



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** August 5, 2010 **REPORT NO. PC-10-061**

**ATTENTION:** Planning Commission, Agenda of August 12, 2010

**SUBJECT:** T-MOBILE - CHABAD: PROJECT NO. 170389. PROCESS 4.

**OWNER/  
APPLICANT:** FRIENDS OF CHABAD LUBAVITCH SAN DIEGO INC./  
T-MOBILE WEST CORPORATION

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Conditional Use Permit and Planned Development Permit for a Wireless Communication Facility located at 10785 Pomerado Road within the Scripps Miramar Ranch community planning area?

**Staff Recommendation:** Approve Conditional Use Permit No. 612493 and Planned Development Permit No. 763980.

**Community Planning Group Recommendation:** On October 1, 2009, the Scripps Ranch Planning Group approved this project 14-1-0. The group recommended that the pole be painted brown and a "360-degree landscape shield" be added. (Attachment 14)

**Other Recommendations:** None.

**Environmental Review:** This project has been reviewed per the California Environmental Quality Act (CEQA) and has been determined to be exempt per the Categorical Exemption: 15301 Existing Facilities. The environmental exemption determination for this project was made on June 30, 2010, and the opportunity to appeal that determination ended July 15, 2010. (Attachment 7)

**Fiscal Impact Statement:** T-Mobile West Corporation is the Financially Responsible Party associated with this project and is responsible for costs associated with the processing of this permit application.

**Code Enforcement Impact:** Not applicable.

**Housing Impact Statement:** Not applicable.

## **BACKGROUND**

T-Mobile operates a Wireless Communications Facility (WCF) at 10785 Pomerado Road in the RS-1-8 zone (Attachments 1, 2, and 3). The facility consists of three antennas located on a 60' high pole situated away from the public right-of-way with proposed landscape material. Equipment associated with the antennas is located adjacent to the pole (Attachments 8 and 9).

An approval for this WCF was originally issued to Pacific Bell Mobile Services (PBMS) on November 19, 1998. This approval was issued for a period of 10 years and expired on November 19, 2008. The WCF was bought by T-Mobile West Corporation from PBMS. The current application is for a new permit to continue operation of this WCF.

Per the Wireless Communication Facility Regulations, Land Development Code (LDC) Section 141.0420, a Conditional Use Permit, Process 3, is required as this WCF is located on a premise zoned residential, with a non-residential use, where an elementary/middle school operates. A Planned Development Permit (PDP), Process 4, is required as the pole exceeds the RS-1-8 zone's 35' height limit and deviates from the Design Requirements (LDC Section 141.0420). LDC 141.0420 requires that the applicant use "all reasonable means to conceal or minimize the visual impact through integration..." The project's design does not fully comply with the WCF regulations by employing a design such as a faux tree, a lower pole, or a design that would conceal or minimize visual impacts. However, based on this project's location – a significant distance from the public right-of-way – and existing and proposed trees, the current design is acceptable with the processing of this PDP.

## **DISCUSSION**

### **Project Description:**

This existing facility consists of a 60' high pole which supports 3 antennas. Adjacent to the pole, an equipment area contains two cabinets associated with the T-Mobile antennas.

This facility will be updated to better integrate with the property by painting the pole brown and adding additional landscape material adjacent to the pole.

### **Community Plan Analysis:**

The City of San Diego's General Plan addresses Wireless Facilities in UD-A.15 as follows:

#### **Minimize the visual impact of wireless facilities.**

- a. Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b. Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c. Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This WCF, while 60' tall, only supports three antennas which allows the pole to utilize a "slim" design. The pole is located a fair distance from the public right-of-way and is surrounded by a backdrop of existing trees as well as proposed trees. Therefore, the facility is respectful of the neighborhood context.

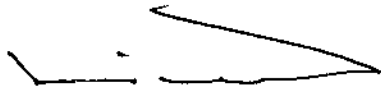
**Conclusion:**

This existing Wireless Communication Facility – with the deviations processed as part of the Planned Development Permit – complies with the Wireless Communication Facility Regulations, Land Development Code 141.0420, the City's General Plan, and the findings (Attachment 5) for a Conditional Use Permit and Planned Development Permit (Attachment 6) can be made in the affirmative. Therefore, Staff recommends approval of Conditional Use Permit No. 612493 and Planned Development Permit No. 763980.

**ALTERNATIVES**

1. **Approve** Conditional Use Permit No. 612493 and Planned Development Permit No. 763980, with modifications.
2. **Deny** Conditional Use Permit No. 612493 and Planned Development Permit No. 763980, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Alex Hempton, AICP  
Associate Planner  
Development Services Department

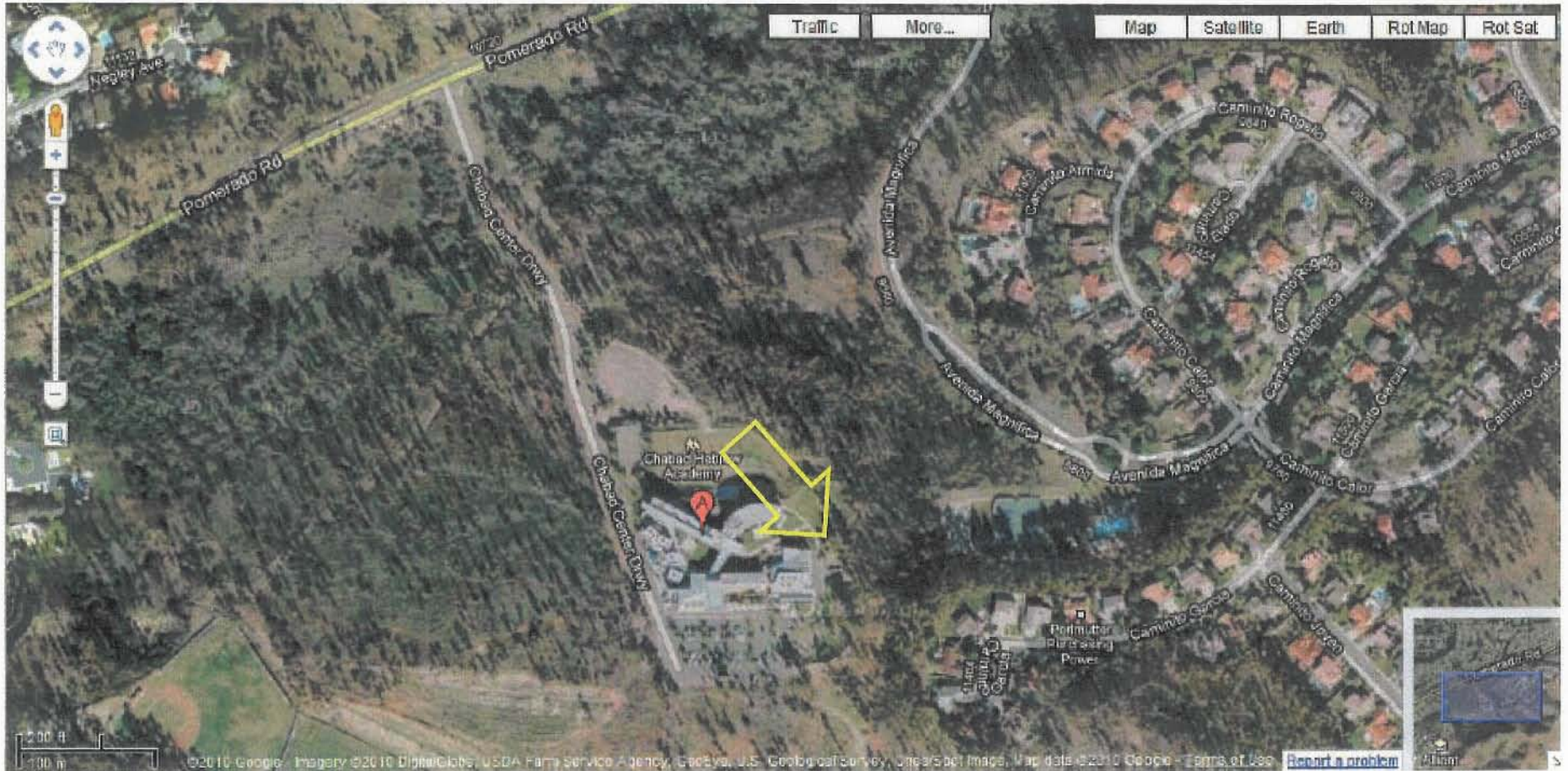
BROUGHTON/AFH

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. Photo Simulation
9. Photo Survey

10. Site Justification
11. Ownership Disclosure Statement
12. T-Mobile West Corporation Officers
13. Project Chronology
14. Community Planning Group Recommendation
15. Planning Commission Notice of Public Hearing
16. Project Plans

# Satellite Photo



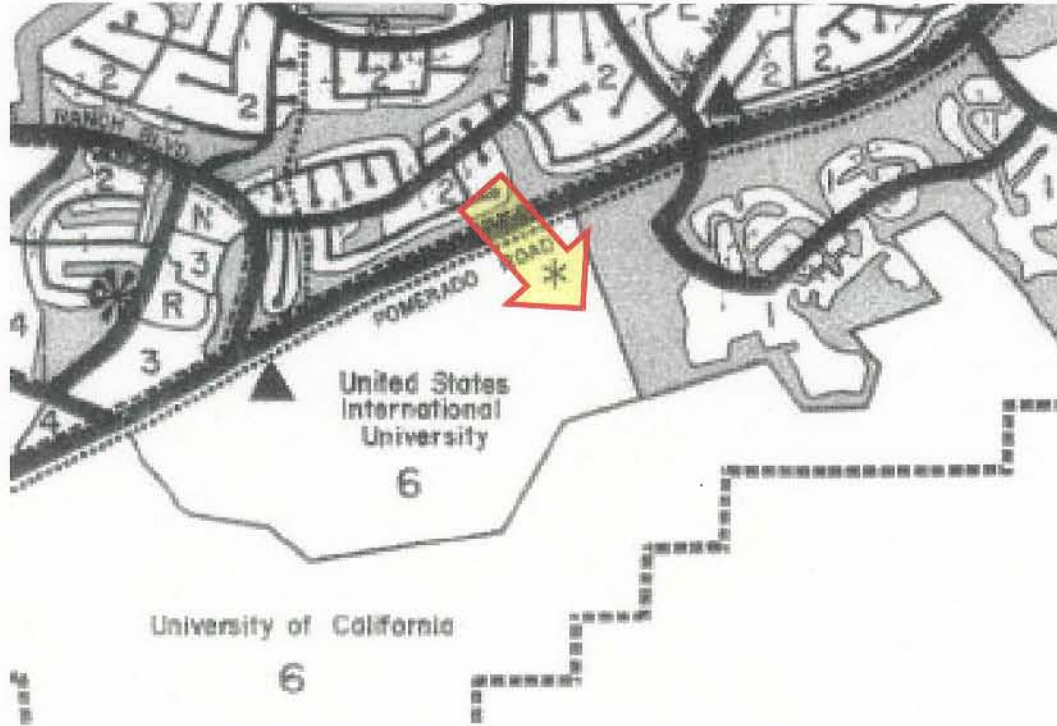
Page 1 of 1

T-Mobile – Chabad, Project No. 170389  
10785 Pomerado Road

ATTACHMENT 1

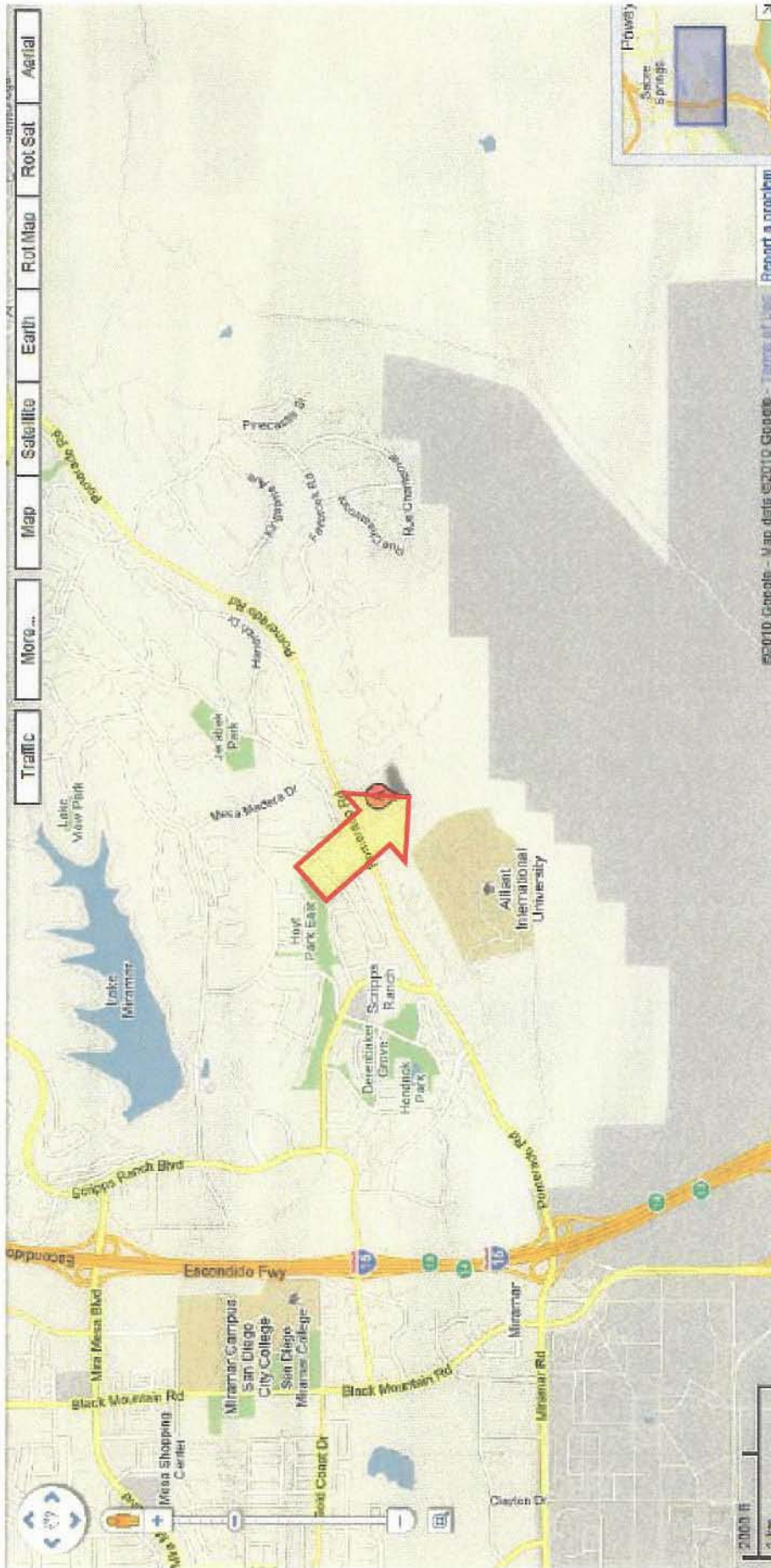
# Community Plan Land Use Map

Designated as Open  
Space/Education



T-Mobile – Chabad, Project No. 170389  
10785 Pomeroado Road

# Location Map



T-Mobile – Chabad, Project No. 170389  
10785 Pomerado Road

## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	T-Mobile – Chabad	
<b>PROJECT DESCRIPTION:</b>	Conditional Use Permit and Planned Development Permit, Process 4, for a Wireless Communication Facility consisting of a 60' high pole supporting 3 antennas, with associated equipment adjacent to the pole.	
<b>COMMUNITY PLAN:</b>	Scripps Miramar Ranch	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit and Planned Development Permit, Process 4	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	USIU (Education)/Open Space	
<b><u>ZONING INFORMATION:</u></b>		
ZONE: RS-1-8		
HEIGHT LIMIT: 35-Foot maximum height limit		
LOT SIZE: 40,000		
FLOOR AREA RATIO: n/a		
FRONT SETBACK: 25		
SIDE SETBACK: 10		
STREETSIDE SETBACK: 20		
REAR SETBACK: 10		
PARKING: n/a		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RS-1-11	Residential/Open Space
<b>SOUTH:</b>	Education; RS-1-8	Open Space/Educational
<b>EAST:</b>	Residential/Open Space; RS-1-8	Open Space/Residential
<b>WEST:</b>	Education; RS-1-8	Education/Open Space
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Pole is at 60' where 35' is permitted; does not fully comply with design requirements.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 1, 2010, the Scripps Ranch Community Planning Group approved this project 14-1-0.	



PLANNING COMMISSION RESOLUTION NO. PC-XXX  
CONDITIONAL USE PERMIT NO. 612493  
PLANNED DEVELOPMENT PERMIT NO. 763980  
**T-MOBILE – CHABAD, PROJECT NO. 170389**

WHEREAS, FRIENDS OF CHABAD LUBAVITCH SAN DIEGO INC., Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to continue the maintenance and operation of a Wireless Communication Facility (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 612493 and 763980);

WHEREAS, the project site is located at 10785 Pomerado Road in the RS-1-8 zone of the Scripps Miramar Ranch community planning area;

WHEREAS, the project site is legally described as Parcel 2 of Parcel Map No. 7724, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County August 18, 1978 as File No. 78-353453 of Official Records;

WHEREAS, on August 12, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 612493 and Planned Development Permit No. 763980 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 30, 2010 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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 August 12, 2010.

FINDINGS:

**Conditional Use Permit - Section 126.0305**

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

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. This facility consists of a 60’ high pole supporting three antennas and located on a property containing an educational use (a non-residential use in a residential zone). The pole is proposed to be painted a dark brown

color and is situated with a backdrop of existing trees, as well as trees proposed around the pole. The pole's location, a significant distance from the public right-of-way, and coloring allow it to blend in with the surroundings and respect the neighborhood context. Equipment associated with the antennas is located adjacent to the pole. Based on the design of this facility and its siting, this Wireless Communication Facility 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 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 that T-Mobile West Corporation perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

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

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCF's utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the existing 60' pole is proposed to be painted brown to blend in with existing landscape material. The siting of the pole and equipment, "slim" antenna mounting design, and existing and proposed landscape material allow this facility to comply with the regulations. A Planned Development Permit is being processed in conjunction with this Conditional Use Permit in order to allow for deviations to the height limit (which allows a maximum height of 35') and certain Design Guidelines outlined in the WCF Regulations. These deviations are described in more detail in the PDP findings.

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

WCF's are permitted in residential zones with a non-residential use containing a day care, elementary school, or middle school with the processing of a Conditional Use Permit, Process 3. (In this case, since deviations to the height and certain Design Requirements are proposed, a Planned Development Permit, Process 4 is also required.) According to Council Policy 600-43, the most preferred location for WCF's is in an industrial or commercial zone. If those are not available, a mixed use area or area with a non-residential use is preferred. Residentially zoned property with a residential use is the least preferred location for WCF's. In this case, the WCF is located on a premise in a residential zone with an educational use. This WCF is appropriate at this location.

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

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. This facility consists of a 60' high pole supporting three antennas and located on a property containing an educational use (a non-residential use in a residential zone). The pole is proposed to be painted a dark brown color and is situated with a backdrop of existing trees, as well as trees proposed around the pole. The pole's location, a significant distance from the public right-of-way, and coloring allow it to blend in with the surroundings and respect the neighborhood context. Equipment associated with the antennas is located adjacent to the pole. Based on the design of this facility and its siting, this Wireless Communication Facility 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 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 that T-Mobile West Corporation perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the city.

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

The Wireless Communication Facility (WCF) Regulations, Land Development Code Section 141.0420, require that WCF's utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. In this case, the existing 60' pole is proposed to be painted brown to blend in with existing landscape material. The siting of the pole and equipment, "slim" antenna mounting design, and existing and proposed landscape material allow this facility to comply with the regulations. Planned Development Permit Finding No. 5 describes in more detail deviations to the height limit (which allows a maximum height of 35') and certain Design Guidelines outlined in the

WCF Regulations. With the exception of the deviations requested, the project complies with the regulations of the Land Development Code.

**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 for users of cell phones and other devices. The design of the facility, based on its proximity to the public right-of-way and integration with existing and proposed landscape material, is appropriate for the neighborhood context. Therefore, this WCF will be beneficial to the community as a whole.

**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.**

This project proposes to deviate 25' from the RS-1-8 zone 35' height limit for a total pole height of 60'. Due to the existing trees in the area, the project's distance from the public right-of-way (Pomerado Road), and the varied topography, the 60' height allows T-Mobile West Corporation's coverage objective to be achieved and is appropriate for this location.

The project proposes to utilize an existing 60' high pole by painting it a brown color to better blend in with the surroundings. In this situation, the relatively small number of antennas (three) allows the pole to have a slimmer appearance than if more antennas were being utilized. The Design Requirements of the Wireless Communication Facility Regulations (LDC 141.0420) require that WCF's utilize the "smallest, least visually intrusive antennas, components, and other necessary equipment." Additionally, WCF's "shall use all reasonable means to conceal or minimize the visual impacts of the WCF's through integration... Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." If this project was located closer to the public right-of-way in a more visible location or supported more antennas or carriers, a more architecturally integrated solution or faux tree might be more appropriate. In this case, due to the small number of antennas, distance from the public right-of-way, painting of the pole, and existing and proposed landscape material, the intent of the WCF Design Requirements has been achieved as proposed. Although not technically in strict compliance with the regulations, the proposed Design Requirement deviations are appropriate at this location and permitted with the processing of this Planned Development Permit.

Therefore, the existing monopole at 60' is appropriate at this location and results in a more desirable project than if it was designed in strict conformance with the development regulations of the RS-1-8 zone and the WCF Design Requirements.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 612493 and Planned Development Permit No. 763980 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form,

## ATTACHMENT 5

exhibits, terms and conditions as set forth in Permit No. 612493 and 763980, a copy of which is attached hereto and made a part hereof.

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Alex Hempton, AICP  
Associate Planner  
Development Services

Adopted on: August 12, 2010

Internal Order No. 23431958

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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 23431958

**CONDITIONAL USE PERMIT NO. 612493**  
**PLANNED DEVELOPMENT PERMIT NO. 763980**  
**T-MOBILE – CHABAD, PROJECT NO. 170389**  
**PLANNING COMMISSION**

This **CONDITIONAL USE PERMIT (CUP) NO. 612493** and **PLANNED DEVELOPMENT PERMIT (PDP) NO. 763980** are granted by the **PLANNING COMMISSION** of the City of San Diego to **FRIENDS OF CHABAD LUBAVITCH SAN DIEGO INC.**, Owner, and **T-MOBILE WEST CORPORATION**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0305 and 126.0604. The site is located at 10785 Pomerado Road in the RS-1-8 zone of the Scripps Miramar Ranch community planning area. The project site is legally described as: Parcel 2 of Parcel Map No. 7724, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County August 18, 1978 as File No. 78-353453 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to continue the maintenance and operation of a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 12, 2010, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of an existing 60' high pole supporting three (3) panel antennas and two (2) equipment cabinets located adjacent to the pole;
- b. 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.

2. This Conditional Use Permit [CUP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on August 12, 2020. 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 permit 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 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. 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 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 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.

**LANDSCAPE REQUIREMENTS:**

14. 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.

15. No later than 90 days after CUP and PDP approval, 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.

16. No later than 180 days after CUP and PDP approval, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

17. 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.

18. 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 Certificate of Occupancy or a Final Landscape Inspection.

19. 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:**

20. 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.

21. No later than 90 days after CUP and PDP approval, the Permittee shall provide a cumulative model radio-frequency electromagnetic energy report to demonstrate compliance with FCC regulations.
22. No later than 180 days after CUP and PDP approval, pole repainting, as described on Exhibit "A" shall be completed and a final planning inspection received from Development Services.
23. Prior to the replacement or modification of antennas with antennas of a different size than those shown on Exhibit "A", a Substantial Conformance Review (SCR) shall be processed and approved through the Development Services Department. If not found to be in substantial conformance, a permit amendment shall be required.
24. 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.
25. The Permittee is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
26. This WCF shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

**INFORMATION ONLY:**

- 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 Planning Commission of the City of San Diego on August 12, 2010 and [Approved Resolution Number].

Permit Type/PTS Approval No.: CUP 612493 & PDP 763980  
Date of Approval: 8/12/2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Alex Hempton, AICP  
Associate Planner

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

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**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.**

**FRIENDS OF CHABAD LUBAVITCH  
SAN DIEGO INC.**

Owner

By \_\_\_\_\_

**T-MOBILE WEST CORPORATION**  
Permittee

By \_\_\_\_\_

Michael Fulton  
Market Manager

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

NOTICE OF EXEMPTION

TO:  X  RECORDER/COUNTY CLERK  
P.O. BOX 1750, MS A-33  
1600 PACIFIC HWY, ROOM 260  
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

\_\_\_\_ OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

PROJECT NO.: 170389

PROJECT TITLE: T-MOBILE CHABAD

PROJECT LOCATION-SPECIFIC: 10785 Pomerado Road, San Diego, CA 92131 (APN. 384-102-1200), in the RS-1-8 Zone (residential), within the Scripps Miramar Ranch Community Plan Area, Airport Influence Area, FAA Part 77 Area, and Council District 5.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF PROJECT: Conditional Use Permit and Planned Development Permit to upgrading components of an existing T-Mobile wireless communication facility located at the Scripps Mira Chabad. The proposed project would paint the existing, 60-foot high light pole the color brown and add landscaping around the existing equipment facility.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Krystal Patterson, Plancom, 302 State Place, Escondido, CA 92029, Phone (760) 715-8703

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
- ( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- (X) CATEGORICAL EXEMPTION: Existing Facilities [Section 15301]

REASONS WHY PROJECT IS EXEMPT: The project would upgrade existing facilities with paint and new landscaping. No significant CEQA impacts were determined to result from implementation of this project. Please note, none of the exceptions in Section 15300.2 apply to this project, therefore it is exempt per 15301.

LEAD AGENCY CONTACT PERSON: Holly Smit Kicklighter

TELEPHONE: (619) 446-5378

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
(X) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

W. Smit Kicklighter / Senior Planner  
SIGNATURE/TITLE

6/30/2010  
(DATE)

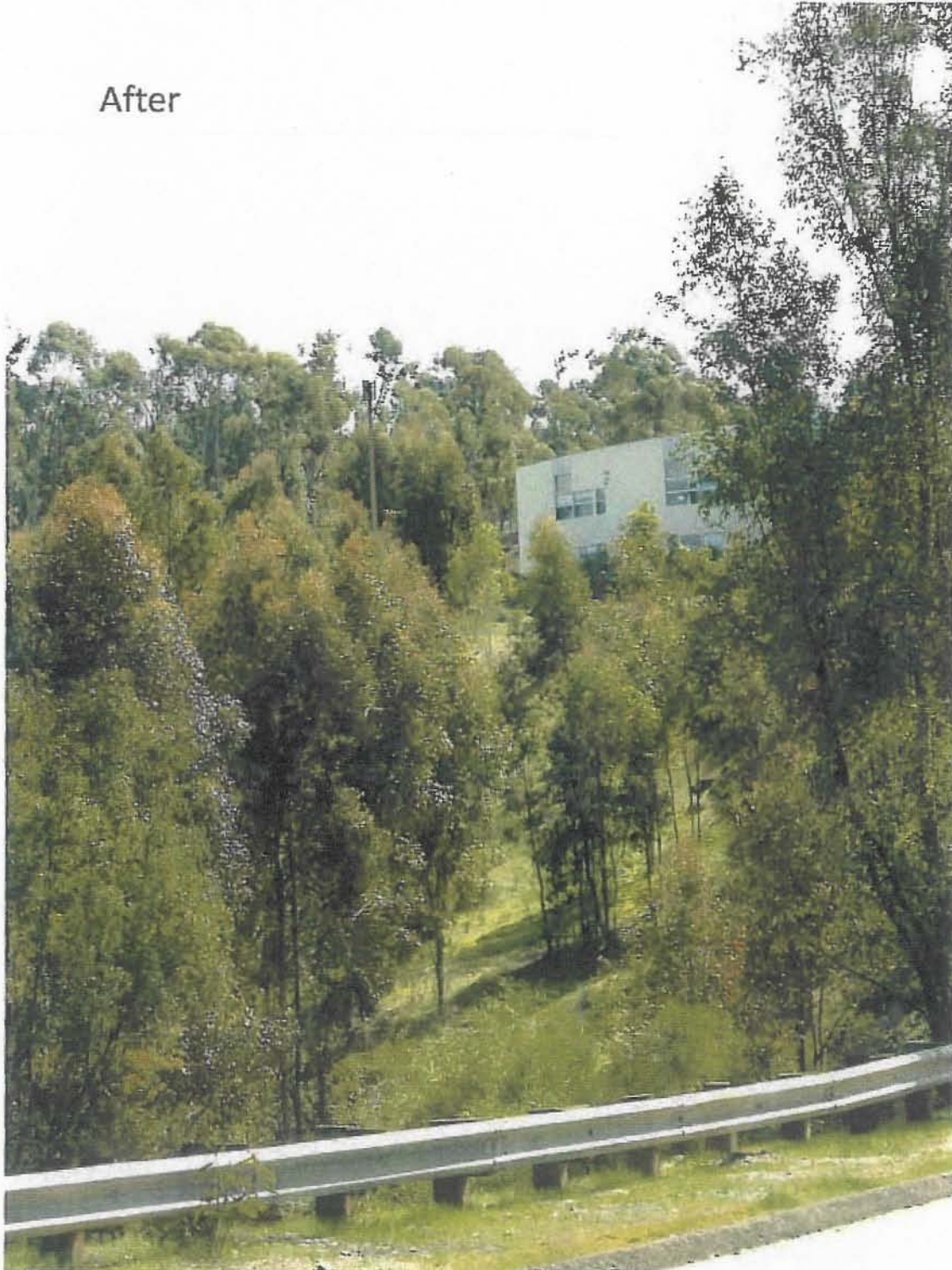
CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
- ( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SD06254 Scripps Mira Chabad  
10785 Pomerado Road

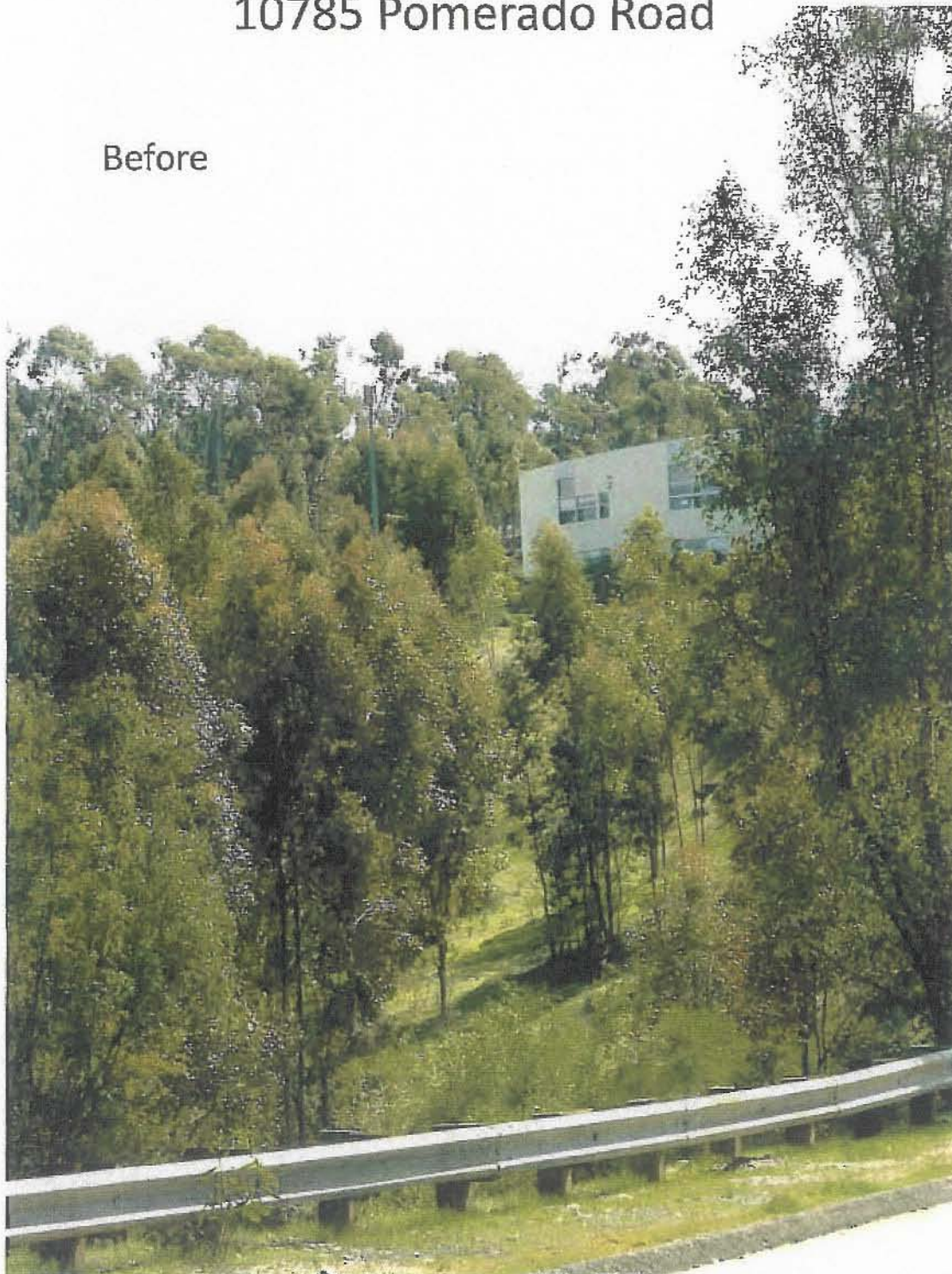
After



View looking Southeast from driveway entrance

SD06254 Scripps Mira Chabad  
10785 Pomerado Road

Before



View looking Northeast from driveway entrance



## PHOTO STUDY & KEY MAP

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**SD06254**  
Chabad  
10785 Pomerado Road  
San Diego, CA 92131

Prepared for:  
**City of San Diego**  
**Department of Planning**  
1222 First Avenue MS 301  
San Diego, CA 92101

Prepared by:  
**PlanCom, Inc.**  
*Contractor Representatives for*  
**T-Mobile**

302 State Place  
Escondido, CA 92029  
Contact: Krystal Patterson, Planning Consultant  
(760) 715-8703

September 5, 2008

T-Mobile



1. Looking at existing equipment cabinets



2. Looking at existing equipment and base of pole



# T-Mobile



**3. Looking southwest toward site**



**4. Looking south toward site**

T-Mobile



5. Looking north from near site



6. Looking toward the site

T-Mobile



7. Looking west from near site



**SITE JUSTIFICATION**  
**Chabad**  
**10785 Pomerado Road**

**PROJECT DESCRIPTION**

The project is an existing wireless communication facility located at 10785 Pomerado Road in the Scripps Ranch Community Plan area. The project consists of three (3) panel antennas located on a 60 foot pole. The associated equipment consists of two equipment cabinets located at the base of the pole.

The property is zoned RS-1-8 and is developed with the Scripps Chabad facility and the existing T-Mobile facility. The property is surrounded by open space with residential and educational/institutional development beyond. The existing facility was constructed in 1998 and is an integral part of the T-Mobile network.

**SITE DESIGN**

The antennas are mounted on the pole near the parking lot and trash enclosure. The pole and equipment are located adjacent to mature trees and landscaping and are minimally visible from any vantage points off the Chabad property.

**PREFERENCE 2 LOCATION:**

The project site is located on Pomerado Road in an area surrounded by open space with residential development beyond. The Chabad facility is on a large property separated by any developed properties by open space on all sides. The T-Mobile wireless facility is located adjacent to the parking lot and trash enclosure and surrounded by mature trees and landscaping. As described above, the facility has existed at this location for ten years and is part of the established network and necessary to provide service to the surrounding areas. This facility is located on a residential zoned property that is developed with non-residential uses and is characterized as a Preference 2 location. There are no Preference 1 locations in the vicinity. All other properties in the surrounding area are residentially zoned and developed. The pole design is not generally a preferred design by the City of San Diego; however, there are instances when a pole should be considered an acceptable method for locating antennas. As mentioned above, the location of this pole surrounded by open space and mature landscape makes it minimally visible from properties surrounding the Chabad facility.

**CO-LOCATION OF WIRELESS FACILITIES**

There are no other wireless facilities on the property.

S' 3254  
Scripps Mira Chabad  
10785 Pomerado Rd.  
San Diego, CA 92131

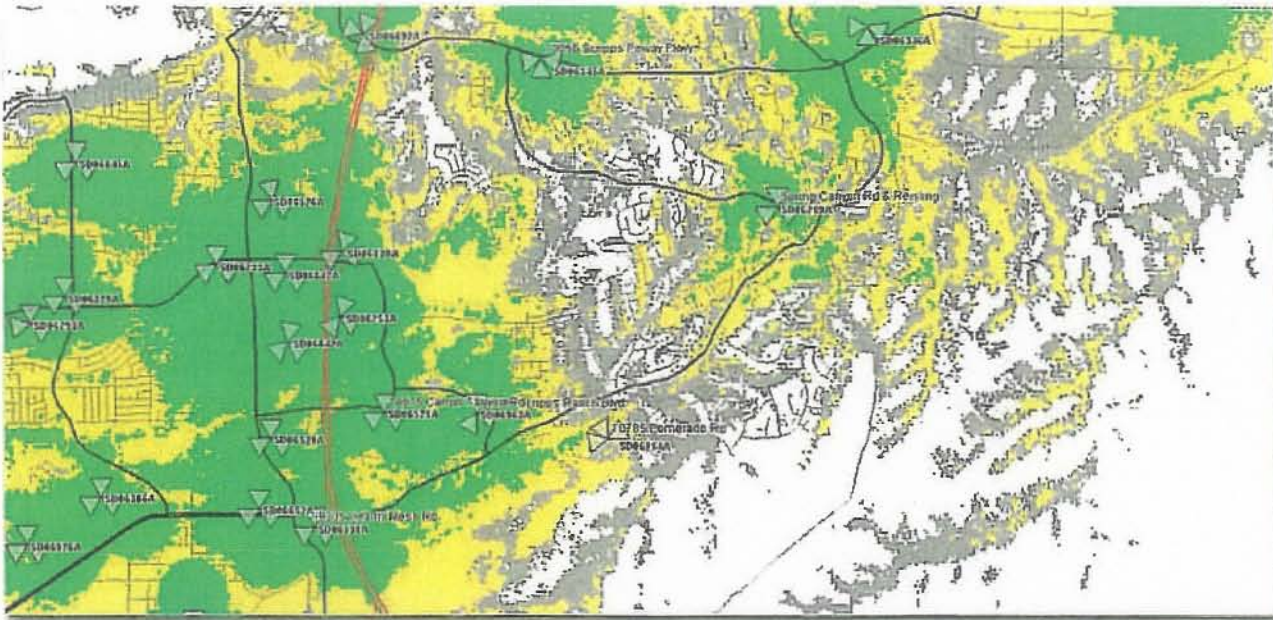


Coverage Levels:

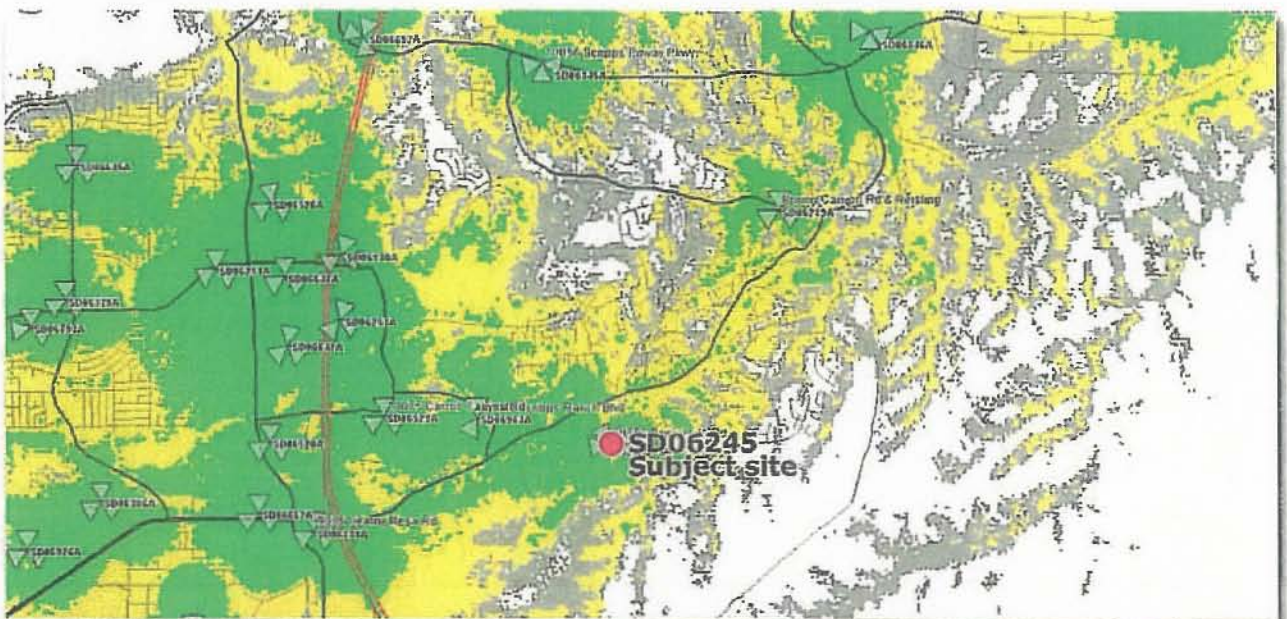
-  Excellent
-  Good/Variable
-  Poor
-  No Coverage

Surrounding sites:

- SD06345A - 10056 SCRIPPS POWAY PKWY
- SD06219A - SPRING CANYON RD & REISLING
- SD06963A - 10006 SCRIPPS RANCH BLVD
- SD06521A - 10075 CARROLL CANYON RD
- SD06131A - 9335 KEARNY MESA RD



Coverage without site



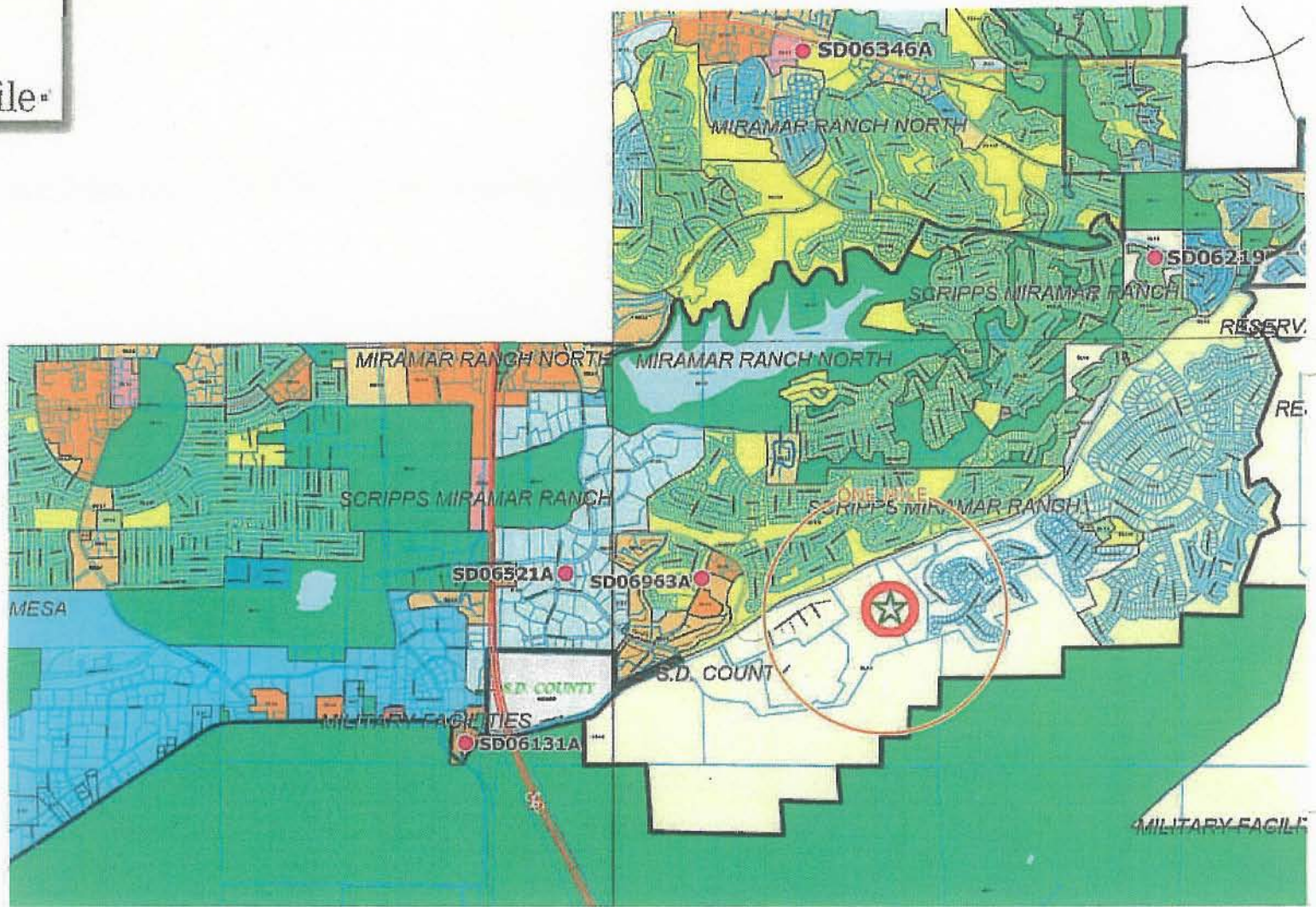
Coverage with site

**SD06254**  
**Scripps Mira Chabad**  
 10785 Pomerado Rd.  
 San Diego, CA 92131



**Legend**

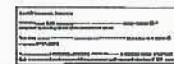
-  Search Ring
-  Selected Site
-  Existing sites within 1 mile radius:
- No sites within 1 mile
-  Alternative Sites:
- No alternative sites



City of San Diego  
 Development Services Department



GRID TILE: 32  
 GRID SCALE: 800 33  
 DATE: 11/23/2005 37



**Surrounding sites:**

- SD06345A - 10056 SCRIPPS POWAY PKWY
- SD06219A - SPRING CANYON RD & REISLING
- SD06963A - 10006 SCRIPPS RANCH BLVD
- SD06521A - 10075 CARROLL CANYON RD
- SD06131A - 9335 KEARNY MESA RD

ATTACHMENT 10

Page 3 of 3

Ownership Disclosure Statement

Ownership Disclosure Statement (ODS) not available at time of printing. ODS to be provided under a separate cover.

T-Mobile Senior Leadership Team

**Robert Dotson**  
*President and Chief Executive Officer*

**Jim Alling**  
*Chief Operations Officer*

**Cole Brodman**  
*Chief Technology and Innovation Officer*

**Brian Kirkpatrick**  
*Chief Financial Officer*

**Dave Miller**  
*Chief Legal Officer and General Counsel*

**Larry Myers**  
*Chief People Officer*

**Denny Post**  
*Chief Marketing Officer*

**John Birrer**  
*Senior Vice President, Customer Service*

**Doug Chartier**  
*Senior Vice President, Sales*

**Peter Ewans**  
*Senior Vice President, Strategy*

**Neville Ray**  
*Senior Vice President, Engineering Operations*

**Rob Strickland**  
*Senior Vice President, Enterprise Information Technology / Chief Information Officer*

(2/3/2010)



**T-MOBILE – CHABAD**

## Project Chronology

Project No. 170389

<u>Date</u>	<u>Action/Description</u>	<u>City Review</u>	<u>Applicant Response</u>
1/8/2009	Deemed Complete		
2/9/2009	First Assessment Letter	32 days	
6/16/2009	Second Submittal		127 days
7/9/2009	Second Assessment Letter	23 days	
10/16/2009	Third Submittal		99 days
11/17/2009	Third Assessment Letter	32 days	
2/17/2010	Fourth Submittal		92 days
3/22/2010	Fourth Assessment Letter	33 days	
6/25/2010	Fifth Submittal		95 days
6/30/2010	All Issues Resolved	5 days	
8/12/2010	Planning Commission Hearing	43 days	
<hr/>			
TOTAL		168 days	413 days

**Summary** (averaged at 30 days per month)

Total Staff Time: 5.6 months

Total Applicant Time: 13.8 months

Total Project Running Time: 19.4 months

## *Scripps Ranch Planning Group*

[www.scrippsranchplanning.blogspot.com](http://www.scrippsranchplanning.blogspot.com)

### MEETING MINUTES

Thursday, October 1, 2009 at 7:00 p.m.

Scripps Ranch Community Library - Community Room  
10301 Scripps Lake Drive, San Diego, CA 92131 (858) 538-8158

#### I. Welcome

A. Call to order: 7:12pm (Todd Philips: Chair)

B. Roll Call: Present(15): Boerner, Butcher, Sorensen, Philips, Lowe, Ringel, Page, Moorhead, Ellis, Asaro, Ilko, Vaughan, Lyons, Brody, Paterniti. Absent (5): Petering, Sragovicz, Miles, Gardner, Silverstein.

C. Modifications to Agenda: None

#### II. Non-Agenda Public Comment:

A. Pomerado Road signage: MAD Chair Sorensen explained signage rules upon query from Brody.

B. Cal Trans (C Binns):

1. Advised discussions on-going with contractor re: required I-15 SPP/Mercy Rd Southbound on-ramp closure being completed over a F/S/S; and 11/27-29 holiday weekend is still a possibility.
2. Requested SRPG assistance with City's responsiveness re: the approved under-bridge retaining walls and MM Blvd widening to integrate with Cal Trans' I-15/MM Blvd intersection timeline.

#### III. Announcements

A. Councilman Carl DeMaio (Kelly Batten)

1. SR Blvd contractor advised to "fix" pavement issue, however, may require a Plan B to get entire street corridor re-paved prior to 2011.
2. Council Office Financial Workshop re: City Budget 10/14 at 6pm in SR Library.
3. Council Office Sept 16<sup>th</sup> Public Safety Workshop at the SR Library was well attended.

B. Miramar Ranch North Planning Committee (Bill Crooks): Not present; no update.

C. MCAS Miramar Update (Juan Lias, via email)

1. MCAS Air Show coming October 1<sup>st</sup> - 4<sup>th</sup>
2. Email to go out to community to inform of upcoming on-base Disaster Preparedness Training exercises to take place during the daytimes.

#### IV. Approval of prior meeting Minutes

A. September 3, 2009 Minutes approval was tabled to October SRPG meeting.

#### V. Information Reports, Presentations & Discussion

A. Chairperson's Report (Philips)

1. San Vicente Pipeline Project Update:
2. Attendance: 3 consecutive absences or 4 within an April-March year require removal from SRPG; to be recapped at next months meeting.
3. Miramar Water Treatment Plant Update (Page/Ilko/Boerner)
  - a. Jackhammer noise expected to subside by late-October or early November.
  - b. Next issue will be movement of dirt hill back to original on-site location
  - c. City agreed to water down Scripps Lake Dr more to minimize dust for residents
  - d. City/CWA to work on possible tree plantings south side of Scripps Lake to help mitigate noise/dust from the treatment center.

B. County Of SD Tax Collector/Treasurer (D. McAllister)

1. 978k tax bills mailed out, 225k assessment appeals reviewed and 216k of those approved.
2. 33% of Prop Taxes by impounds from Mortgage servicers and 12% paid by individuals on-line, equating to 45% received electronically.
3. Discussed new user-friendly statement and coupon enhancements.

C. Scripps Ranch Reservoir Shutdown, Draining and Cleaning (Tibor Varga, City Water)

1. 30yr old reservoir with drainage design issues requires tank draining as interim address of erosion occurring north of Spring Canyon on old Renzulli parcel.
2. Erosion damage is 100 cubic yards deep in canyon on side of hill, which will be very challenging.
3. Draining and small repairs planned within 2-3 months
4. Permanent fix post-environmental could take much longer and must be weighed against expense.

D. Giant Grove Clean-up (E Rodriguez, City of SD SMRMAD): deferred to next month

E. Proposed Stop Sign at Deerfoot & Creekside (Philips/Ilko/Boerner)

1. Ilko/Boerner met with City Planning and City Traffic to review City's findings
2. Stop sign scored 0 points on 4 of 5 categories evaluated
3. Scored inadequate points to warrant, however, was warrant approved due specifically to safety override because documented "line-of-sight" measurement, assuming corner lot hedges at eye-level, resulting a designated "safe approach speed" < 10mph (8 mph for this intersection).

F. City FEMA Grant Update – Brush Management (Ilko/Boerner)

1. Fire Chief proposed 5 changes to a potential new "clarification" policy to the prior Bulletin supplementing the City Brush Management Regulations and Landscape Standards.
2. These 5 were in direct response to the Scripps Ranch community's attainment of a mayoral moratorium on cutting of any further trees by City Park/Rec contractors after a challenging initial start that included some misinterpretation by the contractors and the community vs the city.
3. 4 of the 5 recommendations appear to be beneficial, with one still under discussion between SRPG, SOSRT, SMRMAD, SRFSC and SRCA prior to formal response back to the City.
4. Community working with Park/Rec Dept on a map to identify areas consistent with the FEMA grant document to facilitate web-site posting for residents re: estimated chronology of specific targeted areas to be addressed once City re-starts the program.

VI. Action Items

A. T-Mobile Installation at Chabad (S Kilbourn)

1. City not requiring conversion from monopole to monopine
2. Upon M/S by Asaro/Brody, renewal approved 14-1-0 contingent on creating 360-degree landscaping shield and painting pole brown.

VII. Committee Reports

A. SR LMD-MAD (M. Sorensen) – Update

1. One 25' Euc in Hoyt Park to be removed
2. Vandalism to trees/sprinkler heads at Jerabek and Cypress Canyon parks, respectively, cost \$3-\$4k.
3. City MAD Mgr Eileen Rodriguez to present Giant Grove collaboration at next month's meeting

B. MCAS Miramar (J. Paterniti) – Air show discussed above; SRCA to notify via e-blast.

C. CPC (T. Philips) – No CPC update this month.

VIII. Adjournment 8:51pm



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 28, 2010

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

**DATE OF HEARING:** August 12, 2010  
**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 and PLANNED  
DEVELOPMENT PERMIT, PROCESS 4  
**PROJECT NUMBER:** 170389  
**PROJECT NAME:** T-MOBILE – CHABAD  
**APPLICANT:** Debra Gardner, DePratti, Inc., agents representing T-Mobile  
West Corporation

**COMMUNITY PLAN AREA:** Scripps Miramar Ranch  
**COUNCIL DISTRICT:** District 5

**CITY PROJECT MANAGER:** Alex Hempton, Associate Planner  
**PHONE NUMBER/E-MAIL:** (619) 446-5349 / ahempton@sandiego.gov

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 an application for a Conditional Use Permit and Planned Development Permit to continue the operation of an existing Wireless Communication Facility (WCF) located at 10785 Pomerado Road within the Scripps Miramar Ranch community planning area. A Conditional Use Permit is required as the WCF is located on a premises with a non-residential use with an elementary/middle school. A Planned Development Permit is required due to deviations from the height limit and design requirements. This existing WCF consists of a 60' high pole with three (3) panel antennas. The pole will be repainted to better blend in with the surroundings and additional landscape material will be added. An equipment area is located adjacent to the pole. RS-1-8 Zone.

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. 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](http://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 June 30, 2010 and the opportunity to appeal that determination ended July 15, 2010.

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.

Internal Order Number: 23431958

Revised 12/5/08 RH

# T-Mobile®

SCRIPPS MIRA CHABAD  
10785 POMERADO RD.  
SAN DIEGO, CA 92131  
SD06254

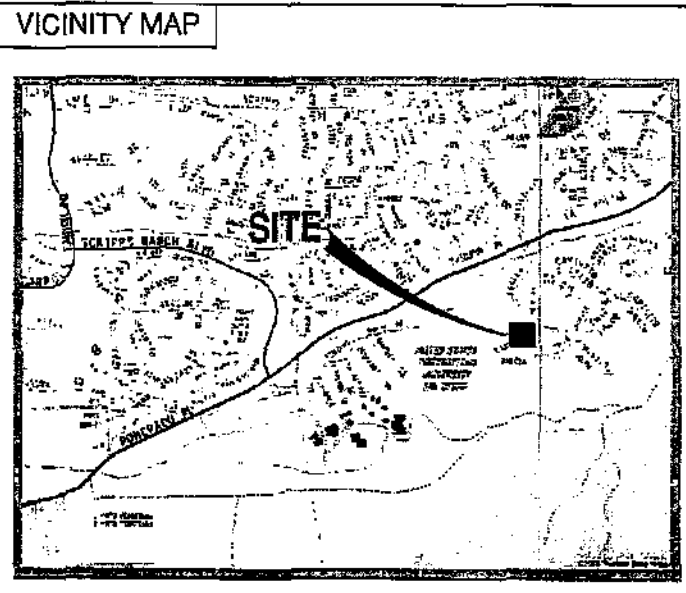
THE FOLLOWING INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE IS STRICTLY PROHIBITED.

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	8/6/08	ISSUE	JWS
1	8/29/08	REVISED EDPIC	RM
2	9/08/08	PLAN CHECK CORRECTIONS	RM
3	1/01/10	PLAN CHECK CORRECTIONS	RM
4	1/12/10	PLAN CHECK CORRECTIONS	RM

T-Mobile®  
10180 Teleasia Ct., Suite 333  
San Diego, CA 92121

**MSA**  
Architecture & Planning, Inc.  
6928 Miramar Rd., Suite 202  
San Diego, CA 92121  
PH: 858-530-0576  
FX: 858-530-1467  
San Francisco • Santa Ana • San Diego  
www.msa-apa.com

ABBREVIATIONS	
AB	ANCHOR BOLT
ADJ	ADJUSTABLE/ADJUSTMENT
AF	ADHESIVE
AFM	ADHESIVE FINISH FLOOR
ALU	ALUMINUM
ANT	ANTENNA
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
BD	BOARD
BLDG	BUILDING
BLDG'G	BUILDING
BR	BRICK
B.S.	BEST PRACTICES
C	CIRCUIT
CHAM	CHAMFER
CLP	CAST IN PLACE
CR	CIRCLE
CRC	CORNER
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL	COLLIER
COMB	COMBINATION
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CTR	CENTER
D.B.	DIRECT BURIAL
DBL	DOUBLE
DET	DETACH
D.F.	DIMENSION
DIAM	DIAMETER
DIR	DIRECTION
DN	DOWN
DR	DRIVE
D.S.	DOWN SPOUT
DWG	DRAWING
EQ	EQUIPMENT
E.L.	ELEVATION
E.L.	EDGE LIFTING
E.O.S.	EDGE OF SLAB
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQUP	EQUIPMENT
EXT	EXTERIOR
F.D.	FLOOR DRAWING
FIN	FINISH
F.J.	FLOOR JOIST
FLR	FLOOR
F.N.	FIELD NUMBER
FR	FOUNDATION
F.O.	FACE OF
F.O.C.	FACE OF CONC/CLUB
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FR	FRAME
F.R.P.	FIBERGLASS REINFORCED PLASTIC
F.S.	FRESH SURFACE
FT	FEET
FUT	FUTURE
GA	GAUGE
GL	GALVANIZED
G.L.B.	GLASS LAM BEAM
GYP	GYPSONUM
H.B.	HOSE BIB
H.D.	HEAVY DUTY
H.M.B.	HARDWARE
H.M.	HOLLOW METAL
HORIZ	HORIZONTAL
HOUR	HOUR
HT	HEIGHT
LD	LEADER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
LAK	LAMINATED
L.N.A.	LOW NOISE AMPLIFIER
MATL	MATERIAL
MAX	MAXIMUM
MCH	MECHANICAL
MFG	MANUFACTURER
MFR	MATERIAL
MIS	MISCELLANEOUS
M.M.	MILLIMETER(S)
M.O.	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
NEW	NEW
N.I.C.	NOT IN CONTRACT
NOV	NOVEMBER
N.T.S.	NOT TO SCALE
N.D.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OR	OR
PL	PLATE OR PROPERTY LINE
PLAST	PLASTER
PI	POINT
P.T.	PRESSURE TREATED
R.	RADIUS
R.D.	ROOF DRAIN
REF	REFERENCE
REFD	REFERENCED
REV	REVISION
R.J.	ROOF JOIST
RM	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
RT	ROUTE
SCHED	SCHEDULE
SECT	SECTION
SH	SHOWER
SHR	SHRIMP
SP	SPECIFICATION(S)
SQ	SQUARE
SQ.FT.	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
SUSP	SUSPENDED
SYN	SYMMETRICAL
TEL	TELEPHONE
TEMP	TEMPERATURE
TH	THICKNESS
TOP	TOP
T.O.C.	TOP OF CONCRETE OR CURB
T.O.P.	TOP OF PLATE
T.O.W.	TOP OF WALL
T.N.A.	TYPICAL
TR	TRIAL
U.G.	UNDER GROUND
U.L.D.	UNLESS NOTED OTHERWISE
V.F.	VERIFY IN FIELD
VERT	VERTICAL
V.C.T.	VINYL COMPOSITE TILE
W.P.	WATER/WEATHER PROOF
W/T	WITH
W/O	WITHOUT
XFLR	TRANSFORMER



NOT TO SCALE  
SEE THOMAS BROTHERS GUIDE, PAGE #1 (2009 GRID) J4  
REPRODUCE PER THOMAS GUIDE DIGITAL EDITION, END USER LICENSE AGREEMENT; DO NOT EXCEED 25% COPIES.

**PROJECT DESCRIPTION**

THIS PROJECT CONSISTS OF THE MODIFICATION OF A T-MOBILE TELECOMMUNICATIONS FACILITY TO INCLUDE THE FOLLOWING:

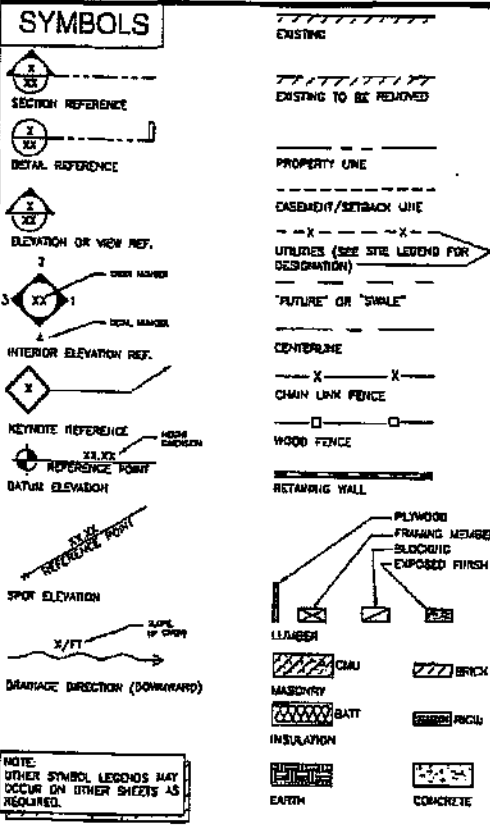
REPLACING OF (2) EXISTING BPS CABINETS MOUNTED ON THE EXISTING CONCRETE PAD ON GRADE AS WELL AS THE EXISTING (3) ANTENNAS, (1) ANTENNA PER SECTOR, MOUNTED ON AN EXISTING 80' HIGH MONOPOLE.

**SPECIAL INSPECTIONS**

NOT APPLICABLE FOR LAND USE PLANNING

**SHEET INDEX**

T1	TITLE SHEET
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	EQUIPMENT PLAN & SECTIONS
A3.1	(E) EQUIPMENT PLAN & (F) PLAYING LAYOUT ELEVATIONS
A4	
L1	PLANNING PLAN, NOTES & DETAILS
L2	IRRIGATION PLAN & DETAILS
L3	IRRIGATION DETAILS



**CODE COMPLIANCE**

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

- CALIFORNIA BUILDING CODE (INC. TITLES 24 & 25) 2007
- UNIFORM MECHANICAL CODE 2007
- AUSA/ISA-122-F LIFE SAFETY CODE 1179-101 2007
- UNIFORM PLUMBING CODE 2007
- NATIONAL ELECTRIC CODE 2007
- CITY/COUNTY ORDINANCES

GOVERNING JURISDICTION: CITY OF SAN DIEGO  
AREA OF EXISTING CONSTRUCTION: 110.5 SF  
EXISTING OCCUPANCY TYPE: B  
EXISTING CONSTRUCTION TYPE: V-II  
EXISTING FIRE SPRINKLER SYSTEM: N/A  
HEIGHT OF EXISTING CONSTRUCTION: 80 FT.  
AREA OF EXISTING T-MOBILE CONSTRUCTION: 110.5 SF  
EXISTING T-MOBILE OCCUPANCY TYPE: B  
EXISTING T-MOBILE CONSTRUCTION TYPE: TYPE V-II  
PROPOSED FIRE SPRINKLER SYSTEM: N/A  
HEIGHT OF EXISTING T-MOBILE CONSTRUCTION: 80 FT.

**APPLICANT/LESSEE**  
T-MOBILE  
10180 TELEASIA CT., STE 333  
SAN DIEGO, CA 92121  
CONTACT: KEVIN BECKER  
PHONE: (858) 334-6121

**PROPERTY INFORMATION**  
OWNER: FRIENDS OF CHABAD LUBAVITCH IN SAN DIEGO  
ADDRESS: 6115 MONTEZUMA ROAD  
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CONTACT: NANCY TUGGLE  
PHONE: (619) 585-1998  
EMERGENCY CONTACT:  
PHONE:  
ZONING: RS-1-E  
ZONING AP #:  
A.P.N.: 384-102-12

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MSA ARCHITECTURE & PLANNING  
6928 MIRAMAR RD., STE 202  
SAN DIEGO, CA 92126  
CONTACT: JAMES O'MALLEY  
PHONE: 858-530-0576

**APPROVALS**

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
SITE ACQUISITION			
ZONING			
RF ENGINEER			
CONSTRUCTION MANAGER			

**LEGAL DESCRIPTION**

PARCEL 2 OF PARCEL MAP NO. 7124, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 18, 1978, AS FILE NO. 78-353453 OF OFFICIAL RECORDS.

DATE SEAL

SD06254  
SCRIPPS MIRA CHABAD

TITLE SHEET

T1

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REVISIONS			
REV	DATE	DESCRIPTION	BY
0	5/1/09	EDING	LJD
1	6/29/09	REVISED EDING	RM
2	6/08/09	PLAN CHECK CORRECTIONS	RM
3	2/01/10	PLAN CHECK CORRECTIONS	RM
4	2/12/10	PLAN CHECK CORRECTIONS	RM

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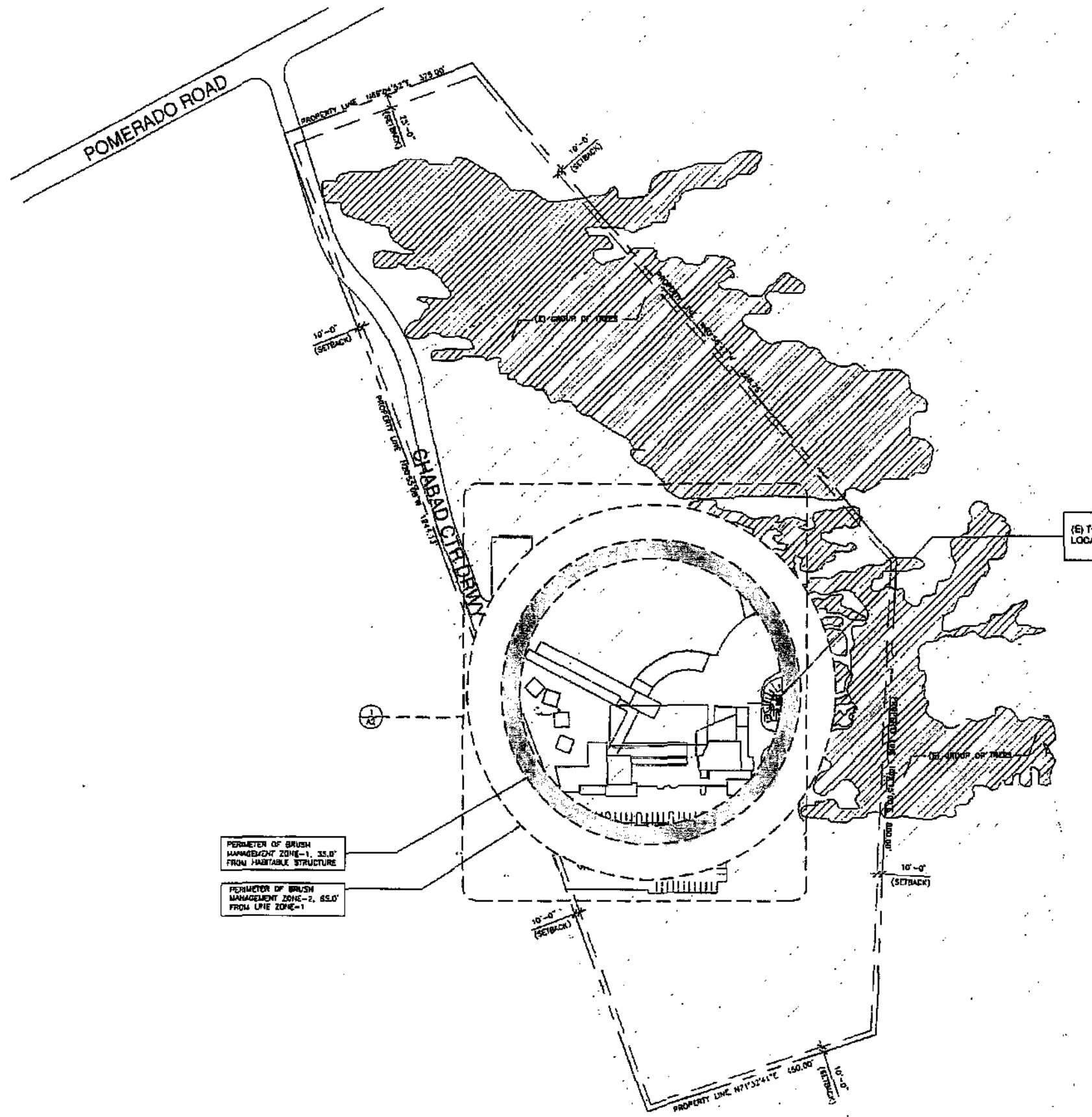
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 Fax. 619.530.1467  
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AGE SCALE

SD06254  
 SCRIPPS MIRA CHABAD

SITE PLAN

**A1**



**LEGEND:**

MULTI-HABITAT PLANNING AREA

(E) GROUP OF TREES

ZONE-1 BRUSH MANAGEMENT

ZONE-2 BRUSH MANAGEMENT

(E) T-MOBILE EQUIPMENT LOCATION

PERIMETER OF BRUSH MANAGEMENT ZONE-1, 35.0' FROM HABITABLE STRUCTURE

PERIMETER OF BRUSH MANAGEMENT ZONE-2, 85.0' FROM LIFE ZONE-1

SCALE: 1"=100'-0"

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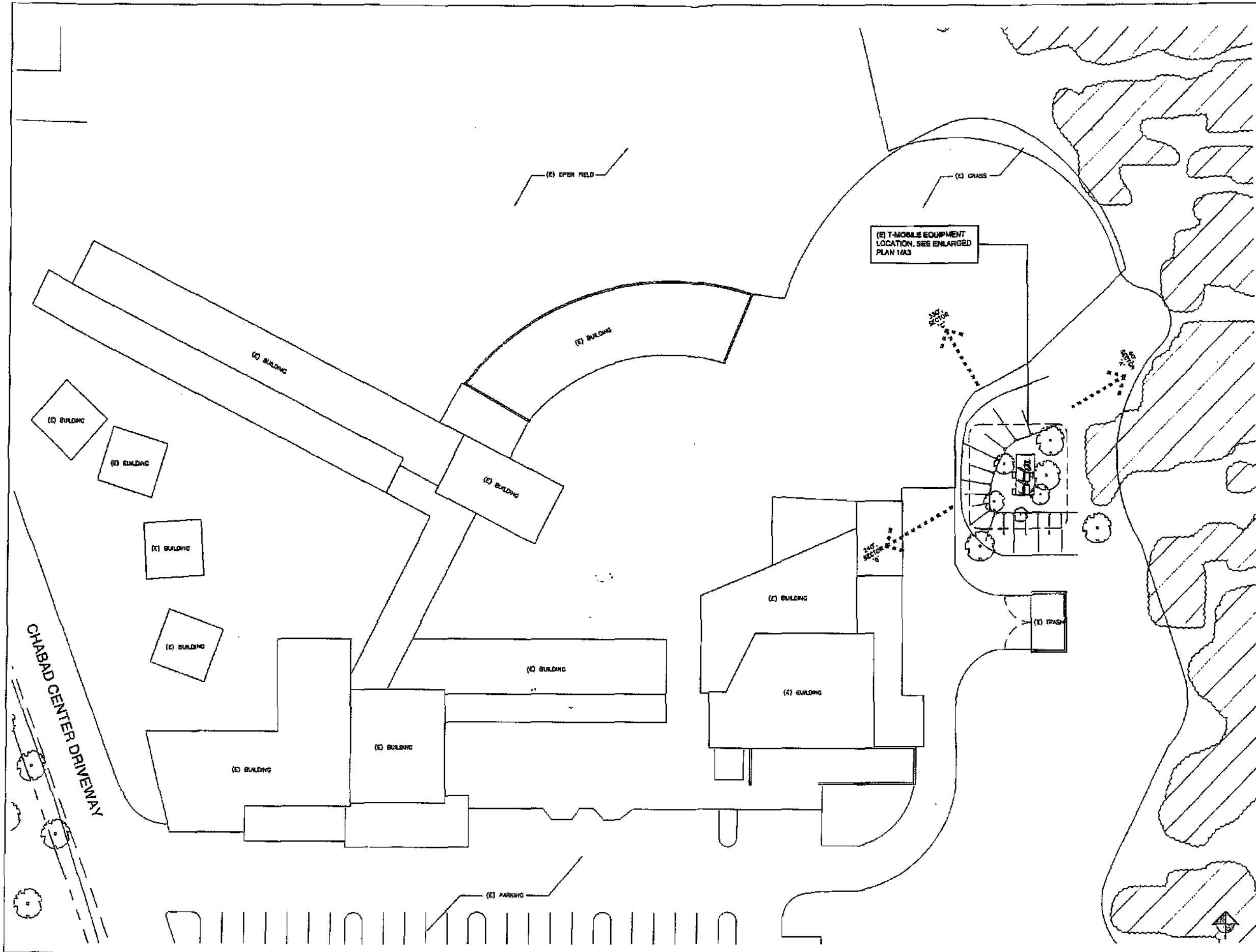
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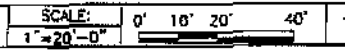
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ENLARGED SITE PLAN

**A2**



ENLARGED SITE PLAN





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0	8/5/08	ISSUE	JLD
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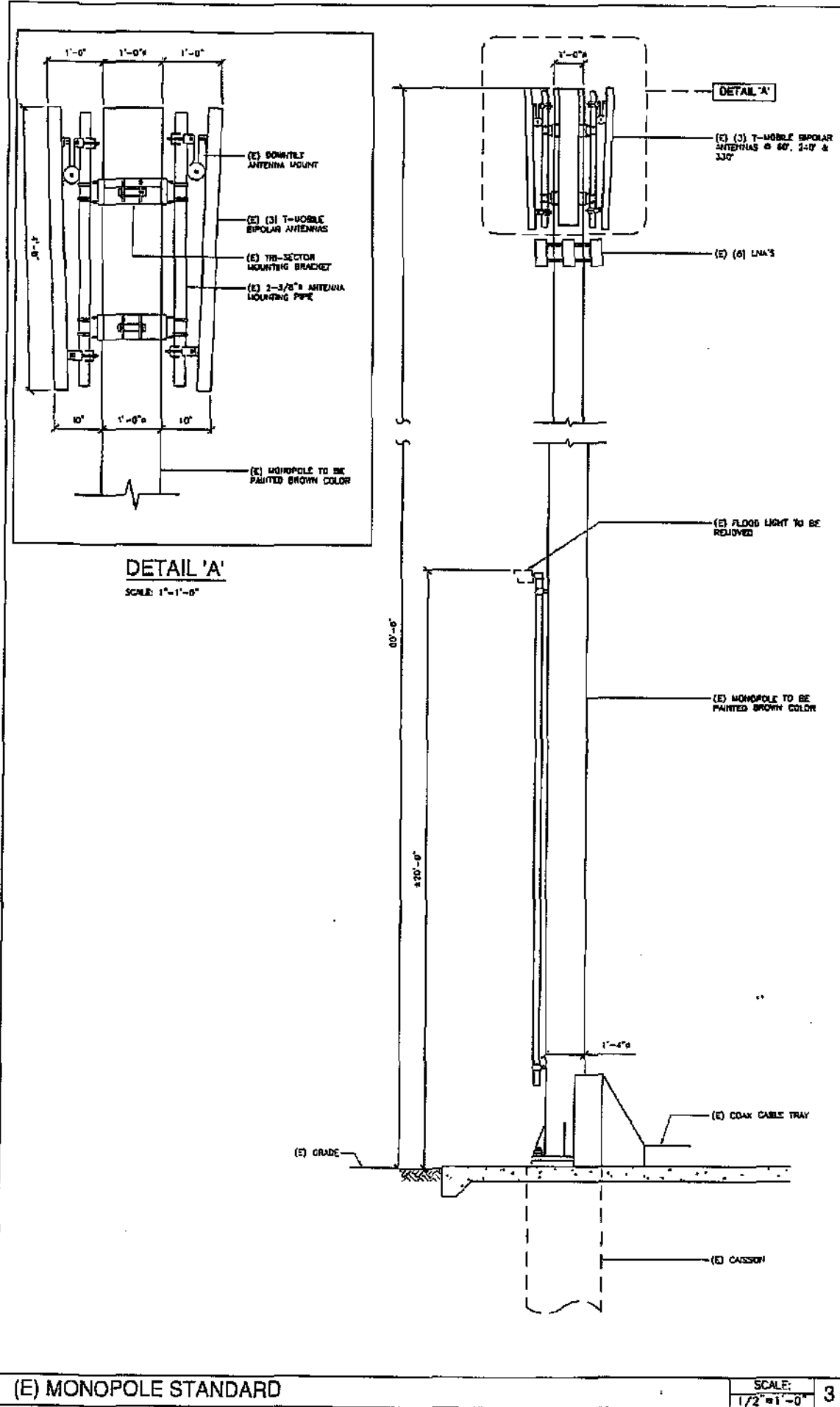
SCALE: 1/2"=1'-0" 1

ARE SEAL

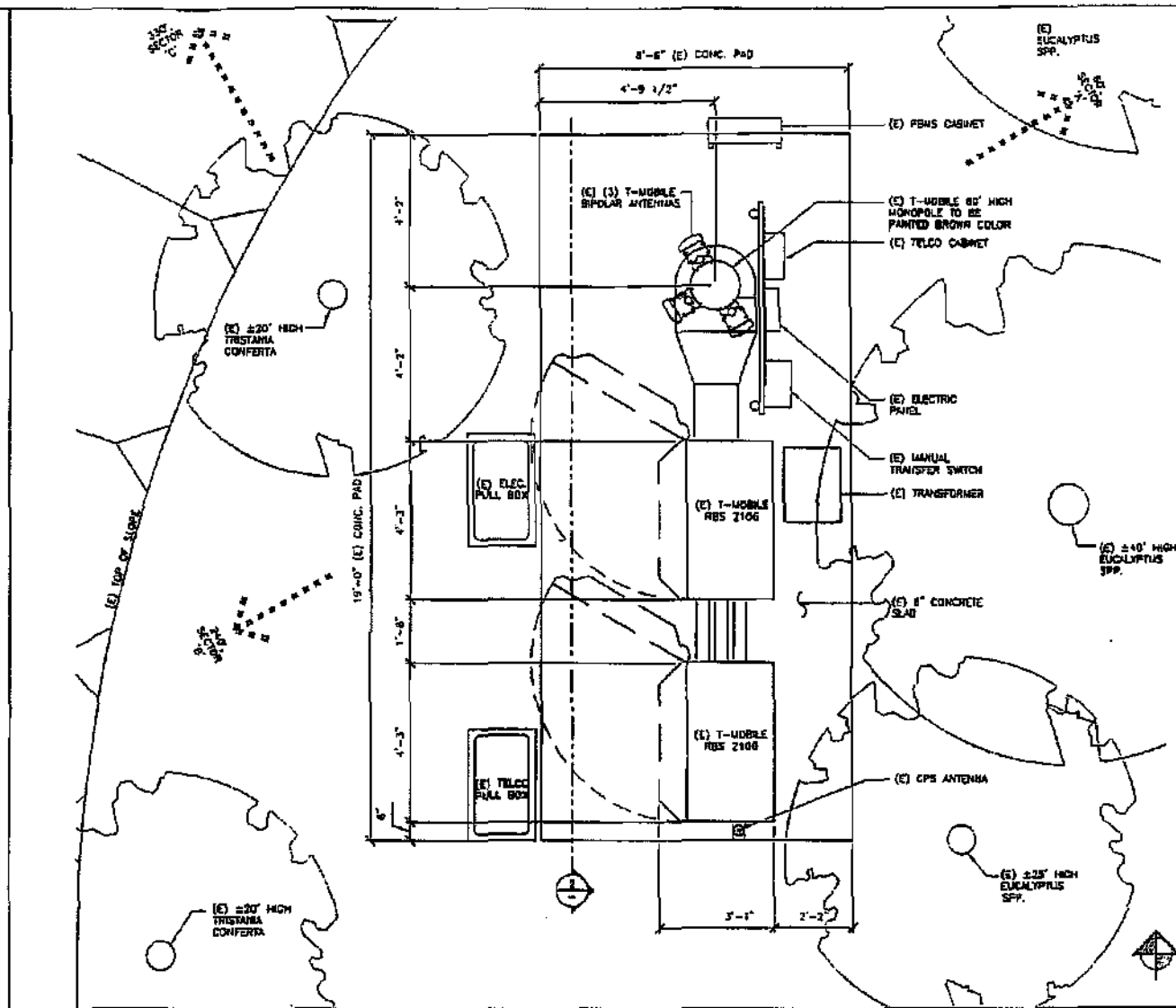
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EQUIPMENT PLAN & SECTIONS

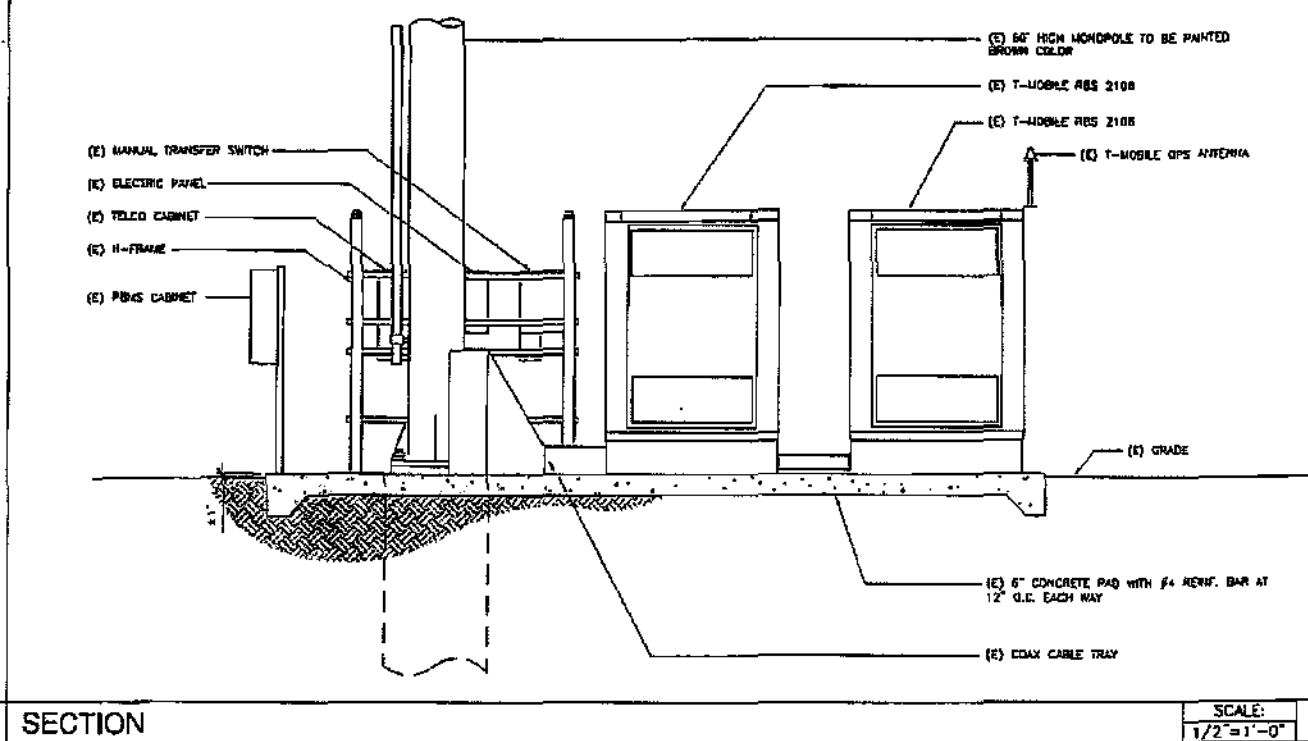
**A3**



(E) MONOPOLE STANDARD SCALE: 1/2"=1'-0" 3 SECTION



(E) EQUIPMENT PLAN SCALE: 1/2"=1'-0" 1



(E) SECTION SCALE: 1/2"=1'-0" 2

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(E) EQUIPMENT PLAN &  
 (P) PLANTING LAYOUT

**A3.1**

**PLANT LEGEND**

	(P) 1 GAL COYOTE BRUSH
	(P) 15 GAL LEMONADE BERRY
	(P) 15 GAL COFFEEBERRY
	(P) 36" BOX BRISBANE BOX
	(E) TREES

(P) 15 GAL COFFEEBERRY, TYP. OF 10, SEE LANDSCAPING PLAN L-1, L-2 & L-3

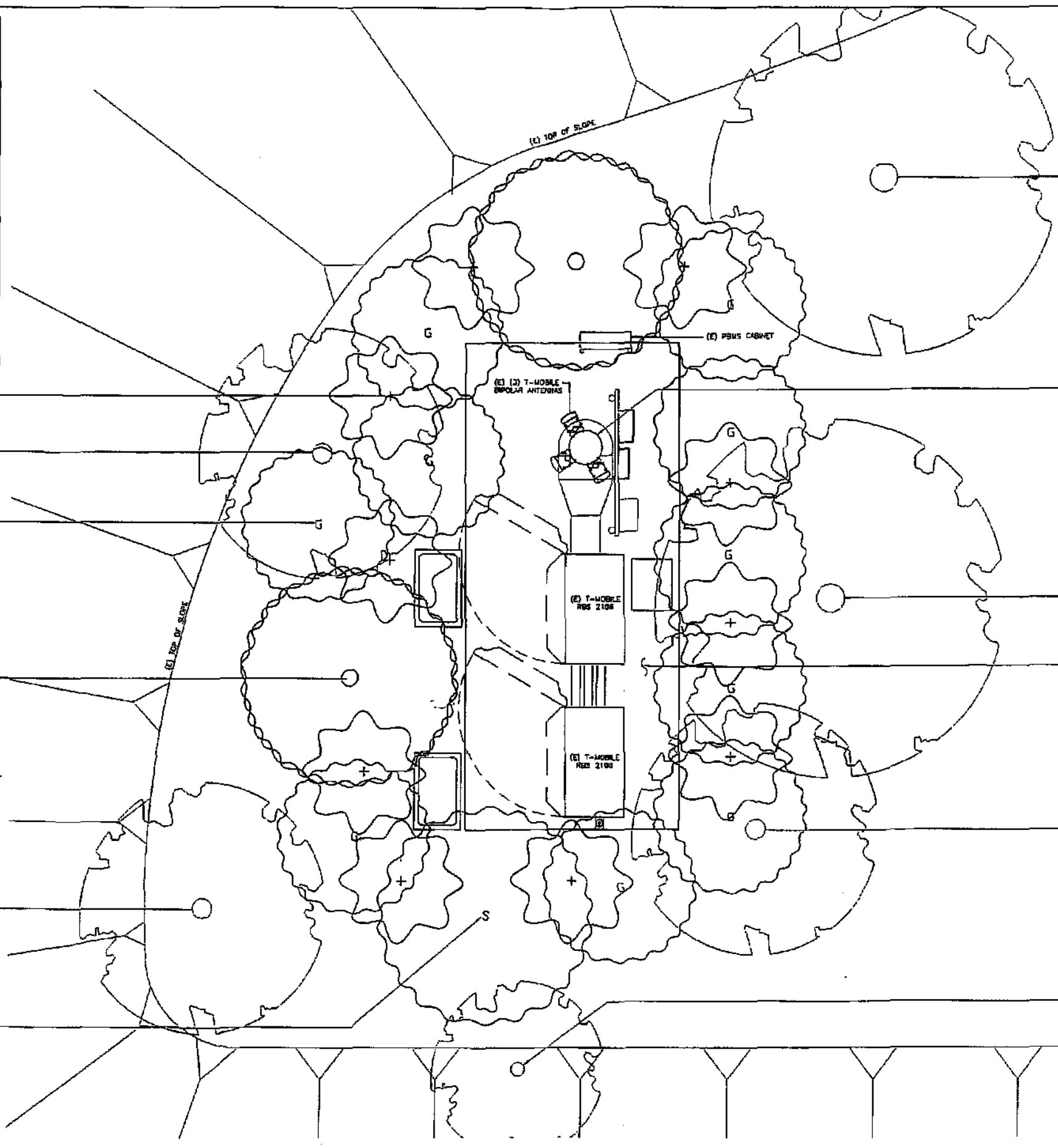
(E) 20'± HIGH TRISTARIA CONCORDIA

(P) 1 GAL COYOTE BRUSH, TYP. OF 10, SEE LANDSCAPING PLAN L-1, L-2 & L-3

(P) 36" BOX BRISBANE BOX, TYP. OF 1, SEE LANDSCAPING PLAN L-1, L-2 & L-3

(E) 20'± HIGH TRISTARIA CONCORDIA

(P) 15 GAL LEMONADE BERRY, TYP. OF 1, SEE LANDSCAPING PLAN L-1, L-2 & L-3



(E) 40'± HIGH EUCALYPTUS SPP.

(E) T-MOBILE 60' HIGH MONOPOLE TO BE PAINTED BROWN COLOR

(E) 40'± HIGH EUCALYPTUS SPP.

(E) 6" CONCRETE SLAB

(E) 25'± HIGH EUCALYPTUS SPP.

(E) 20'± HIGH EUCALYPTUS SPP.

(E) EQUIPMENT PLAN & (P) PLANTING LAYOUT

SCALE:  
 1/2"=1'-0" 1

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2	5/08/09	PLAN CHECK CORRECTIONS	RM
3	3/01/10	PLAN CHECK CORRECTIONS	RM
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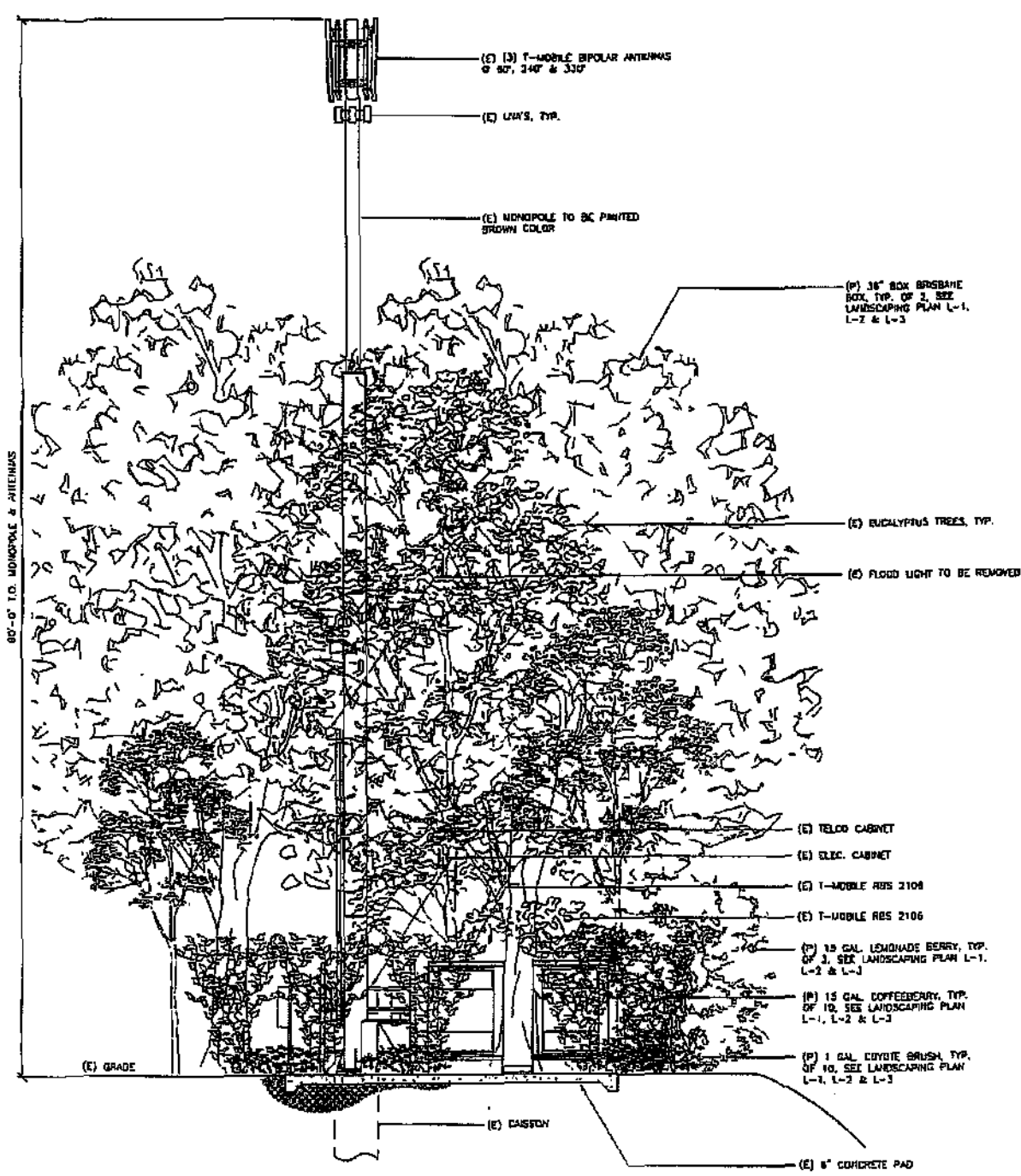
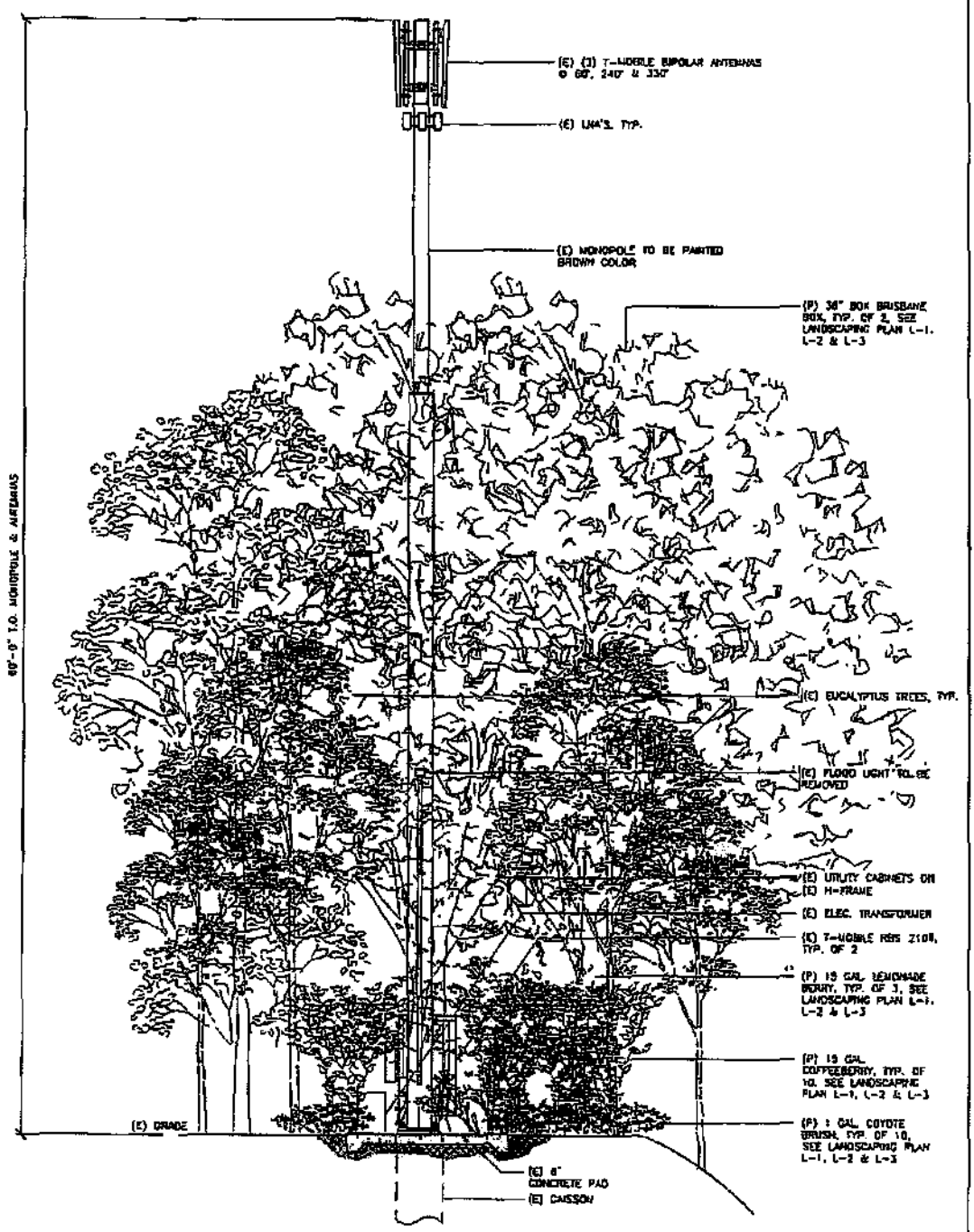
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ELEVATIONS

**A4**



NORTH ELEVATION

SCALE:  
 1/4"=1'-0" 2

WEST ELEVATION

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

PLANTING SPECS.

**I. GENERAL**

THESE DRAWINGS ARE DIMENSIONAL, SHOWING INTEREST LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. PLANT SPECIFICATIONS, PLANT MATERIALS, PLANTING METHODS, PLANTING SCHEDULES, PLANTING SYSTEMS SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING.

ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

**E. PLANT MATERIALS ASSURANCE**

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABLE PLANT MATERIALS (O.A.R. DATE) BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE RESIDENCY BY THE O.A.R.

CONTRACTOR IS RESPONSIBLE FOR PURVISING PLANT MATERIAL, FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS. ONLY AS MANY PLANTS AS CAN BE PLANTED AND MAINTAINED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA.

THE CONTRACTOR SHALL NOT USE CALL PLANT MATERIAL THAT IS HELD OR HAS A DAMAGED ROOT BALL.

CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTARY IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM SPRAY HEADS. ADJUST FOUNDATION AS NECESSARY.

ALL TREES WITH A SPECIES SHALL HAVE MATCHING FORK SIZE AND TECHNICAL IDENTIFY.

SOIL AMENDMENT AND BAGGELL MIX AS DESCRIBED HEREIN ARE FOR SOILING PURPOSES ONLY. SOILING AMENDMENTS AND FERTILIZER SHALL BE SELECTED AND SPECIFIED AFTER SOIL ANALYSIS IS COMPLETED AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNTS AND TYPES SHALL BE AS RECOMMENDED IN THE ANALYTICAL SOIL REPORT.

**II. NEED ADAPTMENT**

NEED ADAPTMENT SHALL BE DONE AFTER ROUGH GRADING. CONTRACTOR TO REMOVE PLANTING AREA FOR THREE (3) WEEKS BEFORE PLANTING. AFTER WHICH A CONTACT HERSCODE IS SPRAWLED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY-EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERSCODE TO COMPLETE PLANTING MAY BEOK.

**III. SOIL PREPARATION**

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R.

CLEAR TOP ALL PLANTING AREAS TO DEPTH OF THE (6) INCHES AND UNIFORMLY BLEND THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE ROUGH GRADING WORK.

**IV. FINISHED GRADING**

AFTER ROUGH GRADING NEED ADAPTMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE FINISHED GRADING. THE GRASS SHALL BE SHOWN AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE.

GRASSING SHALL PROVIDE FOR NATURAL RUNOFF NEARBY LOW SPOTS. PLANT LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE.

CONTRACTOR SHALL REMOVE WEED PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSE OFF-SITE.

**V. INSTALLATION**

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTS INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION.

IRIGATION FOR PLANTING SHALL INCLUDE THE STOPPING OF TRENCH FROM WITHIN AREAS TO BE DEMONSTRATED FOR TRENCHING TREE HOLES, PLANT PITS AND BEDS. ALL DEMONSTRATED PLANTING HOLES SHALL HAVE VERTICAL PLUMBLINE FROM THE SIZE OF THE DIAMETER AND SIX (6) INCHES DEEPER THAN THE ROOTBALL.

EXCESS SOIL, DEMONSTRATED FROM THE DEMONSTRATIONS AND NOTIFIED AS BAGGELL OR IN EXCESSIVE SOIL, GRASSING SHALL BE REMOVED FROM THE SITE.

REMOVE ROOTBALL AND REMOVE ALL EXCESSIVE SOIL. REMOVE ROOTS. DO NOT GRASS ROOTBALL. REPLACE ANY PLANTS WITH ROOTS BEYOND THE ROOTBALL.

THE CROWN AREA OF TREES AND SHRUBS SHALL BE 1" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE.

THE APPROVED BAGGELL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE FINISHED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING.

ONE (1) PART OF VOLUME ONE (1) SOIL + ONE (1) PART OF VOLUME TWO (2) SANDY TEXTURED TOP SOIL.

FOUR (4) PARTS OF VOLUME THREE (3) STABILIZED ORGANIC AMENDMENT.

THIRTY (30) POUNDS "VIBRO-POWER PLUS" FERTILIZER.

BAGGELL PIT HALPHAY WITH PLACE "VIBRO-POWER" SEVEN (7) GALLONS OF "VIBRO-POWER" THIRTY ONE (31) GALLONS BLEND PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER.

PROVIDE A COMpressed WATER BASH AS MUCH AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY.

USE VIBRO AND REMOVE ALL STAKES AND TRELLISES THEN REGULARLY WATER AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE SPACED AND/OR STAY AT THE TIME OF PLANTING.

LAY BED WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-GRASSED MIXED GRASS AND SET FIRMLY AGAINST OTHER SOIL PIECES. WATER THOROUGHLY AFTER PLANTING.

UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVERY SPACE IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE GRASSING.

AFTER ALL PLANTING IS COMPLETED, CONTRACTOR SHALL MAINTAIN PLANTING AREAS, INCLUDING WITHIN A 2" LAYER OF SHALE GRASS SHROUDED BARE SOIL. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS.

UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND STUBBY GROWTH.

**VI. GUARANTEE**

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REMOVE OR REPLACE IN A TIMELY MANNER ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THE GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVERS FROM EXCESSIVE RAIN RUN-OFF AND EXTREME FOODS SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR THE O.A.R. MATERIALS.

**VII. MAINTENANCE**

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS FREE, MAINTAINED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

GENERAL NOTES

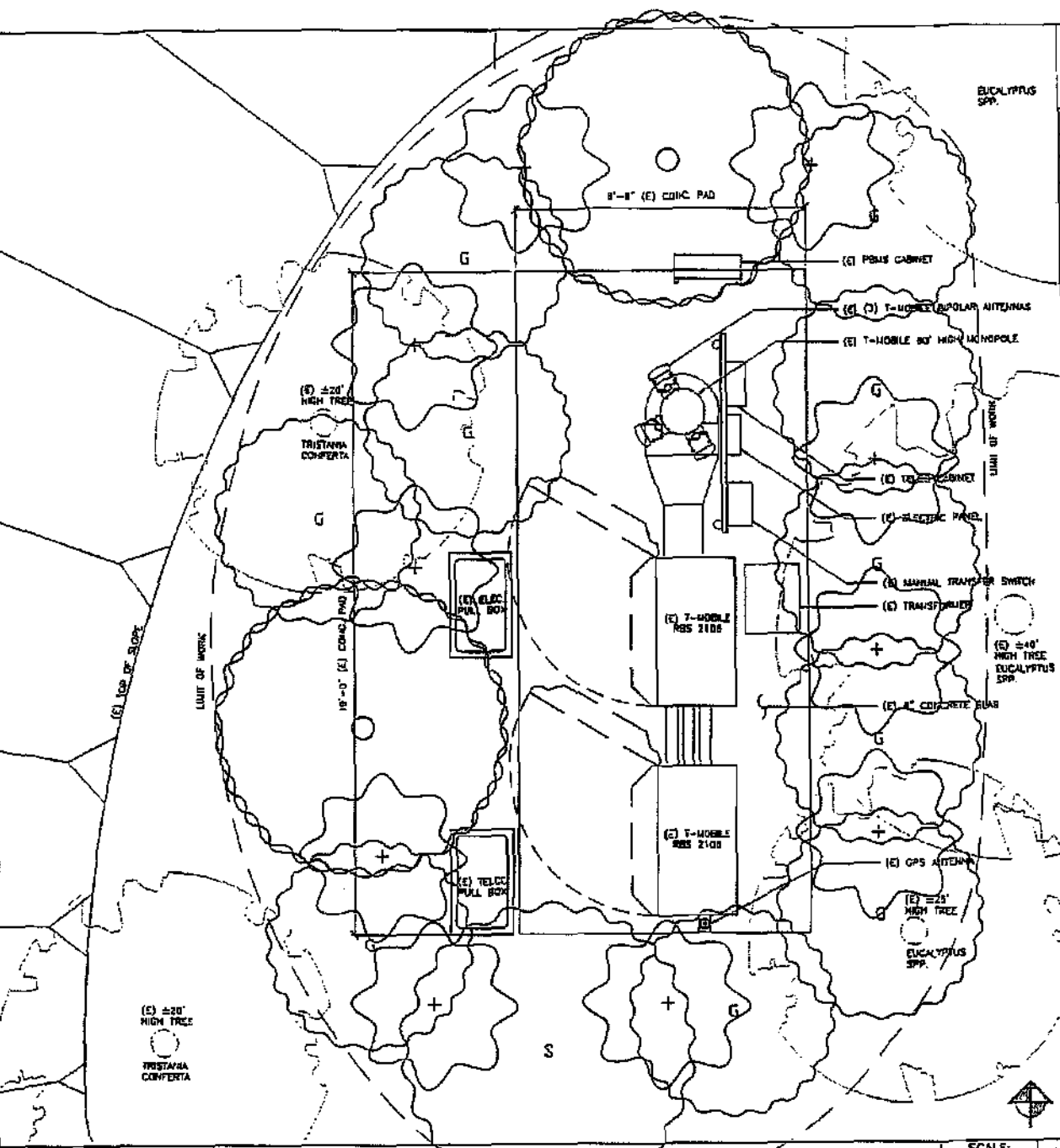
- A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANS OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY PROBABILITIES MAY ARISE AND HIS DECISION WILL BE FINAL.
- B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWINGS BEFORE SUBMITTING A BID.
- C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- D. THE CONTRACTOR SHALL OBTAIN NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CONTRACTOR FOR TYPE OF WORK LISTED, SUCH AS C-21.
- E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMAN AND HOME. TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT TO COVER HIS WORKMAN AND HOME.
- F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND OBTAIN ALL NECESSARY MEETS OR BIDDINGS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN HIS HOME WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER.
- I. THE CONTRACTOR SHALL USE ONLY HIGH MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.
- J. THE CONTRACTOR SHALL EXERCISE CARE IN UNLOADING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. REPAIRS SHALL BE AT NO EXPENSE TO THE OWNER.
- K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE CONSTRUCTION TRUCKS, MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.
- L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCHES OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL TRENCHES, CONDUITS, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCESSIVE WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPENSE FOR REWORK AT THE CONTRACTOR'S EXPENSE.
- O. CLEARANCE SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. EXCESSIVE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WELLS AND PAVING SHALL BE PROTECTED AND ANY DAMAGE OCCURRING TO THE HOME OR OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.
- P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.
- R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO ROUGH GRADING AND PLANTING OPERATIONS.
- S. IN THE CASE WHERE EXTRA WORK OR DRAWINGS WILL RESULT IN ANY INCREASED COSTS OVER THE COST OF ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL FIRST OBTAIN THE OWNER'S WRITTEN APPROVAL FOR SUCH ADDITIONAL WORK PRIOR TO PURCHASING MATERIALS OR DOING THE WORKCHANGES.

REQUIRED CITY NOTES

- A. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS NEARBY VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
- B. ALL LANDSCAPE AND OBSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE STANDARDS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL. LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- C. ALL GRASSING, DISTURBED OR EXPOSED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 10-2 AND 10-3 IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (EXCEPT AS NOTED).
- D. IRRIGATION OR AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, PROGRESS-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- E. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY T-MOBILE.
- F. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT SHALL BE MAINTAINED BY T-MOBILE.
- G. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DAMAGED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED FOR THE SPECIFICATIONS OF THE PERMIT.

DESIGN STATEMENT

THE LANDSCAPE DESIGN HEREIN IS ONE OF CONSERVATION AND IDENTIFICATION. THE PROJECT WILL CONSERVE WATER WITH NATIVE PLANTINGS THAT BLEND WITH THE SURROUNDING UNDEVELOPED SLOPE AND ARE PEST RESISTANT AND WILL THRIVE UNDER THE LOCAL CLIMATE CONDITIONS.



PLANTING PLAN

SCALE: 1/2" = 1'-0" 1

SHRUBS								
NO.	SYMBOL	PLANT NAME	HEIGHT	SPACING	DEPTH	WIDTH	PLANT TYPE	SCREEN TYPE
1	(Symbol)	TRISTANIA CONFERTA	50' DIA	2	6	6	UPRIGHT	SCREEN TREE
SHRUBS								
1	(Symbol)	RUBUS INTEGRIFOLIA (LORNADE BERRY)	12 gal.	1	2	2	GLOBE	SCREEN
2	(Symbol)	RUBUS 'EVE' (EVE COFFEEBERRY)	12 gal.	10	2	2	GLOBE	SCREEN
3	(Symbol)	ARTEMISA (RED STRAWBERRY TREE)	15 gal.	2	2	2	GLOBE	SCREEN
4	(Symbol)	HETEROMELAS ARISTIFOLIA (TUTTI)	15 gal.	3	2	2	GLOBE	SCREEN
GROUND COVER								
1	(Symbol)	DAGNABE F. (POSSIBLY FOUNTAIN BROTHER)	1 gal.	10	2	2	FLAT, LOW GROUNDCOVER	ACCENT GROUNDCOVER
2	(Symbol)	ARTEMISA (RED STRAWBERRY TREE)	1 gal.	10	2	2	FLAT, LOW GROUNDCOVER	ACCENT GROUNDCOVER
3	(Symbol)	GENERALES B. (HORIZONTALS)	1 gal.	10	2	2	FLAT, LOW GROUNDCOVER	ACCENT GROUNDCOVER
4	(Symbol)	PARTIALLY COMPOSTED ORGANIC MULCH 2" DEEP						

SCALE: NO SCALE 2

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REV	DATE	DESCRIPTION	BY
0	2/6/08	ZONING	LJO
1	3/28/08	REVISED ZONING	RLA
2	4/08/08	PLAN CHECK CORRECTIONS	RLA

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