

February 28, 2022

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER APPROVING A DEVELOPMENT REVIEW PERMIT TO INCREASE THE HEIGHT OF AN EXISTING PG&E TOWER BY 12 FEET, INSTALL SIX NEW ANTENNAS, AND CONSTRUCT A 206 SQ. FT. EQUIPMENT AREA AT 2493 NAGLEE RD. APPLICANT IS MATT VEAZEY REPRESENTING T-MOBILE AND OWNER IS TRACY PAVILION GRF2 APPLICATION NUMBER D21-0026.

DISCUSSION

The project site is an existing PG&E easement east of the Staples retail building adjoining the rear parking lot located at 2493 Naglee Rd. The existing PG&E easement has a PG&E lattice tower where the proposed six antennas will be attached and equipment area will be located beneath the lattice tower. (Attachment A: Location Map)

The proposed project includes the installation of an approximately 206 sq. ft. equipment area to be leased within the tower base of the existing PG&E transmission tower. The 206 sq. ft. equipment area and related ground equipment will be surrounded by new 6-foot-high cement wall with climbing vines. The six panel antennas and remote radio units will be mounted on the 12-foot tower extension. This will bring the existing PG&E lattice height from 82 feet to 94 feet. The tower extension is necessary to locate the panel antennas a safe working distance from the existing transmission lines per PG&E safety guidelines. (Attachment B: Site Plan and Elevations).

The project site is designated General Commercial in the I-205 Corridor Specific Plan and has a General Plan designation of Commercial. The proposed six new antennas and equipment area would be compatible with the Telecommunications ordinance because the installation will be utilizing an existing structure and equipment area will be completely beneath existing PG&E lattice tower.

Environmental Document

The Development Services Department has determined that the project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 pertaining to accessory structures. No further environmental assessment is necessary.

RECOMMENDATION

Staff recommends that the Development Services Director approve the Development Review Permit to increase the height of an existing PG&E tower by 12 feet, install six new antennas, and construct a 206 sq. ft. equipment area at 2493 Naglee Rd., based on the findings contained in the Director's Determination dated February 22, 2022 (Attachment C).

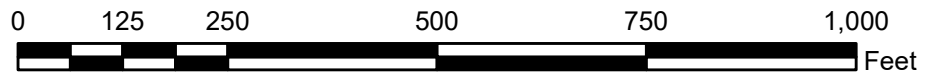
Prepared by Kenny Lipich, Assistant Planner

Reviewed by Scott Claar, Senior Planner

Approved by Bill Dean, Interim Development Services Director

ATTACHMENTS

- A: Location Map
- B. Site Plan and Elevations
- C: Development Services Director Determination
Exhibit 1 – Conditions of Approval



GENERAL NOTES

- DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
- SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

T-Mobile

WEST LLC.



1755 CREEKSIDE OAKS DRIVE # 190, SACRAMENTO, CA 95833

SC07260A - NAGLEE & PAVILION NSD PROJECT

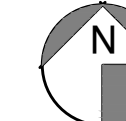
2493 NAGLEE RD
TRACY, CA 95304
APN: 212-290-460

PROJECT LOCATION



LATITUDE: N37.75717000 NAD 83
LONGITUDE: W121.46588100 NAD 83

LOCATION PLAN



PROJECT DIRECTORY

APPLICANT:
T-MOBILE WEST LLC.
1755 CREEKSIDE OAKS DR. #190
SACRAMENTO, CA 95833

ARCHITECT:
MANUEL S. TSHILAS
MST ARCHITECTS, INC.
1520 RIVER PARK DRIVE
SACRAMENTO, CA 95815
916-567-9630 X111
manuel@mstarchitects.com

TOWER OWNER:

PG&E
5555 FLORIN PERKINS ROAD, SUITE 109
SACRAMENTO, CA 95826

CONSTRUCTION MANAGER:
MATTHEW VEAZEY
SITECOM INC.
25 CADILLAC DRIVE, SUITE 208
SACRAMENTO, CA 95825
916-997-8213
matthew@sitecomwireless.com

LANDLORD:
TRACY PAVILION GRF2 LLC
973 LOMAS SANTA FE DRIVE
SOLANA BEACH, CA 92075
CONTACT: TRISH GONSOLVES
PH: 858-369-7029
EMAIL: tgonsolves@gerritygroup.com

STRUCTURAL ENGINEER:
RESPONSE STRUCTURAL ENGINEERS
5441 FAIR OAKS BLVD.
CARMICHAEL, CA 95608
CONTACT: TODD KEMEN
PH: (916) 680-9922

SURVEYOR:
GEIL ENGINEERING
1226 HIGH STREET
AUBURN, CA 95603
CONTACT: DAN GEIL
PH: (530) 885-0426

PROJECT SUMMARY AND CODE COMPLIANCE

ASSESSOR'S PARCEL NUMBER: 212-290-460

JURISDICTION: CITY OF TRACY

OCCUPANCY: U (UNOCCUPIED TELECOMMUNICATIONS FACILITY)

TYPE OF CONSTRUCTION: V-B

ZONING: N/A

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

2019 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS EFFECTIVE JANUARY 1, 2020

- PART 1 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- PART 2 CALIFORNIA BUILDING CODE
- PART 3 CALIFORNIA ELECTRICAL CODE
- PART 4 CALIFORNIA MECHANICAL CODE
- PART 5 CALIFORNIA PLUMBING CODE
- PART 6 CALIFORNIA ENERGY CODE
- PART 9 CALIFORNIA FIRE CODE
- PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE
- PART 12 CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY: THIS IS AN UNOCCUPIED TELECOMMUNICATIONS FACILITY. ACCESSIBILITY FEATURES ARE NOT REQUIRED AS DESCRIBED BY 2019 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

APPROVALS

LEASING:	DATE:
ZONING:	DATE:
RF ENGINEER:	DATE:
CONSTRUCTION:	DATE:
CONSTRUCTION:	DATE:
EQUIPMENT ENGINEER:	DATE:
OWNER:	DATE:

PROJECT MILESTONES

DATE	DESCRIPTION
10/07/2020	90% CONSTRUCTION DOCUMENTS
01/07/2021	90% CONSTRUCTION DOCUMENTS REV 1
01/26/2021	90% CONSTRUCTION DOCUMENTS REV 2
02/11/2021	100% CONSTRUCTION DOCUMENTS
05/14/2021	100% CONSTRUCTION DOCUMENTS PC 1
07/29/2021	100% CONSTRUCTION DOCUMENTS REV 2 (ADDRESS CHANGE)

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS PER 2019 CBC SECTION 1704 ARE REQUIRED FOR THE FOLLOWING:

A.) DURING THE TAKING OF TEST SPECIMENS & PLACING OF ALL REINFORCED CONCRETE WHERE THE SPECIFIED CONCRETE STRENGTH EXCEEDS 2500 PSI.

B.) TOQUE TEST 50% OF POST INSTALLED EXPANSION ANCHORS USED FOR NEEW EQUIPMENT ANCHORAGE

STRUCTURAL DESIGN CRITERIA:

- 1) SOIL SITE CLASSIFICATION: D
- 2) SOIL BEARING CAPACITY: SLABS: 1500 PSF
- 3) SEISMIC IMPORTANCE FACTOR: I
- 4) SPECTRAL RESPONSE ACCELERATIONS: Ss = 1.182g S1 = 0.412g
- 5) SPECTRAL RESPONSE COEFFICIENTS: SDS = 0.946g
- 6) SITE COEFFICIENTS: Fa = 1.2
- 7) SEISMIC DESIGN CATEGORY: D

PROJECT DESCRIPTION

MODIFICATION OF AN UNOCCUPIED TELECOMMUNICATIONS FACILITY:

- PROPOSED 14.38' X 14.38' LICENSE AREA.
- PROPOSED 11'-0"X14'-0" CONCRETE EQUIPMENT SLAB.
- (6) PROPOSED PANEL ANTENNAS ((3) GP7204-06852 & (3) APX16DWW-16DWW-S-E-A20).
- (3) PROPOSED RRH UNITS (RRUS-4449).
- (6) PROPOSED RRH UNITS (RRUS-4415).
- (3) PROPOSED 6X12 HCS CABLES.
- (2) PROPOSED EQUIPMENT CABINET.
- POWER AND TELCO UTILITIES BROUGHT TO FACILITY.
- (3) PROPOSED CBC1923T-43-2X.

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS:

1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	T1.2	EQUIPMENT SPECIFICATIONS
3.	C-1	PLOT PLAN AND SITE TOPOGRAPHY
4.	A1.1	OVERALL SITE PLAN & ENLARGED SITE PLAN
5.	A2.1	EQUIPMENT PLAN
6.	A2.2	ANTENNA LAYOUT PLANS
7.	A3.1	PROJECT ELEVATIONS
8.	A4.1	DETAILS
9.	A4.2	DETAILS
10.	A4.3	DETAILS
11.	A4.4	DETAILS
12.	S1.1	STRUCTURAL DETAILS
13.	E1.1	SINGLE-LINE DIAGRAM, PANEL SCHEDULE
14.	E2.1	GROUNDING PLAN
15.	E2.2	GROUNDING DETAILS

This Document is issued for submission to the Authority Having Jurisdiction for approval and construction only when it bears a digital signature on the first page by the Licensee Manuel S. Tshilas, AIA.

MST ARCHITECTS
WIRELESS DIVISION
1520 River Park Drive, Sacramento, CA 95815
www.MSTArchitects.com

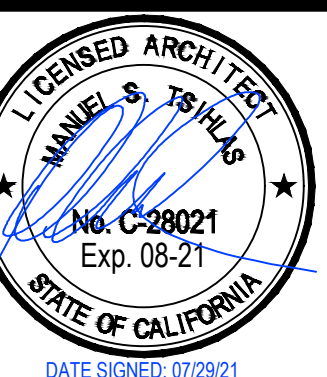


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SC07260A - NAGLEE & PAVILION

T-Mobile - NSD PROJECT
2493 NAGLEE RD
TRACY, CA 95304
WEST LLC.

TITLE SHEET, LOCATION PLAN, PROJECT DATA



Revisions:

05/14/21	PC RESP. #1
07/29/21	REV 2

File: 214.0887_T1.1
Drawn By: CTC
Checked By: ALB
Scale: AS NOTED
Date: 07/29/2021

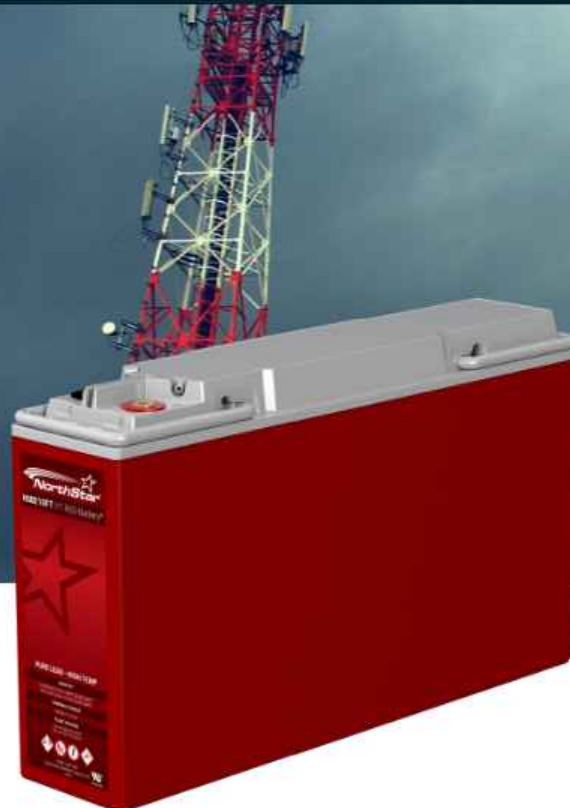
Job No. 214.0887

T1.1

SECTOR	ANTENNA CL	AZIMUTH	EXISTING ANTENNA MODEL	NEW ANTENNA MODEL	ANTENNA STATUS	TECH FREQUENCY	RRUS	DIPLEXER/TMA	COAX CABLE LENGTH±
A/1	91'	65°	NONE	GP7204-06852		L700/L600/N600	RRUS-4449 B71+B85	COMMSCOPE: CBC1923T-43-2X	(3) 6X12 HYBRID TRUNK CABLE 110'±
A/2	91'	65°	NONE	APX16DWV-16DWV-S-E-A20		L2100/L1900	(2) RRUS-4415 B25		
B/1	91'	160°	NONE	GP7204-06852		L700/L600/N600	RRUS-4449 B71+B85	COMMSCOPE: CBC1923T-43-2X	
B/2	91'	160°	NONE	APX16DWV-16DWV-S-E-A20		L2100/L1900	(2) RRUS-4415 B25		
C/1	91'	250°	NONE	GP7204-06852		L700/L600/N600	RRUS-4449 B71+B85	COMMSCOPE: CBC1923T-43-2X	
C/2	91'	250°	NONE	APX16DWV-16DWV-S-E-A20		L2100/L1900	(2) RRUS-4415 B25		



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NSB 210FT HT RED
Pure Lead - High Temp

99.9% PURE LEAD | 15 YRS FLAT LIFE | PROUDLY MADE IN THE USA

The NSB HT RED Battery® delivers long life in unreliable grid conditions even at high temperatures.

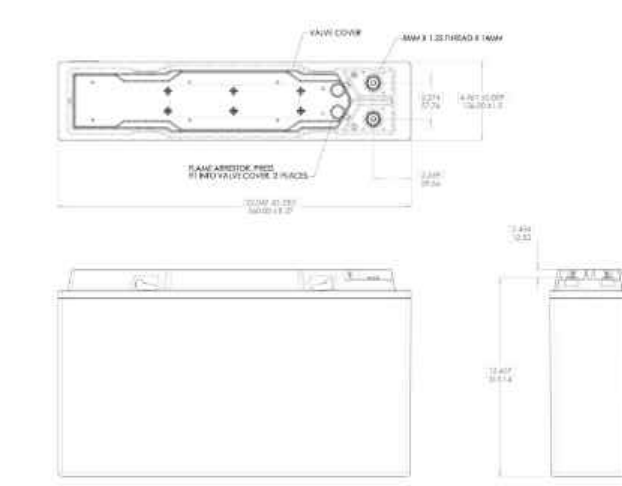
- Pure lead electrochemistry greatly increases temp and corrosion resistance while reducing component aging
- Thin plates deliver large surface area high power density and low resistance
- Design life 15+ years at 20°C (68°F)
- Extra long life at high temp operation 40°C (104°F)
- EUROBAT design life definition: Very Long Life (12+ years)
- Advanced 3 stage terminal design to ensure leak-free operation - brass terminals provide maximum performance
- Approved as non-hazardous cargo for ground, sea and air transport DOT 49CFR173.159(d), (l) and (i)

NSB 210FT HT RED
Nominal Technical Specifications

Dimensions	
Height	12.9 in
Width	4.96 in
Length	22 in
Weight	145 lbs

Electrical	
Terminal	Female M8 x 1.25
Terminal torque	8.0 Nm (71 in-lbs)
1 hr capacity to 1.70VPC @ 20/25°C (68/77°F)	150 / 155 Ah
3 hr capacity to 1.75VPC @ 20/25°C (68/77°F)	184 / 189 Ah
8 hr capacity to 1.75VPC @ 20/25°C (68/77°F)	207 / 210 Ah
10 hr capacity to 1.80VPC @ 20/25°C (68/77°F)	209 / 212 Ah
Float voltage @ 20/25°C (68/77°F)	2.28 / 2.27 VPC
Impedance (1 KHz)	2.6 mΩ @ 25°C (77°F)
Conductance	2102 S
Short circuit current	6000 A
Operation temperature range	-40°C to +65°C
Nominal voltage	12 V

Technical Drawing



All NorthStar batteries are compliant with: Telcordia SR4428, IEC 60896, Bellcore GR 63 Core, Issue 1, British, German, and Russian telecom standards; UL approved and UN2800 certified. NorthStar is registered to ISO 9001 and ISO 14001.

NO. OF BATTERIES	16
ELECTROLYTE PER BATTERY	1.92 GALLONS
TOTAL ELECTROLYTE	30.72 GALLONS
NOMINAL VOLTAGE	12 VOLTS
CAPACITY	156 AMP-HRS
KWH PER BATTERY	1.872 KWH
TOTAL CAPACITY	29.95 KWH

1 NSB 210FT RED NORTHSTAR BATTERY SPECIFICATIONS
T1.2 SCALE: NONE

SC07260A-NAGLEE & PAVILION
NSD PROJECT
2493 NAGLEE RD
TRACY, CA 95304
T-Mobile WEST L.L.C.
EQUIPMENT SPECIFICATIONS
SHEET TITLE:



Revisions:

05/14/21	PC RESP. #1
07/29/21	REV 2

File:	214.0887_A1.1
Drawn By:	CTC
Checked By:	ALB
Scale:	AS NOTED
Date:	07/29/2021

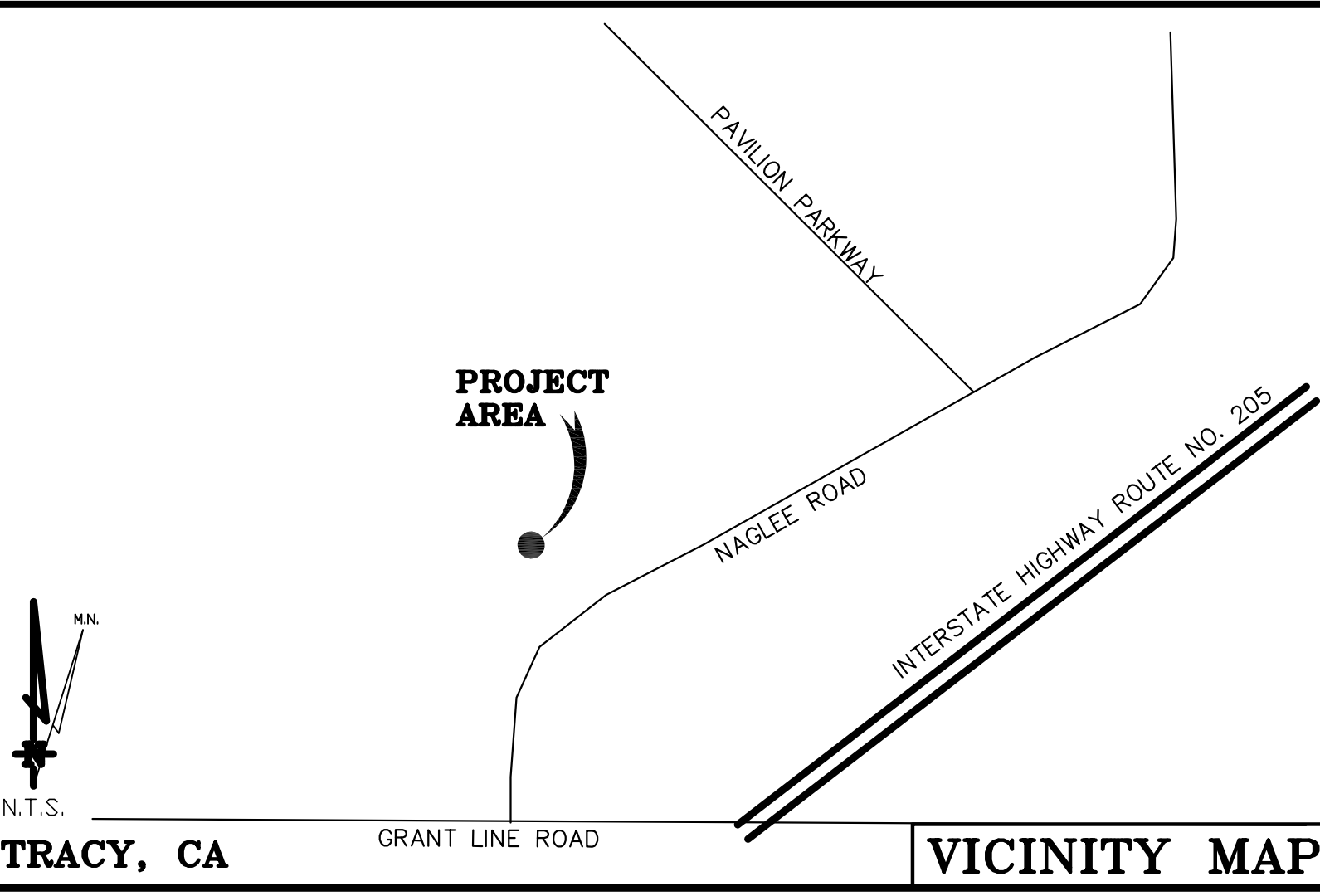
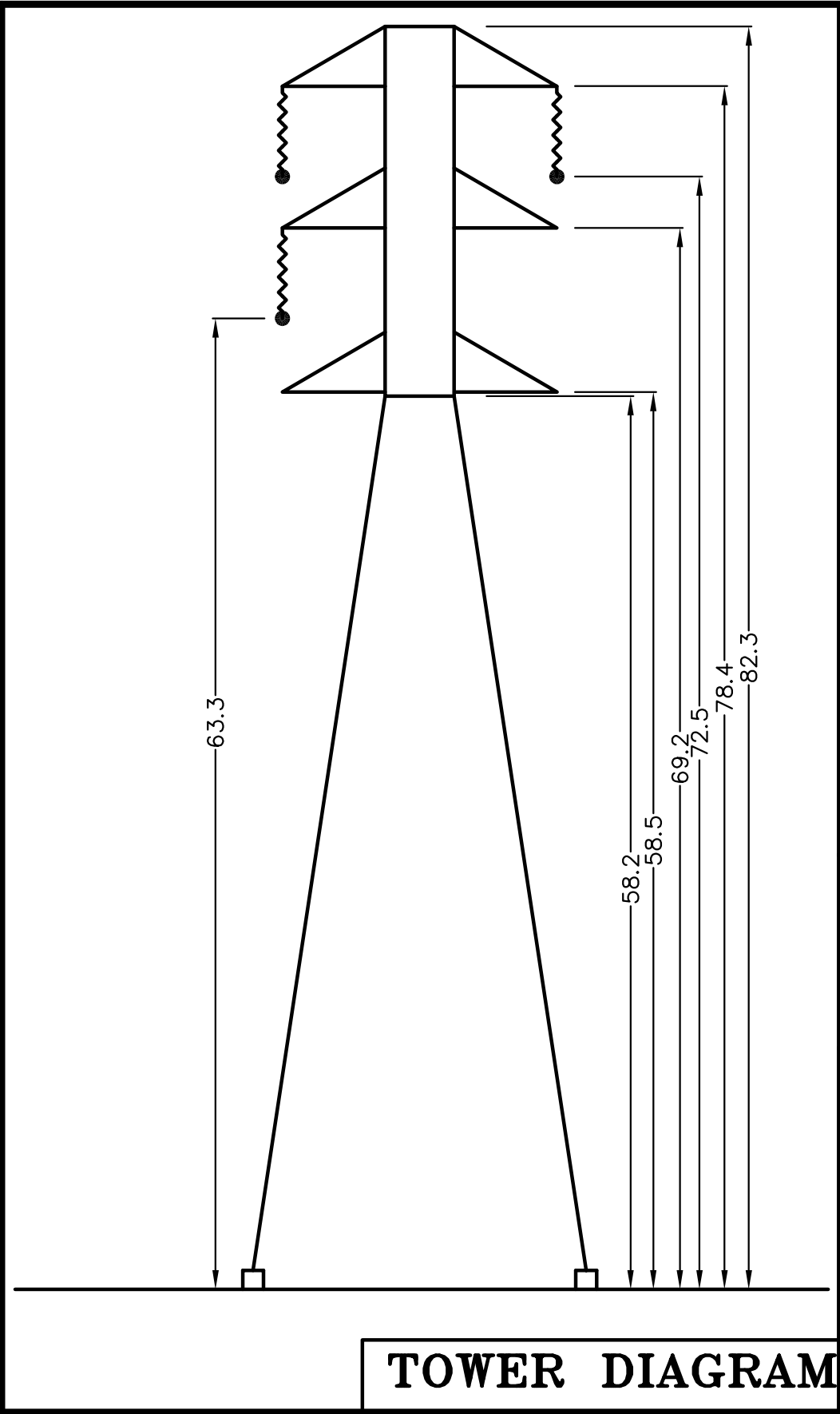
Job No. 214.0887

T1.2

DATE OF SURVEY: 08-24-20
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803
 LOCATED IN THE COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 2.38' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: 1'
 THE LATITUDE AND LONGITUDE WERE DETERMINED USING TRIMBLE PATHFINDER PRO XL G.P.S AND UTILIZING PFINDER OFFICE DIFFERENTIAL CORRECTION SOFTWARE AT THE LOCATION INDICATED HEREON.
 ASSESSOR'S PARCEL NUMBER: 212-290-460-000
 OWNER(S): TRACY PAVILION GRF2 LLC
 973 LOMAS SANTA FE DRIVE
 SOLANO BEACH, CA 92075

Geil Engineering
 Engineering * Surveying * Planning
 1226 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 * Fax: (530) 823-1309
 T-MOBILE
 Project Number/Name: SC07260 / Naglee & Pavilion
 Project Site Location: 2493 Naglee Road
 Tracy, CA 95304
 San Joaquin County
 Date of Observation: 08-24-20
 Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.
 Type of Antenna Mount: Utility Tower
 Latitude: N 37° 45' 25.81" (NAD83) N 37° 45' 26.06" (NAD27)
 Longitude: W 121° 27' 57.21" (NAD83) W 121° 27' 53.40" (NAD27)
 ELEVATION of Ground at Structure (NAVD88) 19.1' AMSL
 STRUCTURE HEIGHT: (Top Tower) 82.3' AGL
 OVERALL HEIGHT: (Top Tower) 82.3' AGL
 CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.
 Kenneth D. Geil California RCE 14803

License Area Description
 All that certain license area being a portion of that certain Parcel 4 as is shown on that certain Parcel Map filed for record at Book 22 of Parcel Maps at Page 44, Official Records of San Joaquin County, and being located in the City of Tracy, County of San Joaquin, State of California, being more particularly described as follows:
 Commencing at 3/4" iron pipe set for the most Westerly corner of Parcel 4 as shown on the above referenced Parcel Map from which a similar monument bears South 00°00'23" East 159.24 feet; thence from said point of commencement North xxx feet to a point under an existing utility tower and the True Point of Beginning; thence from said point of beginning North xxx feet to the point of beginning.
 Together with a non-exclusive route for access purposes as is necessary from the above described license area and running thence over and across the existing vehicular improvements as is generally shown hereon to the public right of way.
 Also together with a non-exclusive route for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears North xxx feet from the Northeast corner of the above described license area and running thence South xxx feet more or less to the existing transformer.

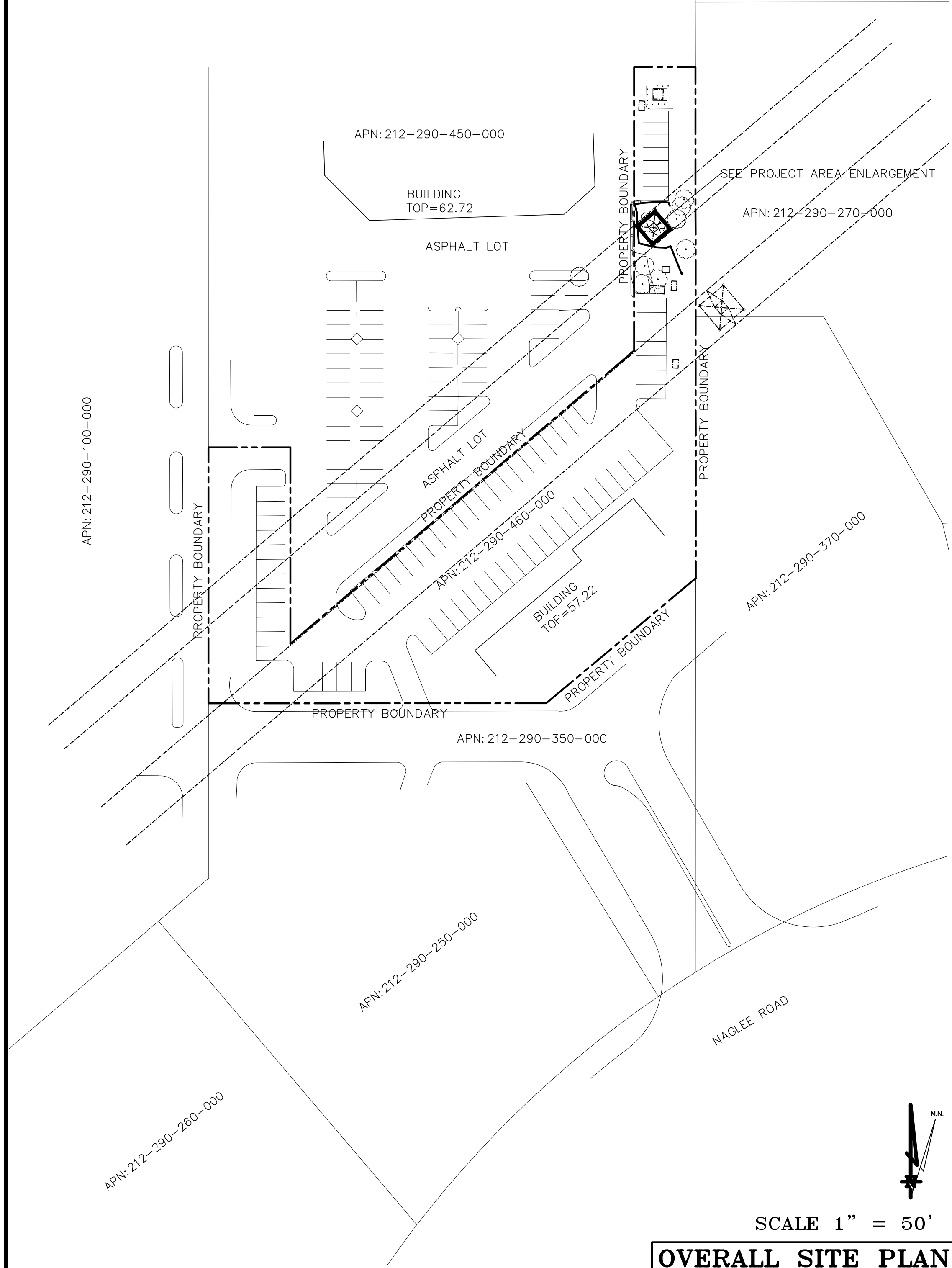


BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

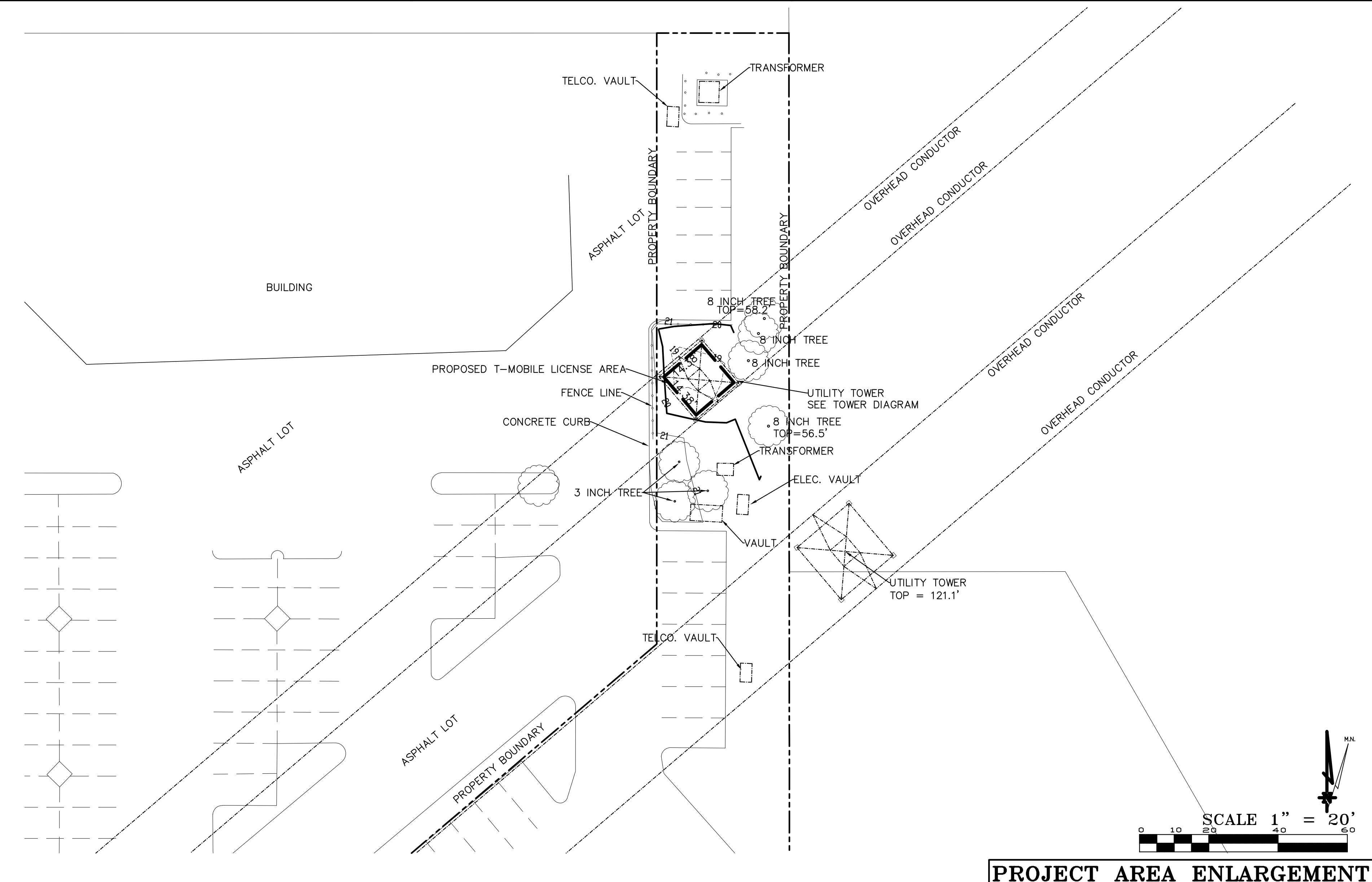
THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DEPT	APPROVED	DATE
ARC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
 ENGINEERING * SURVEYING * PLANNING
 1226 HIGH STREET
 AUBURN, CALIFORNIA 95603
 Phone: (530) 885-0426
 Fax: (530) 823-1309



SCALE 1" = 50'
OVERALL SITE PLAN

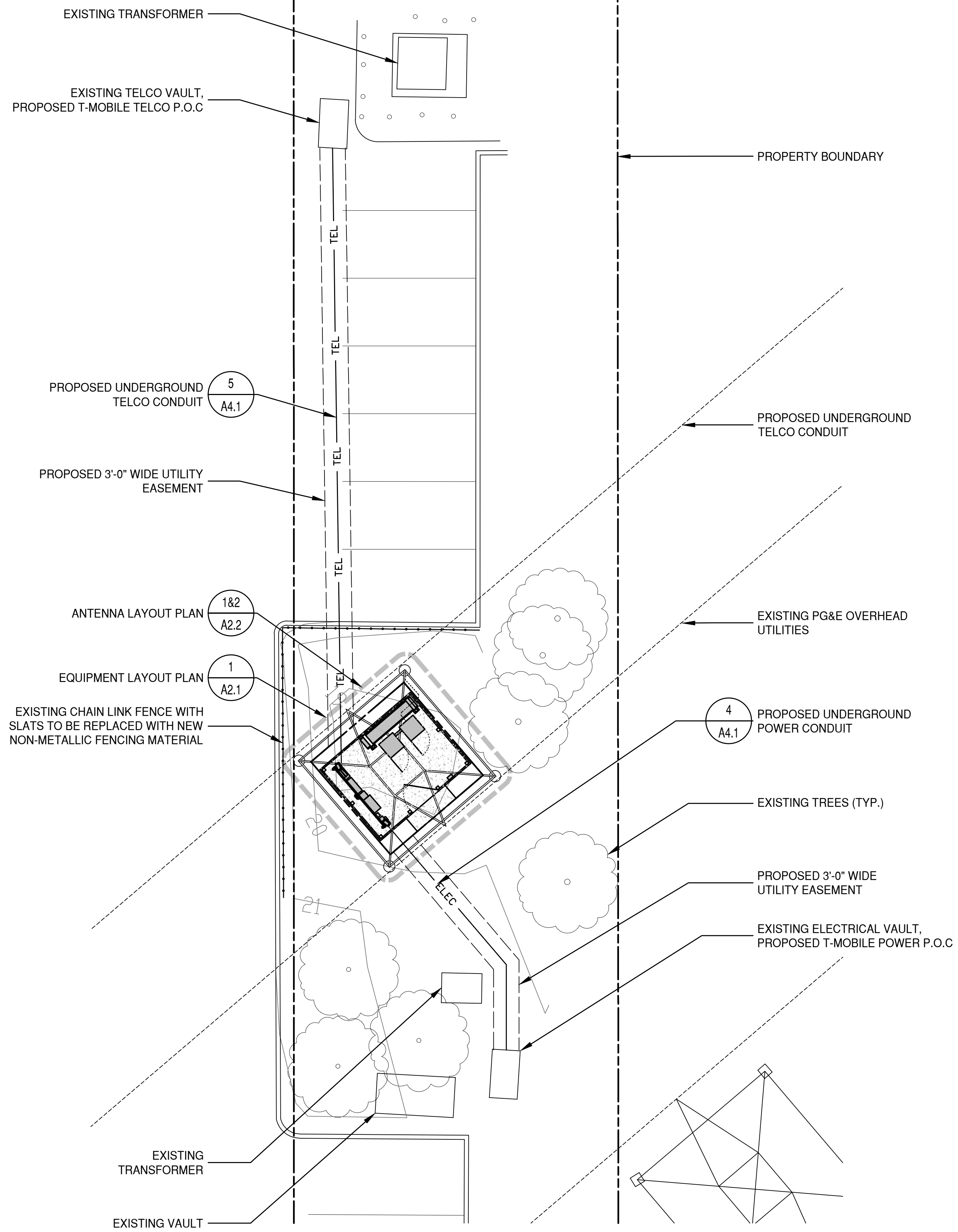


SCALE 1" = 20'
PROJECT AREA ENLARGEMENT

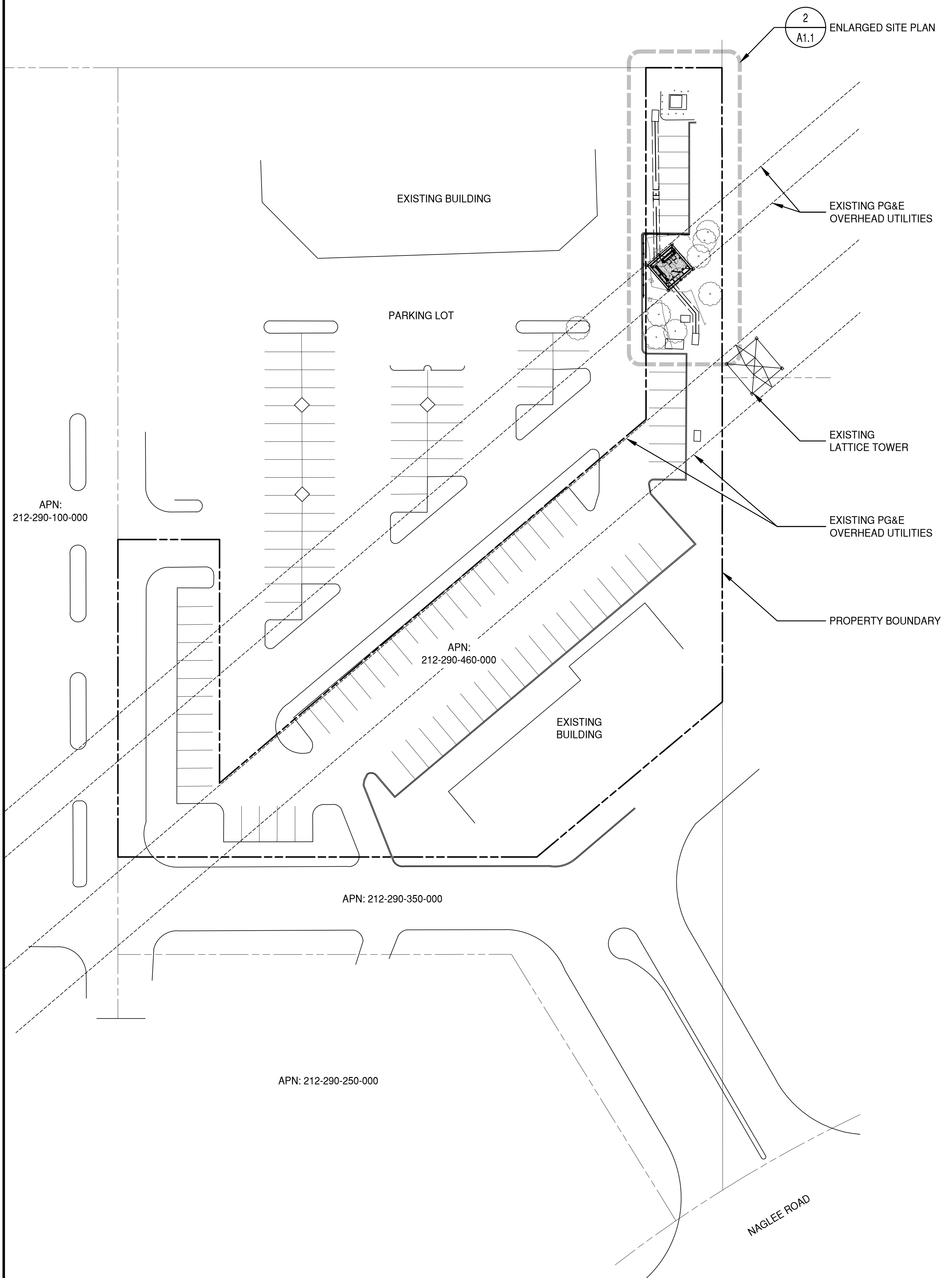
T-Mobile
 SC07260A
NAGLEE & PAVILION
 2493 NAGLEE ROAD
 TRACY, CA 95304
 PLOT PLAN AND
 SITE TOPOGRAPHY

REV	DATE	BY	CHKD	DESCRIPTION
06-25-20				DRAWING SUBMITTAL
07-28-21				rev. address

Sheet
C-1



0' 2' 10' 20'
1/8" = 1'-0"
2 ENLARGED SITE PLAN
A1.1 SCALE: 1/8" = 1'-0"



0' 10' 50' 100'
1" = 30.0'
1 OVERALL SITE PLAN
A1.1 SCALE: 1" = 30.0'

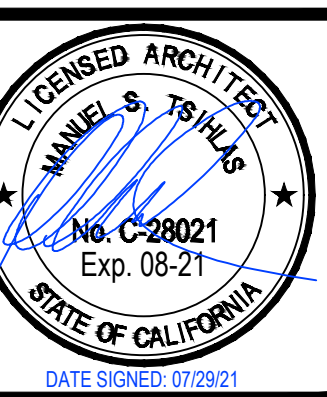
MST ARCHITECTS
WIRELESS DIVISION
1320 River Park Drive, Sacramento, CA 95815
916-567-9630
www.MSTArchitects.com



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SC07260A- NAGLEE & PAVILION
NSD PROJECT
2493 NAGLEE RD
TRACY, CA 95304
T-Mobile WEST L.L.C.

OVERALL SITE PLAN & ENLARGED SITE PLAN
SHEET TITLE:



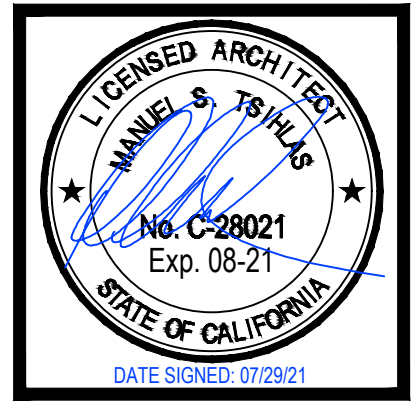
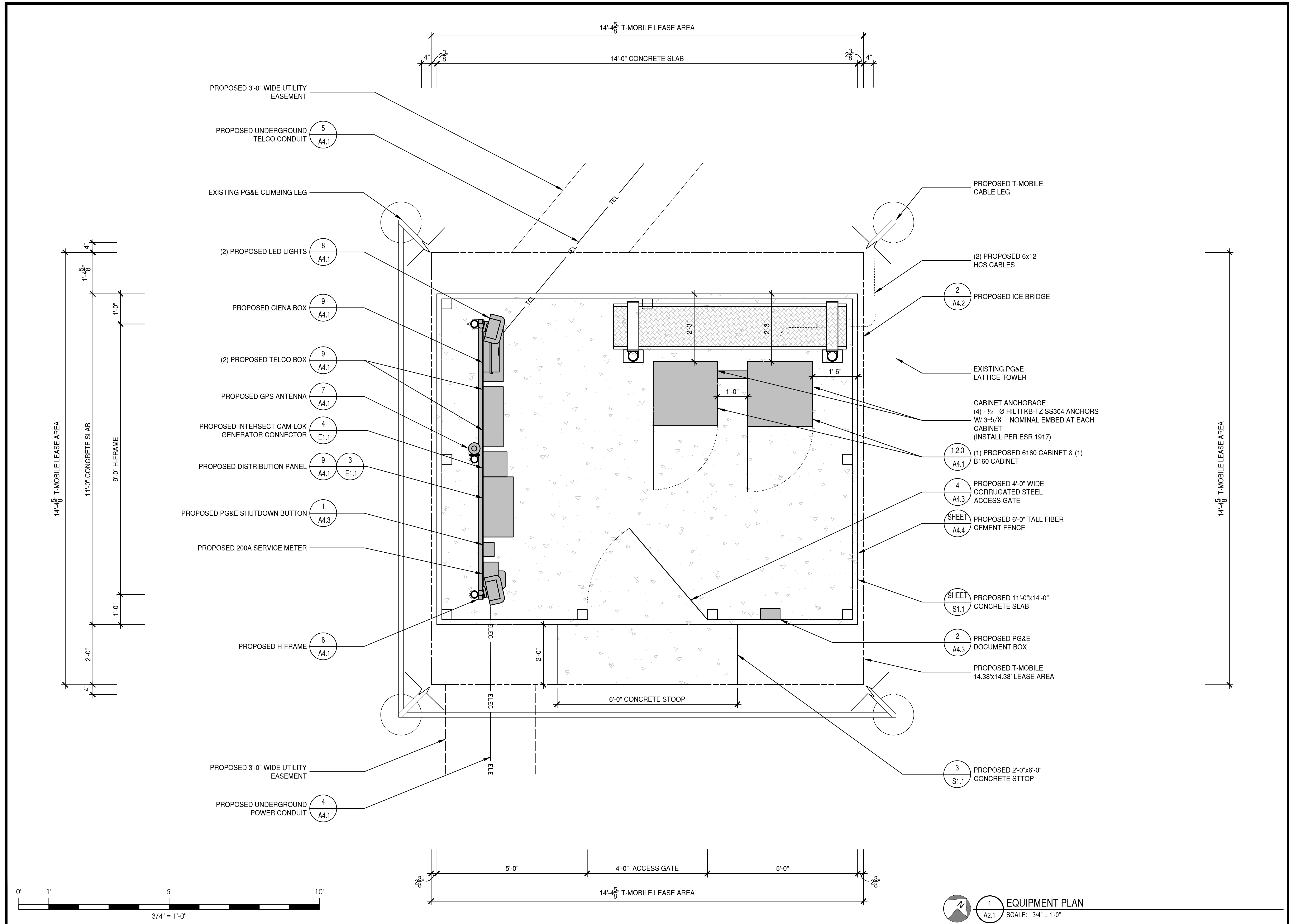
Revisions:

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Drawn By:	CTC
Checked By:	ALB
Scale:	AS NOTED
Date:	07/29/2021

Job No. 214.0887

A1.1



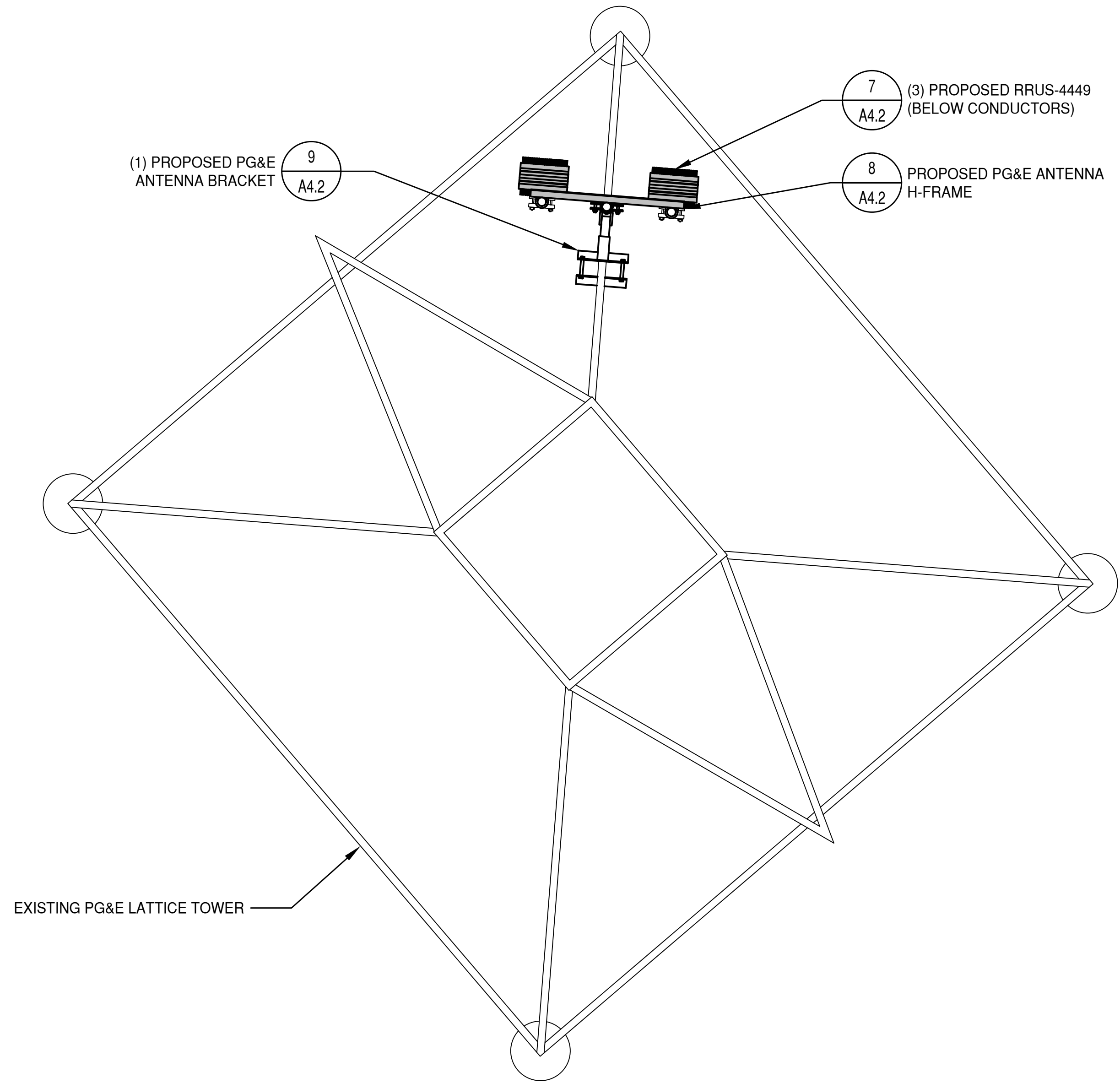
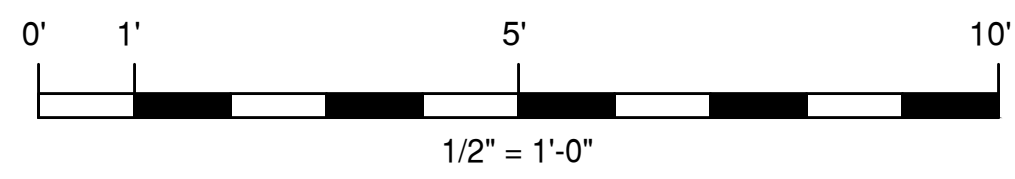
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Checked By:	ALB
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Date:	07/29/2021

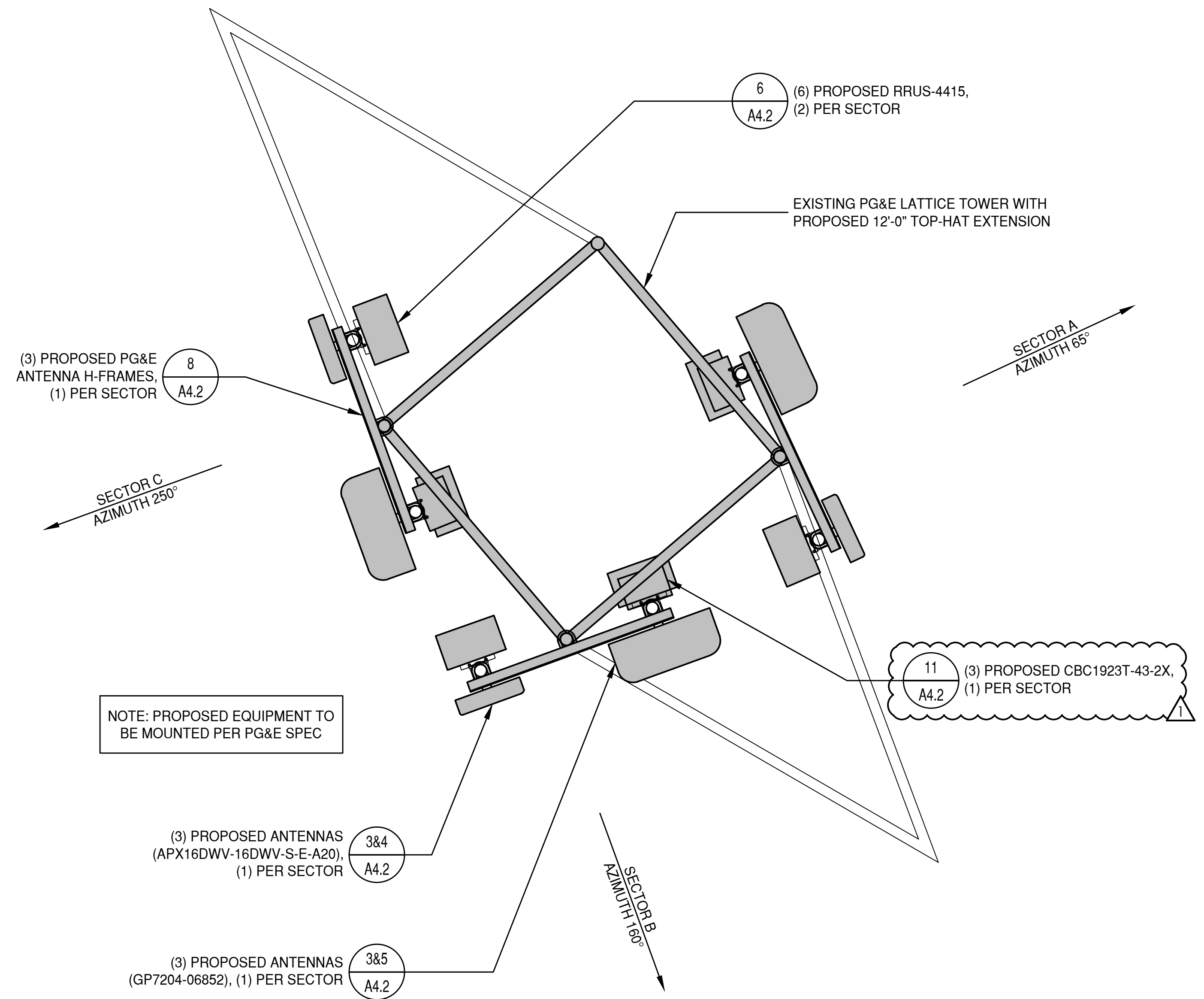
Job No. 214.0887

1 EQUIPMENT PLAN
 A2.1 SCALE: 3/4" = 1'-0"



EXISTING PG&E LATTICE TOWER

2 RRU LAYOUT PLAN (BELOW CONDUCTOR)
A4.2 SCALE: 1/2" = 1'-0"

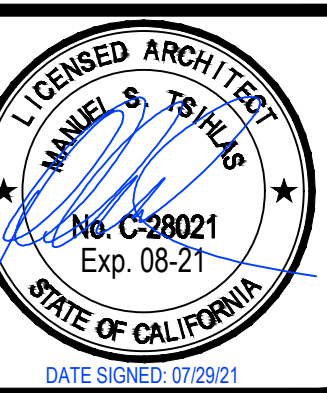


NOTE: PROPOSED EQUIPMENT TO BE MOUNTED PER PG&E SPEC

1 ANTENNA LAYOUT PLAN (ABOVE CONDUCTOR)
A4.2 SCALE: 3/4" = 1'-0"



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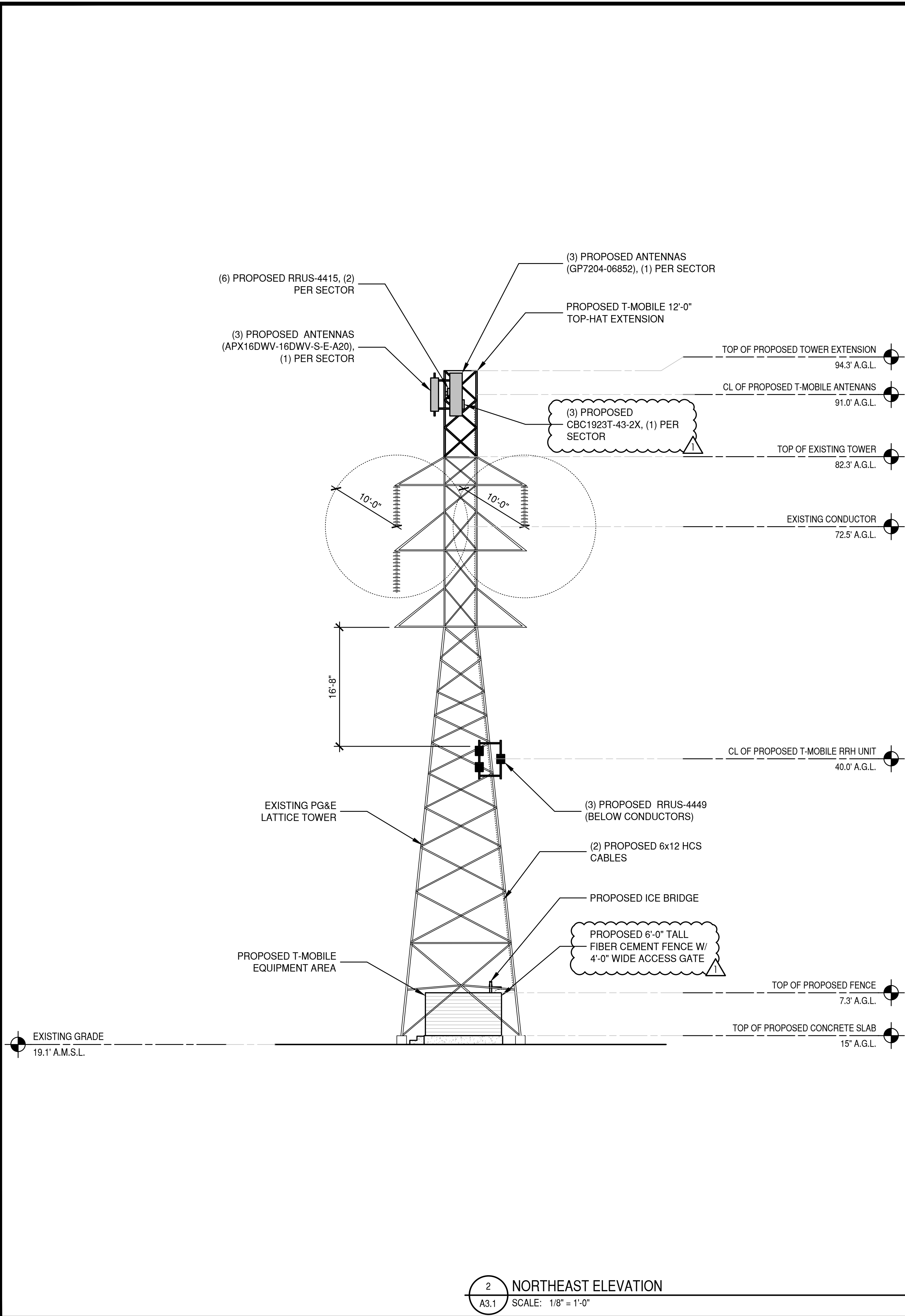
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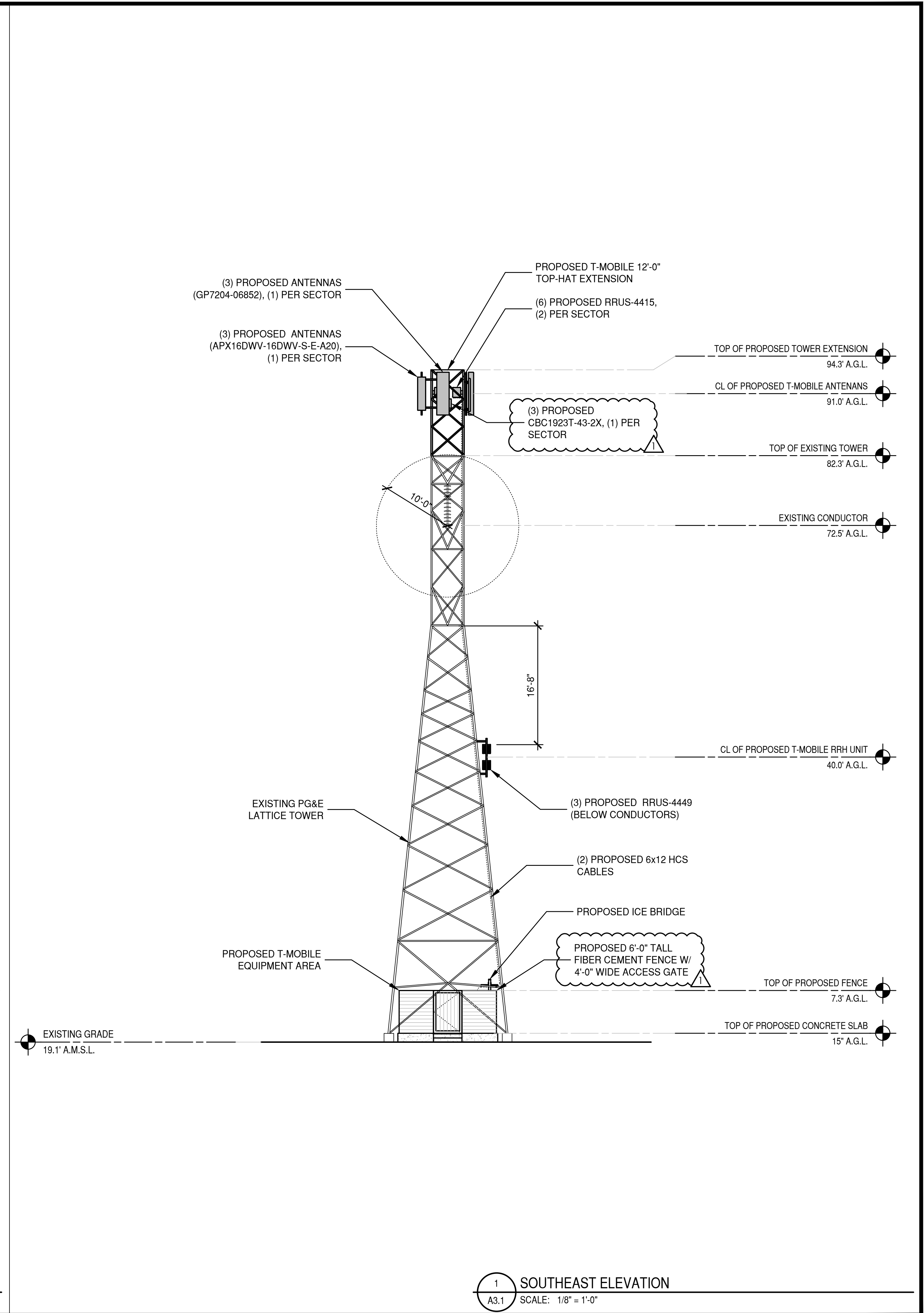
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Drawn By:	CTC
Checked By:	ALB
Scale:	AS NOTED
Date:	07/29/2021

Job No. 214.0887

A2.2



2 NORTHEAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



1 SOUTHEAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



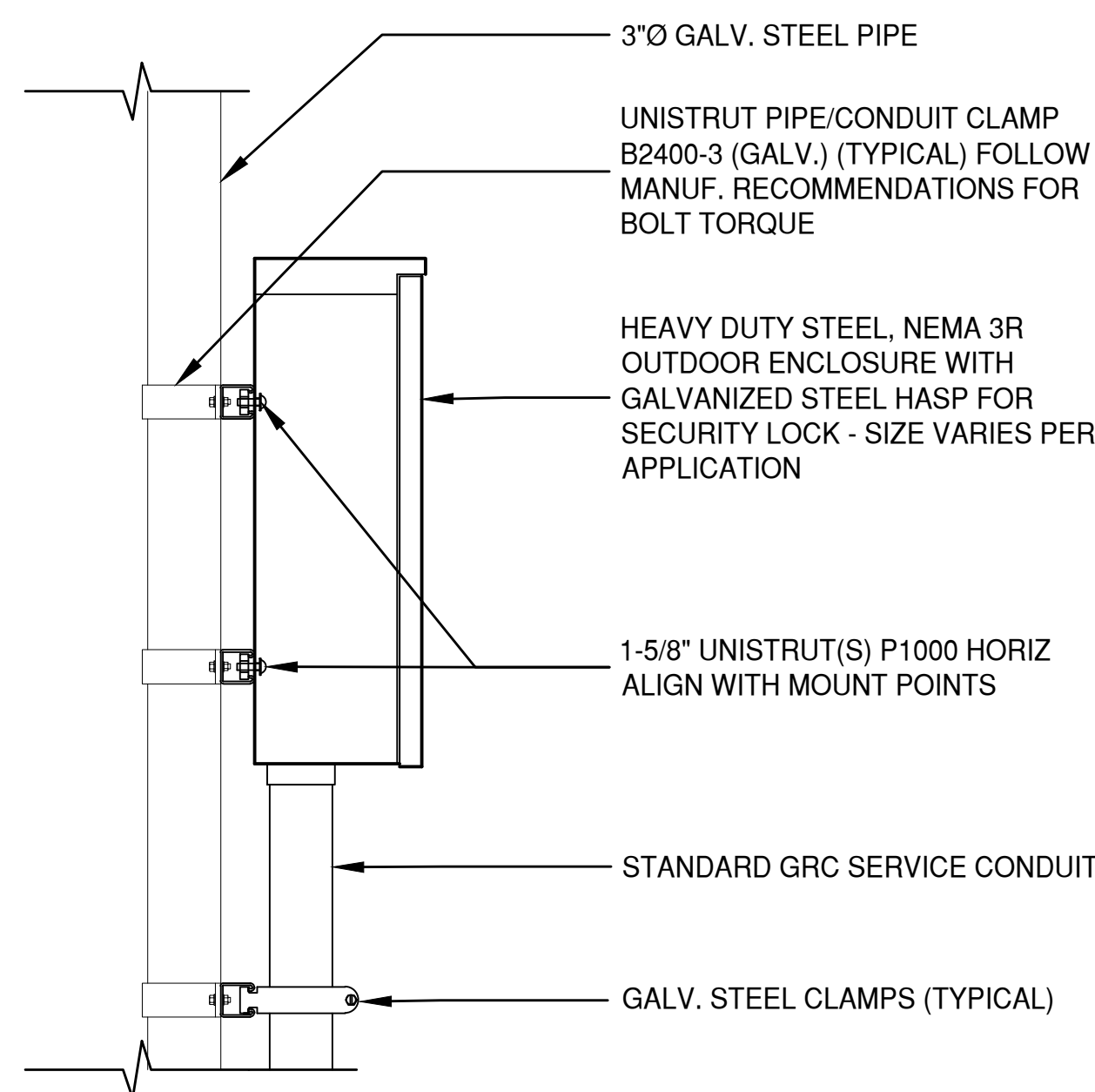
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▲	07/29/21	REV 2
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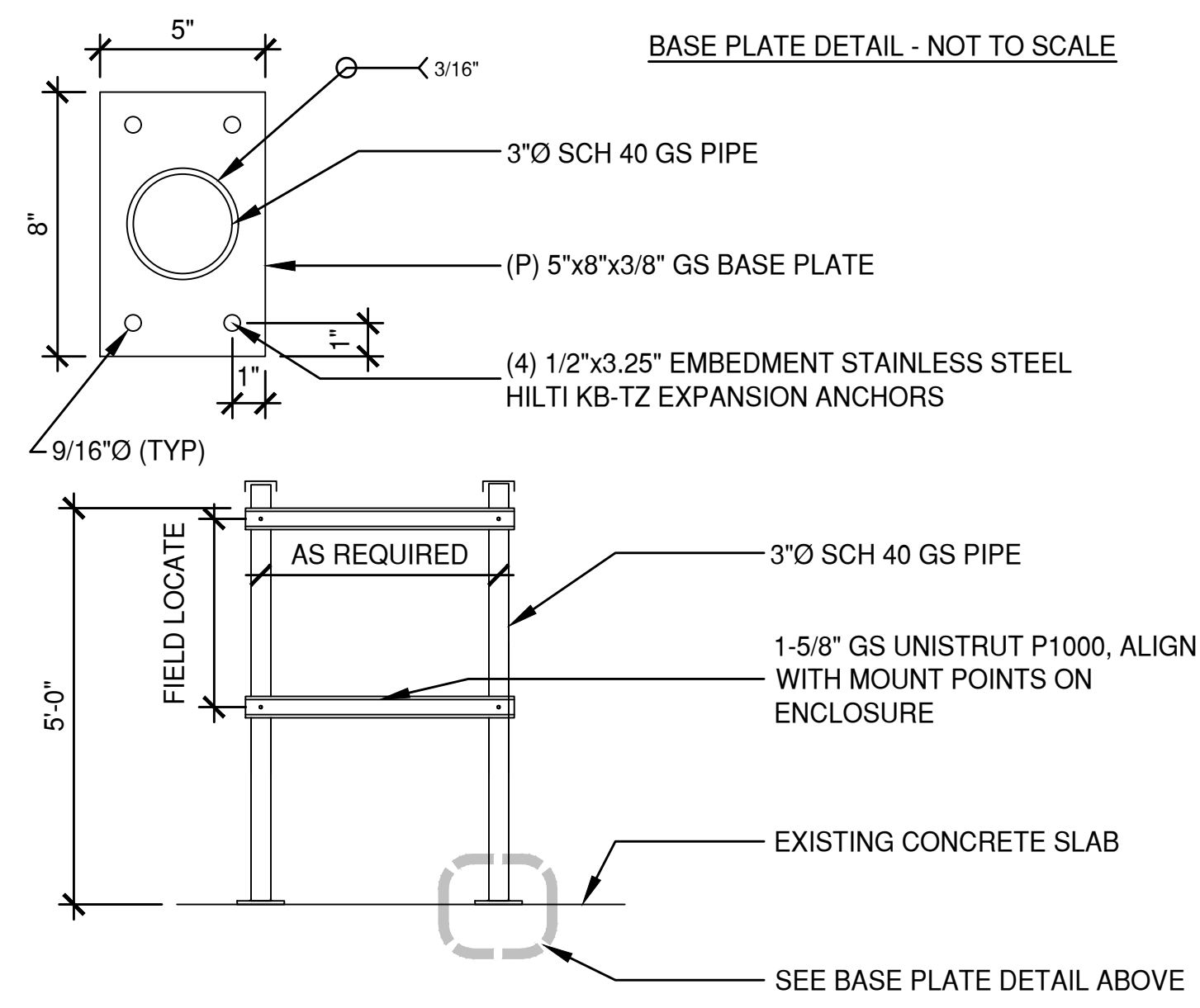
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Date:	07/29/2021

Job No. 214.0887

A3.1



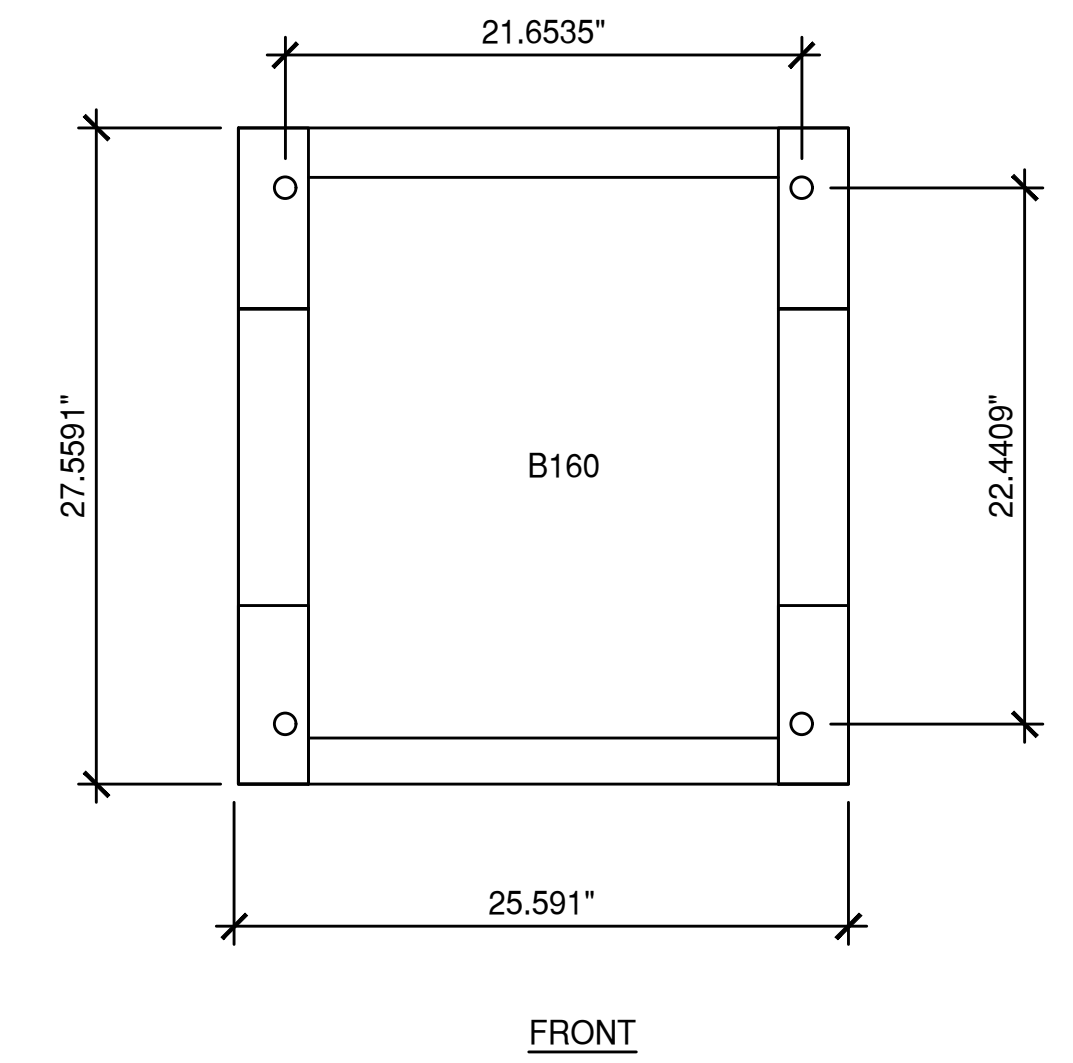
9 UTILITY BOX MOUNTING DETAIL
A4.1 SCALE: 1-1/2" = 1'-0"



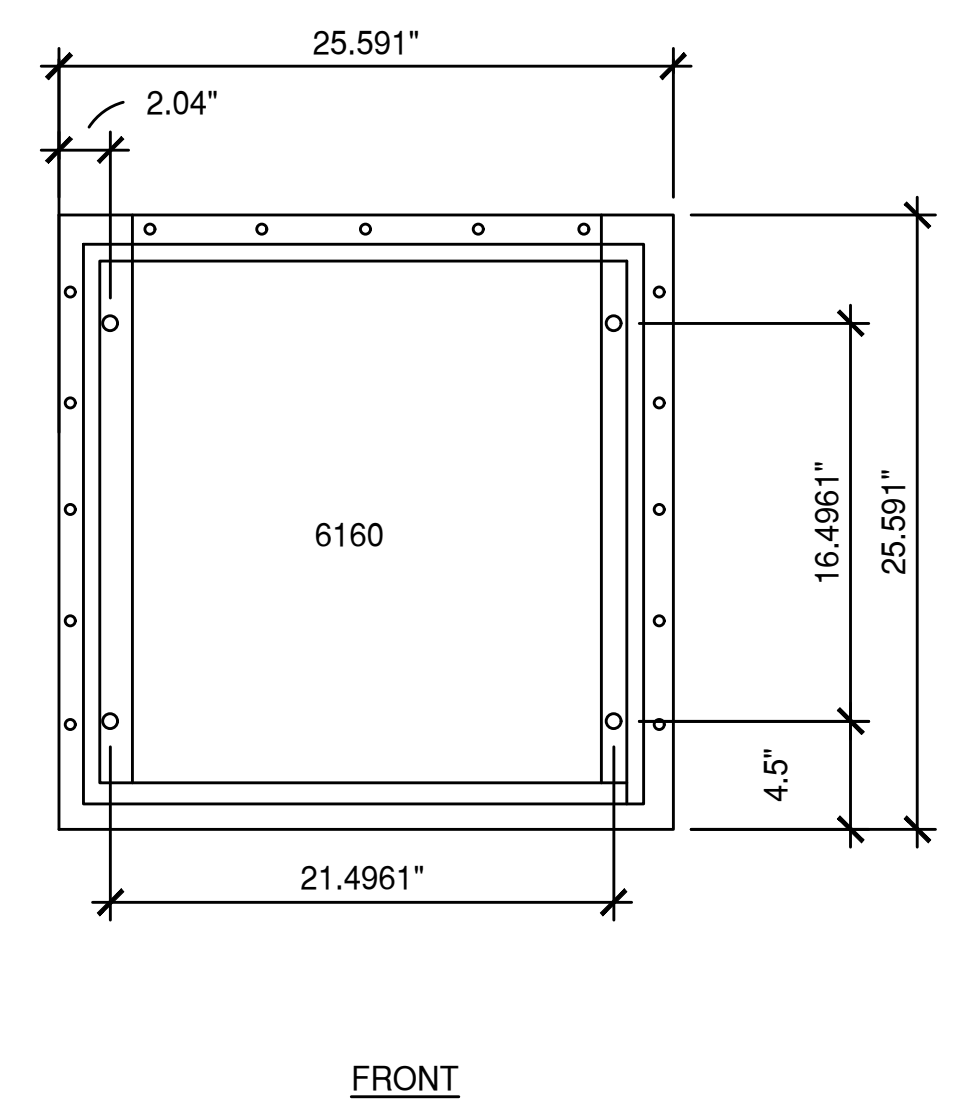
6 BOLT DOWN H-FRAME DETAIL
A4.1 SCALE: NONE



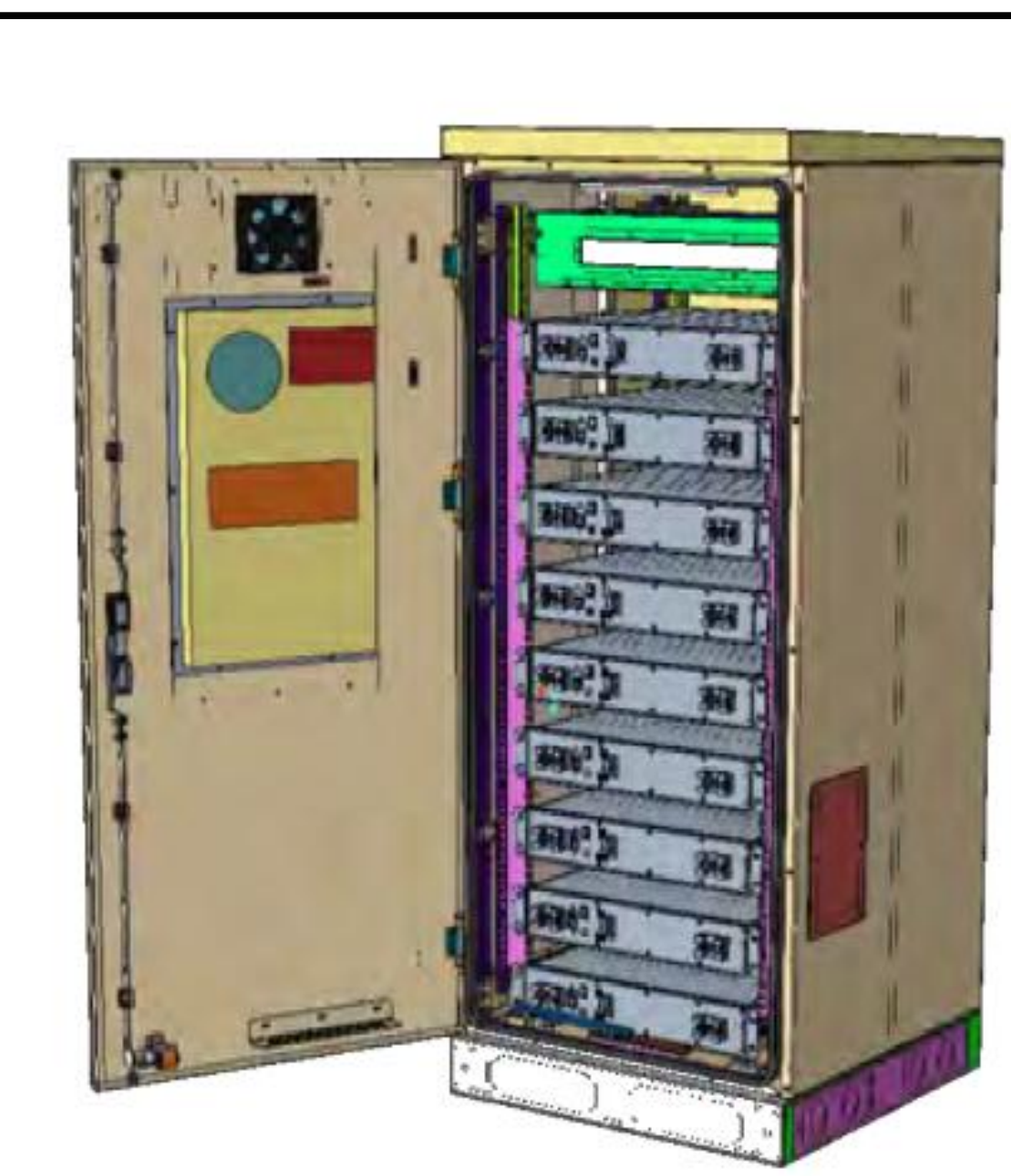
SITE SUPPORT CABINET SPECIFICATIONS	
MODEL #	6160
MANUF.	ERICSSON
HEIGHT	63"
WIDTH	25.6"
DEPTH	25.6"
WEIGHT	410 LBS



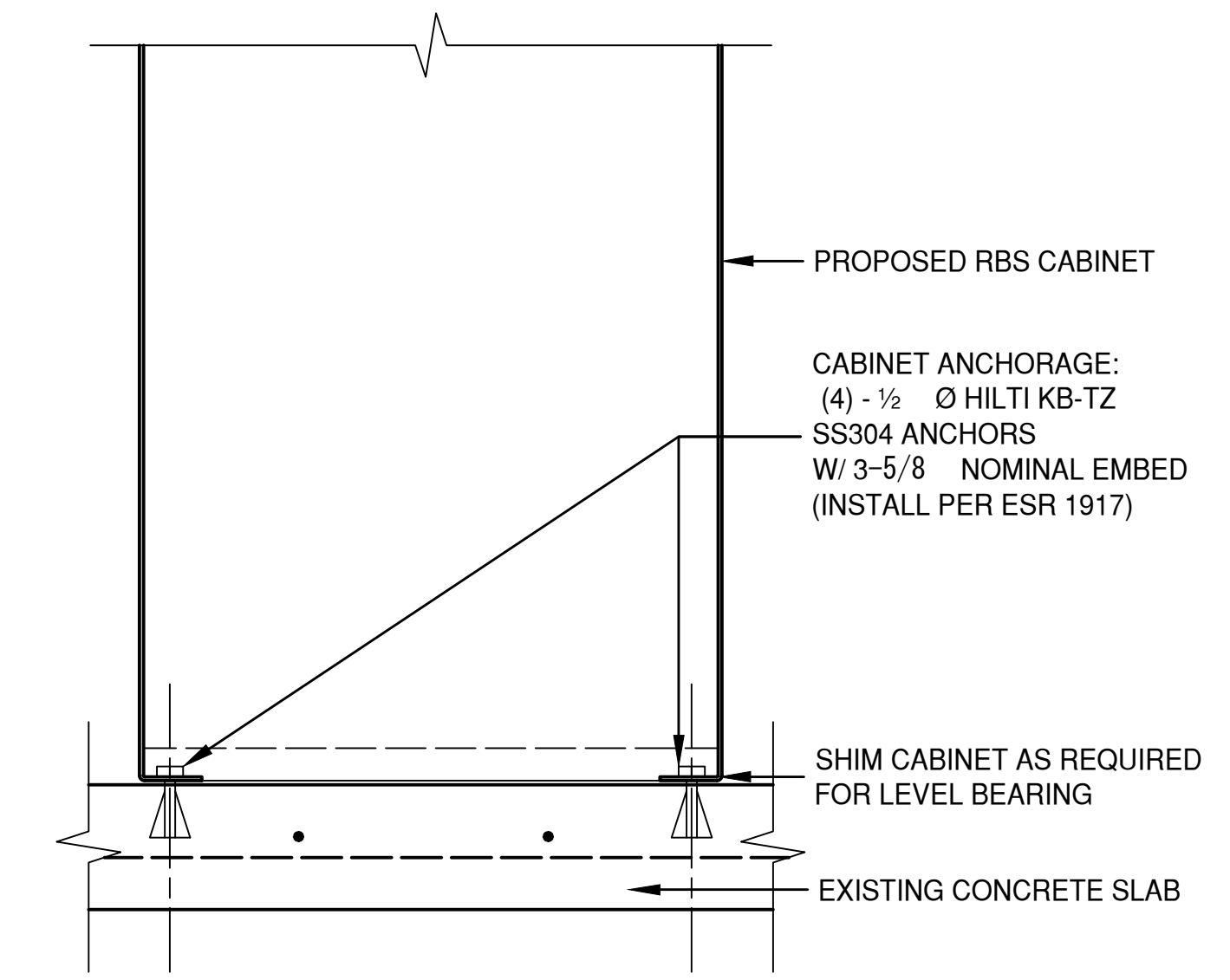
2 PROPOSED RBS 6160/B160 ANCHORAGE LAYOUT
A4.1 SCALE: 1-1/2" = 1'-0"



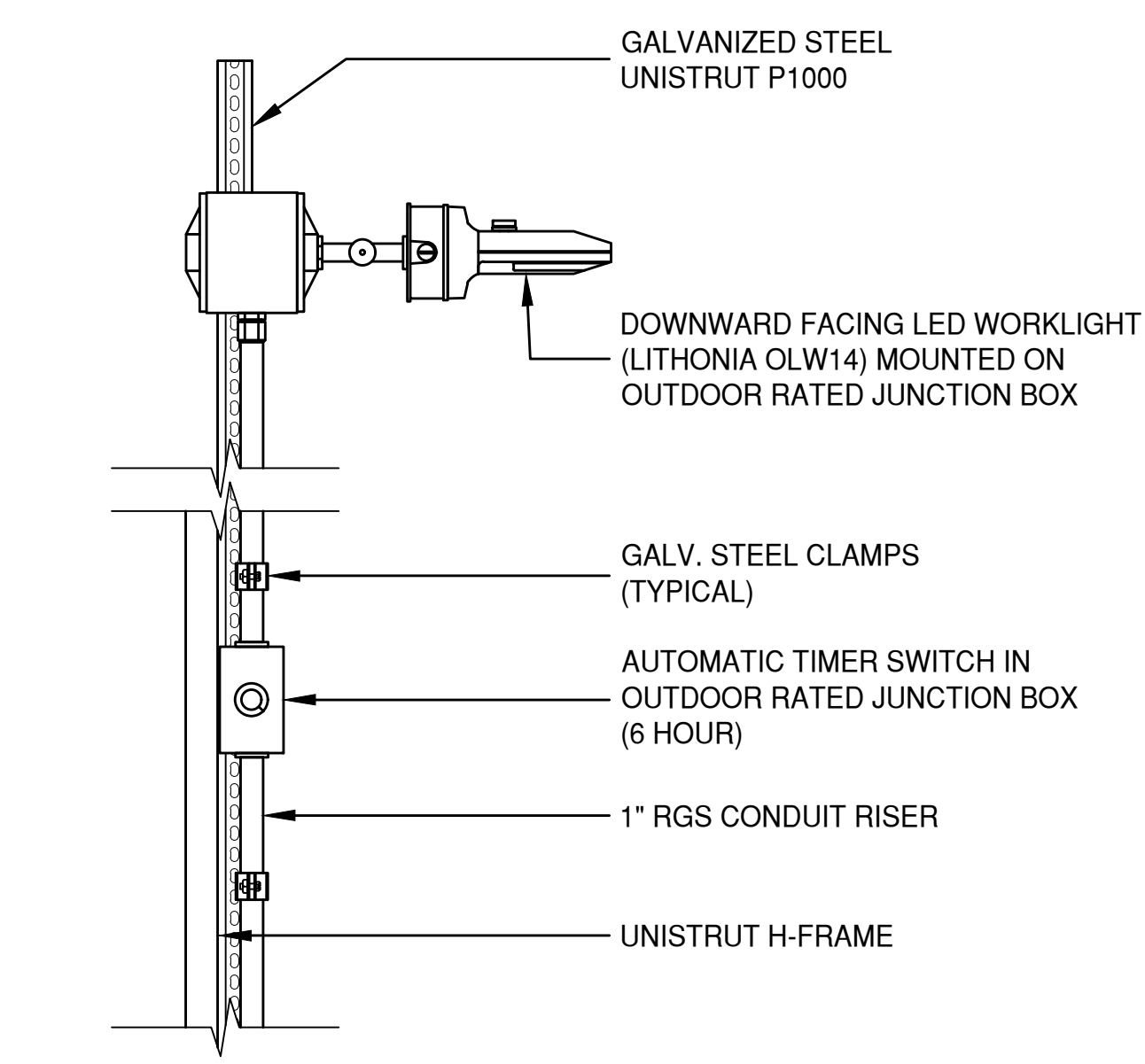
2 PROPOSED RBS 6160/B160 ANCHORAGE LAYOUT
A4.1 SCALE: 1-1/2" = 1'-0"



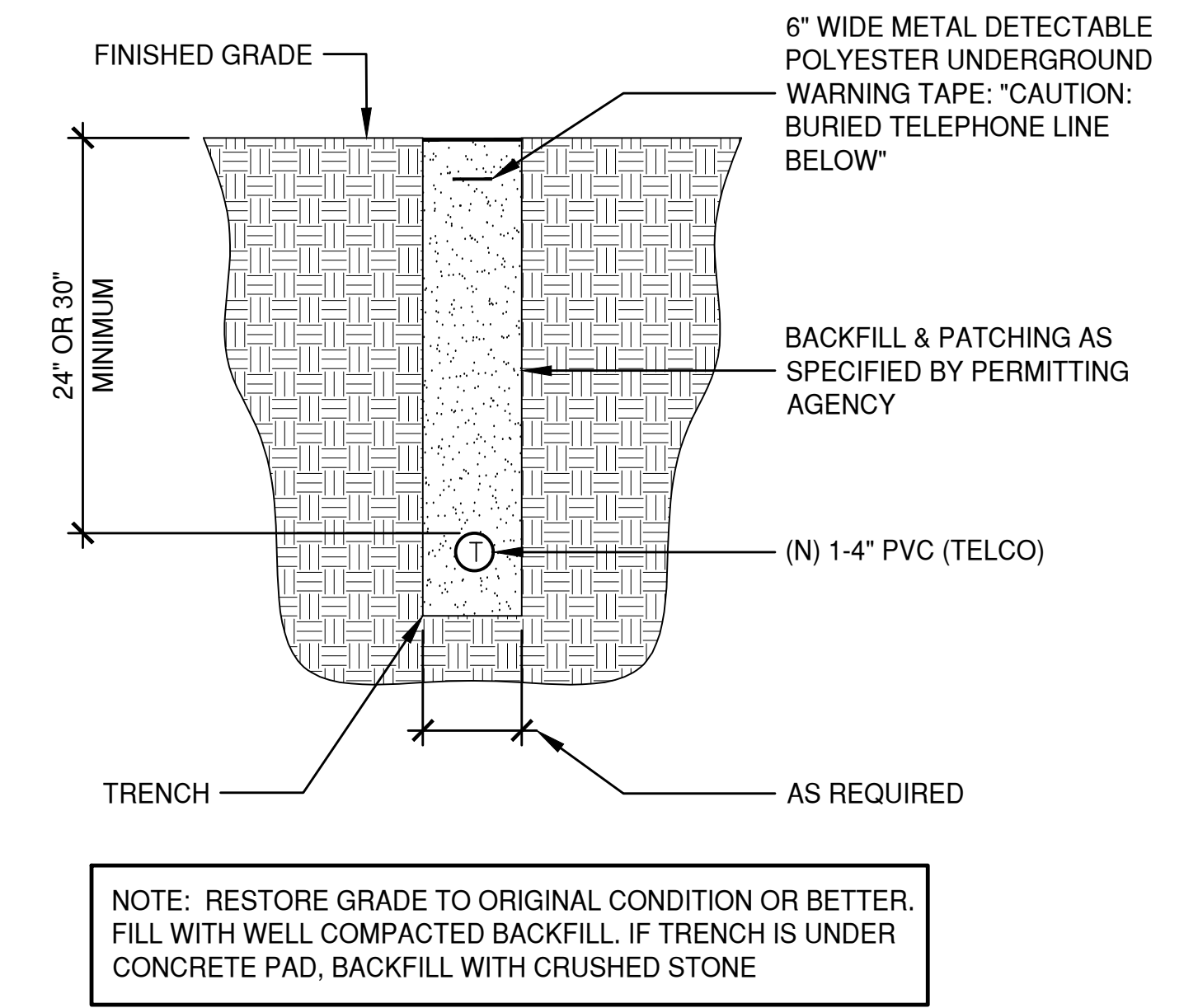
BATTERY CABINET SPECIFICATIONS	
MODEL #	B160
MANUF.	ERICSSON
HEIGHT	63"
WIDTH	26"
DEPTH	26"
WEIGHT	485 LBS



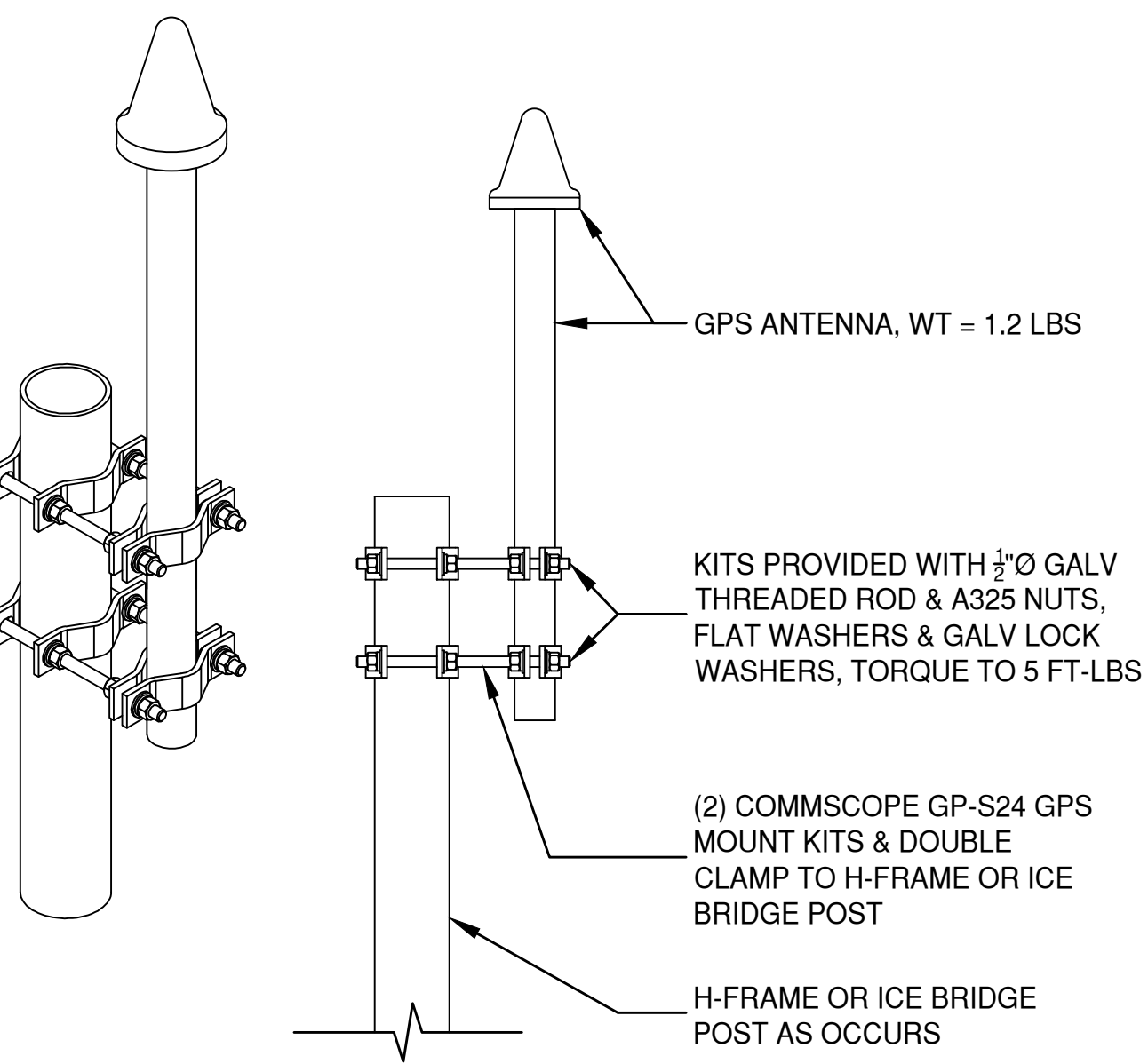
1 PROPOSED CABINET ANCHORAGE DETAIL
A4.1 SCALE: 1-1/2" = 1'-0"



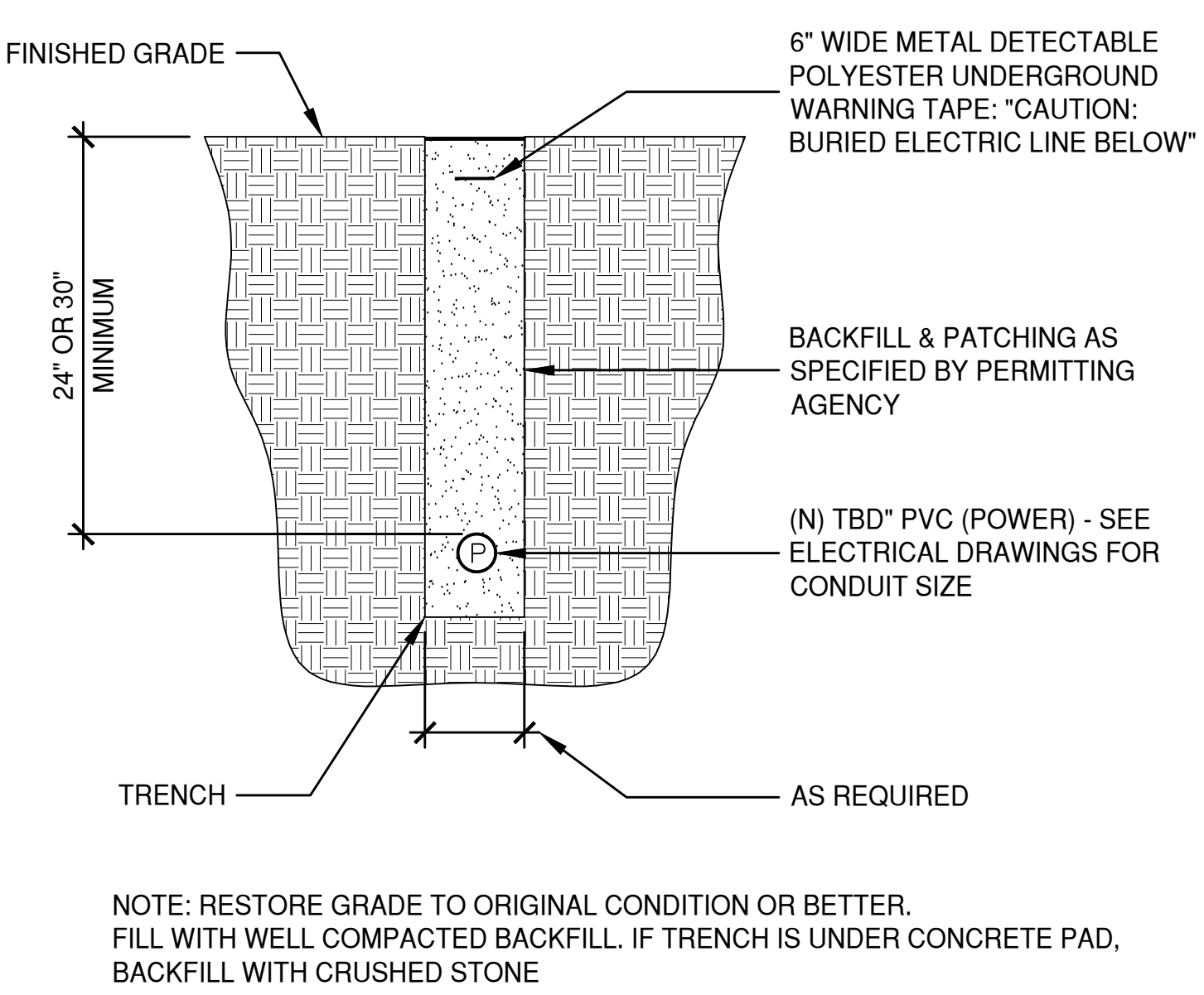
8 WORKLIGHT DETAIL
A4.1 SCALE: 1-1/2" = 1'-0"



5 TELCO TRENCH DETAIL
A4.1 SCALE: NONE

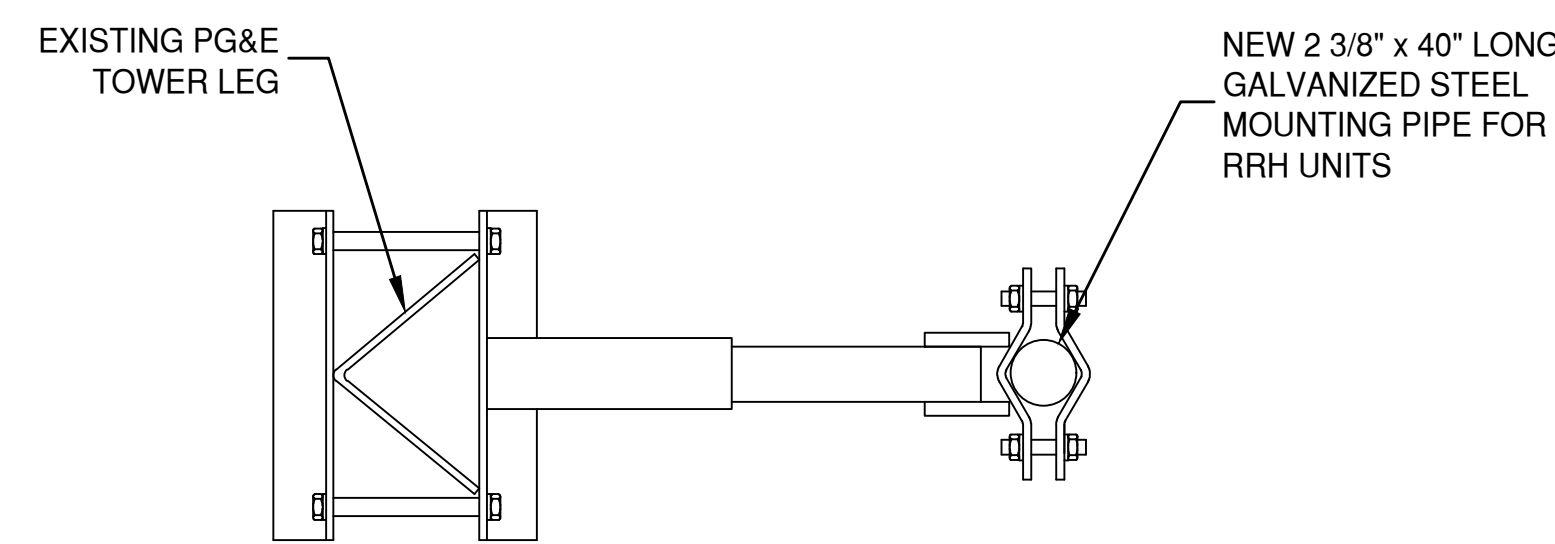


7 GPS ANTENNA MOUNTING DETAIL
A4.1 SCALE: 1-1/2" = 1'-0"



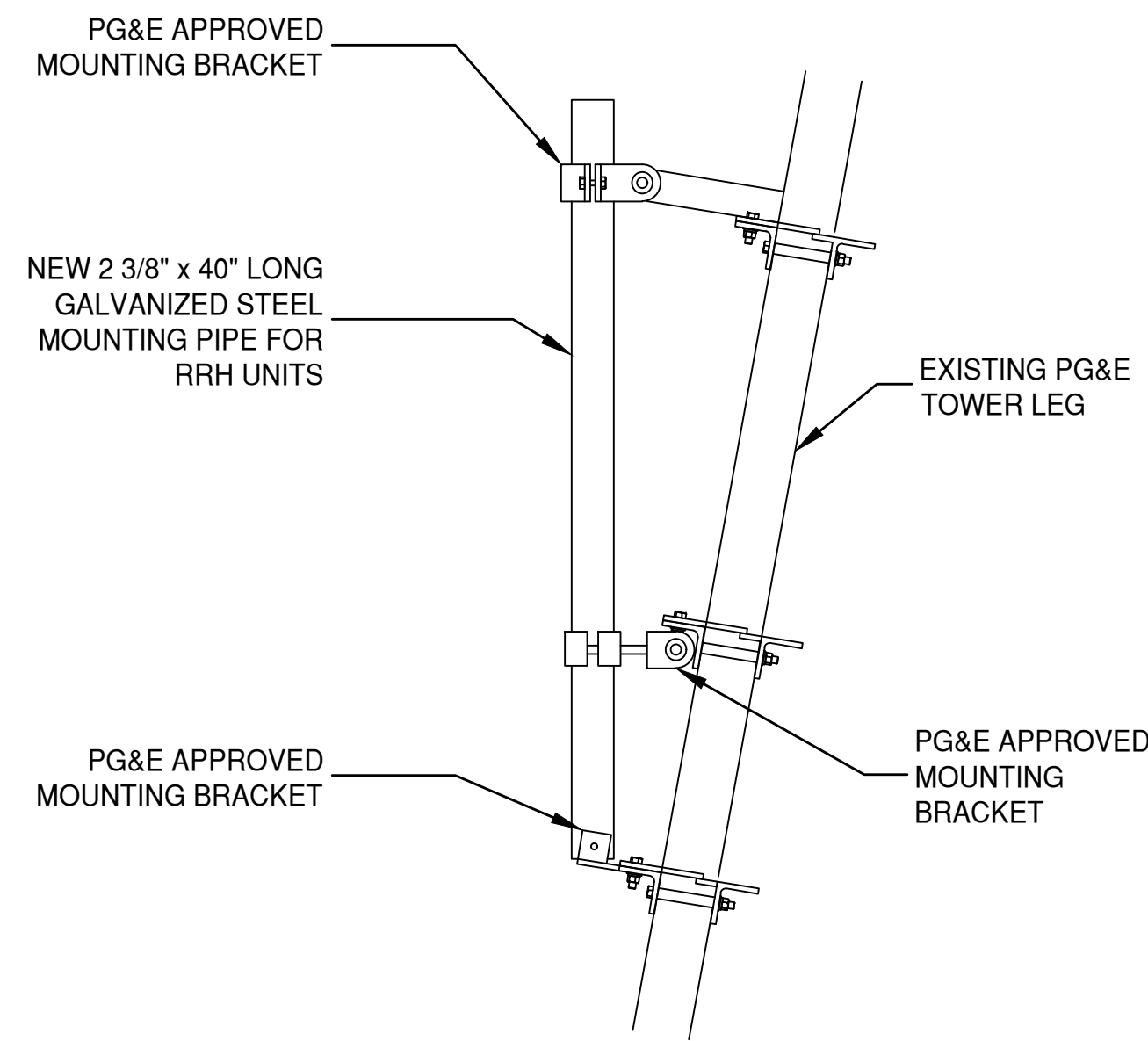
4 POWER TRENCH DETAIL
A4.1 SCALE: NONE

3 PROPOSED 6160/B160 ENCLOSURE ELEVATIONS
A4.1 SCALE: 1" = 1'-0"

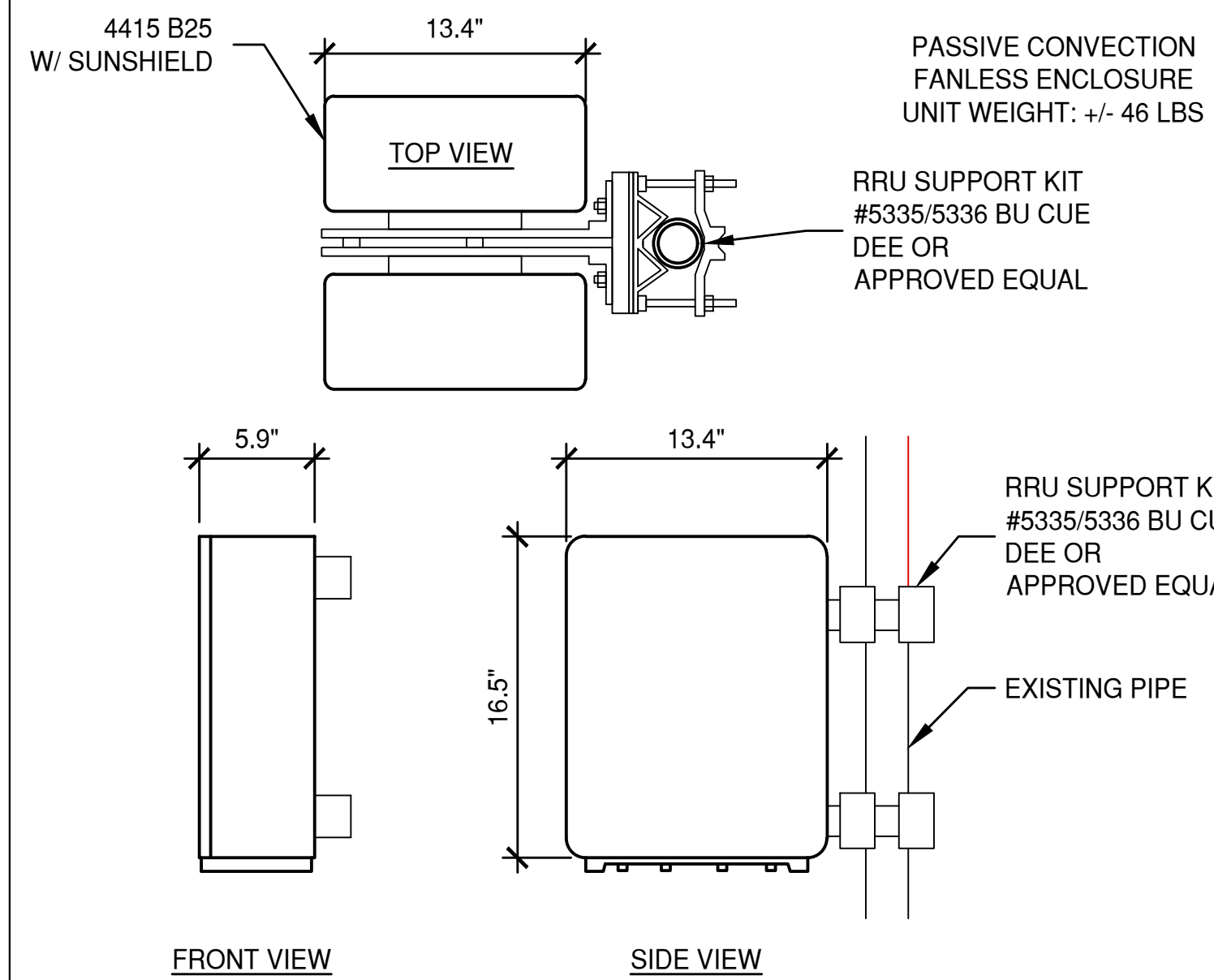


PRODUCT IS RATED TO SUPPORT THE FOLLOWING LOADS:
500 LB. DEAD LOAD
500 LB. LATERAL WIND LOAD

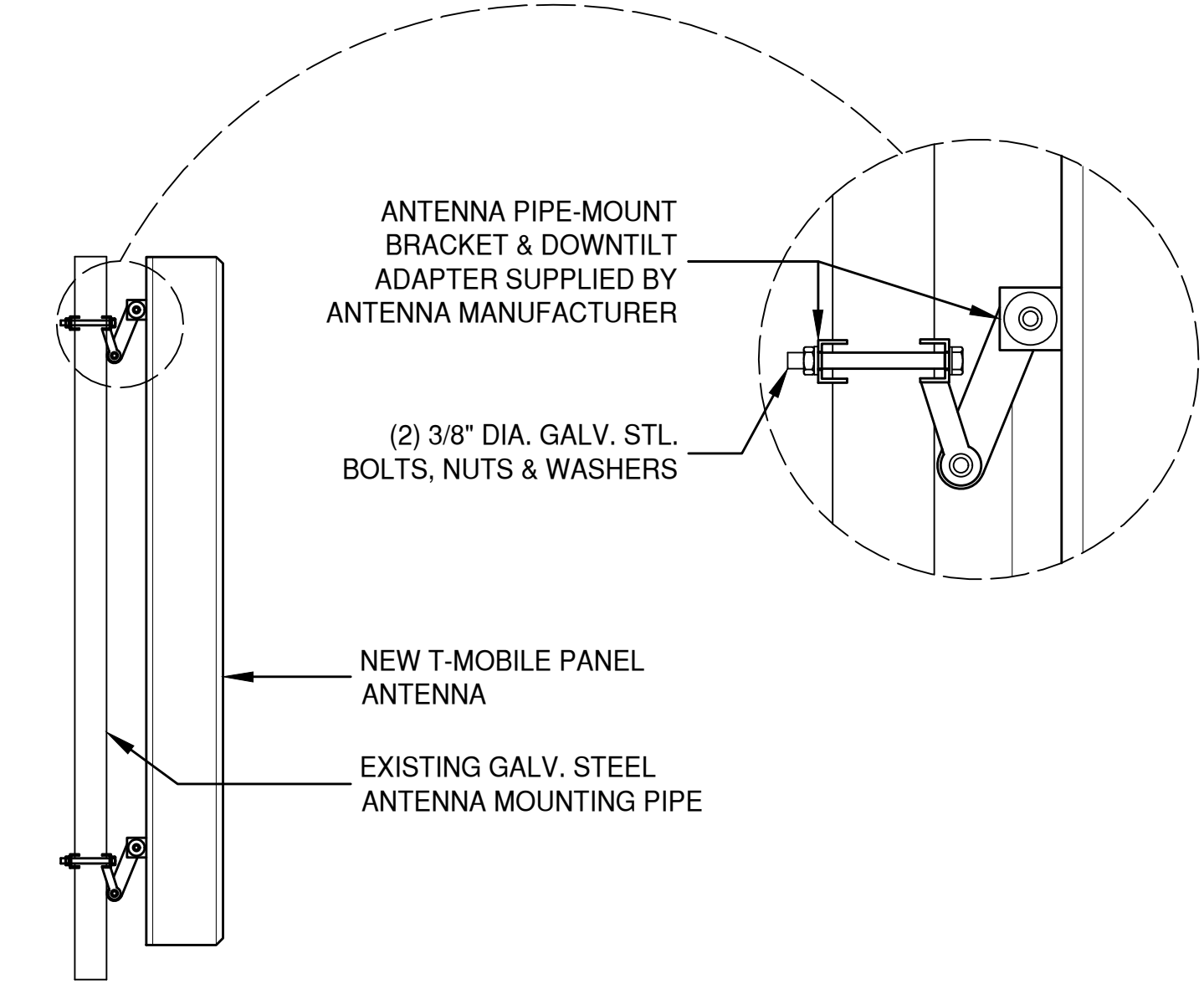
NOTE: PIPE MOUNT ADJUSTS TO FIT ANGLE TOWER LEGS FROM 2 1/2\"/>



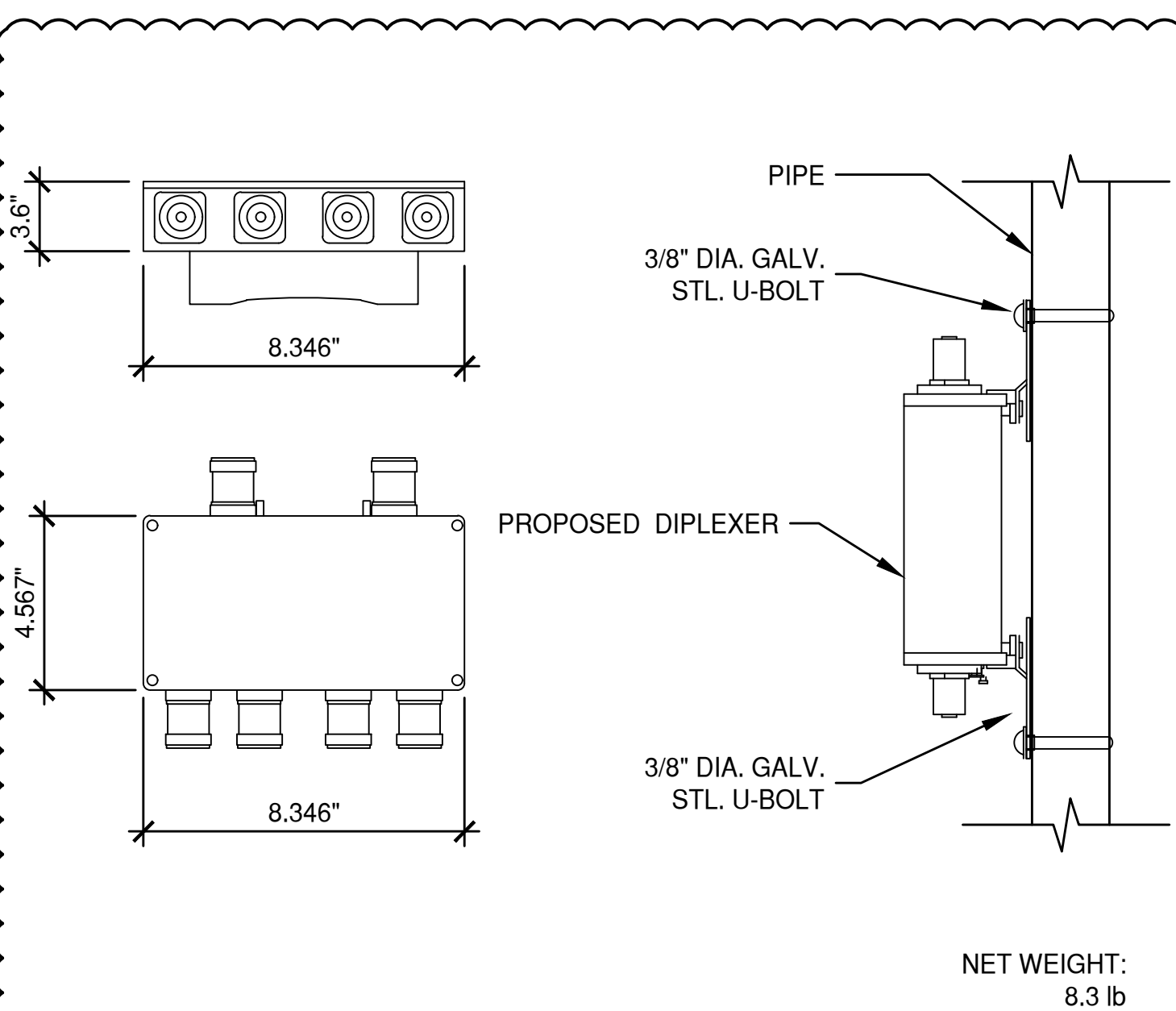
9 PG&E MOUNTING DETAIL B-139409
A4.2 SCALE: 1-1/2\"/>



6 RRH UNIT (RRUS-4415)
A4.2 SCALE: 1-1/2\"/>

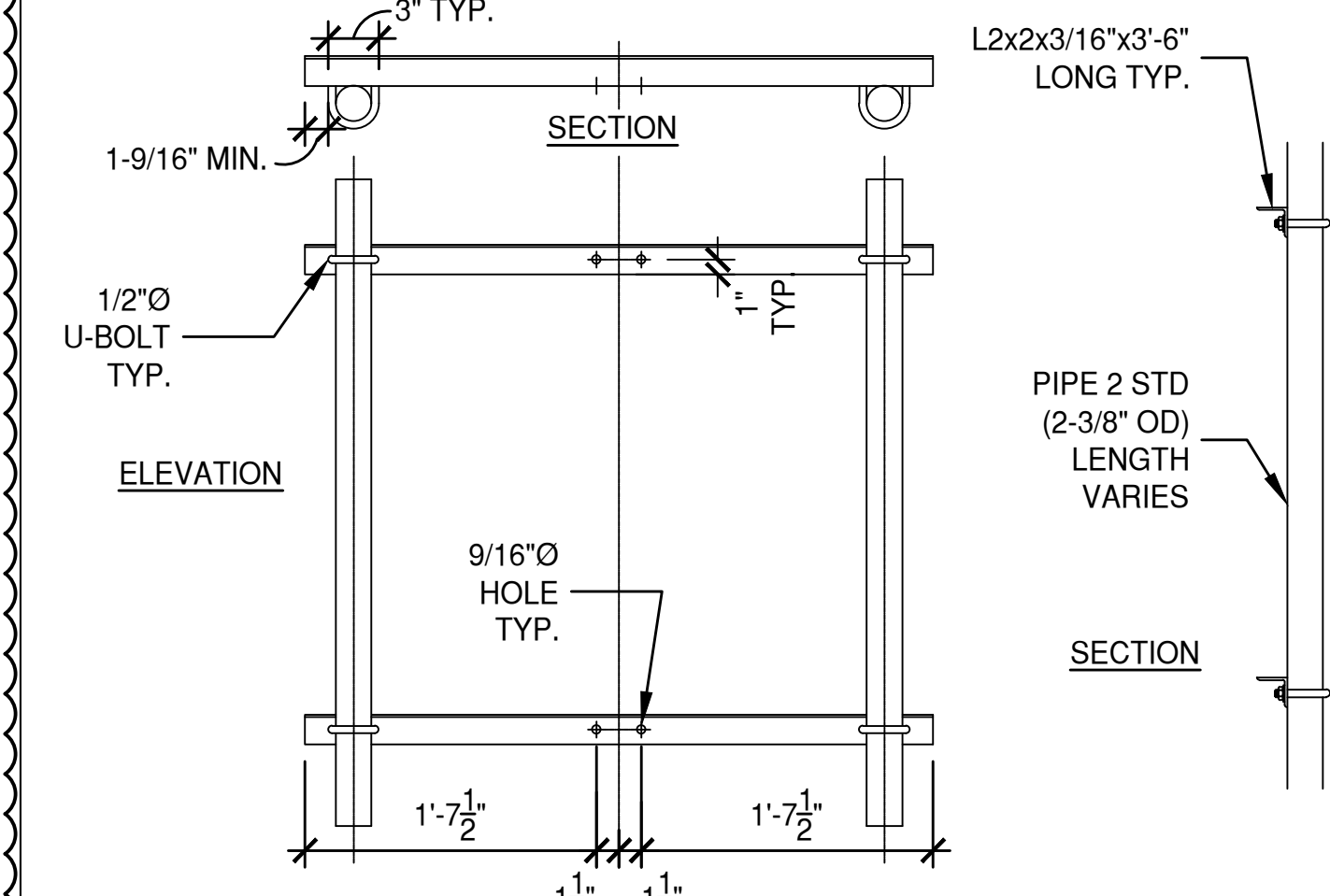


3 ANTENNA MOUNTING DETAIL
A4.2 SCALE: 1\"/>

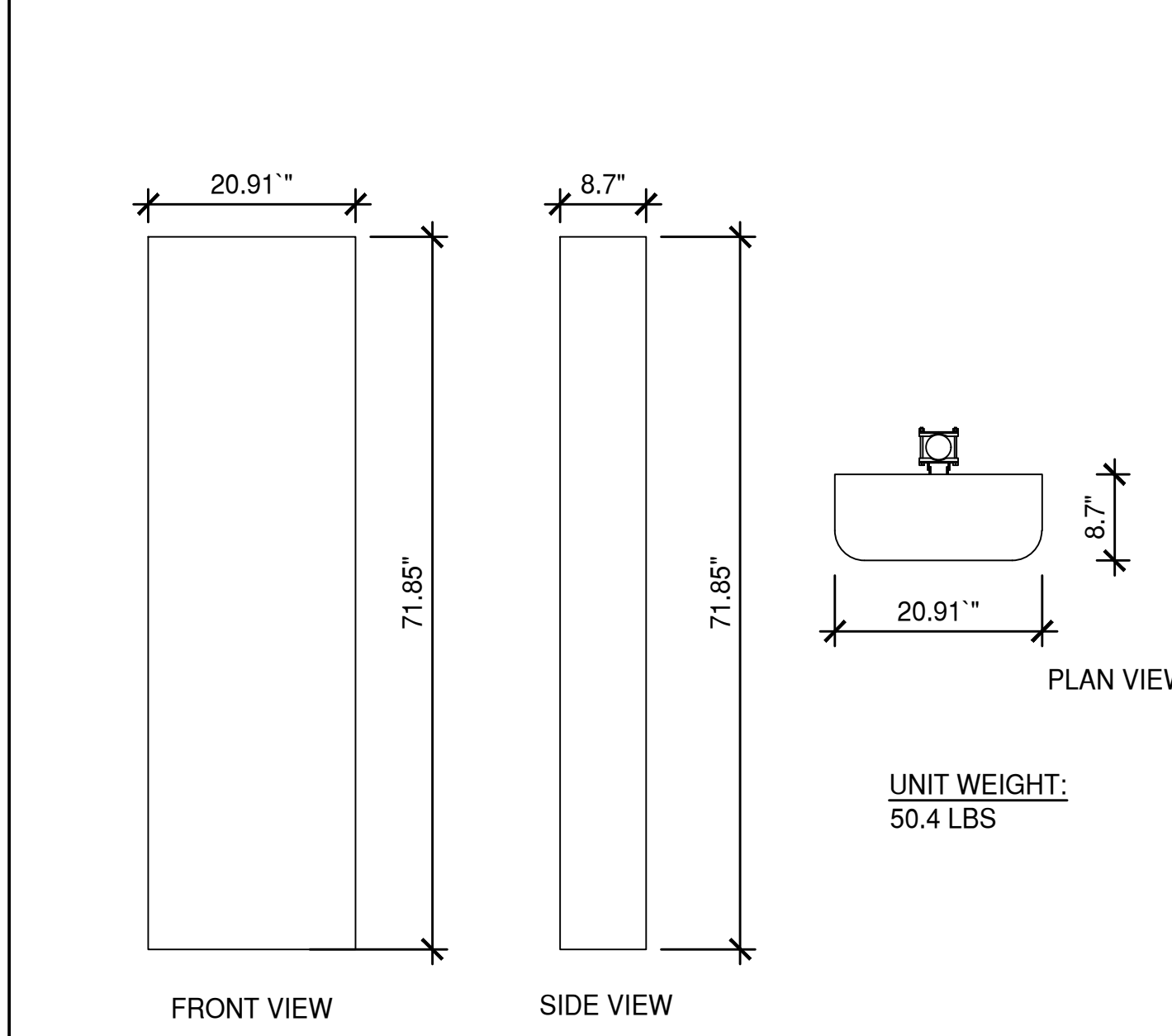


11 DIPLEXER MOUNTING DETAIL
A4.2 SCALE: 3\"/>

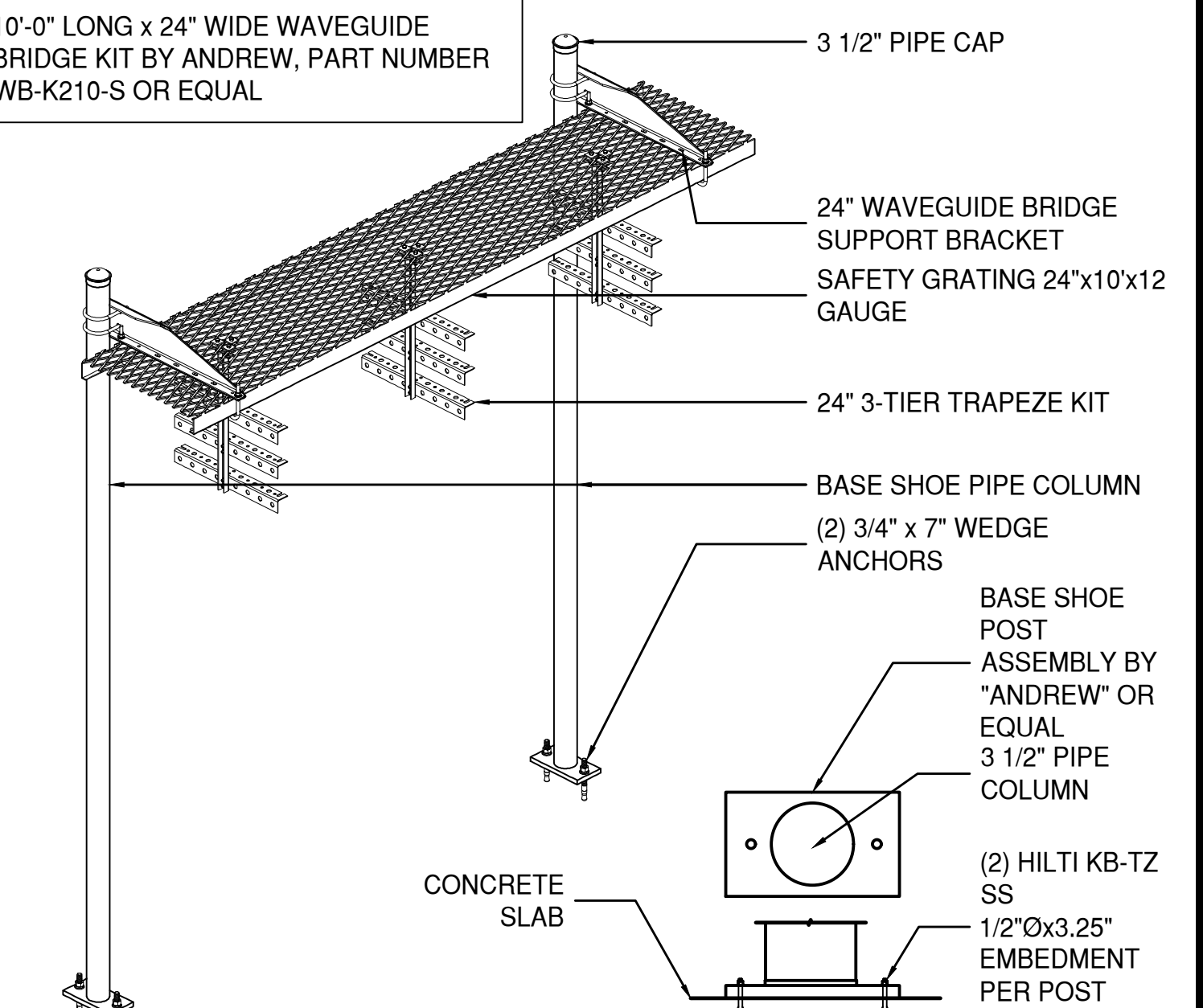
GENERAL NOTES:
1. MATERIAL AND FABRICATION SHALL CONFORM TO PG&E ENGINEERING STANDARD SPEC. NO. 30, LATEST REVISION.
2. PIPES SHALL BE 2\"/>



8 PG&E APPROVED H-FRAME DETAIL
A4.2 SCALE: 1\"/>



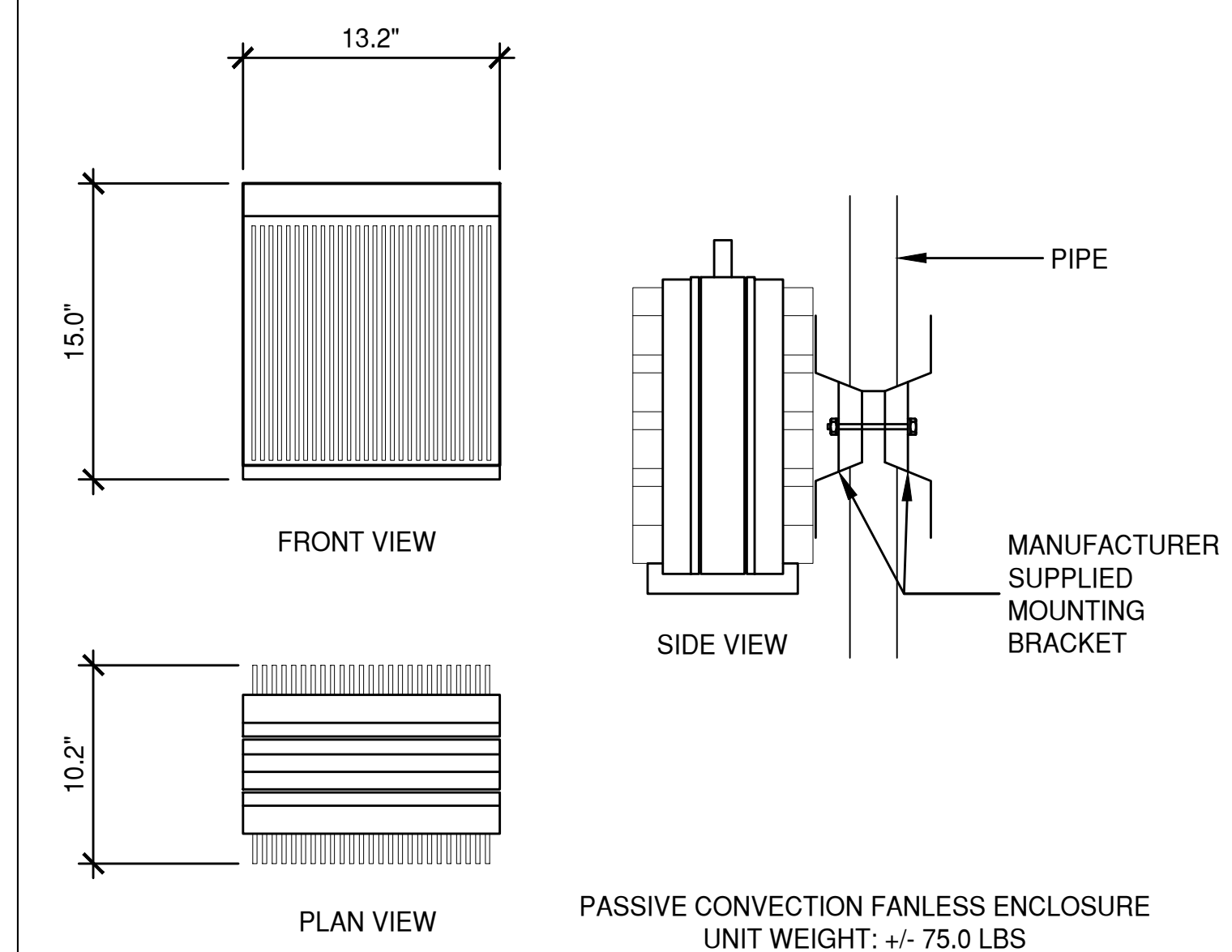
5 PROPOSED ANTENNA GALTRONICS-GP7204-06852 QUAD
A4.2 SCALE: 3/4\"/>



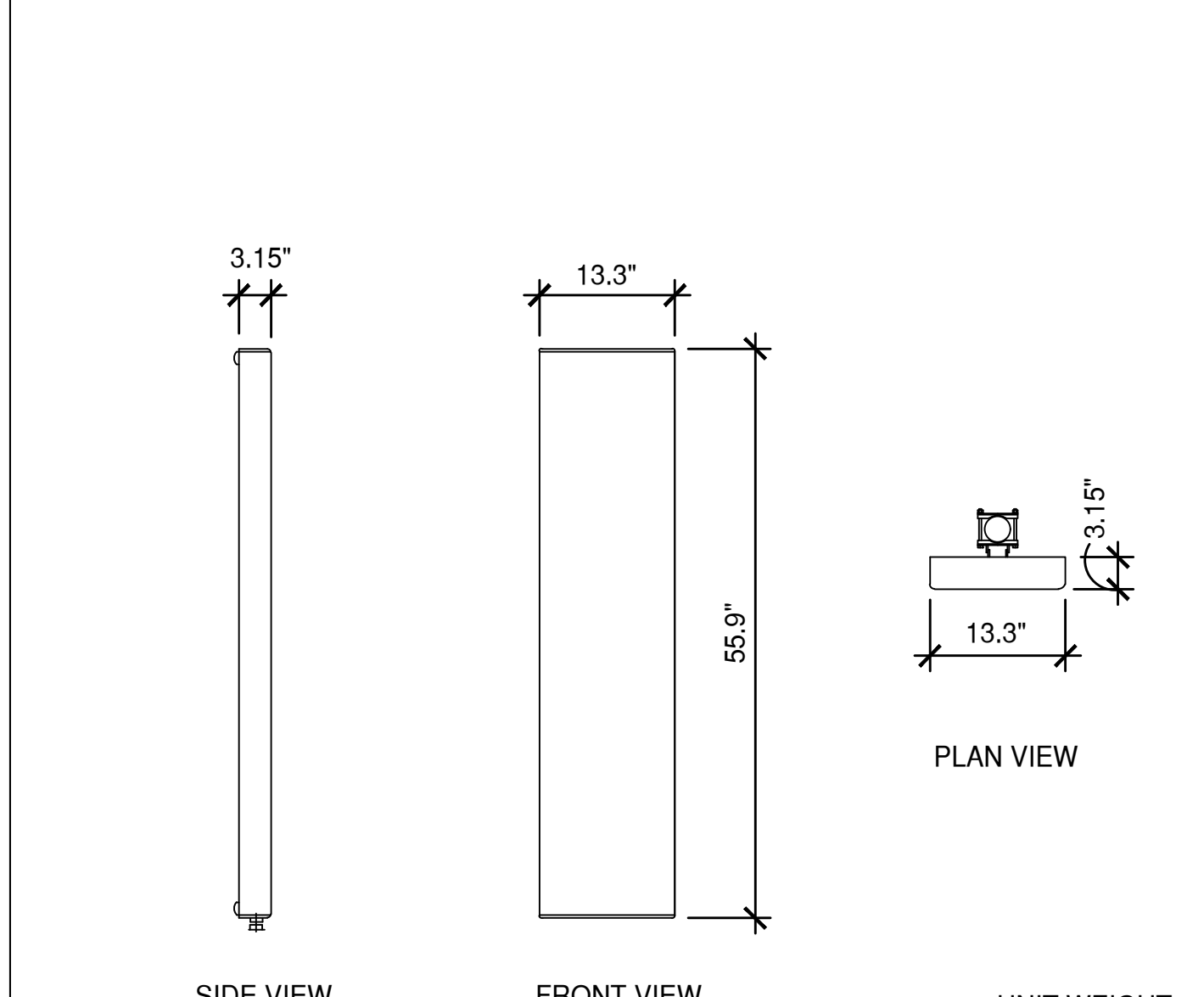
2 WAVEGUIDE BRIDGE KIT W/SHOE POSTS
A4.2 SCALE: NO SCALE



10 NOT USED
A4.2 SCALE: N.T.S.



7 RRH UNIT ERICSSON RRUS-4449/8843 @ ANTENNAS
A4.2 SCALE: 1-1/2\"/>



4 PROPOSED ANTENNA MODEL APX16DWV-16DWVS-E-A20
A4.2 SCALE: 3/4\"/>



1 NOT USED
A4.2 SCALE: N.T.S.



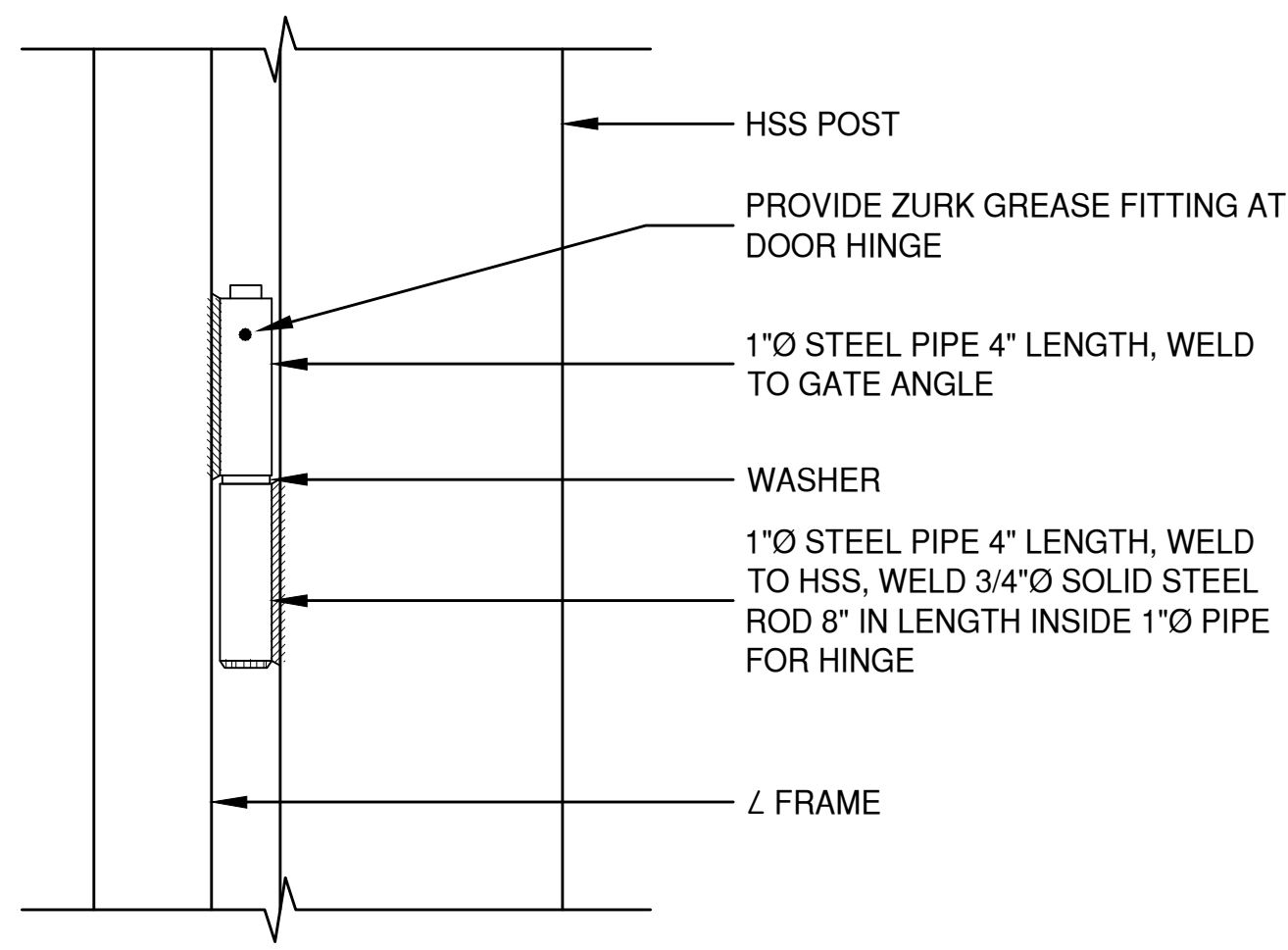
Revisions:

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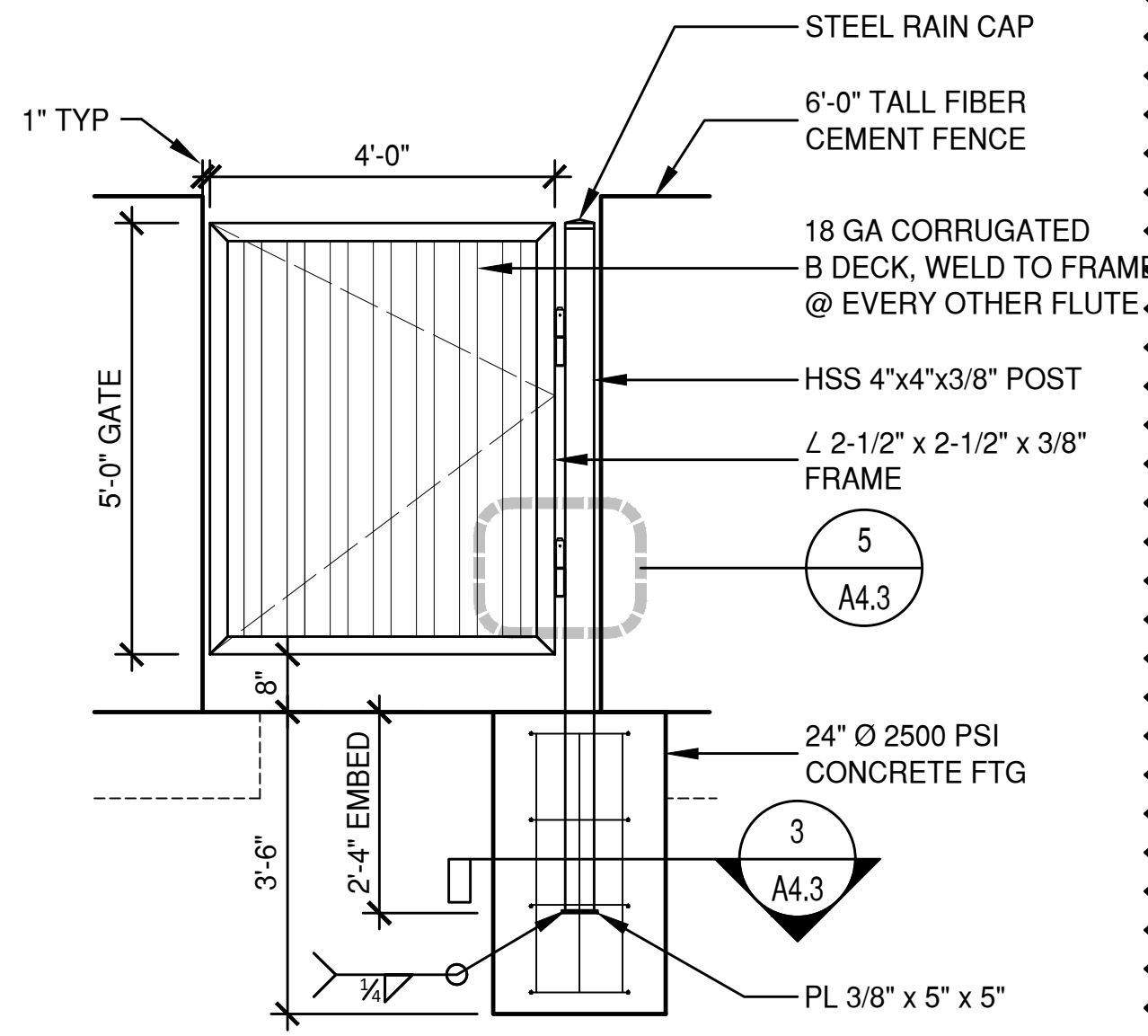
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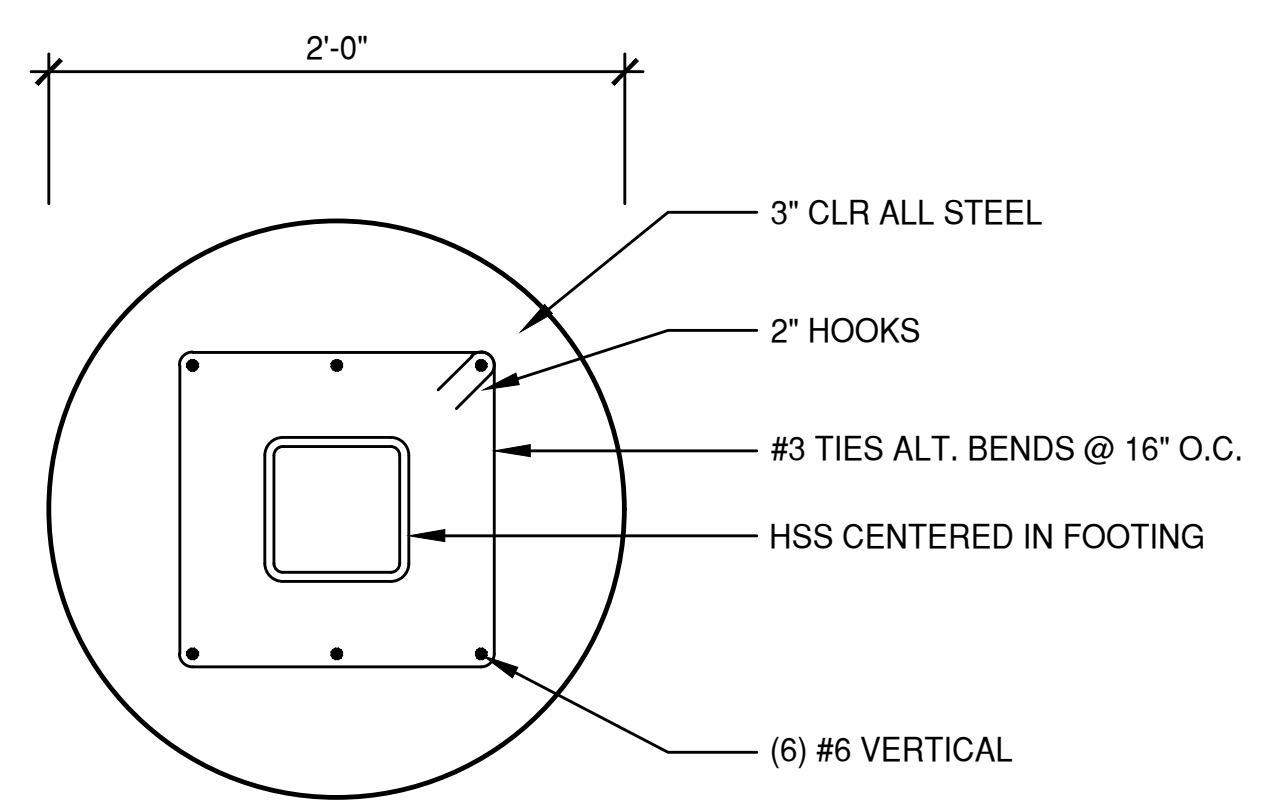
A4.2



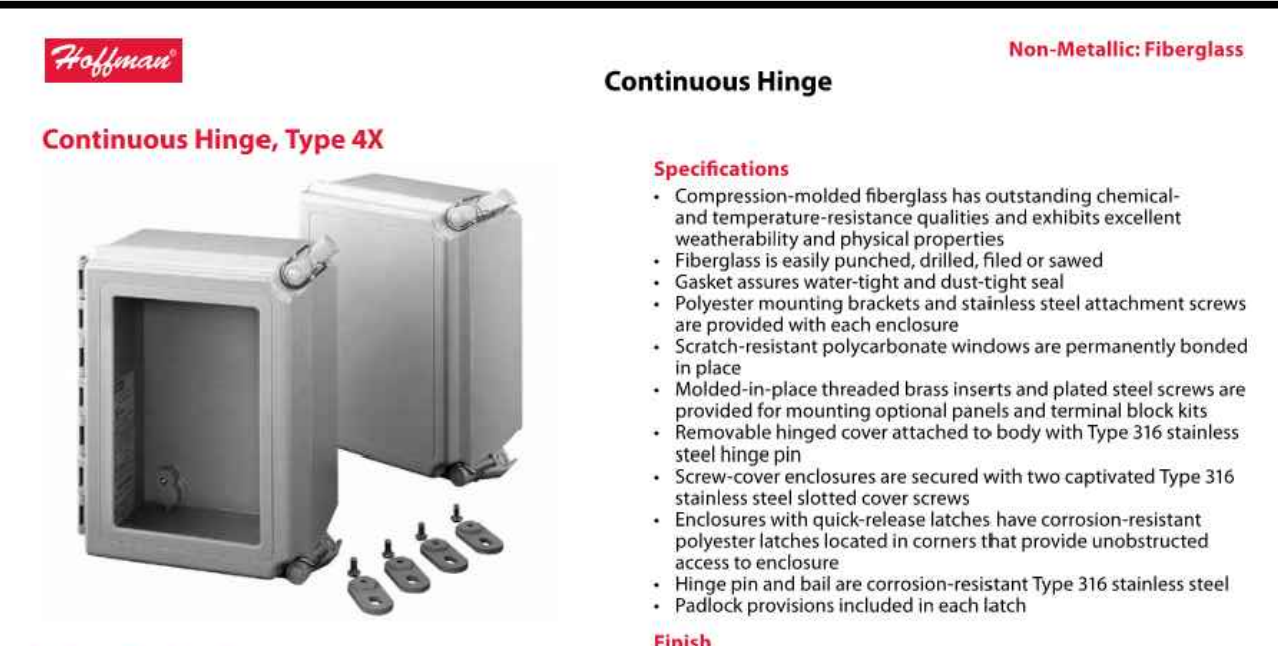
5 HINGE DETAIL
A4.3 SCALE: 3\"/>



4 GATE ELEVATION
A4.3 SCALE: 1/2\"/>



3 SECTION AT CONCRETE FOOTING
A4.3 SCALE: 1-1/2\"/>



Specifications

- Compression-molded fiberglass has outstanding chemical- and temperature-resistance qualities and exhibits excellent weatherability and physical properties
- Fiberglass is easily punched, drilled, filed or sawed
- Gasket assures water-tight and dust-tight seal
- Polyester mounting brackets and stainless steel attachment screws are provided with each enclosure
- Scratch-resistant polycarbonate windows are permanently bonded in place
- Molded-in-place threaded brass inserts and plated steel screws are provided for mounting optional panels and terminal block kits
- Removable hinged cover attached to body with Type 316 stainless steel hinge pin
- Screw-cover enclosures are secured with two captivated Type 316 stainless steel slotted cover screws
- Enclosures with quick-release latches have corrosion-resistant polyester latches located in corners that provide unobstructed access to enclosure
- Hinge pin and ball are corrosion-resistant Type 316 stainless steel
- Padlock provisions included in each latch

Finish
Fiberglass material is light-gray inside and out. Optional steel panels are painted white. Optional stainless steel, aluminum, conductive and composite panels are unpainted.

Accessories
See also Accessories:
H2OMIT™ Vent Drains, Type 4X
HOLSEALERS™ Non-Metallic Hole Seals
Panels for Junction Boxes
Threaded Panel Extenders
Quick-Release Latch Kit
Swing-Out Panel Kit

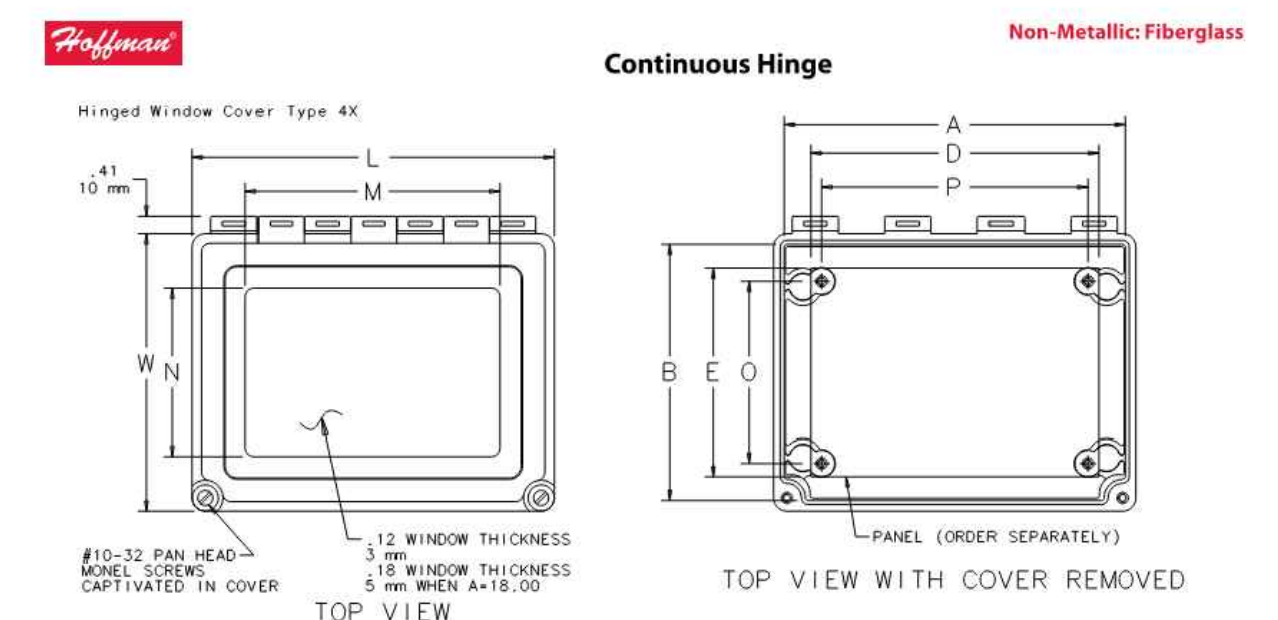
Modification and Customization
Hoffman excels at modifying and customizing products to your specifications. Contact your local Hoffman sales office or distributor for complete information.

Industry Standards
Mounting brackets required to meet UL/CSA external mounting requirements.
UL 508A Listed: Type 4, 4X, 12, 13; File No. E61997
CSA Listed per CSA C22.2 No. 94: Type 4, 4X, 12, 13; File No. E61997
Enclosure flammability evaluated per UL 508A
Window flammability evaluated per UL 508A
NEMA/IEC Type 4, 4X, 12, 13
CSA File No. 42186: Type 4, 4X, 12, 13
IEC 60529, IP66

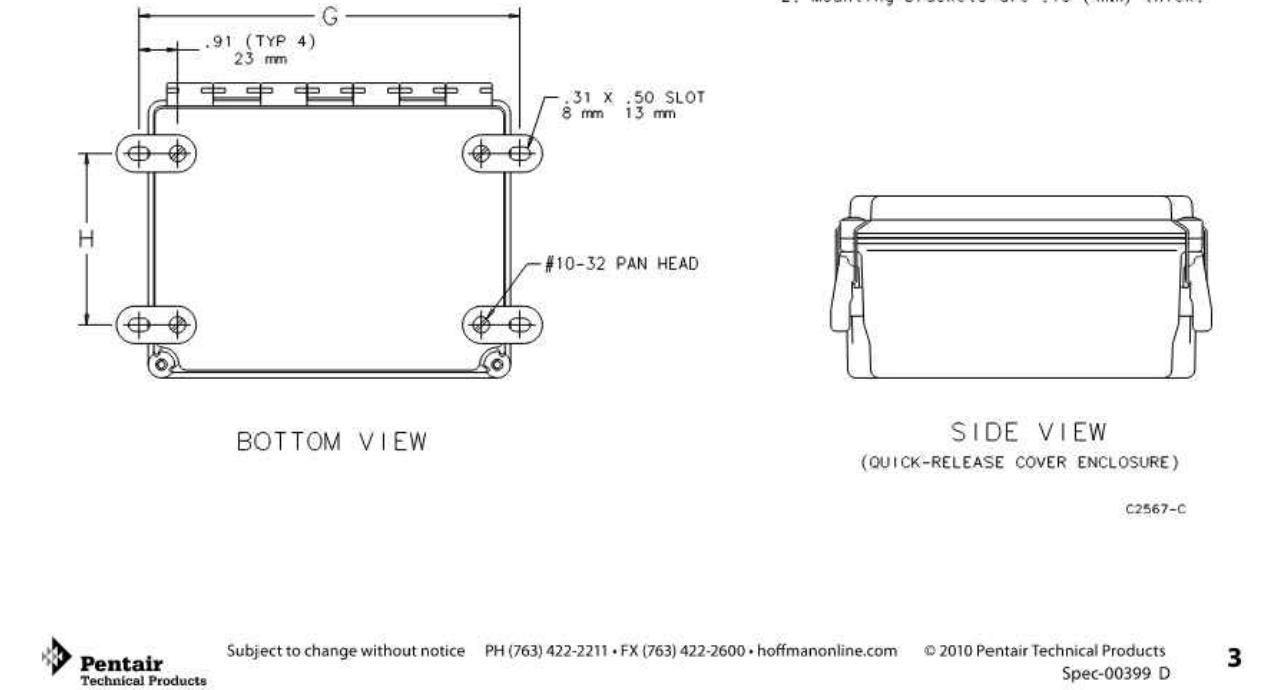
Application
The efficient design and simple construction of these enclosures make them durable in corrosive environments, yet aesthetically pleasing. Corner latches provide unobstructed access. The continuous hinge provides a secure seal, and double latching creates added security.

Bulletin A48

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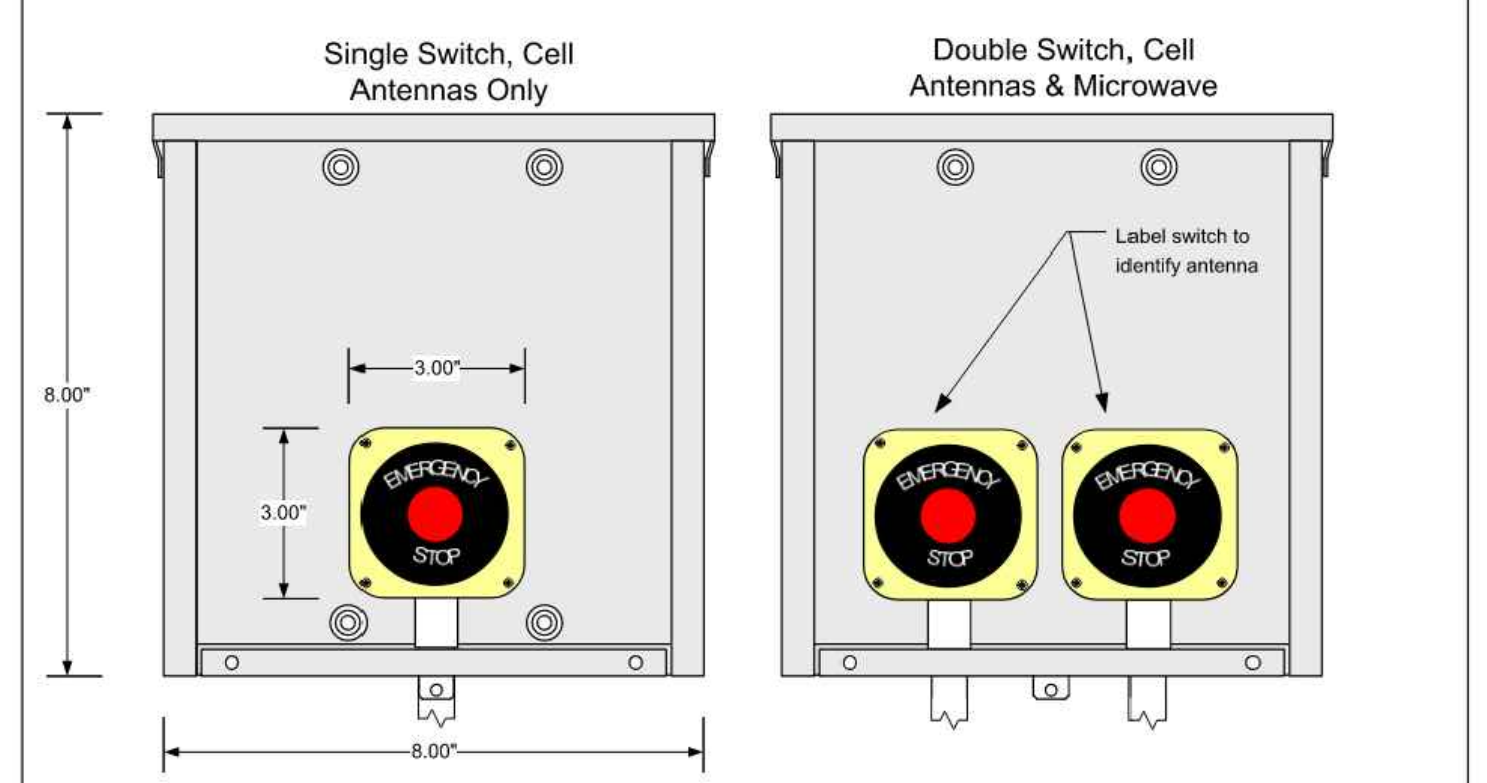
NOTE: 1. Panel screws have #10-32 threads; 2. Mounting brackets are .16 (4mm) thick.



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2 PG&E DOCUMENT BOX
A4.3 SCALE: N.T.S.

EMERGENCY RF SHUTDOWN SWITCH
TYPICAL INSTALLATION

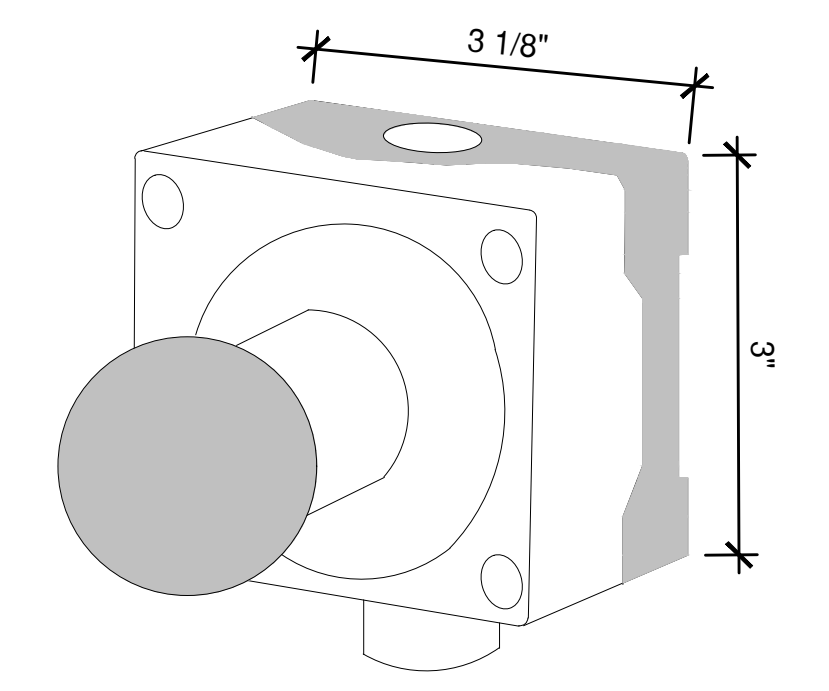


INSTALLATION and PLACEMENT GUIDELINES

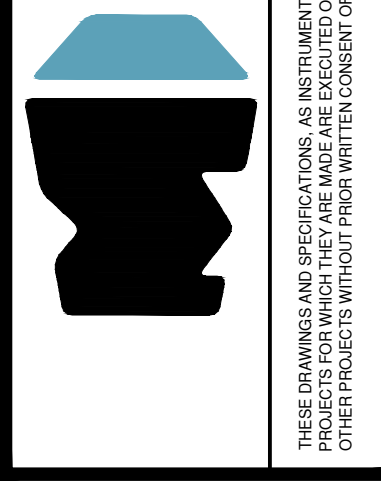
- The shutdown switch box shall be, clearly visible when approaching the site, located inside a PG&E locked box, and located outside LICENSEE equipment shelter.
- For equipment shelter installations, the shutdown switch box shall be located adjacent the equipment shelter entrance door.
- For fenced equipment cabinet installations, the shutdown switch box shall be located within the fenced area as close as possible to the fence entrance and in plain view.
- For unfenced equipment cabinet installations, the shutdown switch box shall be placed where one walks up to the site.
- For underground vault installations, the shutdown switch box shall be mounted to the above ground portion of the access entrance.

REV	DATE	BY	CHKD	APP'D	SCALE	DESCRIPTION
0					None	EMERGENCY RF SHUTDOWN SWITCH
1	07/29/21	J. EBLEN			None	EMERGENCY RF SHUTDOWN SWITCH

- EMERGENCY STOP BUTTON:**
- NEMA 4 (#B22-SC1-50D)
 - MEETS EN418 STANDARD
 - MAINTAINED TWIST RELEASE OPERATOR



1 PG&E EMERGENCY SHUTDOWN SWITCH
A4.3 SCALE: N.T.S.



Revisions:

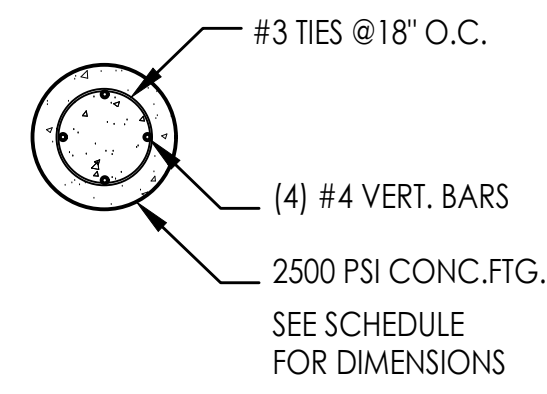
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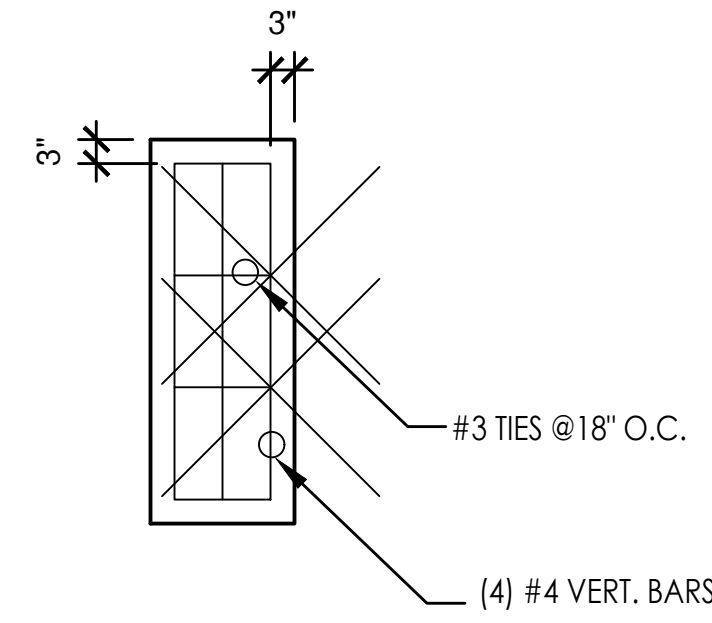
Job No. 214.0887

FOOTING SCHEDULE

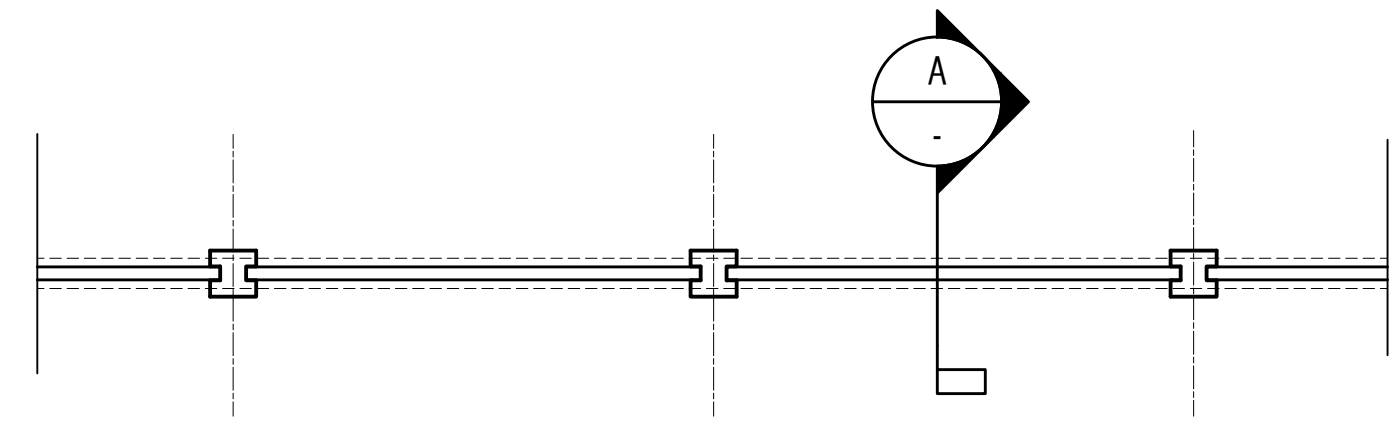
SOIL TYPE	FOOTING SIZES		
	6'-0" HIGH	8'-0" HIGH	10'-0" HIGH
DENSE SOIL SANDY GRAVEL GRAVEL	18"DIA.X 3'-6" DP.	18"DIA.X 4'-0" DP. OR 24"DIA.X 3'-9" DP.	24"DIA.X 4'-0" DP.
MEDIUM DENSE SOIL	18"DIA.X 3'-9" DP.	18"DIA.X 4'-6" DP. OR 24"DIA.X 4'-0" DP.	24"DIA.X 4'-6" DP.
SANDY CLAY SILTY CLAY	18"DIA.X 4'-6" DP.	18"DIA.X 4'-9" DP. OR 24"DIA.X 4'-6" DP.	24"DIA.X 5'-4" DP.



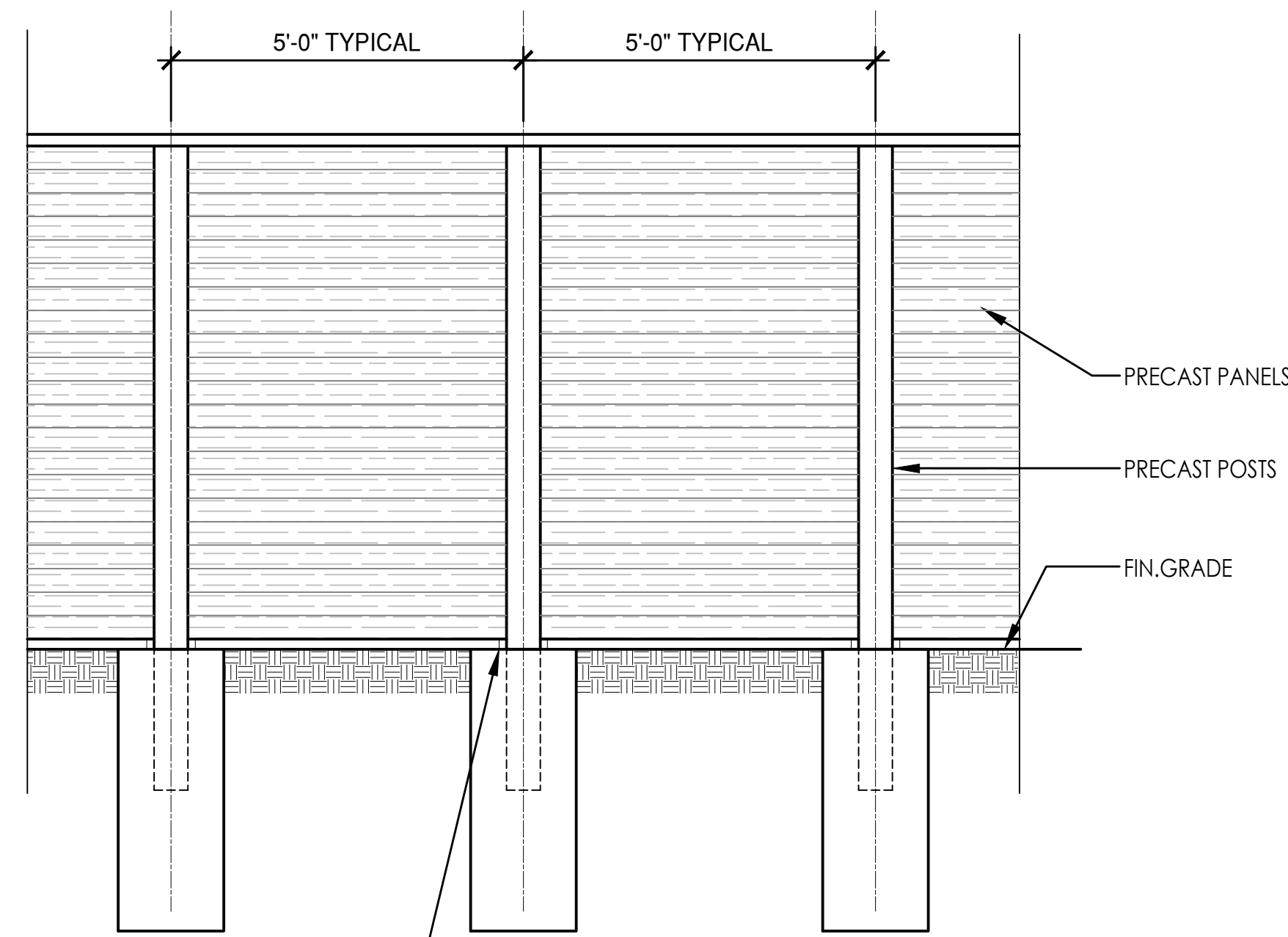
FOOTING PLAN



FOOTING REINFORCEMENT

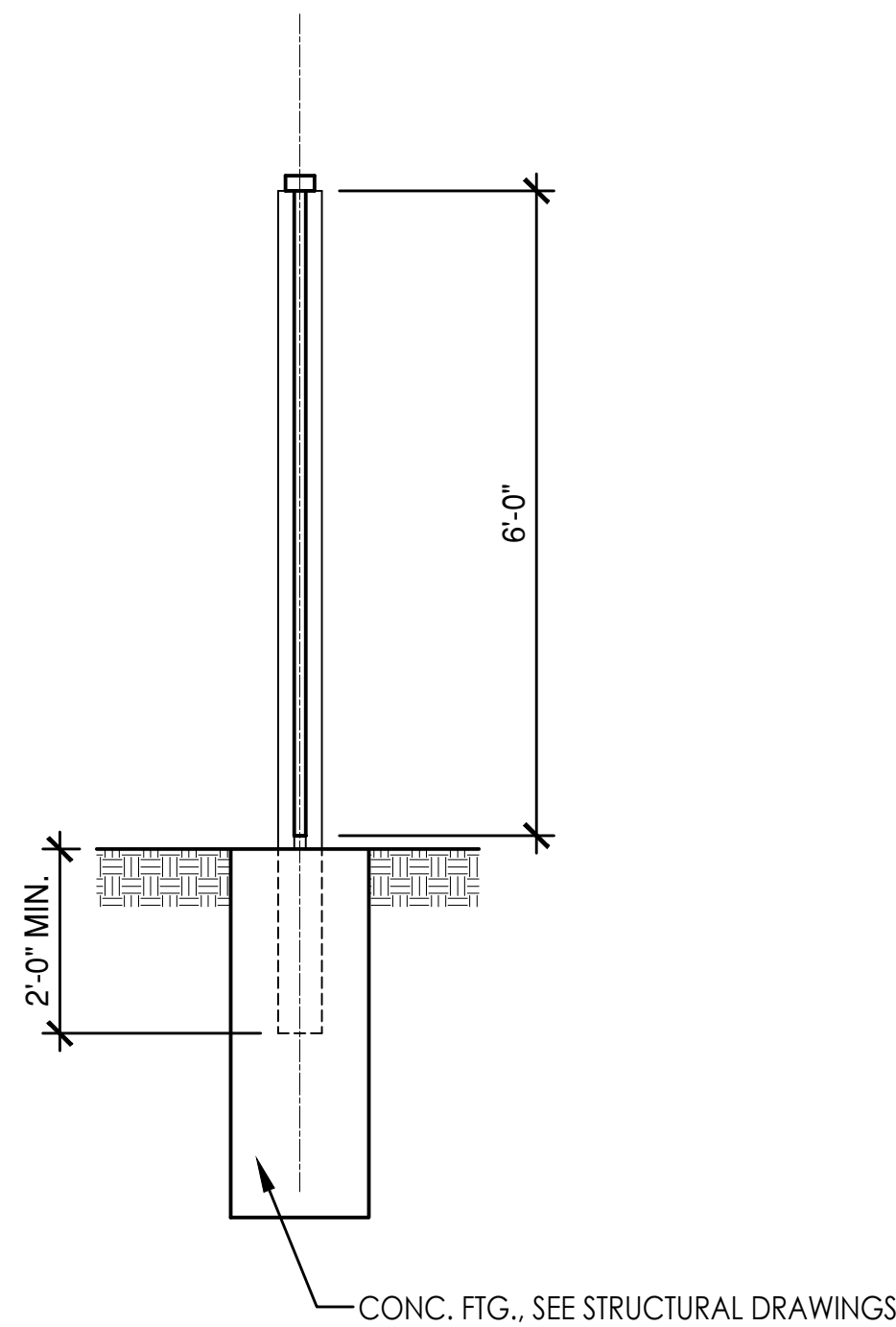


FENCE PLAN VIEW



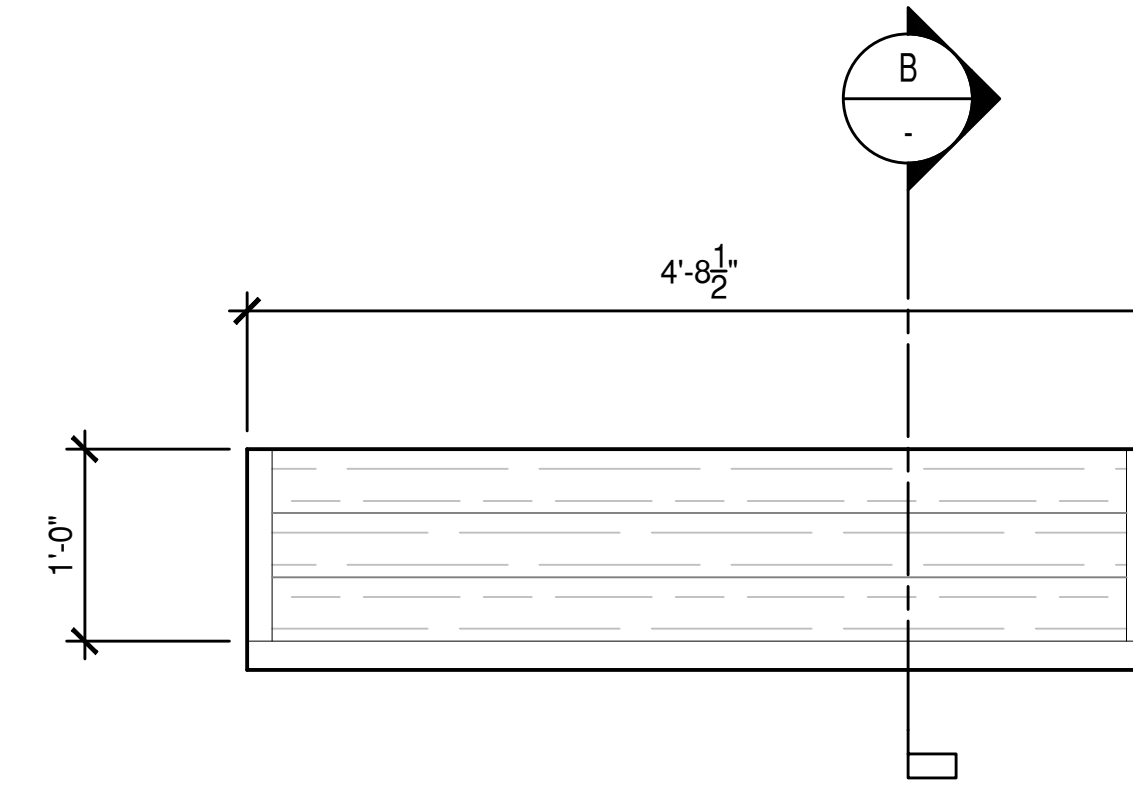
FENCE FRONT ELEVATION

1 1/4" DIA. SCH. 40 PVC PANEL SUPPORT (CONC. FILLED) TYP. AT EACH PANEL

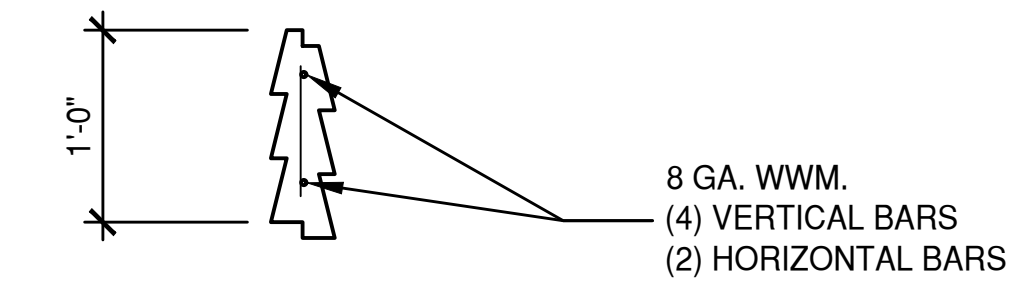


SECTION A

3 TYPICAL FENCE ELEVATION, DETAILS
A4.4 SCALE: 1/2" = 1'-0"

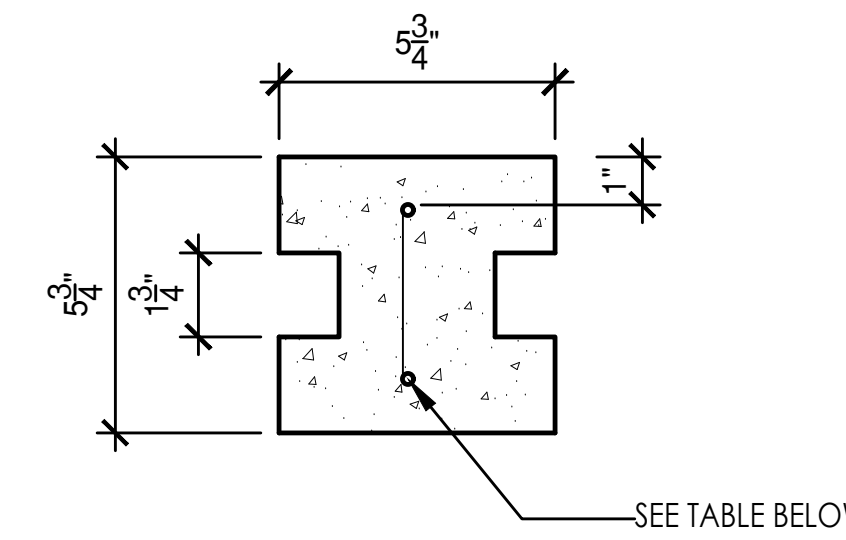


TYPICAL PANEL ELEV.

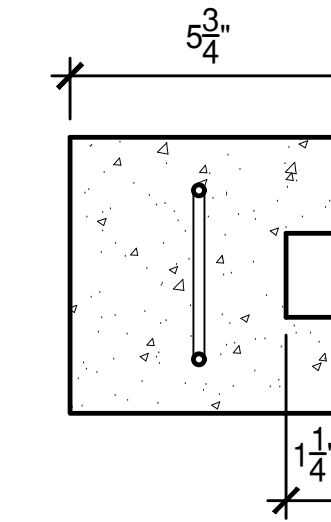


SECTION B

2 TYPICAL CONCRETE PANELS
A4.4 SCALE: 1" = 1'-0"

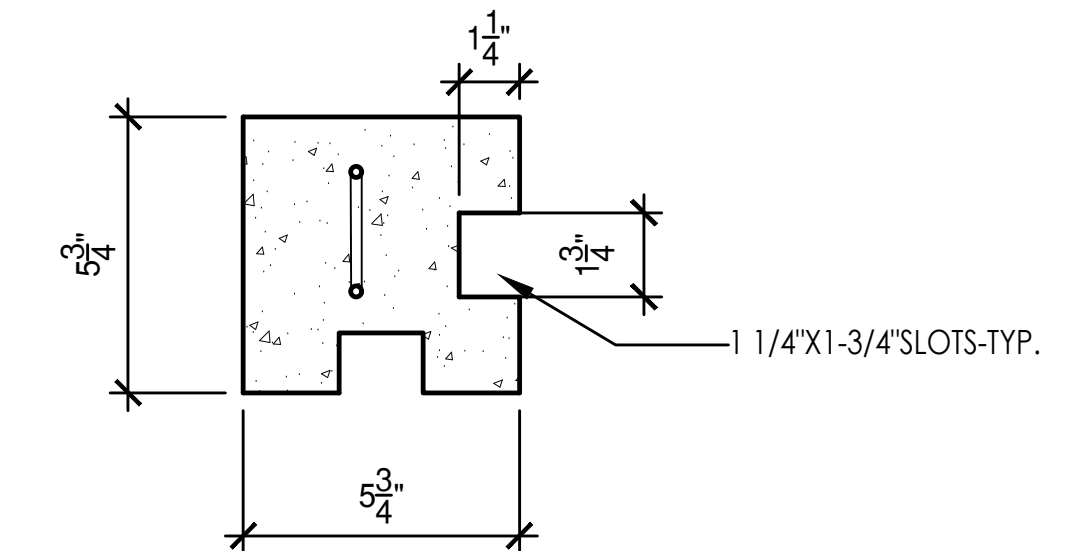


CENTER POST

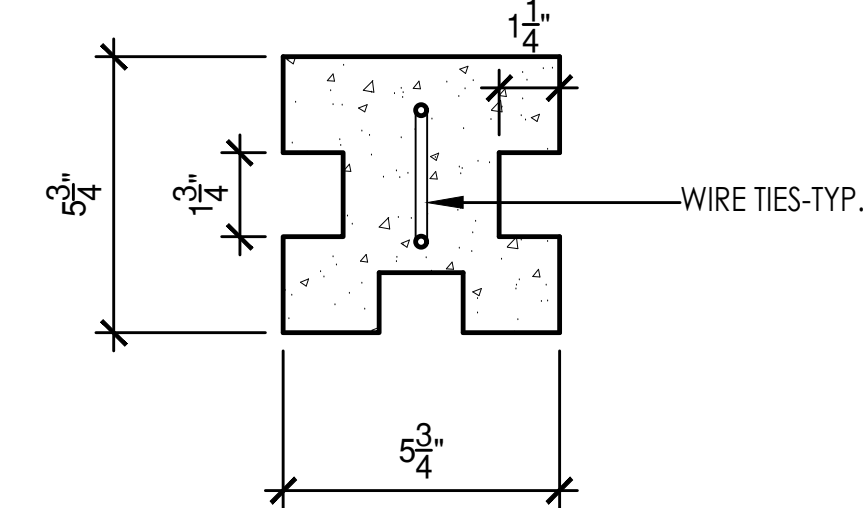


CENTER POST

PRE-CAST SCREEN WALL / FENCE BY AMERICAN PRECAST CONCRETE, INC. OR APPROVED EQUAL. LARGE-BRICK STYLE SHOWN, FINAL DESIGN AND COLOR AS SELECTED BY OWNER



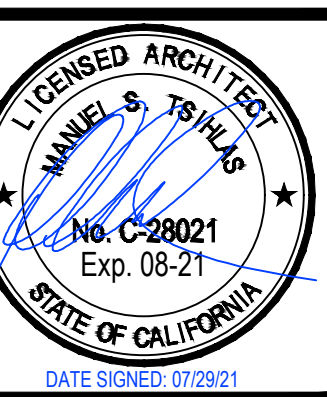
CORNER POST



TEE POST

6'-0" HIGH	8'-0" HIGH	10'-0" HIGH
2 #4 BARS	2 #5 BARS	2 #6 BARS

1 CONCRETE POST TYPES
A4.4 SCALE: 3" = 1'-0"

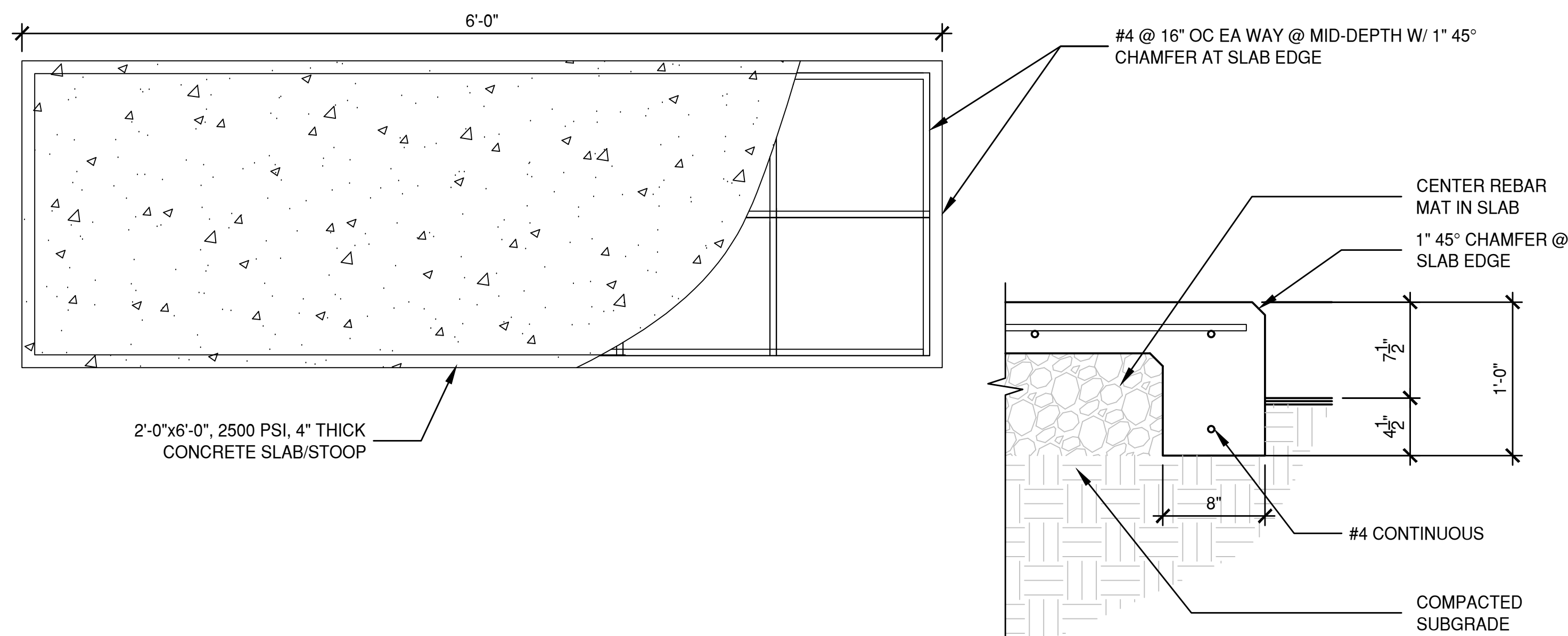


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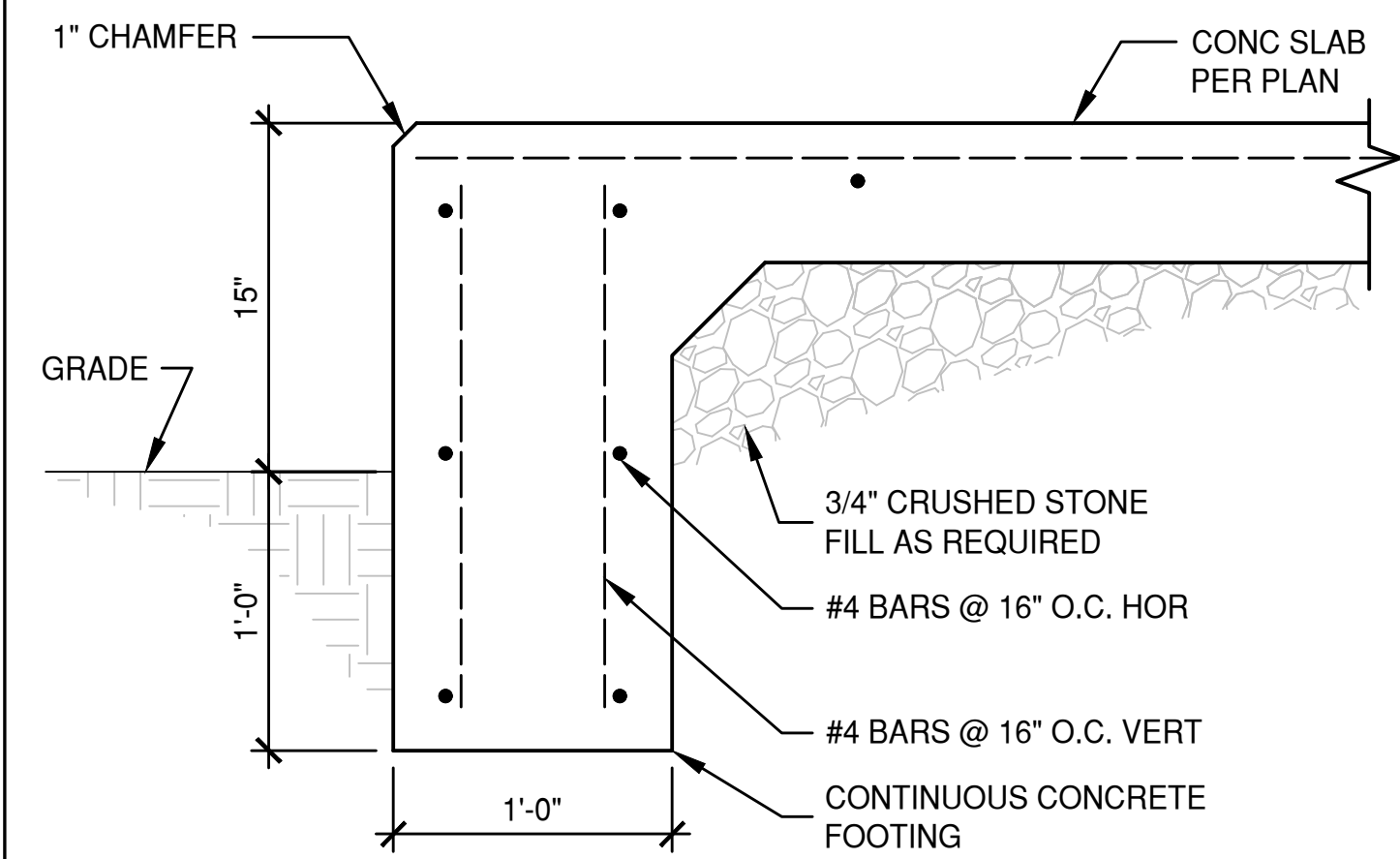
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File:	214.0887_A4.4
Drawn By:	TLS
Checked By:	TST
Scale:	AS NOTED
Date:	07/29/2021

Job No. 214.0887



3 STOOP DETAIL
S1.1 SCALE: NONE



2 CONCRETE FOOTING DETAIL
S1.1 SCALE: 1-1/2" = 1'-0"

STRUCTURAL NOTES

GENERAL STRUCTURAL NOTES

- ALL NEW WORK SHALL BE IN CONFORMANCE WITH THE 2019 CALIFORNIA BUILDING CODE, CBC, TITLE 24, PART 2
- FOUNDATION DESIGN PRESSURES PER CHAPTER 18A OF CBC:
DL + LL = 1,500 PSF
DL + LL + LATERAL = 2,000 PSF
- FOOTINGS SHALL BEAR ON FIRM UNDISTURBED NATIVE SOILS OR ENGINEERED FILL AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH CHAPTER 18 OF THE 2019 CBC
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB
- CONTRACTOR SHALL NOTIFY THE ARCHITECT WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE STRUCTURE THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED WITH THE AFFECTED PARTIES

CONCRETE NOTES

- CONCRETE CONSTRUCTION SHALL CONFORM TO ACI-318.
- CONCRETE FOR SHELTER FOUNDATIONS, EQUIPMENT & GENERATOR SLABS:
MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A 4" MAXIMUM SLUMP.
- CONCRETE FOR FENCE POSTS, H-FRAME POSTS, STOOPS & MISC:
MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS WITH A 4" MAXIMUM SLUMP.
- REFER TO TOWER DESIGNER FOUNDATION DRAWINGS FOR CONCRETE SPECIFICATIONS FOR TOWER FOUNDATIONS
- ALL REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60.
- LAP ALL REINFORCING 40 BAR DIAMETERS (24" MINIMUM) UNLESS NOTED OTHERWISE ON DRAWINGS.
- MAINTAIN MINIMUM 3" COVER AT ALL REINFORCING STEEL UNLESS NOTED OTHERWISE.

STEEL NOTES

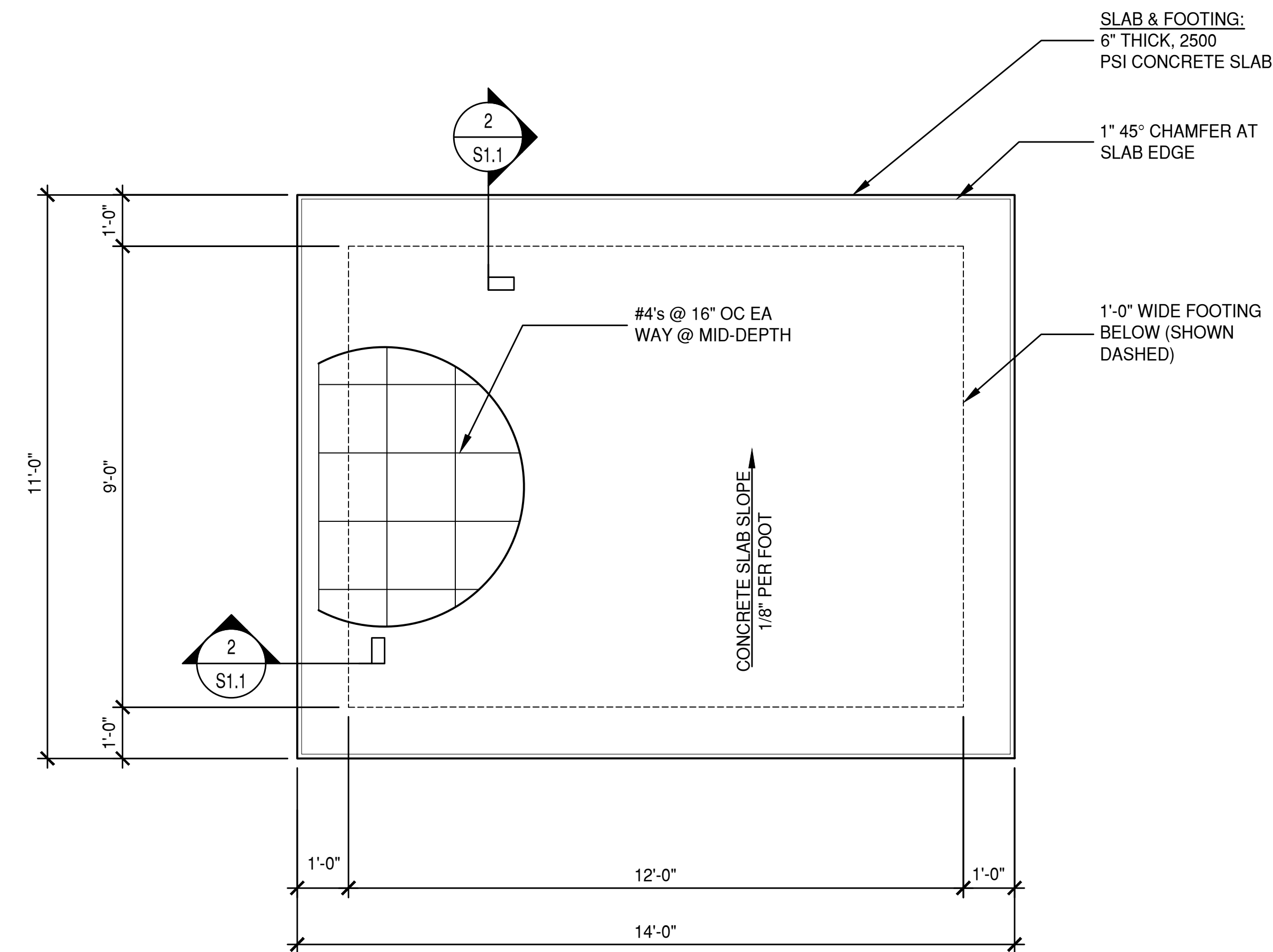
- FABRICATION, ERECTION AND MATERIALS SHALL CONFORM WITH THE AISC SPECIFICATIONS AND THE 2019 CBC
- MATERIALS:

W SHAPES	ASTM A-992, GRADE 50
C SHAPES, L SHAPES & PLATES	ASTM A-36
RECTANGULAR HSS	ASTM A-500, GRADE B
PIPES	ASTM A-53, GRADE B
MACHINE BOLTS & U-BOLTS	ASTM A-307, GRADE A
HIGH STRENGTH BOLTS	ASTM A-325, TYPE 1
ANCHOR BOLTS	ASTM F-1554, GRADE 36
HEAVY HEX NUTS	ASTM A563A
WASHERS	ASTM F436
HIGH STRENGTH THREADED ROD	ASTM F-1554, GRADE 105
- ALL JOINTS TO BE INSTALLED SNUG-TIGHT PER THE AISC/RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS 2009 EDITION
- USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED
- HOLES FOR BOLTS SHALL BE SAME DIAMETER AS BOLT PLUS 1/16"
- WELDING SHALL CONFORM TO AWS D1.1 LATEST EDITION. USE E70XX SERIES ELECTRODES AS REQUIRED FOR INTENDED USE
- FINISHES:
ALL EXTERIOR STEEL AND HARDWARE TO BE HOT DIP GALVANIZED PER THE FOLLOWING STANDARDS:
STRUCTURAL SHAPES ASTM A-123
HARDWARE & FASTENERS ASTM A-153

POST-INSTALLED CONCRETE ANCHORS:

- UNLESS NOTED OTHERWISE, ALL POST-INSTALLED CONCRETE ANCHORS SHALL BE "HILT" KB-TZ STAINLESS STEEL. DIAMETER AND EMBEDMENT DEPTH AS SPECIFIED ON THE DRAWINGS
- INSTALL ANCHORS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS AND IN ACCORDANCE WITH ICC-ES REPORT ESR-1917
- PERIODIC SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH 2019 CBC SECTION 1705.1.1 AND TABLE 1705.3, ITEM 4.

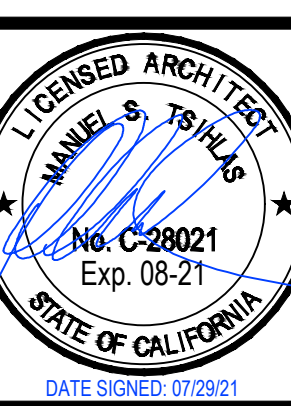
NOTE: ALL REINFORCING BARS TO BE GRADE 60



1 EQUIPMENT SLAB PLAN
S1.1 SCALE: 1/2" = 1'-0"



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Revisions:

▲	05/14/21	PC RESP. #1
▲	07/29/21	REV 2
▲		
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File:	214.0887_S1.1
Drawn By:	CTC
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Date:	07/29/2021

Job No. 214.0887

S1.1

Intersect Cam-Lok Generator Connector

Power Transfer UL 1008 Listed to 200A



Featuring a Type 3R enclosure for outdoor use, the Intersect Cam-Lok Generator Connector (IGC) Series uses Cam-Lok style connectors and replaces commonly used generator receptacles.

- IGC Series design features provide installation ease and flexibility
• Knockouts on the left, right, and back side of the enclosure provide three installation options.
• May be wall-mounted, in frame mounted, or installed as a new or retrofit engine generator connector to trailers or cabinets.
• Connect or disconnect Cam-Lok-style connectors without tools - just a 1/8" turn assures a high-pressure contact with maximum resistance.
• 10 MA short circuit rating appropriate for new and retrofit applications without requiring any labeling changes or derating of 10 MA rated emergency power systems.
• Proven to provide optimal electrical and mechanical connections in numerous power applications and severe operating conditions - contacts withstand a pulling force of 1,000 lbs.
• A gasket strips with each IGC to ensure a watertight seal.
• Optional Deutsch receptacle for wiring alarm and auto-stop features of an engine generator set (from the automatic transfer switch connections).

- IGC Series features ensure safety during installation and operation.
• Cam-Lok-style connectors are single-pole plugs and receptacles, insulated for watertight integrity and safety.
• Insulators are made from chlorinated materials, with five different colors providing fast, easy phase identification.
• Male and female connectors provide insulated, recessed contacts and have no moving contact surfaces, eliminating risk of arcing or burning.
• Impervious to vibration, preventing inadvertent disconnects.
• Enclosure is pad-locked to prevent unauthorized access.
• Hinged bottom closure ensures connectors are not exposed when not in use and reduces potential of environmental threats from dust, insects or other invasive creatures.

For a quotation, contact Intersect at solutions@intersect.com.

Intersect, Inc.

Quality products. Premium customer care. Integrated solutions.

Product Configurator table with columns for Product No., Product Configuration, and General Accounts.

General Data: Enclosure dimensions (H x W x D) 22 1/4 x 9 3/8 inches. Weight 14 lbs (approx).

- Cam-Lok Style Connectors: Type Male. Electrical: UL Listed Cam-Lok style, 180° twist self-aligning receptacles.
• Conforms to NEC.
• Rated to 600 A, 208/120 V, 3Ø.
• May be used for 240V/120 V applications.
• Cam-Lok terminal arrangement:
- Plug: 200A, 402 to 410 AMP.
- Receptacle: 200A, 402 to 410 AMP.
Power connectors:
• Solid brass machined connectors.
• Color coded: Green - Ground, White - Neutral, Black - Line 1, Red - Line 2, Blue - Line 3.

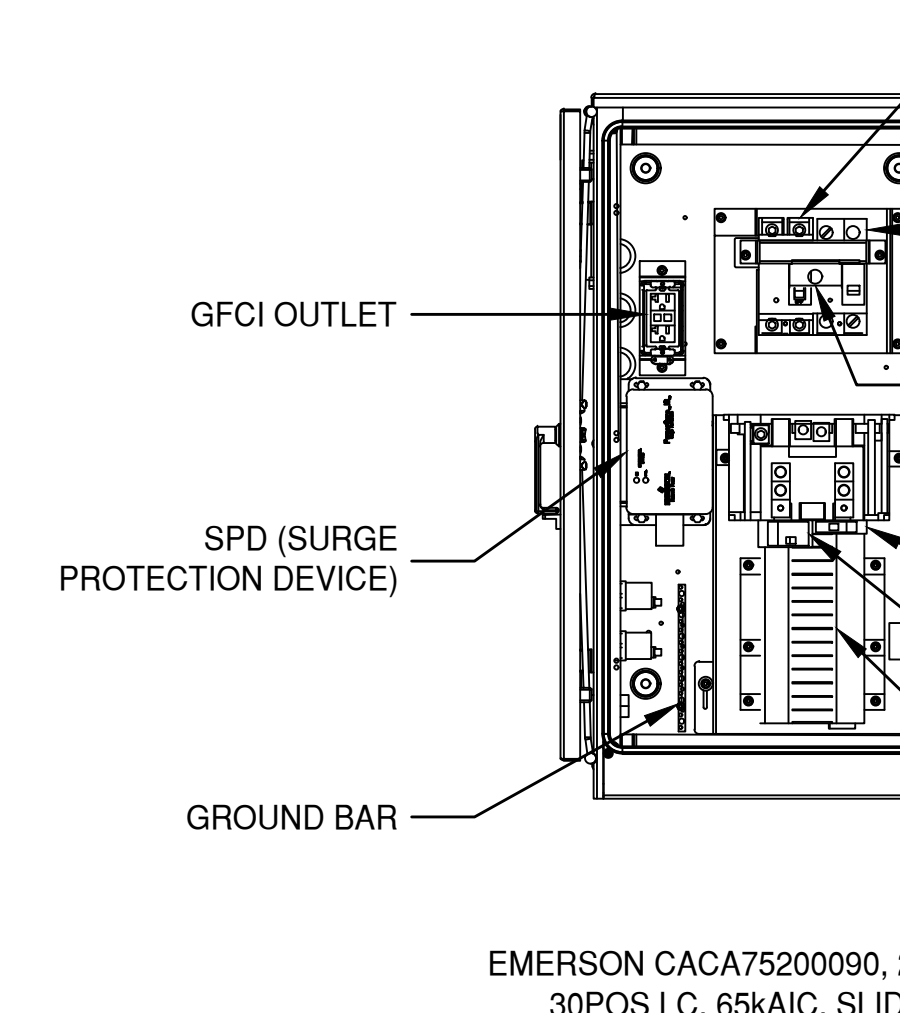
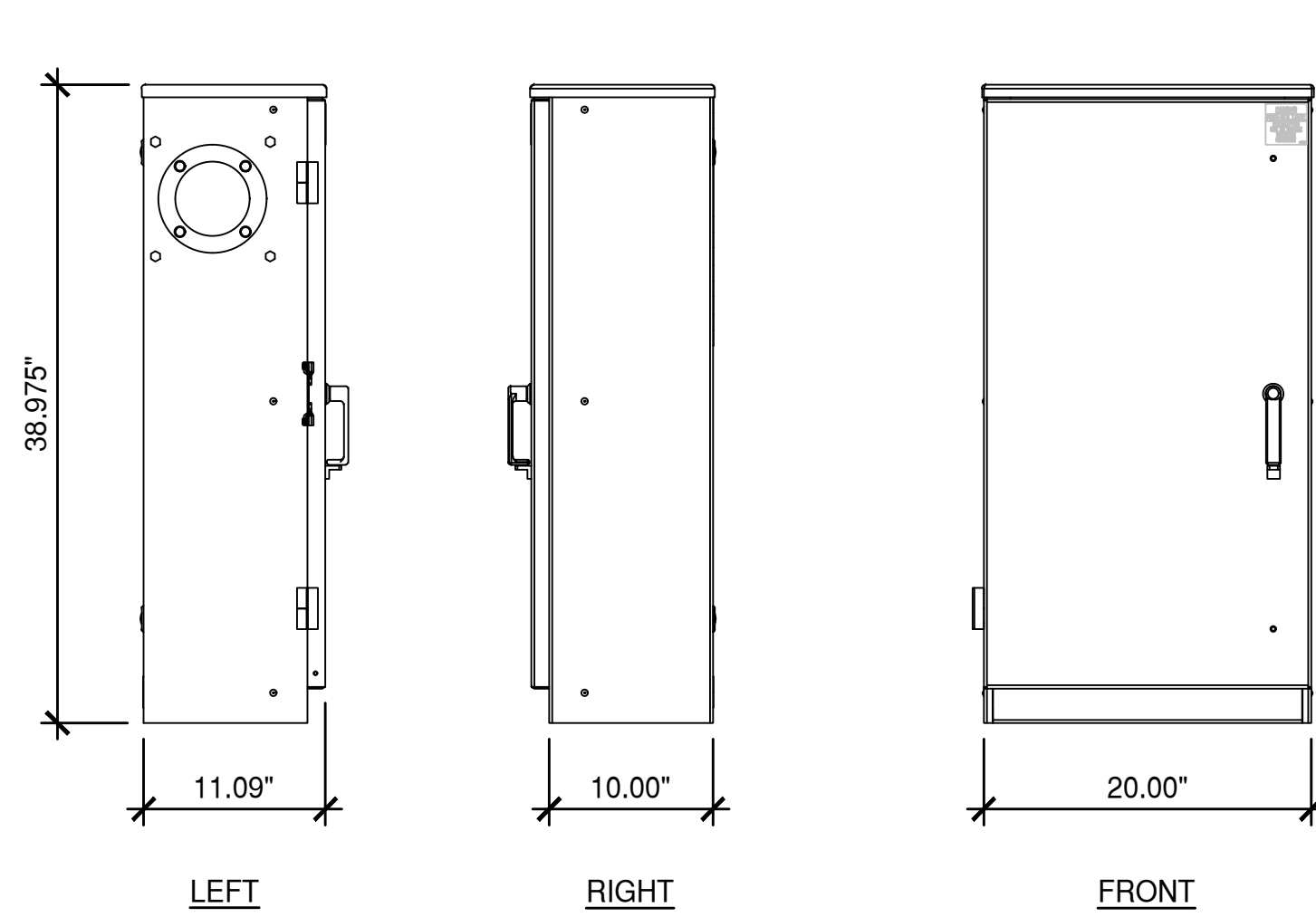
- Power connectors (continued):
• Pad-mount weld.
• Bottom closure employs an integrated hinge for strength, strength and durability while keeping legs and contacts out when open.
• Bottom closure hinges open to provide 7.25" W x 3" D opening for cable conductors.
• Cable management system is a hinged fence for plastic up to 1".
• Optional Deutsch connector is connected via an "O ring" to base.
Product color code:
UL 94V-0 - Light grey.
UL 1008 -
• 10 rated 240V/120, 200 A, 10 MA short circuit.
• 3Ø rated 208/120, 200 amps, 10 MA short circuit.
Manufacturer's warranty: 5 years.

Intersect, Inc.

Quality products. Premium customer care. Integrated solutions.

4 CAM-LOCK GENERATOR INTERFACE

E1.1 SCALE: 1/4" = 1'-0"



EMERSON CACA75200090, 200A, SPD, 30POS LC, 65KAIC, SLIDE BAR

3 POWER DISTRIBUTION PANEL

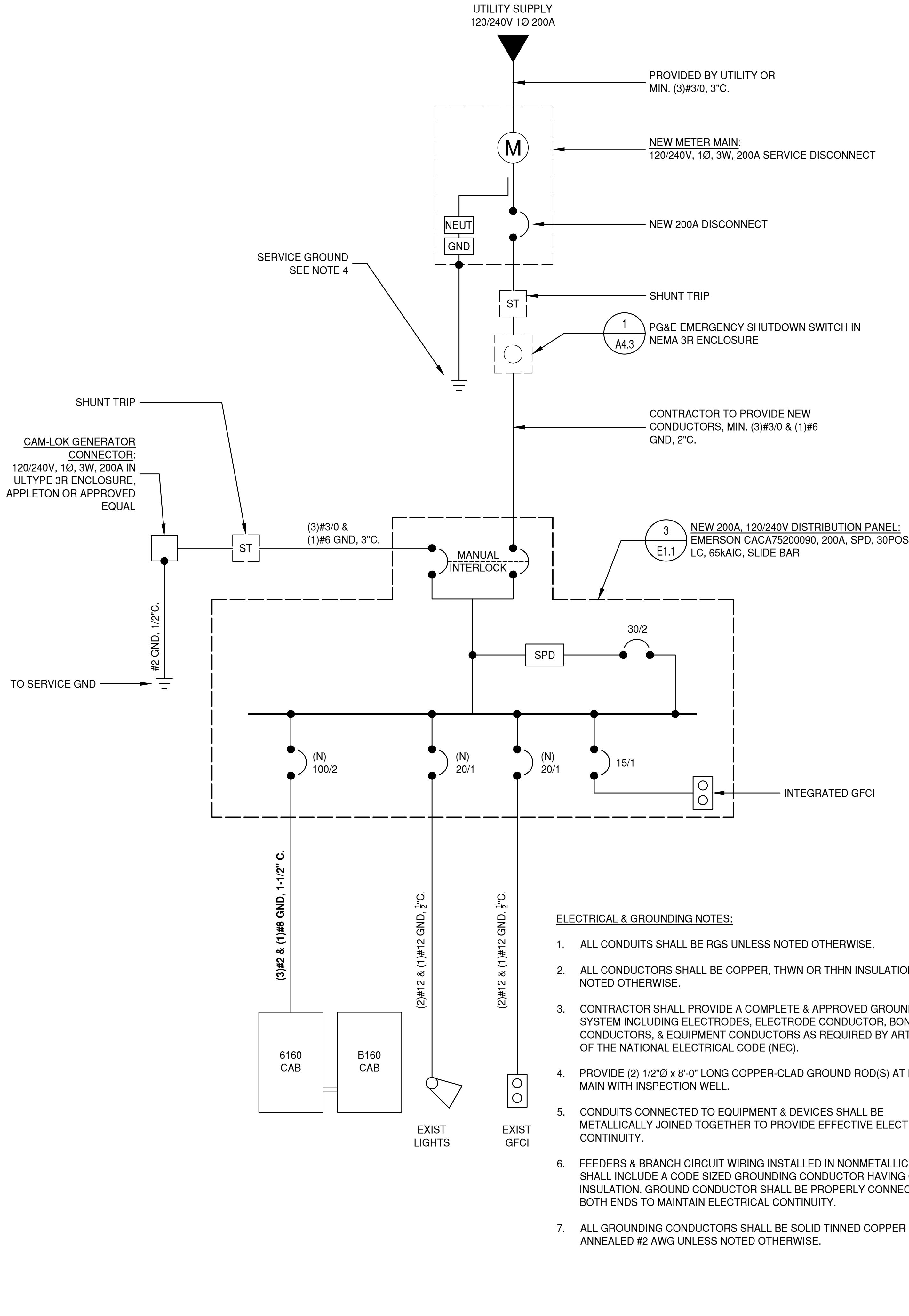
A2.1 SCALE: NONE

Panel Circuit and Load Schedule table with columns for Load, Description, Qty, Unit VA, Load per Phase (VA), Trip, Poles, Wire, Designation, Wire, Poles, Trip, Load per Phase (VA), Unit VA, Qty, Description.

Designation: Panel "T-Mobile" table with columns for Wire, Poles, Trip, Load per Phase (VA), Unit VA, Qty, Description.

2 PANEL SCHEDULE

E1.1 SCALE: NONE



- ELECTRICAL & GROUNDING NOTES:
1. ALL CONDUITS SHALL BE RGS UNLESS NOTED OTHERWISE.
2. ALL CONDUCTORS SHALL BE COPPER, THWN OR THHN INSULATION UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE A COMPLETE & APPROVED GROUNDING SYSTEM INCLUDING ELECTRODES, ELECTRODE CONDUCTOR, BONDING CONDUCTORS, & EQUIPMENT CONDUCTORS AS REQUIRED BY ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (NEC).
4. PROVIDE (2) 1/2"Ø x 8'-0" LONG COPPER-CLAD GROUND ROD(S) AT METER MAIN WITH INSPECTION WELL.
5. CONDUITS CONNECTED TO EQUIPMENT & DEVICES SHALL BE METALLICALLY JOINED TOGETHER TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
6. FEEDERS & BRANCH CIRCUIT WIRING INSTALLED IN NONMETALLIC CONDUIT SHALL INCLUDE A CODE SIZED GROUNDING CONDUCTOR HAVING GREEN INSULATION. GROUND CONDUCTOR SHALL BE PROPERLY CONNECTED AT BOTH ENDS TO MAINTAIN ELECTRICAL CONTINUITY.
7. ALL GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER & ANNEALED #2 AWG UNLESS NOTED OTHERWISE.

1 SINGLE-LINE DIAGRAM

E1.1 SCALE: NONE

MST ARCHITECTS WIRELESS DIVISION 1520 River Park Drive, Sacramento, CA 95815 916-567-9630 www.MSTArchitects.com

T-Mobile NSD PROJECT 2498 NAGLEE RD TRACY, CA 95304 WEST LLC SINGLE LINE DIAGRAM, PANEL SCHEDULE SHEET TITLE

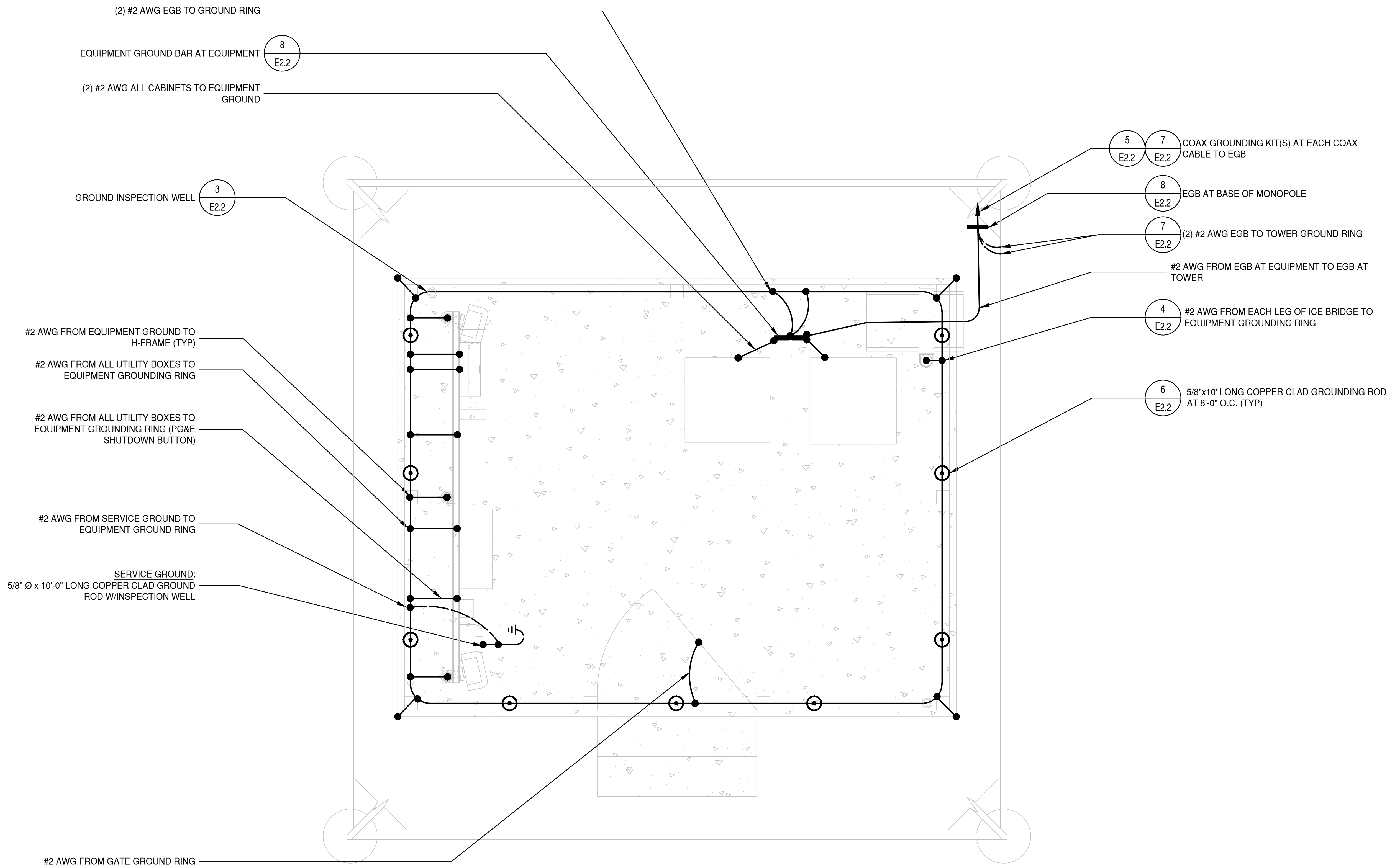
LICENCED ARCHITECT MANUEL S. TRIVIAS No. C-28021 Exp. 08-21 DATE SIGNED: 07/29/21

Revisions table with columns for Revisions, Date, and Description.

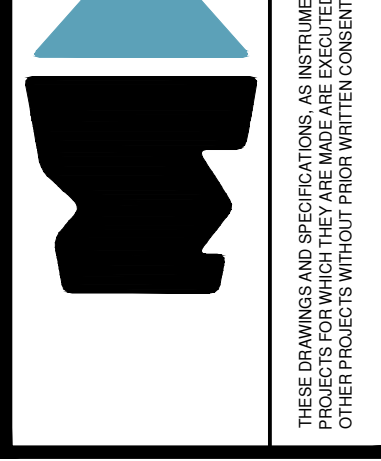
File information table with columns for File, Drawn By, Checked By, Scale, Date.

Job No. 214.0887

E1.1



1 GROUNDING PLAN
E2.1 SCALE: 3/4" = 1'-0"



Revisions:

▲	05/14/21	PC RESP. #1
▲	07/29/21	REV 2
▲		
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Job No. 214.0887

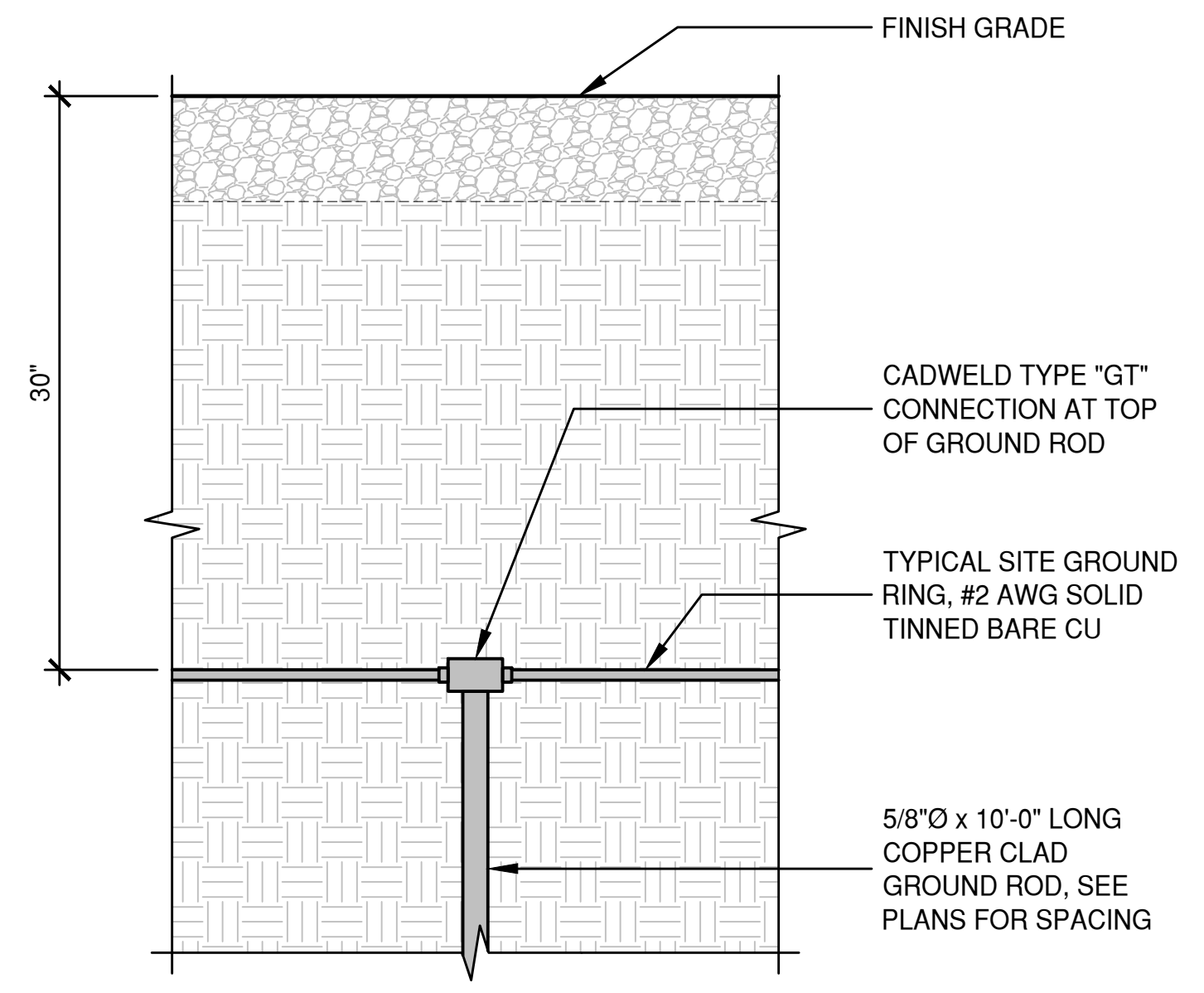
E2.1

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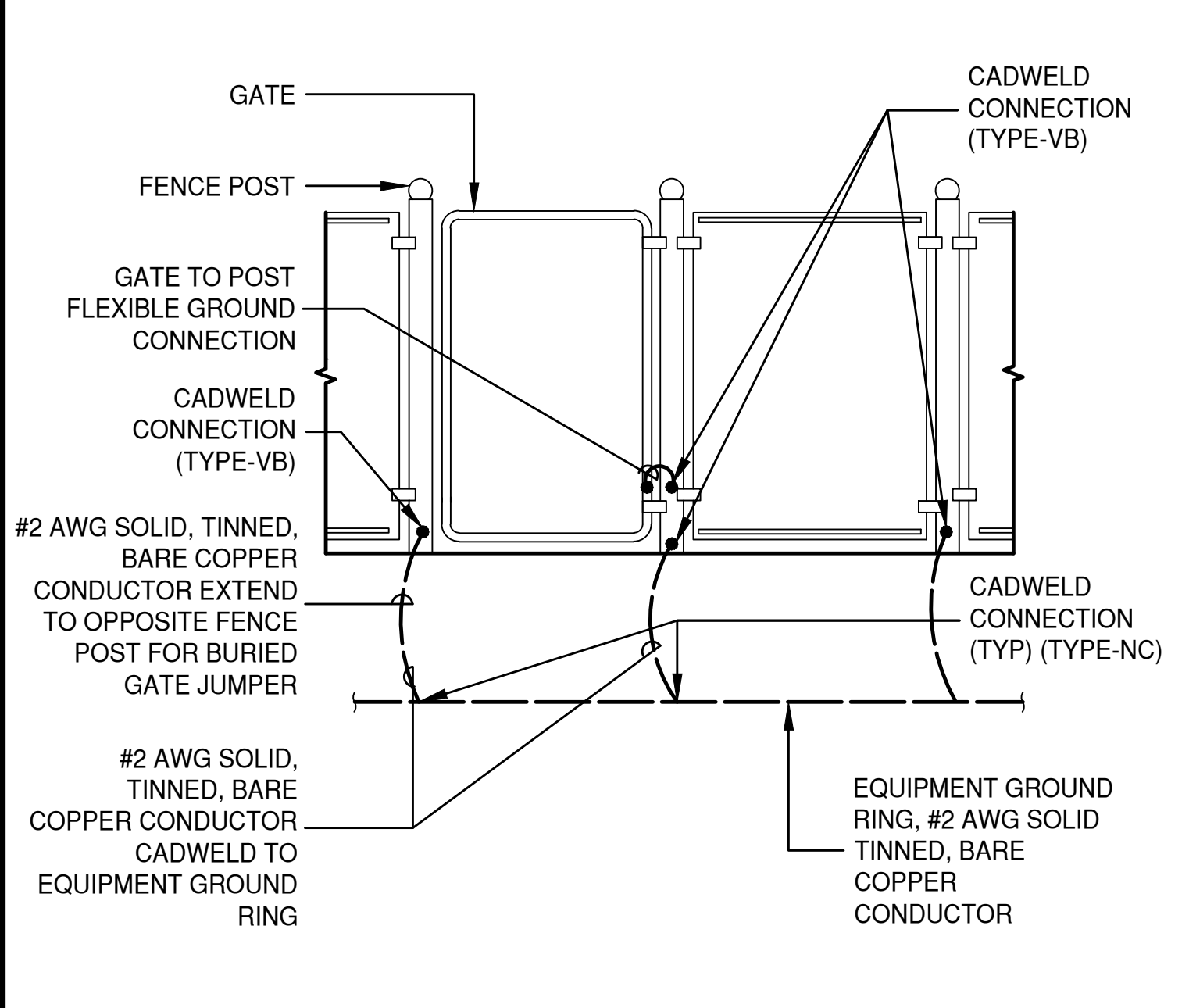
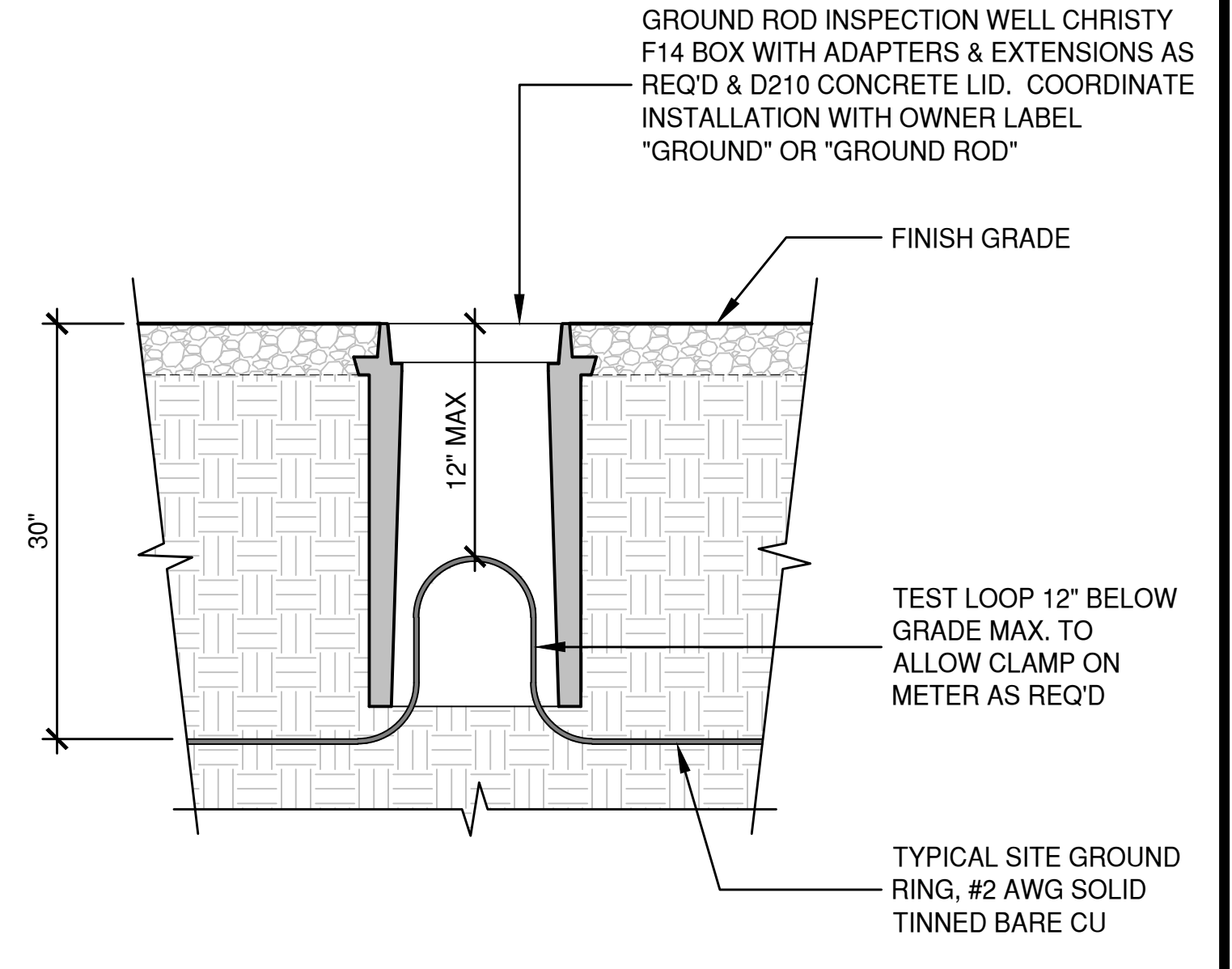
GROUNDING NOTES

- GROUNDING SHALL COMPLY WITH NEC ART. 250.
- GROUND COAXIAL CABLE SHIELDS MINIMUM AT BOTH ENDS USING MANUFACTURER'S COAX CABLE GROUNDING KITS SUPPLIED BY PBMS.
- USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) & #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON DRAWING.
- ALL GROUND CONNECTIONS TO BE BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COPPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
- ROUTE GROUNDING CONDUCTORS ALONG SHORTEST & STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLES. ALWAYS MAKE AT LEAST 12" RADIUS BENDS. #6 WIRE CAN BE BENT AT 6" RADIUS WHEN NECESSARY.
- BOND ANY METAL OBJECTS WITHIN 7 FEET OF PBMS EQUIPMENT OR CABINET TO MASTER GROUND BAR.
- CONNECTIONS TO MGB SHALL BE ARRANGED IN THREE MAIN GROUPS: SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO & POWER PEDESTAL GROUND OR SURGE PROTECTOR); SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL); NON-SURGING OBJECTS (EGB GROUND IN BTS)
- CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS & NO-OX OR EQUIVALENT PLACED BETWEEN CONNECTOR & GROUND BAR.
- THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND CELL SITE. GROUND RODS SHALL BE 5/8"X8'-0" COPPER CLAD STEEL. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED COPPER GROUND WIRE BURIED A MINIMUM 2-1/2' BELOW SURFACE OF SOIL.
- ALL UNDERGROUND ELECTRODES SHALL BE BONDED TO STEEL REINFORCING EMBEDDED IN CONCRETE SLAB & CONCRETE MONOPOLE FOUNDATION.
- MUST APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS. FOR WEATHER PROOFING OVER GROUND KITS. MORE BUTYL TAPE MAY NEED TO BE APPLIED THAN WHAT IS PROVIDED WITH MFRG. KIT.
- TEST COMPLETED GROUND SYSTEM & RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION.

6 TYPICAL GROUND ROD
E2.2 SCALE: 3" = 1'-0"



3 TYPICAL GROUND RING & INSPECTION WELL DETAIL
E2.2 SCALE: 1-1/2" = 1'-0"



9 FENCE GROUNDING DETAIL
E2.2 SCALE: NONE

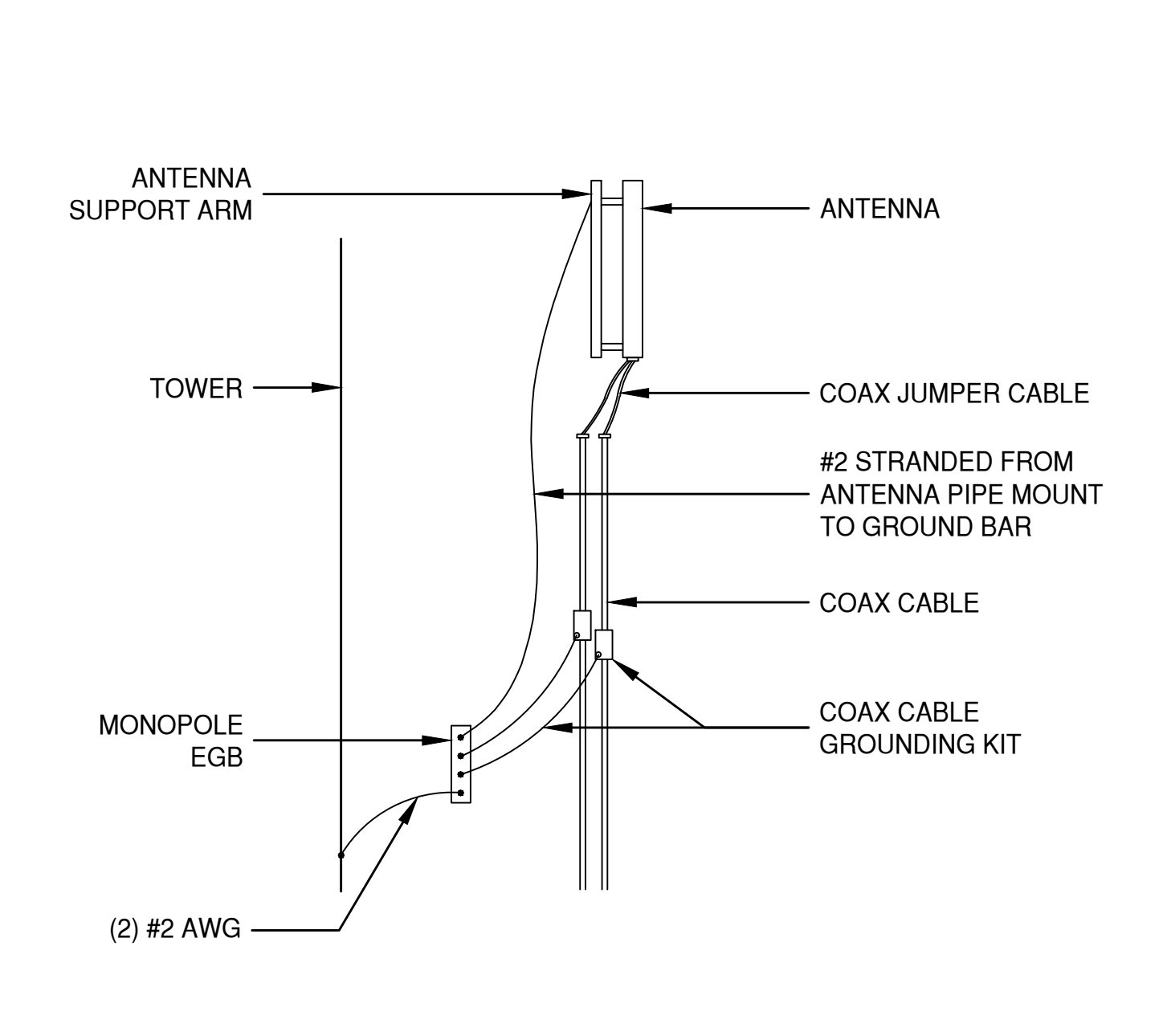
VARIABLES - SEE SCHEDULE BELOW

PART #	BAR DESCRIPTION
EM SGC 49-VZW-NR	1/4"x4"x9"
EM SGC 412-VZW-NR	1/4"x4"x12"
EM SGC 418-VZW-NR	1/4"x4"x18"
EM SGC 420-VZW-NR	1/4"x4"x20"
EM SGC 424-VZW-NR	1/4"x4"x24"

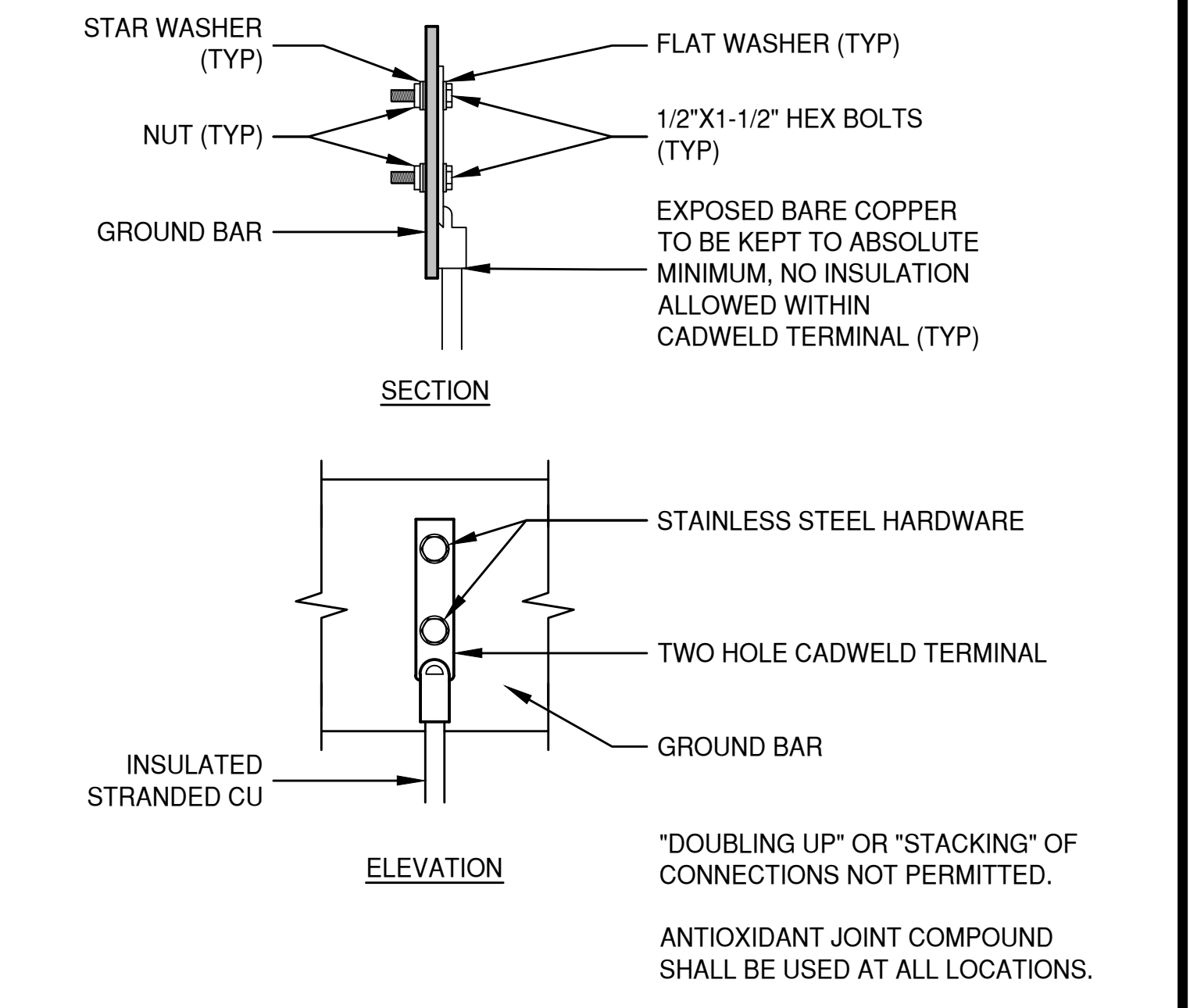
INCLUDES (2) STAINLESS STEEL TORQUE SHEAR HEAD BOLTS, W/ANTI LOOSENING COMPOUND

GENERAL CONTRACTOR TO STAMP "VERIZON WIRELESS" & SITE NUMBER BAR & PAINT ANTI-THEFT COMPOUND PROVIDED BY ELECTRIC MOTION COMPANY, PRODUCT #EM 5101

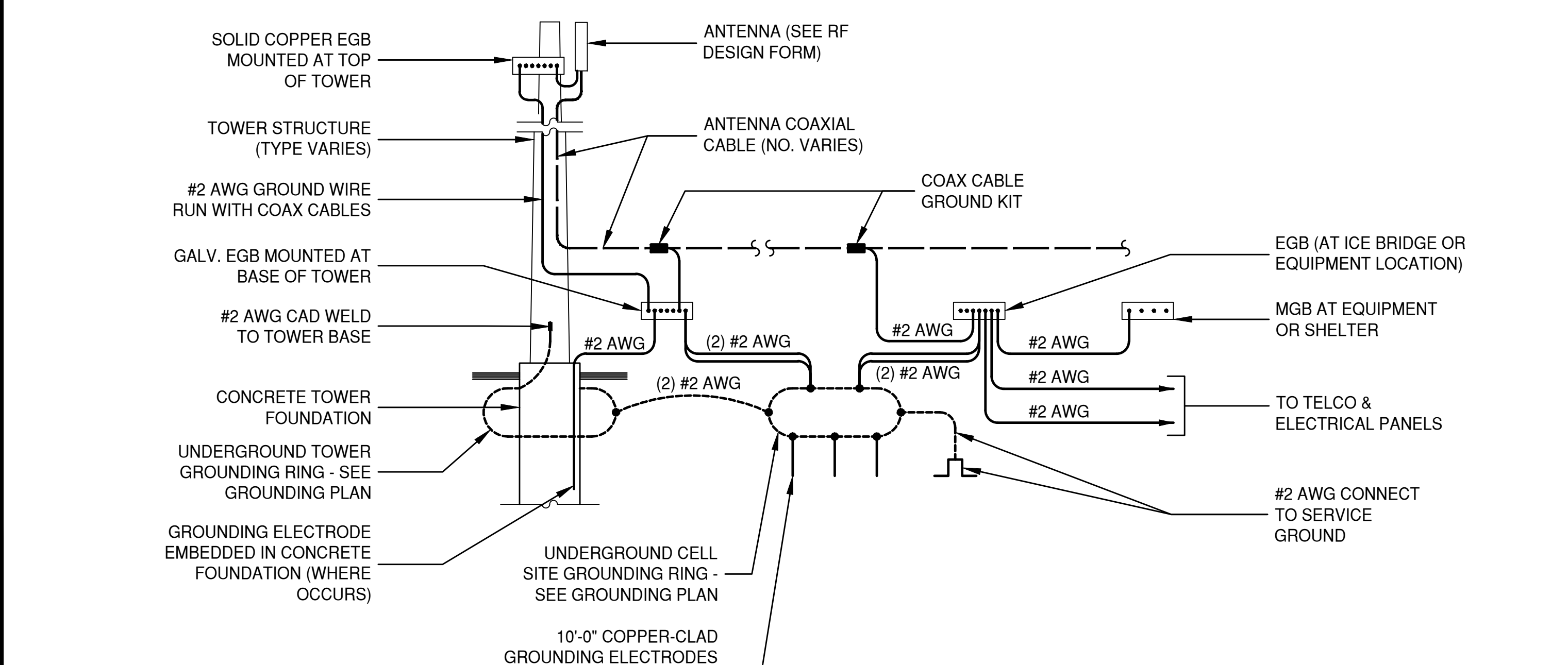
8 GROUND BAR DETAIL
E2.2 SCALE: NONE



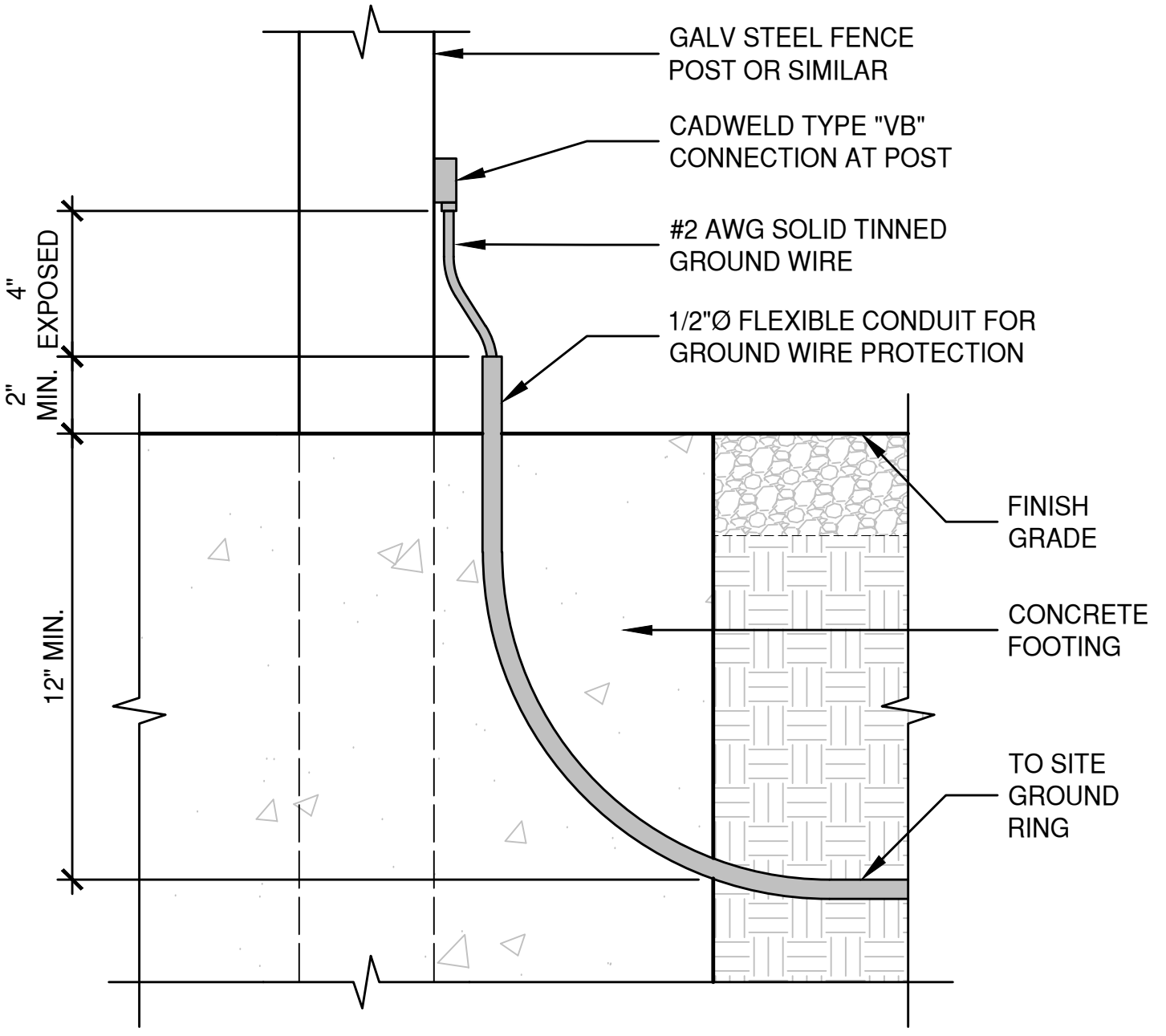
5 COAX CONNECTION & GROUNDING DETAIL
E2.2 SCALE: NONE



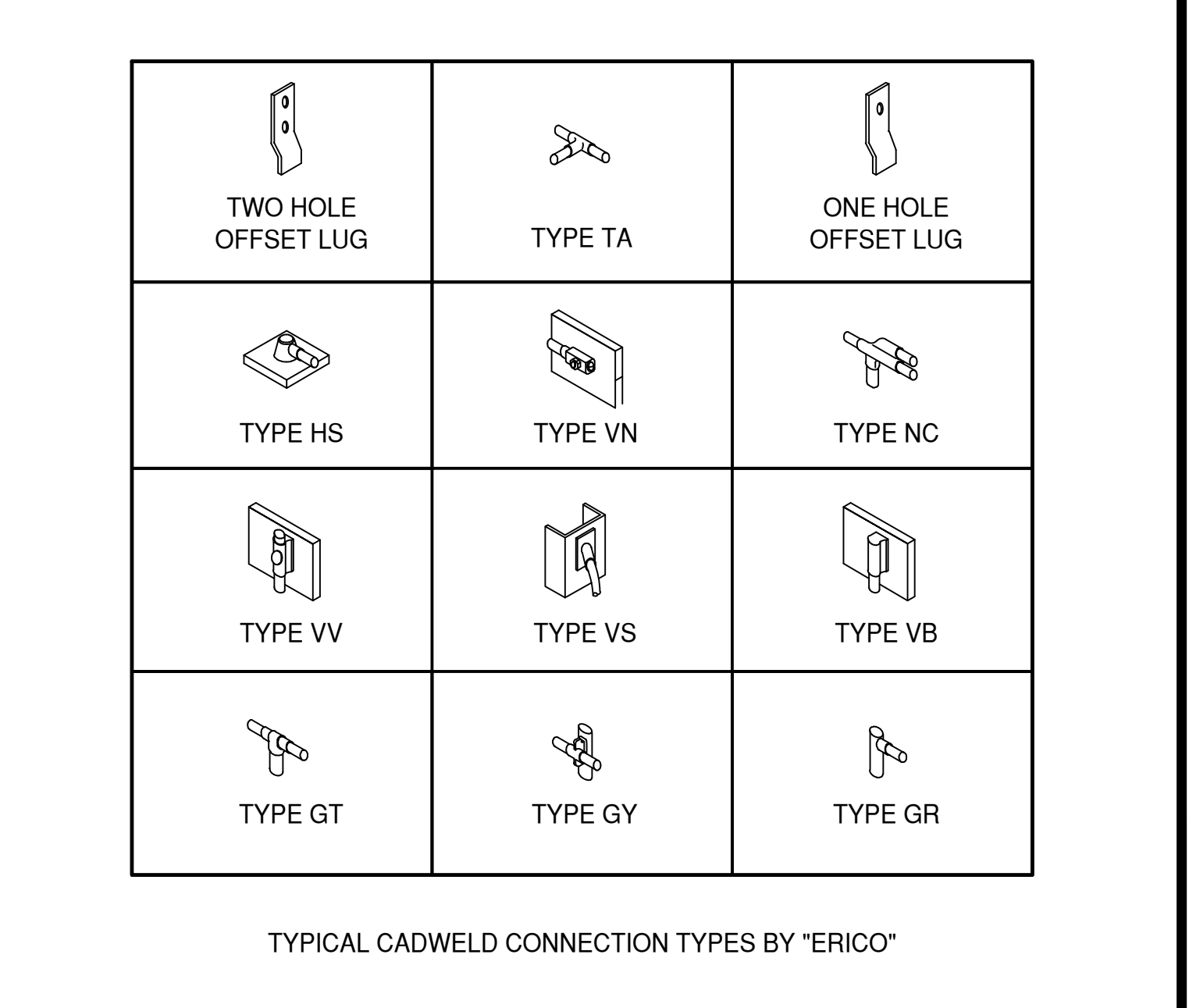
2 TYPICAL GROUND BAR CONNECTIONS
E2.2 SCALE: NONE



7 TYPICAL GROUNDING RISER DIAGRAM
E2.2 SCALE: NONE



4 POST GROUNDING DETAIL
E2.2 SCALE: 3" = 1'-0"



1 GROUNDING CONNECTION DETAIL
E2.2 SCALE: NONE

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SC07260A- NAGLEE & PAVILION
NSD PROJECT
2493 NAGLEE RD
TRACY, CA 95304
WEST L.L.C.
GROUNDING DETAILS
SHEET TITLE:

REGISTERED ARCHITECT
MANNES, S. TRUJILLO
No. C-28021
Exp. 08-21
DATE SIGNED: 07/29/21

Revisions:

05/14/21	PC RESP. #1
07/29/21	REV 2

File: 214.0887_E1.1
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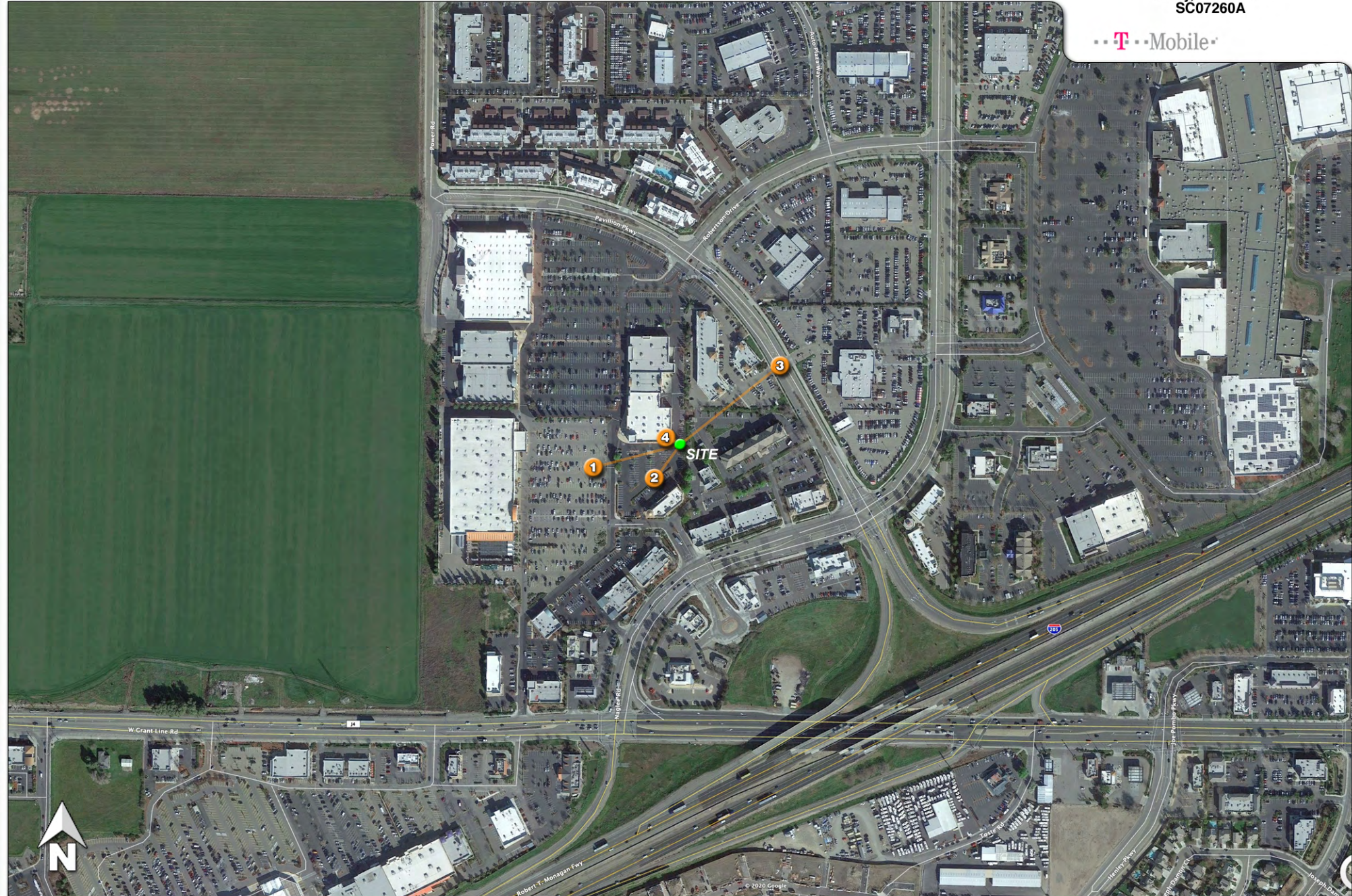
E2.2

Naglee & Pavilion

2493 Naglee Road
Tracy, CA 95304
SC07260A



Aerial photograph showing the viewpoints for the photosimulations.



1

Existing PG&E tower

Existing

Photosimulation of the view looking east from the Home Depot parking lot.

Naglee & Pavilion

2493 Naglee Road
Tracy, CA 95304
SC07260A



Proposed antennas

Proposed

Photosimulation of the view looking northeast from the Staples parking lot.

2

Existing PG&E tower

Proposed antennas

Existing

Naglee & Pavilion

2493 Naglee Road
Tracy, CA 95304
SC07260A



Proposed

3

Existing PG&E tower



Existing

Photosimulation of the view looking southwest from Pavillion Parkway.

Naglee & Pavilion

2493 Naglee Road
Tracy, CA 95304
SC07260A



Proposed antennas



Proposed

4

Existing chain link fence to be replaced with precast screen wall

Existing

Photosimulation of a requested view of the replacement fencing.

Naglee & Pavilion
2493 Naglee Road
Tracy, CA 95304
SC07260A



Proposed screen wall fence with climbing vines to match

Proposed

CITY OF TRACY

DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D21-0026

A determination of the Development Services Department approving a Development Review permit to increase the height of an existing PG&E tower by 12 feet, install six new antennas, and construct a 206 sq. ft. equipment area at 2493 Naglee Rd. (Assessor's Parcel Number 212-290-46). The applicant is Matt Veazey representing T-Mobile.

Staff has reviewed the application and determined that the following City regulations apply:

1. Telecommunications Ordinance (TMC Chapter 10.25)
2. Development Review (TMC Chapter 10.08, Article 30)

The Development Services Department has determined that the project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303. No further environmental assessment is necessary.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D21-0026, SUBJECT TO CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

1. The desirability, benefits of occupancy, most appropriate development, and maintenance or improvements of surrounding properties will not be adversely affected by the project because the proposal includes desirable elements such as co-location on an existing PG&E tower and equipment cabinets enclosed by a concrete wall with climbing vines.
2. The project is consistent with the City's Telecommunication Ordinance, Chapter 10.25 of the Tracy Municipal Code, and is considered a minor facility.

William Dean
Interim Development Services Director

Date of Action

City of Tracy
Development Review Permit
Conditions of Approval

New Equipment Area and Installation of Six Antennas
2493 Naglee Rd.
Assessor's Parcel Number 212-290-46
Application Number D21-0026
February 28, 2022

These Conditions of Approval shall apply to the Development Review Permit to increase the height of an existing PG&E tower by 12 feet, install six new antennas, and construct a 206 sq. ft. equipment area at 2493 Naglee Rd., Assessor's Parcel Number 212-290-46, Application Number D21-0026 (hereinafter "Project"), proposed by Matt Veazey (hereinafter "Applicant") and Tracy Pavilion GRF2 "Property Owner").

1. The following definitions shall apply to these Conditions of Approval:
 - a. "Applicant" means any person, or other legal entity, defined as a "Developer".
 - b. "City Engineer" means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, or the Development Services Director, or the City Engineer to perform the duties set forth herein.
 - c. "City Regulations" mean all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Cordes Ranch Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City's Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
 - d. "Conditions of Approval" shall mean these conditions of approval, applicable to Development Review Permit Application Number D21-0026.
 - e. "Developer" means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term "Developer" shall include all successors in interest.
 - f. "Development Services Director" means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director to perform the duties set forth herein.
 - g. "Project" means increasing the height of an existing PG&E tower by 12 feet, installing six new antennas, and constructing a 206 sq. ft. equipment

area at 2493 Naglee Rd., Assessor’s Parcel Number 212-290-46,
Application Number D21-0026.

2. Compliance with submitted plans. Except as otherwise modified herein, the project shall be developed in substantial compliance with the site plan and elevations received by the Development Services Department on January 19, 2022.
3. Payment of applicable fees. The applicant shall pay all applicable fees for the project, including, but not limited to, building permit fees, plan check fees, inspection fees, or any other City or other agency fees or deposits that may be applicable to the project.
4. Compliance with laws. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project, including, but not limited to:
 - a. Planning and Zoning Law (Government Code sections 65000, et seq.),
 - b. California Environmental Quality Act (Public Resources Code sections 21000, et seq., “CEQA”), and
 - c. Guidelines for California Environmental Quality Act (California Administrative Code, title 14, sections 1500, et seq., “CEQA Guidelines”).
5. Compliance with City regulations. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City regulations, including, but not limited to, the Tracy Municipal Code (TMC), Standard Plans, and Design Goals and Standards.
6. Protest of fees, dedications, reservations, or other exactions. Pursuant to Government Code section 66020, including section 66020(d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) has begun on the date of the conditional approval of this Project. If the Developer fails to file a protest within this 90-day period, complying with all of the requirements of Government Code section 66020, the Developer will be legally barred from later challenging any such fees, dedications, reservations or other exactions.

B. Planning Division Conditions

1. Except as modified herein, the project shall be developed in substantial compliance with the plans and elevations received by the Development Services Department on January 19, 2022, to the satisfaction of the Development Services Director.

2. Prior to final building inspection, the panel antennas, related cables, equipment cabinets, and all associated materials shall be painted non-reflective gray in color to match the existing structure, to the satisfaction of the Development Services Director.
3. Prior to building permit issuance, applicant shall submit plans that show the panel antennas are close mounted to the tower per plans and elevations, to the satisfaction of the Development Services Director.
4. Equipment cabinets, related utility boxes, emergency generator and other associated equipment shall be enclosed inside a 6-foot-high cement wall with climbing vines. All equipment must not exceed the height of the wall or be visible from any public right of way or adjacent property.

C. Building Division Conditions

1. Prior to issuance of a building permit, applicant must submit construction documents, plans, specifications and/or calculations to the Building Division which meet all requirements of Title 24 California Code of Regulations and local ordinances that are current at the time of application, as applicable to the satisfaction of the Chief Building Official.

D. South County Fire Authority Conditions

1. Prior to construction, applicant shall submit construction documents to the South San Joaquin County Fire Authority for review and approval.
 - i. Construction documents shall be designed to the current edition of the California Code of Regulations, Title 24, as amended by the City of Tracy Municipal Code.
2. Building permit applications received by our offices are subject to the current fee schedule for South San Joaquin County Fire Authority. Contact our offices for additional information.
 - i. Application processing fees and minimum plan review fees are due at time of submittal of construction documents.
 - ii. Additional plan review fees, minimum inspection fees and administrative fees are calculated on approval of project and shall be paid prior to issuance of permit.
 - iii. Permit holder is responsible for any additional inspection fees incurred, and shall be paid prior to final inspection.
3. Knox boxes shall be required. The operator of the building shall immediately notify the Fire Authority and provide the new key where a lock is changed or rekeyed. The key to such shall be secured in the key box.

DEVELOPMENT SERVICES PUBLIC HEARING

The City of Tracy Development Services Director will hold a Public Hearing on Monday, February 28, 2022, at 3:00 p.m. or as soon thereafter as possible, via teleconference to consider:

D21-0026: The applicant is Matt Veazey representing T- Mobile and the property owner is Tracy Pavilion GRF2 – 2493 Naglee Rd. – Public hearing to consider an application for a Development Review Permit to install six new antennas and a 206 sq. ft. equipment area below an existing PG&E Tower at 2493 Naglee Rd. (Assessor's Parcel Number 212-290-46). The project has been determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15303. *The Project Planner is Kenny Lipich, Assistant Planner, Kenneth.Lipich@cityoftracy.org, (209) 831-6443.*

All interested persons are invited to participate by calling the teleconference line at **(209) 425-4338** Conference ID: **670 538 021#** to submit statements orally during the meeting; or in writing before the meeting by sending written statements to publiccomment@cityoftracy.org.

Should you decide to challenge the decision of the DS Director, you may be limited to those issues that were raised for consideration at the hearing.

WILLIAM DEAN
Interim Development Services Director