



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 28, 2014 REPORT NO. HO 14-020

ATTENTION: Hearing Officer

SUBJECT: T-Mobile – Spruce Run ROW
PTS PROJECT NUMBER: 333428

LOCATION: 11599 Spring Canyon Road, in the public right-of-way, on the south side
of Spring Canyon Road, at Spruce Run Drive

APPLICANT: T-Mobile (Permittee)/
City of San Diego (Owner)

SUMMARY

Issue: Should the Hearing Officer approve a Neighborhood Use Permit (NUP) and Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) in the Miramar Ranch North community plan area?

Staff Recommendation: APPROVE NUP No. 1263012 and CUP No. 1263002 and RESCIND NUP No. 603117 and CUP No. 490989.

Community Planning Group Recommendation: The Miramar Ranch North Planning Committee voted 10-0-0 to approve this project at their November 5, 2013 meeting. (Attachment 8)

Environmental Review: This project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 14, 2014, and the opportunity to appeal that determination ended March 7, 2014. (Attachment 7)

BACKGROUND & DISCUSSION

Wireless Communication Facilities (WCF) are permitted within the public right-of-way as a Separately Regulated Use per Land Development Code (LDC) section 141.0420. The preference mandated by Council Policy 600-43 and implemented by the LDC is for these facilities to be

located outside of residential areas whenever possible. When WCFs are proposed adjacent to a non-residential use, such as a commercial or industrial use, the decision is made with a Staff-level, Process 1 decision. When these facilities are proposed adjacent to a residential use or park, a Process 2 Neighborhood Use Permit is required. In this case, this project proposes above-ground equipment adjacent to park open space, which requires an NUP and CUP, Process 3.

T-Mobile and other wireless service providers are required to provide cellular coverage to all areas within their service area. This means that they attempt to fill areas with no coverage or limited capacity, called "coverage gaps," with additional wireless facilities. While the City encourages that these facilities be located outside of residential areas and with below-grade equipment, in some cases T-Mobile's technological constraints require the placement of antennas adjacent to a residential zone with above-ground equipment.

T-Mobile's original WCF at this location was approved December 10, 2008 by the Hearing Officer with NUP No. 603117 and CUP No. 490989. The previous NUP and CUP allowed for one cylindrical antenna, located at the top of a new light standard, along with above-ground equipment cabinets. T-Mobile is now proposing to remove the single cylindrical antenna and instead install three panel antennas. The above-ground equipment cabinet will also be replaced. Sheet 7 of the plan set (Attachment 14), provides a detail of the existing and proposed antennas and equipment.

The City typically requires that antennas be mounted below the light source on a light standard or sports field light (in parks, antennas are required to be mounted below the light source). With this project, the City originally approved the cylindrical antenna, located on top of the light standard, as this was the most minimally visible way to attach the cylindrical antenna. T-Mobile's current proposal is to remove the cylindrical antenna and replace it with three panel antennas. The City's first preference would be for T-Mobile to mount the antennas directly to the side of the light standard (Attachment 10B). However, T-Mobile is requesting to locate the antennas above the light standard (Attachment 10A). Mounting the antennas to the light standard is a more preferable design from a visual standpoint, as the antennas essentially attach to an existing vertical element, without the need to increase in height. T-Mobile has indicated that the additional height is required in order to meet its coverage objective in the area.

In light of the fact that this WCF is located on a street defined as "four-lane major urban," and is not immediately located adjacent to a residential use, staff can support T-Mobile's design as requested. The proposed WCF is located adjacent to an open space area, which provides a buffer from residential uses.

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing WCF in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. This project complies with the General Plan recommendations by locating the antennas on an

existing vertical element. The light standard, located on a four-lane urban major street and adjacent to an open space area, is separated from more sensitive residential uses. Equipment cabinets are located adjacent to the light standard, are painted green, and blend in with the background vegetation. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the NUP and CUP. Therefore, Staff recommends approval of NUP No. 1263012 and CUP No. 1263002.

ALTERNATIVES

1. Approve Neighborhood Use Permit No. 1263012 and Conditional Use Permit No. 1263002, with modifications.
2. Deny Neighborhood Use Permit No. 1263012 and Conditional Use Permit No. 1263002, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

Attachments:

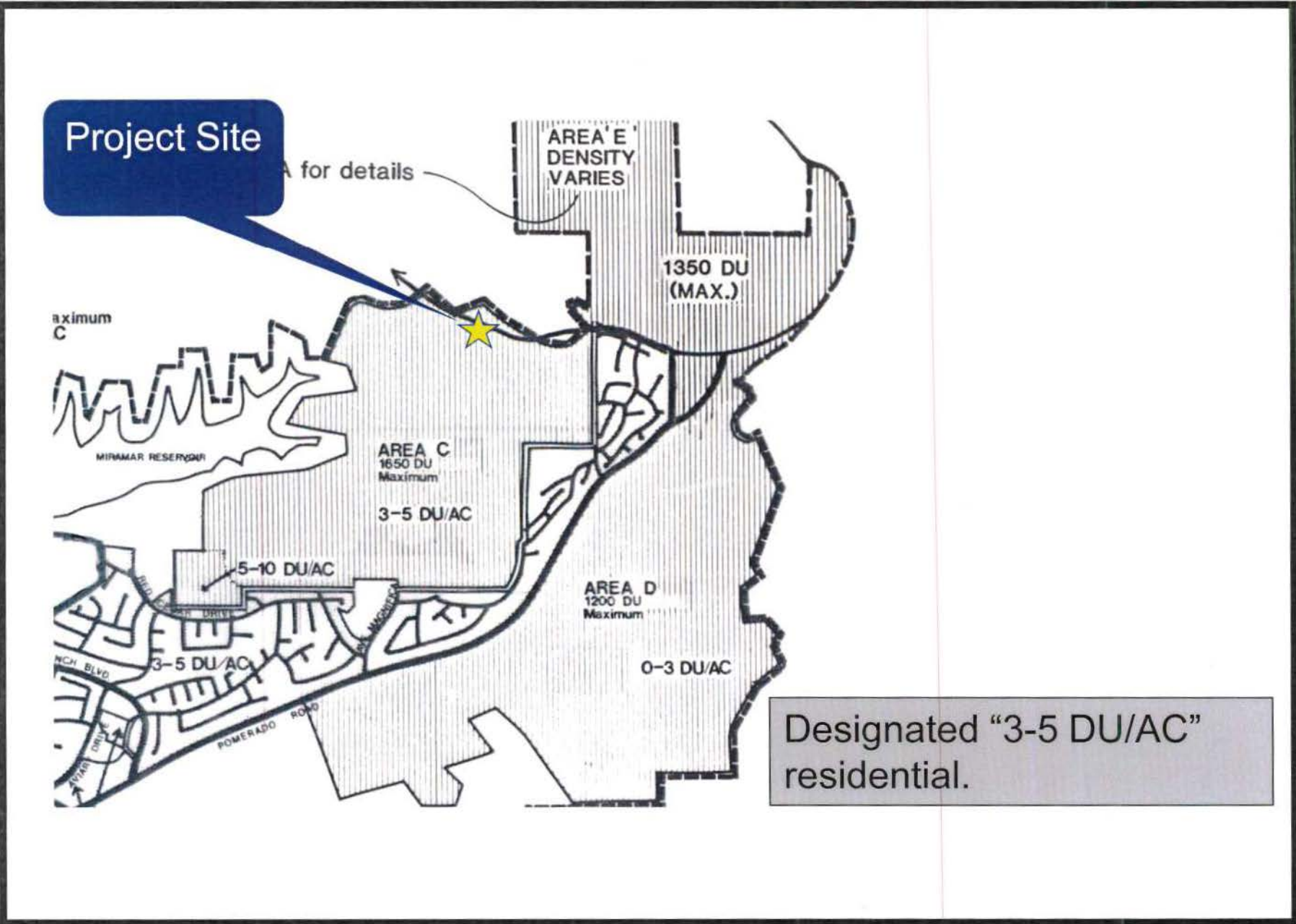
1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (ODS)
10. Photo Simulations
 - A. Antennas Above Light Standard
 - B. Antennas Mounted On Light Standard
11. Photo Survey
12. Site Justification/Coverage Maps
13. Hearing Officer Hearing Public Notice
14. Project Plans



Aerial Photo

T-Mobile Spruce – Project Number 333428

Public right-of-way on the south side of Spring Canyon Rd. near the intersection of Spruce Run Dr. and Spring Canyon Rd.

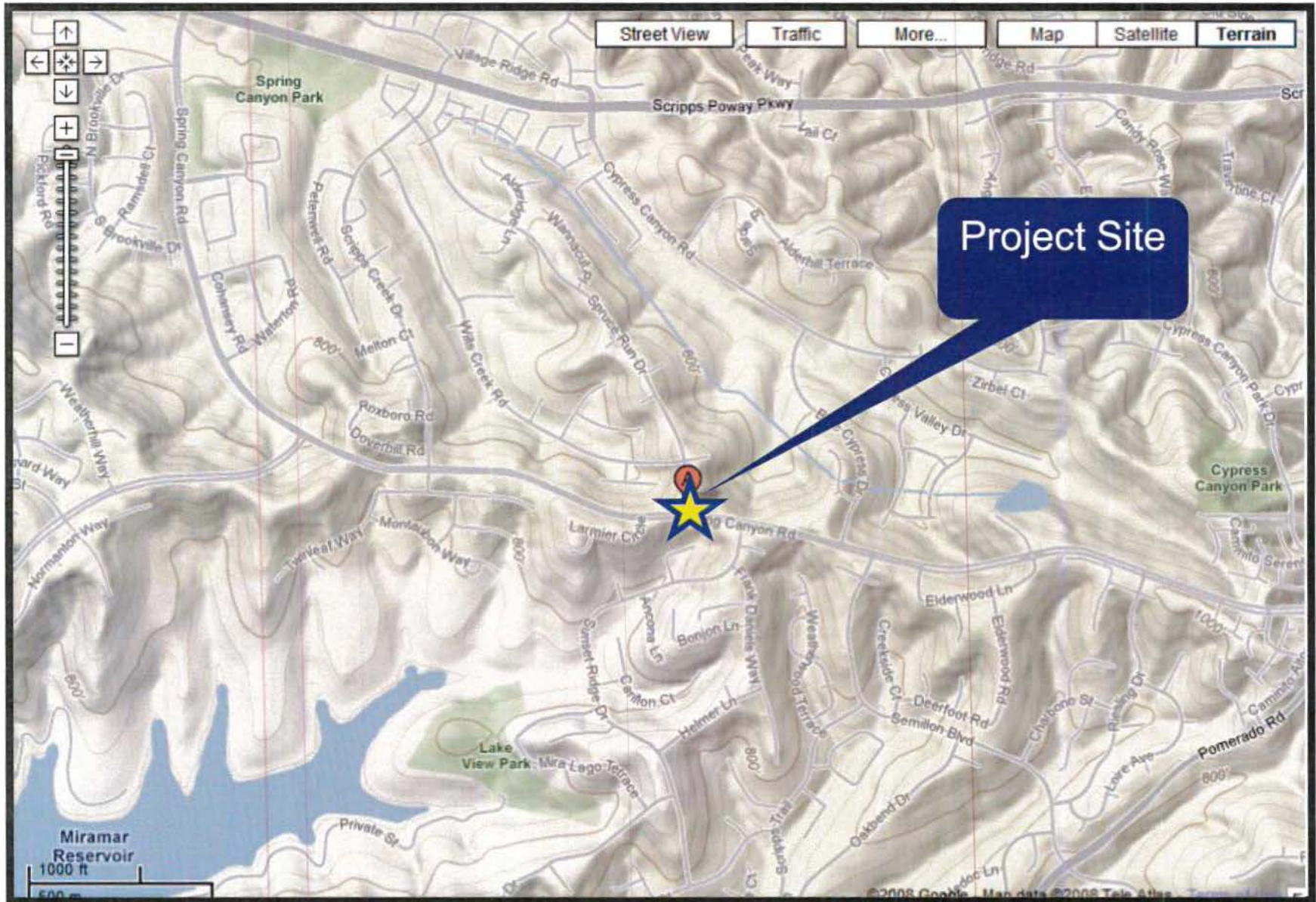


Community Plan Land Use Designation

T-Mobile Spruce – Project Number 333428

Public right-of-way on the south side of Spring Canyon Rd. near the intersection of Spruce Run Dr. and Spring Canyon Rd.





Draw 1 of 1

Project Location Map

T-Mobile Spruce – Project Number 333428

Public right-of-way on the south side of Spring Canyon Rd. near the intersection of Spruce Run Dr. and Spring Canyon Rd.



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile – Spruce R.O.W.	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of a replacement light standard with three panel antennas and above ground equipment.	
COMMUNITY PLAN AREA:	Miramar Ranch North	
DISCRETIONARY ACTIONS:	Conditional Use Permit (Process 3) and Neighborhood Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-13 HEIGHT LIMIT: 35 feet FRONT SETBACK: 15 feet SIDE SETBACK: 5 feet STREETSIDE SETBACK: 10 feet REAR SETBACK: 10 feet		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential RS-1-14	Residential
SOUTH:	Residential RS-1-13	Residential
EAST:	Residential RS-1-13	Residential
WEST:	Residential RS-1-13	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Miramar Ranch North Planning Committee voted 10-0-0 to approve this project at their November 5, 2013 meeting.	

**HEARING OFFICER
RESOLUTION NO. CM-XXXX
NEIGHBORHOOD USE PERMIT NO. 1263012
CONDITIONAL USE PERMIT NO. 1263002
T-MOBILE – SPRUCE RUN R.O.W.
PROJECT NO. 333428**

WHEREAS, THE CITY OF SAN DIEGO, Owner, and T-MOBILE, Permittee, filed an application with the City of San Diego for a permit to construct a Wireless Communication Facility consisting of three panel antennas mounted on a light standard with associated above-ground equipment located adjacent to the pole (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1263012 and 1263002);

WHEREAS, the project site is located in the public right-of-way on the south side of Spring Canyon Road near the intersection of Spruce Run Drive and Spring Canyon Road in the RS-1-13 zone of the Scripps Miramar Ranch Community Plan area;

WHEREAS, on February 14, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 28, 2014, the Hearing Officer of the City of San Diego considered Neighborhood Use Permit No. 1263012 and Conditional Use Permit No. 1263002 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 28, 2014.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

1. The proposed development will not adversely affect the applicable land use plan;

The City of San Diego General Plan states that the visual impact of wireless facilities should be minimized. Wireless facilities should be concealed in existing structures when possible, or utilize camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Mechanical and other equipment and devices should be concealed in underground vaults or other unobtrusive structures.

In some cases, wireless carriers propose to locate their equipment associated with the antennas in underground, climate controlled vaults. With this particular project, T-Mobile is proposing to locate the equipment in two above-ground cabinets.

The City encourages carriers to locate their equipment underground by allowing such a facility adjacent to a residential use with the processing of a Neighborhood Use Permit (NUP), Process 2. In this case, the equipment is proposed above-ground, and a Conditional Use Permit, Process 3 is required. In addition, an NUP is also required, as the WCF is proposed in the right-of-way adjacent to a park open space use.

The Telecommunication Act of 1996 limits the authority of local jurisdictions to manage the public rights-of-way. Management of the rights-of-ways is limited to preserving the physical integrity, controlling the orderly flow of vehicles and pedestrians and managing utilities. Similarly, the California Public Utilities Code provides municipalities with the right to exercise reasonable control over the rights-of-ways with respect to time, place, and manner as it relates to wireless communication facility installations. These statutes address the traditional management of rights-of-ways, but do not provide for any type of aesthetic control.

For this project, T-Mobile's antennas have been incorporated into the design of a street light standard. In this way, a screening technique has been utilized to blend the antennas into the surrounding area utilizing an existing vertical element. The facility is designed to mimic the color, texture, and shape of City light standards. The three panel antennas will be mounted at the top of the light standard, painted and textured to match the light standard.

This project has been presented to the local community planning group for public review and comment. Council Policy 600-43 has been implemented in the processing of this project. The proposed location is a more preferable location, according to the Council Policy, than being located on a private residence, which would be a Process 4 (Preference 4), Conditional Use Permit. The ideal location for this project would be in the public right-of-way adjacent to a non-residential use. That location is considered a Process 1, Preference 1, Limited Use if the equipment was located underground. In this case, T-Mobile was not able to locate a Preference 1 site that met their coverage needs. However, the proposed location is not immediately adjacent to a residential use or an actively used recreation area, and therefore will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

The project consists of three panel antennas mounted on a street light standard, along with above-ground equipment cabinets, located adjacent to the light standard. The project is located in the public right-of-way at 11532 1/3 Spring Canyon Road on the south side of Spring Canyon Road at Spruce Run Drive in the Miramar Ranch North community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be

reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The Land Development Code (LDC) permits Wireless Communication Facilities (WCF) in the public right-of-way, with above-ground equipment, with the processing of a Conditional Use Permit (CUP), Process 3. When the WCF is located in the public right-of-way adjacent to a park, a Neighborhood Use Permit (NUP), Process 2, is also required. WCFs are required to be minimally visible, through the use of architecture, landscape architecture, and siting solutions. In this case, T-Mobile proposes to locate the antennas on an existing light standard, at the top of the light standard. (In 2008, T-Mobile received approval for a WCF consisting of a single cylindrical antenna, mounted to the top of the light standard. This approval will remove the cylindrical antenna and replace it with three panel antennas.) Typically, the City's preference is for antennas to be located below the light source. In fact, the antennas would be required to be located below the light source if this project was located in a park. However, in this case, T-Mobile has indicated that they need the additional height in order to meet their coverage objective. Due to the project's location – on a street defined as “four-lane major urban,” and is not immediately located adjacent to a residential use, staff can support T-Mobile's design as requested. Additionally, the proposed WCF is located adjacent to an open space area, which provides a buffer from residential uses. While the WCF would have a cleaner, less visible appearance if the antennas were mounted directly to the light standard, below the light source, Staff is able to support this project as designed based on the considerations listed above. This project complies with the applicable regulations of the Land Development Code (LDC), specifically the Wireless Communication Facility regulations, LDC section 141.0420.

Conditional Use Permit - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan;

The City of San Diego General Plan states that the visual impact of wireless facilities should be minimized. Wireless facilities should be concealed in existing structures when possible, or utilize camouflage and screening techniques to hide or blend them into the surrounding area. Facilities

should be designed to be aesthetically pleasing and respectful of the neighborhood context. Mechanical and other equipment and devices should be concealed in underground vaults or other unobtrusive structures.

In some cases, wireless carriers propose to locate their equipment associated with the antennas in underground, climate controlled vaults. With this particular project, T-Mobile is proposing to locate the equipment in two above-ground cabinets.

The City encourages carriers to locate their equipment underground by allowing such a facility adjacent to a residential use with the processing of a Neighborhood Use Permit (NUP), Process 2. In this case, the equipment is proposed above-ground, and a Conditional Use Permit, Process 3 is required. In addition, an NUP is also required, as the WCF is proposed in the right-of-way adjacent to a park open space use.

The Telecommunication Act of 1996 limits the authority of local jurisdictions to manage the public rights-of-way. Management of the rights-of-ways is limited to preserving the physical integrity, controlling the orderly flow of vehicles and pedestrians and managing utilities. Similarly, the California Public Utilities Code provides municipalities with the right to exercise reasonable control over the rights-of-ways with respect to time, place, and manner as it relates to wireless communication facility installations. These statutes address the traditional management of rights-of-ways, but do not provide for any type of aesthetic control.

For this project, T-Mobile's antennas have been incorporated into the design of a street light standard. In this way, a screening technique has been utilized to blend the antennas into the surrounding area utilizing an existing vertical element. The facility is designed to mimic the color, texture, and shape of City light standards. The three panel antennas will be mounted at the top of the light standard, painted and textured to match the light standard.

This project has been presented to the local community planning group for public review and comment. Council Policy 600-43 has been implemented in the processing of this project. The proposed location is a more preferable location, according to the Council Policy, than being located on a private residence, which would be a Process 4 (Preference 4), Conditional Use Permit. The ideal location for this project would be in the public right-of-way adjacent to a non-residential use. That location is considered a Process 1, Preference 1, Limited Use if the equipment was located underground. In this case, T-Mobile was not able to locate a Preference 1 site that met their coverage needs. However, the proposed location is not immediately adjacent to a residential use or an actively used recreation area, and therefore will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The project consists of three panel antennas mounted on a street light standard, along with above-ground equipment cabinets, located adjacent to the light standard. The project is located in the public right-of-way at 11532 1/3 Spring Canyon Road on the south side of Spring Canyon Road at Spruce Run Drive in the Miramar Ranch North community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing, and fire codes.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions.” A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC’s regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

3. The proposed *development* will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and

The Land Development Code (LDC) permits Wireless Communication Facilities (WCF) in the public right-of-way, with above-ground equipment, with the processing of a Conditional Use Permit (CUP), Process 3. When the WCF is located in the public right-of-way adjacent to a park, a Neighborhood Use Permit (NUP), Process 2, is also required. WCFs are required to be minimally visible, through the use of architecture, landscape architecture, and siting solutions. In this case, T-Mobile proposes to locate the antennas on an existing light standard, at the top of the light standard. (In 2008, T-Mobile received approval for a WCF consisting of a single cylindrical antenna, mounted to the top of the light standard. This approval will remove the cylindrical antenna and replace it with three panel antennas.) Typically, the City’s preference is for antennas to be located below the light source. In fact, the antennas would be required to be located below the light source if this project was located in a park. However, in this case, T-Mobile has indicated that they need the additional height in order to meet their coverage objective. Due to the project’s location – on a street defined as “four-lane major urban,” and is not immediately located adjacent to a residential use, staff can support T-Mobile’s design as requested. Additionally, the proposed WCF is located adjacent to an open space area, which provides a buffer from residential uses. While the WCF would have a cleaner, less visible appearance if the antennas were mounted directly to the light standard, below the light source, Staff is able to support this project as designed based on the considerations listed above. No deviations are requested as part of this project. This project complies with the applicable regulations of the Land Development Code (LDC), specifically the Wireless Communication Facility regulations, LDC section 141.0420.

4. The proposed use is appropriate at the proposed location.

ATTACHMENT 5

WCF are permitted in the public right-of-way with a Conditional Use Permit, Process 3, when above-ground equipment is proposed. In this case, T-Mobile is proposing to mount three (3) panel antennas on a street light standard. The street light is located on Spring Canyon Road, which is classified as a four-lane major urban road, and there is a park-open space buffer between this project and residential uses. Since wireless coverage needs to be provided to this residential area, locating the WCF on a major road, effectively behind and buffered from the residential uses, is more preferable than locating the antennas on a local residential street in front of a residential use. Therefore, based on locating the antennas on a street light standard on a four-lane major urban road, the proposed WCF is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Neighborhood Use Permit No. 1263012 and Conditional Use Permit No. 1263002 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1263012 and 1263002, a copy of which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that, NUP No. 603117 and CUP No. 490989 are hereby rescinded.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: May 28, 2014

Internal Order No. 24003980

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003980

NEIGHBORHOOD USE PERMIT (NUP) NO. 1263012
CONDITIONAL USE PERMIT (CUP) NO. 1263002
RESCIND CUP NO. 490989 and NUP NO. 603117
T-MOBILE SPRUCE RUN
PROJECT NO. 333428
HEARING OFFICER

This NEIGHBORHOOD USE PERMIT NO. 1263012 and CONDITIONAL USE PERMIT NO. 1263002 is granted by the HEARING OFFICER of the City of San Diego to THE CITY OF SAN DIEGO, Owner, and T-MOBILE, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0205, and 126.0305. The site is located in the public right-of-way at 11532 1/3 Spring Canyon Road on the south side of Spring Canyon Road at Spruce Run Drive in the RS-1-14 zone of the Miramar Ranch North Community Plan area.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 28, 2014, on file in the Development Services Department.

The project shall include:

- a. Three (3) panel antennas, with the following dimensions: 56.0" by 12.0" by 7.9", mounted to a street light standard, with two above-ground equipment cabinets located adjacent to the light standard;
- b. This light standard is for the primary purpose of street illumination, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.

- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 11, 2017.
2. This NUP and CUP and corresponding use of this site shall expire on June 11, 2024. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building/right-of-way permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make

litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Spring Canyon Road right-of-way.

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Spring Canyon Road right-of-way.

16. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

19. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

TRANSPORTATION REQUIREMENTS:

20. The applicant shall obtain an "Encroachment Maintenance and Removal Agreement," satisfactory to the City Engineer.

21. The applicant shall obtain a "Public Right-of-Way Permit for Traffic Control" permit prior to any work within the public right-of-way, satisfactory to the City Engineer.

22. The applicant shall protect any City property removed as part of the project and return said property, satisfactory to the City Engineer.

23. The applicant shall provide a Public Improvement Plan, including a Traffic Control Plan, satisfactory to the City Engineer.

24. The applicant shall provide and maintain a telephone contact number available 24 hours/7 days a week clearly posted on the system to allow City staff to immediately contact the system provider, satisfactory to the City Engineer.
25. The applicant shall provide a switch to allow City staff to immediately turn off the system, satisfactory to the City Engineer.
26. City staff should contact the applicant as soon as possible with notification of the emergency shut-off of the system, satisfactory to the City Engineer.
27. The applicant shall install and maintain a separate power meter for the project, satisfactory to the City Engineer.
28. The applicant shall inform the City and the City agrees to inform the applicant in the event of a knock-over, satisfactory to the City Engineer.
29. The applicant shall hold the City of San Diego harmless for interrupted signal transmission due to a signal pole knock over in the event of an accident, due to an electrical power failure, an emergency shut-off or as a result of any maintenance activity, satisfactory to the City Engineer.
30. Upon written request by the City of San Diego, the applicant shall remove or relocate the system, or any part of the system, within 45 days at the applicant's cost, satisfactory to the City Engineer.
31. The applicant shall shut down the system upon request of the City, and the City will notify the applicant in advance whenever possible of such request, satisfactory to the City Engineer.
32. Prior to any routine maintenance activity, the applicant shall notify the City a minimum of one work day in advance, satisfactory to the City Engineer.
33. A foundation analysis shall be required during the Public Improvement Plan Process, satisfactory to the City Engineer.
34. The material of the proposed street light standard shall match the appropriate material shown in City of San Diego Standard Drawing SDE-101 or the existing street light standard that is to be replaced, satisfactory to the City Engineer.
35. If the luminaire mounting height or length of mast arm of the new traffic signal standard does not match the appropriate State of California Department of Transportation Standard Plans drawing number ES-7C through ES-7H, a lighting study and a Deviation From Standards Form shall be provided during the Public Improvement Plan Process. If a lighting study is not required, the lamp type and wattage shall comply with The City of San Diego Street Design Manual, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

36. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
37. All facilities and related equipment shall be maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
38. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
39. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
40. No overhead cabling is allowed for this project.
41. Exposed mounting apparatus shall be removed and shall not remain on the light standard absent antennas. The mast shall be removed if no antennas are present.
42. The Owner/Permittee shall not cause or allow the antennas located on the light standard to be different sizes (length, width, or height) than as shown on the stamped approved plans and identified in this permit.
43. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
44. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
45. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
46. All cables shall be routed internally within proposed light standard.
47. The antennas shall be painted and textured to match the light standard to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 28, 2014 and [Approved Resolution Number]

Permit Type/PTS Approval No.: NUP No. 1263012 and CUP No. 1263002
Date of Approval: 5/28/2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hercof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**THE CITY OF SAN DIEGO –
REAL ESTATE ASSETS DEPT.**
Owner

By _____
KRISTIN GEITZ
INTERIM DIRECTOR

T-MOBILE
Permittee

By _____
MICHAEL FULTON
NETWORK MANAGER

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**



THE CITY OF SAN DIEGO

Date of Notice: February 21, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003980

PROJECT NAME/NUMBER: T-Mobile Spruce Run ROW / 333428

COMMUNITY PLAN AREA: Miramar Ranch North

COUNCIL DISTRICT: 5

LOCATION: 11599 Spring Canyon Road, San Diego, California 92131

PROJECT DESCRIPTION: CONDITIONAL USE PERMIT to upgrade an existing Wireless Communication Facility that consists of the removal of a light standard with one antenna and installation of a new 30'-0" high light standard supporting three antennas. The project would also include the replacement of a ground mounted equipment cabinet and installation of coax cable conduit within a new trench. The project is located in the public right-of-way at 11599 Spring Canyon Road within the Residential Tandem Parking Overlay Zone and the Miramar Ranch North Community Plan.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Sections 15302 and 15303. Section 15302 allows for the replacement or reconstruction of existing structures and facilities located on the same site with substantially the same purpose and capacity. Section 15303 allows for construction of new small facilities or structures. Furthermore, the exceptions listed in 15300.2 would not apply.

ATTACHMENT 7

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego, CA 92101
PHONE NUMBER: 619.446.5349

On February 14, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (March 7, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 1

Project Name: T-Mobile Spruce Run ROW	Project Number: 333428	Distribution Date: 10/23/2013
---	----------------------------------	---

Project Scope/Location:
 MIRAMAR RANCH NORTH Conditional Use Permit for the replacement of three existing antennas with three new Air Antennas and replacing the existing ground cabinet. The propose work will be done in the right of way in zone RS-1-14 Ex-CLIP 490989 11532 1/3 Spring Canyon Rd.

Applicant Name: Debra DePatn	Applicant Phone Number: (619) 222-3869
--	--

Project Manager: Alexander Hempton	Phone Number: (619) 446-5349	Fax Number: (619) 446-5245	E-mail Address: AHempton@sandiego.gov
--	--	--------------------------------------	---

Project Issues (To be completed by Community Planning Committee for initial review):
None

Attach Additional Pages If Necessary.

Please return to:
 Project Management Division
 City of San Diego
 Development Services Department
 1222 First Avenue, MS 302
 San Diego, CA 92101

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: T-Mobile Spruce Run ROW	Project Number: 333428	Distribution Date: 10/23/2013
---	----------------------------------	---

Project Scope/Location:
MIRAMAR RANCH NORTH Conditional Use Permit for the replacement of three existing antennas with three new Air Antennas and replacing the existing ground cabinet. The propose work will be done in the right of way in zone RS-1.14 (Ex CUP 490989, 11532 1/3 Spring Canyon Rd.

Applicant Name: Debra DePatti	Applicant Phone Number: (619) 222-3869
---	--

Project Manager: Alexander Hempton	Phone Number: (619) 446-5349	Fax Number: (619) 446-5245	E-mail Address: AHempton@sandiego.gov
--	--	--------------------------------------	---

Committee Recommendations (To be completed for Initial Review): *none*

<input checked="" type="checkbox"/> Vote to Approve <i>11-5-13 MKNR Meeting</i>	Members Yes <i>10</i>	Members No <i>0</i>	Members Abstain <i>0</i>
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS: *none*

NAME: <i>FRANNE BURLEY</i>	TITLE: <i>MKNR CHAIR</i>
SIGNATURE: <i>[Signature]</i>	DATE: <i>11-6-13</i>

Attach Additional Pages If Necessary

Please return to:
Project Management Division
City of San Diego
Development Services Department
1222 First Avenue, MS 302
San Diego, CA 92101

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

No Ownership Disclosure Statement is provided because this is City-controlled right-of-way.

T-Mobile Senior Leadership Team

John Legere

President and CEO

Jim Alling

Chief Operations Officer

David R. Carey

Executive Vice President, Corporate Services

Peter Ewens

Chief Strategy Officer

Alexander Andrew "Drew" Kelton

Executive Vice President, Business to Business (B2B)

Dave Miller

Chief Legal Officer and General Counsel

Michael Morgan

Chief Financial Officer

Larry Myers

Chief People Officer

Neville Ray

Chief Technology Officer

Andrew Sherrard

Acting Chief Marketing Officer



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING SOUTH FROM SPRUCE RUN DRIVE

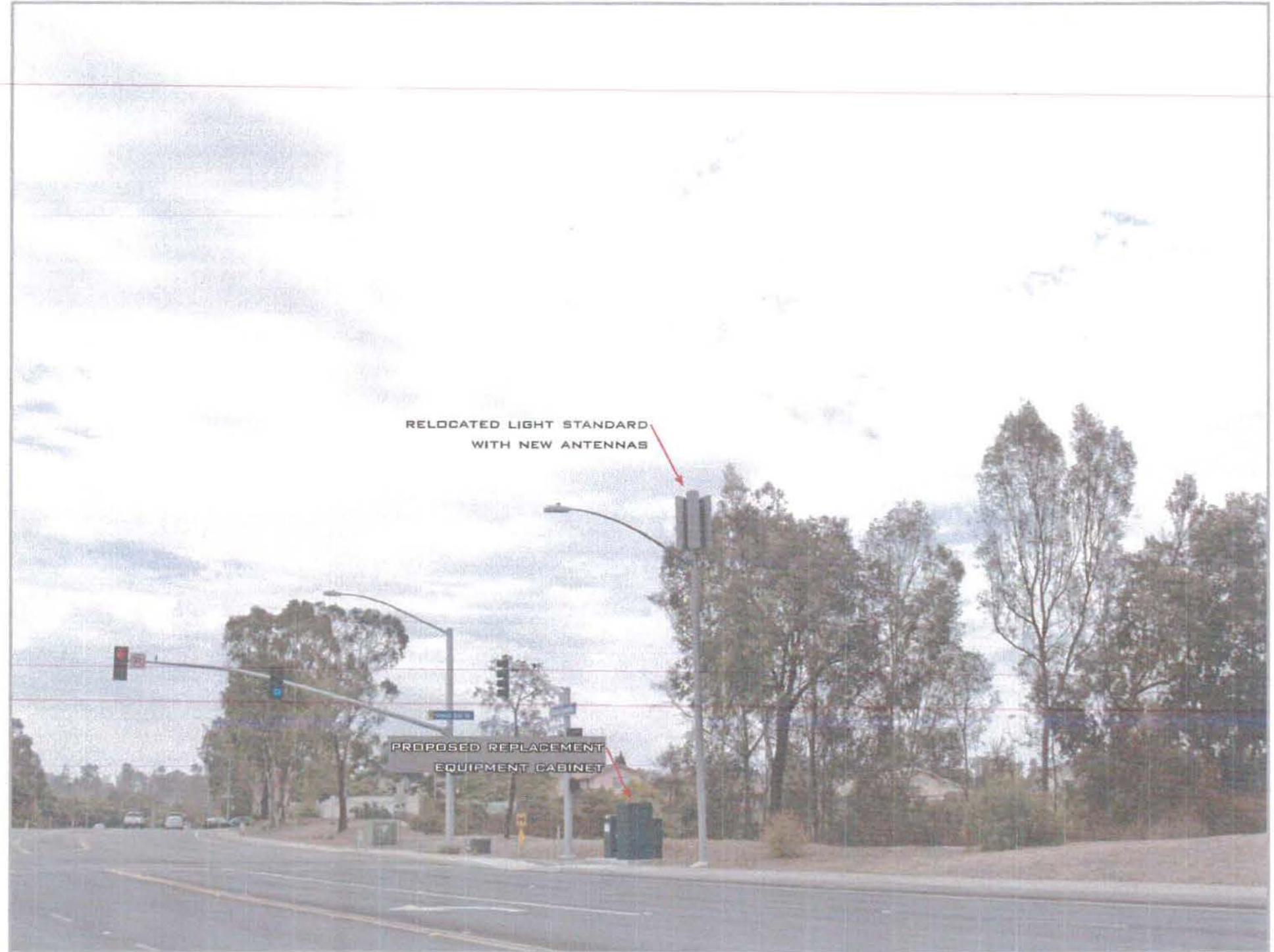


LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM SPRING CANYON ROAD



LOCATION

©2013 Google Maps

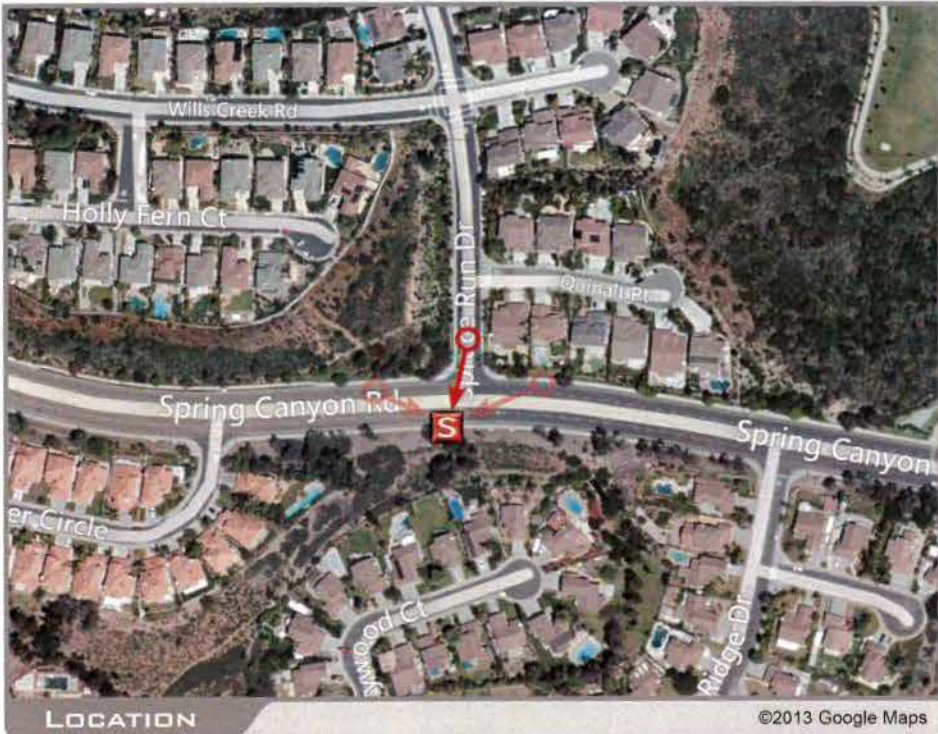


EXISTING



PROPOSED

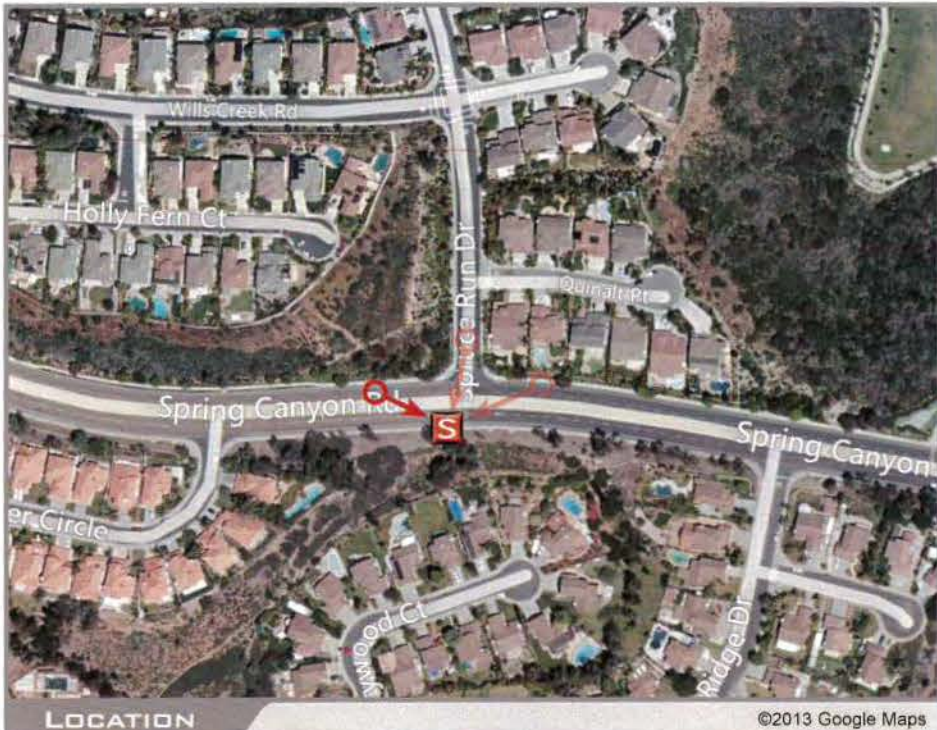
LOOKING SOUTHWEST FROM SPRING CANYON ROAD



EXISTING



PROPOSED LOOKING SOUTH FROM SPRUCE RUN DRIVE

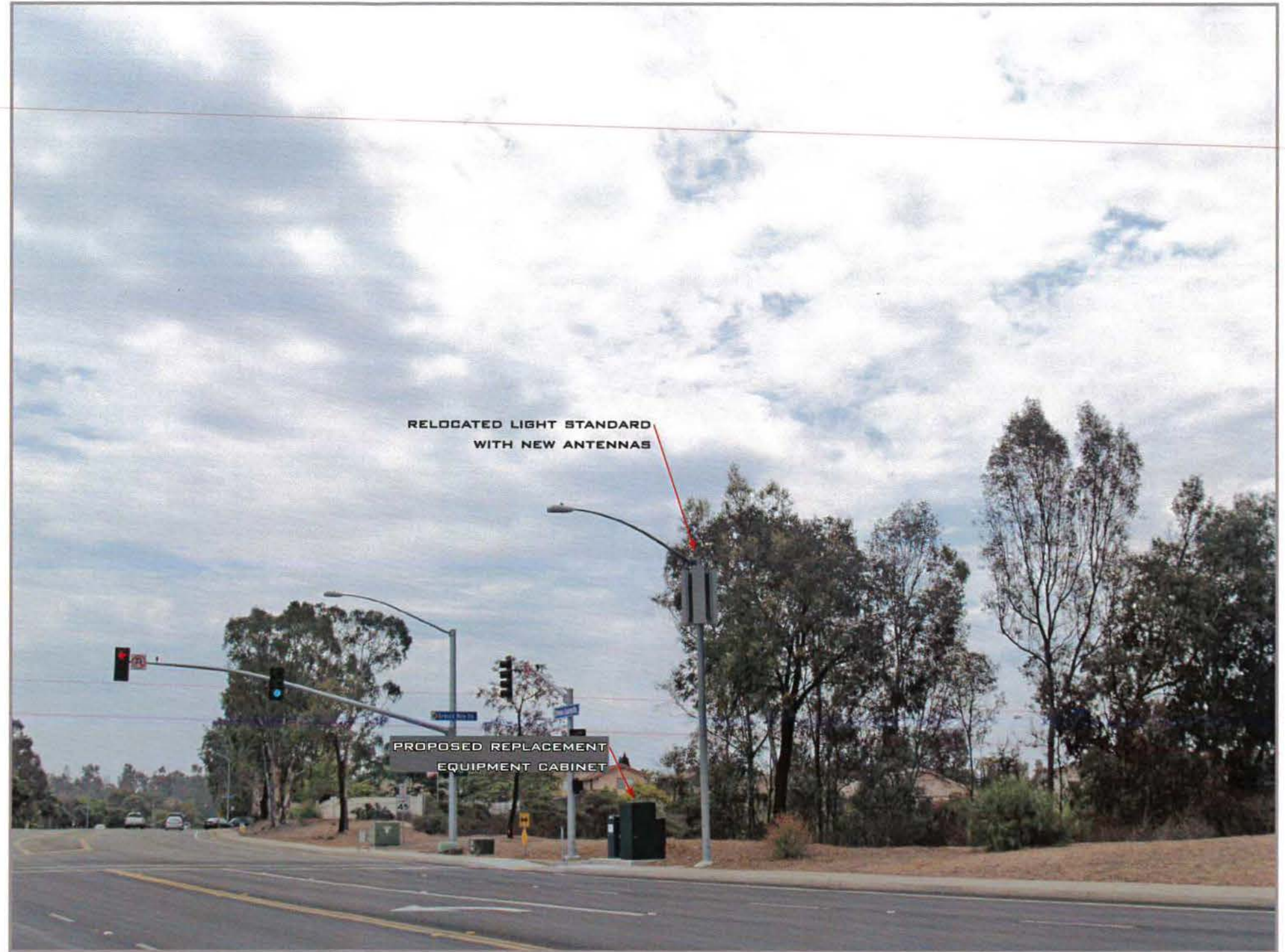


LOCATION

©2013 Google Maps

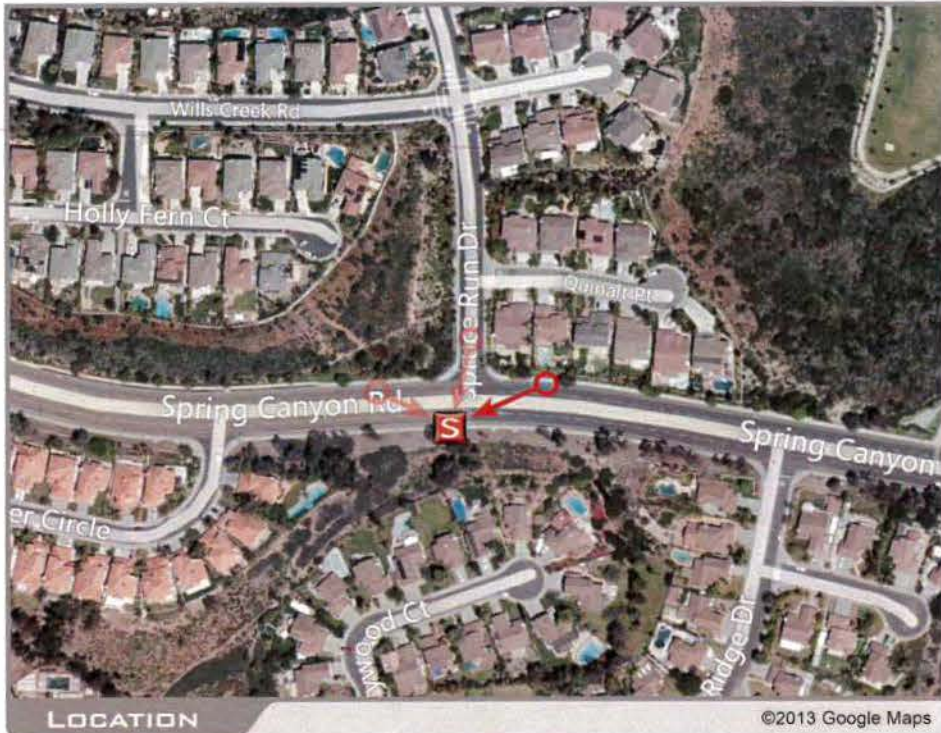


EXISTING



PROPOSED

LOOKING SOUTHEAST FROM SPRING CANYON ROAD



LOCATION

©2013 Google Maps



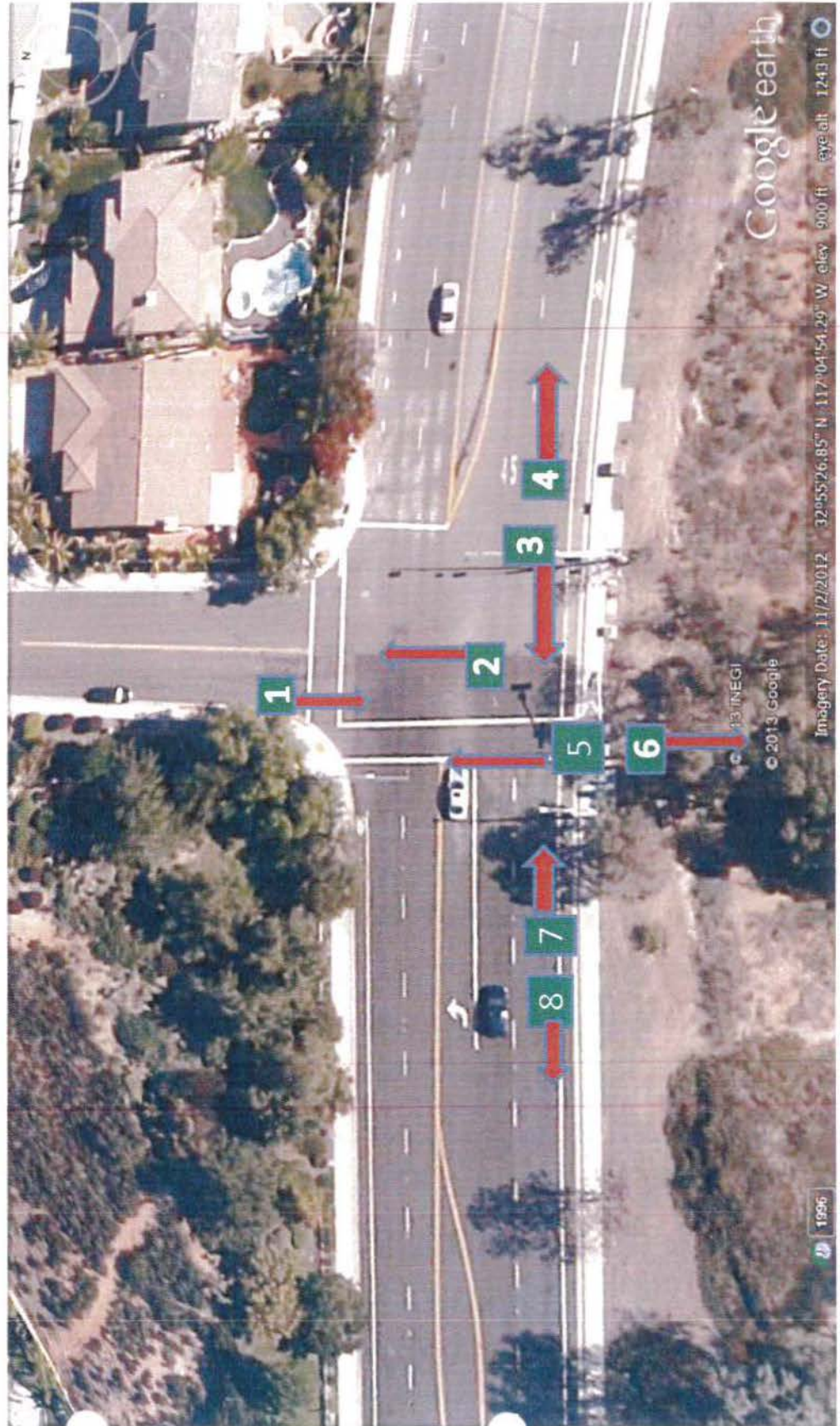
EXISTING



PROPOSED

LOOKING SOUTHWEST FROM SPRING CANYON ROAD

T-Mobile – SD06598 Photo Survey



T-Mobile – SD06598 Photo Survey

1. View looking South @
North Elevation



2. View looking North from
Site



T-Mobile – SD06598 Photo Survey

- 3. View looking West @ East Elevation
- 4. View looking East from Site



T-Mobile – SD06598 Photo Survey

5. View looking North @ South Elevation



6. View looking South from Site



T-Mobile – SD06598 Photo Survey

**7. View looking East @ West
Elevation**



8. View looking West from Site



SD06598
TELECOM SITE JUSTIFICATION LETTER

1. **Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.**

LOCATION AND TYPE

T-Mobile is requesting to modify the permit for the existing communications facility in the Right of Way at 11599 Spring Canyon Rd. The existing permit number is 490989/603117 approved on December 10, 2008. The project consists of 3 antennas mounted to a 30' pole and two ground mounted 4'10" cabinets, one utility strong box and one microcell cabinet. T-Mobile proposes to replace the existing 3 antennas with 3 new Air antennas, and to swap the existing 4'10" microcell cabinet with a 5' replacement cabinet. This proposed modification will upgrade the facility to 4G capability. This existing facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

The transmitting frequency for the T-Mobile system is 1950-1965 Megahertz. The receiving frequency is 1870-1885 Megahertz.

COVERAGE AND CAPACITY

This on-air site provides T-Mobile coverage within the residential area to the south, east, north and west. Please refer to the coverage map that illustrates the coverage that this site provides and the coverage gap that would be created if the site went off-air. This site modification is required to provide 4G coverage in this area. In addition, the new antennas/cabinet will enhance the existing coverage area.

2. **Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.**

Please see refer to justification map and to coverage maps.

3. **A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.**

This on-air site provides T-Mobile coverage within the residential area to the south, east, north and west. Please refer to the coverage map that illustrates the coverage that this site provides and the coverage gap that would be created if the site went off-air. This site is required to maintain coverage in this area.

4. **If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.**

SD06598

Telecom Site Justification

This facility is on-air. T-Mobile is requesting a renewal of the use permit for this facility. There will be no change to the existing facility.

5. Discuss Alternative Sites and why they were not selected.

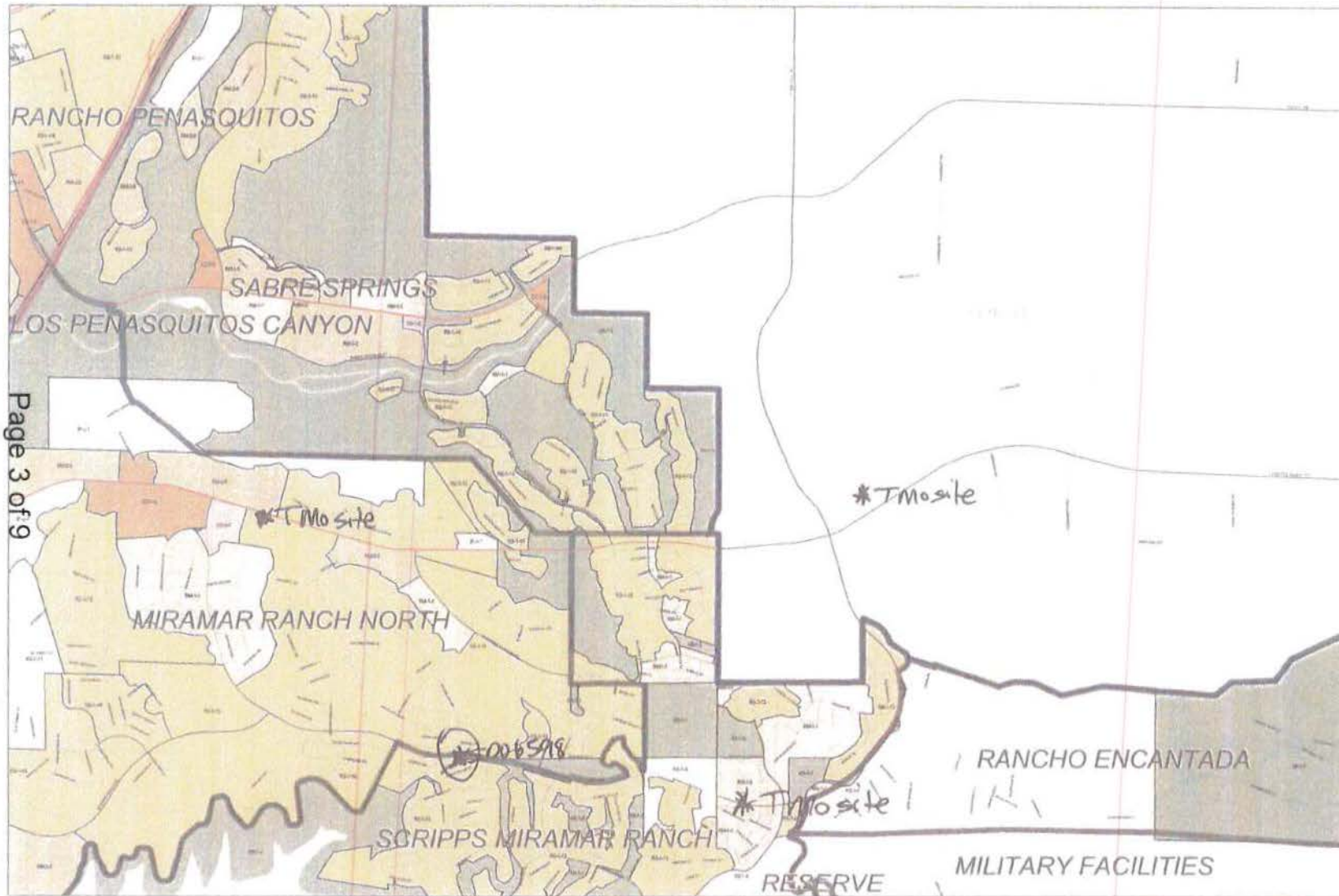
This is an existing on-air facility located in the Right of way. Alternative sites were not evaluated. The search ring is entirely residential. The original site was selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. T-Mobile is requesting that the permit for this existing site be modified to allow 4G upgrade.

6. Noise Information for sites located near residential

This site is located adjacent to residential and there are no air conditioning units associated with this project.

SD06598 Spruce Run Justification Map

Official Zoning Map



Page 3 of 9

Legend

City of San Diego Boundary
Community Plan Areas
Parcels

Zoning

ZONE_NAME
AR-1-1
AR-1-2
CC-1-2
CC-1-3
CC-2-3
CN-1-2
CO-1-2
CV-1-1
IP-2-1
OC-1-1
RM-1-1
RM-1-2
RM-2-6
RS-1-11
RS-1-12
RS-1-13
RS-1-14
RS-1-8
RS-1-9
RX-1-2

Index Map

			45	4
	44	45	46	47
	42	43		
	39	40	41	38
	35	36	37	38
	31	32	33	34
28	27	28	29	30
21	22	23	24	25
	18	19	20	
	14	15	16	17
	10	11	12	13
	6			
	5	6	7	8
	1	2	3	4

ATTACHMENT 12

City of San Diego, 2009. All rights reserved. This map is a public record. It is provided for informational purposes only. It is not intended to be used for legal or other purposes. The City of San Diego is not responsible for any errors or omissions on this map. The City of San Diego is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Diego is not responsible for any claims, including consequential claims, arising from the use of this map. The City of San Diego is not responsible for any losses, including consequential losses, arising from the use of this map. The City of San Diego is not responsible for any injuries, including consequential injuries, arising from the use of this map. The City of San Diego is not responsible for any deaths, including consequential deaths, arising from the use of this map.

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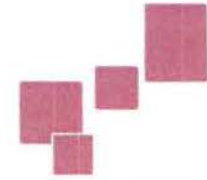


City of San Diego
Development Services Department



GRID TILE: 37
GRID SCALE: 800
DATE: 6/22/2009 9:29:19 AM

SD06598A Existing Site Composite Coverage Plot



Page 4 of 9



Spruce Run Dr, existing equipment is Micro equipment with low output power and also the existing equipment does not allow us to provide LTE technology.



ATTACHMENT 12

SD06598A Upgraded Site Composite Coverage Plot



The upgraded cabinet and antennas provide a greatly expanded coverage area for in-building and in-car coverage. It allows the site to provide LTE technology.

SD06598 Coverage Discussion

- T-Mobile is proposing to replace the existing antennas with Air at the same RAD center to maintain the existing coverage area.
- If the new Air antennas were placed below the mast arm, the coverage would be reduced significantly in all directions, most significantly to the South and East. New sites would be required to fill these gaps in coverage.



SD06598 Coverage with Existing Antennas



Legend: Coverage Level

- In Building
- In Car
- On Street





SD06598 with 3AIR at RAD of 27.2'



Legend: Coverage Level
● In Building ● In Car ● On Street





SD06598 with 3AIR at RAD of 18'



Legend: Coverage Level

- In Building
- In Car
- On Street





THE CITY OF SAN DIEGO

DATE OF NOTICE: May 13, 2014

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	May 28, 2014
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	NEIGHBORHOOD USE PERMIT (NUP) AND CONDITIONAL USE PERMIT (CUP), PROCESS 3
PROJECT NO:	<u>333428</u>
PROJECT NAME:	<u>T-MOBILE – SPRUCE RUN ROW</u>
APPLICANT:	DEBRA DEPRATTI, DEPRATTI, INC., AGENTS REPRESENTING T-MOBILE
COMMUNITY PLAN AREA:	MIRAMAR RANCH NORTH
COUNCIL DISTRICT:	District 5
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of a 30-foot tall light standard, supporting three panel antennas, with two above-ground cabinets located adjacent to the light standard. The project is located in the public right-of-way at 11532 1/3 Spring Canyon Road on the south side of Spring Canyon Road at Spruce Run Drive.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 14, 2014 and the opportunity to appeal that determination ended March 7, 2014.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

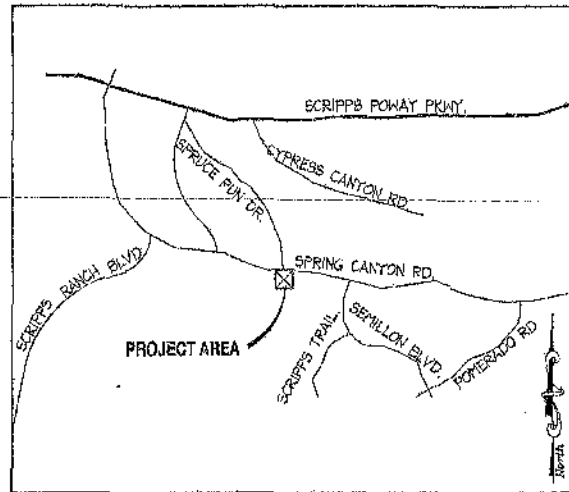
Internal Order Number: 24003980

Revised 04/08/10 IHRD

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT/ A NOTICE TO PROCEED HAS BEEN ISSUED.
2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS WITHOUT PERMISSION FROM THE ENGINEERING DEPARTMENT.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE UTILITY COMPANY TO VIOLE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYER MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, SUCH MONUMENTS SHALL BE REPLACED WITH APPROPRIATE MONUMENTS BY A LAND SURVEYOR. A CORRECT RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
5. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIS ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIS ALERT ID NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4153, TWO DAYS BEFORE YOU DIG.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE POTHOLE AND LODGING OF ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1'-0" MINIMUM VERTICAL CLEARANCE.
7. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUIT, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
8. CONTRACTOR SHALL NOTIFY CITY OF SAN DIEGO FIELD DIVISION AT (619) 827-3200 A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.
9. THIS PROJECT WILL BE INSPECTED BY ENGINEERING AND WATER PROJECTS DEPARTMENT, FIELD ENGINEERING DIVISION.
10. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE CITY RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT.
11. "PUBLIC IMPROVEMENT SUBJECT TO LESSEES OR DAMAGE" IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE UTILITY COMPANY SHALL OBTAIN THE NECESSARY PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AGENCY.
12. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (619) 827-3200.
13. MANHOLES OR PULL BOX COVERS SHALL BE LABELED "T-MOBILE".
14. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET THE APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD.
15. THE CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHICH BY FLOODING MAY GENERATE EROSION AND SEDIMENT POLLUTION.

IMPROVEMENT PLANS FOR:
**T-MOBILE
SPRUCE RUN &
SPRING CANYON ROAD**



VICINITY MAP

NO SCALE

OWNER/APPLICANT

DEPRATH INC (ON BEHALF OF T-MOBILE)
CONTACT: DEBRA DEPRATH (619) 720-0110

REFERENCE DRAWINGS

24079-D, 26090-D, 26244-D

SITE LOCATION

SOUTH SIDE OF SPRING CANYON RD, AT THE INTERSECTION OF SPRUCE RUN DR.

SHEET INDEX

TITLE SHEET	SHEET 1
SITE PLAN	SHEET 2
DETAILED SITE PLAN	SHEET 3
T-MOBILE TITLE SHEET	SHEET 4
ELEVATIONS	SHEET 5-6
DETAILS	SHEET 7

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO STANDARD SPECIFICATIONS:

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 3009 EDITION (GREENBOOK), DOCUMENT NO. P15024029, FILED MAY 4, 2005, INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. P15024029, FILED MAY 4, 2005.
2. 1993 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DIEGO, DOCUMENT NO. 260842, FILED OCTOBER 22, 1993.
3. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA'S MUTCD), 2003 EDITION, AS AMENDED FOR USE IN CALIFORNIA, DOCUMENT NO. 401237064, FILED DECEMBER 31, 2005.
4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DOCUMENT NO. ACC0225052, FILED SEPTEMBER 25, 2005.

STANDARD DRAWINGS

1. CITY OF SAN DIEGO STANDARD DRAWINGS, INCLUDING ALL REGIONAL STANDARD DRAWINGS, DOCUMENT NO. A62123083, FILED DECEMBER 31, 2005.
2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS, DOCUMENT NO. ACC0225061, FILED SEPTEMBER 26, 2005.

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DINGS	SYMBOL
RSS 610 CABINET		
NON-STANDARD LIGHT POLE WITH RADOME & ANTENNAS		
(E) STREET LIGHTING TO BE REMOVED		
COAX CABLE CONDUIT TRENCH		

EXISTING IMPROVEMENTS

ITEM	SYMBOL
UTILITY STRONGBOX ON CONCRETE PAD	
ELECTRICAL CONDUIT TRENCH	
TELECO CONDUIT TRENCH	
COAX CABLE CONDUIT TRENCH	
RIGHT-OF-WAY	
CENTER LINE	
STREET SURVEY MONUMENT	
WATER LINE	
WATER VALVE	
GAS VALVE	
LIGHT STANDARD	
STREET LIGHT VAULT	
TELECO MANHOLE	
TELECO PEDESTAL	
ELECTRICAL VAULT	
ELECTRICAL TRANSFORMER	
CABLE TV VAULT	
CABLE TV PEDESTAL	
ELECTRICAL LINE	
TELECO LINE	
GAS LINE	
CABLE LINE	

ENGINEERING PERMIT NO: _____
CONSTRUCTION SITE PRIORITY: _____

PRIVATE CONTRACT

IMPROVEMENT PLANS FOR:
**T-MOBILE
SPRUCE RUN & SPRING CANYON RD.**

TITLE SHEET

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 7 SHEETS

LO NO. 234567
PROJECT NO. 12345

DATE: _____ DATE FILED: _____

DESIGNED BY: _____ APPROVED: _____ DATE: _____

AS-BUILTS: _____

CONTRACTOR: _____ DATE START: _____
INSPECTOR: _____ DATE COMPLETE: _____

1 of 7



STREET NAME	CLASSIFICATION	85TH PERCENTILE SPEED (MPH)	ADT (VEHICLES)	R/W (FT)
SPRING CANYON RD.	4 LANE URBAN MAJOR	47	35,000	95'
SPRUCE RUN DR.	COMMERCIAL LOCAL ST.	28	2,000	60'

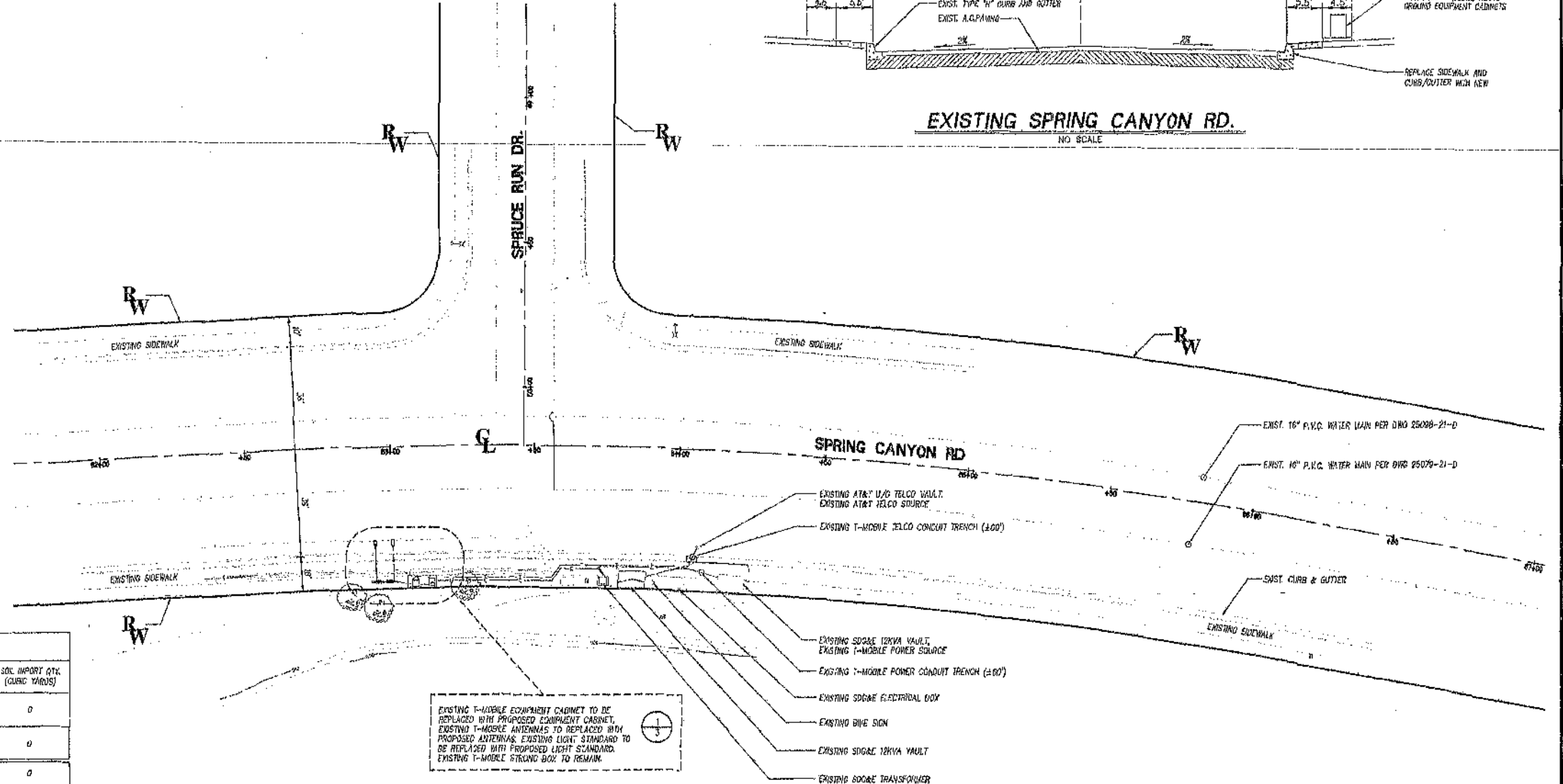
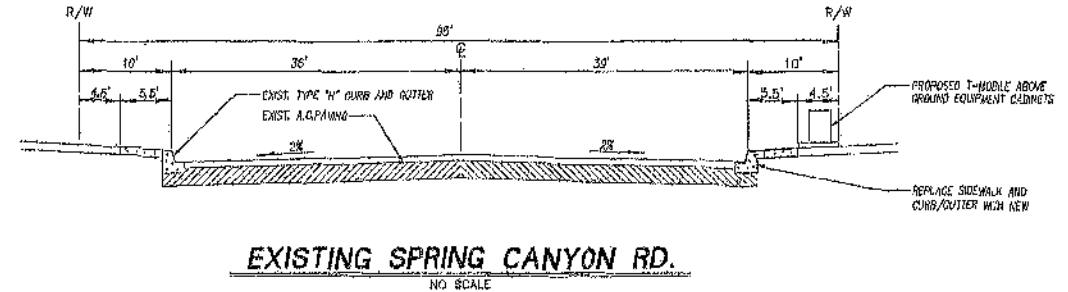
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

PROJECT NOTES:

1. CABINET DOORS WILL NOT OPEN OUT AND BLOCK THE PUBLIC SIDEWALK, A 4 FEET MINIMUM CLEAR SIDEWALK IS MAINTAINED AT ALL TIMES.
2. THE APPLICANT SHALL OBTAIN A NON-EXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE SPRING CANYON RD RIGHT-OF-WAY.
3. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE SPRING CANYON RD RIGHT-OF-WAY.
4. SAN DIEGO MUNICIPAL CODE SECTION 142.0602 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES REQUIRES WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER/PERMITTEE SHALL, AT HIS COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLAN OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPOP). THE WPOP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

TRANSPORTATION NOTES:

1. "PUBLIC RIGHT-OF-WAY PERMIT FOR TRAFFIC CONTROL" PERMIT PRIOR TO ANY WORK WITH THE PUBLIC RIGHT-OF-WAY TO THE SATISFACTION OF THE CITY ENGINEER.
2. THE APPLICANT SHALL PROTECT ANY CITY PROPERTY REMOVED AS PART OF THE PROJECT AND RETURN SAID PROPERTY TO THE SATISFACTION OF THE CITY ENGINEER.
3. THE APPLICANT SHALL PROVIDE A PUBLIC IMPROVEMENT PLAN INCLUDING A TRAFFIC CONTROL PLAN TO THE SATISFACTION OF THE CITY ENGINEER.
4. THE APPLICANT SHALL PROVIDE AND MAINTAIN A TELEPHONE CONTACT NUMBER AVAILABLE 24 HOURS/7 DAYS A WEEK CLEARLY POSTED ON THE SYSTEM TO ALLOW CITY STAFF TO IMMEDIATELY CONTACT THE SYSTEM PROVIDER TO THE SATISFACTION OF THE CITY ENGINEER.
5. THE APPLICANT SHALL MAINTAIN A SEPARATE POWER METER FOR THE PROJECT TO THE SATISFACTION OF THE CITY ENGINEER.
6. THE APPLICANT SHALL INFORM THE CITY AND THE CITY AGREES TO INFORM THE APPLICANT IN THE EVENT OF A POWER OVER, TO THE SATISFACTION OF THE CITY ENGINEER.
7. THE STREET LIGHTING STANDARDS AND MOUNTING HEIGHTS SHALL CONFORM TO SAN DIEGO GEOMETRIC DRAWING E-1, SATISFACTORY TO THE CITY ENGINEER.

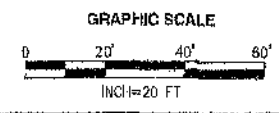


SCOPE OF WORK	SOIL DISTURBANCE (CUBIC YARDS)	SOIL EXPORT QTY. (CUBIC YARDS)	SOIL IMPORT QTY. (CUBIC YARDS)
SINGLE CONDUIT TRENCH (TOTAL) 10'-0" LENGTH x 2'-0" WIDTH x 4'-0" DEPTH	1.78	0	0
LIGHT PILE FOOTING TRENCH (TOTAL) 3'-0" DIAMETER x 10'-0" DEPTH	10.89	0	0
TOTAL	12.67	0	0

SOIL DISTURBANCE NOTES:

1. EXISTING SOIL MAY BE UTILIZED FOR TRENCH BACKFILL PROVIDED IT IS FREE OF ORGANIC MATERIAL AND ROCKS OVER 3" IN DIMENSION.
2. SOIL IS TO BE THOROUGHLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION BASED ON MAXIMUM DENSITY PERFORMED IN ACCORDANCE WITH ASTM D-1557.
3. UPON COMPLETION, ROAD TO BE REPAIRED TO AS GOOD OR BETTER THAN CURRENT EXISTING CONDITIONS.
4. LIMIT OF DISTURBANCE IS EDGE OF EXISTING ROAD.
5. ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENT ADOPTED BY REGIONAL STANDARD COMMITTEE.

SITE PLAN
SCALE: 1"=20'
1



PRIVATE CONTRACT
IMPROVEMENT PLANS FOR
**T-MOBILE
SPRUCE RUN & SPRING CANYON RD.**

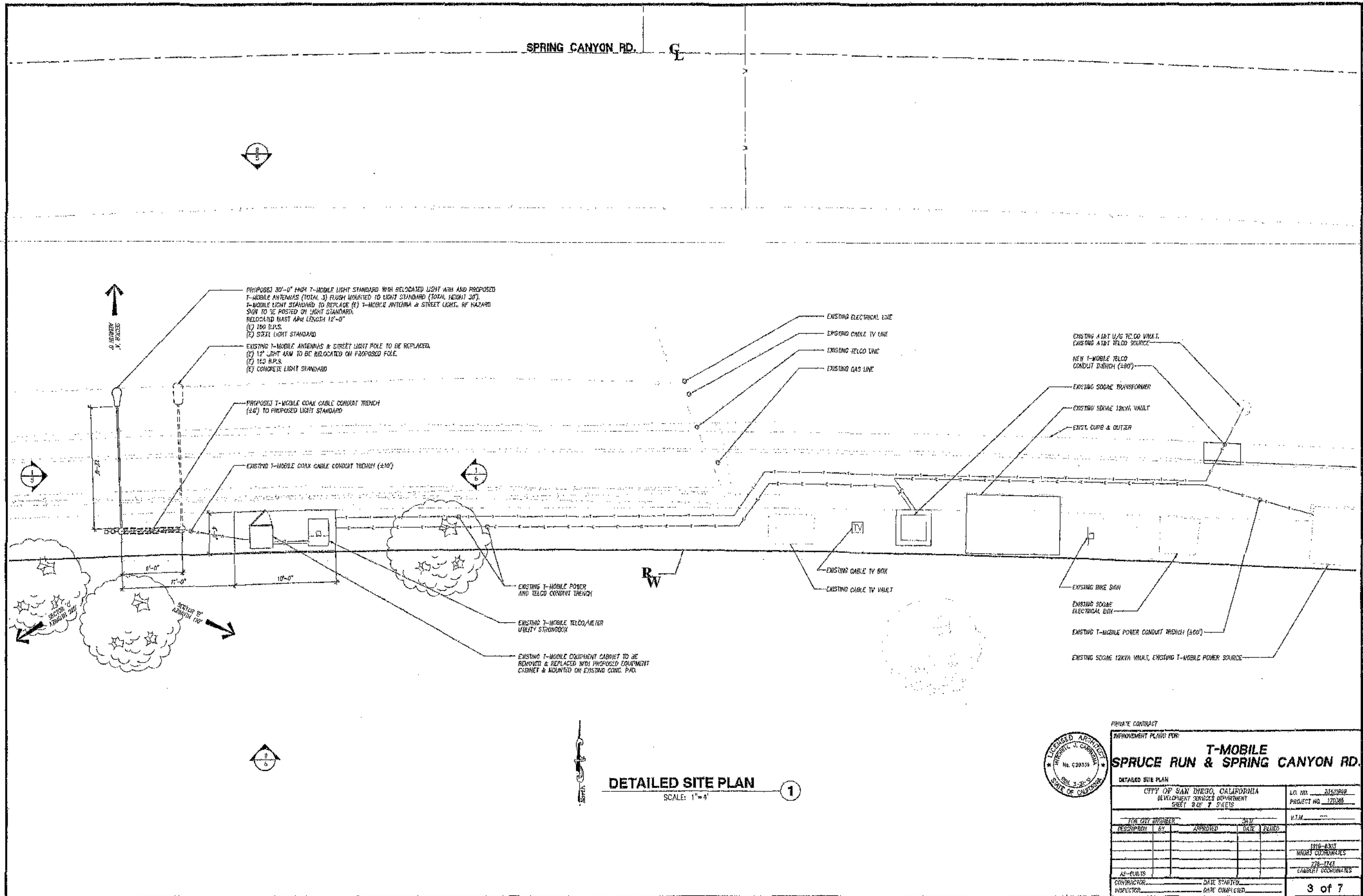
CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 7 SHEETS

I.G. NO. 33421856
PROJECT NO. 170588

DATE	BY	APPROVED	DATE	FILED

CONTRACTOR: _____ DATE STARTED: _____
INSPECTOR: _____ DATE COMPLETED: _____

2 of 7



DETAILED SITE PLAN
SCALE: 1"=4'



PRIVATE CONTRACT
IMPROVEMENT PLAN FOR

**T-MOBILE
SPRUCE RUN & SPRING CANYON RD.**

DETAILED SITE PLAN

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 8 OF 7 SHEETS		LO. NO. 2013949 PROJECT NO. 170348
DATE	APPROVED	V.T.M.
BY	DATE	DATE
AS-BUILTS	DATE STARTED	1910-1811 NAUTICAL COORDINATES 278-1741 CAMBERT COORDINATES
CONTRACTOR	DATE COMPLETED	3 of 7
INSPECTOR	DATE COMPLETED	

T-Mobile®

SD06598 - SPRUCE RUN ROW
SOUTH SIDE OF SPRING CANYON RD. AT SPRUCE RUN DR.
11599 SPRING CANYON RD.
SAN DIEGO, CA. 92131
SD06598A

PROJECT SUMMARY

APPLICANT: T-MOBILE USA
 10180 TELESB COURT, SUITE 333
 SAN DIEGO, CA. 92121

OWNER: CITY OF SAN DIEGO
 1251 THIRD AVENUE SUITE 1700
 SAN DIEGO, CA. 92101
 CONTACT: CAROL L. YOUNG
 (619) 238-4089

DEVELOPMENT SUMMARY:
 T-MOBILE PROPOSES TO OPERATE AND MAINTAIN AN UNMANNED, WIRELESS COMMUNICATIONS FACILITY AT THIS SITE.
 EXISTING T-MOBILE EQUIPMENT CABINET TO BE REMOVED & REPLACED WITH PROPOSED EQUIPMENT CABINET.
 EXISTING T-MOBILE ANTENNAS & LIGHT STANDARD TO BE REMOVED & REPLACED WITH PROPOSED T-MOBILE ANTENNAS & LIGHT STANDARD

PROJECT ADDRESS: SOUTH SIDE OF SPRING CANYON RD. AT SPRUCE RUN DR.
 11599 SPRING CANYON RD.
 SAN DIEGO, CA 92131

EXISTING ZONING: RS-1-13

TOTAL PROJECT AREA: 45 SQ FT

PROPOSED TYPE OF CONSTRUCTION: TYPE V, NEW-BUILT UNSPRINKLED

PROPOSED OCCUPANCY: U

EXISTING CARRIERS: NONE

COORDINATES: 38° 05' 26" NORTH
 117° 04' 55" WEST

CONSULTANT TEAM

SAC/ZONING/PERMITTING:
 T-MOBILE USA
 10180 TELESB COURT, SUITE 333
 SAN DIEGO, CA. 92121

REPRESENTATIVES:
 DEBRA SPRATO, (619) 728-8110

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2010 CALIFORNIA BUILDING CODE (CBC) / 2008 INTERNATIONAL BUILDING CODE (IBC)
- 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
- 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 INTERNATIONAL MECHANICAL CODE (IMC)
- 2010 CALIFORNIA FIRE CODE (CFC) / 2009 IFBC

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATION FACILITY AND ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SCALE

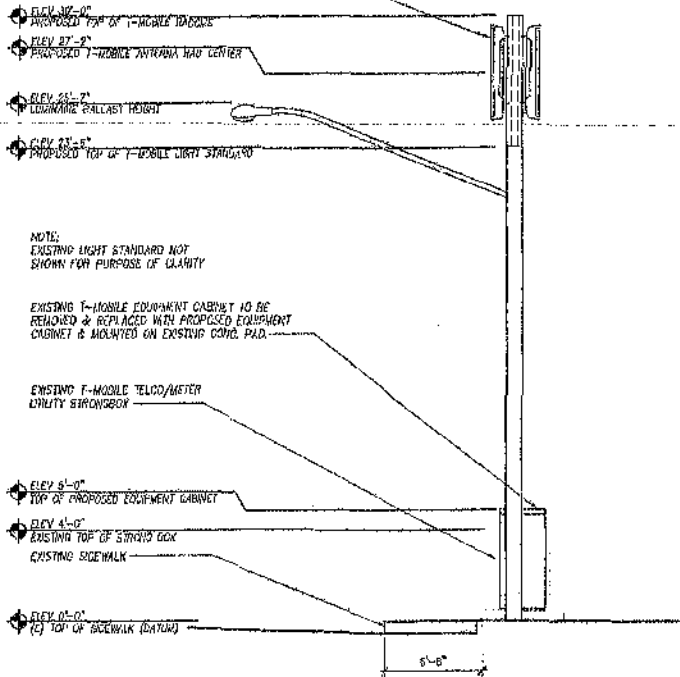
THE DRAWING SCALE SHOWN IN THESE PLANS REPRESENTS THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED ON 24" X 36" FORMATS. IF THIS PLANS IS NOT 24" X 36", THIS SET IS NOT TO SCALE.



Mitchell J. Campbell
 ARCHITECTURE, INC.
 4983 Benson Court, Suite 10
 San Diego, CA 92121
 619.600.3150 (pk) / 619.600.3140 (fax)

PRIVATE CONTRACT			
IMPROVEMENT PLANS FOR:			
T-MOBILE			
SPRUCE RUN & SPRING CANYON RD.			
T-MOBILE TITLE BLOCK			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT		L.O. NO. 2461008	PROJECT NO. 076399
SHEET 4 OF 7 SHEETS			
FOR CITY REVIEW:	DATE	V.T.M.	
DESCRIPTION	BY	APPROVED	DATE FILMED
AS-BUILTS			
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		
			4 of 7

PROPOSED 30'-0" HIGH T-MOBILE LIGHT STANDARD WITH RELOCATED LIGHT ARM AND PROPOSED T-MOBILE ANTENNAS (TOTAL 3) FLUSH MOUNTED TO LIGHT STANDARD & PAINTED TO MATCH (TOTAL HEIGHT 30'). T-MOBILE LIGHT STANDARD TO REPLACE (3) T-MOBILE ANTENNA & STREET LIGHT. IF HAZARD SIGN TO BE POSTED ON LIGHT STANDARD, RELOCATED HAZARD SIGN TO BE POSTED ON LIGHT STANDARD. RELOCATED HAZARD SIGN TO BE POSTED ON LIGHT STANDARD. RELOCATED HAZARD SIGN TO BE POSTED ON LIGHT STANDARD.
 (E) 150 H.P.S.
 (F) STEEL LIGHT STANDARD



WEST ELEVATION

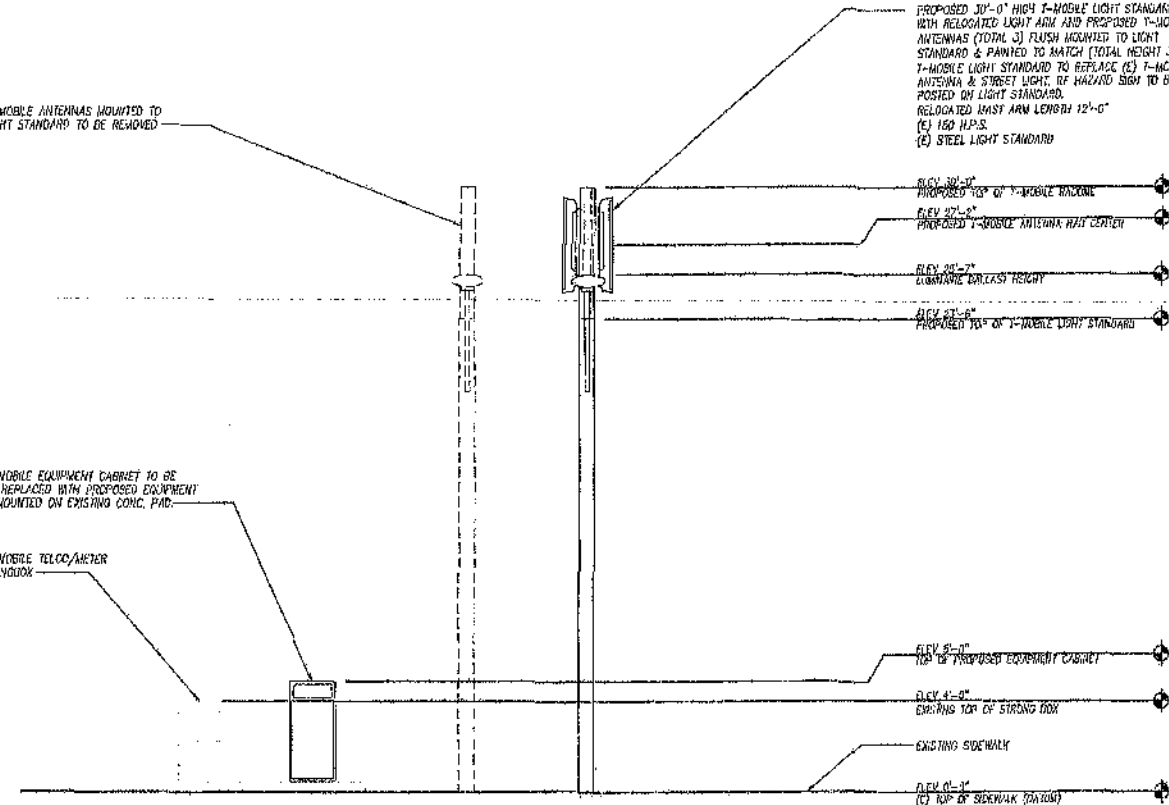
SCALE: 1/4"=1'

1

EXISTING T-MOBILE ANTENNAS MOUNTED TO EXISTING LIGHT STANDARD TO BE REMOVED

EXISTING T-MOBILE EQUIPMENT CABINET TO BE REMOVED & REPLACED WITH PROPOSED EQUIPMENT CABINET & MOUNTED ON EXISTING CONC. PAD.

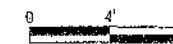
EXISTING T-MOBILE TELCO/METER UTILITY STRUCTURE



NORTH ELEVATION

SCALE: 1/4"=1'

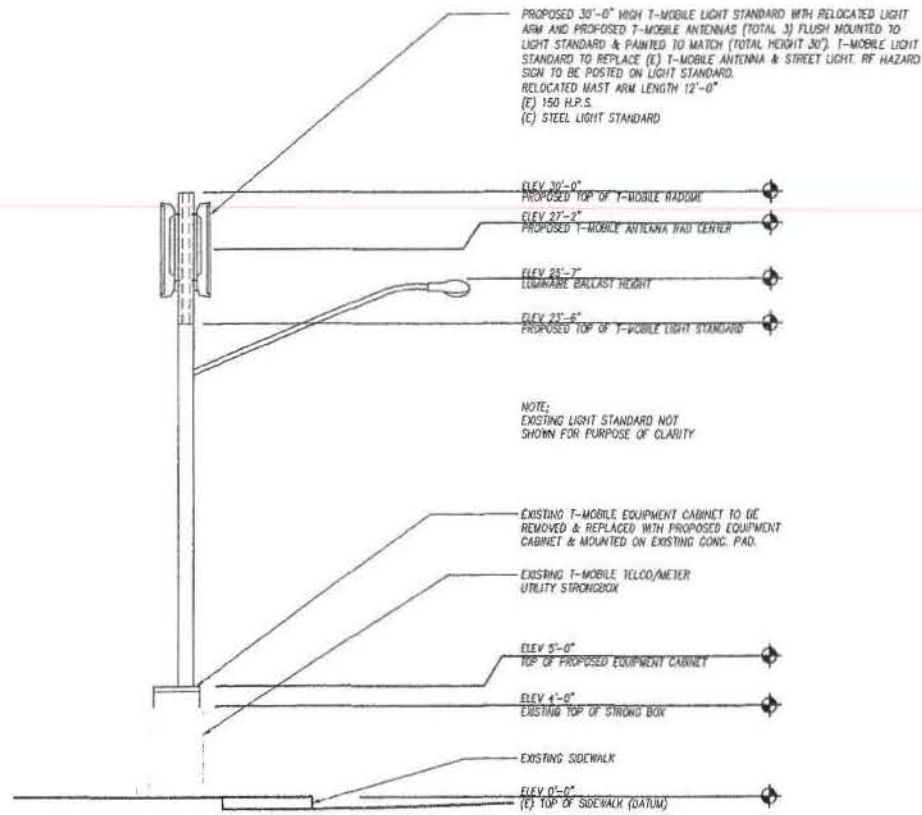
2



M
 Mitchell J. Architecture, Inc.
 4943 Raven Court, Suite 211
 San Diego, CA 92131
 858.620.3120 (ph) / 858.620.3140 (fax)

PRIVATE CONTRACT
 IMPROVEMENT PLANS FOR
T-MOBILE
SPRUCE RUN & SPRING CANYON RD.

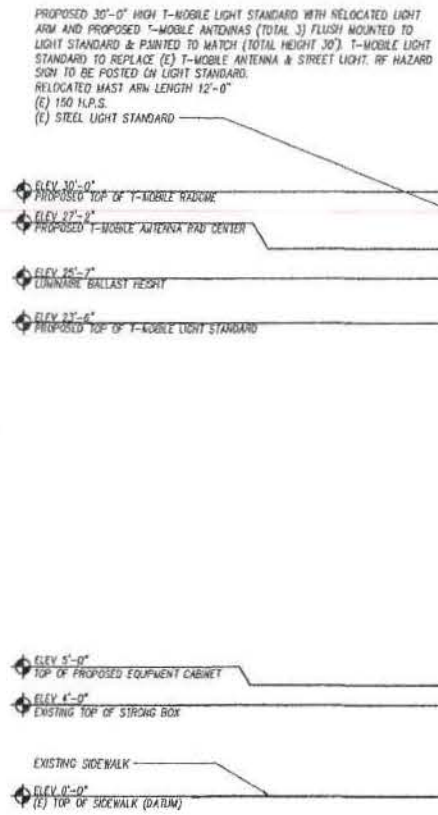
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 5 OF 7 SHEETS		EXT. NO. 2321663 PROJECT NO. 120398
DESIGNER M.J.A.	DATE 04/26/10	SCALE AS SHOWN
APPROVED BY [Signature]	DATE 04/26/10	PROJECT NO. 120398
CONTRACTOR [Signature]	DATE STARTED 04/26/10	CONSENT COORDINATOR [Signature]
INSPECTOR [Signature]	DATE COMPLETED	5 of 7



EAST ELEVATION

SCALE: 1/4"=1'

1



SOUTH ELEVATION

SCALE: 1/4"=1'

2



M
 MITCHELL J. ARCHITECTURE, INC.
 4885 Rensselaer Court, Suite 111
 San Diego, CA 92111
 658.650.3130 (PH) / 658.650.3140 (FAX)

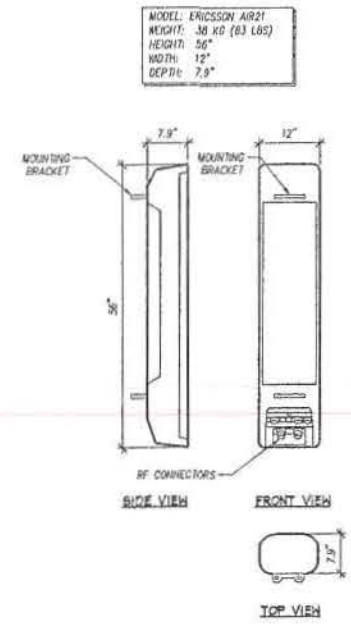
PRIVATE CONTRACT

IMPROVEMENT PLANS FOR:
**T-MOBILE
 SPRUCE RUN & SPRING CANYON RD.**

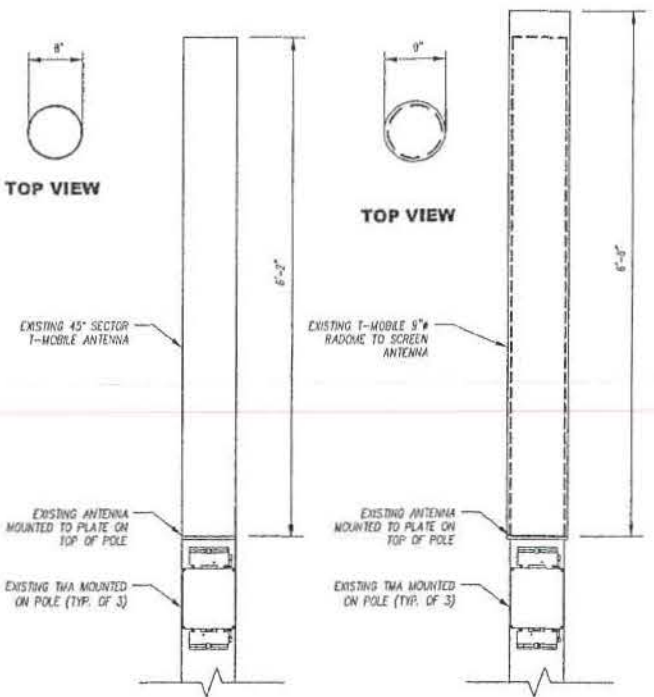
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 6 OF 7 SHEETS		I.G. NO. 2343956 PROJECT NO. 12038E
FOR CITY ENGINEER	DATE	V.T.M.
DESCRIPTION	BY	APPROVED
		DATE
		FILED
AS-BUILT		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

1918-6303
 NAD83 COORDINATES
 278-1743
 LAMBERT COORDINATES

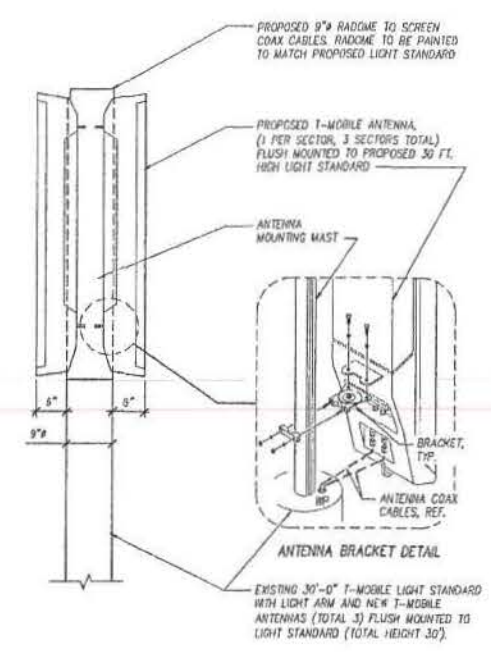
6 of 7



1 **NEW ANTENNA AIR 21**
SCALE: 3/4" = 1'-0"



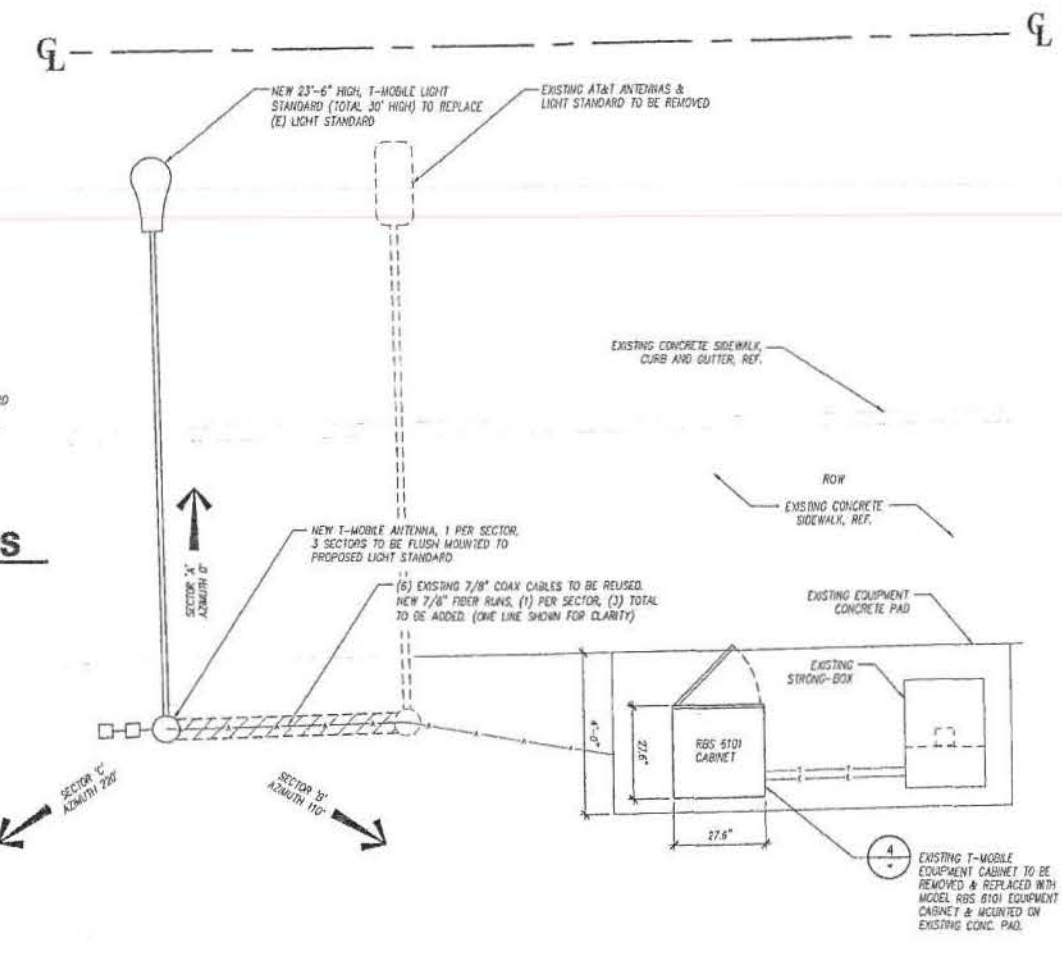
2 **EXISTING ANTENNA**
SCALE: 3/4" = 1'-0"



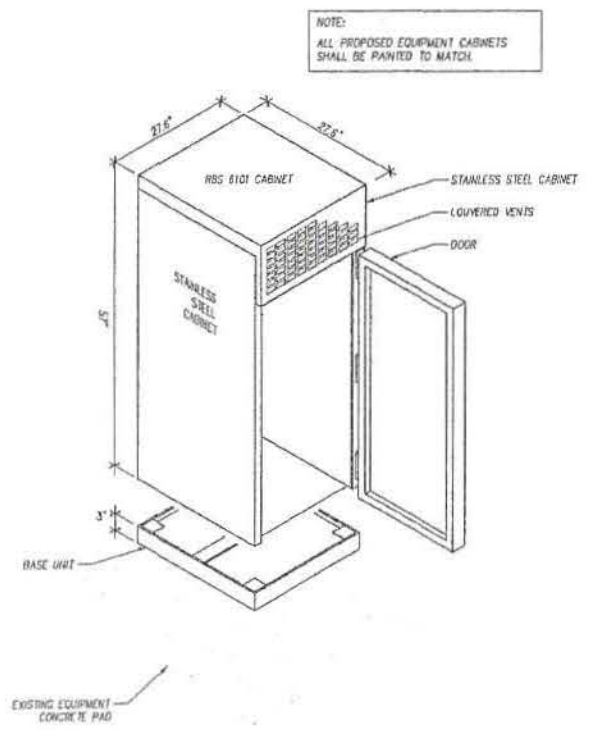
3 **ANTENNA SECTOR DETAILS**
SCALE: 3/4" = 1'-0"

ANTENNA AND CABLE SCHEDULE						
SECTOR	AZIMUTH	RAD CENTER	# OF ANTENNAS	COAX CABLE	FIBER	CABLE LENGTH
A	0°	27'-2" AGL	1	(2) EXISTING 7/8"	(1) NEW 7/8"	45'
B	110°	27'-2" AGL	1	(2) EXISTING 7/8"	(1) NEW 7/8"	45'
C	220°	27'-2" AGL	1	(2) EXISTING 7/8"	(1) NEW 7/8"	45'

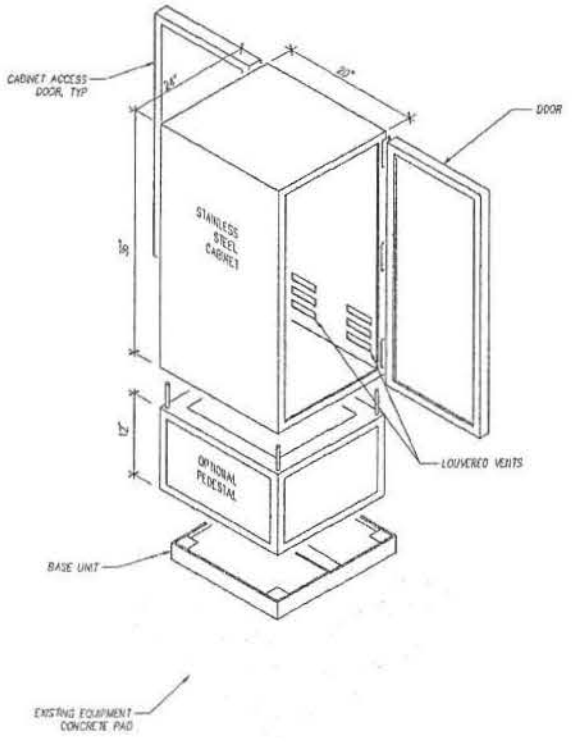
NOTES: (5) EXISTING COAX CABLE RUNS TO BE RE-USED.
NEW 7/8" FIBER RUNS (1) PER SECTOR, (3) TOTAL TO BE ADDED.



6 **EQUIPMENT AND ANTENNA LAYOUT**
SCALE: 1/4" = 1'-0"



4 **NEW CABINET RBS 6101**
SCALE: 1" = 1'-0"



5 **EXISTING CABINET**
SCALE: 1" = 1'-0"



M MITCHELL J. ARCHITECTURE, INC.
4883 Roman Court, Suite W
San Diego, CA 92111
858.650.1130 (ph) / 858.650.3140 (fax)

PRIVATE CONTRACT			
IMPROVEMENT PLANS FOR			
T-MOBILE			
SPRUCE RUN & SPRING CANYON RD.			
DETAILS			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 7 OF 7 SHEETS		I.D. NO. 2247055	PROJECT NO. 120206
FOR CITY ENGINEER	DATE	V.T.N.	
DESCRIPTION	BY	APPROVED	DATE
AS-BUILT			
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		
			7 of 7