



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 10, 2009 **REPORT NO. PC-09-094**

ATTENTION: Planning Commission, Agenda of December 17, 2009

SUBJECT: T-MOBILE – ENCANTO - PROJECT NO. 191130. PROCESS 4

**OWNER/
APPLICANT:** City of San Diego
T-Mobile West Corporation

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 6780 Aviation Drive within the Skyline Paradise Hills community planning area?

Staff Recommendation:

1. **Approve** Conditional Use Permit (CUP) No. 675019; and
2. **Approve** Planned Development Permit (PDP) No. 675074.

Community Planning Group Recommendation: On November 10, 2009, the Skyline-Paradise Hills Planning Committee voted unanimously to recommend approval of this project.

Environmental Review: This project was found to be exempt per the Categorical Exemption for Replacement or Reconstruction, Section 15302 in accordance with State of California Environmental Quality Act (CEQA) Guidelines. The environmental exemption determination for this project was made on October 2, 2009, and the opportunity to appeal that determination ended October 23, 2009.

Fiscal Impact Statement: T-Mobile West Corporation is the financially responsible party for this project and is responsible for costs associated with processing this project.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

This project proposes a 50 foot high faux pine tree supporting twelve T-Mobile antennas on a City Water Department property located at 6780 Aviation Drive. The application also includes a new equipment shelter. The property is zoned RS-1-7 and is located in the Skyline-Paradise Hills community planning area. The site is on a hilltop surrounded by single family homes. WCF's are permitted in the RS-1-7 zone with a CUP. Because the height is proposed at 50 feet, where the maximum height allowed is 30 feet, a PDP is required.

T-Mobile currently has antennas on the City's 100 foot tall monopole and they have three outdoor equipment units. The City has requested T-Mobile to remove and/or relocate their antennas off of the City's communication tower and to relocate their equipment away from the City tower, hence this application for a stand alone facility.

American Tower and Sprint Nextel both have illegal facilities on the same property. American Tower applied for a permit to allow their 130 foot tall tower to remain on site and the application was denied by the City Council on February 2, 2009. Sprint Nextel received approval from the Planning Commission on February 21, 2008 for a 50 foot high faux broadleaf, but has yet to remove the old tower. Inquiries to Sprint Nextel about their replacement tree have gone unanswered and the project has been turned over to Neighborhood Code Compliance. Once the removal of the Sprint Nextel monopole and the American Tower monopole have occurred, the project site will support two faux trees and one City communication tower. The addition of landscaping by Sprint Nextel and T-Mobile will help to integrate all of the facilities into the hilltop setting and the remaining communication tower will become less visible to the surrounding community.

General Plan Analysis:

The City's General Plan requires that wireless facilities be both minimally visible and visually respectful and compatible with the community. The antennas associated with this facility are interspersed within a faux tree and will be covered with pine needle socks to further integrate the antennas into the foliage. Associated equipment will be concealed within a new shelter designed similar to the one that was approved for Sprint Nextel. Based on the project's design, it is compatible with the City's General Plan. The Skyline-Paradise Hills Community Plan does not discuss wireless communication facilities.

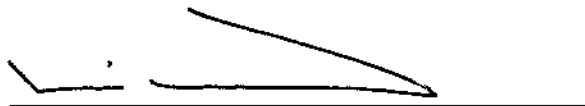
Conclusion:

Staff has reviewed the project and has determined that it complies with the Wireless Communication Facility regulations. Except for the height of the proposed faux tree, the project complies with all other development regulations of the RS-1-7 zone. The antennas will be interspersed within the faux tree and covered with pine needle socks to further incorporate the antennas into the overall design and make them less visible. The location of the tree on a hilltop along with the Sprint Nextel faux tree and the proposed live trees will create a well integrated perspective to the surrounding community below. Therefore, Staff recommends approval of this project.

ALTERNATIVES

1. **Approve** Conditional Use Permit No. 675019 and Planned Development Permit No. 675074, **with modifications.**
2. **Deny** Conditional Use Permit No. 675019 and Planned Development Permit No. 675074, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

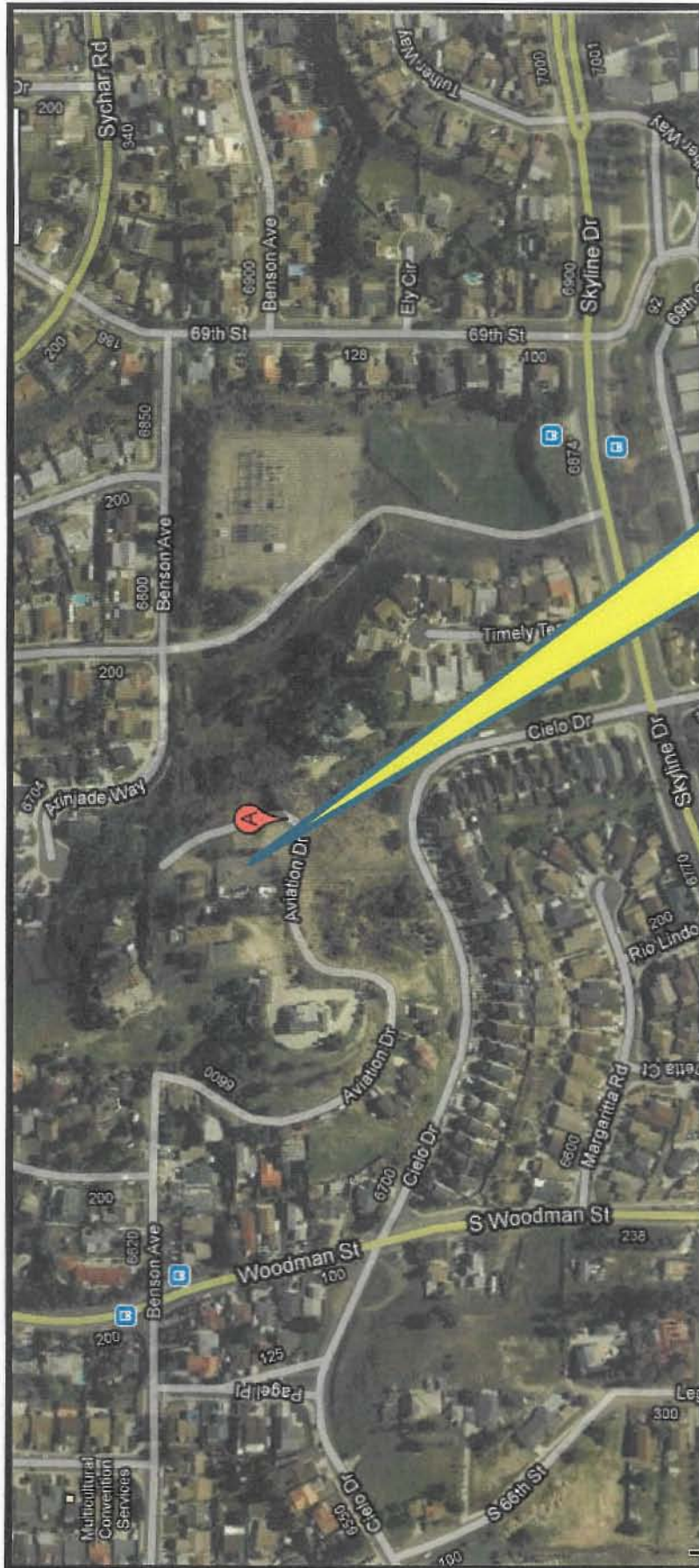


Karen Lynch-Ashcraft
Project Manager
Development Services Department

BROUGHTON/KLA

Attachments:

1. Aerial Photograph
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. Environmental Exemption
8. Project Plans
9. Photosimulation
10. Coverage Maps
11. Project Chronology
12. Notice of Public Hearing



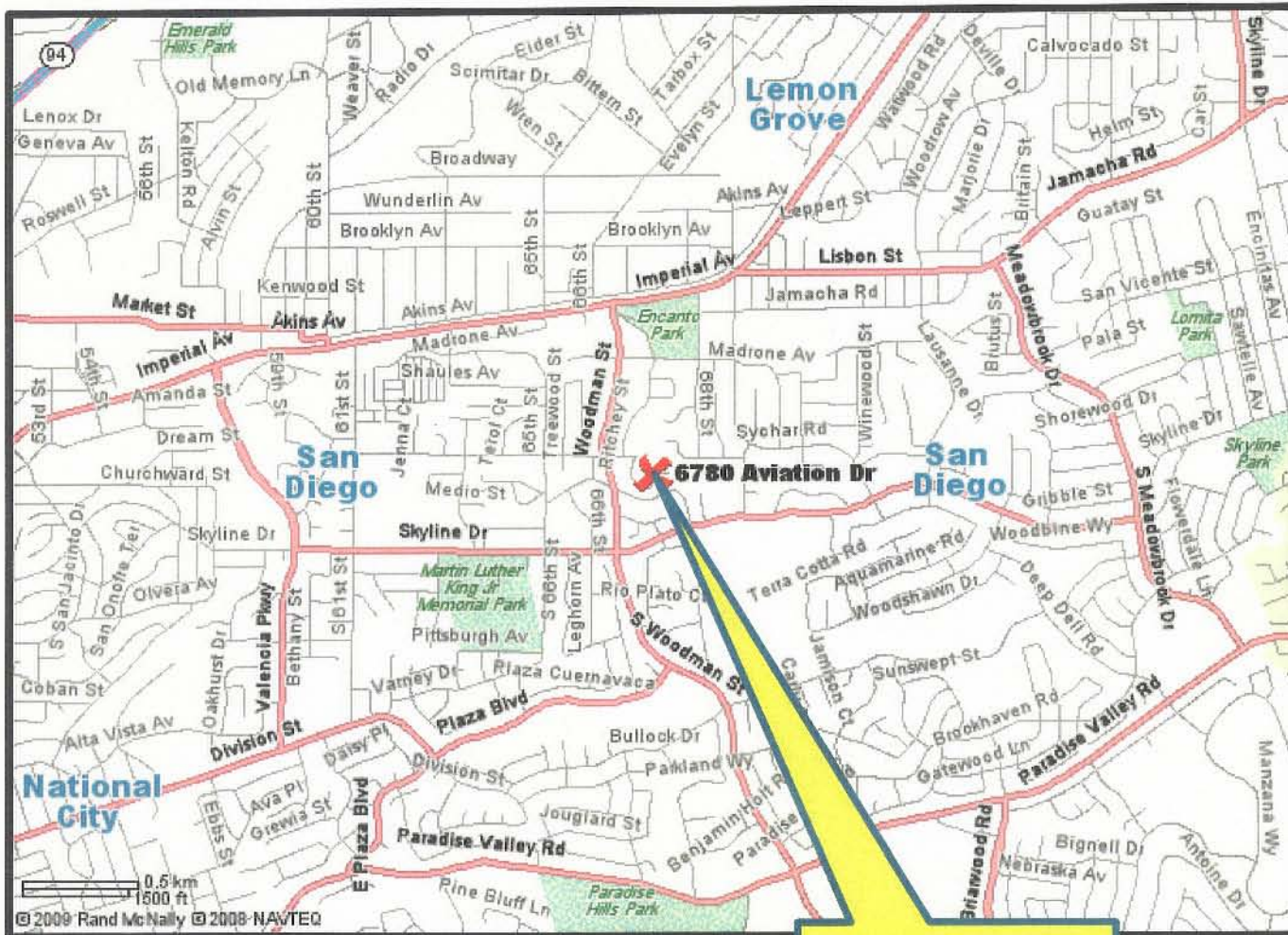
PROJECT SITE

Aerial Photo

T-MOBILE- ENCANTO- PROJECT NUMBER 191130

6780 AVIATION DRIVE





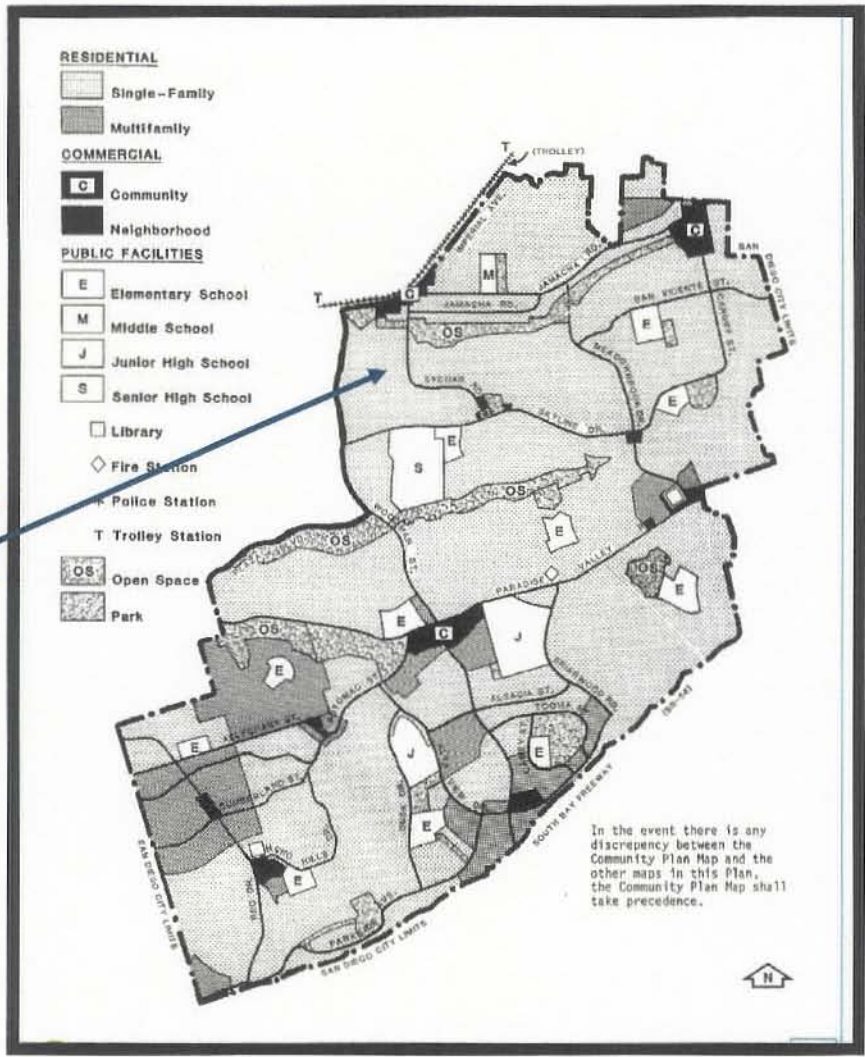
Project Location Map

T-MOBILE – ENCANTO– PROJECT NUMBER 191130
6780 AVIATION DRIVE

PROJECT SITE



PROJECT SITE



SKYLINE PARADISE HILLS COMMUNITY PLAN MAP

T-MOBILE - ENCANTO- PROJECT NUMBER 191130
6780 AVIATION DRIVE



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile -- Encanto	
PROJECT DESCRIPTION:	A wireless communication facility consisting of a 50' high faux pine tree supporting 12 panel antennas and an associated equipment enclosure.	
COMMUNITY PLAN AREA:	Skyline-Paradise Hills	
DISCRETIONARY ACTIONS:	Conditional Use Permit, Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Single-Family Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7		
HEIGHT LIMIT: 30-Foot maximum height limit.		
FRONT SETBACK: 15 feet.		
SIDE SETBACK: 4 feet.		
STREETSIDE SETBACK: 12 feet.		
REAR SETBACK: 13 feet.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-Family Residential; RS-1-7.	Single-Family Residential
SOUTH:	Single-Family Residential; RS-1-7.	Vacant
EAST:	Single-Family Residential; RS-1-7.	Vacant
WEST:	Single-Family Residential; RS-1-7.	Single-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	Deviation to exceed the 30 foot height limit with a 50 foot high faux tree.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 10, 2009, the Skyline-Paradise Hills Planning Committee voted unanimously to approve this project, with no conditions.	

PLANNING COMMISSION RESOLUTION NO. XXXXX
CONDITIONAL USE PERMIT NO. 675019
PLANNED DEVELOPMENT PERMIT NO. 675074
**T-MOBILE -- ENCANTO
PROJECT NO. 191130**

WHEREAS, City of San Diego, Owner and T-Mobile West Corporation, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 675019 and 675074 on portions of a .51 acre site;

WHEREAS, the project site is located at 6780 Aviation Drive in the RS-1-7 zone of the Skyline-Paradise Hills Community Planning area;

WHEREAS, the project site is legally described as that portion of Lot 162, Encina De San Diego, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1546;

WHEREAS, on December 17, 2009, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 675019 and Planned Development Permit No. 675074 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 2, 2009, 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 Section 15302; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated December 17, 2009.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The Skyline-Paradise Hills Community Plan does not address wireless communication facilities as a specific land use, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this wireless facility are proposed to be mounted on a monopine located on a hilltop above the Skyline Paradise Hills community.

The addition of landscape material adjacent to the facility will serve to blend the project into the surroundings. Equipment associated with this facility will be located within an enclosure, constructed of concrete block topped by a trellis structure. The design of the enclosure will be consistent between the other carrier (Sprint) on site. Therefore, this facility will not adversely affect the applicable land use plan.

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. T-Mobile is proposing to construct a 50 foot high monopine that will support 12 panel antennas. All of the antennas will be covered with mesh pine needle socks to camouflage the antennas. The associated equipment is located within a concrete block enclosure that will be accented with a wood lattice cover. The addition of landscape materials adjacent to the communication facility will help to integrate and camouflage the installation. The overall project is designed to blend in with the existing and proposed landscaping. Additionally, the Communication Antenna regulations state that an antenna facility will be considered minor if the facility including the equipment is concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement, unique design solutions or accessory use structures. The project complies with the development regulations for the RS-1-7 zone and the Communication Antenna regulations. Therefore, the proposed development would not adversely affect the Skyline-Paradise Hills Community Plan nor the City of San Diego General Plan and Progress Guide.

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

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require T-Mobile to perform a cumulative RF study and submit the finding in a report to the City of San Diego within 30 days of approval of this permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The project complies with all applicable development regulations including the RS-1-7 development regulations of the Land Development Code and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section of the code requires architectural integration and/or enhancements with the existing buildings or landscape on the property. The monopine is proposed to be 50 feet high and could be a collocation facility for a future carrier. The addition of antenna socks as well as a landscape planting palette for the project site will minimize any potential visual impacts. The property is

managed by the Water Department. There are currently three wireless towers on site, the Sprint tower is anticipated to be removed and replaced with a faux tree, the American Tower Corporation tower was denied by the City Council and has been referred to Neighborhood Code Compliance and the City's Communication Division has a tower for emergency communication purposes. T-Mobile currently has antennas on the City's tower, which the City has asked them to remove, so for this reason, T-Mobile is requesting a permit to have their own facility. The request for a height deviation is necessary to provide the same coverage T-Mobile currently has now on the City tower. The allowed height in the RS-1-7 zone is 30 feet and the tree is proposed at 50 feet. There are no other deviations or variances requested with this application. Therefore, the project complies to the maximum extent possible with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Skyline Paradise Hills community.

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

Council Policy 600-43 provides a location preference framework for these types of facilities, encouraging providers to locate in non-residential areas. This property is zoned for residential. The original use of the site was for a City water tank, however, the tank was removed several years ago and it has since been used for wireless communications purposes. Because of the elevation, the site is visible to the surrounding community. The eventual removal of the towers and the replacement with faux trees and additional live landscaping will help to integrate the facilities into the hilltop setting and minimize the visibility to the surrounding community.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

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

The Skyline-Paradise Hills Community Plan does not address wireless communication facilities as a specific land use, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this wireless facility are proposed to be mounted on a monopine located on a hilltop above the Skyline Paradise Hills community. The addition of landscape material adjacent to the facility will serve to blend the project into the surroundings. Equipment associated with this facility will be located within an enclosure, constructed of concrete block topped by a trellis structure. The design of the enclosure will be consistent between the other carrier (Sprint) on site. Therefore, this facility will not adversely affect the applicable land use plan.

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with

conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. T-Mobile is proposing to construct a 50 foot high monopine that will support 12 panel antennas. All of the antennas will be covered with mesh pine needle socks to camouflage the antennas. The associated equipment is located within a concrete block enclosure that will be accented with a wood lattice cover. The addition of landscape materials adjacent to the communication facility will help to integrate and camouflage the installation. The overall project is designed to blend in with the existing and proposed landscaping. Additionally, the Communication Antenna regulations state that an antenna facility will be considered minor if the facility including the equipment is concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement, unique design solutions or accessory use structures. The project complies with the development regulations for the RS-1-7 zone and the Communication Antenna regulations. Therefore, the proposed development would not adversely affect the Skyline-Paradise Hills Community Plan nor the City of San Diego General Plan and Progress Guide.

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

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require T-Mobile to perform a cumulative RF study and submit the finding in a report to the City of San Diego within 30 days of approval of this permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

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

The project complies with all applicable development regulations including the RS-1-7 development regulations of the Land Development Code and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section of the code requires architectural integration and/or enhancements with the existing buildings or landscape on the property. The monopine is proposed to be 50 feet high and could be a collocation facility for a future carrier. The addition of antenna socks as well as a landscape planting palette for the project site will minimize any potential visual impacts. The property is managed by the Water Department. There are currently three wireless towers on site, the Sprint tower is anticipated to be removed and replaced with a faux tree, the American Tower Corporation tower was denied by the City Council and has been referred to Neighborhood Code Compliance and the City’s Communication Division has a tower for emergency communication purposes. T-Mobile currently has antennas on the City’s tower, which the City has asked them to remove, so for this reason, T-Mobile is requesting a permit to have their own facility. The request for a height deviation is necessary to provide the same coverage T-Mobile currently has now on the City tower. The allowed height in the RS-1-7 zone is 30 feet and the tree is proposed at 50 feet. There are no other deviations or variances requested with this application. Therefore, the

project complies to the maximum extent possible with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Skyline Paradise Hills community.

4. The proposed development, when considered as a whole, will be beneficial to the community; and

This project will be beneficial to the community. The facility provides wireless communication services, including e911 for users of cell phones and other devices. The facility provides these wireless services in a way that is integrated with the community. Therefore, this development will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The RS-1-7 zone allows a maximum height of 30 feet. The faux tree is proposed to be 50 feet high. The general vicinity is low scale single family homes with the exception of the immediate vicinity, which is the site of a former water tank, but now supports three communication towers. Two of the existing towers, Sprint Nextel and American Tower Corporation, are due to be removed and only the City tower will remain. Sprint Nextel will replace their tower with a 50 foot high faux tree and between T-Mobile and Sprint Nextel; sufficient landscape will be planted to integrate the faux trees into the hilltop setting.

If the faux tree were reduced to 30 feet in height, the T-Mobile coverage foot print would be reduced significantly. As a result, additional facilities would have to be installed throughout the community to compensate for the loss in coverage. Overall, the location and design of the pole and the proposed mature landscaping make this project a well designed wireless communication facility.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 675019 and Planned Development Permit No. 675074 is hereby GRANTED by the Planning commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 675019 and 675074, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: December 17, 2009

Job Order No. 43-2631

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 43-2631

Conditional Use Permit No. 675019
Planned Development Permit No. 675074
T-Mobile – Encanto
PROJECT NO. 191130
Planning Commission

This CUP No. 675019 and PDP No. 675074 is granted by the **Planning Commission** of the City of San Diego to City of San Diego, Owner, and T-MobileWest Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The .51 acre site is located at 6780 Aviation Drive in the RS-1-7 zone of the Skyline-Paradise Hills Community Planning area. The project site is legally described as that portion of Lot 162, Encina De San Diego, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1546.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and/or Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 17, 2009, on file in the Development Services Department.

The project shall include:

- a. A 50 foot high faux pine tree supporting 12 panel antennas. Associated equipment will be relocated into a 240 square foot shelter;
- b. A PDP for the height deviation, where 30 feet is permitted.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s),

conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within nine (9) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. This permit and corresponding use of this site shall **expire on December 17, 2019**. 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
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 compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize **the Owner/Permittee** or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
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 permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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 Owner/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 Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/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, Owner/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 Owner/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 Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

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

15. Prior to the issuance of any construction permits, the Owner/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.

LANDSCAPE REQUIREMENTS:

16. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

17. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

18. Prior to activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

19. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

20. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or activation of WCF or a Final Landscape Inspection.

21. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

22. 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 structure(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.
23. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.
24. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
25. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
26. Prior to issuance of construction permits for the Public Improvement Plans, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Department Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.
27. 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.
28. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
29. Prior to building permit issuance, faux broad-leaf specifications shall be submitted for review and approval by the Development Services Department. The details shall include:
 - a. Official manufacturer specifications and photos
 - b. Distance the branches extend from the antenna face – 24 inches required
 - c. Branch count
 - d. Overall branch density (minimum 2.5 per ft., measured from start of branches to top of tree)
 - e. Beginning branch height – 15 feet
 - f. Overall tree height and overall pole height
 - g. Materials
 - h. Cabling of the antenna (no overhead cabling)
 - i. Sock details
 - j. Color specifications
 - k. Leaf detail (proposed leaf should be similar to surrounding mature or proposed tree species)
 - l. Type of brackets

INFORMATION ONLY:

- Please note that an **Administrative Planning Hold** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 630-9373** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 17, 2009 by Resolution No. XXXXX.

Permit Type/PTS Approval No.: 191130/CUP No. 675019/PDP No. 675074
Date of Approval: December 17, 2009

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

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

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

City of San Diego
Owner/Permittee

By _____
David Sandoval
Deputy Director, Asset Management

T-Mobile West Corporation
Owner/Permittee

By _____
Michael Fulton
TITLE

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

DETERMINATION OF ENVIRONMENTAL EXEMPTION

Pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines

Agency: CITY OF SAN DIEGO

Project No.: 191130
Job Order No. 43-2631

Date: October 2, 2009

Action/Permit(s): Conditional Use Permit (CUP) and Planned Development Permit (PDP)

Description of Activity: T-Mobile Encanto: CUP and PDP for a 50'-0" Wireless Communication Facility (WCF) which exceeds the maximum height limit of 30'-0" and removal of an existing 90'-0" WCF.

Location of Activity: Project is located at 6780 Aviation Drive in the RS-1-7 Zone in the Skyline Paradise Hills Community Planning area, in the City of San Diego, County of San Diego, and State of California. Applicant: Omnipoint dba T-Mobile, 10180 Telesis Court, 3rd Floor, San Diego, California 92121, P.O.C. Robert Krebs, 760-807-3936.

(CHECK BOXES BELOW)


1. This activity is **EXEMPT FROM CEQA** pursuant to:
- Section 15060 (c)(3) of the State CEQA Guidelines (the activity is not a project as defined in Section 15378)
 - Section 15061 (b)(3) of the State CEQA Guidelines (General Rule)
2. This project is **EXEMPT FROM CEQA** pursuant to State CEQA Guidelines Section checked below:

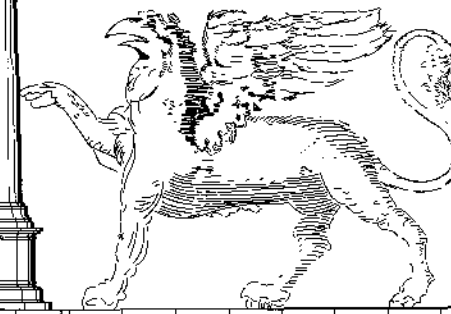
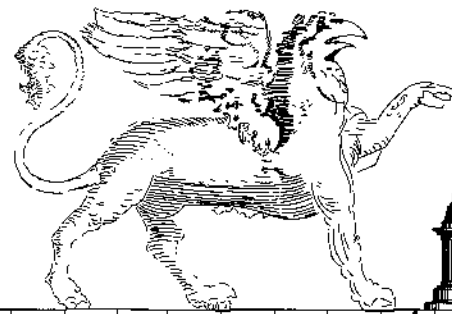
ARTICLE 19 of GUIDELINES CATEGORICAL EXEMPTIONS (Incomplete list)		ARTICLE 18 of GUIDELINES STATUTORY EXEMPTIONS (Incomplete list)	
Section	Short Name	Section	Short Name
<input type="checkbox"/> 15301	Existing Facilities	<input type="checkbox"/> 15261	Ongoing Project
<input checked="" type="checkbox"/> 15302	Replacement or Reconstruction	<input type="checkbox"/> 15262	Feasibility and Planning Studies
<input type="checkbox"/> 15303	New Construction or Conversion of Small Structures	<input type="checkbox"/> 15265	Adoption of Coastal Plans and Programs
<input type="checkbox"/> 15304	Minor Alterations to Land	<input type="checkbox"/> 15268	Ministerial Projects
<input type="checkbox"/> 15305	Minor Alteration in Land Use	<input type="checkbox"/> 15269	Emergency Projects
<input type="checkbox"/> 15306	Information Collection	<input type="checkbox"/> Other	_____
<input type="checkbox"/> 15311	Accessory Structures		
<input type="checkbox"/> 15312	Surplus Government Property Sales		
<input type="checkbox"/> 15315	Minor Land Divisions		
<input type="checkbox"/> 15317	Open Space Contracts or Easements		
<input type="checkbox"/> 15319	Annexation of Existing Facilities and Lots for Exempt Facilities		
<input type="checkbox"/> 15325	Transfer of Ownership of Interest in Land to Preserve Open Space		
<input type="checkbox"/> Other	_____		

It is hereby certified that the City of San Diego has determined the above activity to be exempt:

Distribution:

Exemption or Project file
Karen Lynch-Ashcraft, Development Project Manager


Senior Planner
Environmental Analysis Section



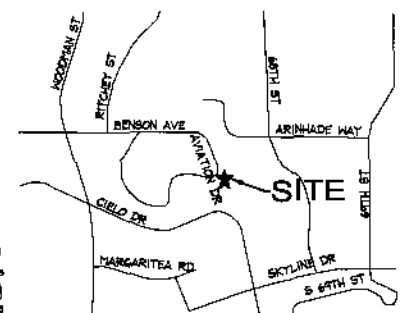
T-Mobile

SD02140 ENCANTO
6780 AVIATION DRIVE, SAN DIEGO, CA 92114

Revision / Issue	Date
1st for 2D Review	05-05-09
2nd Comments	06-10-09
3rd Comments	06-04-09
4th Comments	10-29-09
5th Comments	11-10-09

SECTOR ANTENNA	DIRECTION	ADJUTANT	ANTENNA MODEL NUMBER	PERMANENT IDENTIFI.	ONLY CABLE LENGTH (FT)	LOSS (DB)	LOSS COEFF	LOSS (DB)
A1	NORTH	0'	TRICO-4848001	0'	30'	-	1.28	3.84
A2		0'	TRICO-4848001	0'	30'	-	1.28	3.84
A3		0'	TRICO-4848001	0'	30'	-	1.28	3.84
A4	SOUTHWEST	0'	TRICO-4848001	0'	30'	-	1.28	3.84
B1		0'	TRICO-4848001	0'	30'	-	1.28	3.84
B2		0'	TRICO-4848001	0'	30'	-	1.28	3.84
B3	SOUTHWEST	0'	TRICO-4848001	0'	30'	-	1.28	3.84
B4		0'	TRICO-4848001	0'	30'	-	1.28	3.84
B5		0'	TRICO-4848001	0'	30'	-	1.28	3.84

- DIRECTIONS TO SITE**
1. START OUT GOING SOUTH ON TELESIS CT TOWARD LUSK BLVD. 0.1 MI
 2. TURN LEFT ONTO LUSK BLVD. 1.1 MI
 3. TURN RIGHT ONTO MIRA MESA BLVD. 0.4 MI
 4. MERGE ONTO I-805 S. 14.9 MI
 5. TAKE THE IMPERIAL AVE EXIT. 0.3 MI
 6. TURN LEFT ONTO IMPERIAL AVE. 2.5 MI
 7. TURN RIGHT ONTO HODGKIN ST. 0.4 MI
 8. TURN LEFT ONTO BENSON AVE. 0.1 MI
 9. TURN RIGHT ONTO AVIATION DR/BENSON RD. 0.0 MI
 10. END AT 6780 AVIATION DR SAN DIEGO, CA 92114-8808



RF INITIALS: _____ DATE _____

ZONING/PLANNING INITIALS: _____ DATE _____

ARCHITECT INITIALS: _____ DATE _____

CONSTRUCTION INITIALS: _____ DATE _____

SITE ACQUISITION INITIALS: _____ DATE _____

LANDLORD INITIALS: _____ DATE _____

ACCESSIBILITY DISCLAIMER

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

PROJECT STATEMENT

I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.

SIGNED: _____

DIRECTIONS TO SITE

VICINITY MAP

CLIENT APPROVALS

TITLE 24 COMPLIANCE

REQUIRED PERMITS

- CONDITIONAL USE PERMIT AND PLANNED DEVELOPMENT PERMIT FOR HEIGHT DEVIATION

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:
1. CALIFORNIA BUILDING CODE - 2007 (PART 2 OF TITLE 24)
 2. CALIFORNIA MECHANICAL CODE - 2007 (PART 4 OF TITLE 24)
 3. CALIFORNIA PLUMBING CODE - 2007 (PART 5 OF TITLE 24)
 4. CALIFORNIA ELECTRICAL CODE - 2007 (PART 6 OF TITLE 24)
 5. CALIFORNIA FIRE CODE - 2007 (PART 9 OF TITLE 24)
 6. LIFE SAFETY CODE - N.F.P.A. 101 - 1998 & 1991
 7. NATIONAL COUNCIL ON RADIATION PROTECTION AND MEASUREMENTS 684 RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
 8. AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
 9. FEDERAL SPECIFICATIONS (FED. SPEC.)
 10. UNDERWRITERS LABORATORIES
 11. NATIONAL FIREPROTECTION ASSOCIATION (NFPA) (AS ADOPTED BY THE STATE AGENCIES)

SITE NAME
ENCANTO

SITE NUMBER
6002140

SITE ADDRESS
6780 AVIATION DRIVE,
SAN DIEGO, CA 92114

OWNER
CITY OF SAN DIEGO
REAL ESTATE SERVICES DIVISION
100 THIRD AVE., SUITE 1700
SAN DIEGO, CA 92101
619-254-6020

APPLICANT
T-MOBILE
1010 TELESIS CT
SAN DIEGO, CA 92101

TELECOMMUNICATION CARRIERS
VERIZON WIRELESS, SPRINT & CITY OF SAN DIEGO CARRIERS ARE LOCATED ON THIS SUBJECT PROPERTY.

OWNER CONTACT
CAROL YOUNG
619-254-6001

ASSESSOR PARCEL NUMBER
544-52-08

SPRINKLERED BLDG:
N/A

ARCHITECTS & ENGINEERS
MITCHELL J. ARCHITECTURE
4888 RONSON COURT, SUITE N
SAN DIEGO, CA 92111
TEL: (619) 450-3130
FAX: (619) 450-8140

CONTACT: ART BROGHN (PROJECT MANAGER)

SITE ACQUISITION CONSULTANT
DEPRATT INC.
DEBRA D. GARDNER
619-724-8110

CONSTRUCTION MANAGER
DEPRATT INC.
PAUL HOKENESS
619-724-8804

Sheet Number	Sheet Title
G-001	TITLE SHEET, PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-401	ENLARGED SITE PLAN
D-501	EQUIPMENT AREA PLAN, ANTENNA LAYOUT & DETAILS
L-101	LANDSCAPE CONCEPT PLAN

CURRENT ZONING: RS-1-7

(E) OCCUPANCY: B

(E) TYPE OF CONSTRUCTION: TYPE V-N

PROJECT DESCRIPTION:
T-MOBILE PROPOSES A NEW 80 FT. HIGH PALM MONOPINE TREE (2) NEW PANEL ANTENNAS, (1) NEW BTS EQUIPMENT CABINET MOUNTED ON NEW CONC. SLAB INSIDE A NEW EQUIPMENT ENCLOSURE, (3) EXIST. EQUIPMENT CABINETS TO BE RELOCATED INSIDE NEW EQUIPMENT ENCLOSURE. NEW LANDSCAPING PROPOSED ON TREES TO BE LOCATED ON THE NORTH & EAST SIDE OF NEW MONOPINE.

OPERATING FREQUENCIES:
TRANSMIT: 851-869, 850-840, 1990-1995 MHz
RECEIVE: 806-824, 514-517, 1910-1915 MHz
ERP = 100 WATTS MAX.

ACCURACY:
LATITUDE:
LONGITUDE:

REQUIRED PERMITS

APPLICABLE CODES

PROJECT SUMMARY

CONSULTANT TEAM

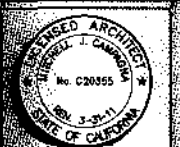
SHEET INDEX

Title Sheet, Project Information & Vicinity Map

ENCANTO
SD02140
6780 AVIATION DRIVE
SAN DIEGO, CA 92114

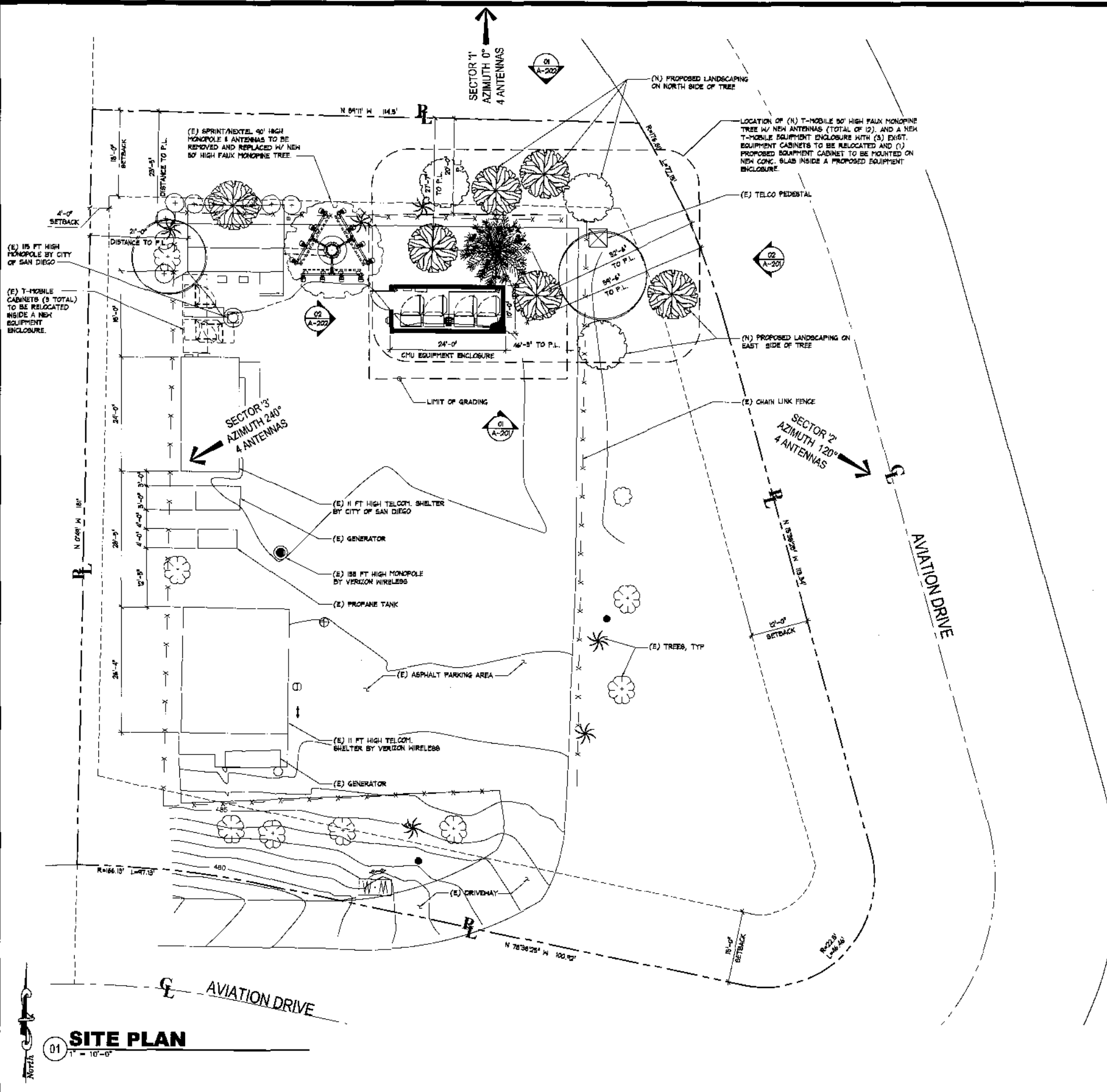
T-Mobile
architect

architect



SD02140
06-10-09
jdt
myc
NO SCALE

G-001



Underground Service Alert
 Call: TOLL FREE
1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG
 NOTIFY DIG-ALLER™ OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING

License Certificate
 Standard Wireless Facility Project
 For Post-construction Study

I, the undersigned, as trustee of a portion of the property described on
6780 AVIATION DRIVE, SAN DIEGO, CA 92121
 (Address or legal description)
 understand that, in accordance with the San Diego Municipal Code, Land Development Manual -
 Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and
 incorporate "Site Design" and "Source Control" BMPs.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use
 are as follows:
 Sediment
 Erosion
 Trash & debris
 Oxygen Demanding Substances
 Oil & Grease
 Bacteria & Viruses
 Pesticides
 Weeds
 We will incorporate the following into the site design:

Maintain pre-development runoff characteristics
 Minimize impervious foot print by constructing walkways, patios and driveways with permeable
 surfaces.
 Generate natural areas
 Use natural drainage systems as opposed to dead end or underground drainage systems.
 Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to
 the storm drainage system.
 Preserve existing mature trees and shrubs.
 Protect all slopes from erosion.

Additionally, We will:
 Minimize the use of pesticides.
 Use efficient irrigation systems and landscape design, incorporating rain shield devices and flow
 reducers as needed.
 We will maintain the above Standard Permanent BMPs for the duration of the life.

Witness Robert Krebs Company Name T-Mobile
 (print name)
[Signature] Date 11/3/2009
 (Signature)

GENERAL NOTES:
 1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL
 INCORPORATE ANY 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.
 2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
 DATUM: HORIZONTAL NAD 83, VERTICAL NAVD 88

GRADING	
CUT	NA
FILL	NA
IMPORT	NA
EXPORT	7.2 CU YDS

SITE PLAN & NOTES
ENCANTO T-Mobile
architecture
A-101

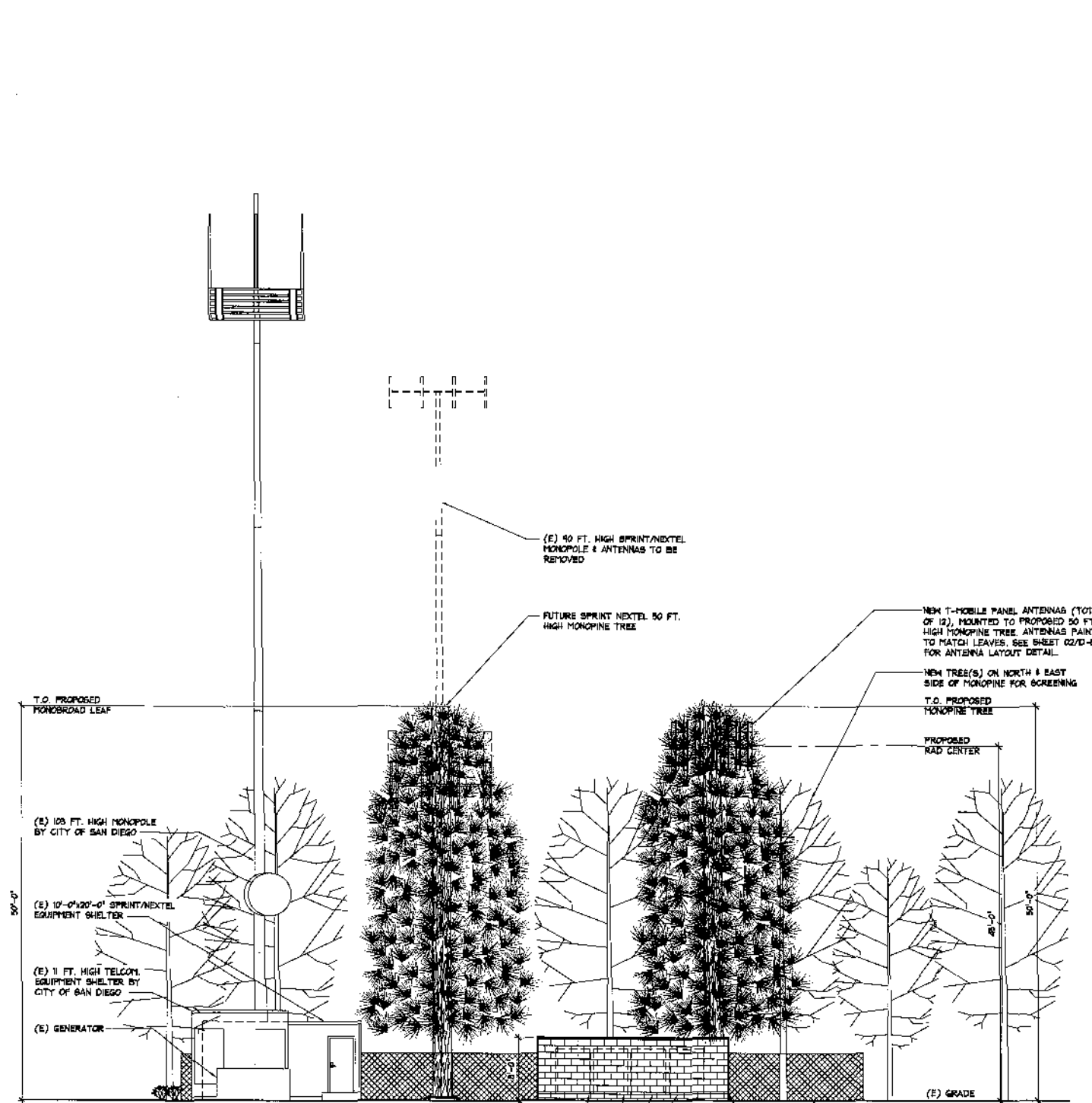
10180 TELEBIS CT
 SAN DIEGO, CA 92121
 6780 AVIATION DRIVE
 SAN DIEGO, CA 92114

ENCANTO ARCHITECTURE
 J. GARDNER
 No. 026355
 Exp. 3-31-11
 STATE OF CALIFORNIA

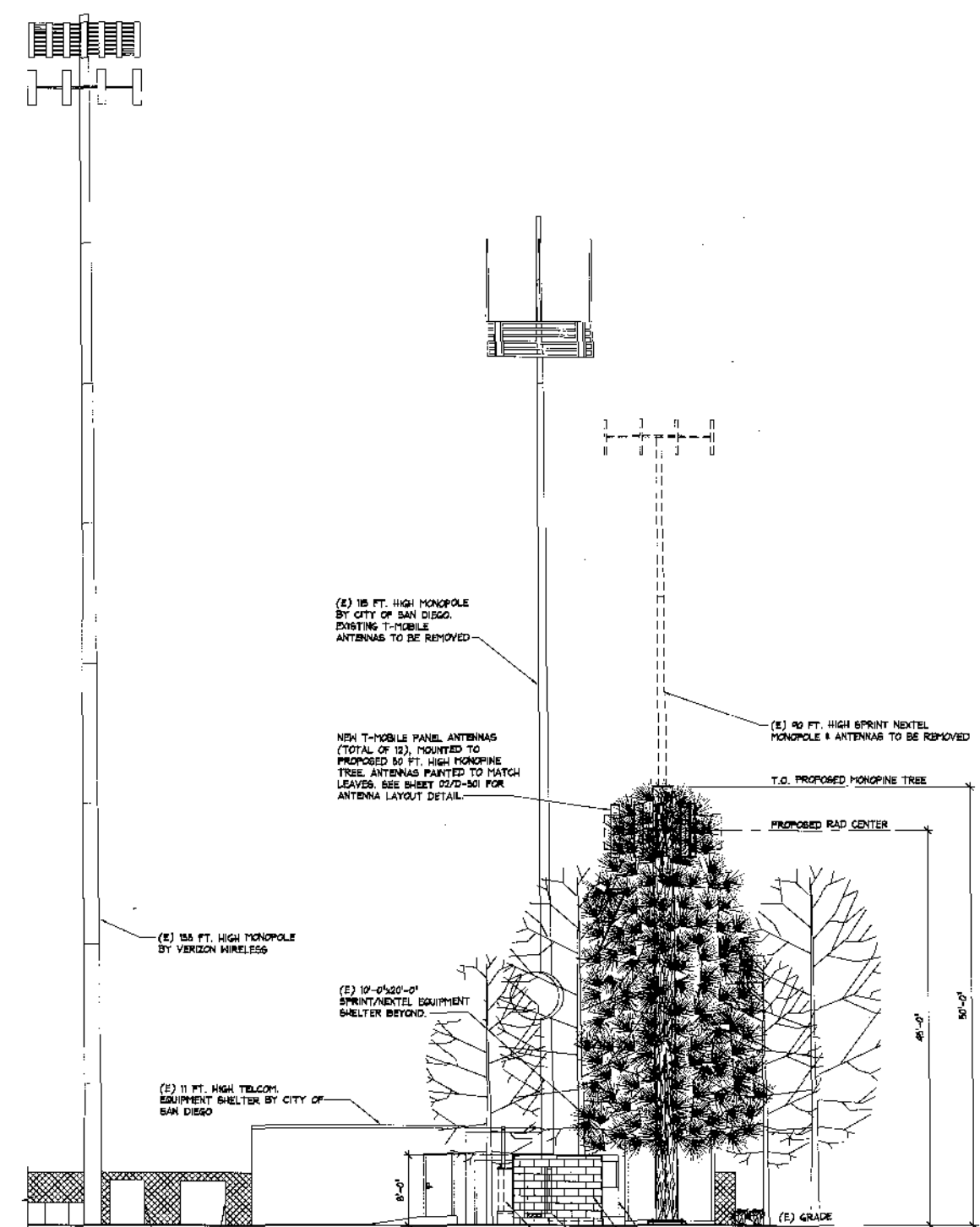
SD02140
 06-10-09
 jdn
 mjc
 1" = 10'-0"
 Council I. Architecture

01 SITE PLAN
 1" = 10'-0"

Revision / Issue	Date
Prepared for 2D Review	05-05-09
Client Comments	06-10-09
City Comments	08-04-09
Planning Comments	10-29-09
Building Comments	11-10-09

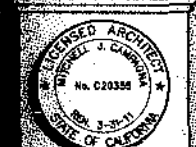


01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

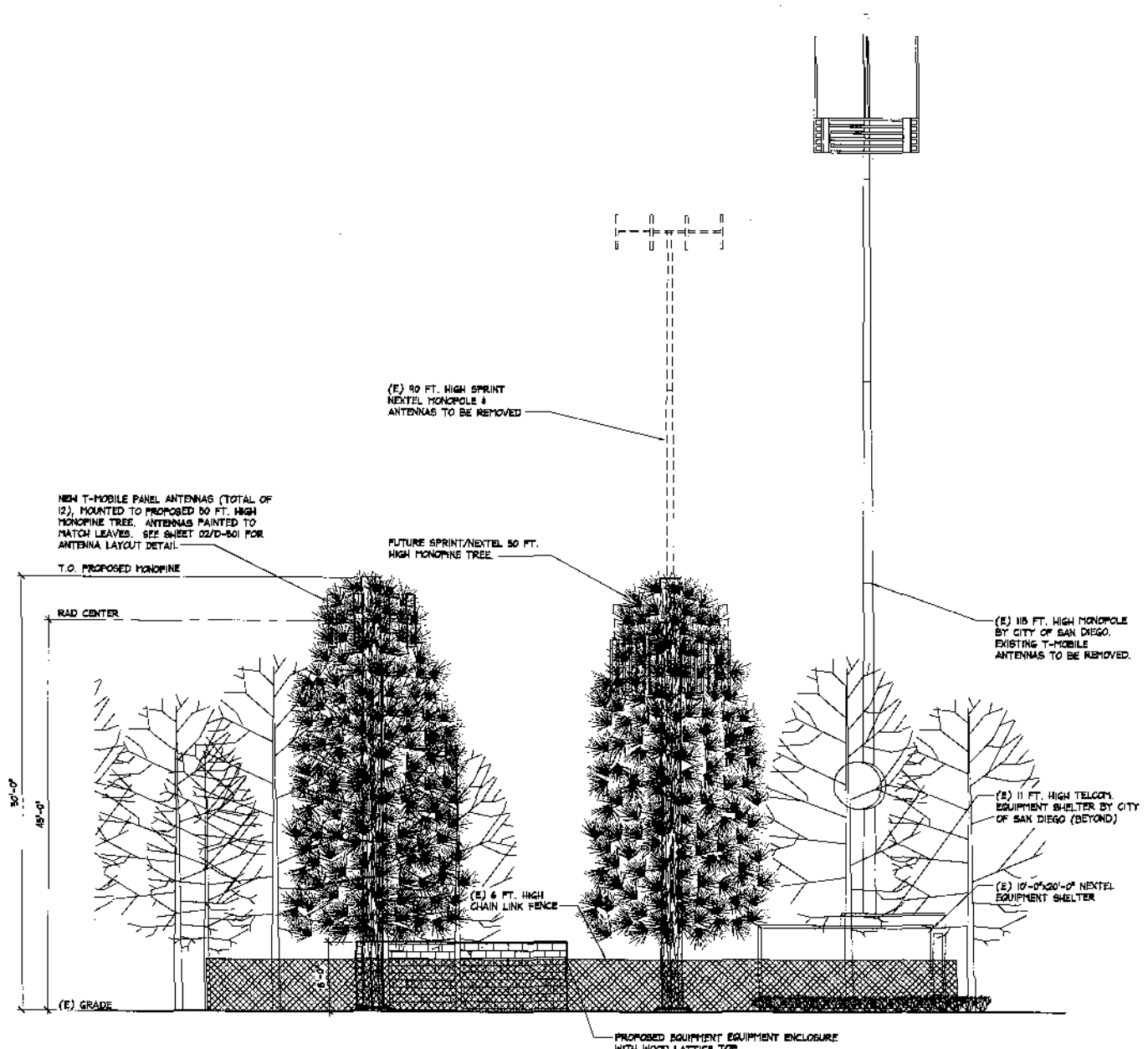
EXTERIOR ELEVATIONS
ENCANTO T-Mobile
 architecture
 ENCANTO T-Mobile
 10190 TELEFIS CT
 SAN DIEGO, CA 92121
 6780 AVIATION DRIVE
 SAN DIEGO, CA 92114
 architecture



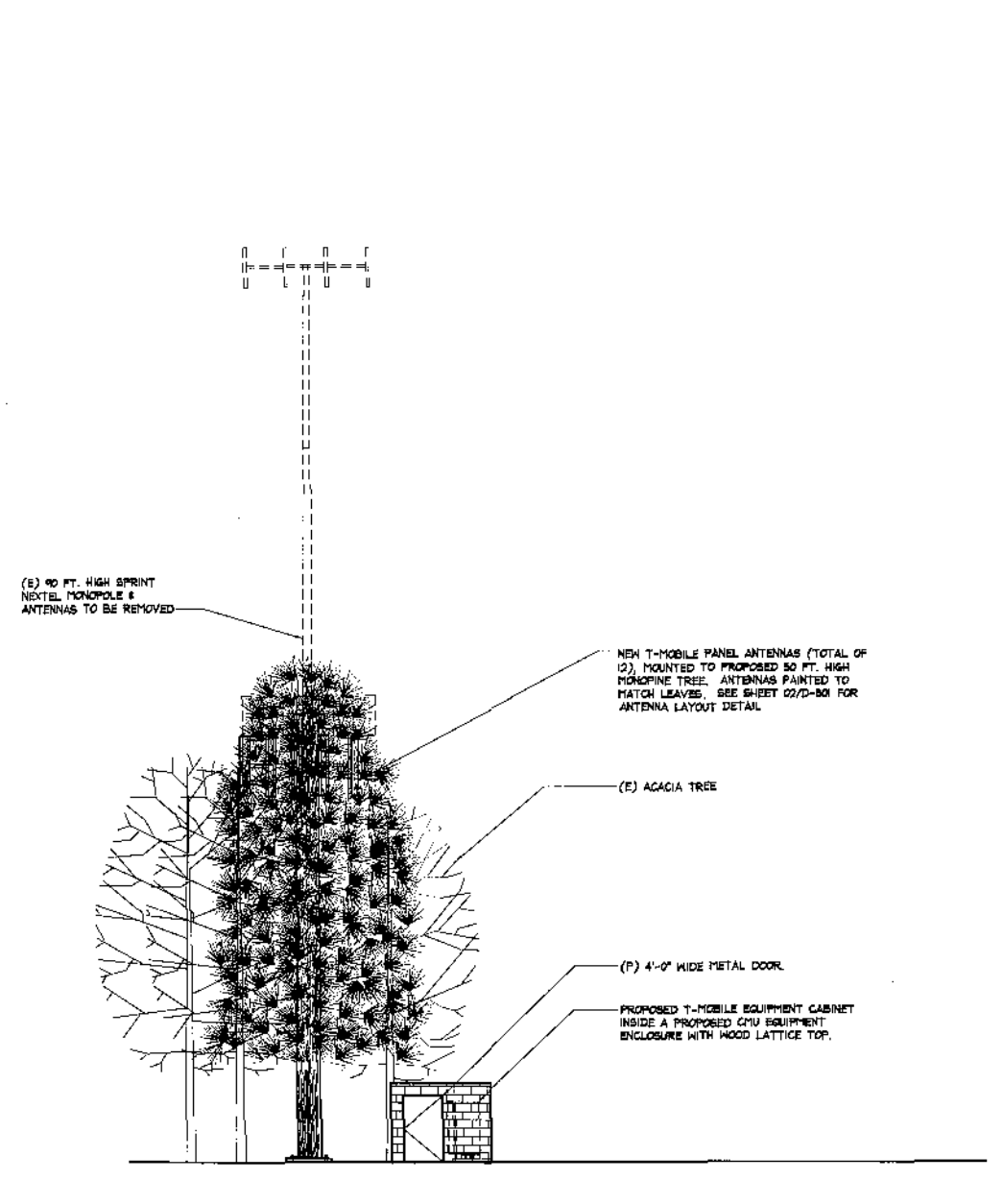
Sheet	SD02140
Date	06-10-09
Drawn by	jda
Checked by	mjc
Scale	1/8" = 1'-0"

A-201

Revision / Issue	Date
Prepared for ZD Review	05-05-09
First Comments	06-10-09
Second Comments	08-04-09
Third Comments	10-28-09
Fourth Comments	11-10-09



01 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



02 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

ENCANTO T-Mobile
 10180 TELESENS CT.
 SAN DIEGO, CA 92121
 6780 AVIATION DRIVE
 SAN DIEGO, CA 92114
 architecture **architect** architecture



SD02140
06-10-09
jdj
mjc
1/8" = 1'-0"

Revision / Issue	Date
Submitted for ZD Review	05-05-09
Final Comments	06-10-09
Planning Comments	08-04-09
Final Comments	10-29-09
Final Comments	11-10-09

ENCANTO T-Mobile
 10180 TELESPIS CT
 SAN DIEGO, CA 92121

ENCANTO T-Mobile
 6780 AVIATION DRIVE
 SAN DIEGO, CA 92114

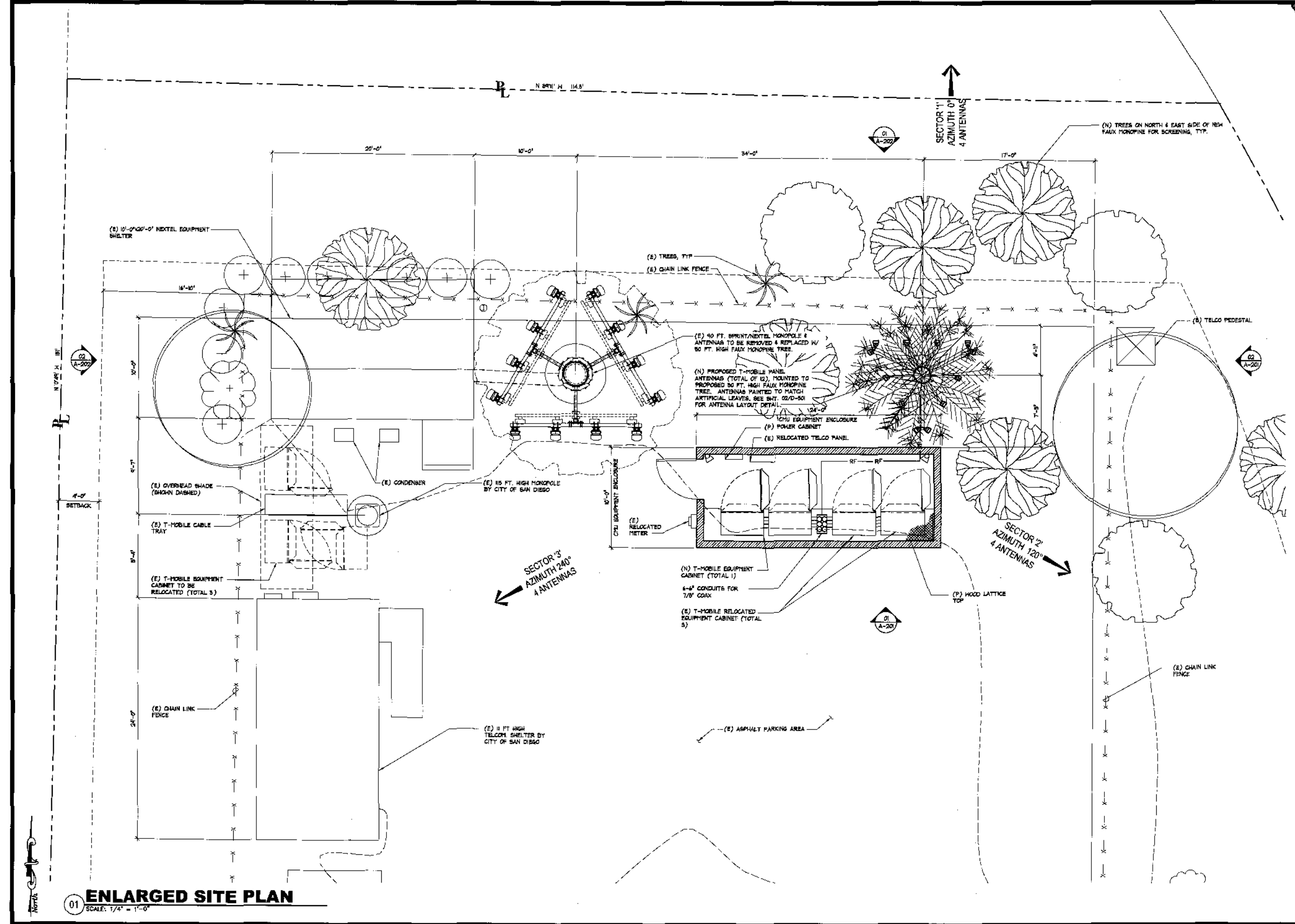
architecture **ENCANTO** architecture

ENLARGED ARCHITECTURAL & ENGINEERING
 No. C23855
 Exp. 3-31-13
 STATE OF CALIFORNIA

SD02140
 06-10-09
 jdn
 mjc
 1/4" = 1'-0"

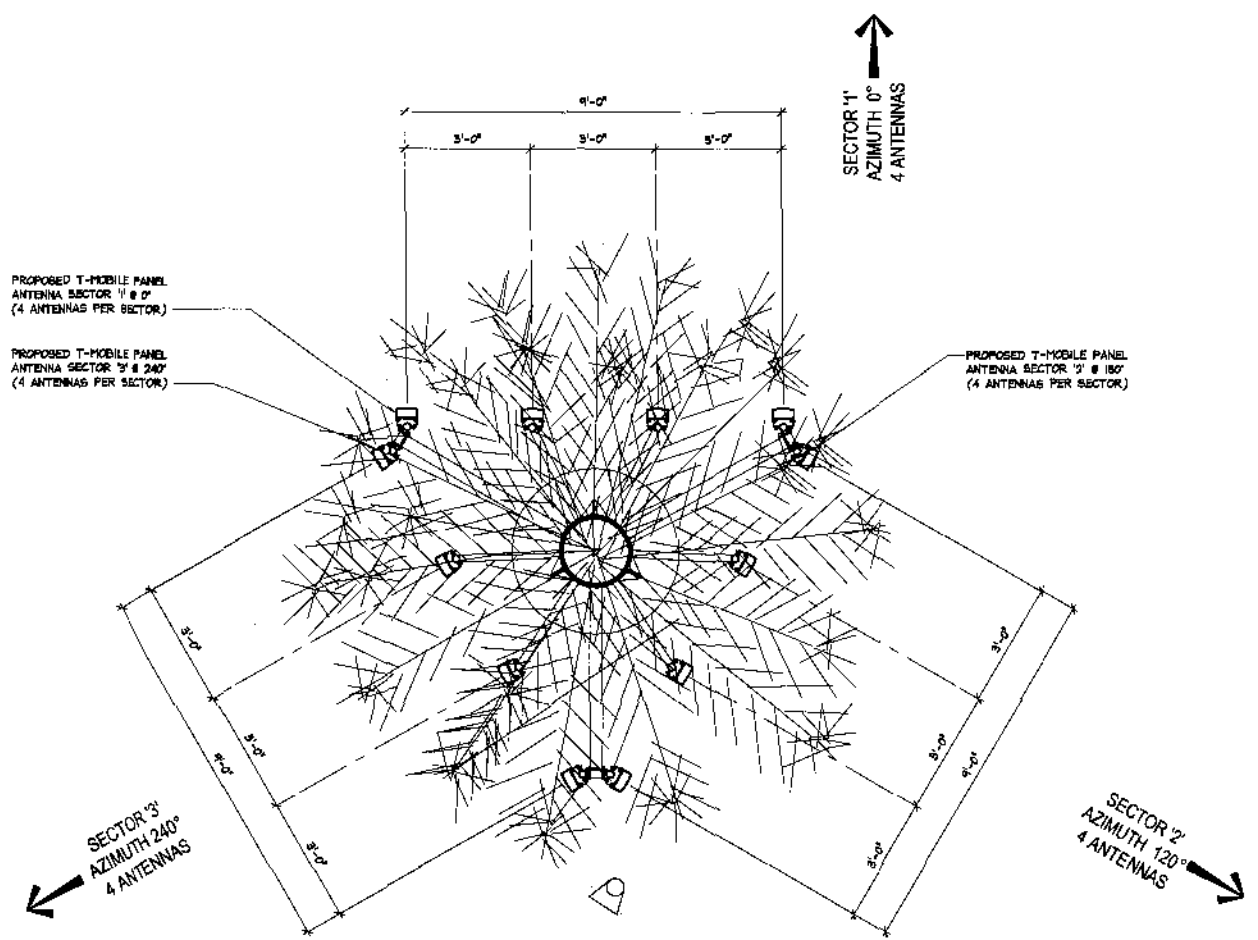
Scott J. Architecture

A-401



01 ENLARGED SITE PLAN
 SCALE: 1/4" = 1'-0"

Revision/Issue	Date
Approved for ZD Review	05-05-09
Design Comments	05-10-09
Design Comments	06-04-09
Design Comments	10-29-09
Design Comments	11-16-09



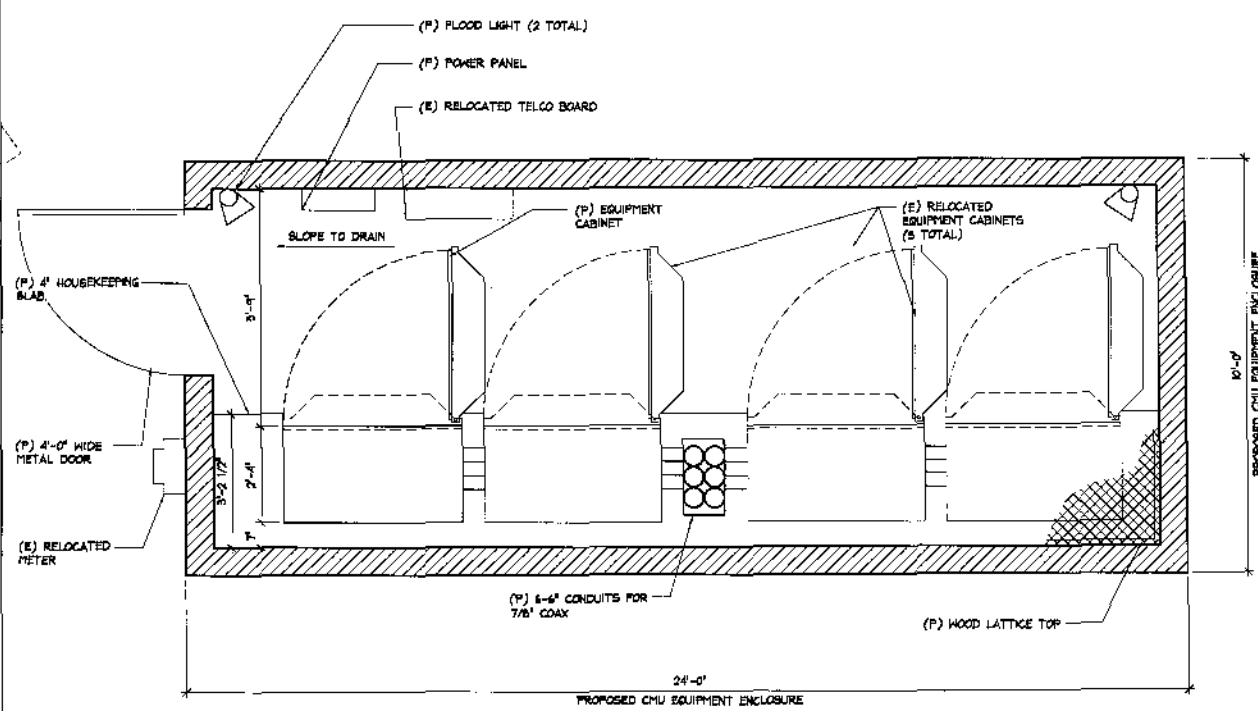
NOTE:

ANTENNAS, ANTENNA MOUNTING HARDWARE, & ANY EXPOSED HARDWARE/EQUIPMENT MOUNTED ON THE NEW FAUX MONOPINE TREE WILL BE PAINTED TO MATCH FAUX LEAVES.

ANTENNA SOCKS MOUNTED ON PANEL ANTENNAS

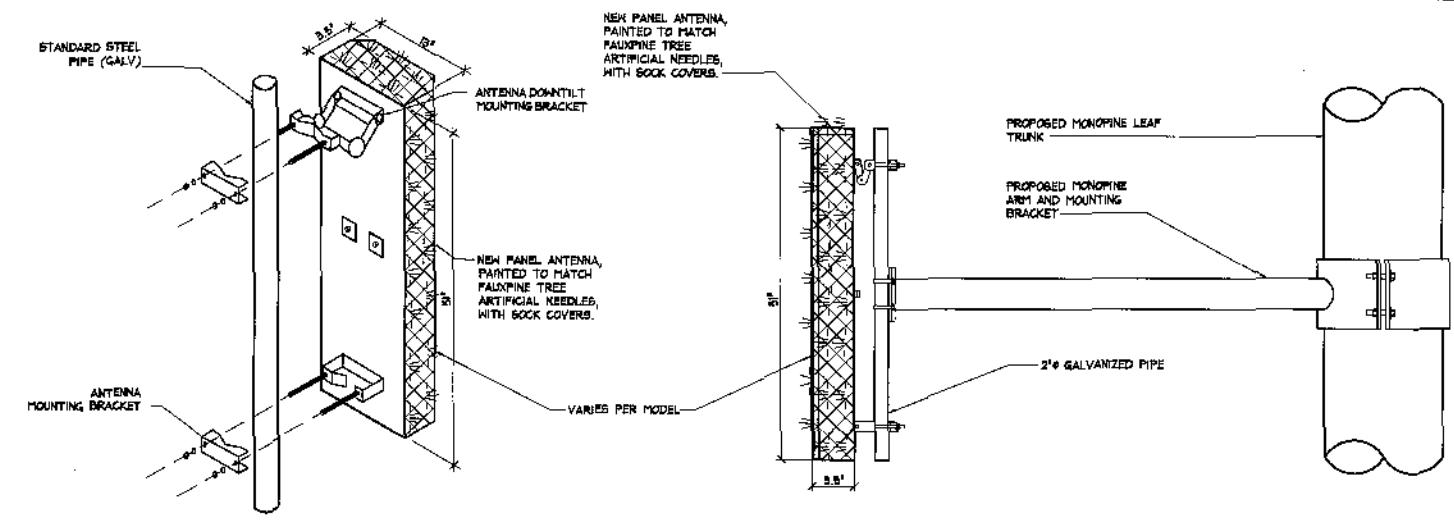
ALL COAX CABLES TO BE ROUTED DIRECTLY FROM THE GROUND UP THROUGH THE POLE. NO DOGHOUSE IS PERMITTED.

FAUX TREE SHALL INCORPORATE A SUFFICIENT AMOUNT OF BRANCHES TO PROJECT A NATURAL APPEARANCE.



01 EQUIPMENT AREA PLAN
SCALE: 1/2" = 1'-0"

02 ANTENNA LAYOUT PLAN
SCALE: 1/2" = 1'-0"



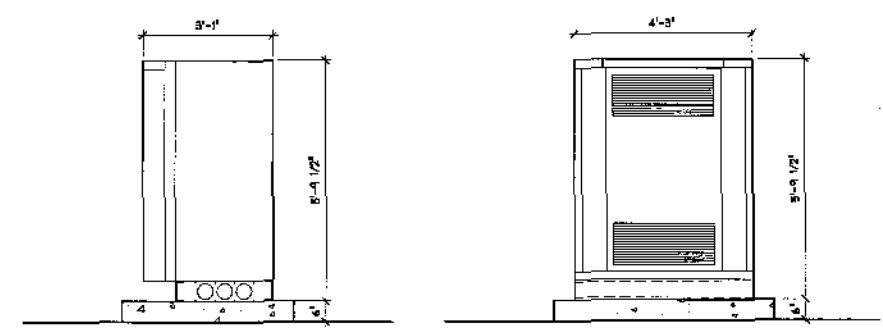
ANTENNA SPECIFICATIONS

SECTOR 1'
MFR. ANDREW
MODEL: TMB00-0516R21
HEIGHT: 18.5 lbs.
LWD: 5'x15'x5.5'

SECTOR 2'
MFR. ANDREW
MODEL: TMB00-0516R21
HEIGHT: 18.5 lbs.
LWD: 5'x15'x5.5'

SECTOR 3'
MFR. ANDREW
MODEL: TMB00-0516R21
HEIGHT: 18.5 lbs.
LWD: 5'x15'x5.5'

03 ANTENNA ATTACHMENT
SCALE: NOT TO SCALE



04 NEW BTS CABINET
SCALE: 1/2" = 1'-0"

EQUIPMENT AREA PLAN, ANTENNA LAYOUT, & DETAILS
ENCANTO F-Mobile
 8855 River Court, Suite 100
 San Diego, CA 92121
 619.441.1410
 10180 TELESIS CT
 SAN DIEGO, CA 92121
 6780 AVIATION DRIVE
 SAN DIEGO, CA 92114
architecture



Project No.	SD02140
Date	06-10-09
Drawn by	dh
Checked by	mjc
AS SHOWN	

D-501

INSTALL HYDROSEED MIX AS REQUIRED. HYDROSEED NOTE THIS SHEET.

HYDROSEED MIX
(CHARACTERISTICS: NATIVE, LOW FUEL, NON-INVASIVE, NON-IRRIGATED OR TEMPORARILY - IRRIGATED)

BOTANICAL NAME	COMMON NAME	POUNDS PURE LIVE SEED PER ACRE	MINIMUM PERCENT PURITY/GERMINATION
ARTHEMISIA PYRROCEPHELA	COAST SAGEBRUSH	1.0	10/60
BACCHARIS SARATHROIDES	BROOM BACCHARIS	2.0	05/40
CLARKIA AMODIA	FAREWELL TO SPRING	1.0	98/80
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	2.0	50/70
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	5.0	98/80
LOTUS SCOPARIUS	DEERWEED	4.0	95/80
LUPINUS SUCCULENTUS	ARROYO LUPINE	2.0	05/85
MIMULUS A. LONGIFLORUS	SOUTHERN MONKEYFLOWER	2.0	02/60
PHACELIA CAMPANULARIA	CALIFORNIA BLUE BELL	1.0	98/80
PLANTAGO INULARIS	PLANTAIN	15.0	98/75
SISTRICHNUM BELLUM	BLUE-EYED GRASS	2.0	95/75
VERBENA TRILIBECTA	MOSS VERBENA	2.0	02/75

SLURRY MIX COMPONENTS POUNDS PER ACRE
SEED MIX 57.0 LBS. PER ACRE
CELLULOSE FIBER MULCH 2,000 LBS. PER ACRE
98-0-0 COMMERCIAL FERTILIZER 60 LBS. PER ACRE
0-36-0 PLUS 185 POPCORN BULFER 180 LBS. PER ACRE
BINDER 50 LBS. PER ACRE

- NOTE:**
- A WETTING AGENT CONSISTING OF 98% ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATION.
 - EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AN HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.
 - SEE LANDSCAPE SPECIFICATIONS FOR ADDITIONAL NOTES.

GENERAL NOTES

CONFORMANCE: ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE:

- THIS PROJECT SHALL BE MAINTAINED BY THE PERMITTEE WHO SHALL ASSUME RESPONSIBILITY FOR THE LONG TERM LANDSCAPE MAINTENANCE INCLUDING THE LANDSCAPING IN THE ADJOINING PUBLIC RIGHT OF WAY.
- THE LANDSCAPE AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
- ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED. THE TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SPREAD AS IDENTIFIED IN THE PLANT LEGEND.

STREET TREES AND LANDSCAPING IN THE PUBLIC R.O.W.

- PROVIDE A 40 SQ. FT. AIR AND WATER PERMEABLE GROWING AREA PER STREET TREE, MINIMUM 50 S.F. PER PALM. MINIMUM DIMENSION (WIDTH) OF THE PLANTING AREA TO BE 5 FT.
- MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE:
TRAFFIC SIGNALS (STOP SIGNS) - 20 FT.
UNDERGROUND UTILITY LINES - 5 FT. (10 FT. FOR SEWER)
ABOVE GROUND UTILITY LINES - 10 FT.
DRIVEWAYS (ENTRIES) - 10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS) - 25 FT.

ROOT BARRIERS: A ROOT BARRIERS SHALL BE PROVIDED FOR ALL NEWLY INSTALLED TREES WITHIN 6 FT. OF ANY HARDSCAPE, PAVEMENT, WALL, BUILDING OR CURB. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL AND SHALL BE 24" DEEP AND 10" IN LENGTH. LENGTH TO BE CENTERED ON ROOTBALL.

MULCH: INSTALL 2" DEEP BARK MULCH CHIPS IN ALL PLANTING AREAS, EXCLUDING SLOPES OF GREATER THAN 5% REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUNDCOVER OR LAWN. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

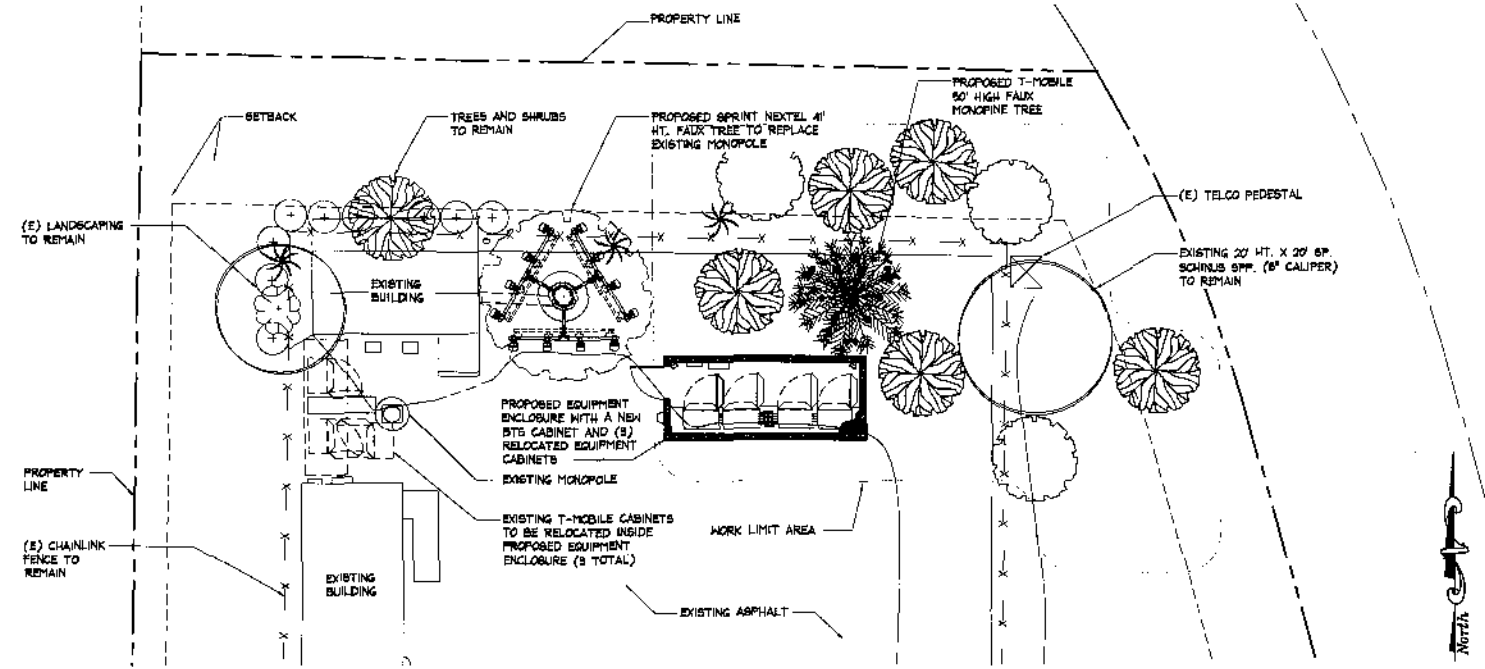
HYDROSEED: INSTALL HYDROSEED MIX (SEE THIS SHEET FOR MIX) IN ALL PLANTING AREAS OF BARE OR DISTURBED SOIL THAT HAVE A SLOPE OF GREATER THAN 5%.

IRRIGATION:

- AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- ALL PLANTING AREAS SHALL BE IRRIGATED BY AN AUTOMATIC BELOW GRADE SYSTEM FEATURING A COMBINATION OF SPRAY HEADS, DRIP HEADS, AND BUBBLERS.

DISTURBED AREAS: ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.04(A)).

BURIAL MANAGEMENT: PROPOSED PLANT MATERIAL SHALL NOT POSE A CONFLICT WITH BURIAL MANAGEMENT AROUND THE EXISTING ADJACENT RESIDENCE. (FOR EXAMPLE, HIGHLY FLAMMABLE PLANT MATERIAL, SUCH AS PINES, WOULD NOT BE PERMITTED WITHIN 100' OF THE RESIDENCE FOR AREAS ADJACENT TO NATIVE/NATURALIZED VEGETATIONS.)



PLANTING SCHEME

DESIGN INTENT: THE SHRUB MATERIAL CHOSEN WILL MATURE IN 5 YEARS TO SCREEN THE SITE WALLS AND BLEND INTO THE EXISTING LANDSCAPE. THE TREES SELECTED WILL MATURE IN 6 TO 10 YEARS AND GROW TO A HEIGHT OF 20 TO 40 FT. THE TREES WILL SCREEN THE FAUX TREE. ALL PLANT MATERIAL IS DROUGHT TOLERANT.

SYMBOL	SIZE	QTY	FORM	BOTANICAL NAME	COMMON NAME	HEIGHT/SPREAD
	100% 24" BOX	4	MED. TO LARGE CANOPY SCREENING TREES	ACACIA SPP. CRASUARINA SPP. EUCALYPTUS SIDEROXYLON GREVILLEA ROBUSTA	ACACIA TREE BEEFWOOD RED IRON BARK SILK OAK	MATURE HEIGHT 20-60 FT/25 FT
	100% 36" BOX	4	MED. TO LARGE CANOPY SCREENING TREES	ACACIA SPP. CRASUARINA SPP. EUCALYPTUS SIDEROXYLON GREVILLEA ROBUSTA	ACACIA TREE BEEFWOOD RED IRON BARK SILK OAK	MATURE HEIGHT 20-60 FT/25 FT
	100% 1 GALLON	6	HARDY EVERGREEN SHRUBBY VINE	HARDENBERGIA VIOLACEA	'HAPPY WANDERER' PURPLE CORAL PEA PURPLE VINE LILAC	

LANDSCAPE DEVELOPMENT PLAN

ENCANTO Architecture

ENCANTO Architecture
10180 TELEVIS CT
SAN DIEGO, CA 92121
780 AVIATION DRIVE
SAN DIEGO, CA 92114

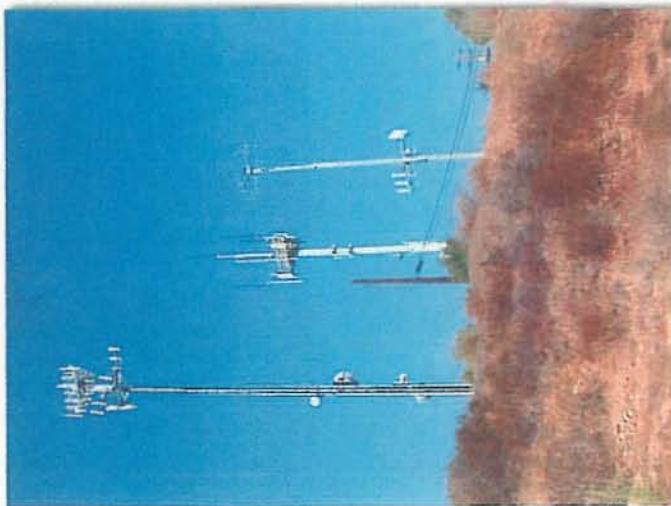
ARCHITECT
ENCANTO ARCHITECTURE
10180 TELEVIS CT
SAN DIEGO, CA 92121
780 AVIATION DRIVE
SAN DIEGO, CA 92114
TEL: 619-594-1400
WWW.ENCANTOARCHITECTURE.COM

REVISION / ISSUE DATE

Revised for ZD Review	05-05-09
Final Comments	06-10-09
Final Comments	08-04-09
Final Comments	10-29-09
Final Comments	11-10-09

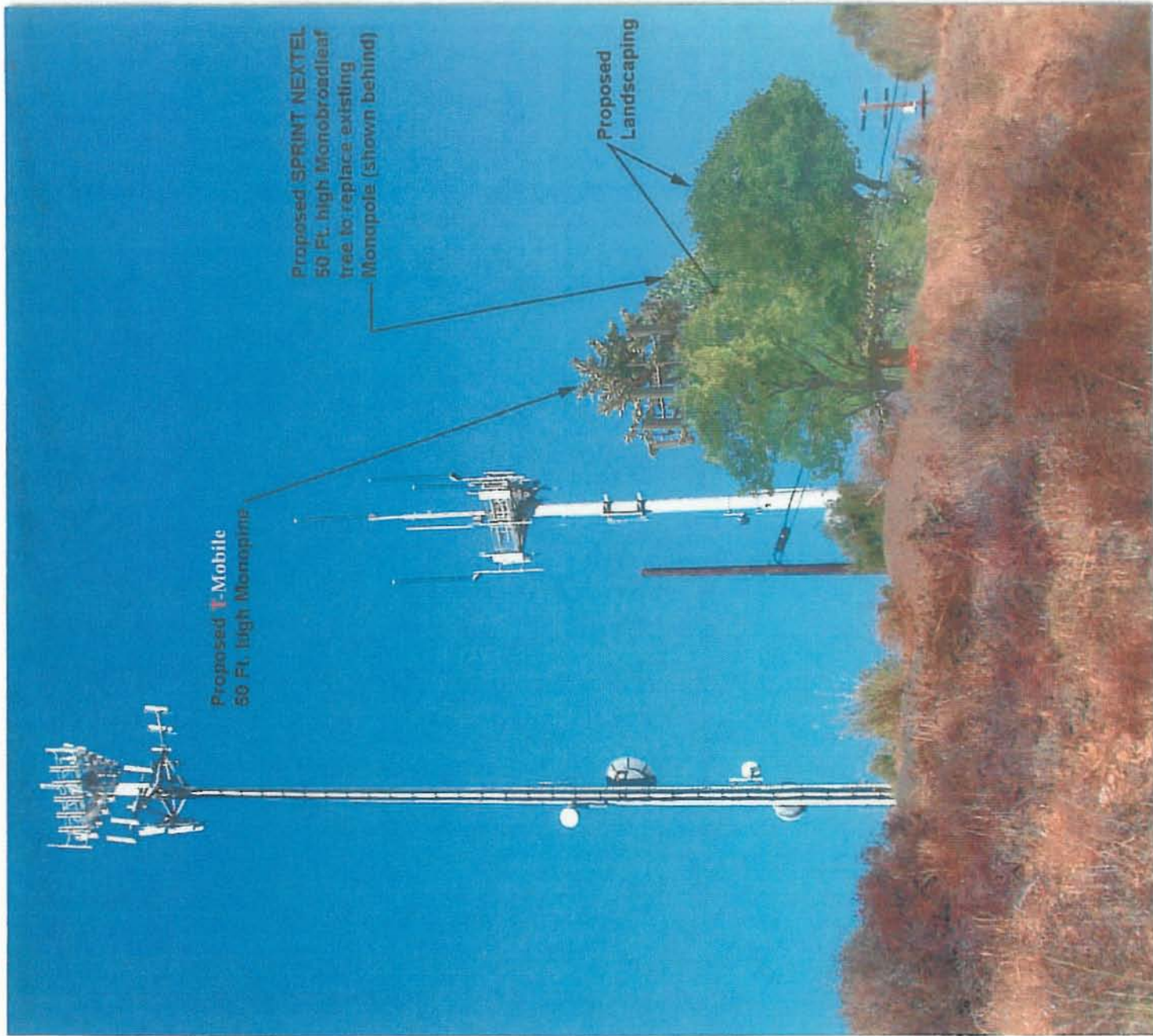
SD02140
06-10-09
ida
mjc
1" = 10'-0"

L-101



Existing

ENCANTO
SD02140



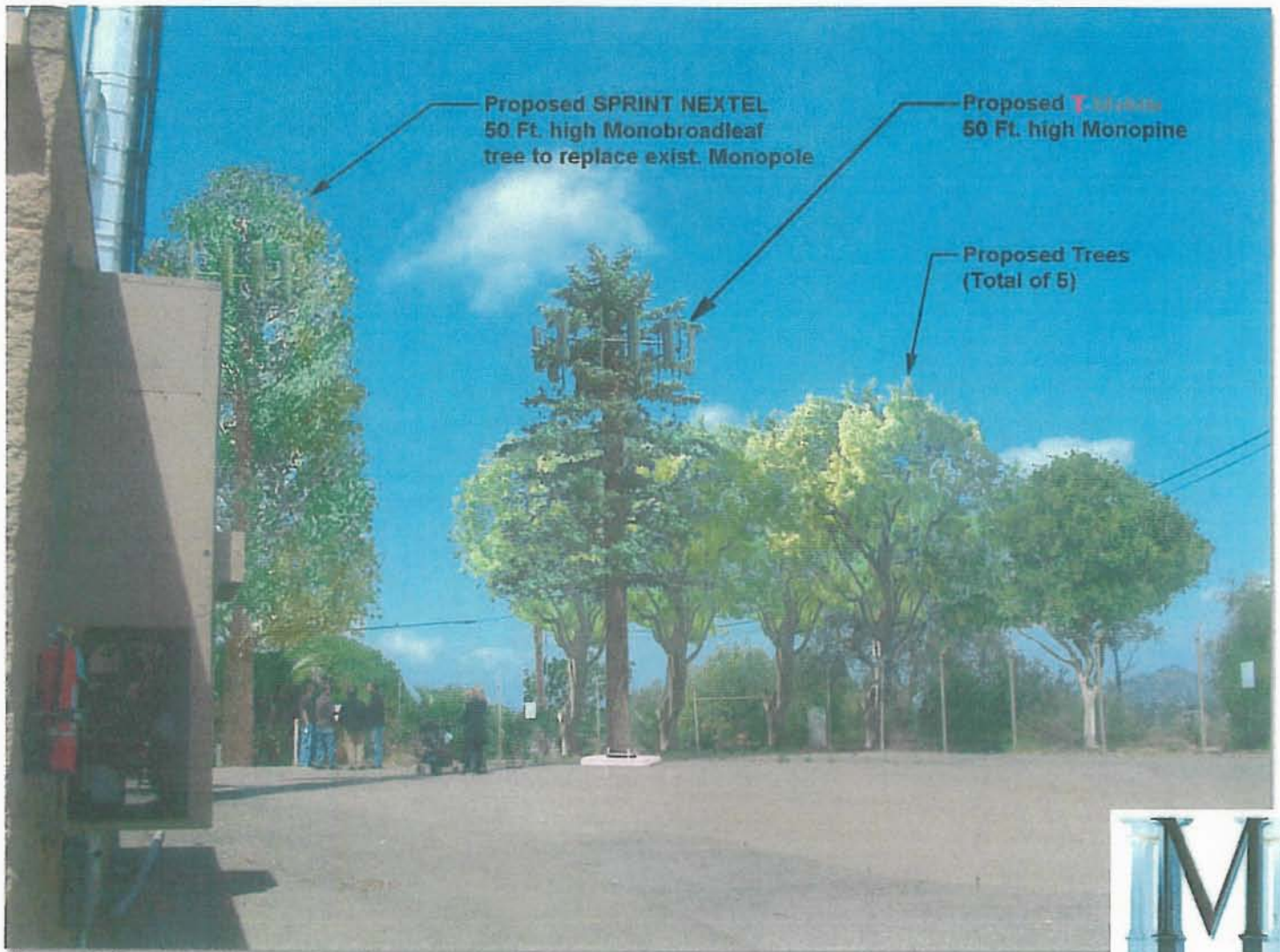
Looking West

Proposed



Existing

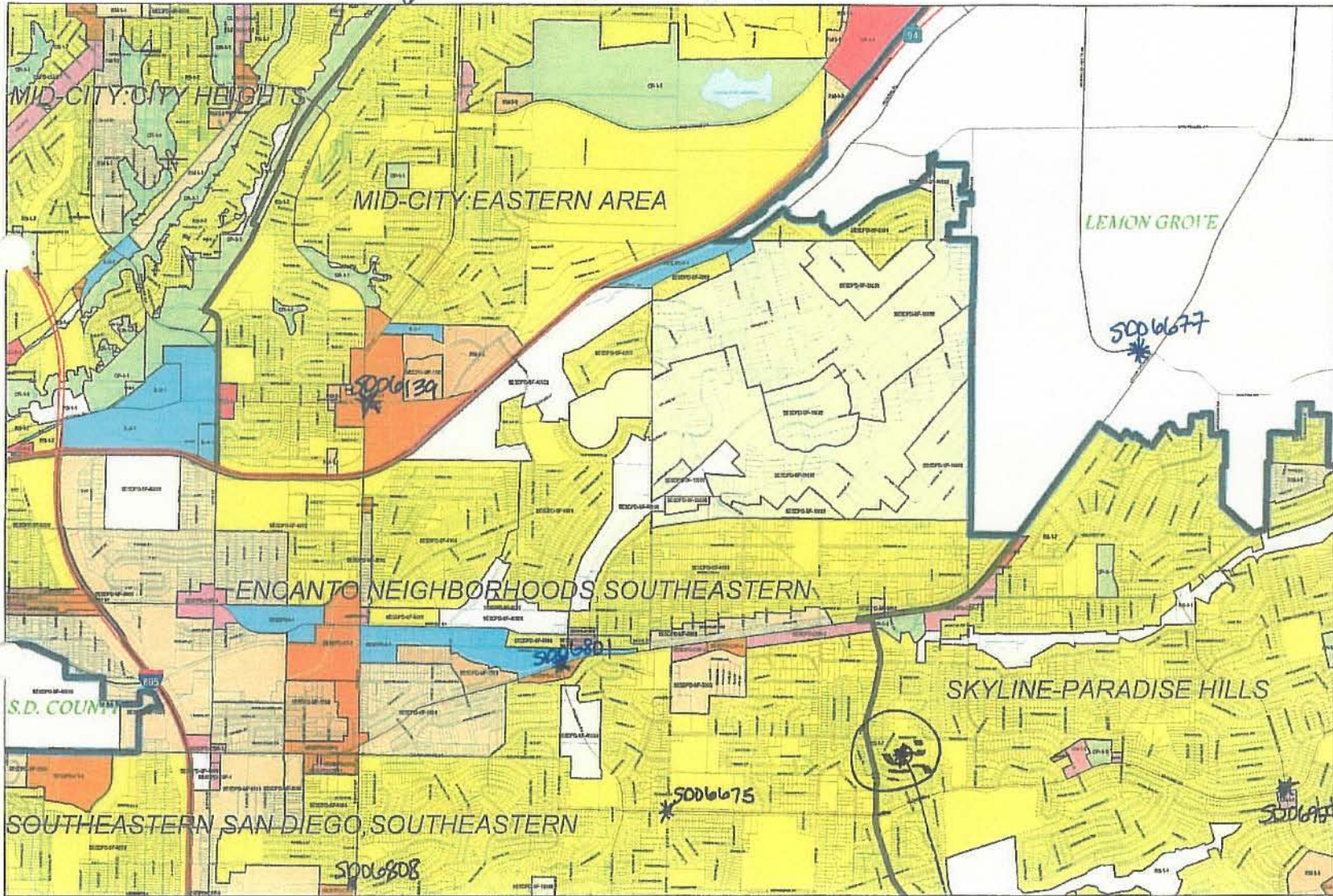
ENCANTO
SD02140



Proposed



SD02140 Encanto
Justification Map
Official Zoning Map



- Legend**
- City of San Diego Boundary
Community Plan Areas
Parcels
- Zone Letter**
- AR-1-2
 - CC-1-3
 - CC-2-3
 - CC-4-6
 - CC-5-3
 - CM-1-2
 - CR-1-1
 - CUPD-CU-1-1
 - CUPD-CU-1-2
 - CUPD-CU-3-6
 - CUPD-CU-3-7
 - CUPD-CU-3-8
 - IL-2-1
 - IL-3-1
 - MCCPD-GL-5
 - MCCPD-MR-1000
 - MCCPD-MR-1500
 - MCCPD-MR-3000
 - MHPD-SUBD-1
 - MHPD-SUBD-2
 - MHPD-SUBD-3
 - OP-1-1
 - OP-2-1
 - OR-1-1
 - RM-1-1
 - RM-1-2
 - RM-1-3
 - RM-2-5
 - RM-4-10
 - RS-1-1
 - RS-1-7
 - SESOPD-CBF-1
 - SESOPD-CBF-2
 - SESOPD-CBF-3
 - SESOPD-CBR-1
 - SESOPD-CBR-3
 - SESOPD-CT-2
 - SESOPD-I-1
 - SESOPD-MF-1500
 - SESOPD-MF-2000
 - SESOPD-MF-2500
 - SESOPD-MF-3000
 - SESOPD-SF-10000
 - SESOPD-SF-15000
 - SESOPD-SF-20000
 - SESOPD-SF-40000
 - SESOPD-SF-5000
 - SESOPD-SF-6000

Index Map

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	1	2	3	4

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ATTACHMENT 10

2008 Zoning Ordinance
Council Ordinance 127, adopted by the City of San Diego Council on 12/17/08.
The map shows the 2008 Zoning Ordinance for the City of San Diego as of 12/17/08.

This document is the official justification map for the proposed zoning change for parcel SDD02140. The map shows the zoning change from the current zoning to the proposed zoning. The map is for informational purposes only and does not constitute a guarantee of the accuracy of the information shown.

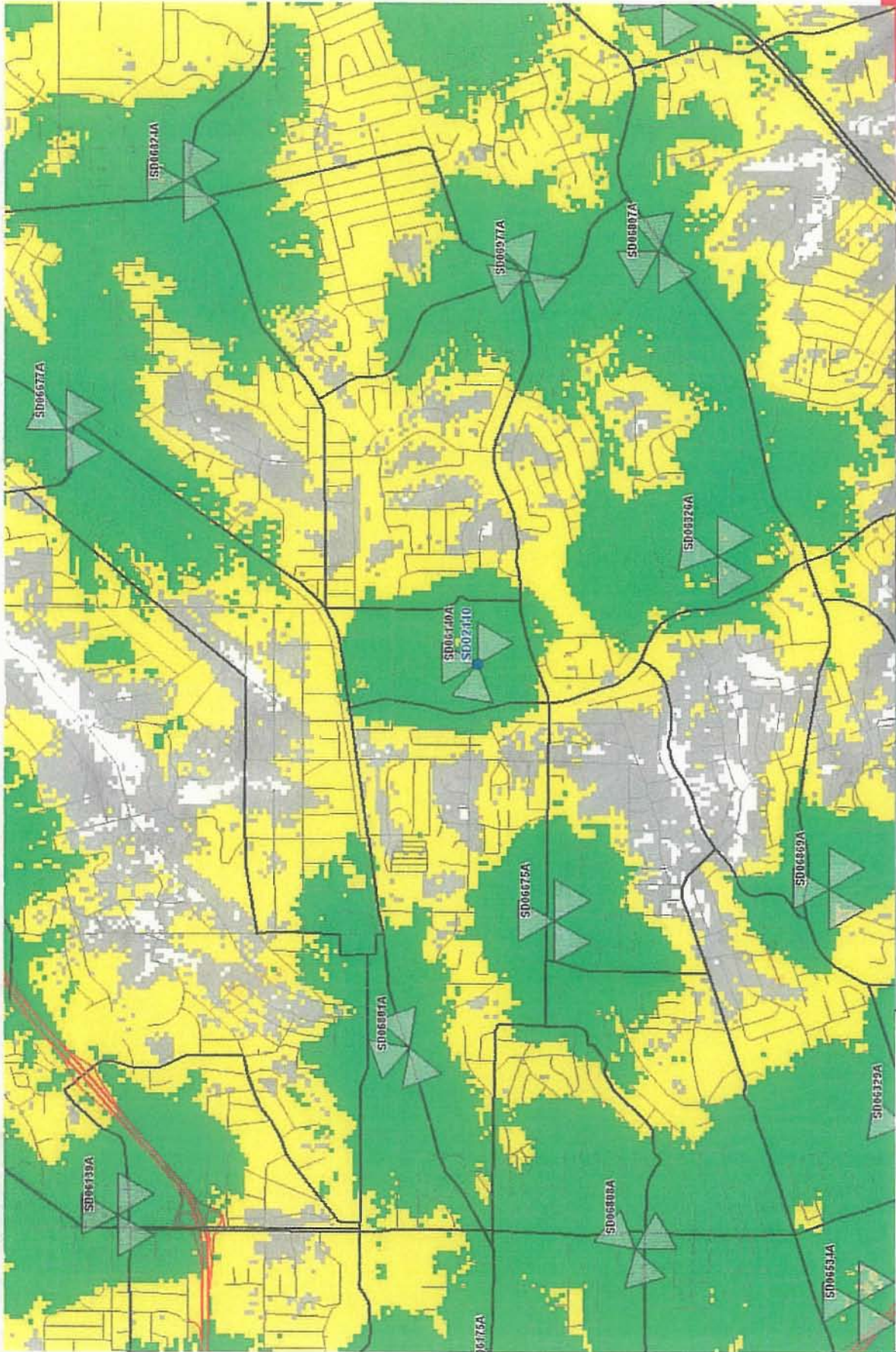


City of San Diego
Development Services Department



GRID TILE: 16
GRID SCALE: 800
DATE: 12/10/2008 4:30:32 PM

T-Mobile Coverage with SD06140A (Existing Coverage)

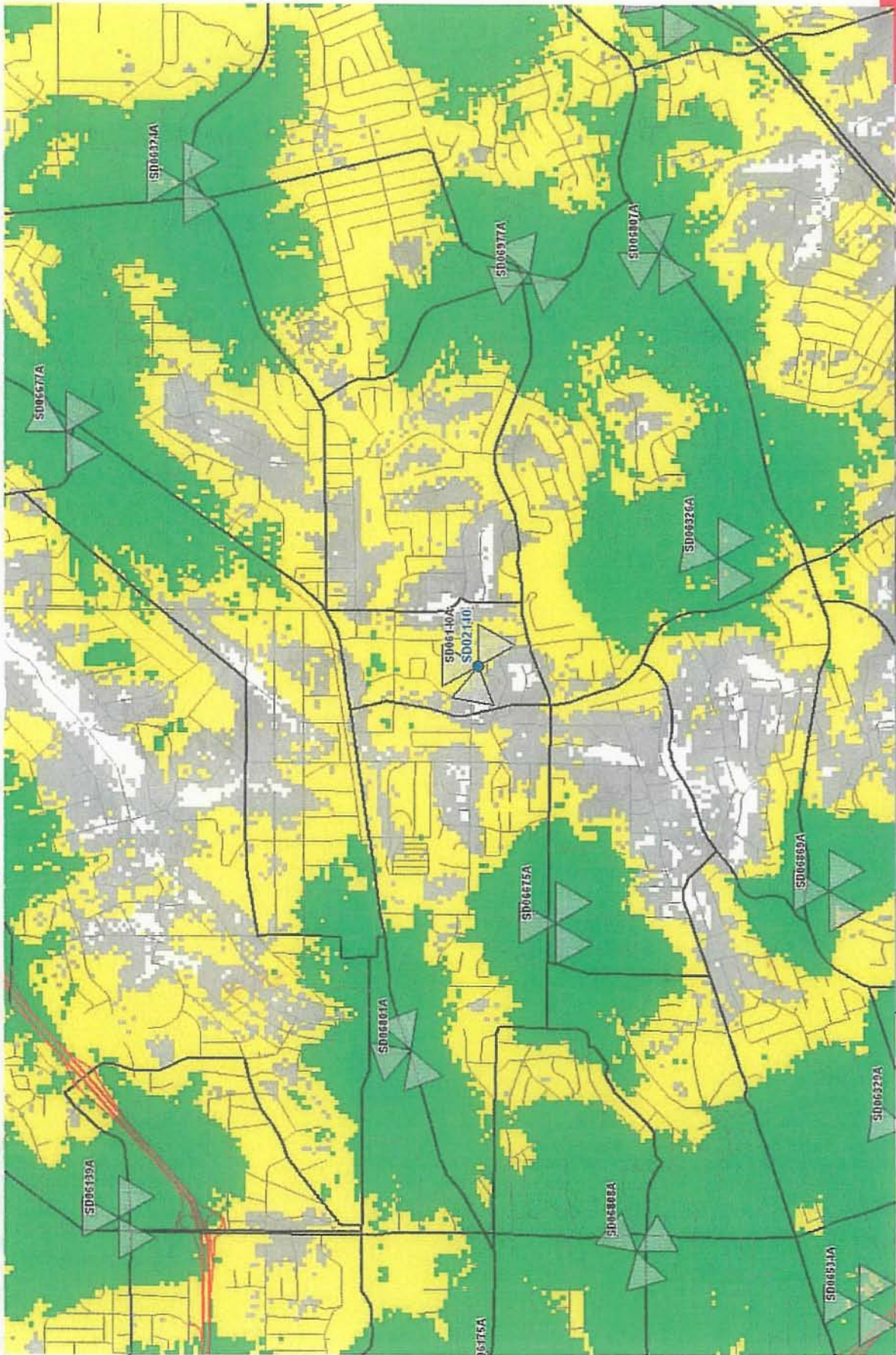


- 76.0 <= x dBm In-home
- 84.0 <= x < -76.0 dBm In-Vehicle
- 91.0 <= x < -84.0 dBm Outdoor



T-Mobile

Coverage without SD06140A or SD02140A

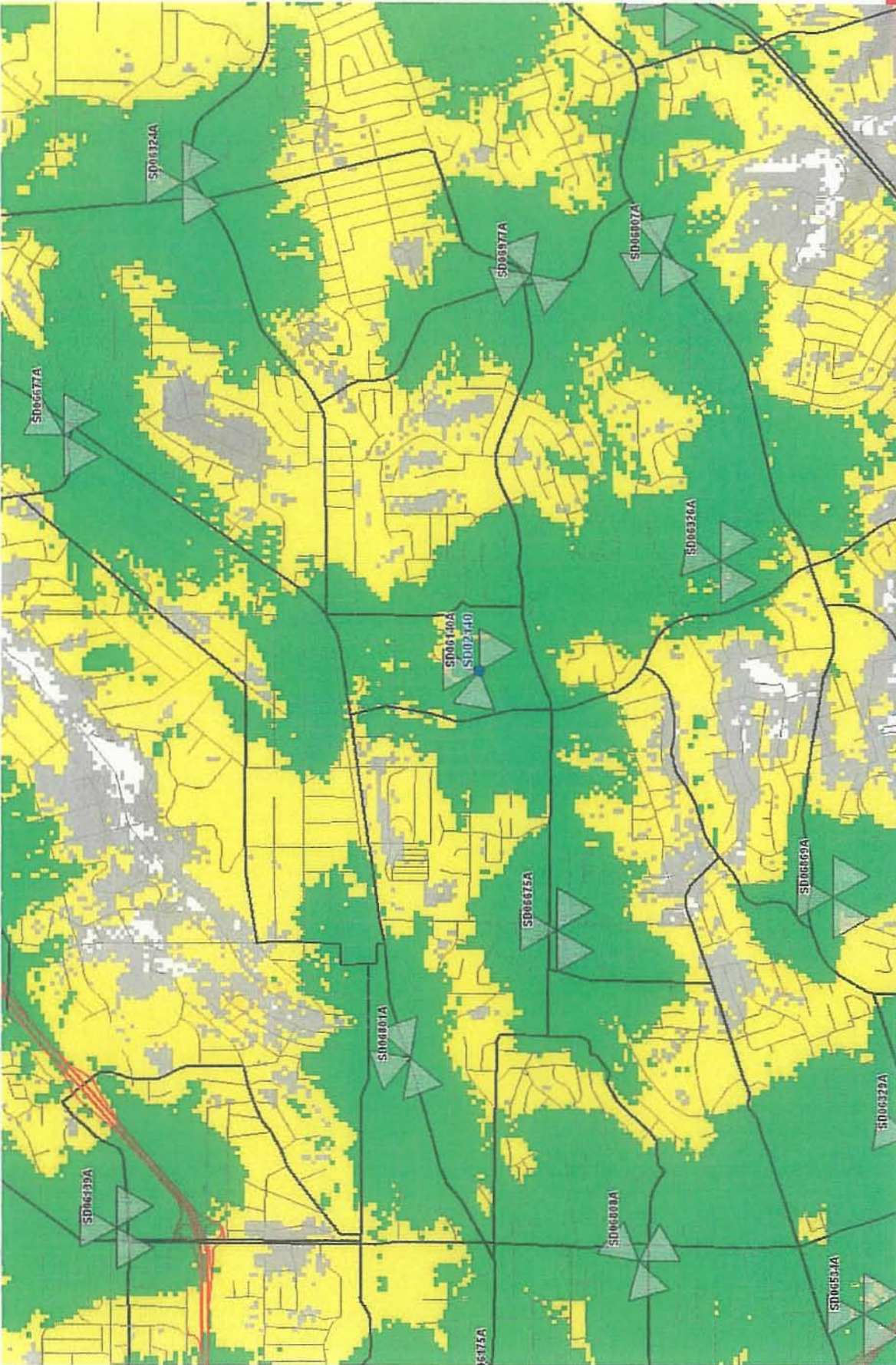


■ -76.0 <= x dBm In-home
■ -84.0 <= x < -76.0 dBm In-Vehicle
■ -91.0 <= x < -84.0 dBm Outdoor



T-Mobile

Coverage with SD02140A (Proposed Coverage)



- 76.0 <= x dBm In-home
- 84.0 <= x < -76.0 dBm In-Vehicle
- 91.0 <= x < -84.0 dBm Outdoor



Project Chronology
T-Mobile -- Encanto
PTS No. 191130
Job Order No. 43-2631

Date	Action	Description	City Review Time	Applicant Response
8/24/09	First Submittal	Project Deemed Complete & distributed		
10/6/09	First Submittal Assessment Letter out		43 days	
11/5/09	Second submittal In	Normal Submittal		30 days from First Assessment Letter
11/17/09	Issues Resolved		12 days	
12/10/09	Planning Commission Hearing		23 days	
TOTAL STAFF TIME**			2 months 18 days	
TOTAL APPLICANT TIME**				30 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to HO Hearing	3 months 16 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 23, 2009

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: December 10, 2009
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
 202 C Street, San Diego, California 92101

PROJECT TYPE: Conditional Use Permit/Planned Development Permit,
 CEQA Exempt, Process 4
PROJECT NUMBER: 191130
PROJECT NAME: T-MOBILE -- ENCANTO
APPLICANT: Debra Gardner, DePratti, Inc.

COMMUNITY PLAN AREA: Skyline-Paradise Hills
COUNCIL DISTRICT: District 4

CITY PROJECT MANAGER: Karen Lynch-Ashcraft, Development Project Manager
PHONE NUMBER: (619) 446-5351

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a wireless communication facility consisting of a 50 foot high faux tree supporting 12 panel antennas. Associated equipment is comprised of screened outdoor cabinets. The project site is located at 6780 Aviation Drive.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on October 2, 2009 and the opportunity to appeal that determination ended October 23, 2009.

If you have any questions after reviewing this information, you can contact 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.

Job Order No. 43-2631

Revised 12/5/08 RH