

CITY OF NEWARK PLANNING COMMISSION

37101 Newark Boulevard, Newark, California 94560-3796

510/578-4330

FAX 510/578-4265

AGENDA

Tuesday, June 12, 2018

City Administration Building 7:30 p.m.
City Council Chambers

- A. ROLL CALL
- B. MINUTES
 - B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, May 29, 2018. (MOTION)
- C. WRITTEN COMMUNICATIONS
- D. ORAL COMMUNICATIONS (Anyone wishing to address the Commission on any planning item not on the Agenda may take the podium and state his/her name and address clearly for the recorder.)
- E. PUBLIC HEARINGS
- E.1 Hearing to consider a conditional use permit, U-18-11, to allow a modification to an existing monopole communication tower located at 37900 Timber Street (APN: 92A-2125-12-4) from Deputy Community Development Director Interiano. (RESOLUTIONS-2)
- F. STAFF REPORTS
- G. COMMISSION MATTERS
 - **G.1** Report on City Council actions.
- H. ADJOURNMENT

Pursuant to Government Code 54957.5: Supplemental materials distributed less than 72 hours before this meeting, to a majority of the Planning Commission, will be made available for public inspection at this meeting and at the Planning Division Counter located at 37101 Newark Boulevard, 1st Floor, during normal business hours. Materials prepared by City staff and distributed during the meeting are available for public inspection at the meeting or after the meeting if prepared by some other person. Documents related to closed session items or are exempt from disclosure will not be made available for public inspection.

CITY OF NEWARK PLANNING COMMISSION

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Tuesday, May 29, 2018

City Administration Building 7:30 p.m.
City Council Chambers

A. ROLL CALL

MINUTES

At 7:30 p.m., Chairperson Fitts called the meeting to order. All Planning Commissioners were present.

B. MINUTES

B.1 Approval of Minutes of the regular Planning Commission meeting of Tuesday, May 8, 2018.

Vice-Chairperson Aguilar moved, Commissioner Nillo seconded, to approve the revised Minutes of May 8, 2018. The motion passed 5 AYES.

C. WRITTEN COMMUNICATIONS

None.

D. ORAL COMMUNICATIONS

None.

E. PUBLIC HEARINGS

E.1 Hearing to consider P-18-6, a planned development, and TTM-18-07, vesting tentative tract map 8409, for a 6-unit multi-family residential townhome subdivision located at 36589 Newark Boulevard (APN: 92A-623-43) – from Assistant Planner Bowab. (RESOLUTION)

Assistant Planner Bowab gave the staff report.

Chairperson Fitts opened the Public Hearing.

Applicant David Langon, 3189 Danville Boulevard, Suite 245, Alamo, CA 94507, stated he has read and is in agreement with the Conditions listed in Resolution 1959.

Answering Vice-Chairperson Aguilar, Mr. Langon stated the site was deemed environmentally cleared for residential development in 2016, but as a precautionary measure, the City required soil testing to continue until construction begins. Assistant City Manager Grindall further clarified that documentation of environmental clearance from the Regional

Water Quality Control Board is required prior to any residential construction is approved and additional testing is to assure no contamination is found in the right-of-ways.

Chairperson Fitts closed the Public Hearing.

Addressing Chairperson Fitts concerns, ACM Grindall stated the Home Owners Association will include and enforce the parking of vehicles inside garages as part of their CC&Rs. If the City receive complaints the City does have the ability to enforce compliance of condition "e" of Resolution 1959.

Answering Commissioner Bridges, ACM Grindall stated the Public Works Department has landscaping experts on staff, and City Planners also review the submitted landscape plans.

Motion by Vice-Chairperson Aguilar, seconded by Commissioner Nillo, to approve Resolution 1959 with modified conditions "y", "jjj" and "kkk", approving P-18-6, a planned development, for a six unit multi-family residential townhome subdivision located at 36589 Newark Boulevard (APN: 92A-623-43), with Exhibits A and B; and approving Resolution 1960, approving TTM-18-7, vesting tentative tract map 8409 with Exhibit A. Motion passed 5 AYES.

E.2 Hearing to consider P-18-5, a planned development to allow construction of a 6-unit apartment project located at 37093 Locust Street (APN: 92-125-10). The subject site is a landlocked site adjacent to railroad tracks between Locust Street and Walnut Street – from Associate Planner Mangalam.

(RESOLUTION)

Associate Planner Mangalam gave the staff report.

Answering Commissioner Otterstetter, AP Mangalam stated a fence, not a sound wall, is proposed to be built along the railroad tracks.

ACM Grindall stated trains utilize the railroad tracks less than one time per week.

Addressing Commissioner Bridges concerns, AP Mangalam stated the Applicant agreed to additional building improvements which mitigate train noise, at the time of construction, per Condition "w" of Resolution 1961.

Answering Chairperson Fitts, ACM Grindall stated, if deemed necessary, the City would be able to contact the Developer to build the sound wall.

Chairperson Fitts opened the Public Hearing.

Applicant Stanley Cherry, 321 Woodrow Avenue, Vallejo, CA 94591, stated he has read and is in agreement with the conditions listed in Resolution 1961.

Answering Chairperson Fitts, Mr. Cherry stated he will install the sound wall per condition "x" of Resolution 1961.

Answering Commissioner Nillo, Mr. Cherry hopes to begin construction in April 2019.

Newark resident Ola Verjon stated the area by the railroad tracks has problems with illegal dumping and asked the City to address this issue.

ACM Grindall stated the City did not have too much leverage in getting the Railroad Company to clean up their property but will take in the complaints.

Deputy Community Development Director Interiano stated the public should report any illegal dumping to the Code Enforcement Division.

Mr. Percy Sanchez, 37085 Locust Street, Newark, CA 94560, stated his concerns that the proposed entrance would eliminate two existing carport spaces which would increase the number of cars parking on the public street which is already an issue, and the car exiting the property by the live railroad tracks would create an unsafe condition.

Unidentified speaker #1, 37046 Locust Street, Newark, CA 94560, stated he was concerned with increased traffic and the lack of street parking and the perceived inconvenience during construction.

Unidentified speaker #2, emphasized parking on the street is already an issue and the new entrance and exits would create more traffic.

Mr. Sanchez, 37078 Locust Street, Newark, CA 94560, agreed with his neighbors that traffic and parking is already an issue.

Newark resident David Balthazar stated parking is an issue and he was concern that people driving too fast while turning into the new entrance might hit the side of his house.

Chairperson Fitts closed the Public Hearing.

Answering Chairperson Fitts, ACM Grindall stated the proposed easement and the proposed number of vehicle trips met City standards, and staff does not feel any unsafe conditions would result from this project.

Addressing Chairperson Fitts' and Commissioner Bridges' concerns, AP Mangalam stated condition "e" states garages can only be used for automobile parking.

Answering Vice-Chairperson Aguilar, ACM Grindall stated staff worked extensively with the Applicant in designing the proposed egress and was fortunate he own the adjacent parcel so this egress could work for this project.

ACM Grindall stated any inoperable or unregistered vehicles parked on the public street could be cited and towed through the Police Department.

Public Works Director Fajeau described the criteria for traffic calming measures.

Commissioner Bridges commented that traffic calming measures is listed in the proposed Capital Improvement Plan.

Motion by Commissioner Bridges, seconded by Commissioner Otterstetter, to approve Resolution 1959, approving P-18-5, a planned development, to allow construction of a six-unit apartment project at 37093 Locust Street (APN: 92-125-10) with the amendment to condition "hhh" changing all 7:00 AM construction start times to 8:00 AM. Motion passed 5 AYES.

F. STAFF REPORTS

F.1 Presentation of the 2016-2018 Capital Improvement Plan and finding in conformance with the General Plan – from Public Works Director Fajeau. (MOTION)

PWD Fajeau gave the staff report via a PowerPoint presentation.

Answering Chairperson Fitts, PWD Fajeau stated the Thornton Avenue widening project is classified as Level 3 due mainly because a funding source has not yet been identified.

Answering Chairperson Fitts, PWD Fajeau stated if the Gas Tax Measure is repealed, Newark, as well as all California jurisdictions, would be impacted.

Answering Commissioner Nillo, PWD Fajeau stated streets identified in the "Curb, gutter and sidewalk" replacement project are prioritized by their severity.

Answering Commissioner Nillo, PWD Fajeau stated he reviews all outreach materials prior to the Contractors notifying the Community on the work that will be commencing.

Answering Commissioner Otterstettor, PWD Fajeau stated street sign replacement is an ongoing project and are prioritized with the least visible street signs being replaced first.

Chairperson Fitts stated his opinion that the Newark Community Park restrooms is an "eyesore" and asked if it could be taken care of quickly. PWD Fajeau answered the complete replacement of that restroom facility was identified in the Citywide Parks Master Plan and will be taken care of this fiscal year in conjunction with the Dog Park project.

Answering Commissioner Otterstetter, PWD Fajeau confirmed many Cities are now using the all-weather artificial turf in their sportsfields.

Answering Vice-Chairperson Aguilar, PWD Fajeau stated large amounts of CIP funding comes from Developers through impact fees, as well as from ballot measures and the gas tax.

Motion finding the 2018-2020 Capital Improvement Plan is in conformance with the General Plan was made by Commissioner Bridges, seconded by Chairperson Fitts. Motion passed 5 AYES.

G. COMMISSION MATTERS

G.1 Report on City Council actions.

None.

Commissioners' Comments

Chairperson Fitts and Vice-Chairperson Aguilar thanked staff on their presentations.

Answering Vice-Chairperson Aguilar, ACM Grindall stated the CIP Project will be heard at a Special City Council Meeting scheduled for May 31, 2018, and the public hearing items will be heard at the June 28, 2018 City Council Meeting.

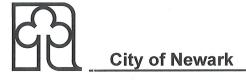
H. ADJOURNMENT

At 9:03 p.m., Chairperson Fitts adjourned the regular Planning Commission meeting of Tuesday, May 29, 2018.

Respectfully submitted,

TERRENCE GRINDALL

Secretary



E. 1 Hearing to consider U-18-11, a Conditional Use Permit to allow an expansion of an existing communication tower located at 37800 Timber Street. The property is zoned Residential High Density– from Deputy Community Development Director Interiano. (RESOLUTION)

Background/Discussion – The City has received an application to expand an existing communication tower located at 37800 Timber Street. The modifications include co-locating an additional service provider who desires to modify the existing structure as follows:

- Remove (3) Antennas
- Remove Existing Equipment Cabinet and Pad
- Install (1) New Cabinet on New Concrete Pad
- Install New PPC Cabinet on Proposed H-Frame
- Install (3) new 1 1/4' Hybrid Cables
- Install (6) New Panel Antennas
- Install (6) New RRUS
- Install New T-Arm Kit

The requested expansion would substantially change the look of the tower and add additional base equipment. Furthermore the requested changes would be in conflict with the existing City conditions on this installation. Therefore a Conditional Use Permit (CUP) is required for this expansion.

Newark's zoning code requires that cellular communication towers have stealth features in this zoning district. This is typically accomplished by disguising the tower as a pine tree. This form of stealth is referred to as a "monopine". The stealth features are intended to reduce the visual nuisance. There are two other "monopine" installations in Newark. Despite this, the applicant objects to the stealth requirement.

The applicant now claims, despite having applied for the Conditional Use Permit, that the improvements are considered non-substantial, as defined by federal law, and therefore do not require approval of a CUP.

Staff disagrees with the applicant's assertion. The proposed installation would dramatically change the look of the tower by adding an array of antennas that would extend approximately 6 feet from the tower. The existing tower was conditioned to have flush mounted antennas to reduce the visual impact. The lack of conformance with existing stealth requirements and the proposals inclusion of additional ground mounted cabinets are inconsistent with the Federal definition of "non- substantial". Therefore, it is subject to a Conditional Use Permit.

An existing Conditional Use Permit is in effect on this site. Resolution 1785, approved in 2010, contains two relevant conditions (1) a condition which requires the siting of equipment and

antennas to be aesthetically desirable as approved by the City and (2) antennas shall be installed as close as possible to the monopole to reduce the antennas' visual impact.

Given the importance of communication for our businesses and residents, staff recommends approval of the proposed application with the condition that the communication tower be camouflaged. Staff does not recommend approval of the application without the condition of the communication tower being stealth.

Required Findings

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the Municipal Code;
 - Staff: Communication towers may be allowed in the Residential High Density zoning district with the approval of a CUP.
- B. The proposed use is consistent with the General Plan and any applicable specific plan; Staff: If approved by a CUP, the use would be consistent with the City's General
- C. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;
 - Staff: The communication tower is an existing use; therefore staff does not believe there will be any adverse impacts by adding additional equipment as proposed.
- D. Tax revenue generated by the development will exceed the City's cost of the service demand as a result of the development or a compelling community benefit will be provided;
 - Staff: No additional demand of City's services is expected by the proposed application.
- E. The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this Ordinance;
 - Staff: If the communication tower is camouflaged then it will meet the City's requirements to be stealth per section 17.26.250(B)(2).
- F. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity;
 - Staff: The design of the camouflaged communication tower is recommended to be monopine. The final stealth design shall be approved by the Community Development Director.
- G. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
 - Staff: The existing site was determined to be suitable when the original permit was approved in 1984. Staff does not see any additional site constraints at this time.
- CEQA- This project is categorically exempt from the California Environmental Quality Act (CEQA) per section 15301, Class 1, existing facilities.
- Action It is recommended that the Planning Commission, approve by resolution, the public hearing item with all associated conditions.

Attachment

- 1. Draft Resolution
- 2. Modification Drawings
- 3. Resolution 1785
- 4. Existing Condition Photo
- 5. Examples of Monopine Type Camouflage

RESOLUTION NO.

RESOLUTION APPROVING U-18-11, A CONDITIONAL USE PERMIT, TO ALLOW MODIFICATION OF AN EXISTING COMMUNICATION TOWER LOCATED AT 37800 TIMBER STREET (APN: 092a-2125-012-04).

WHEREAS, Crown Castle, has filed with the Planning Commission of the City of Newark application for U-18-11, a conditional use permit, to allow modification of an existing communication tower located at 37800 Timber Street; and

PURSUANT to the Municipal Code Section 17.31.060, a public hearing notice was published in The Tri City Voice on May 29, 2018 and mailed as required, and the Planning Commission held a public hearing on said application at 7:30 p.m. on June 12, 2018 at the City Administration Building, 37101 Newark Boulevard, Newark, California; and

WHEREAS, the public hearing was scheduled for June 12, 2018; and

WHEREAS, pursuant to Chapter 17.35 (Use Permits), Section 17.35.060 (Action by Planning Commission), the Planning Commission hereby makes the following findings:

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the Municipal Code:
- B. The proposed use is consistent with the General Plan and any applicable specific plan;
- C. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;
- D. Tax revenue generated by the development will exceed the City's cost of the service demand as a result of the development or a compelling community benefit will be provided;
- E. The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this Ordinance;
- F. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity;
- G. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby approves this application, subject to compliance with the following conditions:

Planning Division

- a) The communication tower shall be camouflaged with a monopine stealth design. The stealth design shall be approved by the Community Development Director.
- b) Building permits shall be required for proposed modifications.

General

- c) All proposed changes from approved exhibits shall be submitted to the Community Development Director who shall decide if they warrant Planning Commission review and, if so decided, said changes shall be submitted for the Commission's review and decision. The applicant shall pay the prevailing fee for each additional separate submittal of project exhibits requiring Planning Commission review and approval.
- d) If any condition of this conditional use permit be declared invalid or unenforceable by a court of competent jurisdiction, this conditional use permit shall terminate and be of no force and effect, at the election of the City Council on motion.
- e) The applicant hereby agrees to defend, indemnify, and save harmless the City of Newark, its Council, boards, commissions, officers, employees and agents, from and against any and all claims, suits, actions, liability, loss, damage, expense, cost (including, without limitation, attorneys' fees, costs and fees of litigation) of every nature, kind or description, which may be brought by a third party against, or suffered or sustained by, the City of Newark, its Council, boards, commissions, officers, employees or agents to challenge or void the permit granted herein or any California Environmental Quality Act determinations related thereto.
- f) In the event that any person should bring an action to attack, set aside, void or annul the City's approval of this project, the applicant shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action, or proceeding against the City and/or its agents, officers and employees with counsel selected by the applicant (which shall be the same counsel used by applicant) and reasonably approved by the City. Applicant's obligation to defend, indemnify and hold harmless the City and/or its agents, officers and employees shall be subject to the City's compliance with Government Code Section 66474.9.
- g) The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby further notified that the 90-day approval period in which the applicant may protest these fees, dedications, reservations and other exactions, pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within

this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

The Commission makes the findings prescribed in Newark Municipal Code Section 17.35.060, and directs a Notice of Action be mailed to the applicant and filed with the City Clerk pursuant to Newark Municipal Code Section 17.31.080.

This Resolution was introduced at the Planning Commission's June 12, 2018 meeting by , seconded by , and passed as follows:

AYES:	
NOES:	
ABSENT:	
TERRENCE GRINDALL, Secretary	BERNIE NILLO, Chairperson





37° 32' 12.19" N

122° 0' 55.02" W

CITY OF NEWARK

PGE (800) 743-5000

CROWN PM:

SPRINT PM:

JOHN OWENS

(415) 320-0359

INFINIGY PM:

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LAURA MANSFIELD

(925) 737-1047 LAURA.MANSFIELD@CROWNCASTLE.COM

COUNTY:

ALAMEDA

PROJECT: CLEARWIRE DECOM / DO MACRO+MIMO

NEWARK (REV) SITE NAME:

SF52XC513_CA-SF365 SITE CASCADE:

SITE NUMBER: 815506

37900 TIMBER ST SITE ADDRESS:

NEWARK, CA 94560

SITE TYPE: MONOPOLE

UPPER CENTRAL VALLEY MARKET:

DRAWING INDEX No. C63971 SHEET NO: SHEET TITLE 9-30-18 TITLE SHEET & PROJECT DATA SPRINT SPECIFICATIONS SP-2 SPRINT SPECIFICATIONS A-1 SITE PLAN TOWER ELEVATION A-2 A-3 ANTENNA LAYOUT & MOUNTING DETAILS A-4 EQUIPMENT & MOUNTING DETAILS EQUIPMENT & MOUNTING DETAILS A-5 DRAWING NOTICE: = EQUIPMENT & MOUNTING DETAILS A-6 THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED ELECTRICAL & GROUNDING PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF ELECTRICAL & GROUNDING DETAILS E-2 ELECTRICAL & GROUNDING DETAILS E-3

DRIVING DIRECTIONS

Head southeast on Alcosta Blvd

Turn right onto Bollinger Canyon Rd

12657 Alcosta Blvd

✓ Get on I-680 S 5 min (1.8 mi) -

37900 Timber St

0.7 mi

	REVISIONS:			
_	DESCRIPTION	DATE	BY	REV
	BEGGIAII HGIA	DATE	-	ILL
_				
_				
_	FOR CONSTRUCTION	02/02/18	SGD	0
_	ISSUED FOR REVIEW	01/24/18	HL	Α

12657 ALCOSTA BLVD., SUITE 300 SAN RAMON, CA 94583

2815 MITCHELL DRIVE, BLDG 2, STE 215

4301 HACIENDA DRIVE, SUITE 410

the solutions are endless

CROWN CASTLE

PLANS PREPARED BY:

NEWARK (REV)

SF52XC513 CA-SF365

37900 TIMBER ST NEWARK, CA 94560

SHEET DESCRIPTION: =

TITLE SHEET & PROJECT DATA



SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY REMOVE (3) ANTENNAS, (3) RRUS, & (12) COAX LINES. REMOVE EXISTING CLEARWIRE EQUIPMENT CABINET AND PAD. INSTALL (1) NEW CABINET ON NEW CONCRETE PAD. INSTALL NEW PPC CABINET ON PROPOSED H-FRAME. INSTALL (3) NEW 1-1/4" HYBRID CABLES

INSTALL (3) OPTIC FIBER & (3) POWER JUNCTION CYLINDERS

PROJECT DESCRIPTION

INSTALL (6) NEW PANEL ANTENNAS

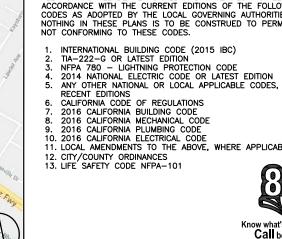
INSTALL (6) NEW RRUS

INSTALL NEW T-ARM KIT

THESE PLANS HAVE BEEN DEVELOPED FOR THE MODIFICATION OF AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY OWNED OR LEASED BY SPRINT IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY SPRINT INFINIGY HAS INCORPORATED THIS SCOPE OF WORK IN THE PLANS. THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS ACCOMPANIED BY A PASSING STRUCTURAL STABILITY ANALYSIS PREPARED BY A LICENSED STRUCTURAL ENGINEER. STRUCTURAL ANALYSIS MUST INCLUDE BOTH TOWER AND MOUNT

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL 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.



LOCATION MAP 7900 Timber Street SITE

INTERNATIONAL BUILDING CODE (2015 IBC)
TIA-222-G OR LATEST EDITION
NFPA 780 - LIGHTNING PROTECTION CODE
2014 NATIONAL ELECTRIC CODE OR LATEST EDITION
ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES, MOST
RECENT EDITIONS RECENT EDITIONS

6. CALIFORNIA CODE OF REGULATIONS

7. 2016 CALIFORNIA BUILDING CODE

8. 2016 CALIFORNIA MECHANICAL CODE

9. 2016 CALIFORNIA PLUMBING CODE

10. 2016 CALIFORNIA ELECTRICAL CODE

11. LOCAL AMENDMENTS TO THE ABOVE, WHERE APPLICABLE

0.8 mi A Use the right lane to merge onto I-680 S via the ramp to San Jose > Continue on I-680 S. Take I-580 W and I-880 S to Thornton Ave in Newark. Take the CA-84 E/Thornton Ave exit from I-880 S > Continue on Thornton Ave. Take Cedar Blvd to Know what's below. Call before you dig.

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.

SECTION 01 100 - SCOPE OF WORK

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

SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS. THE MORE STRINGENT REQUIREMENT SHALL TAKE

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

<u>ON-SITE SUPERVISION:</u>
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
- C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:
CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN THE FOLLOWING INSTALLATION AND

- HOW TO INSTALL A NEW CABINET
- BASE BAND UNIT IN EXISTING UNIT INSTALLATION OF BATTERIES
- INSTALLATION OF HYBRID CABLE
- INSTALLATION OF RRU'S CABLING
- TS-0200 REV 4 ANTENNA LINE ACCEPTANCE STANDARDS
- SPRINT CELL SITE ENGINEERING NOTICE EN 2012-001, REV 1.

SECTION 01 200 - COMPANY FURNISHED MATERIAL AND EQUIPMENT

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

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

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 CO.

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

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
- 1. COAX SWEEPS AND FIBER TESTS PER TS-0200 REV 4 ANTENNA LINE ACCEPTANCE
- 2. 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

- 3. 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.
- 4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.
- C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE
 - 1. AZIMUTH, DOWNTILT, AGL FROM SUNSIGHT INSTRUMENTS ANTENNALIGN ALIGNMENT TOOL (AAT)
- 2. SWEEP AND FIBER TESTS
- 3. SCANABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED
- 4. ALL AVAILABLE JURISDICTIONAL INFORMATION
- 5. PDF SCAN OF REDLINES PRODUCED IN FIELD
- 6. A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION
- 7. LIEN WAIVERS
- 8. FINAL PAYMENT APPLICATION
- 9. REQUIRED FINAL CONSTRUCTION PHOTOS
- 10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT
- 11. ALL POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERRA (SPRINTS DOCUMENT REPOSITORY OF RECORD).
- 12. CLOSEOUT PHOTOGRAPHS:
- a PROVIDE PHOTOGRAPHS OF FINAL PROJECT PER THE FOLLOWING LIST. ADDITIONAL PHOTOGRAPHS MAY BE REQUIRED TO SUPPORT ACCEPTANCE PROCESSES
- (i) BACK MAIN HYBRID CABLE ROUTE (MINIMUM TWO PHOTOS)
- (ii) OF EACH ANTENNA AND RRU
- (iii) MANUFACTURERS NAME TAG FOR ALL SERIALIZED EQUIPMENT
- (iv) PULL AND DISTRIBUTION BOXES INTERMEDIATE BETWEEN RRU'S AND MMBS (DOOR
- (v) MMBS CABINET WITH DOOR OPEN SHOWING MODIFICATIONS
- (vi) POWER CABINET, DOORS OPEN, BATTERIES INSTALLED
- (vii) BREAK OUT CYLINDERS
- (viii) ASR SIGNAGE FOR SPRINT OWNED TOWERS
- (ix) RADIATION EXPOSURE WARNING SIGNS
- PHOTOGRAPH FROM EACH SECTOR FROM APPROXIMATELY RAD CENTER OF ANY NEW ANTENNA AT HORIZON.
- b LOAD PHOTOS TO SITERRA PROJECT LIBRARY IS. IN IS CREATE NEW CATEGORY: 2.5 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 11 700 - ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND **CABLE INSTALLATION**

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRU'S:

THE NUMBER AND TYPE OF ANTENNAS AND RRU'S 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:
INSTALL COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS FURNISHED BY SPRINT FOR INSTALLATION BY CONTRACTOR PER CURRENT SPRINT STANDARDS.

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.

- 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
- 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
- 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.
- 1. FASTENING MAIN HYBRID CABLES:

a. LATTICE AND GUYED TOWERS:

ALL CABLES SHALL BE PERMANENTLY FASTENED TO THE COAX LADDER AT 4'-0" OC USING NON-MAGNETIC STAINLESS STEEL CLIPS.

b. MONOPOLE: ALL CABLES SHALL BE PERMANENTLY SUPPORTED WITH HOISTING GRIPS AT INTERVALS OF NO MORE THAN 200 FEET (ONE HOISTING GRIP PER COAX).

- 2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
- a. 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.
- b. 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
- 3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
- 4. CABLE INSTALLATION:
- a. INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
- b. 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 CROSSOVERS
- c. HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURES RECOMMENDED MAXIMUM BEND RADIUS.

PLANS PREPARED FOR:

12657 ALCOSTA BLVD., SUITE 300 SAN RAMON, CA 94583

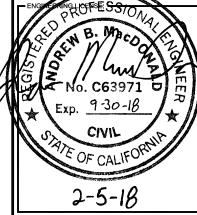
PLANS PREPARED BY

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SF52XC513 CA-SF365

SITE ADDRESS:

37900 TIMBER ST NEWARK, CA 94560

SHEET DESCRIPTION: -

SPRINT SPECIFICATIONS

CONTINUE FROM SP-1

- 5. 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—2011 PEV 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 INDICITED 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.
- 2. 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."
- 3. 3M SLIM LOCK CLOSURE 716: OR OTHER SPRINT APPROVED WEATHER PROOFING ENCLOSURE.
- 4. 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 26 100 - BASIC ELECTRICAL REQUIREMENTS

SUMMARY

THIS SECTION SPECIFIES BASIC ELECTRICAL REQUIREMENTS FOR SYSTEMS AND COMPONENTS.

QUALITY ASSURANCE:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. <u>MATERIALS AND EQUIPMENT</u>: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS
- D. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- E. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.

. MATERIALS AND EQUIPMENT:

ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
- 1. ALLIED TUBE AND CONDUIT
- 2. B-LINE SYSTEM
- 3. SUNISTRUT DIVERSIFIED PRODUCTS
- 4. THOMAS & BETTS
- B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:
- 1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
- 2. POWER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
- 3. FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
- 4. TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
- 5. 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.
- 8. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
- 9. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.
- INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- 11. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- 12. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
 - 1. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
 - 2. 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.
- I. 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 PODUCED 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 0-Z/GEDNEY OR EQUAL.
 - 2. 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.

SPRINT SUPPLIED MATERIALS:

(A) BBUS; (B) BATTERY CABINETS; (C) MMBTS CABINETS; (D) RRUS; (E) RETS; (F) ANTENNAS AND BRACKETS; (G) HFCS; (H) BATTERIES; (I) JUMPERS; AND (J) OEM SPECIFIC EQUIPMENT (CARD, SHELF, OR CABINET) THAT NEEDS TO BE INSTALLED IN OR NEXT TO MMBTS

CONTRACTOR SUPPLIED 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) CROSSOVER 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.



PLANS PREPARED BY:

INFINIGY

FROM ZERO TO INFINIGY

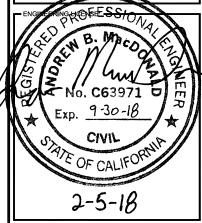
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- SITE ADDRESS: -

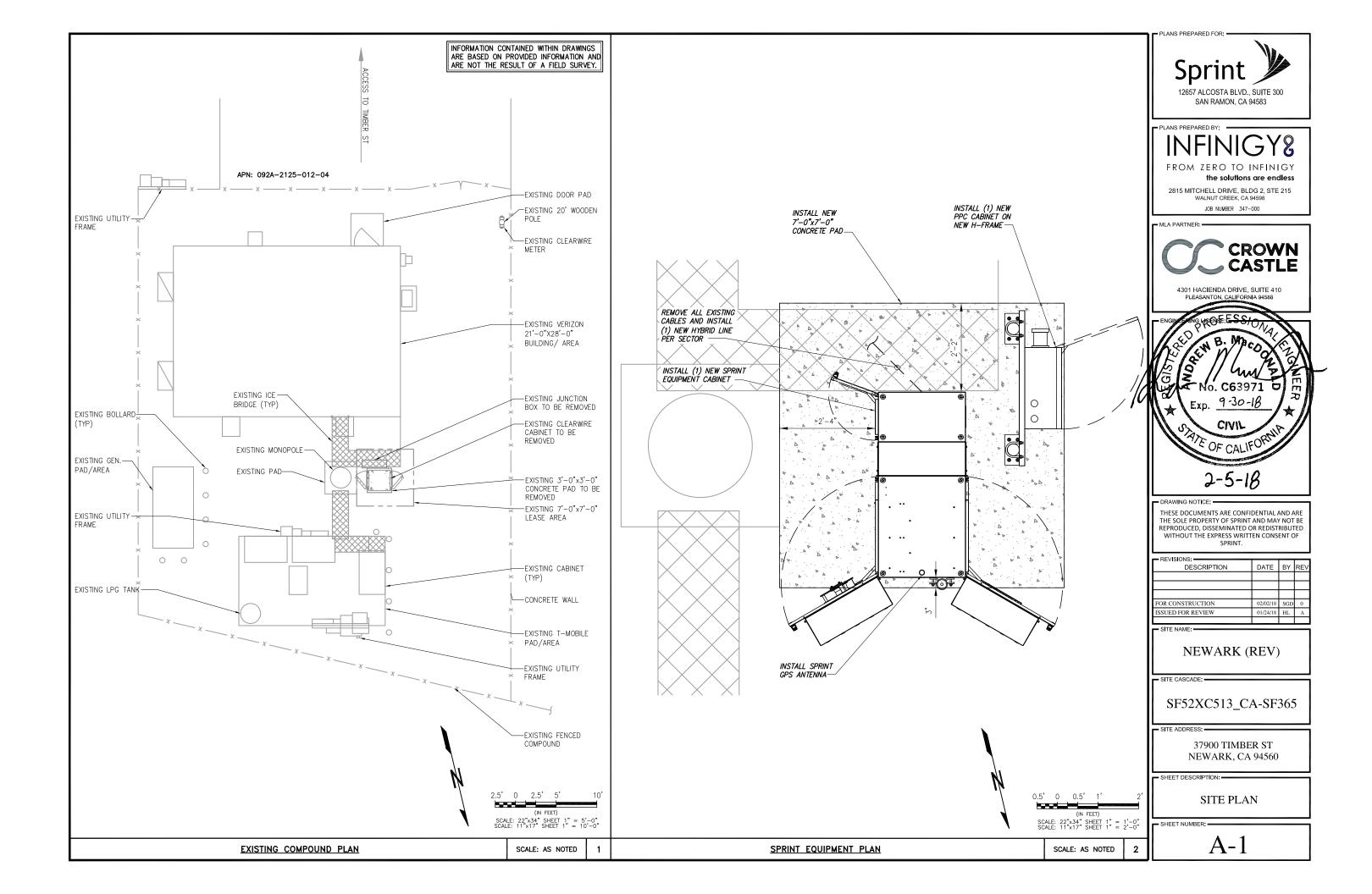
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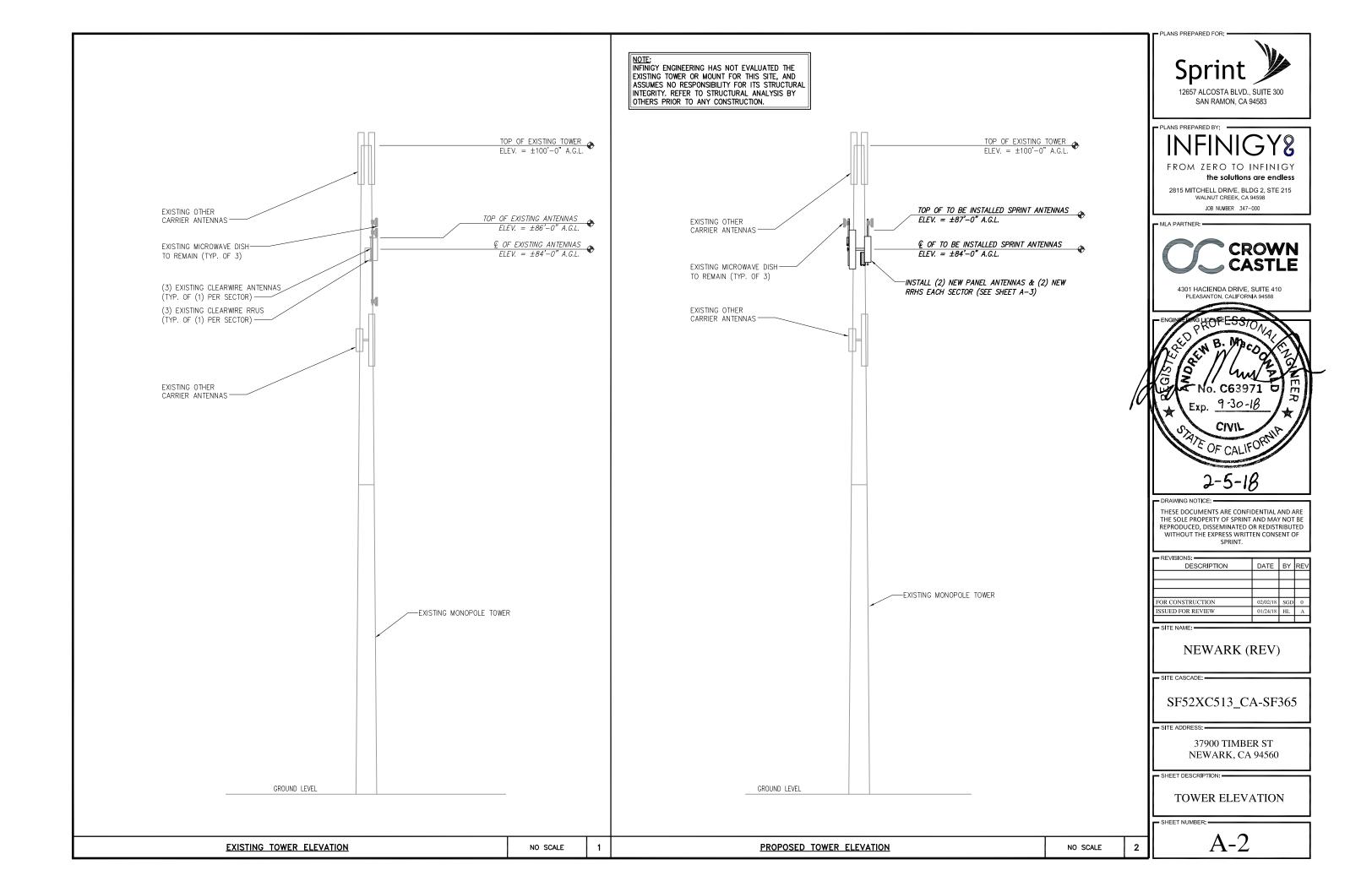
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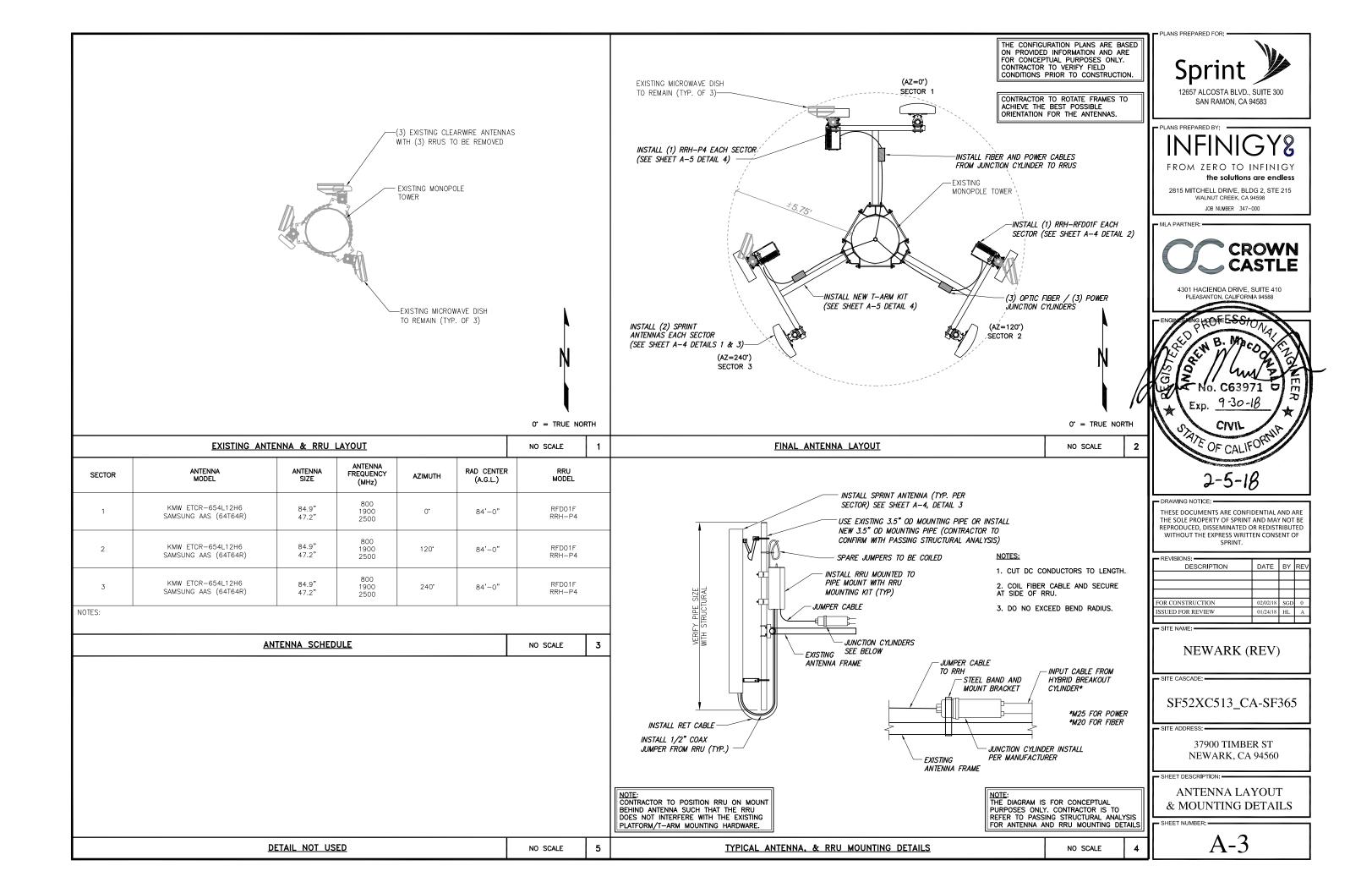
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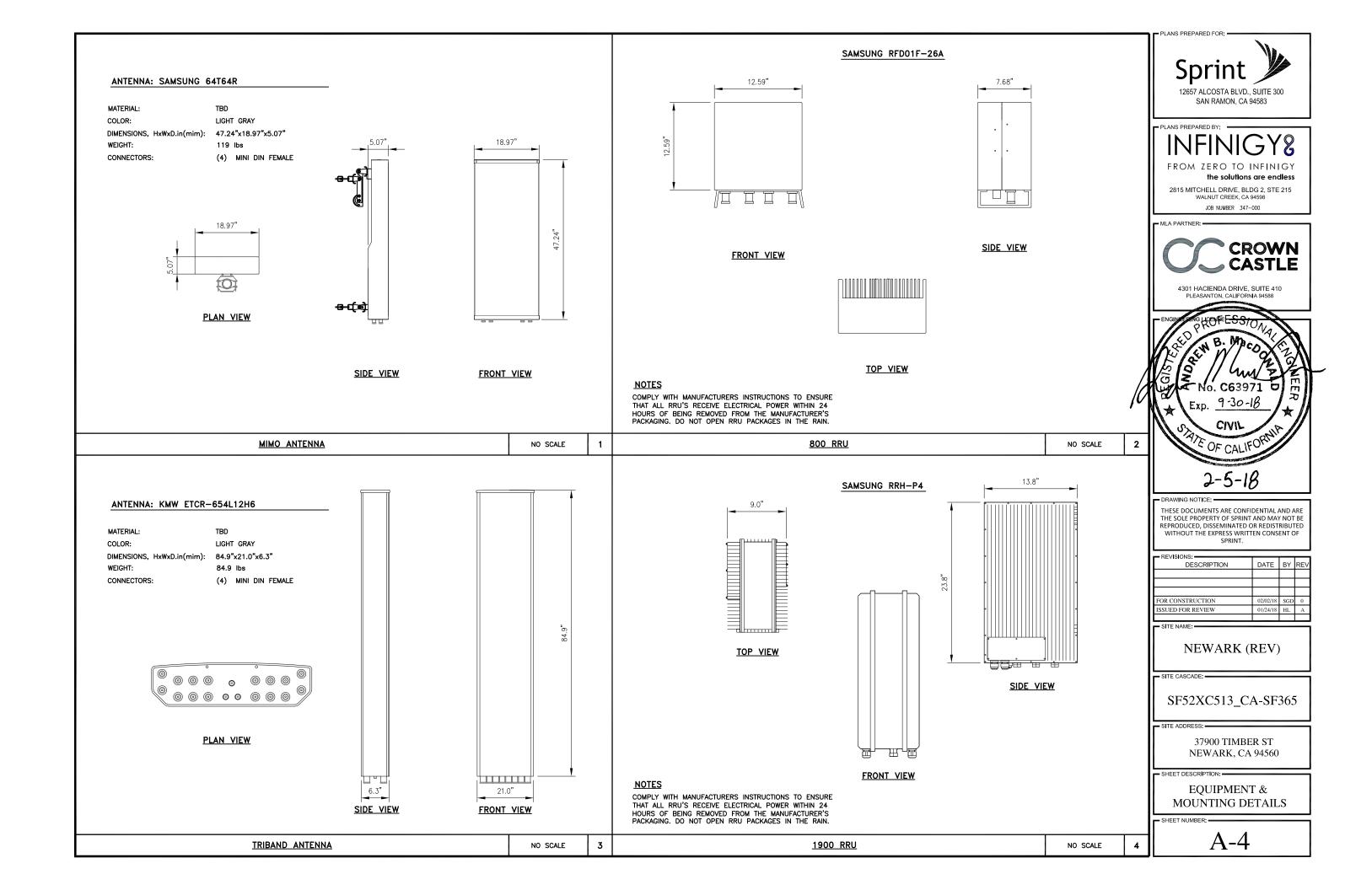
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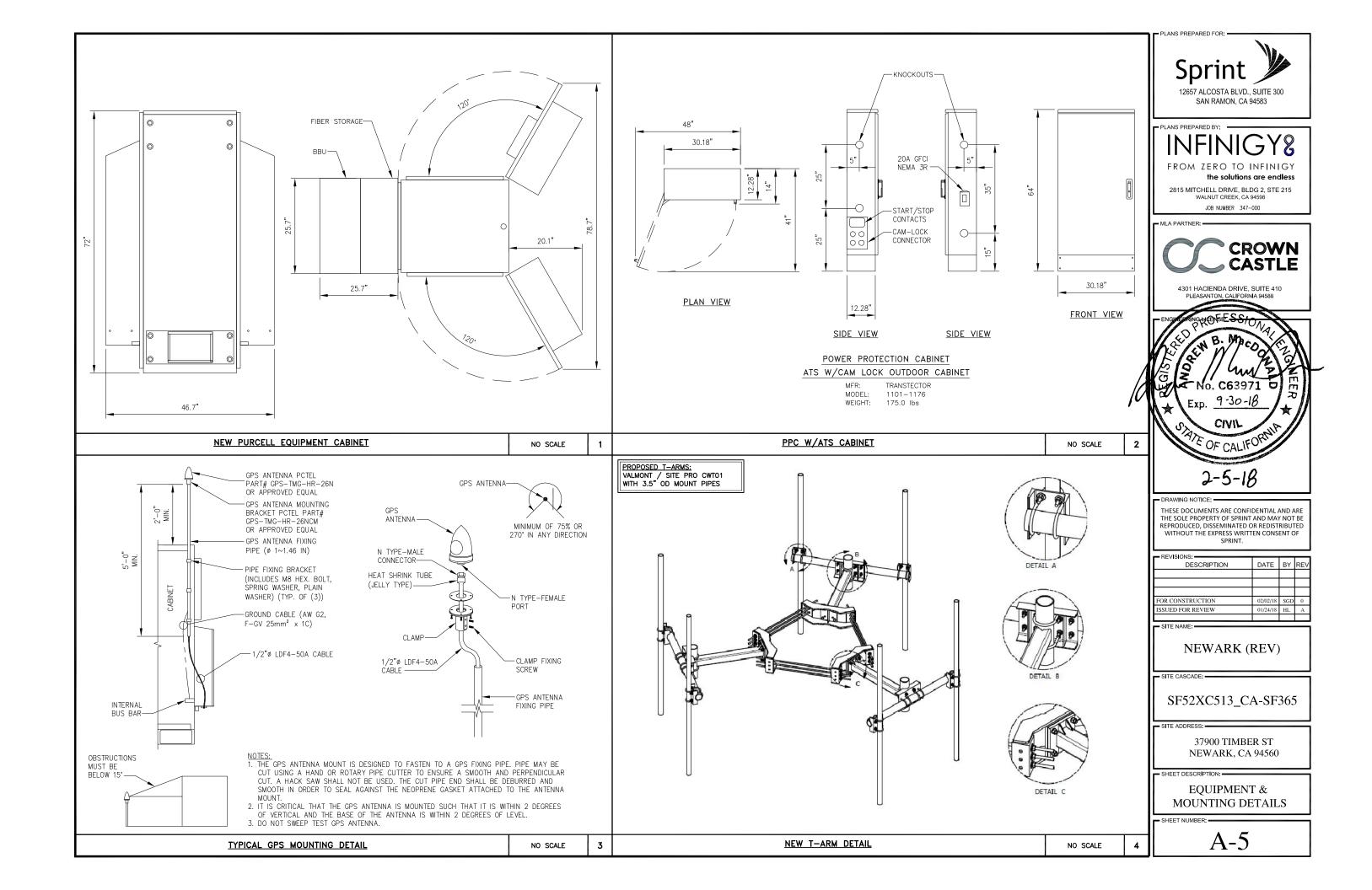
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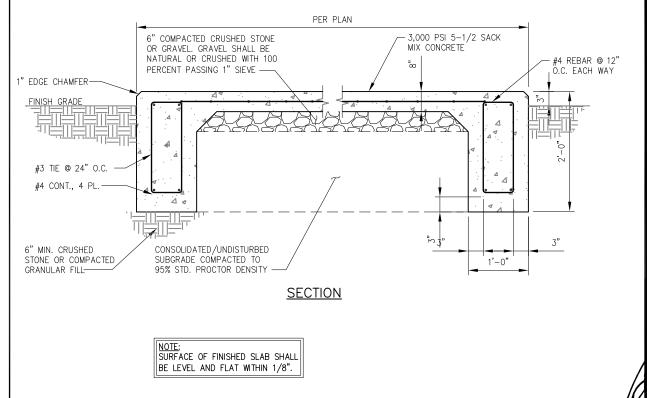












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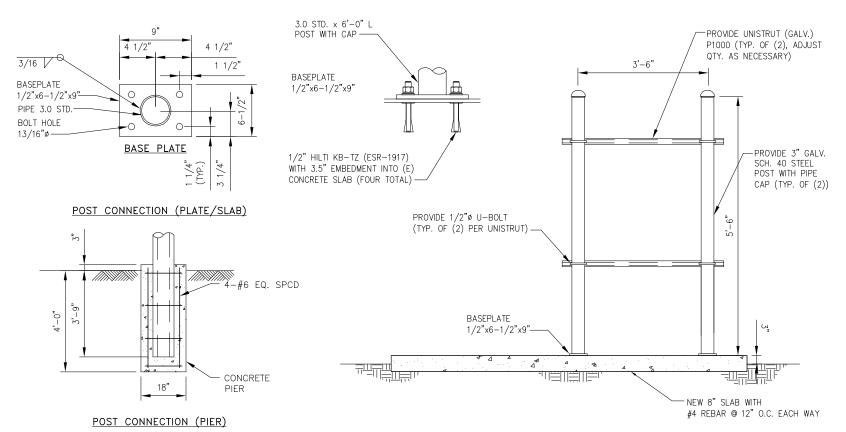
H-FRAME DETAILS

CONCRETE NOTES:

5.1 MEET OR EXCEED THE FOLLOWING CODES AND STANDARDSASTM C 150 (TYPE I) DESIGN.. ...ACI 318 CONSTRUCTION ACL 301 ..CRSI MANUAL OF STANDARD PRACTICE DETAILING.. MIXING... .ASTM C94

AIR ENTRAINMENT.. ..ASTM C260 WIRE MESHASTM A1064

- 5.2 CONCRETE SHALL BE NORMAL WEIGHT (145 P.C.F.), F'c = 3000 PSI @ 28 DAYS (5 1/2 BAG MIN. CEMENT CONTENT); W/C RATIO 0.45 MAX AND 4% TO 7% AIR ENTRAINMENT.
- 5.3 ALL BACKFILL MATERIALS UNDER SLABS SHALL BE FREE DRAINING.
- 5.4 FILL MATERIALS FOR SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9" AND COMPACTED TO 95% MINIMUM DENSITY IN ACCORDANCE WITH ASTM D1557 UNTIL FINAL GRADE IS ATTAINED. SLAB AREAS SHALL BE PROOF ROLLED WITH THE HEAVIEST EQUIPMENT AVAILABLE. ALL SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH APPROVED FILL MATERIALS.
- 5.5 CALCIUM CHLORIDE, OR ADMIXTURES CONTAINING SAME, SHALL NOT BE PERMITTED IN ANY CONCRETE.
- 5.4 FLY ASH, IF UTILIZED AND APPROVED (TYPE C), SHALL BE LIMITED TO 15% OF THE TOTAL CEMENT CONTENT.
- 5.5 WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-306. HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH
- 5.6 PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT WELDED WIRE FABRIC AT POSITION SHOWN ON THE PLANS AND DETAILS.
- 5.7 THE MAXIMUM AGGREGATE SIZE THAT SHALL BE USED IS 1-1/2".



PLANS PREPARED FOR: 12657 ALCOSTA BLVD., SUITE 300 SAN RAMON, CA 94583

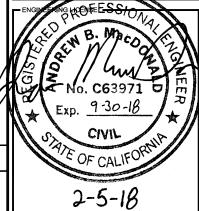
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REVISIONS:			
DESCRIPTION	DATE	BY	REV
FOR CONSTRUCTION	02/02/18	SGD	0
ISSUED FOR REVIEW	01/24/18	HL	Α

NEWARK (REV)

SITE CASCADE: -

SF52XC513_CA-SF365

SITE ADDRESS: -

37900 TIMBER ST NEWARK, CA 94560

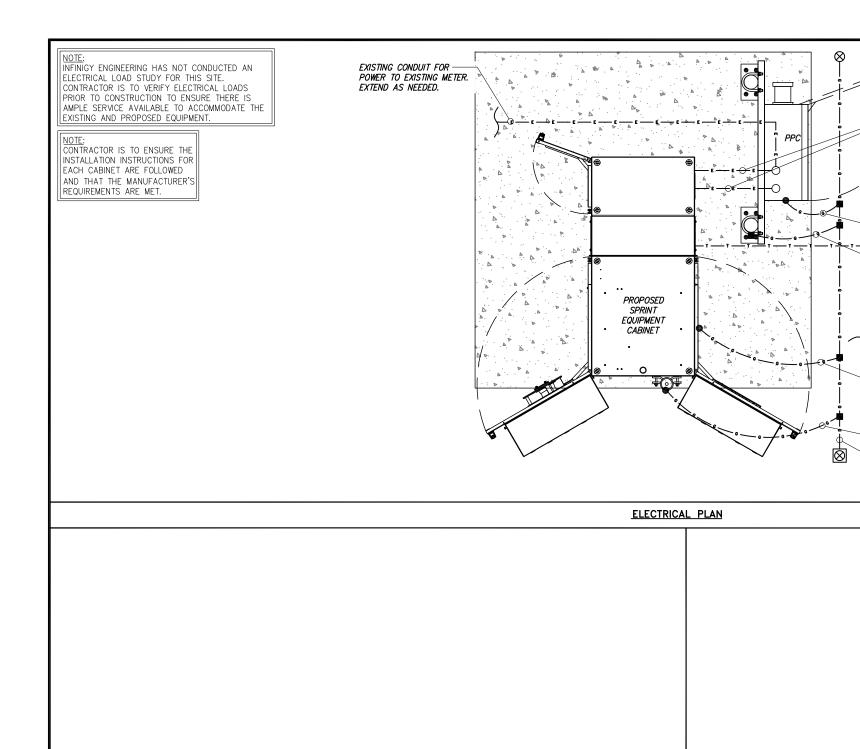
SHEET DESCRIPTION: -

EQUIPMENT & MOUNTING DETAILS

SHEET NUMBER: =

NO SCALE

A-6



DETAIL NOT USED

NO SCALE

2

PLANS PREPARED FOR: INSTALL A/C POWER TO 100A 12657 ALCOSTA BLVD., SUITE 300 BREAKER FOR POWER CABINET IN 2" FLEXIBLE SAN RAMON, CA 94583 METALLIC LIQUID TIGHT CONDUIT (6' MAX) AND 2" RIGID GALVANIZED CONDUIT PLANS PREPARED BY: FROM ZERO TO INFINIGY the solutions are endless 2815 MITCHELL DRIVE, BLDG 2, STE 215 WALNUT CREEK, CA 94598 BOND PPC TO GROUND RING PER MANUFACTURER'S SPECIFICATION BONDED TO GROUND RING WITH #2/0 SOLID TINNED BCW AS REQUIRED (TYP.) **CROWN** –EXSITING GONDUIT FOR TELCO. EXTEND AS NEEDED. 4301 HACIENDA DRIVE, SUITE 410 **GROUNDING SYMBOLS** PLEASANTON CALIFORNIA 94588 GROUND BAR GROUND ROD BOND PROPOSED EQUIPMENT ACCESS WELL CABINETS TO GROUND RING PER \otimes MANUFACTURER'S SPECIFICATION GROUND ROD WITH ACCESS COMPRESSION TYPE CONNECTION BOND GPS UNIT TO GROUND RING No. C63971 0 PER MANUFACTURER'S SPECIFICATION CADWELD TYPE CONNECTION NEW #2/0 SOLID TINNED -BCW BURIED GROUND RING 9-30-18 #2 AWG BARE COPPER NO SCALE 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. NEW HYBRID CABLE TO BE BONDED TO LOWER MAIN TOWER GROUND BAR DESCRIPTION DATE BY REV - NEW CABINET TO BE BONDED TO GROUND RING FOR CONSTRUCTION ISSUED FOR REVIEW 01/24/18 HL A - EXISTING LOWER TOWER GROUND MAIN BAR NEWARK (REV) क्षांक का का की SF52XC513_CA-SF365 SITE ADDRESS: -37900 TIMBER ST USE CONDUIT SEAL PRODUCT NEWARK, CA 94560 BY ETCO OR ROXTEC - SHEET DESCRIPTION: -2" LIQUIDTIGHT FLEXIBLE METAL NOTE:
DEPICTION IS FOR CONCEPTUAL
PURPOSES ONLY, CONTRACTOR IS TO
FIELD VERIFY PRIOR TO CONSTRUCTION

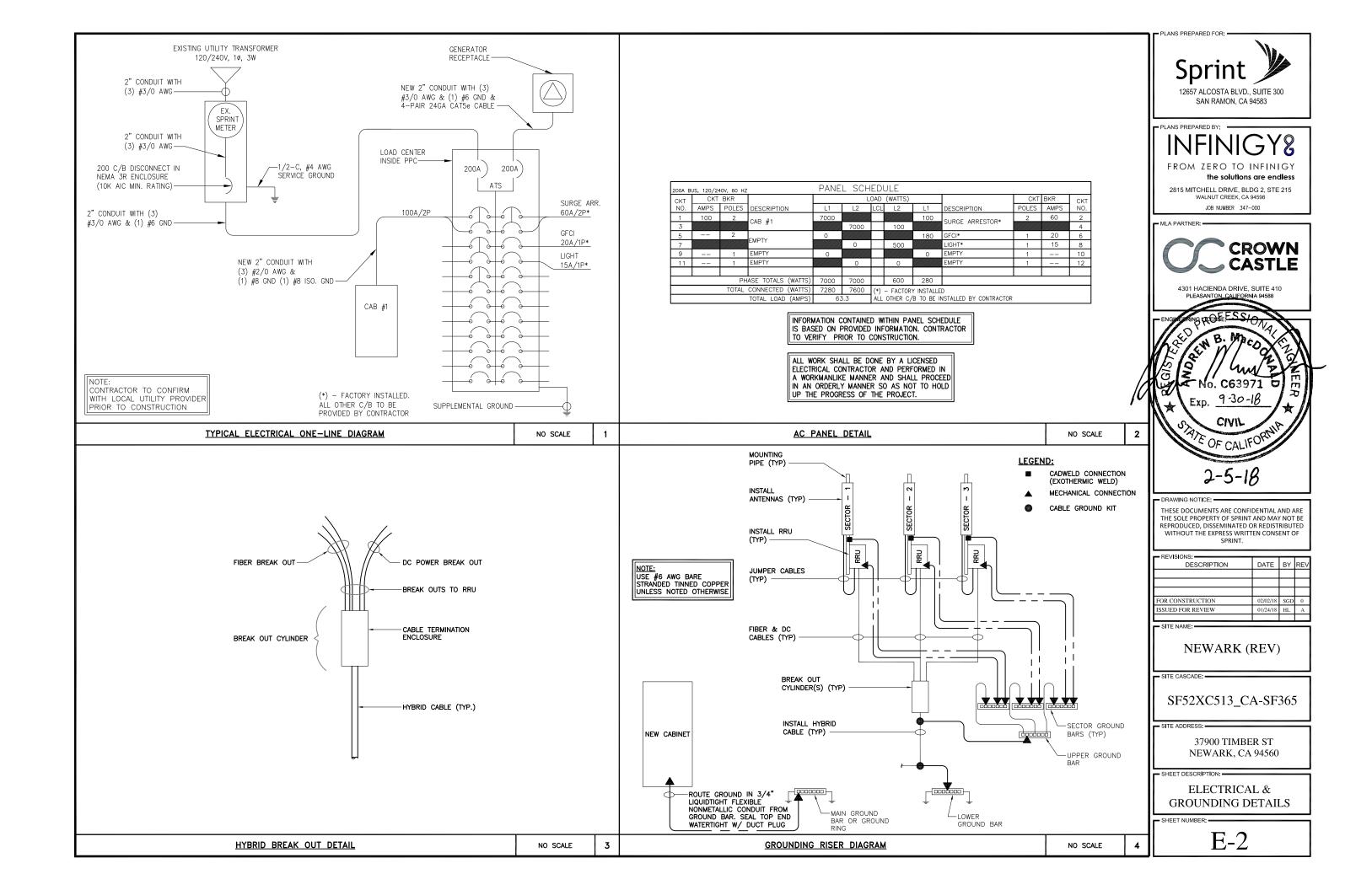
TYPICAL EQUIPMENT GROUNDING PLAN (ELEVATION)

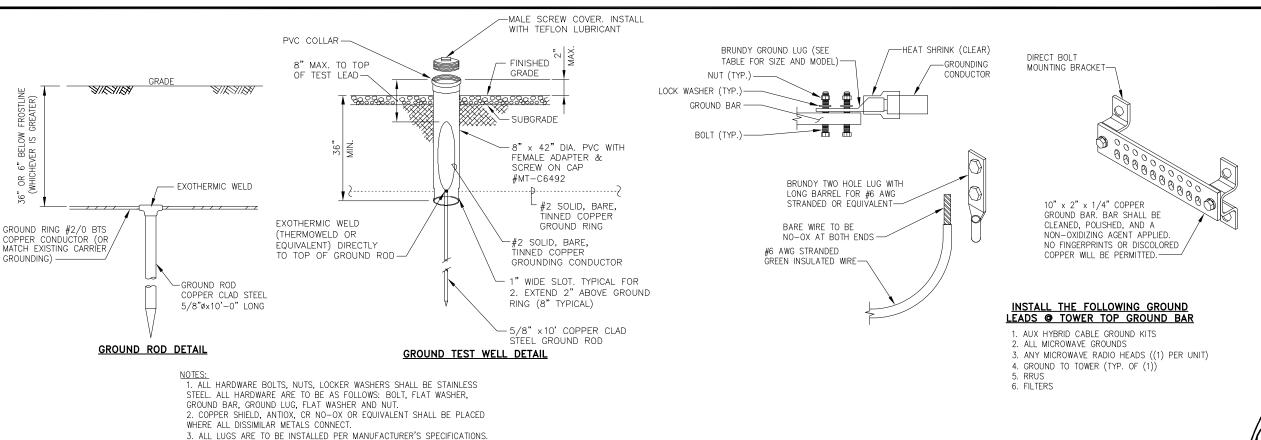
CONDUIT IF REQUIRED (6' MAX)
CONTRACTOR TO VERIFY

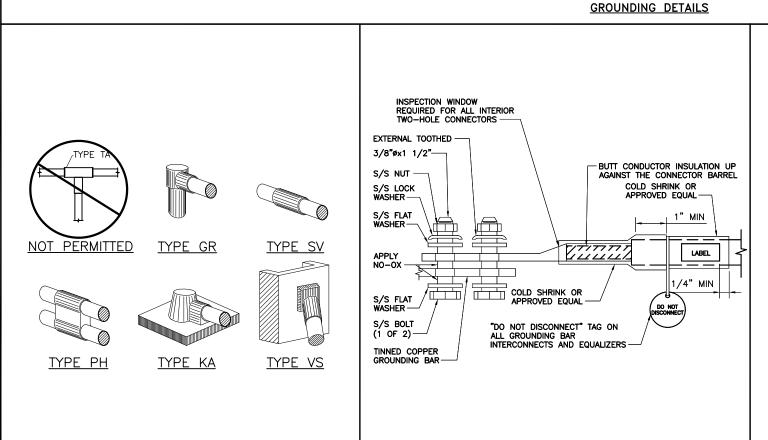
ELECTRICAL & **GROUNDING PLAN**

SHEET NUMBER: =

NO SCALE







CADWELDS (TYPICAL)

NO SCALE

TWO HOLE LUG

NO SCALE

3

- 1. TO ENSURE PROPER BONDING, ALL CONNECTIONS SHALL BE AS FOLLOWS:
- #2/0 BARE TINNED SOLID COPPER CONDUCTOR: EXOTHERMIC WELD TO RODS OR GROUND RING
 LUGS AND BUS BAR (UNLESS NOTED OTHERWISE): SANDED CLEAN, COATED WITH OXIDE INHIBITOR AND BOLTED FOR MAXIMUM SURFACE CONTACT. ALL LUGS SHALL BE COPPER (NO ALUMINUM SHALL BE PERMITTED). PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
- ALL GROUNDING CABLE IN CONCRETE OR THROUGH WALLS SHALL BE IN 3/4" PVC CONDUIT. SEAL AROUND CONDUIT THROUGH WALLS. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS.
- OWNER'S REPRESENTATIVE WILL INSPECT EXOTHERMIC WELD AND CONDUCT MEGGER TEST PRIOR TO BURIAL. MAXIMUM 5 OHMS RESISTANCE IS REQUIRED.
- 4. CONTRACTOR TO INSTALL GROUND RING IN CLOSE PROXIMITY TO EQUIPMENT PLATFORM OR PAD.
- 5. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS SHALL BE A MINIMUM 8" RADIUS AND NO GREATER THAN 90 DEGREES.
- 6. ALL CADWELDS TO BURIED GROUND RING SHALL BE THE PARALLEL TYPE, EXCEPT FOR THE GROUND RODS WHICH SHALL BE THE TEE TYPE.
- 7. BOND SERVICE CONDUITS TO GROUND RING AS THEY CROSS. DO NOT EXOTHERMICALLY WELD TO CONDUITS.
- 8. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN THE GROUNDING SYSTEM IS COMPLETE. THE CONSTRUCTION MANAGER SHALL INSPECT THE GROUNDING SYSTEM PRIOR TO BACKFILLING.
- 9. THE MINIMUM SPACING BETWEEN GROUND RODS SHALL BE 6'-0" (MAX. 15'-0").
- 10. BOND CIGBE TO EXTERNAL GROUND RING WITH 2 RUNS OF #2 BARE, TINNED, SOLID COPPER CONDUCTOR IN PVC. CONNECT BAR END WITH 2 HOLE LUG, AND "CADWELD" THE OTHER END TO THE EXTERNAL GROUND ROD.
- 11. THE PREFERRED LOCATION FOR COAX GROUNDING IS AT THE BASE OF THE TOWER PRIOR TO THE COAX BEND.

GROUNDING NOTES

12. BONDING OF THE GROUNDED CONDUCTOR (NEUTRAL) AND THE GROUNDING CONDUCTOR SHALL BE AT THE SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250-30.

Sprint

12657 ALCOSTA BLVD., SUITE 300
SAN RAMON, CA 94583

PLANS PREPARED BY:

INFINIGY (

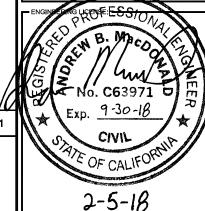
ROM ZERO TO INFINIGY the solutions are endless

2815 MITCHELL DRIVE, BLDG 2, STE 215 WALNUT CREEK, CA 94598

MLA PARTNER: ---



4301 HACIENDA DRIVE, SUITE 410 PLEASANTON, CALIFORNIA 94588



DRAWING NOTICE:

NO SCALE

NO SCALE

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WITHOUT THE EXPRESS WRITTEN CONSENT OF

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SHEET DESCRIPTION: -

ELECTRICAL & GROUNDING DETAILS

SHEET NUMBER:

E-3

RESOLUTION NO. 1785

RESOLUTION APPROVING U-10-5, A CONDITIONAL USE PERMIT, TO ESTABLISH A WIRELESS TELECOMMUNICATIONS FACILITY (CLEARWIRE) AT 37800 TIMBER STREET

WHEREAS, Cortel, on behalf of Clearwire, has filed with the Planning Commission of the City of Newark application for U-10-5, a conditional use permit, to establish a wireless telecommunications facility at 37800 Timber Street; and

PURSUANT to Municipal Code Section 17.72.060, a public hearing notice was published in The Tri-City Voice on May 28, 2010, and mailed as required, and the Planning Commission held a public hearing on said application at 7:00 p.m. on June 8, 2010 at the City Administration Building, 37101 Newark Boulevard, Newark, California; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve this application as shown on Exhibit A, pages 1 through 7, subject to compliance with the following conditions:

Planning Division

- a. The wireless telecommunications facility shall not adversely affect the public health, safety or welfare. This shall include, but not be limited to, the facility meeting the radio frequency exposure standards established by the American National Standards Institute (ANSI) and the Federal Communications Commission (FCC). Prior to the issuance of a building permit, the developer shall submit a report from a qualified engineer documenting compliance with these standards for the review and acceptance of the Community Development Director. The report shall take into consideration the existing wireless telecommunications facilities at the subject site.
- b. The wireless telecommunications facility shall not interfere with public safety radio communications. If the wireless telecommunications facility is found to interfere with a public safety radio communications system, the developer shall immediately cease operation of the facility. Operation of the wireless telecommunications facility shall only be allowed to resume upon resolution of the interference to the satisfaction of the Community Development Director.
- c. The developer shall cooperate in the siting of equipment and antennas to accommodate the maximum number of operators at a given site where found by the City to be feasible and aesthetically desirable.

- d. The antennas shall be installed as close as possible to the monopole to reduce the antennas' visual impact, as approved by the Community Development Director.
- e. The antennas and typical antenna attachments including, but not limited to, mounting brackets, shall be painted to match the monopole, as approved by the Community Development Director.
- f. The coaxial cables connecting the antennas to the equipment cabinet shall be placed inside the monopole to eliminate visibility of the cables.
- g. The wireless telecommunications facility and site shall be maintained in a neat and presentable condition, to the satisfaction of the Community Development Director. This shall include, but not be limited to, graffiti removal/repainting and site clean-up on a continuing, as needed basis, as required by the Community Development Director. Any vehicle or portable building brought on the site during construction shall remain graffiti free.
- h. This conditional use permit shall be returned to the Planning Commission and City Council six (6) months from the date of the City's authorization to energize utilities for this facility. The City Council shall have the right, as it sees fit, and at the conclusion of its review, to add, delete or modify the conditions of approval. The developer shall pay the prevailing fee for this review.
- i. All equipment associated with this wireless telecommunications facility shall be removed within 30 days of the discontinuation of the use and the site shall be restored to its original, pre-construction condition. The developer shall provide the City with a notice of intent to vacate the site a minimum of 30 days prior to the vacation.

Engineering Division

j. The contractor shall implement all applicable Best Management Practices (BMPs) from the California Stormwater Quality Best Management Practice Handbook for Construction Activities for the duration of all work activity. Additional BMPs may be required by the City Engineer, as necessary, to minimize the pollution of stormwater runoff from the project area. A note to this effect shall appear on the project plans.

Fire Department

k. Prior to the issuance of a building permit, the developer shall complete a Hazardous Materials Business Plan as required by the Fire Marshal.

Building Inspection Division

1. This project will require building permits. The developer will need to make a separate application to the Building Inspection Division for a building permit. Such application shall include five (5) sets of complete construction drawings prepared by a California

- licensed architect, structural engineer or civil engineer. One (1) of the sets shall be stamped and signed by the architect or engineer of record.
- m. Construction for this project can occur only between the hours of 6:00 a.m. and 6:00 p.m., Monday through Friday. The developer may make a written request to the Building Official for extended working hours and/or days. In granting or denying any request, the Building Official will take into consideration the nature of the construction activity which would occur during extended hours/days, the time duration of the request, the proximity to residential neighborhoods and input by affected neighbors. All approvals will be done so in writing. Construction equipment, including compressors, generators and mobile equipment, shall be fitted with heavy-duty mufflers designed to reduce noise impacts.

General

- n. All proposed changes from approved exhibits shall be submitted to the Community Development Director who shall decide if they warrant Planning Commission and City Council review and, if so decided, said changes shall be submitted for the Commission's and Council's review and decision. The developer shall pay the prevailing fee for each additional separate submittal of development exhibits requiring Planning Commission and/or City Council review and approval. All time extensions for this conditional use permit shall be approved by the Planning Commission and City Council.
- o. If any condition of this conditional use permit be declared invalid or unenforceable by a court of competent jurisdiction, this conditional use permit shall terminate and be of no force and effect, at the election of the City Council on motion.
- p. This conditional use permit shall be given a public hearing before the City Council for the Council's review and approval.
- q. Prior to the submittal for building permit review, all conditional use permit conditions of approval for this project, as approved by the City Council, shall be printed on the plans.
- r. The developer hereby agrees to defend, indemnify, and save harmless the City of Newark, its Council, boards, commissions, officers, employees and agents, from and against any and all claims, suits, actions, liability, loss, damage, expense, cost (including, without limitation, attorneys' fees, costs and fees of litigation) of every nature, kind or description, which may be brought by a third party against, or suffered or sustained by, the City of Newark, its Council, boards, commissions, officers, employees or agents to challenge or void the permit granted herein or any California Environmental Quality Act determinations related thereto.
- s. The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and other exactions. The developer is hereby further notified that the 90-day approval period in

which the developer may protest these fees, dedications, reservations and other exactions, pursuant to Government Code Section 66020(a), has begun. If the developer fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the developer will be legally barred from later challenging such exactions.

The Commission makes the findings prescribed in Newark Municipal Code Section 17.72.070 and directs a Notice of Decision be mailed to the applicant and filed with the City Clerk who shall present said Notice to the City Council pursuant to Newark Municipal Code Section 17.72.080.

This Resolution was introduced at the Planning Commission's June 8, 2010 meeting by Commissioner Marshall, seconded by Commissioner Blowers, and passed as follows:

AYES:

Blowers, Bridges, Drews, Fitts, Marshall, Nillo

NOES:

None

ABSENT:

Kramer

TERRENCE GRINDALL, Secretary

KAREN BRIDGES, Chairperson

Photo A



Photo B



