANTA FE SPRINGGS	SPRINT AGENT: SBA 959 SOUTH COAST DR. SUITE 200 COSTA MESA, CA 92626
LATITUDE (NAD83): N 33° 56' 41.3808" NAD83 N 33.9448277"	POWER COMPANY: LOS ANGELES DEPARTMENT OF WATER & POWER PHONE: (800) 342-5379	PROPERTY SPECIALIST: CONTACT: GRAEME FLYNN PHONE: 949.375.0377 EMAIL: GFlynn@sbasite.com
LONGITUDE (NAD83): W -118° 3' 15.6526" NAD83 W -118.0543477" NAD83	PARCEL NUMBER(S): 8011-005-005	ARCHITECTURAL & ENGINEERING: INFINIGY ENGINEERING, LLP 26455 RANCHO PKWY. SOUTH LAKE FOREST, CA 92630 CONTACT: DAN CONNELL PHONE: 949.753.8807
COUNTY: LOS ANGELES COUNTY	OCCUPANCY: U	
	CONSTRUCTION TYPE: V-B	



PROJECT DESCRIPTION
- REMOVE (3) EXISTING 2500MHZ ANTENNAS (1 PER SECTOR) - REMOVE (3) 2500MHZ RRH (1 PER SECTOR) - INSTALL (3) NEW MIMO PANEL ANTENNAS (1 PER SECTOR) - ROTATE (E) ANTENNA COLLAR / T-ARM MOUNT FOR NEW AZIMUTHS AS REQ. - ALL ANTENNAS, RRH, CABLES, MOUNTING HARDWARE AND ANY RELATED EQUIPMENT SHALL BE PAINTED A MEDIUM GREEN COLOR TO MATCH (E) MONOPALM FRONDS - NEW FRONDS SHALL BE ADDED TO REPLACE ANY MISSING FRONDS - ANY DISCOLORED FAUX BARK SHALL BE RE-PAINTED A MEDIUM BROWN COLOR TO MIMIC REAL BARK - REMOVE (1) 1.25" HYBRID CABLE - INSTALL (1) NEW 1.689" MIMO TRUNK CABLE (FOLLOW (E) ROUTE) - INSTALL (1) NEW 19" RACK - INSTALL NEW AIRSCALE/AMOB ON/IN SPRINT EQUIPMENT SHELTER - INSTALL (1) NEW 2.5 JUNCTION BOX IN EQUIPMENT SHELTER
CONDITIONAL USE PERMIT CASE NO. 805

APPLICABLE CODES
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:
2016 CALIF. ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2016 CALIFORNIA BUILDING CODES 2016 CALIFORNIA ELECTRICAL CODES 2016 CALIFORNIA MECHANICAL CODES 2016 CALIFORNIA PLUMBING CODES 2016 CALIFORNIA FIRE CODES 2016 CALIFORNIA ENERGY CODES - TIA-222-G STANDARD - LOCAL BUILDING CODES - CITY/COUNTY ORDINANCES
Know what's below. Call before you dig. www.call811.com

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

CONTRACTOR SUPPLIED:
SUPPLIER WILL SUPPLY ALL MINOR MATERIALS NECESSARY FOR PERFORMANCE OF SERVICES. MINOR MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ("MINOR MATERIALS"):
A. CONDUIT IN LENGTHS LESS THAN OR EQUAL TO 5 FEET;
B. WIRE;
C. BREAKERS;
D. GROUNDING CABLE;
E. ANTENNA AND LINE INSTALLATION HARDWARE;
F. CONDUIT CLAMPS;
G. CONDUIT CONNECTORS;
H. WEATHERPROOFING MATERIALS;
I. GROUNDING KITS;
J. HOISTING GRIPS;
K. SNAP-IN HANGERS WITH GROMMETS;
L. BUTTERFLY HANGER KITS;
M. COAX BLOCKS AND HARDWARE;
N. ANGLE ADAPTERS, U BOLTS, AND OTHER MISCELLANEOUS HARDWARE;
O. CROSSEVER PLATES;
P. RET CABLES
Q. PIPE MOUNTS, PIPE TO PIPE MOUNTS;
R. ICE BRIDGES IN LENGTHS LESS THAN OR EQUAL TO 5 FEET;
S. LIQUID TIGHT;
T. COMMON CONSUMABLES, INCLUDING BUT NOT LIMITED TO TAPES, SOLVENTS, ADHESIVES, LUGS, NUTS, BOLTS, WASHERS, ETC.; AND
U. SUCH OTHER MINOR MATERIALS NOT SPECIFICALLY MENTIONED IN THIS SECTION BUT WHICH ARE REASONABLE NECESSARY TO COMPLETE THE SERVICES.

SPRINT SUPPLIED:
A. BASE BAND UNITS;
B. BATTERY CABINETS;
C. MMBTS UNIT CABINETS;
D. RRH;
E. RETS;
F. ANTENNAS AND BRACKETS;
G. HFCS;
H. BATTERIES;
I. JUMPERS; AND
J. ANY OEM SPECIFIC EQUIPMENT(CARD, SHELF, OR CABINET) THAT NEEDS TO BE INSTALLED IN OR NEXT TO MMBTS UNIT.

SECTION 01 100 – SCOPE OF WORK

THE WORK:
SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

PRECEDENCE:
SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE.

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

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

DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:
THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

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

- C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:

CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN THE FOLLOWING INSTALLATION AND COMMISSIONING MOPS.

- A. TOP HAT
B. HOW TO INSTALL A NEW CABINET
C. BASE BAND UNIT IN EXISTING UNIT
D. INSTALLATION OF BATTERIES
E. INSTALLATION OF HYBRID CABLE
F. INSTALLATION OF RRH
G. CABLING
H. TS-0200 REV 4 – ANTENNA LINE ACCEPTANCE STANDARDS
I. SPRINT CELL SITE ENGINEERING NOTICE – EN 2012-001, REV 1.
J. COMMISSIONING MOPS

SECTION 01 200 – COMPANY FURNISHED MATERIAL AND EQUIPMENT

COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 – CELL SITE CONSTRUCTION

NOTICE TO PROCEED:

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

SITE CLEANLINESS:

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

SECTION 01 400 – SUBMITTALS & TESTS

ALTERNATES:

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

TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.

- B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

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

- CLOSEOUT PHOTOGRAPHS:
 - PROVIDE PHOTOGRAPHS OF FINAL PROJECT PER THE FOLLOWING LIST. ADDITIONAL PHOTOGRAPHS MAY BE REQUIRED TO SUPPORT ACCEPTANCE PROCESSES
 - MAIN HYBRID CABLE ROUTE (MINIMUM TWO PHOTOS)
 - PHOTOS OF EACH ANTENNA AND RRH
 - MANUFACTURERS NAME TAG FOR ALL SERIALIZED EQUIPMENT
 - PULL AND DISTRIBUTION BOXES INTERMEDIATE BETWEEN RRH AND MMBS (DOOR OPEN)
 - MMBS CABINET WITH DOOR OPEN SHOWING MODIFICATIONS
 - POWER CABINET, DOORS OPEN, BATTERIES INSTALLED
 - BREAK OUT CYLINDERS
 - ASR SIGNAGE FOR SPRINT OWNED TOWERS
 - RADIATION EXPOSURE WARNING SIGNS
 - PHOTOGRAPH FROM EACH SECTOR FROM APPROXIMATELY RAD CENTER OF ANY NEW ANTENNA AT HORIZON.
 - LOAD PHOTOS TO SITERRA PROJECT LIBRARY I5. IN I5 CREATE NEW CATEGORY; 2500MHZ DEPLOYMENT, AND SECTION; PERMANENT CONSTRUCTION. LABEL PHOTOS WITH SITE CASCADE AND VIEW BEING DEPICTED. CAMERAS USED TO TAKE PHOTOGRAPHS SHALL GPS ENABLED SUCH THAT THE GPS COORDINATES ARE INCLUDED IN THE PHOTO MEDIA-FILE INFORMATION.

COMMISSIONING:

PERFORM ALL COMMISSIONING AS REQUIRED BY APPLICABLE MOPS

INTEGRATION:

PERFORM ALL INTEGRATION ACTIVITIES AS REQUIRED BY APPLICABLE MOPS

SECTION 07 500 – ROOF CUTTING, PATCHING AND REPAIR

SUMMARY:

THIS SECTION SPECIFIES CUTTING AND PATCHING EXISTING ROOFING SYSTEMS WHERE CONDUIT OR CABLES EXIT THE BUILDING ONTO THE ROOF OR BUILDING-MOUNTED ANTENNAS, AND AS REQUIRED FOR WATERTIGHT PERFORMANCE. ROOFTOP ENTRY OPENINGS IN MEMBRANE ROOFTOPS SHALL BE CONSTRUCTED TO COMPLY WITH LANDLORD, ANY EXISTING WARRANTY, AND LOCAL JURISDICTIONAL STANDARDS.

1.4 SUBMITTALS:

- A. PRE-CONSTRUCTION ROOF PHOTOS: COMPLETE A ROOF INSPECTION PRIOR TO THE INSTALLATION OF SPRINT EQUIPMENT ON ANY ROOFTOP BUILD. AT A MINIMUM INSPECT AND PHOTOGRAPH (MINIMUM 3 EA.) ALL AREAS IMPACTED BY THE ADDITION OF THE SPRINT EQUIPMENT.

- B. PROVIDE SIMILAR PHOTOGRAPHS SHOWING ROOF CONDITIONS AFTER CONSTRUCTION (MINIMUM 3 EA.)

- C. ROOF INSPECTION PHOTOGRAPHS SHOULD BE UPLOADED WITH CLOSEOUT PHOTOGRAPHS.

SECTION 09 900 – PAINTING

QUALITY ASSURANCE:

- A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER’S INSTRUCTIONS.

- B. COMPLY WITH ALL ENVIRONMENTAL REGULATIONS FOR VOLATILE ORGANIC COMPOUNDS.

MATERIALS:

- A. MANUFACTURERS: BENJAMIN MOORE, ICI DEVOE COATINGS, PPG, SHERWIN WILLIAMS OR APPROVED EQUAL. PROVIDE PREMIUM GRADE, PROFESSIONAL-QUALITY PRODUCTS FOR COATING SYSTEMS.

PAINT SCHEDULE:

- A. EXTERIOR ANTENNAE AND ANTENNA MOUNTING HARDWARE: ONE COAT OF PRIMER AND TWO FINISH COATS. PAINT FOR ANTENNAE SHALL BE NON-METALLIC BASED AND CONTAIN NO METALLIC PARTICLES. PROVIDE COLORS AND PATTERNS AS REQUIRED TO MASK APPEARANCE OF ANTENNAE ON ADJACENT BUILDING SURFACES AND AS ACCEPTABLE TO THE OWNER. REFER TO ANTENNA MANUFACTURER’S INSTRUCTIONS WHENEVER POSSIBLE.

- B. ROOF TOP CONSTRUCTION: TOUCH UP – PREPARE SURFACES TO BE REPAIRED. FOLLOW INDUSTRY STANDARDS AND REQUIREMENTS OF OWNER TO MATCH EXISTING COATING AND FINISH.

PAINTING APPLICATION:

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

TOUCHUP PAINTING:

- GALVANIZING DAMAGE AND ALL BOLTS AND NUTS SHALL BE TOUCHED UP AFTER TOWER ERECTION WITH "GALVANOX," "DRY GALV," OR "ZINC-IT."
- FIELD TOUCHUP PAINT SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER’S WRITTEN INSTRUCTIONS.
- ALL METAL COMPONENTS SHALL BE HANDLED WITH CARE TO PREVENT DAMAGE TO THE COMPONENTS, THEIR PRESERVATIVE TREATMENT, OR THEIR PROTECTIVE COATINGS.

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

SUMMARY:

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRH, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRH:

THE NUMBER AND TYPE OF ANTENNAS AND RRH TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:

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

JUMPERS AND CONNECTORS:

FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRH AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540, OR FXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRH AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE. DO NOT USE SUPERFLEX OUTDOORS. JUMPERS SHALL BE FACTORY FABRICATED IN APPROPRIATE LENGTHS WITH A MAXIMUM OF 4 FEET EXCESS PER JUMPER AND HAVE CONNECTORS AT EACH END, MANUFACTURED BY SUPPLIER. IF JUMPERS ARE FIELD FABRICATED, FOLLOW MANUFACTURER’S REQUIREMENTS FOR INSTALLATION OF CONNECTORS

REMOTE ELECTRICAL TILT (RET) CABLES:

MISCELLANEOUS:

INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

ANTENNA INSTALLATION:

THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

CONTINUE SHEET SP-2

PLANS PREPARED FOR:



PLANS PREPARED BY:



EQUIPMENT MANUFACTURER:



CONSULTANT:



SBA COMMUNICATIONS CORP.
959 SOUTH COAST DR., SUITE 200
COSTA MESA, CA 92626

ENGINEERING LICENSE:



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**LA73XC155
CA45453-A-01**

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aka "10114 SHOEMAKER AVE"
SANTA FE SPRINGS, CA 90670

SHEET DESCRIPTION:

SPRINT SPECIFICATIONS

SHEET NUMBER:

SP-1

A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.

B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

HYBRID CABLES INSTALLATION:

A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADII.

C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.

- FASTENING MAIN HYBRID CABLES: ALL CABLES SHALL BE PERMANENTLY FASTENED TO THE COAX LADDER AT 4'-0" OC USING NON-MAGNETIC STAINLESS STEEL CLIPS.
- FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
 - FIBER: SUPPORT FIBER BUNDLES USING ½" VELCRO STRAPS OF THE REQUIRED LENGTH @ 18" OC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TEXTOL OR APPROVED EQUAL.
 - DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.
- FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
- CABLE INSTALLATION:
 - INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
 - CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS. AVOID TWISTING AND CROSSEOVERS.
 - HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURES RECOMMENDED MAXIMUM BEND RADIUS.
- GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.
- HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN TS 0200 REV 4.
- HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE – EN 2012-001, REV 1

WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:

- A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.
- B. WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.
- COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2" BEYOND TUBING. PROVIDE 3M COLD SHRINK CXS SERIES OR EQUAL.
 - SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2" BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2" WIDE ELECTRICAL TAPE EXTENDING 2" BEYOND THE SELF-AMALGAMATING TAPE.
 - 3M SLIM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.
 - OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE

SECTION 11 800 – INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

DC CIRCUIT BREAKER LABELING

- A. LABEL CIRCUIT BREAKERS ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE – EN 2012-001, REV 1.

SECTION 11 800 – INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

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- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
- ALLIED TUBE AND CONDUIT
 - B-LINE SYSTEM
 - SUNISTRUT DIVERSIFIED PRODUCTS
 - THOMAS & BETTS
- B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:
- EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
 - POWER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
 - FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
 - TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
 - CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.
 - MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING-TENSION CLAMPS ON STEEL.
 - EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.
 - DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
 - IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

SUPPORTING DEVICES:

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
- D. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
- E. USE VIBRATION AND SHOCK-RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

ELECTRICAL IDENTIFICATION:

- A. UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- B. BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

SECTION 26 200 – ELECTRICAL MATERIALS AND EQUIPMENT

CONDUIT:

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW-C-581 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. FITTINGS SHALL BE THREADED – SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- C. TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.

D. EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILINGS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW-C-563, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.

E. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS, MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6- FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRE BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.

F. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH (21MM).

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKNUT AND NEOPRENE O-RING SEAL. PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.
- B. CABLE TERMINATION FITTINGS FOR CONDUIT
- CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O-Z/GEDNEY OR EQUAL.
 - CABLE TERMINATORS FOR LFMC SHALL BE ETCO – CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROXTEC.
- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE-HINDS WAB SERIES OR EQUAL.
- D. CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CROUSE-HINDS FORM 8 OR EQUAL.
- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE "D", CROUSE-HINDS, COOPER, ADALET, APPLETON, O-Z GEDNEY, RACO, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- A. FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON-MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE TINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS AS INDICATED.
- B. SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER; AT GROUND BARS USE TWO HOLE SPADES WITH NO OX.
- C. STOLEN GROUND-BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

EXISTING STRUCTURE:

- A. EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE-ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

CONDUIT AND CONDUCTOR INSTALLATION:

- A. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- B. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.

PLANS PREPARED FOR:



PLANS PREPARED BY:



EQUIPMENT MANUFACTURER:



CONSULTANT:



SBA COMMUNICATIONS CORP.
959 SOUTH COAST DR., SUITE 200
COSTA MESA, CA 92626

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CA6377 ZEROES

SITE CASCADE:

LA73XC155
CA45453-A-01

SITE ADDRESS:

10106 SHOEMAKER AVE.
aka "10114 SHOEMAKER AVE"
SANTA FE SPRINGS, CA 90670

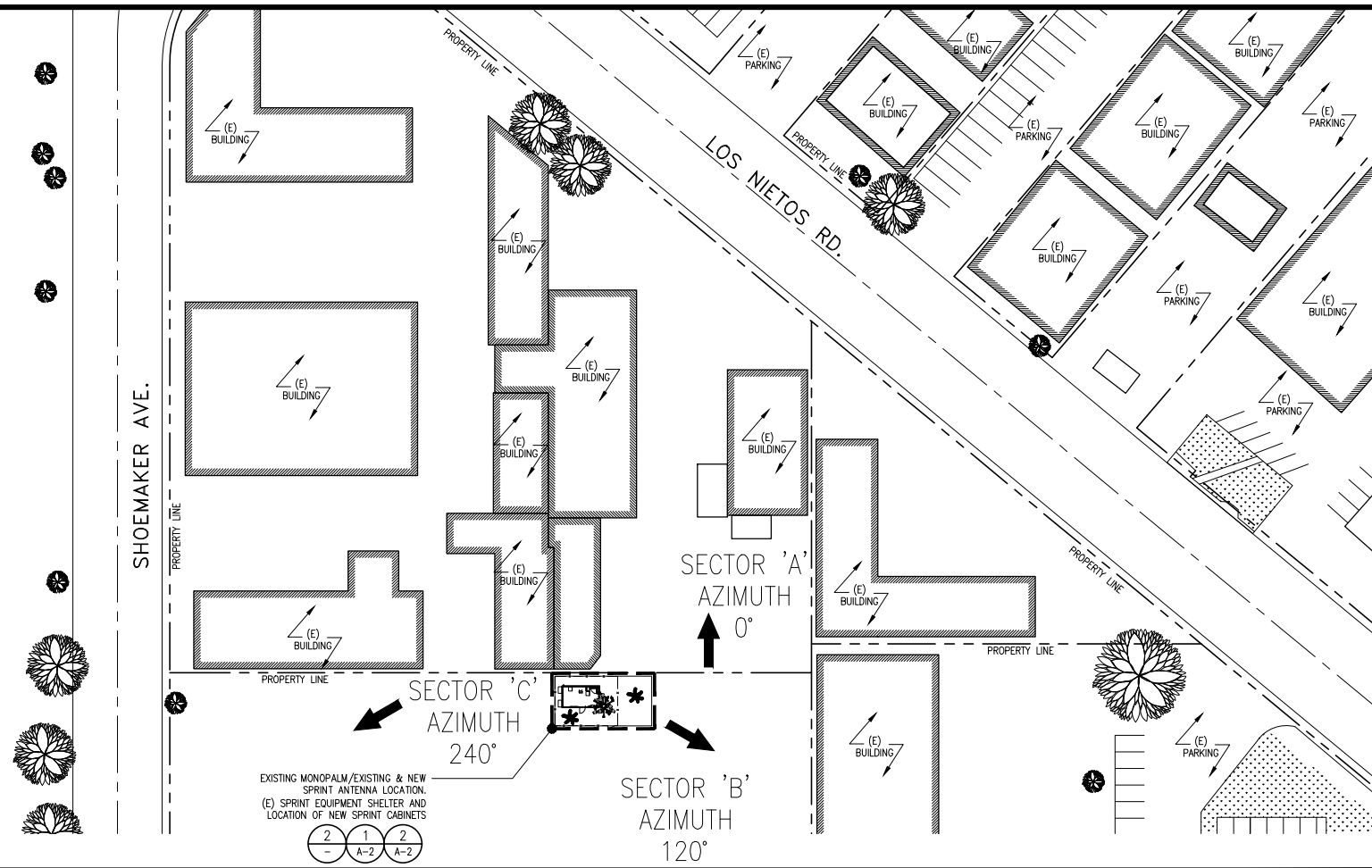
SHEET DESCRIPTION:

SPRINT SPECIFICATIONS

SHEET NUMBER:

SP-2

NOTE:
SITE PLAN IS PRELIMINARY AND DONE WITHOUT
THE BENEFIT OF A SURVEY.



SITE PLAN

SCALE:
1"=40'-0"

0 20' 40'

1



ENLARGED SITE PLAN

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

0 1' 2'

2



PLANS PREPARED FOR:

Sprint
6591 Irvine Center Drive, Suite 100
Irvine, California 92618

PLANS PREPARED BY:

INFINIGY8
ENGINEERING, LLP
26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630
JOB #660-001

EQUIPMENT MANUFACTURER:

Alcatel-Lucent

CONSULTANT:



SBA COMMUNICATIONS CORP.
959 SOUTH COAST DR., SUITE 200
COSTA MESA, CA 92626

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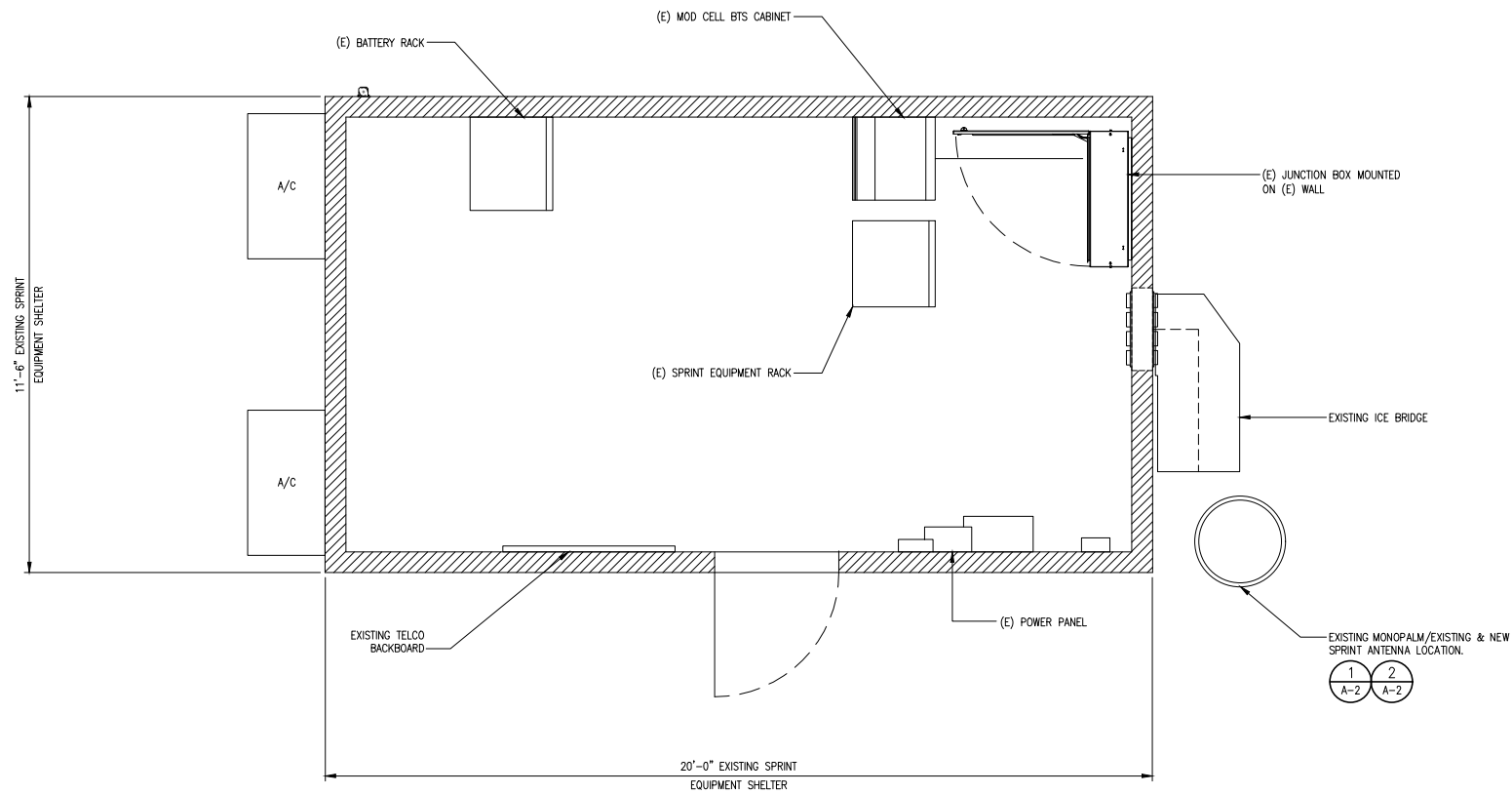
10106 SHOEMAKER AVE.
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SHEET DESCRIPTION:

**SITE PLAN &
EQUIPMENT LAYOUT**

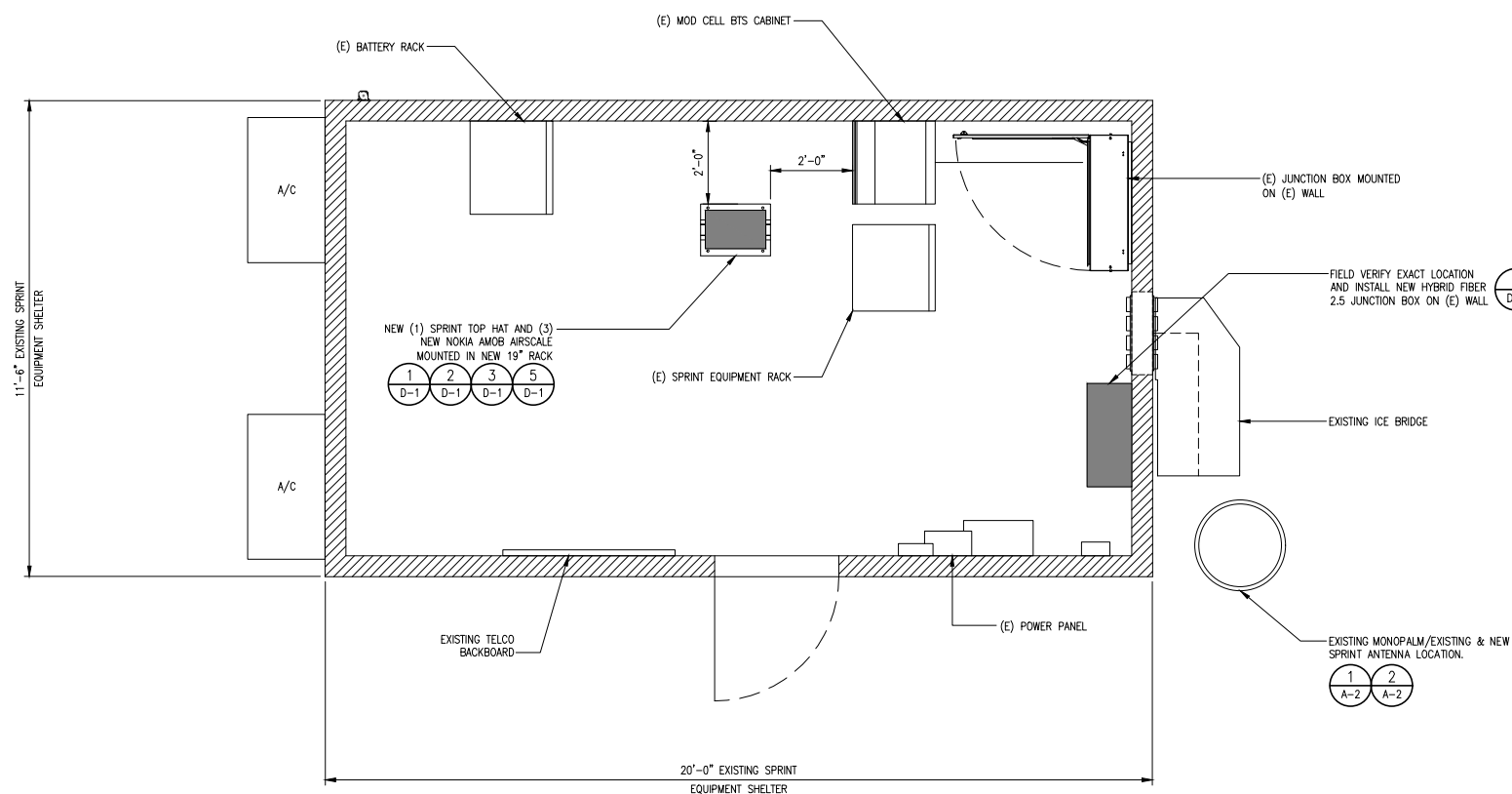
SHEET NUMBER:

A-1



(E) EQUIPMENT LAYOUT

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



(N) EQUIPMENT LAYOUT

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



PLANS PREPARED FOR:

Sprint

6591 Irvine Center Drive, Suite 100
Irvine, California 92618

PLANS PREPARED BY:

INFINIGY8
ENGINEERING, LLP

26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB #660-001

EQUIPMENT MANUFACTURER:

Alcatel-Lucent

CONSULTANT:

SBA

SBA COMMUNICATIONS CORP.
959 SOUTH COAST DR., SUITE 200
COSTA MESA, CA 92626

ENGINEERING LICENSE:

REGISTERED PROFESSIONAL ENGINEER
DAVID MICHAEL JANNETT
No. 62543
EXP. 12/31/19
CIVIL
STATE OF CALIFORNIA

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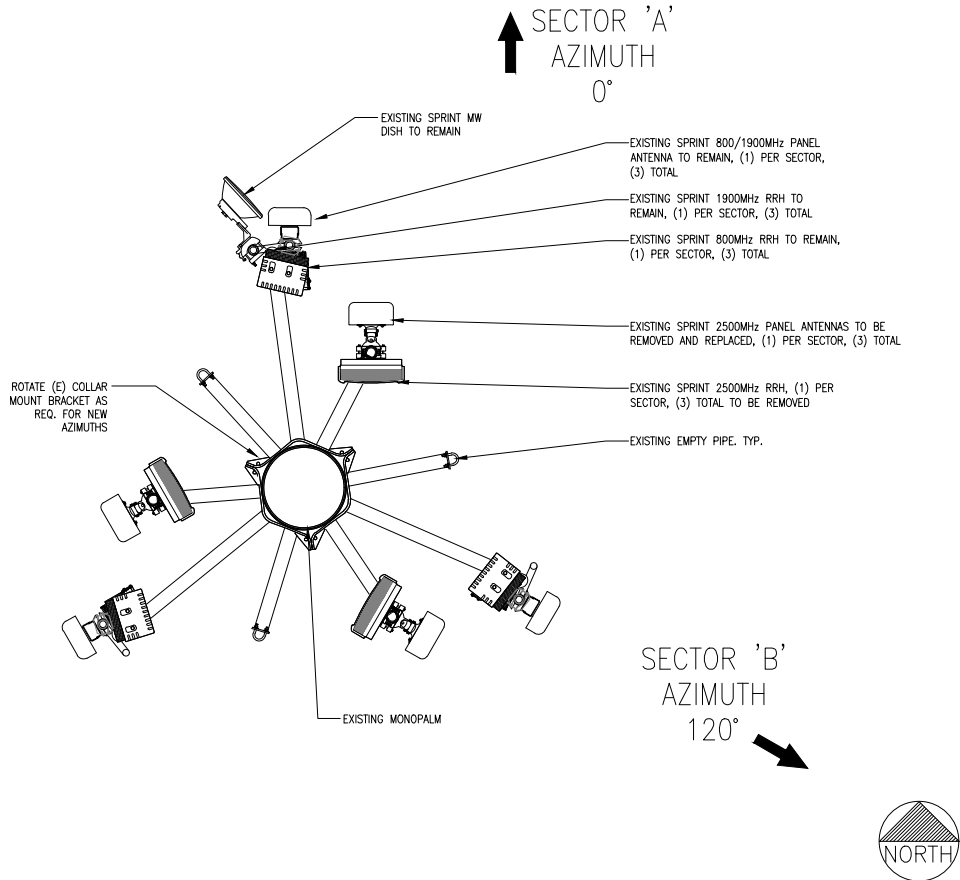
(E) AND (N)
EQUIPMENT LAYOUT

SHEET NUMBER:

A-1.1

EXISTING ANTENNA SCHEDULE									
SECTOR		ANTENNA			ANTENNA AZIMUTH	RAD CENTER	DAP / RRH / PARABOLIC	CABLE TYPE	CABLE LENGTH
		FREQUENCY	MODEL	SIZE					
SECTOR "A"	A1	800/1900	APXVSP18-C-A20	72.0"	0°	39'-0"	(1) RRH-4X45-1900 (1) RRH-2X50-800	(1) 1.25" HYBRID FIBER CABLE	40'
	A2	MICROWAVE DISH	SB1-220AMPT	12.0"	-	39'-0"	-		
	A3	2500	APXVTM14-C-I20	56.3"	0°	39'-0"	(1) RRH-TD-8X20-2.5		
	A4	-	-	-	-	-	-		
SECTOR "B"	B1	800/1900	APXVSP18-C-A20	72.0"	120°	39'-0"	(1) RRH-4X45-1900 (1) RRH-2X50-800	(1) 1.25" HYBRID FIBER CABLE	40'
	B2	-	-	-	-	-	-		
	B3	2500	APXVTM14-C-I20	56.3"	120°	39'-0"	(1) RRH-TD-8X20-2.5		
	B4	-	-	-	-	-	-		
SECTOR "C"	C1	800/1900	APXVSP18-C-A20	72.0"	2840°	39'-0"	(1) RRH-4X45-1900 (1) RRH-2X50-800	(1) 1.25" HYBRID FIBER CABLE	40'
	C2	-	-	-	-	-	-		
	C3	2500	APXVTM14-C-I20	56.3"	240°	39'-0"	(1) RRH-TD-8X20-2.5		
	C4	-	-	-	-	-	-		
TOTALS		7				9		4	

NOTE:
PALM FRONDS NOT SHOWN FOR CLARITY



PLANS PREPARED FOR:

Sprint

6591 Irvine Center Drive, Suite 100
Irvine, California 92618

PLANS PREPARED BY:

INFINIGY8
ENGINEERING, LLP

26455 RANCHO PARKWAY SOUTH
LAKE FOREST, CALIFORNIA 92630

JOB #660-001

EQUIPMENT MANUFACTURER:

Alcatel-Lucent

CONSULTANT:

SBA

SBA COMMUNICATIONS CORP.
959 SOUTH COAST DR., SUITE 200
COSTA MESA, CA 92626

ENGINEERING LICENSE:

REGISTERED PROFESSIONAL ENGINEER
DAVID MICHAEL CONNELLEY
No. 62543
EXP. 12/31/19
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STATE OF CALIFORNIA

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SITE NAME:

CA6377 ZEROES

SITE CASCADE:

LA73XC155
CA45453-A-01

SITE ADDRESS:

10106 SHOEMAKER AVE.
aka "10114 SHOEMAKER AVE"
SANTA FE SPRINGS, CA 90670

ANTENNA LAYOUTS AND ANTENNA SCHEDULES

SHEET NUMBER:

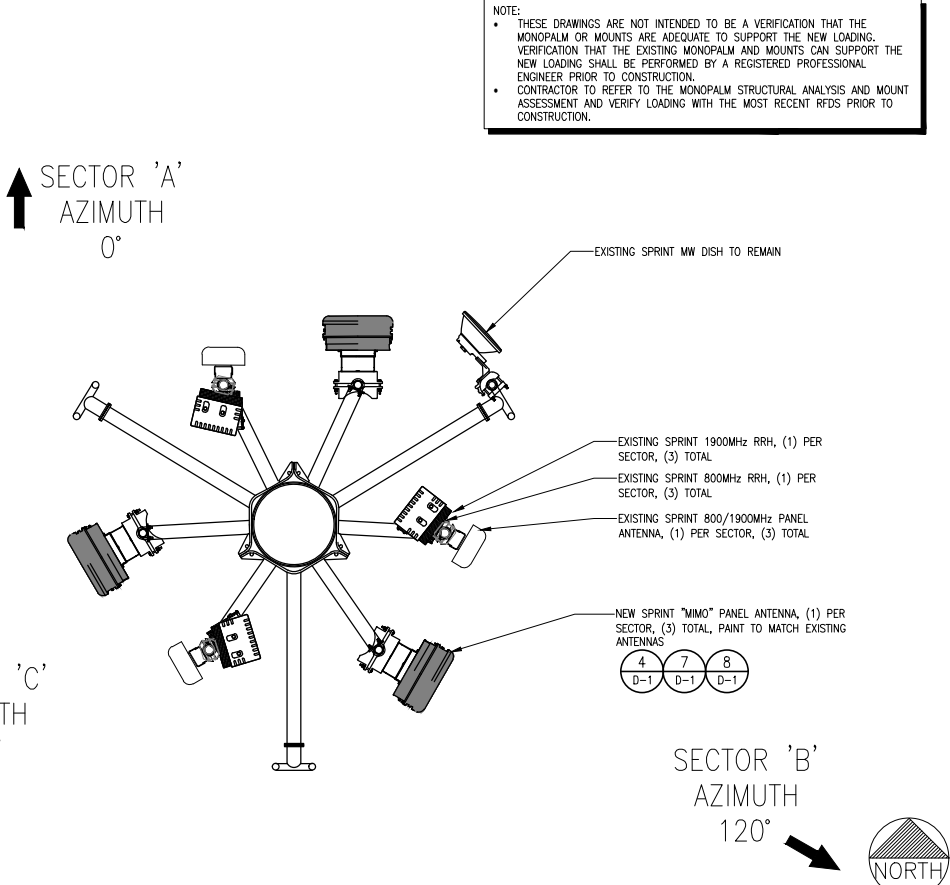
A-2

EXISTING ANTENNA SCHEDULE	3
---------------------------	---

NEW ANTENNA SCHEDULE									
SECTOR		ANTENNA			ANTENNA AZIMUTH	RAD CENTER	DAP / RRH / PARABOLIC	CABLE TYPE	CABLE LENGTH
		FREQUENCY	MODEL	SIZE					
SECTOR "A"	A1	800/1900	APXVSP18-C-A20	72.0"	0°	39'-0"	(1) RRH-4X45-1900 (1) RRH-2X50-800	(1) 1.25" HYBRID FIBER CABLE	40'
	A2	MICROWAVE DISH	SB1-220AMPT	12.0"	-	39'-0"	-		
	A3	2500	TD LTE 2.5G MASSIVE MIMO-AAHC	25.6"	0°	-	-		
	A4	-	-	-	-	-	-		
SECTOR "B"	B1	800/1900	APXVSP18-C-A20	72.0"	120°	-	(1) RRH-4X45-1900 (1) RRH-2X50-800	(1) 1.25" HYBRID FIBER CABLE	40'
	B2	-	-	-	-	-	-		
	B3	2500	TD LTE 2.5G MASSIVE MIMO-AAHC	25.6"	120°	-	-		
	B4	-	-	-	-	-	-		
SECTOR "C"	C1	800/1900	APXVSP18-C-A20	72.0"	240°	-	(1) RRH-4X45-1900 (1) RRH-2X50-800	(1) 1.25" HYBRID FIBER CABLE	40'
	C2	-	-	-	-	-	-		
	C3	2500	TD LTE 2.5G MASSIVE MIMO-AAHC	25.6"	240°	-	-		
	C4	-	-	-	-	-	-		
TOTALS		7				6		4	

NOTE:
PALM FRONDS NOT SHOWN FOR CLARITY

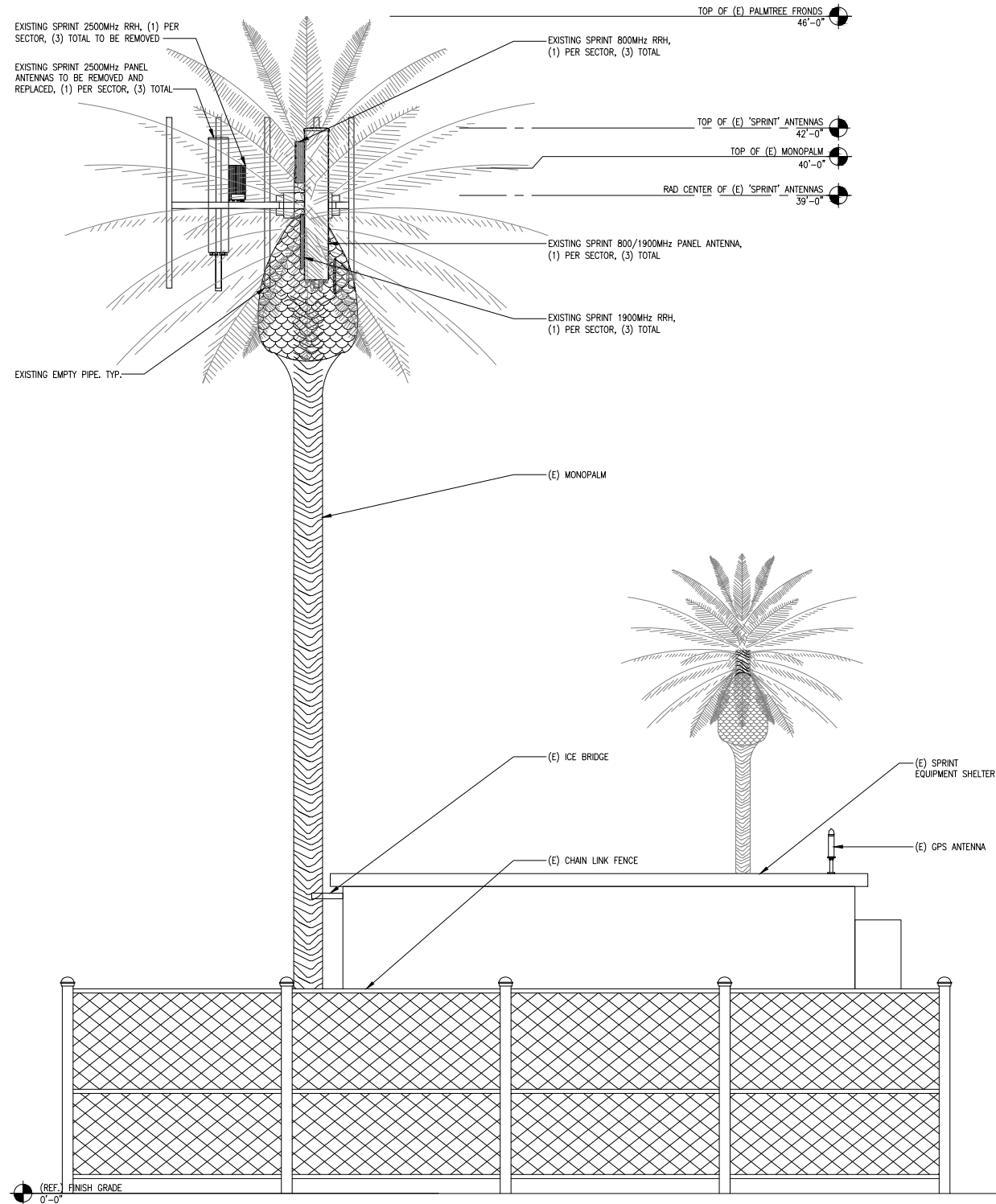
- ALL ANTENNAS, RRH, CABLES, MOUNTING HARDWARE AND ANY RELATED EQUIPMENT SHALL BE PAINTED A MEDIUM GREEN COLOR TO MATCH (E) MONOPALM FRONDS
- NEW FRONDS SHALL BE ADDED TO REPLACE ANY MISSING FRONDS
- ANY DISCOLORED FAUX BARK SHALL BE RE-PAINTED A MEDIUM BROWN COLOR TO MIMIC REAL BARK



- NOTE:
- THESE DRAWINGS ARE NOT INTENDED TO BE A VERIFICATION THAT THE MONOPALM OR MOUNTS ARE ADEQUATE TO SUPPORT THE NEW LOADING. VERIFICATION THAT THE EXISTING MONOPALM AND MOUNTS CAN SUPPORT THE NEW LOADING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO REFER TO THE MONOPALM STRUCTURAL ANALYSIS AND MOUNT ASSESSMENT AND VERIFY LOADING WITH THE MOST RECENT RFDS PRIOR TO CONSTRUCTION.

NEW ANTENNA SCHEDULE	4
----------------------	---

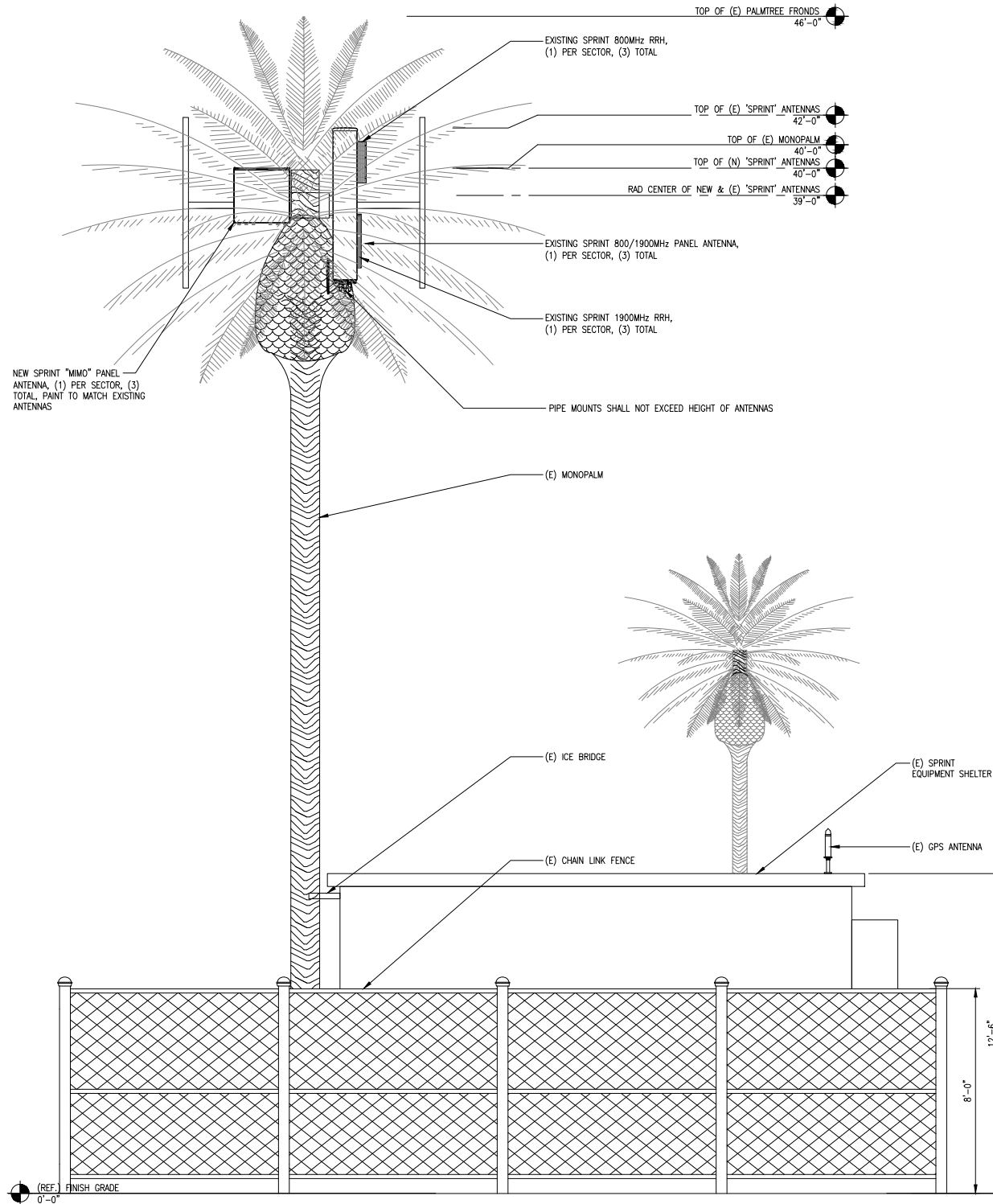
NEW ANTENNA LAYOUT	2
--------------------	---



EXISTING NORTH ELEVATION

SCALE: 3/8"=1'-0"

1



NEW NORTH ELEVATION

SCALE: 3/8"=1'-0"

2

- ALL ANTENNAS, RRH, CABLES, MOUNTING HARDWARE AND ANY RELATED EQUIPMENT SHALL BE PAINTED A MEDIUM GREEN COLOR TO MATCH (E) MONOPALM FRONDS
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JOB #660-001

EQUIPMENT MANUFACTURER:

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959 SOUTH COAST DR., SUITE 200
COSTA MESA, CA 92626

ENGINEERING LICENSE:

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DAVID MICHAEL CANNELL
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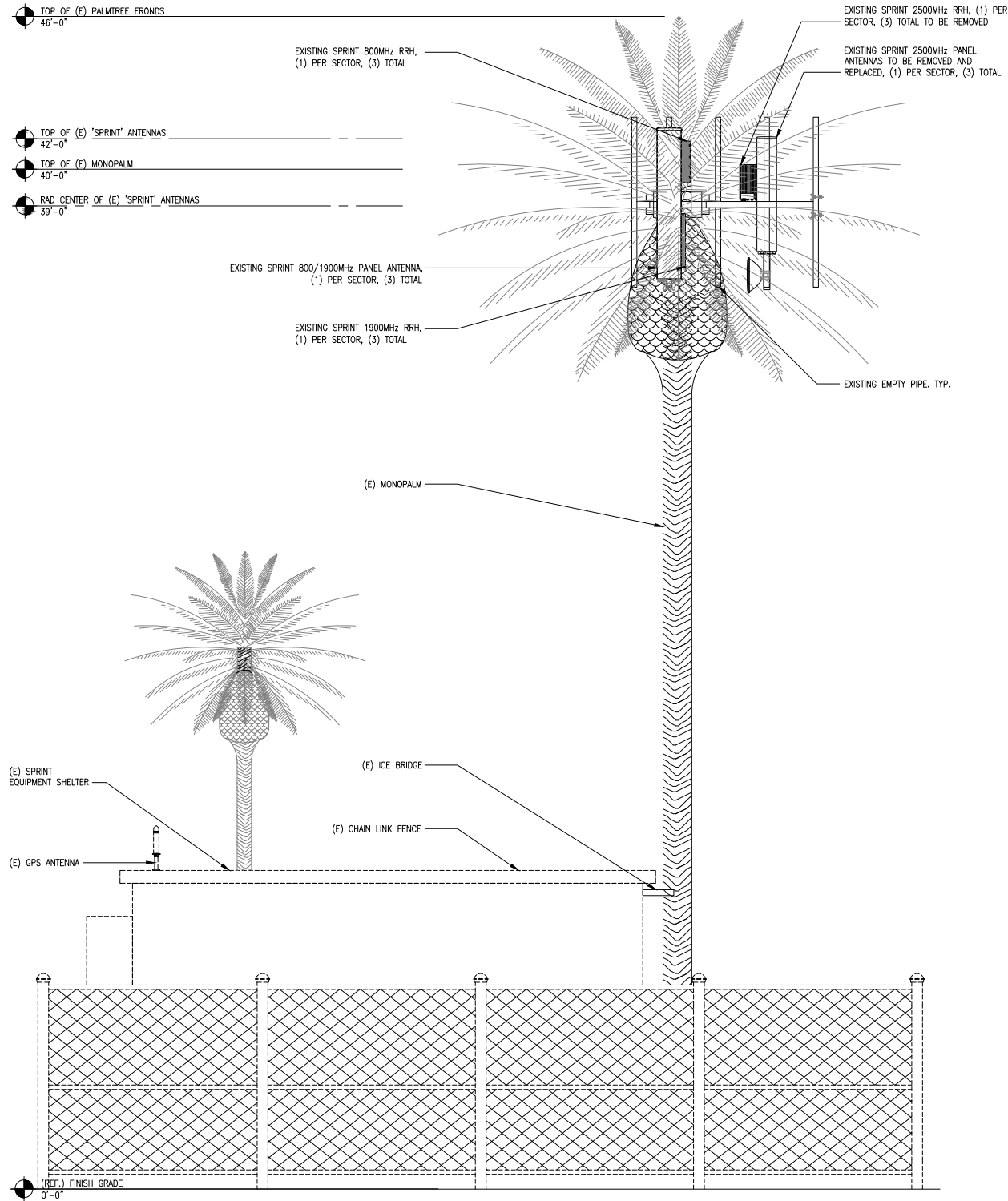
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aka "10114 SHOEMAKER AVE"
SANTA FE SPRINGS, CA 90670

SHEET DESCRIPTION:

NORTH
ELEVATIONS

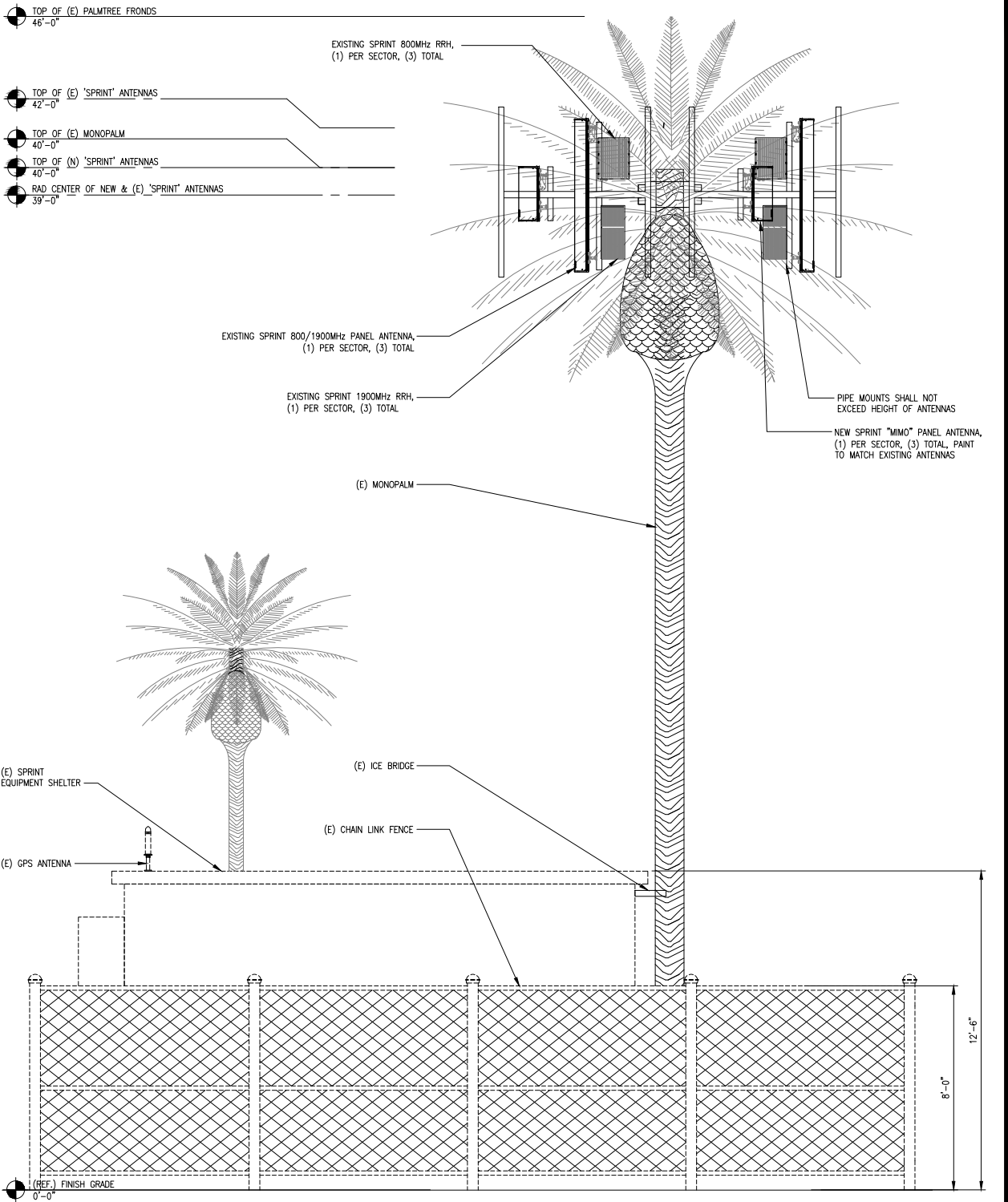
SHEET NUMBER:

A-3



EXISTING SOUTH ELEVATION

SCALE: 3/8"=1'-0" 0 1 2 3 1



NEW SOUTH ELEVATION

SCALE: 3/8"=1'-0" 0 1 2 3 2

- ALL ANTENNAS, RRH, CABLES, MOUNTING HARDWARE AND ANY RELATED EQUIPMENT SHALL BE PAINTED A MEDIUM GREEN COLOR TO MATCH (E) MONOPALM FRONDS
- NEW FRONDS SHALL BE ADDED TO REPLACE ANY MISSING FRONDS
- ANY DISCOLORED FAUX BARK SHALL BE RE-PAINTED A MEDIUM BROWN COLOR TO MIMIC REAL BARK

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Irvine, California 92618

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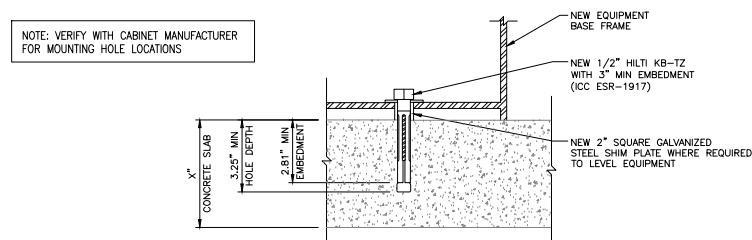
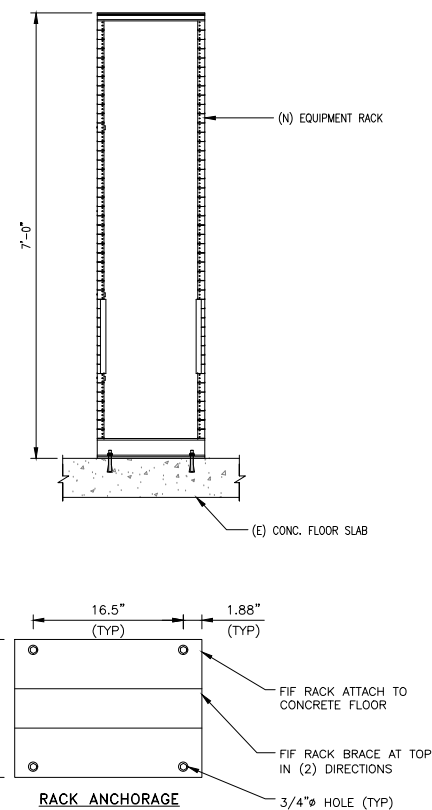
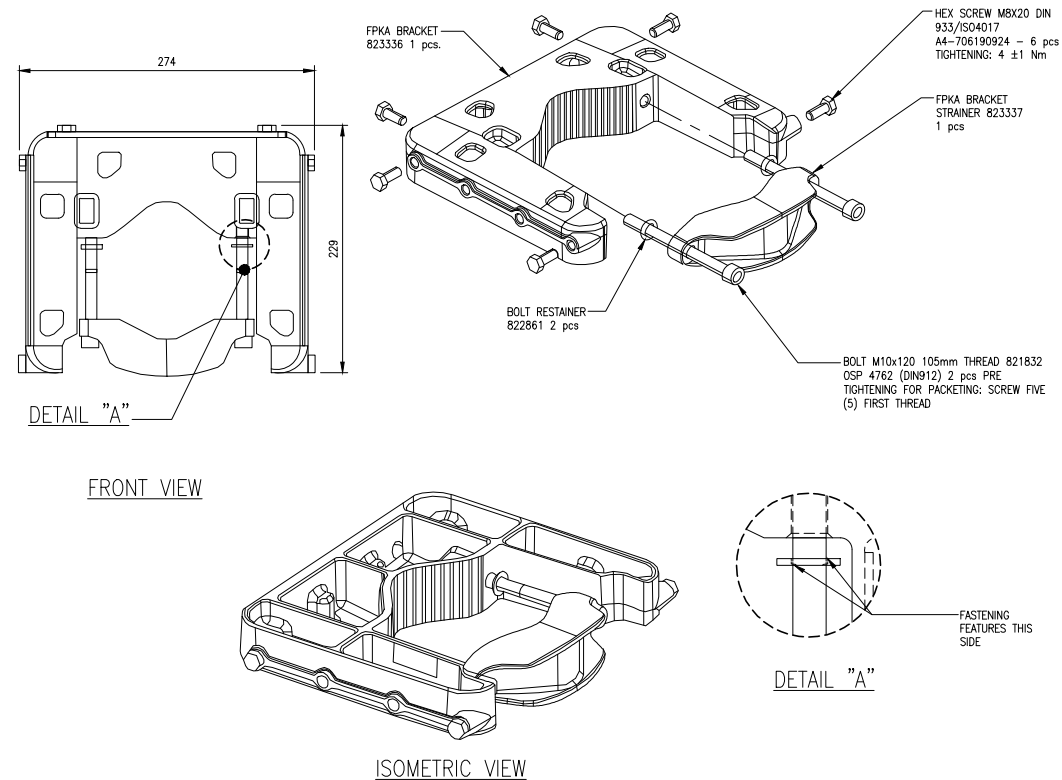
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SHEET DESCRIPTION:

SOUTH
ELEVATIONS

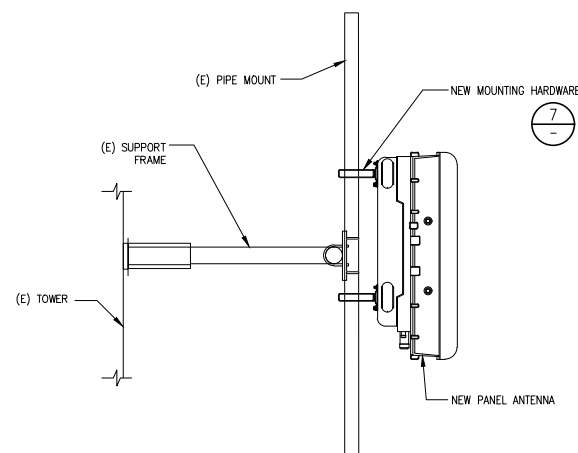
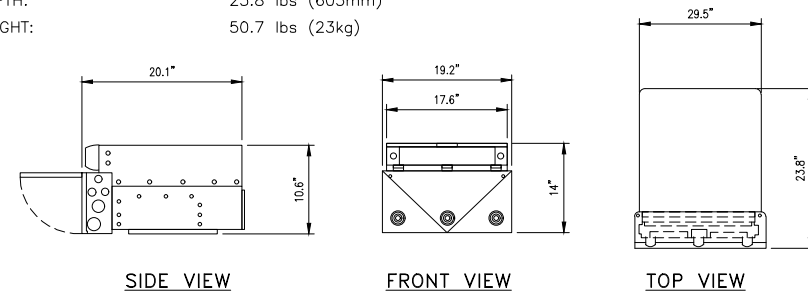
SHEET NUMBER:

A-4



NOKIA AMOB/AIRSCALE CABINET

MANUFACTURER:	NOKIA
HEIGHT:	8U 14" (354.8mm)
WIDTH:	19.2" (487mm)
DEPTH:	23.8 lbs (605mm)
WEIGHT:	50.7 lbs (23kg)



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LAKE FOREST, CALIFORNIA 92630

JOB #660-001

EQUIPMENT MANUFACTURER:  Alcatel-Lucent

CONSULTANT:

SBA 

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SITE CASCADE:

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CA45453-A-01

FIGURE 19.1 CABLE COLOR CODE

TYPICAL COAX CABLE COLOR CODING SCHEME				
SECTOR	CABLE	FIRST RING	SECOND RING	THIRD RING
1 - ALPHA	1	GRN	NO TAPE	NO TAPE
	2	BLU	NO TAPE	NO TAPE
	3	BRN	NO TAPE	NO TAPE
	4	WHT	NO TAPE	NO TAPE
	5	RED	NO TAPE	NO TAPE
	6	SLT	NO TAPE	NO TAPE
	7	PPL	NO TAPE	NO TAPE
	8	ORG	NO TAPE	NO TAPE
2 - BETA	1	GRN	GRN	NO TAPE
	2	BLU	BLU	NO TAPE
	3	BRN	BRN	NO TAPE
	4	WHT	WHT	NO TAPE
	5	RED	RED	NO TAPE
	6	SLT	SLT	NO TAPE
	7	PPL	PPL	NO TAPE
	8	ORG	ORG	NO TAPE
3 - GAMMA	1	GRN	GRN	GRN
	2	BLU	BLU	BLU
	3	BRN	BRN	BRN
	4	WHT	WHT	WHT
	5	RED	RED	RED
	6	SLT	SLT	SLT
	7	PPL	PPL	PPL
	8	ORG	ORG	ORG

FIGURE 19.2 COLOR CODE

2.5 FREQUENCY	INDICATOR		ID
2500 -1	YEL	WHT	GRN
2500 -2	YEL	WHT	RED
2500 -3	YEL	WHT	BRN
2500 -4	YEL	WHT	BLU
2500 -5	YEL	WHT	SLT
2500 -6	YEL	WHT	ORG
2500 -7	YEL	WHT	WHT
2500 -8	YEL	WHT	PPL

NV FREQUENCY	INDICATOR	ID
800-1	YEL	GRN
1900-1	YEL	RED
1900-2	YEL	BRN
1900-3	YEL	BLU
1900-4	YEL	SLT
800-1	YEL	ORG
RESERVED	YEL	WHT
RESERVED	YEL	PPL

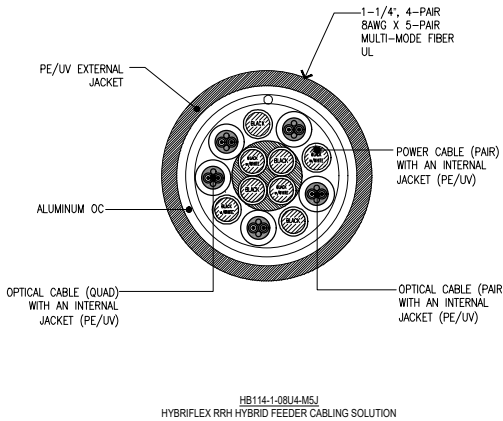
NOTES:

- ALL CABLES SHALL BE MARKED AT THE TOP AND BOTTOM WITH 2" COLORED TAPE, STENCIL TAG COLORED TAPE, OR COLORED HEAT SHRINK TUBING.
- COLORED TAPE MAY BE OBTAINED FROM GRAYBAR ELECTRONIC. UV STABILIZED TAPE OR HEAT SHRINK ARE PREFERRED.
- THE FIRST RING SHALL BE CLOSEST TO THE END OF THE CABLE, AND THERE SHALL BE A 1" SPACE BETWEEN EACH RING.
- THE CABLE COLOR CODE SHALL BE APPLIED IN ACCORDANCE TO TABLE 19-1.
 - TABLE 19-1 ONLY SHOWS 3 SECTORS, BUT ADDITIONAL SECTORS ARE EASILY SUPPORTED BY ADDING THE APPROPRIATE NUMBER OF COLORED RINGS TO THE CABLE COLOR CODE.
- AFTER THE CABLE COLOR CODE IS APPLIED, THE FREQUENCY COLOR CODE, TABLE 19-2, MUST BE APPLIED FOR THE SPECIFIC FREQUENCY BAND IN USE ON A GIVEN LINE.
 - 2" GAP SHALL SEPARATE THE CABLE COLOR CODE FROM THE FREQUENCY COLOR CODE.
 - THE 2" COLOR RINGS FOR THE FREQUENCY CODE SHALL BE PLACED NEXT TO EACH OTHER WITH NO SPACES.
- WRAP 2" COLORED TAPE A MINIMUM OF (3) TIMES AROUND THE COAX, AND KEEP THE TAPE IN THE SAME AREA AS MUCH AS POSSIBLE. THIS WILL ALLOW REMOVAL OF TAPE THAT FADES OR DISCOLORS DUE TO WEATHER.
- EXAMPLES OF THE CABLE AND FREQUENCY COLOR CODES ARE SHOWN IN FIGURE 19-1 AND FIGURE 19-2

NOT USED

NO SCALE

1



STRUCTURE		
OUTER CONDUCTOR CORRUGATED ARMOR:	ALUMINUM	[MM (IN)] 36.0 (1.42)
JACKET:	POLYETHYLENE, PE	[MM (IN)] 39.0 (1.54)
UV-PROTECTION:	INDIVIDUAL AND EXTERNAL JACKET	YES
MECHANICAL PROPERTIES		
WEIGHT, APPROXIMATE	[KG/M (LB/FT)]	1.61 (1.08)
MINIMUM BENDING RADIUS, SINGLE BENDING:	MM (IN)	200 (8)
MINIMUM BENDING RADIUS, REPEATED BENDING:	MM (IN)	500 (20)
RECOMMENDED/MAXIMUM CLAMP SPACING	M (FT)	1.0/1.2 (3.25/4.0)
ELECTRICAL PROPERTIES		
DC-RESISTANCE OUTER CONDUCTOR ARMOR	[Ω/KM (Ω/1000FT)]	1.61 (1.08)
DC-RESISTANCE POWER CABLE, 8.4MM ² (8AWG)	[Ω/KM (Ω/1000FT)]	2.1 (.64)
FIBER OPTIC PROPERTIES		
VERSION		MULTI-MODE
QUANTITY, FIBER COUNT		5 PAIRS
CORE/CLAD	[μm]	50/125
PRIMARY COATING (ACRYLATE)	[μm]	245
BUFFER DIAMETER, NOMINAL	[μm]	900
SECONDARY PROTECTION, JACKET, NOMINAL	[MM (IN)]	2.0 (0.08)
STANDARDS (MEETS OR EXCEEDS)		UL94-V0, UL1666 RoHS COMPLIANT
DC POWER CABLE PROPERTIES		
SITE	[MM ² (AWG)]	8.4 (8)
QUANTITY, WIRE COUNT		8 (4 PAIRS)
TYPE		UV PROTECTED
STRANDS		19
PRIMARY JACKET DIAMETER, NOMINAL	[MM (IN)]	6.1 (0.24)
STANDARDS (MEETS OR EXCEEDS) *REFER TO SPEC SHEET*		ICEA S-95-658

ANTENNA AND CABLE COLOR CODE STANDARDS

NO SCALE

4

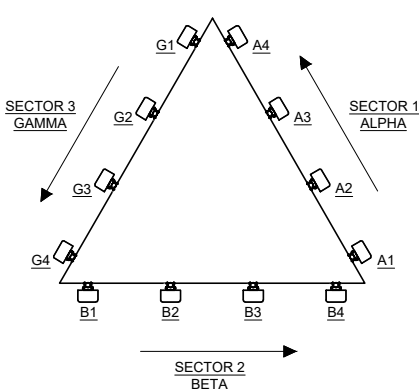
HYBRIFLEX MULTI-MODE FIBER (FOR REFERENCE)

NO SCALE

2

HYBRID		2.5 Band			NV CABLES			
HYBRID	COLOR	2500 Radio 1		COLOR	BAND	INDICATOR	PORT	COLOR
1	GRN	YEL	WHT	GRN	800-1	YEL GRN	NV-1	GRN
2	BLU	YEL	WHT	BLU	1900-1	YEL RED	NV-2	BLU
3	BRN	YEL	WHT	BRN	1900-2	YEL BRN	NV-3	BRN
4	WHT	YEL	WHT	WHT	1900-3	YEL BLU	NV-4	WHT
5	RED	YEL	WHT	RED	1900-4	YEL SLT	NV-5	RED
6	SLT	YEL	WHT	SLT	800-2	YEL ORG	NV-6	SLT
7	PPL	YEL	WHT	PPL	SPARE	YEL WHT	NV-7	PPL
8	ORG	YEL	WHT	ORG	2500	YEL PPL	NV-8	ORG

FIGURE 1: ANTENNA ORIENTATION



EXAMPLE - SECTOR 2, CABLE 2, 800Mhz RADIO #1



EXAMPLE - SECTOR 3, CABLE 1, 1900Mhz RADIO #1



EXAMPLE - SECTOR 1, CABLE 4, 800Mhz RADIO #1 AND 1900Mhz RADIO #1



ANTENNA AND CABLE COLOR CODE STANDARDS

NO SCALE

3

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PLANS PREPARED BY:



EQUIPMENT MANUFACTURER:



CONSULTANT:



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959 SOUTH COAST DR., SUITE 200
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LA73XC155
CA45453-A-01

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10106 SHOEMAKER AVE.
aka "10114 SHOEMAKER AVE"
SANTA FE SPRINGS, CA 90670

SHEET DESCRIPTION:

RF DATA SHEET

SHEET NUMBER:

RF-1

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CA45453-A-01

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aka "10114 SHOEMAKER AVE"
SANTA FE SPRINGS, CA 90670

SHEET DESCRIPTION:

GRND PLAN AND DETAILS

SHEET NUMBER:

G-1

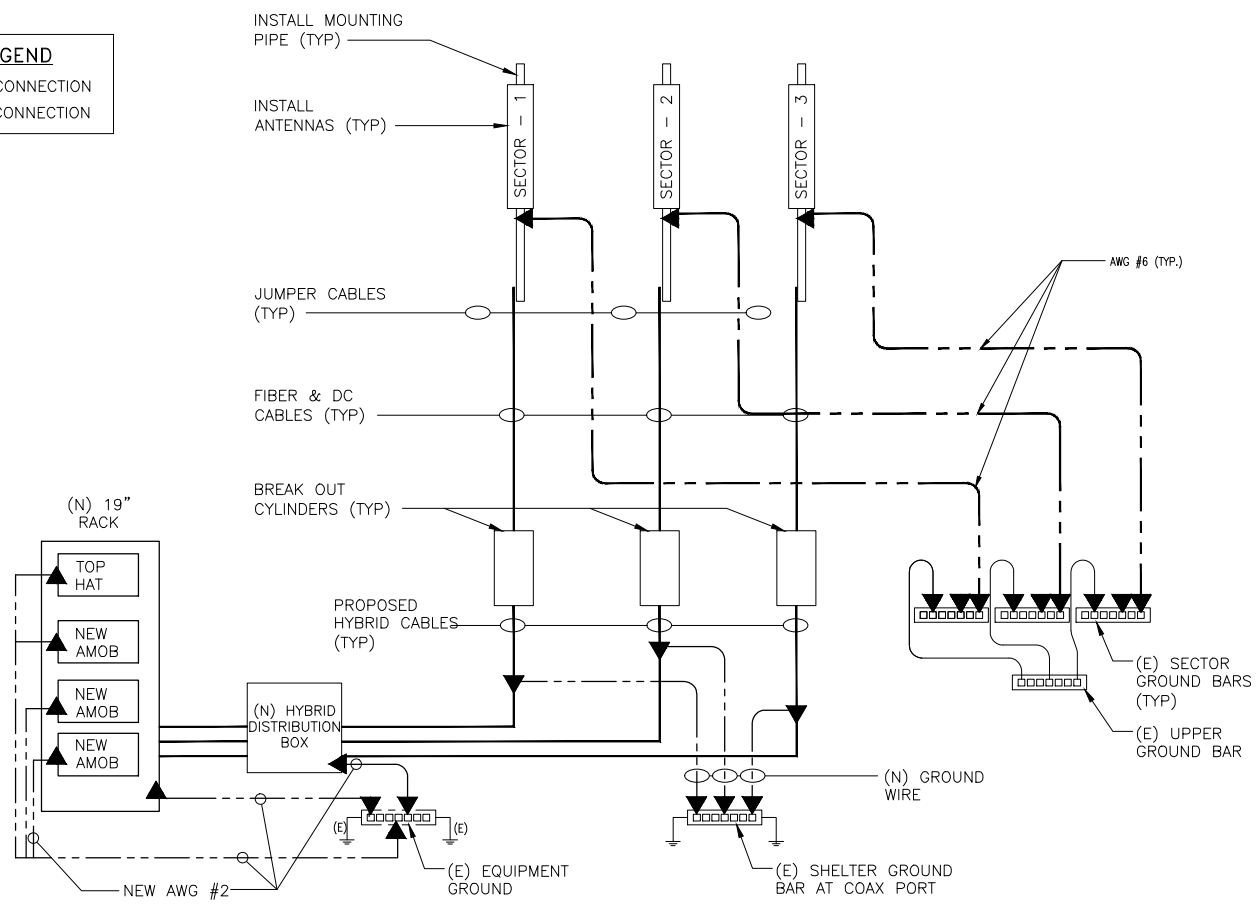
SYMBOL LEGEND

■

EXOTHERMIC CONNECTION

▲

MECHANICAL CONNECTION



GROUNDING RISER DIAGRAM (FOR REFERENCE ONLY)

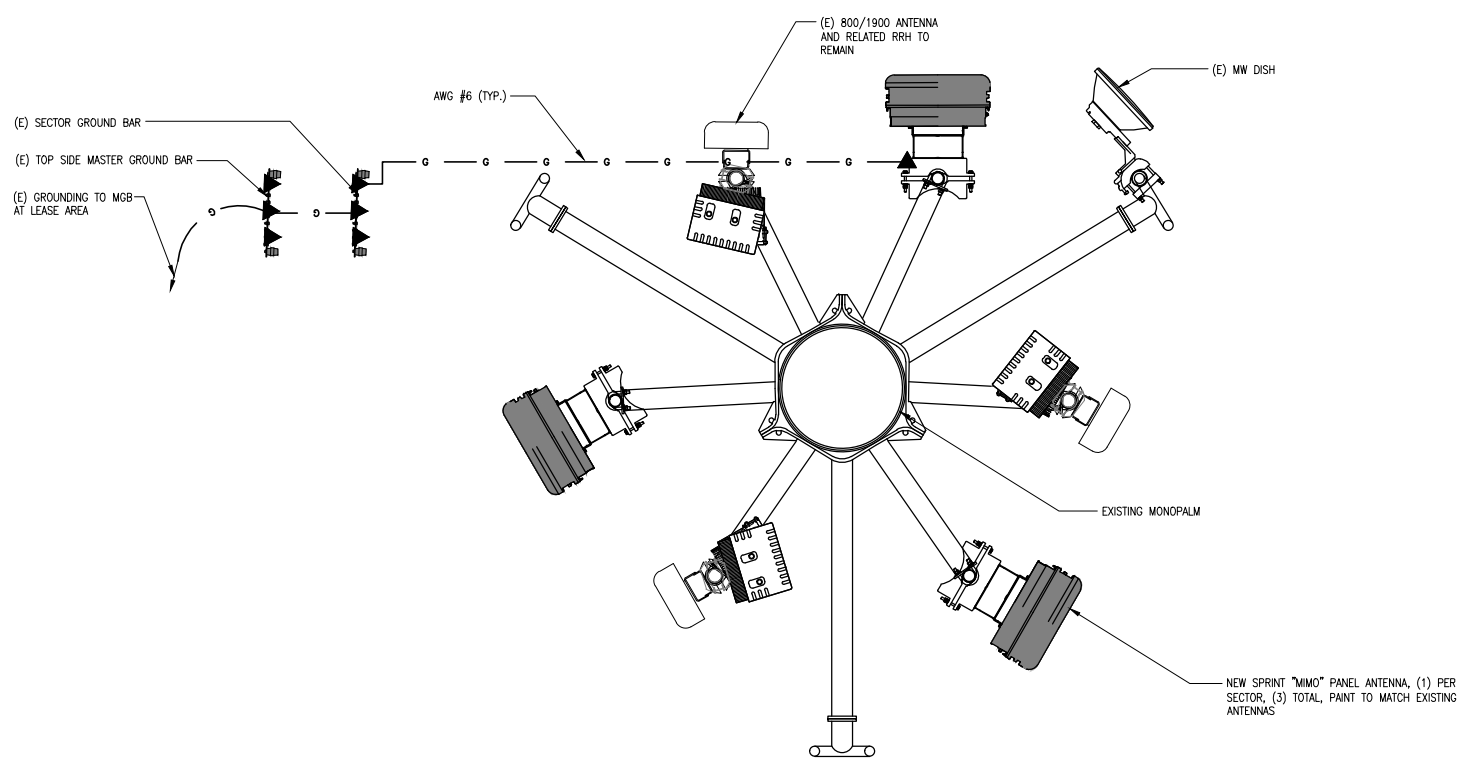
NO SCALE

3

INSTALLATION OF GROUNDING CONDUCTOR TO GROUNDING BAR

NO SCALE

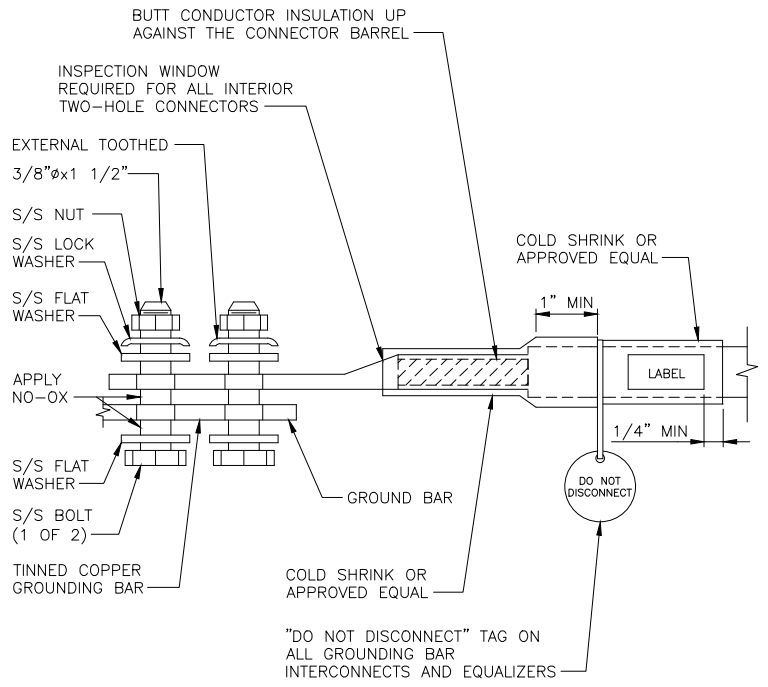
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TYPICAL ANTENNA GROUNDING PLAN

NO SCALE

4



TWO HOLE LUG

NO SCALE

2



City of Santa Fe Springs

Planning Commission Meeting

December 9, 2019

NEW BUSINESS

Categorically Exempt – CEQA Guideline Section 15303, Class 3

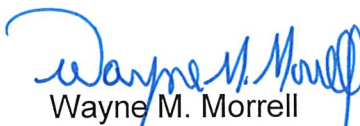
Modification Permit Case No. 1323

A request for a Modification of Property Development Standards to allow a porte cochere to be located within the required side setback area, on a property located at 10413 Gridley Avenue (APN: 8007-024-035), in the R-1, Single-Family Residential, Zone. (Jose Cardenas)

RECOMMENDATION

- Continue Modification Permit Case No. 1323 to the Planning Commission meeting of January 13, 2020.

Surrounding neighbors were notified via mail that the requested Modification Permit was going before the Planning Commission for consideration. Since neighbors received notification, it is recommended that if any members of the public attend the meeting and wish to comment, the Planning Commission should receive public comments, and then take action to continue the project to the next meeting date on January 13, 2020. The continuance will provide additional time for the staff to review the proposed Modification request to the City's Development Standard.


Wayne M. Morrell
Director of Planning



City of Santa Fe Springs

Planning Commission Meeting

December 9, 2019

CONSENT AGENDA

Alcohol Sales Conditional Use Permit Case No. 19

Compliance review report for Alcohol Sales Conditional Use Permit Case No. 19 to allow the continued operation and maintenance of an alcoholic beverage sales use for off-site consumption by Wal-Mart Inc. located at 13310 Telegraph Road and within the Gateway Plaza shopping center. (Wal-Mart Inc.)

RECOMMENDATIONS

That the Planning Commission, based on Staff's compliance review report, find that the subject use is in compliance with all of the conditions of approval and request that this matter be brought back before December 9, 2024, for another compliance review report. The Planning Commission shall note that this matter may be brought back to the Commission at any time should the applicant violate any conditions of approval or any City Codes, or should there be a need to modify, add, or remove a condition of approval.

BACKGROUND

The Applicant Wal-Mart Inc., has operated and maintained a store within the Gateway Plaza located at 13310 Telegraph Road since September 2000. In 2002, Wal-Mart Inc. made a corporate decision to stock and sell alcoholic beverages (including beer, wine, and spirits) to its customers for off-site consumption.

In compliance with Section 155.628 of the City Zoning Code, Wal-Mart submitted an application for an Alcohol Sales Conditional Use Permit (ASCUP). Accordingly, The Planning Commission and the City Council, at their respective meetings of September 9, and September 12, 2002, reviewed the application and approved ASCUP Case No. 19 to allow the operation and maintenance of the alcoholic beverage sales for off-site consumption. The permit has had several compliance review inspections with favorable results.

This matter is before the Planning Commission because a compliance review is now due to determine if the use is being maintained and operated in compliance with the city codes, and in compliance with the conditions of approval.

CALLS FOR SERVICE

Within the past year, there have been several calls for service associated with 13310 Telegraph Rd, but none of the calls on record could be directly linked to the sale or storage of alcoholic beverages. It should be noted that Wal-Mart, Inc. manages its own security and loss prevention division that oversees the surveillance and apprehension of shoplifting suspects.

COMPLIANCE REVIEW REPORT

As part of the alcohol sales conditional use permit process, staff conducted a review of the Applicant's operation and the site to ensure compliance with the conditions of approval set forth with this Permit. Staff also investigated the use in light of its proximity to surrounding risk considerations such as schools, religious facilities, recreation and/or other public facilities attended or utilized by minors. After conducting said investigation, Staff found that the establishment is being maintained and operated in full compliance with the City's Zoning Regulations and the Conditions of Approval. Staff also checked with the Alcohol Beverage Control (ABC) and found that the establishment is in full compliance with all of the ABC regulations.

Considering this favorable track record, and the fact that the Applicant has complied with all of the initial conditions of approval, Staff believes that changes to the conditions of approval are not warranted at this time.

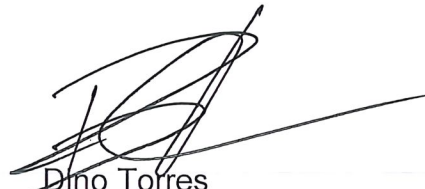
CONDITIONS OF APPROVAL

Modifications to the existing conditions of approval have not been made, except for Condition No. 20 which references the new compliance review due date.

1. That any graffiti directly on the property located at 13310 Telegraph Road shall be continued to be removed within 24-hours from when the graffiti is reported. This includes surrounding walls and light poles that are part of the property.
2. That the sale of alcoholic beverages shall be permitted only during business hours or as indicated by the Alcoholic Beverage Control.
3. That the Type 20 Alcoholic Beverage Control license allowing offsite sale of general sales of beer, wine and liquor shall be restricted to the sale for consumption of alcoholic beverages off the subject site only.
4. That it shall be the responsibility of the ownership and/or its employees to assure that no alcoholic beverages purchased on the subject site shall be consumed on the subject site or any adjacent property within the applicant's control.
5. That the applicant and/or his employees shall be responsible for maintaining control of litter on the subject property.
6. That the applicant and/or his employees shall not allow any person who is obviously intoxicated or under the influence of any drug to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the State Business and Professions Code.

7. That the applicant and/or his employees shall not sell, furnish or give any alcohol to any habitual drunkard or to any obviously-intoxicated person, as set forth in Section 25602 (a) of the State Business and Professions Code.
8. That the applicant shall not have upon the subject premises any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the licensee's license as set forth in Section 25607 (a) of the State Business and Professions Code.
9. That the applicant and/or his employees shall not sell, furnish or give any alcoholic beverage to any person under 21 years of age as set forth in Section 25658 (a) of the State Business and Professions Code.
10. That the applicant and/or his employees shall not permit any person under 18 years of age to sell alcoholic beverages.
11. That there will be a corporate officer or manager on the licensed premises during all public business hours that will be responsible for alcohol sales activities.
12. That the applicant and/or his employees shall not allow any person to loiter on the subject premises, shall report all such instances to the City's Police Services Center and shall post signs, approved by the Department of Police Services, prohibiting loitering.
13. That the applicant must receive approval from the Department of Police Services for any installation of pay telephones outside of the premise, and such phones shall not be capable of receiving incoming calls.
15. The City's Director of Police Services may, at his discretion, require amendments to the Security Plan to assure the protection of the public's health, welfare and safety.
16. That the owner, corporate officers and managers shall cooperate fully with all city officials, and law enforcement personnel and shall not obstruct or impede their entrance into the licensed premises while in the course of their official duties.
17. That vending machines, water machines, soda machines and other similar equipment shall not be placed outdoors visible from the street, parking lot or adjacent properties.
18. That a copy of these conditions be maintained with a copy of the City Business License and Fire Department Permits in a place conspicuous to all employees of the location.

19. That in the event the owner(s) intend to sell, lease or sublease the subject business operation or transfer the subject Permit to another owner/applicant or licensee, the Director of Police Services shall be notified in writing of said intention not less than (60) days prior to signing of the agreement to sell lease or sublease.
20. ***That this Permit shall be subject to a compliance review in five years, no later than December 9, 2024, to determine if the alcoholic beverage activity is still operating in strict compliance with the original conditions of approval. At which time the applicant may request an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval.***
21. That all other applicable requirements of the City Zoning Ordinance, Uniform Building Code, Uniform Fire Code, the determinations of the City and State Fire Marshall, and all other applicable regulations shall be strictly complied with.
22. That failure to comply with the foregoing conditions shall be cause for suspension and/or revocation of this Permit. 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.

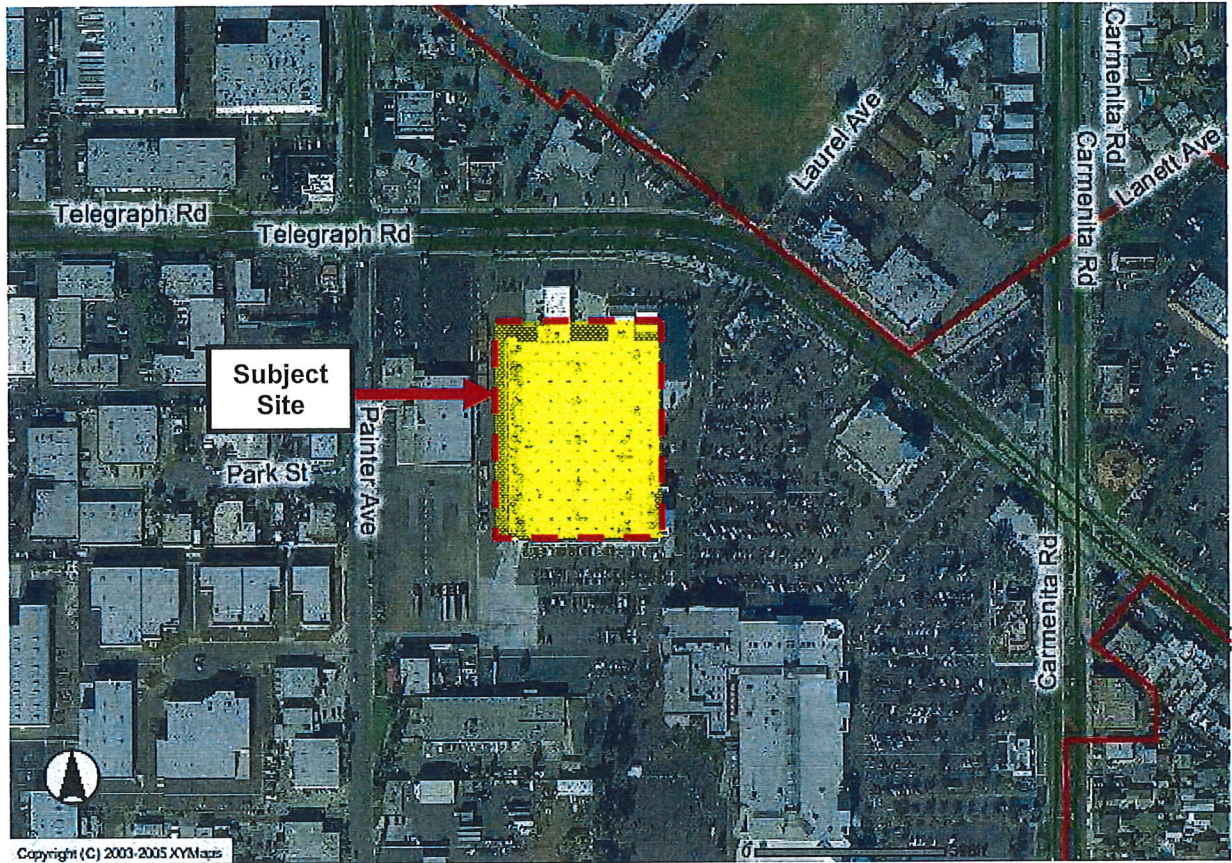


Dino Torres
Director of Police Services

Attachment(s)

1. Vicinity Map

Location Map



Alcohol Sales Conditional Use Permit Case No. 19

Located at:
Wal-Mart Inc.
13310 Telegraph Road
Santa Fe Springs



CONSENT AGENDA

Conditional Use Permit Case No. 700-3

A compliance review to allow the continued operation and maintenance of a recycling center use at 13003 La Dana Court (APN: 8011-015-057), within the M-2, Heavy Manufacturing, Zone. (Martin Badalyan, Green Bull Recycling)

RECOMMENDATIONS

- Find that the continued operation and maintenance of a recycling center use, if conducted in strict compliance with the conditions of approval, will continue to be harmonious with adjoining properties and surrounding uses in the area and will be in conformance with the overall purpose and objective of the Zoning Regulations and consistent with the goals, policies and program of the City's General Plan; and
- Require that Conditional Use Permit Case No. 700-3, be subject to a compliance review in five (5) years, on or before December 9, 2024, to ensure that the recycling use is operating in strict compliance with the conditions of approval as stated within this staff report.

BACKGROUND

The subject property is located on the northeast corner of Shoemaker Avenue and La Dana Court at 13003 La Dana Court (APN: 8011-015-057), in the M-2, Heavy Manufacturing, Zone. The property measures approximately 4,337sq. ft. (0.994-acres). In accordance with Section 155.243 (C)(5) of the City's Zoning Regulations, the operation and maintenance of a recycling center requires a Conditional Use Permit prior to commencement of such activities.

On November 9, 2009, the Planning Commission initially approved Conditional Use Permit (CUP) Case No. 700, a request by PIVCO Recycling Center, to establish, operate and maintain a recycling center for all types of CRV approved aluminum, glass, plastic, and bimetal consumer beverage containers. The use was subsequently reconsidered by the Planning Commission at its October 14, 2014 meeting. On December 11, 2017, Mr. Martin Badalyan acquired the business, conditions of approval for CUP 700, and changed the business name to Green Bull Recycling Center. The business continues to operate and maintain as a recycling center.

STAFF CONSIDERATIONS

As standard practice for all CUP compliance reviews, and 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 by the Planning Department on September 27, 2019, the applicant was directed to comply with the following:

Report Submitted By: Claudia Jimenez

Date of Report: December 4, 2019

Planning and Development Dept.

ITEM NO. 8B

- Remove the unpermitted sign on the northern wall visible from southbound traffic on Shoemaker
- Landscape area to be maintained in a neat, clean, orderly, and healthy condition

Staff has continued to work with the applicant on the required items identified above. A recent follow-up inspection has confirmed that the applicant has now completed all aforementioned items; consequently, the applicant is now in full compliance with the existing conditions of approval. Staff, therefore, finds that if the recycling center 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 recommending that CUP 700-3 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 bolded lettering.

DEPARTMENT OF FIRE - RESCUE (ENVIRONMENTAL DIVISION)

(Contact: Tom Hall 562.868-0511 x3715)

1. That the applicant shall implement best management practices to prevent residual material in beverage containers from being discharged to the storm drain system. **(Ongoing)**

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 568.868-0511 x3320)

2. That the existing building, including any lighting, fences, walls, 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 or 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)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868-0511 x7309)

3. That the applicant shall not knowingly transport loads containing more than 10% residue. **(Ongoing)**

4. That the applicant shall maintain a log of origin of all materials collected by content and by weight from within the City of Santa Fe Springs and track their point of destination. Logs shall indicate any fees for collection and/or processing of materials. Logs shall be submitted to the Waste Management Division on a monthly basis using forms provided by the Environmental Program Coordinator. Any fee charged under this section shall be subject to the fees specified under § 50.22. In addition, any recyclable materials dealer engaging in fee-for-service hauling shall also be subject to the reports, remittances, books and records, audits, and penalties specified under § 50.24. **(Ongoing)**
5. That the applicant shall maintain a log of all materials that have a point of origin in Santa Fe Springs that are subsequently disposed at a landfill. Logs shall be submitted to the Waste Management Division on a monthly. **(Ongoing)**
6. 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)**

PLANNING AND DEVELOPMENT DEPARTMENT:

(Contact: Claudia Jimenez 562.868-0511 x7356)

7. That ~~upon completion of the landscaping~~, the required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, and replacement of plants when necessary and the regular watering of all plantings. The irrigation system shall also be well maintained. **(Revised Ongoing)**
8. That all recycling activities shall occur inside the building within the area(s) 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)**
9. That the subject site and perimeter area of the recycling collection facility shall be regularly cleared of graffiti, shopping carts, trash, junk, litter, debris and safety hazards. Applicant shall not allow shopping carts to accumulate within the parking lot area and area surrounding the recycling collection facility. Additionally, Applicant 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 all containers (35-gallon, 4-cubic yards, etc.,) shall be well maintained, neatly painted and free from graffiti, litter, vectors, stains, and other unsightly debris at all times. Additionally, all containers shall be emptied on a regular and

continuous basis. In no event shall materials be allowed to overflow the containers. All containers shall be kept inside the building. **(Ongoing)**

11. That at no time shall there be storage of recyclables outside of the recycling collection facility. **(Ongoing)**
12. 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. Moreover, the trash receptacles shall be kept inside the building when the recycling facility is closed. **(Ongoing)**
13. That all vehicles associated with the businesses on the subject property shall be parked on the subject site at all times. Off-site parking is not permitted and would result in the restriction or revocation of privileges granted under this Permit. In addition, any vehicles associated with the property shall not obstruct or impede any traffic. **(Ongoing)**
14. That all future fences, walls, gates and similar improvements to the property shall be subject to the **prior** approval of the Fire Department and the Department of Planning and Development. **(Ongoing)**
15. That A-Frame or other portable signs are not allowed. The Department of Planning and Development shall first review and approve all sign proposals for the recycling facility. The sign proposal (plan) shall include a site plan, building elevation on which the sign will be located, 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 Ordinance and the Sign Guidelines of the City. **(Ongoing)**
16. That the use shall comply with Section 155.420 of the City's Zoning Ordinance regarding the generation of objectionable odors. If there is a violation of this aforementioned Section, the property owner/applicant shall take whatever measures necessary to eliminate the objectionable odors from the operation in a timely manner. **(Ongoing)**
17. That the applicant shall not allow commercial vehicles, trucks and/or truck tractors to queue on La Dana Court, and/or use said street as a staging area, or to back up onto the subject property from the street. **(Ongoing)**
18. That if there is evidence that any of the conditions of approval have not been fulfilled or the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director of

Planning and Development may refer the use permit to the Planning Commission for review. If upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit. **(Ongoing)**

19. That the proposed use shall operate substantially in accordance with the plot plan and floor plan submitted by the owner and on file with the case. **(Ongoing)**
20. That all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with. **(Ongoing)**
21. That the Conditional Use Permit Case No. 700-2 ~~3~~ shall be subject to a compliance review in five **(5)** years, until ~~October 14, 2019~~ **December 09, 2024**, to ensure the use has been continuously in strict compliance with these conditions of approval. **(Revised Ongoing)**
22. That the **applicant**, ~~Jack S. Pivovareff~~ **Martin Badalyan**, 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. 700-3, 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. **(Revised Ongoing)**
23. 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. **(Ongoing)**


Wayne M. Morrell
Director of Planning

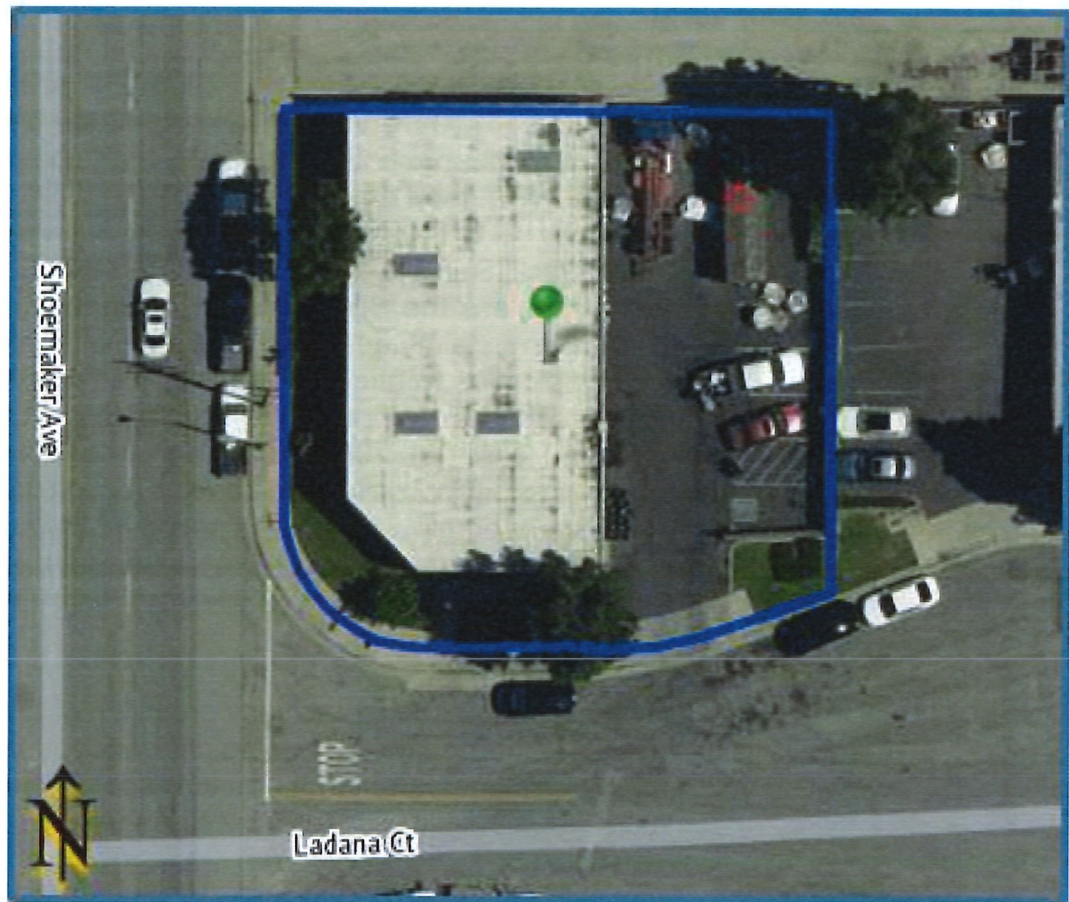
Attachments:

1. Aerial View
2. Correction Pictures
3. Site Pictures
4. Letter Requesting Reconsideration

Attachment 1: Aerial Photograph



CITY OF SANTA FE SPRINGS



Conditional Use Permit Case No. 700-3
13003 La Dana Ct
Green Bull Recycling

Attachment 2: Correction Pictures



Attachment 3: Site Pictures



Attachment 4: Letter Requesting Reconsideration

GREEN BULL RECYCLING CENTER

13003 LA DANA CT.

SANTA FE SPRINGS, CA 90670

562-777-9000 OFFICE PHONE

323-895-3481 CELL PHONE

MARTIN_BADALYAN@YAHOO.COM

September 18, 2019

Dear Ms. Claudia Jimenez,

Green Bull Recycling is asking for a Conditional Use Permit Review.

We are certified by CAL RECYCLE. We purchase crv material from customers such as; aluminum cans, glass and Plastics (#1-#7).

We provide barrels for customers to throw out any type of liquid the materials contain. Then we dispose of in a proper way. We maintain our place clean and it satisfies our customers because it doesn't stink, we have a fast service and keep our customers happy.

We have an employee helping our customers to separate and weight their materials.

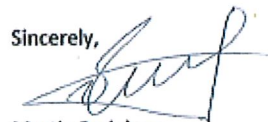
Our trash bin gets picked up twice/week.

We keep our Insurance active and provide a monthly safety meeting or any changes to be done in our center.

This is a brief review of what we do. If any more information is needed, please feel free to call or email me.

Our operation is the same as last year.

Sincerely,



Martin Badalyan



CONSENT ITEM

Conditional Use Permit Case No. 751-4

The operation and maintenance of a digital billboard (50-foot tall with display area of 14' x 48') on the property located at 15718 Marquardt Avenue (*previous* APN: 7003-01-904), in the M-2-FOZ, Heavy Manufacturing-Freeway Overlay Zone. (Newport Diversified, Inc.)

RECOMMENDATIONS

- Find and determine that the continued operation and maintenance of a digital billboard on the subject site, if conducted in strict compliance with the conditions of approval, 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 program of the City's General Plan.
- Require that Conditional Use Permit Case No. 751-4, be subject to a compliance review in five (5) years, on or before December 9, 2024, to ensure that the use is operating in strict compliance with the conditions of approval as contained within this staff report.

BACKGROUND/ DESCRIPTION OF REQUEST

The subject property is a triangular-shaped lot located at 15718 Marquardt Avenue (APN: 7003-01-904). The property is bordered by Marquardt Avenue to the west, Alondra Boulevard to the south, and the I-5 Freeway to the northeast. It measures 18,915 sq. ft. (approximately .43-acres) and is located within the M-2 FOZ (Heavy Manufacturing – Freeway Overlay Zone) zone.

On February 18, 2015, the Planning Commission originally approved CUP Case No. 751 to allow the applicant, Newport Diversified, Inc. to construct, operate and maintain a new double-faced billboard on the subject property. Section 155.721 of the City's Zoning Regulations specifies that a conditional use permit, which has not been utilized within 12 months, shall become null and void. The Code, however, provides that an extension of time may be granted by Commission or Council action.

City of Santa Fe Springs – Zoning Regulations

Section 155.721 – Expiration

Unless otherwise specified in the action granting a conditional use permit, said conditional use permit which has not been utilized within 12 months from the effective date shall become null and void. Also the abandonment or nonuse of a conditional use permit for a period of 12 consecutive months shall terminate said conditional use permit and any privileges granted thereunder shall become null and void. However, an extension of time may be granted by Commission

or Council action.

Therefore, to keep the CUP valid and allow the applicant to go through plan check, fabrication, and thereafter installation of the billboard, the Planning Commission granted two one-year time extension on February 17, 2016 and March 13, 2017, respectively.

STAFF CONSIDERATIONS

As is standard practice for all CUP compliance reviews, on October 3, 2019 an 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. During the recent inspection on October 3, 2019 staff found the completed billboard was entirely installed and operating in full compliance with the existing conditions of approval.

Staff finds that if the subject billboard 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. Therefore, staff recommends that CUP 751-4 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 strikethrough or bold:

ENGINEERING / PUBLIC WORKS DEPARTMENT:

(Contact: Robert Garcia 562.868-0511 x7545)

1. ~~That a grading plan shall be submitted showing elevations and drainage pattern of the site. The improvements shall not impede, obstruct or pond water onsite. The grading plan shall be submitted for drainage approval to the City Engineer. The owner shall pay drainage review fees in conjunction with this submittal.~~
(ongoing) (complete)

POLICE SERVICES DEPARTMENT:

(Contact: Luis Collazo 562.868-0511 at x3320)

2. That the Applicant shall provide an emergency phone number and the name of a contact person to the Department of Police Services. The name, telephone number, fax number and e-mail address of that person shall be provided to the Director of Police Services no later than 60 days from the date of approval by

the Planning Commission. Emergency information shall allow emergency service to reach the owner/developer or their representative any time, 24 hours a day. **(ongoing)**

3. That the support post of the billboards shall be treated with a graffiti-proof paint finish and the billboards 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 or 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)**
4. That the Applicant shall not plant trees, shrubs or other type of foliage, or install any structures or appendages that would allow unauthorized individuals to scale the billboard(s). **(ongoing)**
5. That should any of the lights, illuminated letters or decorative illuminated elements, cease to function on the signs, the operator shall repair them within 72 hours. Otherwise, the operator shall contact the City to present alternatives in addressing the malfunctions. **(ongoing)**
6. That the Applicant shall maintain a fence around the subject property with an operable gate(s). The Applicant shall not place or install any type of barbed-wire, razor wire, or similar materials anywhere on the fence. **(ongoing)**
7. That the applicant shall ~~place~~ **continue to maintain** signs on the property to notify that the property is private and unauthorized individuals found on the property will be charged with trespassing and be subject to arrest. The signs shall be installed in areas highly visible to the public during the day and night. **(ongoing)**
8. That lighting, if installed for the parcel, shall be installed so that it does not become distracting to the traffic on the street and/or freeway. **(ongoing)**
9. That personnel during the construction phase, and/or maintaining the sign thereafter, shall park on-site at all times. **(ongoing)**

WASTE MANAGEMENT:

(Contact: Teresa Cavallo 562.868.0511 x7309)

10. ~~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)~~
(complete)

11. ~~That 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, Teresa Cavallo at (562) 868-0511 x7309. (ongoing) (complete)~~

PLANNING AND DEVELOPMENT DEPARTMENT:

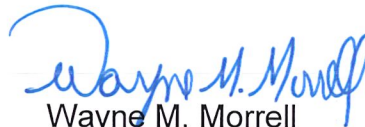
(Contact: Cuong Nguyen 562.868-0511 x7359)

12. That this approval allows the applicant, Newport Diversified Inc., to establish, operate and maintain a new digital billboard on property located at 15718 Marquardt Avenue (*previous* APN: 7003-001-904). **(ongoing)**
13. That the subject billboard shall be in conformance with Section 155.384 (Billboards) of the City of Santa Fe Springs Zoning Regulations. **(ongoing)**
14. That the subject billboard shall be in conformance with Ordinance No. 1036, an ordinance of the City of Santa Fe Springs relating to the standards for the installation of billboards on certain properties in the City. **(ongoing)**
15. That approval of Conditional Use Permits No. 751 shall not be construed to mean any waiver of applicable and appropriate zoning regulations, or any Federal, State, County, and City laws and regulations. **(ongoing)**
16. That all required permits regarding Highway Oriented Signs shall be obtained from the California Department of Transportation (Caltrans). **(ongoing)**
17. ~~That Conditional Use Permit No. 751 (CUP) shall be subject to the execution of a Development Agreement between the City Council and Newport Diversified, Inc. regarding the operation of the subject billboard. The applicant and the City shall commence the preparation of the Development Agreement upon the approval of the CUP and shall complete related negotiations and execute the Agreement within nine (9) months from effective date of approval of the CUP.~~
(ongoing) (completed)
18. That the proposed digital billboard shall not have any walkways or platforms or any type of appendages or attachments. The only exception shall be for a camera to monitor the face of the billboard. **(ongoing)**
19. ~~That prior to completion of the billboard installation~~ **in the event that there is a change**, the Applicant shall provide the Planning Department with the telephone number of a **the new** maintenance service to be available twenty-four (24) hours

a day, to be contacted in the event that the billboard becomes dilapidated, damaged and/or malfunctioning. **(ongoing)**

20. That the message transition for the subject digital billboard shall be instantaneous or 1-2 seconds, if fading. **(ongoing)**
21. That lighting levels on the subject digital billboard shall not exceed 0.3 foot candles above ambient light from a distance of 250 feet, as measured according to standards of the Outdoor Advertising Association of America (OAAA). **(ongoing)**
22. That brightness of the subject digital billboard shall not exceed 800 nits (candela per square meter) from sunset to sunrise. At all other times, brightness shall not exceed 7500 nits. **(ongoing)**
- ~~23. That within one week after the sign is activated, a qualified lighting consultant/electrical engineer shall measure the sign intensity at the sign face and ensure compliance with Condition 21 above regarding the standard of 0.3 foot candles above ambient light from a distance of 250 feet. Written verification of compliance shall be provided to the Planning Department within one week following sign activation. All cost shall be the responsibility of the Applicant. **(ongoing)-(completed)**~~
24. That the applicant shall comply with the City's "Heritage Artwork in Public Places Program" in conformance with City Ordinance No. 1054. **(ongoing)**
25. That all fences, walls, gates and similar improvements for the proposed development shall be subject to the prior approval of the Fire Department and the Department of Planning and Development. **(ongoing)**
26. That the proposed digital billboard shall otherwise be substantially in accordance with the plans submitted by the applicant and on file with the case. **(ongoing)**
27. That 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 Cecilia Martinez, Business License Clerk, at (562) 868-0511, extension 7527 for additional information and application or one can be downloaded at www.santafesprings.org. **(ongoing)**

28. That the project shall comply with all other requirements of the City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, State and City Fire Code and all other applicable County, State and Federal regulations and codes. **(ongoing)**
29. That Conditional Use Permit Case No. 751 shall be subject to a compliance review in one (1) year, on or before July 9, 2019 **December 9, 2024**, to ensure the subject digital billboard use has been continuously maintained in strict compliance with the conditions of approval as stated within the staff report. **(revised)**
30. That the applicant, Newport Diversified Inc., 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 arising from or in any way related to the subject CUP, or any actions or operations conducted pursuant thereto. 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)**
31. It is hereby declared to be the intent that if any provision of this Permit is violated, or if any law, statute or ordinance is violated, the Permit shall be void and the privileges granted hereunder shall lapse. Prior to voiding the permit, the City shall contact Newport Diversified Inc. with certified mail return receipt requested and list the specific facts indicating a violation and its applicable code provisions and allow Newport Diversified Inc. to remedy the violation within seven (7) working days from receipt of the notice or a reasonable amount of time if a remedy cannot be reasonably done in seven (7) days. **(ongoing)**
32. If any term or provision of this CUP shall be determined invalid, void, or unenforceable, the remaining conditions shall not be affected and such remaining conditions are not rendered impractical to enforce or to otherwise deprive Newport Diversified Inc. or the city of the benefits of this CUP. **(ongoing)**


Wayne M. Morrell
Director of Planning

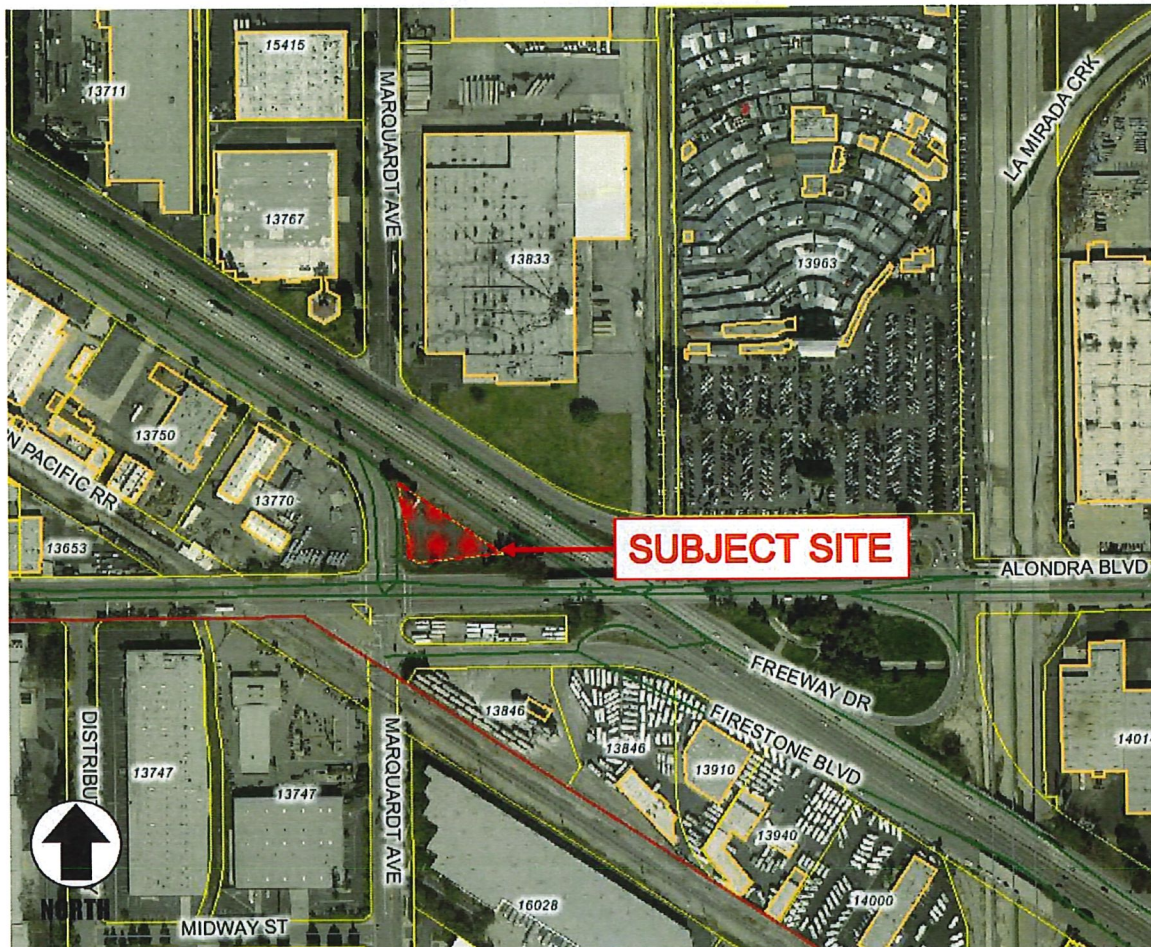
Attachments:

1. Aerial Photograph
2. Site Plan
3. Letter Requesting Compliance Review

Attachment No. 1 - Aerial Photo



CITY OF SANTA FE SPRINGS



AERIAL PHOTOGRAPH – 15718 Marquardt Avenue

CONDITIONAL USE PERMIT No. 751

APPLICANT: Newport Diversified, Inc.

Attachment No. 2 - Photos of Existing Sign



Attachment No. 3 – Letter Requesting Compliance Review

Newport Diversified, Inc.
13963 Alondra Boulevard
Santa Fe Springs, CA 90670
(626) 485 – 8865
Fax: (562) 404- 9353

City of Santa Fe Springs
Department of Planning and Development
11710 Telegraph Road
Santa Fe Springs, Ca. 90670

**RE: Conditional Use Permit (CUP) Case No. 751-4
15718 Marquardt Avenue, Santa Fe Springs, Ca. 90670**

Dear Planning Department,

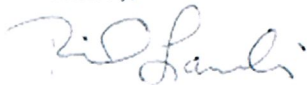
This letter and accompanying processing fee serves as a formal request to initiate a Compliance Review of the above referenced CUP concerning our Freeway Billboard sign as mandated in aforementioned CUP.

The permitted electronic billboard is currently "up and running" as designed with no issues to date. It is operating under the original Conditions of Approval with no variations or alterations since construction.

A processing fee check in the amount of \$563.00, is enclosed per Intern Andrew S. Gonzales' instructions in his September 16, 2019 correspondence.

Please advise regarding the next steps in this procedure.

Sincerely,



Richard Landis
Director, Business Development