

County of Sandoval



1500 Idalia Road, Building D
Bernalillo, NM 87004
Phone: (505) 867-7628

Macro Wireless Facilities Permit Application Checklist

INSTRUCTIONS:

Applicants must submit the Application Cover Page and this Application Checklist, together with all information and materials provided in the Application Guidelines. County staff may deem the application incomplete if the applicant fails to include any required information or materials.

Applicants may submit applications by appointment only. For an appointment, contact the Planning Department.

Applicant:

Name: _____

Company: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Site Location and Description:

Project Address: _____

APN: _____

Pole Coordinates (if applicable): _____

Pole Number (if applicable): _____

Zoning District: _____

Present Use of Site Location: _____

Project Description: _____

APPLICATION CHECKLIST – REQUIRED MATERIALS

- ☐ APPLICATION FORM AND FEE
- ☐ PROJECT PLANS
- ☐ ADDITIONAL PROJECT PLANS FOR AN MWF IN THE PUBLIC RIGHT-OF-WAY
- ☐ SITE PHOTOS AND PHOTO SIMULATIONS
- ☐ REGULATORY AUTHORIZATIONS AND APPROVALS
- ☐ PROPERTY OWNER'S AUTHORIZATION / TITLE REPORT
- ☐ RF COMPLIANCE REPORT
- ☐ PROJECT EVALUATION
- ☐ PROJECT PURPOSE AND TECHNICAL OBJECTIVES
- ☐ ALTERNATIVES ANALYSIS
- ☐ ACOUSTIC ANALYSIS
- ☐ STRUCTURAL ANALYSIS
- ☐ LANDSCAPE PLANS
- ☐ MAILING INFORMATION

STAFF USE ONLY

Pre-Application Meeting No. 1 _____

Pre-Application Meeting No. 2 _____

Application Submittal Date _____

Completeness Review DUE _____



COUNTY OF SANDOVAL

MACRO WIRELESS FACILITIES APPLICATION GUIDELINES REQUIRED MATERIALS

Proposals to construct, install, modify and/or operate wireless communication facilities require additional information and materials in order to evaluate compliance with County of Sandoval Code subject to certain federal and state laws. These Application Guidelines specify those requirements that any applicant must submit for a complete permit application for a macro wireless facility (“MWF”), pursuant to the rules and regulations in the County of Sandoval Code as may be amended or superseded. It is the applicant’s responsibility to be aware of and familiar with the requirements in the Sandoval County Code of Ordinances including without limitation to Article III (Wireless Telecommunications Facilities). You may view the Code of Ordinances online at:

https://library.municode.com/nm/sandoval_county/codes/code_of_ordinances

For the County to deem complete any permit application for a Macro Wireless Facility, the applicant must submit all the applicable application materials listed below with the following instructions in these Application Guidelines. **Applications that do not contain all applicable materials in these Application Guidelines and the County Code may be deemed incomplete.**

I. APPLICATION FORM AND FEE

Instructions: Complete the Macro Wireless Facilities Permit Application Cover Page available on the County’s website at <https://www.sandovalcountynm.gov/departments/planning-zoning/> or in-person at the County’s Planning and Zoning Department. The applicant must submit the appropriate permit application fee based on the County’s Fee Schedule for current year (available on the County’s website at <https://www.sandovalcountynm.gov/wp-content/uploads/2021/07/WirelessTelecommOrdinance.pdf>). The permit application fee will be based on a “time and material” calculation and will require the applicant to fund a deposit with the County for further assessed fees related to the application.

II. FOR PROJECTS FOR AN MWF NOT IN THE PUBLIC RIGHT OF WAY

Instructions: Provide two sets of complete 24 x 36-inch project plans with digital files in legible portable document format (PDF) that contain all the following:

1. Cover Sheet

A complete cover sheet must include at a minimum:

- ☐ a detailed project description that specifies the proposed installation and/or modifications;
- ☐ site information that includes the site address, assessor’s parcel number, site latitude and longitude, zoning classification, pole number (if applicable), site map, and project team contact information.

2. Site Development Plan

Only a New Mexico Registered Civil Engineer or licensed land surveyor may prepare, sign, and seal the site development plan. A complete site development plan must include:

- ☐ a north arrow, date, scale and legend;
- ☐ plan-view drawings, which include:
 - ☐ the entire property or right-of-way block with the proposed project improvements;
 - ☐ detailed before-and-after views of the any and all poles, posts, pedestals, traffic signals, towers, streets, sidewalks, pedestrian ramps, driveways, curbs, gutters, drains, handholes, utility holes, fire hydrants, equipment cabinets, antennas, cables, trees and other landscape features;
 - ☐ detailed before-and-after views for each antenna sector;
 - ☐ detailed before-and-after views for any equipment pads, shelters, enclosures, rooms, vaults and/or platforms;
 - ☐ all existing and proposed equipment (including the point of origin and point of connection for all power and telco utilities) with all dimensions, labels and ownership identifications clearly called out;
 - ☐ boundaries for all areas leased/licensed in connection with the wireless site with all dimensions clearly shown and called out;
 - ☐ boundaries for all easements, encroachments and/or other rights-of-way for access and utilities in connection with the wireless site with all dimensions clearly shown and called out;
 - ☐ all existing and proposed primary and backup utilities, including without limitation all cables, connectors, risers, conduits, cable shrouds, trays, bridges and/or doghouses, transformers, disconnect switches, panels, meters, pedestals, cabinets, vaults, handholes, generators and/or generator sockets;
- ☐ detailed before-and-after elevation drawings from all four cardinal directions, which include:
 - ☐ all existing and proposed structures, improvements and/or fixtures with all dimensions clearly called out for the proposed project site;
 - ☐ detailed before-and-after depictions of the any and all poles, posts, pedestals, traffic signals, towers, streets, sidewalks, pedestrian ramps, driveways, curbs, gutters, drains, handholes, utility holes, fire hydrants, equipment cabinets, antennas, cables, trees and other landscape features;
 - ☐ all existing and proposed equipment with all dimensions, labels and ownership

identifications clearly called out;

- ☐ for projects in the public right-of-way, all existing and proposed fiber optic cables, conduits, risers, guy wires, anchors, primary and secondary power lines clearly called out;
- ☐ callouts and notes for any proposed new or extended concealment elements;
- ☐ depictions of the applicant's plan for electric and data backhaul utilities, which includes the locations for all conduits, cables, wires, handholes, junctions, transformers, meters, disconnect switches and points of connection;
- ☐ a demonstration that proposed project will be in full compliance with all applicable health and safety laws, regulations or other rules, which includes without limitation all building codes, electric codes, local street standards and specifications, and public utility regulations and orders.

3. Equipment Inventory

All equipment must be inventoried with the following information for each component in a separate cut sheet:

- ☐ manufacturer and model number;
- ☐ dimensions (height, width, length) and weight.

III. FOR PROJECTS FOR AN MWF IN THE PUBLIC RIGHT-OF-WAY

1. Site Survey

Only a New Mexico Registered Civil Engineer or licensed land surveyor may prepare, sign, and seal the site survey. A complete site survey must include:

- ☐ a north arrow, date, scale and legend;
- ☐ private and public property boundaries and right-of-way boundaries with all bearings, distances, monuments, iron rods, caps or other markers clearly shown and called out from the proposed project site;
- ☐ location of all traffic lane markings for the proposed project site;
- ☐ location of above and below-grade utilities and related structures and infrastructure from the proposed project site;
- ☐ location of all fire hydrants, roadside call boxes and other public safety infrastructure from the proposed project site;
- ☐ location of all streetlights, decorative poles, traffic signals and permanent signage, sidewalks, driveways, parkways, curbs, gutters and storm drains, benches, trash cans, mailboxes, kiosks and other street furniture from the proposed project site;

- ☐ location of all existing trees, planters and other landscaping features from the proposed project site, including any trees at least 4 inches in diameter at a point approximately 4.5 feet above ground;
- ☐ boundaries for all areas leased/licensed in connection with the wireless site with all dimensions clearly shown and called out;
- ☐ boundaries for all easements and/or dedications with all dimensions clearly shown and called out;
- ☐ all access points and/or access routes to the nearest public right-of-way;
- ☐ approximate topographical contour lines with elevations called out;
- ☐ all structures or improvements on the property;
- ☐ all structures or improvements within the public right-of-way within any block partially or entirely occupied by the project and any elements thereof;
- ☐ all structures or improvements on adjacent parcels from the property line;
- ☐ wet stamp and wet signature from preparer;
- ☐ general specifications and notes identifying the applicable public health and safety codes and standards.

2. Traffic Control Plans

Provide engineered traffic control plans that show the traffic control for the project. The plans must be drawn in accordance with the latest version of the New Mexico Manual on Uniform Traffic Control Devices by a registered New Mexico civil engineer or traffic engineer. The preparer's stamp and signature must be shown on the plans.

3. Fiber Network Plan

To the extent that the project requires running new fiber optic cables to the proposed node, the plans must include a street map view that shows all the proposed nodes in the deployment, clearly labeled with pole number and/or site ID, the hub or base station that serves the nodes in the deployment, all fiber optic cable routes that connect the nodes to the hub, and a legend that identifies any symbols, colors or other items on the map. The fiber plans should clearly identify all meet-me points and points of connection. Even if the fiber deployment is performed by a third-party vendor, the applicant for wireless nodes must disclose all known or reasonably foreseeable fiber network elements.

IV. SITE PHOTOS AND PHOTO SIMULATIONS

Instructions: Provide site photos and photo simulations that would allow the County to visualize the applicant's proposed project as constructed. The photo simulations must be in a high-resolution format and show the proposed facility from reasonable line-of-sight locations that would accurately and reliably reflect

the appearance of the proposed facility and/or modifications as-built. Label these photo simulations **“Attachment 1 – Photos and Photo Simulations”** and attach them to this application. Except as otherwise provided, photo simulations must contain all the following:

1. Current Site Photos

Current site photos must include:

- ☐ photos of the existing site from at least three different reasonable line-of-sight locations from public streets or other publicly available areas;
- ☐ a map detail showing each location where a photograph was taken, the proposed site and the direction to the site from each photo location.

2. Photo Simulations

Photo simulations must include:

- ☐ an accurate and reliable visual representation of the proposed MWF from the same reasonable line-of-sight locations used in the current site photos and must include without limitation all interconnecting cables, conduits, brackets, and electronic equipment such as antennas, radio units and powering equipment;
- ☐ at least one photo simulation depicting the proposed MWF from a vantage point approximately 50 feet from the proposed support structure or location;
- ☐ a map detail showing each location where a photograph was taken, the proposed site and the direction to the site from each photo location.

V. REGULATORY AUTHORIZATIONS AND APPROVALS

Instructions: Provide true and correct copies of all the following:

1. Local Regulatory Approvals

Provide copies of all permits and/or other regulatory approvals issued by the County (or other local public agency with jurisdiction over the proposed site) for installation, construction, modification, or maintenance of the proposed MWF. Such permits include, but are not limited to public right-of-way permits, encroachment permits, building permits, and electrical permits. Label this documentation **“Attachment 2a –Local Regulatory Approvals”** and attach it to this application.

2. FCC Licenses

If the applicant proposes to operate transmission equipment in FCC-licensed spectrum, provide proof of licenses for all planned operating bands in the applicable geographic market(s). Alternatively, the applicant may provide a URL address or written instructions on where to find each such license in publicly available FCC resources. Label this documentation **“Attachment 2b – FCC Licenses”** and attach it to this application.

3. FAA Forms

If the proposed wireless facility requires the applicant to file FAA form 7460 or other documentation under Federal Aviation Regulation Part 77.13 *et seq.*, or under other FCC rules, provide such documentation. If no such notice and approval is required, so state. Label this documentation “**Attachment 2c – FAA Forms**” and attach it to this application.

4. State Regulatory Authorization

For facilities proposed in the public rights-of-way, the applicant must submit evidence of the applicant’s regulatory status New Mexico law to provide the services and construct the facility proposed in the application. Applicants may provide a URL address or written instructions on where to find the applicable regulatory status in publicly available resources. Label this documentation “**Attachment 2d – State Regulatory Authorization**” and attach it to this application.

VI. PROPERTY OWNER’S AUTHORIZATION / TITLE REPORT

Instructions: Provide evidence of the property owner’s authorization to file this application. If the property owner is a corporation, the names, addresses and titles of all officers of the corporation must accompany this application. If the property owner is a general partner, the names and addresses of all general partners must accompany this application.

1. Property Owner’s Authorization

If the applicant does not own the subject property or support structure, provide a written authorization executed by the property owner(s) that authorizes the applicant to file the application and perform the work to the extent described in the application. The property owner’s signature must be an original and duly notarized. For an MWF on a joint utility pole, the applicant may submit the standard authorization form issued in the regular course of business to demonstrate that the applicant has the authority to perform the installation or modification. Label this authorization “**Attachment 3a – Property Owner’s Authorization**” and attach it to this application.

2. Title Report

Provide a duly certified title report prepared within the thirty days prior to the application filing date that clearly describes the subject property and identifies the current owner(s) of the property. County staff will use the title report to verify the property owner’s identity. Label this documentation “**Attachment 3b – Title Report**” and attach it to this application. This attachment is not required for a project proposed in the public right-of-way.

VII. RADIO FREQUENCY (“RF”) COMPLIANCE REPORT

Instructions: Provide an RF exposure compliance report prepared, signed, and certified by an RF engineer that certifies that the proposed facility, as well as any collocated facilities, will comply with applicable federal RF exposure standards and exposure guidelines. Label this report “**Attachment 4 – RF Compliance Report**” and attach it to this application.

The RF compliance report must include:

- ☐ the actual frequency and power levels (in watts effective radiated power [ERP], not effective isotropic radiated power [EIRP]) for all existing and proposed antennas at the site;
- ☐ exhibits that show:
 - ☐ the location, centerline transmission height, and azimuth orientation (degrees relative to true north) of all transmitting antennas;
 - ☐ the boundaries of areas with RF exposures in excess of the uncontrolled/general population guidelines (as that term is defined by the FCC);
 - ☐ the boundaries of areas with RF exposures in excess of the controlled/occupational guidelines (as that term is defined by the FCC);
 - ☐ Indicate all structures (without limitation to building, poles, signs, light standards, etc.) subject to RF exposure in excess of the uncontrolled/general population guidelines (as that term is defined by the FCC)

Note: Each such boundary must be clearly marked and identified for every transmitting antenna at the project site.

VIII. PROJECT EVALUATION

Instructions: Provide a detailed written analysis that describes how the proposed MWF complies with all the requirements in the County Code, which includes without limitation the County Code location and design requirements and federal and state law, as applicable. Label this analysis “**Attachment 5 – Project Evaluation**” and attach it to this application.

IX. PROJECT PURPOSE AND TECHNICAL OBJECTIVES

Instructions: Provide the following information to demonstrate the intended technical service objectives and the nature of the existing service capabilities of the applicant’s network in the area that would be served by the proposed facility or enhanced by the proposed modification. Label this analysis “**Attachment 6 – Project Purpose and Technical Objectives**” and attach it to the application.

1. Dominant Project Purpose

Identify and describe the dominant project purpose. Possible responses may analyze whether the proposed facility or modification will:

- ☐ add new personal wireless service coverage to an area in which the licensee does not currently provide any personal wireless service coverage;
- ☐ add new personal wireless service capacity to an area in which the licensee currently provides personal wireless service coverage.

If the project has a different dominant purpose from the options described above, provide such purpose in full detail.

In all cases, if a significant gap is asserted, describe in technical detail and with signal levels in units of -dBm the boundary of the asserted significant gap. Indicate whether the technical details of the asserted gap are the same as applied by the Applicant throughout the State of New Mexico, or such smaller area (with locational details).

2. Technical Objectives

Provide a detailed written statement that describes the technical objectives the applicant intends the proposed wireless facility to achieve and the factual reasons why the proposed location, centerline height and equipment configuration are necessary to achieve those objectives. In addition, the statement must include all the following required information and/or materials:

- ☐ a street-level map that shows the general geographic area of the service area(s) to be improved through the proposed wireless facility (the “**Service Area**”);
- ☐ full-color signal propagation maps in scale with the street level map that show current and predicted service coverage in the area for all active frequencies in RSRP (or other relevant signal level or quality indicator) and with a legend that describes the objective signal levels in dBm that correspond to any colors used to depict signal levels on such propagation maps;
- ☐ a written narrative that describes the uses (commercial, residential, primary thoroughfare, highway, etc.) within the Service Area, and the manner in which those uses would be negatively affected if the Service Area were to remain unaddressed;
- ☐ a statement as to whether the applicant conducted any drive test(s) and, if so, all drive test results and data (in .XLS or .CSV or similar format) together with a report that describes how and when the applicant conducted such test(s).

X. ALTERNATIVES ANALYSIS

Instructions: Where required by the County Code (see: Code of Ordinances online at https://library.municode.com/nm/sandoval_county/codes/code_of_ordinances), provide a detailed written analysis that describes how the proposed MWF complies with all the requirements in the County Code of all the alternative locations and designs considered before the applicant submitted this application. Label this analysis “**Attachment 7 – Alternatives Analysis**” and attach it to the application.

The analysis must include all the following required information and/or materials:

- ☐ an aerial map that shows the general geographic area of the proposed location annotated to show:
 - ☐ all existing wireless facilities within the County;
 - ☐ the search ring used for this particular project;
 - ☐ all locations for each alternative considered for this particular project;
- ☐ for each alternative site considered, a detailed written description that includes, without limitation

all the following:

- ☐ the physical address or coordinates;
- ☐ zoning district or plan area designation;
- ☐ the property owner's name, contact information used in attempts to inquire about interest in a lease or other agreement to use the property for a wireless facility, when such attempts were made and the response, if any, received from the property owner;
- ☐ support structure type considered;
- ☐ general design concept and concealment elements/techniques considered;
- ☐ overall height and achievable antenna centerline height;
- ☐ the factual reasons why the applicant considered the potential alternative site location and/or design to be unacceptable, infeasible, unavailable or not in accordance with the standards in the Madera County Code and this application.

Note: This explanation must include a meaningful comparative analysis and such technical information and other factual justification as are necessary to document the reasons why each alternative is unacceptable, infeasible, unavailable, or not as consistent with the standards in the Madera County Code and this application. Conclusory statements that a particular alternative is unacceptable, infeasible, unavailable or not in accordance with the standards in the County Code and this application will be deemed incomplete;

Note: If a less preferred MWF location is proposed, the applicant must present fact-based, reliable evidence to support its selection of the less preferred MWF location.

- ☐ for each alternative site *within the search ring*, signal propagation maps in scale with the street level map that show current and predicted service coverage in the area for all active frequencies in RSSI, RSRP, and other relevant signal level or quality indicator with and without the alternative site and with a legend that describes the objective signal levels in dBm that correspond to any colors used to depict signal levels on such propagation maps. The signal propagation maps required must be directly comparable with the signal propagation maps submitted to show before-and-after service from the applicant's proposed site. If the applicant did not locate any alternatives within the search ring, the analysis must expressly state that no such alternatives were considered.

XI. ACOUSTIC ANALYSIS

Instructions: Provide a report prepared and certified by an engineer (or other qualified personnel acceptable to the County) that measures all noise-emitting equipment related to the wireless facility and would operate at the site. Such equipment includes without limitation all environmental control units, sump pumps, temporary backup power generators, and permanent backup power generators. The acoustic analysis must include an analysis of the manufacturers' specifications for all noise-emitting equipment and a depiction of the proposed equipment relative to all adjacent property lines.

In lieu of a certified report, the applicant may submit evidence from the equipment manufacturer that the ambient noise emitted from all the proposed equipment will not, both individually and cumulatively, exceed the applicable ambient noise limits. In addition, describe whether the equipment will be passively or actively cooled if any equipment will be enclosed in a shroud, cabinet, pedestal or other enclosure. If the equipment is actively cooled, the applicant must include the manufacturer's specifications for all active cooling mechanisms. Label this analysis "**Attachment 8 – Acoustic Analysis**" and attach it to the application.

XII. STRUCTURAL ANALYSIS

Instructions: Provide a report prepared and certified by an engineer (or other qualified personnel acceptable to the County) that evaluates whether the underlying pole, support structure or base station has the structural integrity to support all the proposed equipment and attachments. At a minimum, the analysis must be consistent with all applicable requirements in the most current versions of the CPUC General Order 95 (including, but not limited to, load and pole overturning calculations), the National Electric Safety Code, the California Building Code and any safety and construction standards required by all state and local regulations. Label this analysis "**Attachment 9 – Structural Analysis**" and attach it to this application.

XIII. Landscape PLANS

Instructions: Provide a detailed written landscape plan with landscape features when the MWF is proposed to be placed in a landscaped area. The landscape plan must include existing vegetation, and vegetation proposed to be removed or trimmed, and the landscape plan must identify proposed landscaping by species type, size and location. Label this analysis "**Attachment 10 – Landscape Plans**" and attach it to the application.

XIV. MAILING INFORMATION

Instructions: Provide a map of all properties within a 1500-foot radius of the subject property for an MWF permit, keyed to a list of names and addresses of the current property owner(s); two sets of adhesive mailing labels and one copy of the list of names and addresses for all properties and property owners within the required radius; certification that the names and addresses provided are those of the property owner(s) currently listed on the latest available Tax Assessor's records; and unaddressed business envelopes sufficient for two mailings, stamped with first class postage, of sufficient number to contact every property owner within the required radius, the subject property owner(s), and the applicants. Label this analysis "**Attachment 11 – Notice Information**" and attach it to the application.

XV. CERTIFICATION OF ACCURACY AND RELIABILITY

The undersigned certifies on behalf of itself, the applicant, the Carrier (if not the applicant) and the owner of the property (if the property owner is not the County of Sandoval) that the information provided in response to this application form is true and complete to the best of the undersigned's knowledge, and the information provided here should be relied upon by the County as being accurate and complete when the County evaluates this application.

Signature

Title

Individual Name

Company Name

Date Signed