



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 3, 2013 REPORT NO. PC-13-081

ATTENTION: Planning Commission, Agenda of July 11, 2013

SUBJECT: T-MOBILE RANCHO DEL SOL II - PROJECT NO. 289203.  
PROCESS 4.

OWNER/  
APPLICANT: Robert Barczewski Trust  
T-Mobile West, LLC.

### SUMMARY

**Issue:** Should the Planning Commission approve a Wireless Communication Facility located north of Carmel Valley Road just east of Rancho Santa Fe Farms Road in the Pacific Highlands Ranch Community Planning area?

### Staff Recommendation(s):

1. Approve Conditional Use Permit (CUP) No. 1140371;
2. Approve Planned Development Permit (PDP) No. 1140372.

**Community Planning Group Recommendation:** On February 28, 2013, the Carmel Valley Community Planning Board voted 12-1-1 to approve the Rancho Del Sol II project with conditions (Attachment 10).

**Environmental Review:** This project is not pending an appeal of the environmental determination. The project is exempt from environmental review pursuant to Article 19, Section 15301, Existing Facilities. The environmental exemption determination for this project was made on October 22, 2012 and the opportunity to appeal that determination ended November 5, 2012 (Attachment 7).

**Fiscal Impact Statement:** All project related costs associated with processing this permit are paid out of a deposit account maintained by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** Not Applicable.

## **BACKGROUND**

The Rancho Del Sol II project is an existing 38-foot tall faux water tank concealing six panel antennas which are proposed to be replaced with this application. The existing associated equipment is located below the water tank in a 270-square foot enclosure designed to integrate with the overall design of the water tank (Attachment 9). The project is located north of Carmel Valley Road, just east of Rancho Santa Fe Farms Road on a vacant property in the RS-1-14 zone. The Pacific Highlands Community Plan designates the site for Low Density Residential. Surrounding uses include single-unit residential to the south and vacant, residentially zoned property to the east and west and estate homes to the north within the County of San Diego (Attachments 1, 2 and 3).

Wireless Communication Facilities (WCFs) are permitted throughout the City as a separately regulated use in accordance with Land Development Code (LDC) Section 141.0420. WCFs located within residential zones are permitted with a CUP. The project includes two deviations: the size of the equipment enclosure, which exceeds the WCF regulations maximum size limit of 250-square feet; and the height of the water tank which exceeds the zone height limit of 35-feet, prompting the need for a PDP, process 4.

## **DISCUSSION**

### **Project Description:**

This project was originally approved on July 22, 2002 for a period of ten years. At the time, the property was zoned AR-1-1 and the regulations permitted WCFs as a Limited Use. In 2002, the project site was being used as a nursery and there was very little development in the area. Since that time, the project site has been rezoned to RS-1-14 and some of the nearby properties are under development and the main road (Carmel Valley) in front of the faux water tank has been widened and improved (Attachments 8 and 9).

All of the antennas are concealed within the water tank and the equipment, located below the tank, is designed to integrate into the overall architecture. Landscape will be planted around the base of the structure to compliment and soften the appearance.

The size of the equipment enclosure exceeds the 250-square foot maximum size limit identified in LDC Section 141.0420(g)(3) requiring a PDP for the deviation. Additionally, the water tank exceeds the zone height limit by three feet. The overall scale and design of the faux water tank and equipment room are architecturally incorporated into a unified structure. A smaller equipment enclosure may not have integrated as well to support the water tank portion as it was designed. Other than the equipment enclosure and height deviations, the project complies with the WCF regulations, which requires a project to be designed to integrate with the structure on which it is proposed through the use of architecture, landscape design and siting solutions. The project complies with the RS-1-14 development regulations, the General Plan and the WCF Design Guidelines.



**General Plan:**

The Pacific Highlands Ranch Community Plan is silent on wireless communication facilities, however, 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.

The faux water tank complies with the recommendations in the General Plan to be respectful of the neighborhood context.

**Conclusion:**

Staff has reviewed the project and has determined that it is consistent with the purpose and intent of the applicable development regulations of the Land Development Code. With the exception of the equipment enclosure size and the height limit, the project also complies with the WCF regulations (LDC Section 141.0420) as well as the RS-1-14 development regulations. Proposed findings for approval are described in Attachment 5 to support staff's recommendation. As a result, staff recommends that the Planning Commission approve CUP No. 1140371 and PDP No. 1140372.

**ALTERNATIVE**

1. Approve CUP No. 1140371 and PDP No. 1140372 with modifications.
2. Deny CUP No. 1140371 and PDP No. 1140372 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
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Mike Westlake  
Assistant Deputy Director  
Development Services Department

  
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Karen Lynch  
Project Manager  
Development Services Department

TOMLINSON/KAL

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. Photographic Survey
9. Photosimulations
10. Community Planning Group Recommendation
11. Coverage Maps
12. Ownership Disclosure Statement
13. Project Chronology
14. Planning Commission Public Hearing Notice
15. Project Plans

Rev 01-06/11 hmd





## Aerial Photo

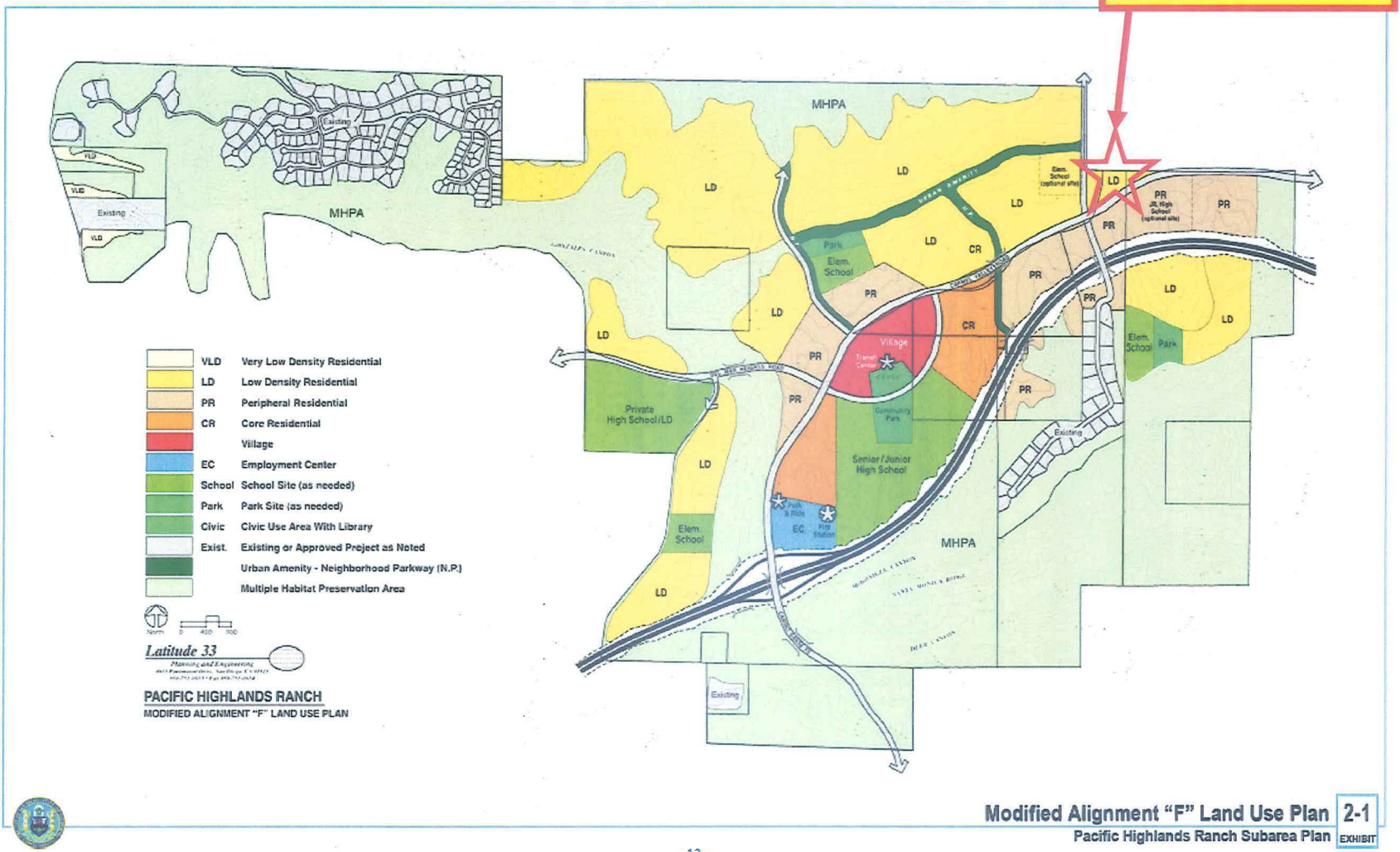
T-MOBILE- RANCHO DEL SOL II PROJECT NUMBER 289203

13585 RANCHO SANTA FE FARMS ROAD





**PROJECT SITE**



# EASTERN AREA COMMUNITY PLAN MAP



**T-MOBILE – RANCHO DEL SOL II PROJECT NUMBER 289203**  
**13585 RANCHO SANTA FE FARMS ROAD**



## Project Location Map

**T-MOBILE – RANCHO DEL SOL II PROJECT NUMBER 289203**

**13585 RANCHO SANTA FE FARMS ROAD**





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	T-Mobile – Rancho Del Sol II	
<b>PROJECT DESCRIPTION:</b>	A wireless communication facility consisting of a 38-foot tall faux water tank concealing 6 panel antennas with an associated equipment enclosure below the tank.	
<b>COMMUNITY PLAN AREA:</b>	Pacific Highlands Ranch	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit, Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low Density Residential	
<b><u>ZONING INFORMATION:</u></b>		
ZONE: RS-1-14		
HEIGHT LIMIT: 35-Foot maximum height limit.		
FRONT SETBACK: 15 feet.		
SIDE SETBACK: 4 feet.		
STREETSIDE SETBACK: 10 feet.		
REAR SETBACK: 10 feet.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	County Land	Single-Family Residential
<b>SOUTH:</b>	Peripheral Residential; RX-1-2.	Single-Family Residential
<b>EAST:</b>	Low Density Residential; RS-1-14.	Vacant
<b>WEST:</b>	Low Density Residential; RS-1-14.	Vacant
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	<ol style="list-style-type: none"> <li>1. Deviation to exceed the 30-foot height limit with a 38-foot tall faux water tank.</li> <li>2. Deviation to exceed the enclosure size limit of 250-square feet, by 20-feet.</li> </ol>	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On February 8, 2013, the Carmel Valley Community Planning Board voted 12-1-1 to recommend approval of the T-Mobile - Rancho Del Sol II project with conditions.	

**PLANNING COMMISSION  
RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 1140371  
PLANNED DEVELOPMENT PERMIT NO. 1140372  
T-MOBILE RANCHO DEL SOL II  
PROJECT NO. 289203**

WHEREAS, Robert Barczewski, Trustee UDT August 10, 1977, Owner, and T-Mobile West, LLC., 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 1140371 and 1140372), on portions of a 4.05-acre site;

WHEREAS, the project site is located at 13585 Rancho Santa Fe Farms Road in the RS-1-14 zone of the Pacific Highlands Ranch Community Planning area;

WHEREAS, the project site is legally described as: Parcel 1 of Parcel Map No. 12337, 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, September 24, 1982 as File No. 82-296204 of official records. Excepting therefrom that portion lying southerly and southeasterly of the centerline of that certain easement described in deed to the City of San Diego, filed in the Office of the County Recorder of San Diego County, September 1, 1982 as File No. 82-271464 of official records;

WHEREAS, on July 11, 2013, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1140371 and Planned Development Permit No. 1140372 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 22, 2012, 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;

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 July 11, 2013.

FINDINGS:

**Conditional Use Permit– Section §126.0305**

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

The Pacific Highlands Ranch Community Plan does not address WCFs as a specific land use, however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and



screening techniques to hide or blend the facilities into the surrounding area. In this particular case, the WCF is designed as a faux water tank. The antennas are concealed within the water tank portion of the structure and the equipment is located below in an enclosure designed to integrate with the water tank. It was originally approved in 2002 and was designed to blend in with the agricultural character of the area. The tower has become a landmark for residents of the community as well as for travelers along Carmel Valley Road. Some properties in the immediate vicinity have developed with residential uses and Carmel Valley Road has been widened and improved with a non-contiguous sidewalk and landscaped parkway. The water tank sits slightly lower than the street and is set back approximately 15-feet from Carmel Valley Road. The antiquated design of the structure harkens back to the original character of the community, which was a semirural agricultural environment and the water tank will remain a reminder of those days gone by. As a result, the design of this WCF will not adversely affect the Pacific Highlands Community Plan or the General 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.” Dtech Communications prepared a Radio Frequency Electromagnetic Fields Exposure Report, dated July 16, 2012, which concluded that the facility can comply with the FCC’s RF Safety Guidelines with recommendations for the addition of signage and locked access points. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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

This project was originally approved in 2002 for a period of ten years. The property, at that time, was zoned AR-1-1 and the regulations permitted WCFs as a Limited Use. With the impending expiration of the permit, T-Mobile submitted an application for a new permit to continue operations and to allow for replacement of the existing antennas with new antennas that will accommodate T-Mobile’s plan to upgrade the site to Long Term Evolution (LTE). The property was originally used as a nursery and there was very little development in the immediate vicinity. Today, the property is zoned RS-1-14 and the community around this faux water tank has or is being developed with residential uses. Carmel Valley Road, immediately south of the project site has been widened and improved with noncontiguous sidewalks and landscaped parkways.

With the exception of the height, the faux water tank complies with the development regulations of the RS-1-14 zone and it complies with all of the WCF regulations except for the equipment enclosure, which exceeds the 250-square foot maximum by 20-square feet. At 38-feet in height, the structure was designed to accommodate the overall scale of a rustic water tank. Eliminating 20-square feet from the enclosure would have thrown the scale of the entire structure off. 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 Pacific Highlands Ranch community. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.



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

The existing WCF was originally permitted as a Limited Use over ten years ago when the property was zoned AR-1-1. The project design integrated into the setting on which it was located because at the time, a nursery was also located on the property and the community was a semirural, agricultural environment. Over the years, the community has developed and continues to develop with residential and other uses. The water tank has been at this location for more than ten years without any complaints. The WCF fronts Carmel Valley Road, which has been widened and improved with noncontiguous sidewalks and landscaped parkways. The faux water tank sits slightly below Carmel Valley Road and is set back approximately 15-feet. At 38-feet in height, the water tank is visible to the surrounding community, but the design is representative of the community as it existed back when it was part of the Future Urbanizing Area and will continue to serve as a landmark for the community and for those traveling along Carmel Valley Road. All of the WCF components are completely concealed within the faux water tank which complies with the General Plan and the WCF Design Guidelines, therefore the project is appropriate at this location.

**Planned Development Permit - Section §126.0604**

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

The Pacific Highlands Ranch Community Plan does not address WCFs as a specific land use, however, Section A.15 of the Urban Design section of the City of San Diego's General Plan does. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. In this particular case, the WCF is designed as a faux water tank. The antennas are concealed within the water tank portion of the structure and the equipment is located below in an enclosure designed to integrate with the water tank. It was originally approved in 2002 and was designed to blend in with the agricultural character of the area. The tower has become a landmark for residents of the community as well as for travelers along Carmel Valley Road. Some properties in the immediate vicinity have developed with residential uses and Carmel Valley Road has been widened and improved with a non-contiguous sidewalk and landscaped parkway. The water tank sits slightly lower than the street and is set back approximately 15-feet from Carmel Valley Road. The antiquated design of the structure harkens back to the original character of the community, which was a semirural agricultural environment and the water tank will remain a reminder of those days gone by. As a result, the design of this WCF will not adversely affect the Pacific Highlands Community Plan or the General 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." Dtech Communications prepared a Radio Frequency Electromagnetic Fields Exposure Report, dated July 16, 2012, which concluded that the facility can comply with the FCC's RF Safety Guidelines with recommendations for the addition of signage and locked access points. Therefore, based on the above, the project would



not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. **The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that 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; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

This project was originally approved in 2002 for a period of ten years. The property, at that time, was zoned AR-1-1 and the regulations permitted WCFs as a Limited Use. With the impending expiration of the permit, T-Mobile submitted an application for a new permit to continue operations and to allow for replacement of the existing antennas with new antennas that will accommodate T-Mobile's plan to upgrade the site to Long Term Evolution (LTE). The property was originally used as a nursery and there was very little development in the immediate vicinity. Today, the property is zoned RS-1-14 and the community around this faux water tank has or is being developed with residential uses. Carmel Valley Road, immediately south of the project site has been widened and improved with noncontiguous sidewalks and landscaped parkways.

With the exception of height, the faux water tank complies with the development regulations of the RS-1-14 zone and it complies with all of the WCF regulations except for the equipment enclosure, which exceeds the 250-square foot maximum by 20-square feet. At 38-feet in height, the structure was designed to accommodate the overall scale of a rustic water tank. Eliminating 20-square feet from the enclosure would have thrown the scale of the entire structure off, just as reducing the height by three feet would throw off the scale. Additionally, the height of the structure allows for the peaked metal seem copper roof which adds architectural interest to the facility. 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 Pacific Highlands Ranch community. Based on these considerations, this project complies with the regulations of the Land Development Code with the exception of the equipment enclosure size.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 1140371 and PDP No. 1140372 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. 1140371/1140372, a copy of which is attached hereto and made a part hereof.

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Karen Lynch  
Development Project Manager  
Development Services

Adopted on: July 11, 2013

Job Order No. 24003029

**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: 24003029

**CONDITIONAL USE PERMIT NO.1140371**  
**PLANNED DEVELOPMENT PERMIT NO. 1140372**  
**T-MOBILE - RANCHO DEL SOL II**  
**PROJECT NO. 289203**  
**PLANNING COMMISSION**  
**DRAFT**

This Conditional Use Permit (CUP) No. 1140371 and Planned Development Permit (PDP) No. 1140372 is granted by the Planning Commission of the City of San Diego to Robert Barczewski, Trustee UDT August 10, 1977, Owner, and T-Mobile West, LLC., Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and 126.0601. The 4.05 -acre site is located at 13585 Rancho Santa Fe Farms Road in the RS-1-14 zone of the Pacific Highlands Ranch Community Planning area. The project site is legally described as: Parcel 1 of Parcel Map No. 12337, 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, September 24, 1982 as File No. 82-296204 of official records. Excepting therefrom that portion lying southerly and southeasterly of the centerline of that certain easement described in deed to the City of San Diego, filed in the Office of the County Recorder of San Diego County, September 1, 1982 as File No. 82-271464 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 11, 2013, on file in the Development Services Department.

The project shall include:

- a. An existing 38-foot tall faux water tank concealing six panel antennas. The water tank exceeds the RS-1-14 zone height limit of 35-feet;



- b. A 289-square foot equipment enclosure, requiring a deviation for the size, which exceeds the maximum size of 250-square feet allowed pursuant to LDC Section 141.0420(g)(3).
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 26, 2016.
- 2. The project complies with the Telecommunication Facility Guidelines as a Complete Concealment Facility and as a result, the permit will not contain an expiration date. It is the responsibility of the wireless carrier and owner(s) to maintain the appearance of the approved facility to condition set forth in this permit unless the site is removed and restored to its original condition. Code compliance shall be notified if the appearance or the scope of the project has changed without the approval of the City Manager.
- 3. 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.
- 4. 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.
- 5. 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.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.
9. 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.
10. 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.

11. 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:**

12. 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.

13. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and pass all required landscape inspections.

14. All required landscape shall be maintained by the Permittee in a healthy condition, free of disease, weeds and litter 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.

15. 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:**

16. 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.

17. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

18. Advertising signage shall not be permitted on the water tower or the equipment enclosure.

19. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.

20. The approved antenna dimensions are 56" x 12" x 7.9" as illustrated on the Exhibit "A" dated Jul 11, 2013. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in



accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

21. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

22. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

23. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

24. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.

#### INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on July 11, 2013 by Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: CUP No. 1140371/PDP No. 1140372  
Date of Approval: July 11, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Karen Lynch  
Development Project Manager

**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.

**Robert Barczewski**  
Owner

By \_\_\_\_\_  
Robert Barczewski  
Trustee UDT August 10, 1977

**T-Mobile West, LLC.**  
Permittee

By \_\_\_\_\_  
Michael Fulton  
General Manager

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



NOTICE OF EXEMPTION

ATTACHMENT 7

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.: **289203** PROJECT TITLE: **T-MOBILE RANCHO DEL SOL II**

PROJECT LOCATION-SPECIFIC: **13585 RANCHO SANTA FE FARMS ROAD, SAN DIEGO, CA 92130**  
PROJECT LOCATION-CITY/COUNTY: **SAN DIEGO/SAN DIEGO**

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: **CONDITIONAL USE PERMIT (CUP) AND PLANNED DEVELOPMENT PERMIT (PDP) to modify an existing wireless communication facility (WCF) consisting of six (6) panel antennas concealed within a 38-foot-tall, faux water tank and an associated equipment enclosure. The proposed modification includes replacing one equipment cabinet (located within the existing equipment enclosure) and replacing the existing six antennas with six new antennas. The project site is zoned RS-1-14 and is within the Pacific Highlands Ranch Community Plan area of Council District 1.**  
NAME OF PUBLIC AGENCY APPROVING PROJECT: **CITY OF SAN DIEGO**

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: **LYNNEA BARRETT, MITCHELL J ARCHITECTURE, 4883 RONSON COURT, SUITE N, SAN DIEGO, CA 92111; 858-650-3130.**

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))
- CATEGORICAL EXEMPTION : *SECTIONS 15301 (EXISTING FACILITIES).*

REASONS WHY PROJECT IS EXEMPT: **Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.**

LEAD AGENCY CONTACT PERSON: **M.BLAKE**

TELEPHONE: **(619) 446-5375**

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

  
M. BLAKE/SENIOR PLANNER

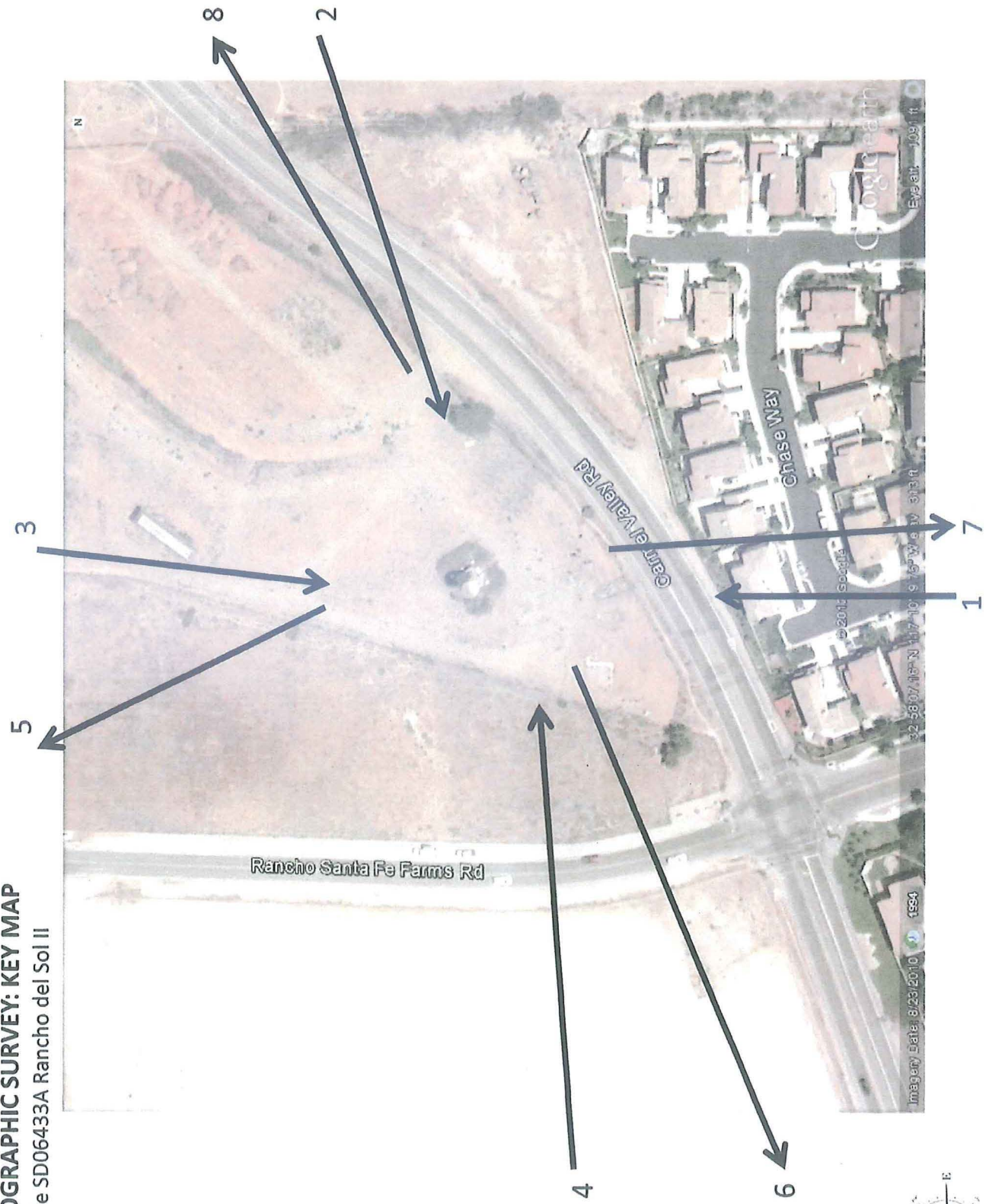
JUNE 7, 2013   
DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**PHOTOGRAPHIC SURVEY: KEY MAP**  
T-Mobile SD06433A Rancho del Sol II





# PHOTOGRAPHIC SURVEY

---

T-MOBILE SD06433A, RANCHO DEL SOL II

- **VIEW OF THE SUBJECT PROPERTY**



(1) View of the subject property looking north.



(2) View of the subject property looking west.



(3) View of the subject property looking south.



(4) View of the subject property looking east.



- **VIEW FROM THE SUBJECT PROPERTY**



(5) View from the subject property looking north.



(6) View from the subject property looking west.



(7) View from the subject property looking south.



(8) View from the subject property looking east.





# SD06433A

## RANCHO DEL SOL II

13585 RANCHO SANTA FE FARMS ROAD SAN DIEGO CA 92130



VIEW 1



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM RANCHO SANTA FE FARMS ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# SD06433A

## RANCHO DEL SOL II

13585 RANCHO SANTA FE FARMS ROAD SAN DIEGO CA 92130



VIEW 2



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST FROM CARMEL VALLEY ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 28 February 2013**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3	X		
3. Hollie Kahn	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6	X		
6. Steven Ross	Neighborhood 7		X	
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9	X		
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, District 11	X		
12. VACANT	Pacific Highlands Ranch, District 12			
13. Jill McCarty	Business Representative	X		
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative		X	
17. Rodney Hunt	Investor Representative	X		

**APPROVAL OF MINUTES — 25 October 2012, 17 January 2013 – Special meeting, 24 January 2013**

Minutes from October 2012 were amended. Hollie Kahn motioned to approve, seconded by Debbie Lokanc. Approved, 12-0-1.

Minutes from January 2013 special meeting were amended. Hollie Kahn motioned to approve, seconded by Debbie Lokanc. Approved, 11-0-2.

Minutes from January 2013 meeting were amended. Hollie Kahn motioned to approve, seconded by Debbie Lokanc. Approved, 14-0-0.

**CONSENT AGENDA**

Jill McCarty motioned to move action item 2, Carmel Park Dr., to the consent agenda. This was seconded by Hollie Kahn. Approved, 14-0-0.

A member of the public expressed support for posting the speed limit to 30mph and no objections have been aired.

Laura Copic motioned to accept the consent agenda, seconded by Jill McCarty. Approved, 14-0-0.

### **PUBLIC COMMUNICATION**

It was announced that the Regional Issues and Design Review subcommittee will not be meeting in March. Anne Harvey announced that the work on the San Dieguito River Park Trail has been a great success. Signs with QR codes have been installed on the trail to work with an interactive app for smart phones.

Harvey also reported that the undercrossing at El Camino Real has been retrofitted and is now safer and easier to access. She added that the San Diego River Park Foundation offers free bird watching lessons on Saturday's at 9a.m.

Suzanne Bacon with Friends of Carmel Valley Library announced they will be holding a party to celebrate the 20-year anniversary of the library. The purpose of the party is to raise funds for building improvements. Specifically, the organization would like to raise \$59,000 to power wash and repaint the facility to prevent future wear and tear.

Allen Mokson, President of the North Coast Repertory Theatre, informed the board that Kilroy Realty approached him about possibly moving the theatre from Solana Beach to One Paseo. Mokson said they are looking to build a bigger theatre and wanted the board to be aware of their discussions with Kilroy.

Chair White publicly thanked Jason Kincade for his generosity in paying for walls to be painted in the Pines neighborhood. Chair White recommended a piece be written to show the boards gratitude.

Victor Manoushakian announced that the local Souplantation will be donating a portion of their profits to this evening towards the Boy and Girls Club.

### **ANNOUNCEMENTS**

Elissa Krasenbaum, Brian Brady and Jonathan Tedesco announced their candidacy for the Board. Kreasenbaum for Neighborhood 5, Brady for the business seat and Tedesco for PHR District 12. The election will be held prior to the March Carmel Valley Planning Board meeting. Jill McCarty reminded candidates to be sure to vote for themselves. Chair White explained to the candidates that the being a board member is not just attending a meeting once a month. It is expected that members serve on at least one subcommittee.

### **WRITTEN COMMUNICATIONS**

None.



## COMMUNITY PLANNER REPORT

None.

## COUNCIL DISTRICT 1 REPORT

Council Representative Mel Millstein provided an update for Bernie Turgeon, Community Planner. Millstein announced that there will be a runoff election to fill the District 4 council seat previously held by Tony Young. Todd Gloria has been elected Council President. Mayor Filner recently announced the creation of a bike-ability initiative and is seeking suggestions from the public on where to place new bike corrals.

Chair White notified the board that he is part of the project working group for the Coastal Rail Bike Trail that will be extending up to Carmel Valley.

Millstein asked the public to report potholes in their area by contacting Councilmember Lightner's office.

Millstein announced that the Carmel Valley Recreation Council will meet March 5 at 7p.m. and Councilmember Lightner will be in attendance.

Jill McCarty informed Millstein she had received a notice that the storm drain near her house is under deposited by \$2,000.

Anne Harvey asked Millstein what happened to the plan to connect Carmel Valley trail to CVREP. Millstein explained that it was a funding issue. Chair White added that it was discussed at the Coastal Rail Trail project working group meeting.

## MAYOR'S REPORT

None.

## COUNTY BOARD OF SUPERVISOR'S REPORT

Sachiko Kohatsu reported for Supervisor Dave Roberts. Roberts is the first new supervisor in 18 years. Kohatsu announced that there will be an upcoming lawnmower exchange May 11 at Qualcomm Stadium. People with old gas mowers can bring them to Qualcomm Stadium and exchange them for new electric mowers.

Supervisor Roberts is concerned with accessibility to PACE loans. His staff is researching programs to bring the loans to residents in the County and is working with the Mayor's office to find a solution. Supervisor Roberts recently spent time with Ben Hueso to discuss Kathy's Law and is also working on water conservation issues.

## STATE ASSEMBLY REPORT

None.

## US CONGRESS

Hugo Carmona from Congressmen Scott Peters office reported that Peters was opposed to the congressional recess and is concerned about upcoming spending cuts. Peters is making an effort to bond with other freshman congressman and hopes to build a good relationship with them. Peters was in support of the Violence Against Women Act. Peters also plans to attend the One Paseo meeting next month.

## INFORMATION AGENDA

None.

## ACTION AGENDA

**1. Rancho Del Sol II.:** Consider renewal of existing permit for T-Mobile and maintenance replacement of existing antenna. All antennas will be hidden as they are today.

- Applicant - Lynnea Barrett, Mitchell J

Lynnea Barrett represented T-Mobile. She informed the board that the existing cell site is housed in a water tower design. There are six antennas which are all contained within the tank. T-Mobile wishes to update and replace the antennas and is part of T-Mobile's overall modernization project to bring 4G to San Diego. The permit for the tower expired last year.

Vice-Chair Ranu informed Barrett that there is a billboard on the side of the tower and requested it be removed.

Chair White asked whether T-Mobile is the owner of the structure. Barrett explained that the site is a lease with the property owner, typically a ten year rental.

Chair White asked Anne Harvey if the landscaping is acceptable. Harvey gave an overview of the local plants and hopes the dead plants will be replaced.

Marcela Escobar-Eck feels the landscaping is unnecessary because it is below street level. Escobar-Eck would prefer the tower without landscaping.

Jill McCarty requested that if trees are planted they only be double staked for a period of time or else they will die.

Vice-Chair Ranu motioned to approve extending the permit for the cell site, allow for upgraded antenna panels fully hidden within the stealth enclosure, on the condition that the unlawful billboard currently on the water tower be removed, that no new signage be allowed except required regulatory signs and that the landscape palette at the base of the tower use Toyon and similar plants to relate to the native landscape of the area, rather than an ornate and formal plant palette. Seconded by Anne Harvey. Approved, 12-1-1.



**SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Regional Issues & Design Review	Harvey, Jan Fuchs	None	No March meeting.
FBA	White	None	To be announced.
MAD	Rick Newman	Discuss money needed for new palette for El Camino Real.	March 5, at CV Rec Center
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Clews	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	Improvements have been made to Carmel Mountain Rd.	None noted
CVREP	Clews	None	None noted
San Dieguito River Park	Harvey	SDRP has new executive director.	None noted
Prop 'C' phasing/SR-56 Steering Committee	Ranu	None	None noted
CPC	Hollie	There are open seats. Mayor Filner is set to attend the meeting in a couple of weeks.	Next week.
Signage	John Dean	None	None noted
Redistricting	Rick Newman	None	None noted

**CHAIR'S REPORT**

Vice Chair Ranu informed the board that he will be attending the Carmel Valley Recreation Council regarding the PHR park process.

**OLD / ONGOING BUSINESS**

Elections will be held March 28, 2013, from 500-530pm. Candidates must bring identification and seating with occur at the April meeting.

**ADJOURNMENT**

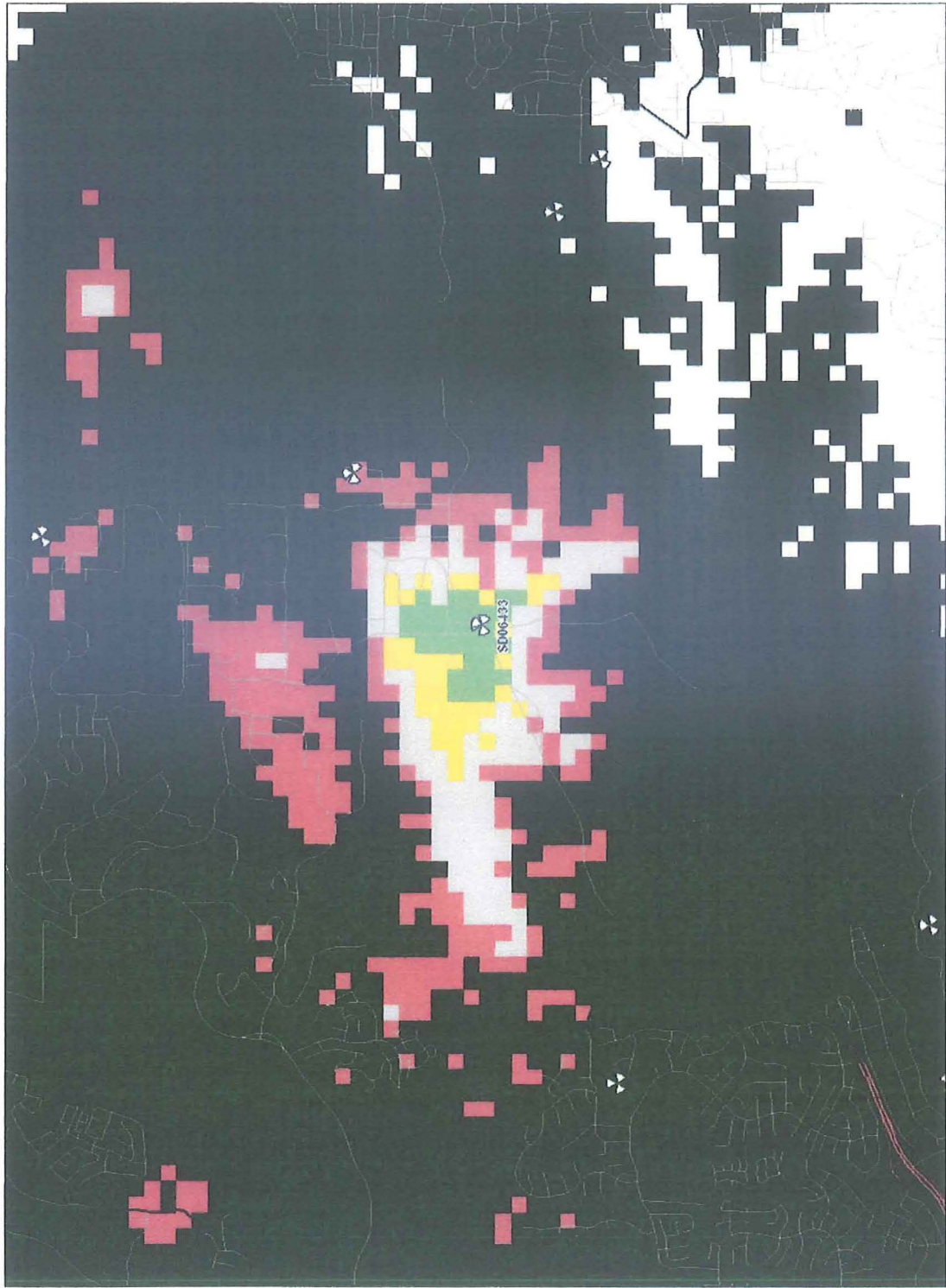
Chair White motioned to adjourn. Meeting adjourned 8:38pm.

**NEXT MEETING** - March 28, 2013, 6:30pm. Ocean Air Elementary, 11444 Canter Heights Drive, San Diego, CA 92130



T-Mobile

SD06433 Coverage

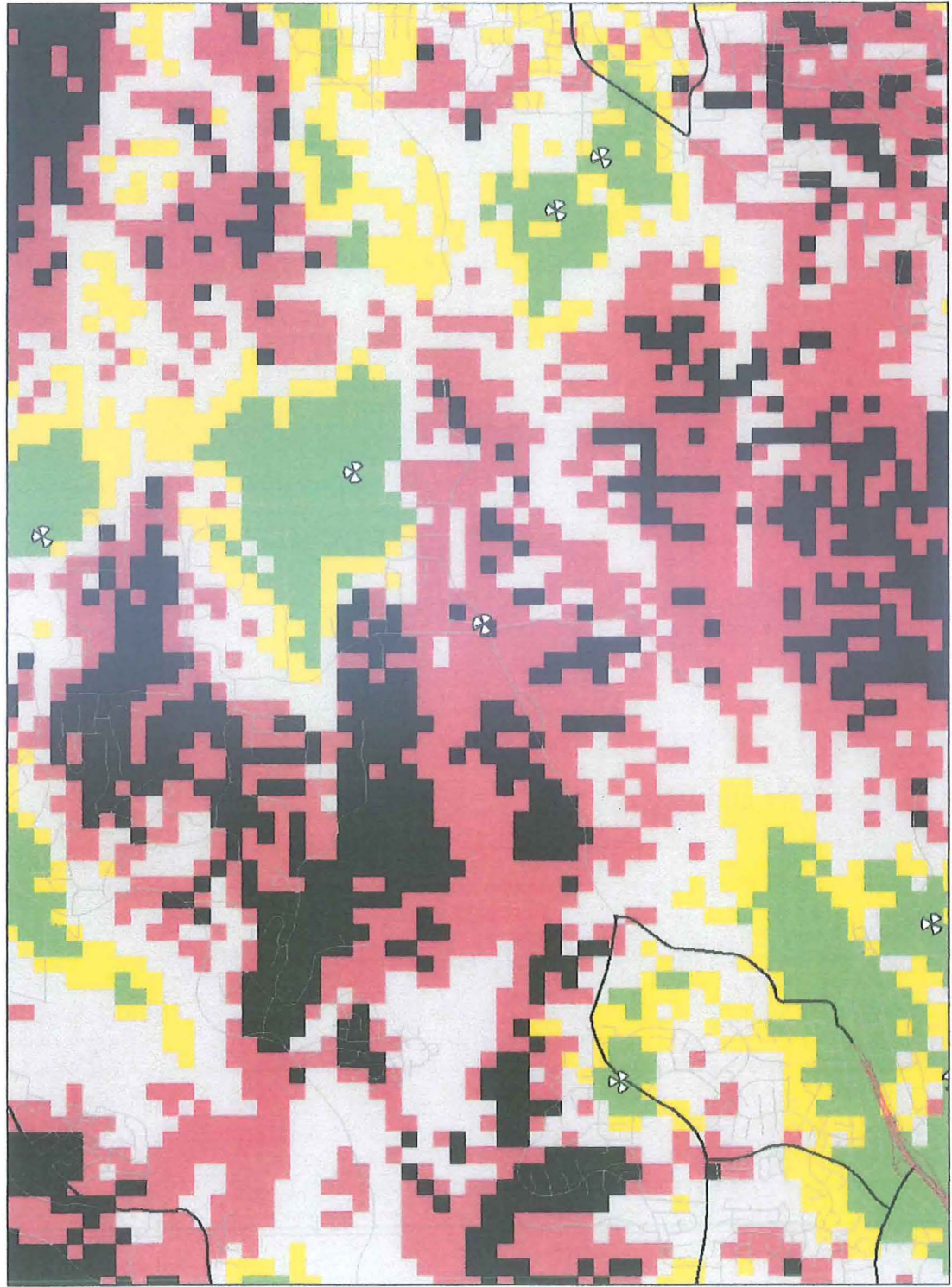


**Legend: Coverage Level**

- In Building Commercial (Green circle)
- In Building Residential (Yellow circle)
- Outdoor (Red circle)
- In Car (White circle)
- Poor to No Signal (Black circle)
- No Coverage (Black circle)



On Air neighbor sites coverage



**Legend: Coverage Level**

In Building Commercial	In Car	Poor to No Signal
In Building Residential	Outdoor	No Coverage







**Legend: Coverage Level**

- |                         |         |                   |
|-------------------------|---------|-------------------|
| In Building Commercial  | In Car  | Poor to No Signal |
| In Building Residential | Outdoor | No Coverage       |



SD06433A



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

Project Title: T-Mobile Rancho del Sol II Project No. For City Use Only

Project Address:  
 6500 Black Mountain Rd., San Diego, CA 92130

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of individual (type or print):  
 Robert Barezewski, Trustee UDT August 10, 1977  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: 5629 Willowmere Lane  
 City/State/Zip: san diego, ca 92014  
 Phone No: 858-922-9870 Fax No:  
 Signature: *Robert Barezewski* Date: July 13, 2012

Name of individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:

Name of individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:

Name of individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:



Project Title: T-Mobile Rancho del Sol II	Project No. (For City Use Only)
--	---------------------------------

**Part II - To be completed when property is held by a corporation or partnership**

Legal Status (please check):

Corporation   
  Limited Liability -or-   
  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached     Yes     No

Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print): \_\_\_\_\_

Title (type or print): \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print): \_\_\_\_\_

Title (type or print): \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print): \_\_\_\_\_

Title (type or print): \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

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Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print): \_\_\_\_\_

Title (type or print): \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print): \_\_\_\_\_

Title (type or print): \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print): \_\_\_\_\_

Owner     Tenant/Lessee

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print): \_\_\_\_\_

Title (type or print): \_\_\_\_\_

Signature : \_\_\_\_\_ Date: \_\_\_\_\_

**Project Chronology**  
**T-Mobile –Rancho Del Sol II**  
**PTS No. 289203**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
7/19/12	Submittal for Completeness Check			
8/13/12	Completeness Review Assessment		25 days	
9/18/12	First Full Submittal	Deemed Complete		1 month, 5 days
10/31/12	First Assessment		1 month, 13 days	
3/29/13	Second Submittal			4 months, 29 days
4/30/13	Issues Resolved		1 month, 1 day	
7/11/13	Planning Commission Hearing		2 months, 11 days	
<b>TOTAL STAFF TIME**</b>			<b>5months 20 days</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>6 months, 4 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>			<b>11 months, 22 days</b>	

\*\*Based on 30 days equals to one month.





THE CITY OF SAN DIEGO

DATE OF NOTICE: June 26, 2013

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

---

<b>DATE OF HEARING:</b>	July 11, 2013
<b>TIME OF HEARING:</b>	9:00 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT PERMIT, EXEMPT FROM CEQA PROCESS FOUR
<b>PROJECT NUMBER:</b>	289203
<b>PROJECT NAME:</b>	<u>T-MOBILE – RANCHO DEL SOL II</u>
<b>APPLICANT:</b>	Anne W. Regan, DePratti, Inc. Agent for T-Mobile
<b>COMMUNITY PLAN AREA:</b>	Pacific Highlands Ranch
<b>COUNCIL DISTRICT:</b>	1
<b>CITY PROJECT MANAGER:</b>	Karen Lynch, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 446-5351/ <a href="mailto:klynchash@san Diego.gov">klynchash@san Diego.gov</a>

---

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 an existing 30-foot tall faux water tank concealing six panel antennas with associated equipment located below the tank portion in a 270-square foot enclosure located on the north side of Carmel Valley Road just east of Rancho Santa Fe Farms Road.

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

## ATTACHMENT 14

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 22, 2012 and the opportunity to appeal that determination ended November 5, 2012.

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: 24003029.

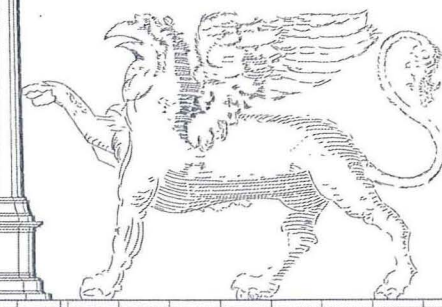
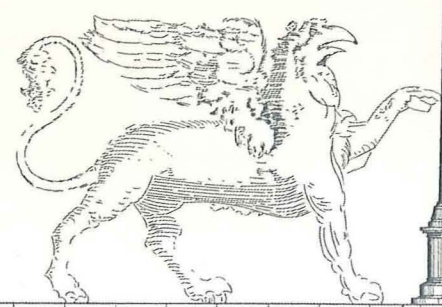
Revised 10-4-12 HMD-





# T-Mobile

**SD06433A RANCHO DEL SOL II**  
**13585 RANCHO SANTA FE FARMS RD., SAN DIEGO, CA 92130**



No.	Revision / Issue	Date
A	Issued for Review	07-16-12
B	Planning Comments	08-13-12
C	Planning Comments	06-05-13

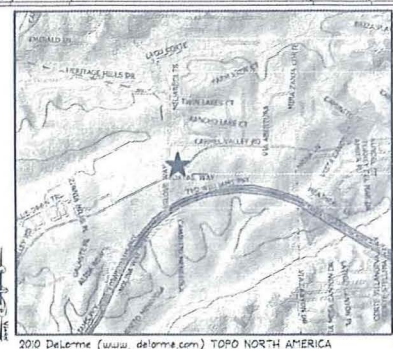
**LEGAL DESCRIPTION:**

PARCEL 1 OF PARCEL MAP NO. 12837, 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, SEPTEMBER 24, 1992 AS FILE NO. 82-296204 OF OFFICIAL RECORDS, EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY AND SOUTHEASTERLY OF THE CENTERLINE OF THAT CERTAIN EASEMENT DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 1, 1992 AS FILE NO. 82-27464 OF OFFICIAL RECORDS.

**DIRECTIONS TO SITE**

FROM SAN DIEGO T-MOBILE OFFICE:  
 DISTANCE: 6.9 MILES (11.34 KILOMETERS)  
 TIME: 12 MINS

1. HEAD TOWARD DIRECTORS PL ON VISTA SORRENTO PKY. 0.7 MI/1.1 KM
2. TURN RIGHT AND TAKE RAMP ONTO INLAND FWY, JACOB DEKEMA FWY (I-805 N) 1.1 MI/1.7 KM
3. TAKE THE LOCAL BYPASS/CA-56 EXIT ONTO I-5 LOCAL BYP. 2.3 MI (3.7 KM)
4. TAKE EXIT #33A/CA-56 E ONTO TED WILLIAMS PKY (CA-56 E) 2.8 MI (4.6 KM)
5. TAKE EXIT #5/CARMEL VALLEY RD. 0.4 MI/0.7 MI
6. TURN LEFT ONTO CARMEL VALLEY RD. 1.7 MI/2.7 KM
7. YOUR DESTINATION ON CARMEL VALLEY RD IS ON THE LEFT.



RF INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

ARCHITECT INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

SITE ACQUISITION INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

ZONING/PLANNING INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION 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.



**LEGAL DESCRIPTION      DIRECTIONS TO SITE      VICINITY MAP      CLIENT APPROVALS      TITLE 24 COMPLIANCE**

**APPLICABLE CODES**

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES INCLUDING BUT NOT LIMITED TO:
1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
  2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
  3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
  4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
  5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
  6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
  7. 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
  8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

**SITE NAME:** RANCHO DEL SOL II  
**SITE NUMBER:** SD06433A  
**SITE ADDRESS:** 13585 RANCHO SANTA FE FARMS RD., SAN DIEGO, CA 92130  
**APPLICANT:** T-MOBILE, 10509 VISTA SORRENTO PARKWAY SUITE 206, SAN DIEGO, CA 92121  
**ASSESSOR'S PARCEL NUMBER:** 305-021-05  
**CURRENT ZONING:** RS-1-14  
**(E) OCCUPANCY:** B  
**(E) TYPE OF CONSTRUCTION:** V-N  
**PROJECT DESCRIPTION:** T-MOBILE WIRELESS PROPOSES TO CONTINUE OPERATING AND MAINTAIN AN UNMANNED, DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT THIS SITE.

**TELECOMMUNICATION CARRIERS:** NO OTHER WIRELESS CARRIERS ARE LOCATED ON SUBJECT PROPERTY.  
**OWNER:** ROBERT L. BARCZEWSKI, TRUST, 4561 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92130 (658) 794-1978

- ENTITLEMENTS: (6) ANTENNAS, (4) CABINETS
- EXISTING T-MOBILE EQUIPMENT CABINETS (TOTAL 4), (1) CABINET TO BE REPLACED WITH PROPOSED REPLACEMENT EQUIPMENT CABINETS MOUNTED IN EXISTING EQUIPMENT SHELTER.
- EXISTING T-MOBILE EQUIPMENT ANTENNAS (TOTAL 6) TO BE REPLACED, (2) PER SECTOR, (6) ANTENNAS TOTAL

**OPERATING FREQUENCIES:**  
 TX (GSM) - 1950 TO 1965 MHz  
 RX (GSM) - 1870 TO 1885 MHz  
 TX (WCDMA) - 2150 TO 2155 MHz  
 RX (WCDMA) - 1750 TO 1755 MHz

**ARCHITECTS & ENGINEERS**

MITCHELL J. ARCHITECTURE  
 4888 ROBINSON COURT, SUITE N  
 SAN DIEGO, CA 92111  
 TEL: (658) 650-3150  
 FAX: (658) 650-3140  
 CONTACT: ART BROWN (PROJECT MANAGER)

**LANDSCAPE ARCHITECT**  
 DARSONO CUNNINGHAM  
 DARSONO DESIGN ASSOCIATES  
 6014 MOUNT LA PLATTA DR  
 SAN DIEGO, CA 92117  
 TEL: (658) 541-2007

**APPLICANT REPRESENTATIVE**  
 MITCHELL J. ARCHITECTURE  
 4888 ROBINSON COURT, SUITE N  
 SAN DIEGO, CA 92111  
 TEL: (658) 650-3150  
 FAX: (658) 650-3140  
 CONTACT: LYNNEA BARRETT (SITE ACQUISITION SPECIALIST)

**APPLICANT CONTACT**  
 T-MOBILE WIRELESS CORP  
 10509 VISTA SORRENTO PARKWAY STE 206  
 SAN DIEGO, CA 92121  
 TEL: (658) 334-6158

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	SITE PLAN & NOTES
A-201	EXTERIOR ELEVATIONS
A-401	EQUIPMENT & ANTENNA LAYOUT PLAN
D-501	ANTENNA DETAILS
L-101	IRRIGATION PLAN
L-201	PLANTING PLAN

**APPLICABLE CODES      PROJECT SUMMARY      CONSULTANT TEAM      SHEET INDEX**

Title Sheet, Project Information & Vicinity Map

RANCHO DEL SOL II  
 13585 RANCHO SANTA FE FARMS RD.  
 SAN DIEGO, CA 92130

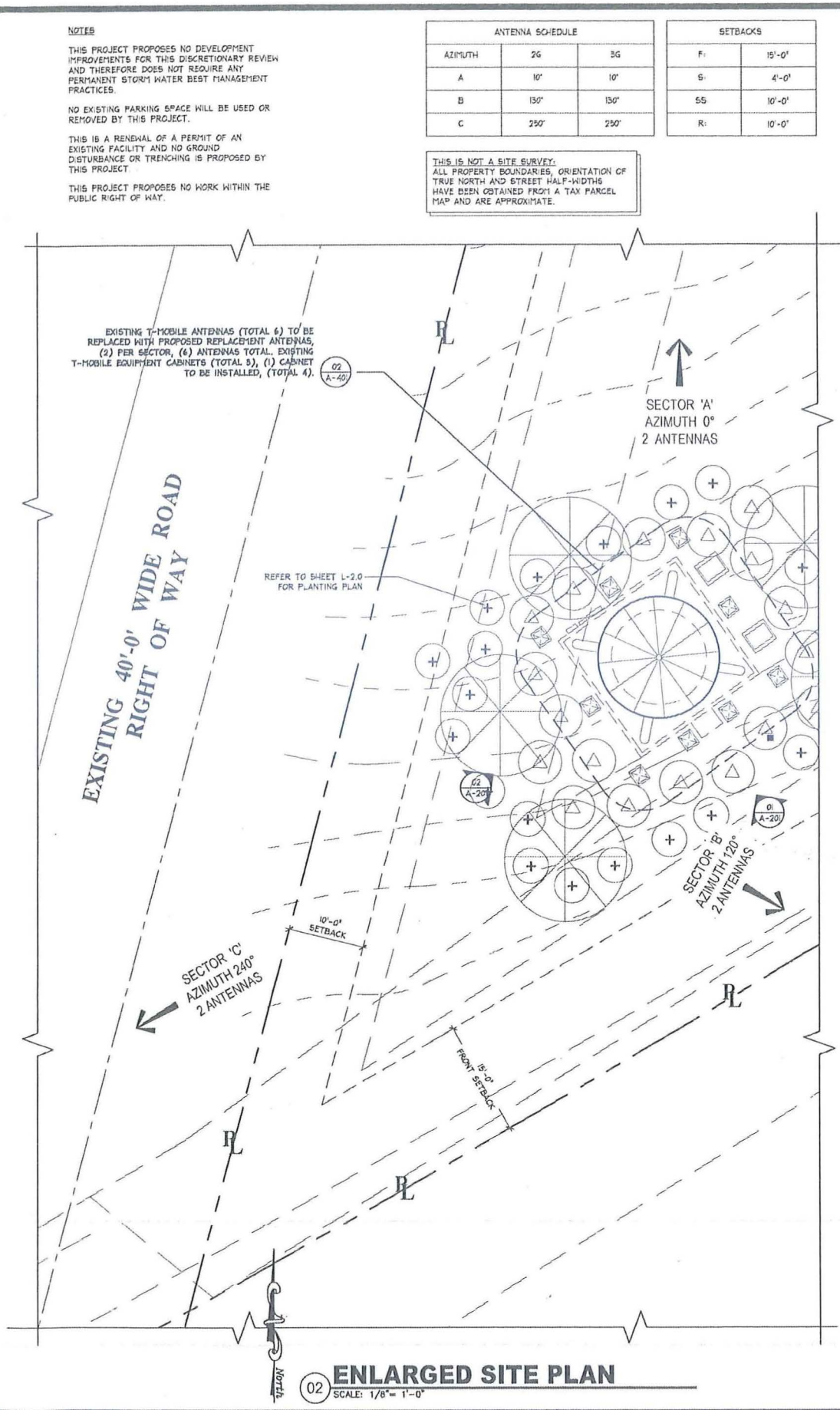
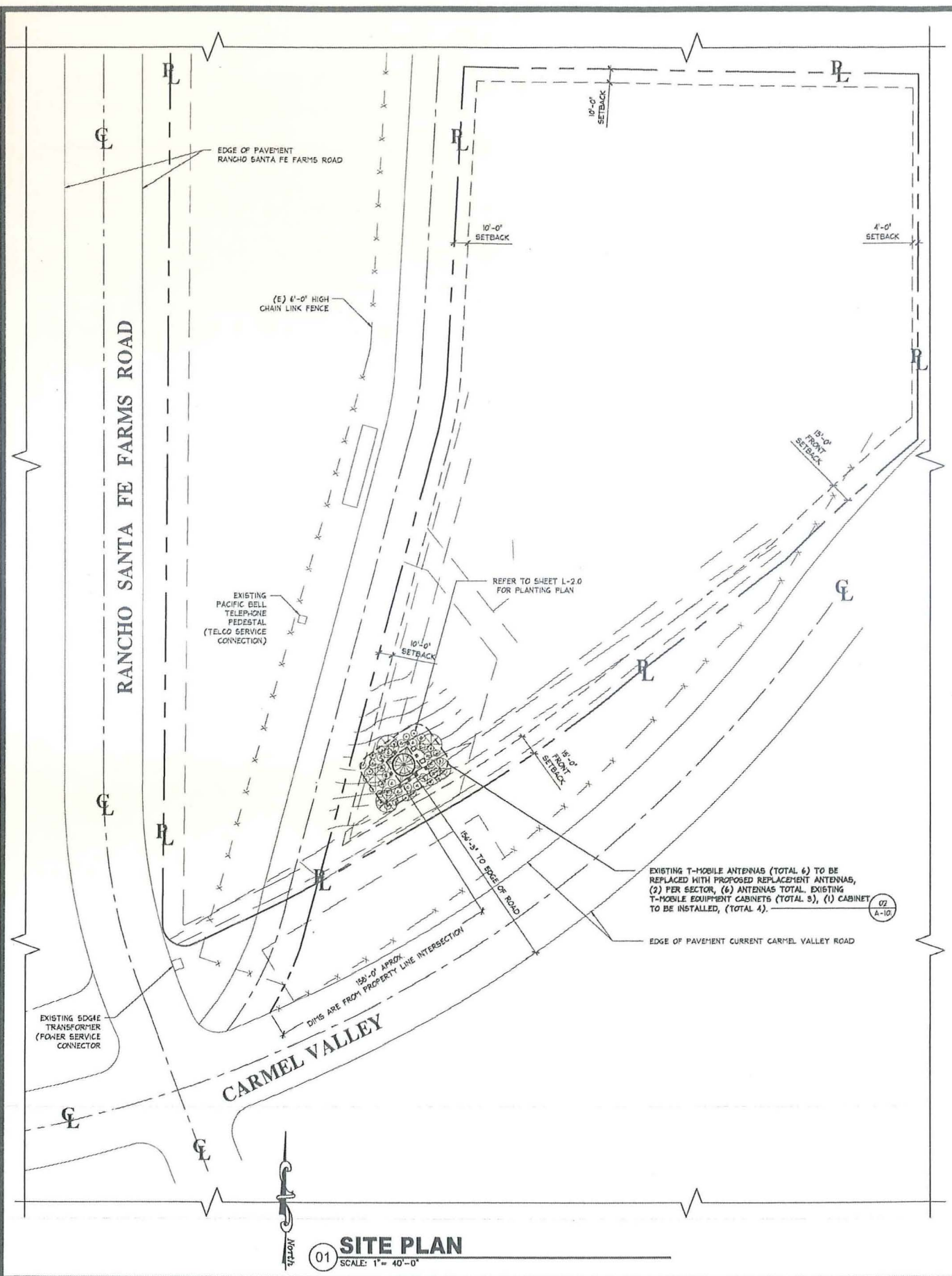


Project: \_\_\_\_\_  
 Date: 07-16-12  
 Drawn By: GA  
 Checked By: ab  
 Scale: NO SCALE

**G-001**

Mitchell J. Architecture





**NOTES**

THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT OF WAY.

ANTENNA SCHEDULE		
AZIMUTH	2G	3G
A	10'	10'
B	150'	150'
C	250'	250'

SETBACKS	
F:	15'-0"
S:	4'-0"
SS	10'-0"
R:	10'-0"

THIS IS NOT A SITE SURVEY. ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.

No.	Revision/Issue	Date
A	Issued for Review	07-16-12
B	Planning Comments	08-11-12
C	Planning Comments	06-05-13

**SITE PLAN & NOTES**  
**Rancho del Sol II**  
**T-Mobile**  
 10569 VISTA SORRENTO  
 PARKWAY SUITE 206  
 SAN DIEGO, CA 92130

**MITCHELL J. ARCHITECTURE, INC.**  
 10569 VISTA SORRENTO  
 PARKWAY SUITE 206  
 SAN DIEGO, CA 92130 (REV)

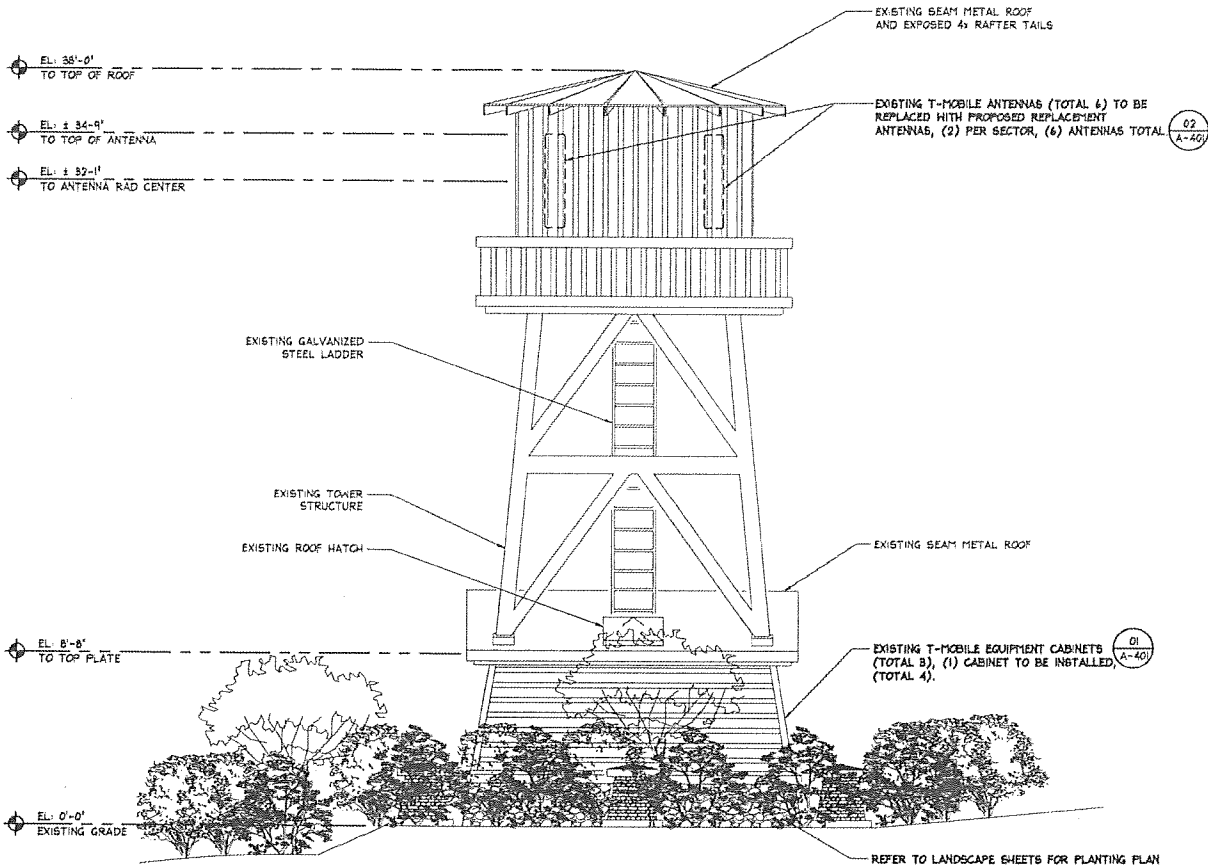
**MITCHELL J. architecture**



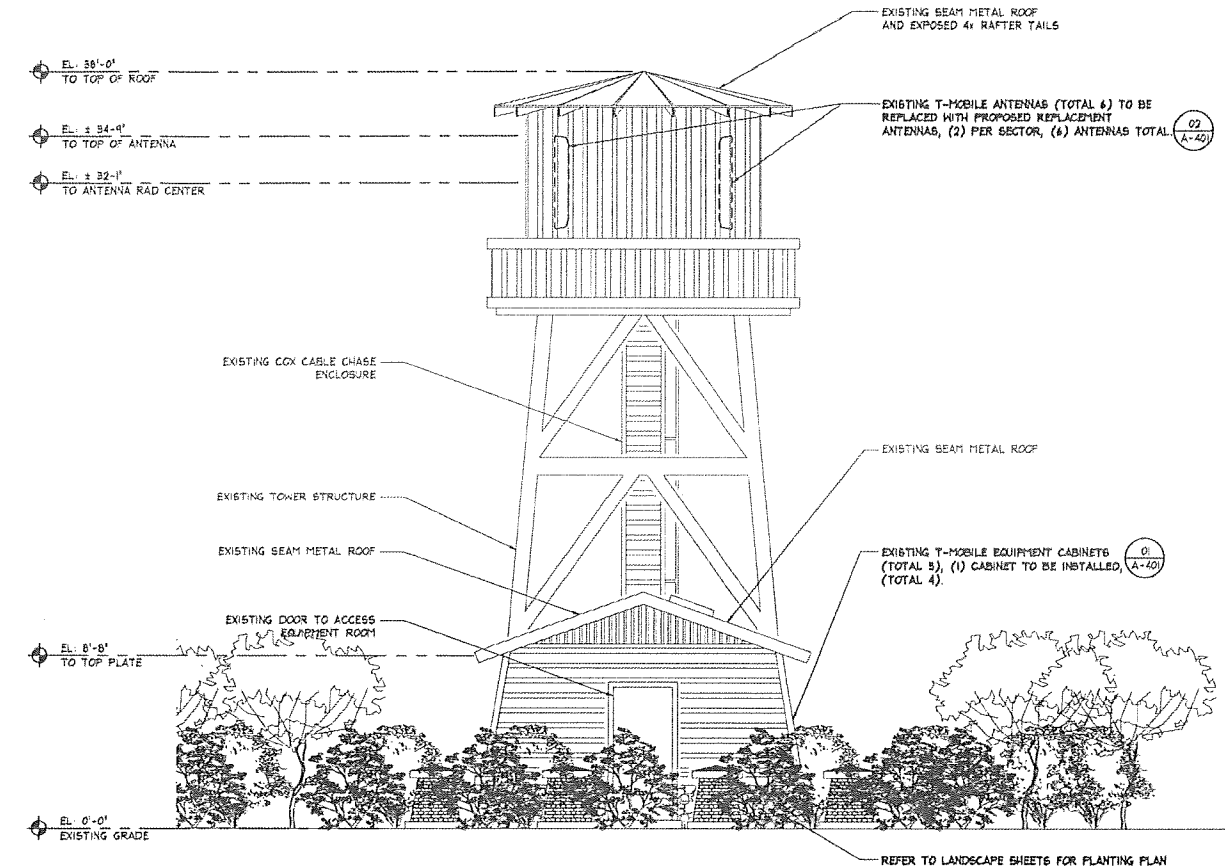
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Date	07-16-12
Drawn By	EB
Checked By	ajb
Scale	AS SHOWN

Mitchell J. Architecture  
**A-101**





**02 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

No.	Revision / Issue	Date
A	Issued for Review	07-16-12
B	Planning Comments	08-13-12
C	Planning Comment	06-05-13

**EXTERIOR ELEVATIONS**

**T-Mobile**

**RANCHO DEL SOL II**

10505 VISTA SORRENTO  
15355 RANCHO SANTA FE FARMS RD  
SAN DIEGO, CA 92130

**MITCHELL J. ARCHITECTURE**

architect

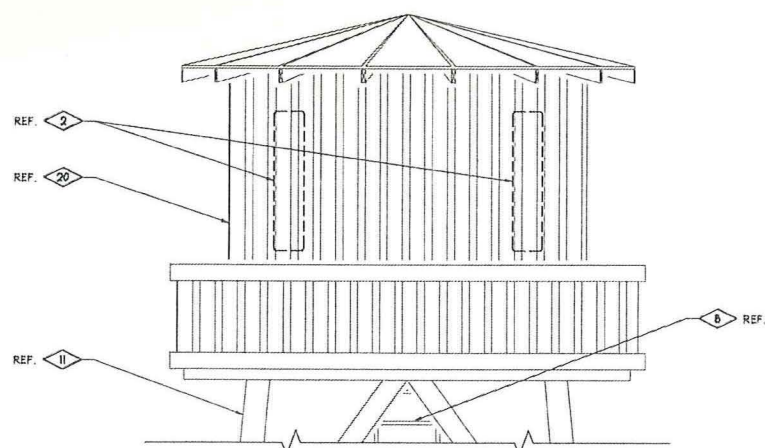
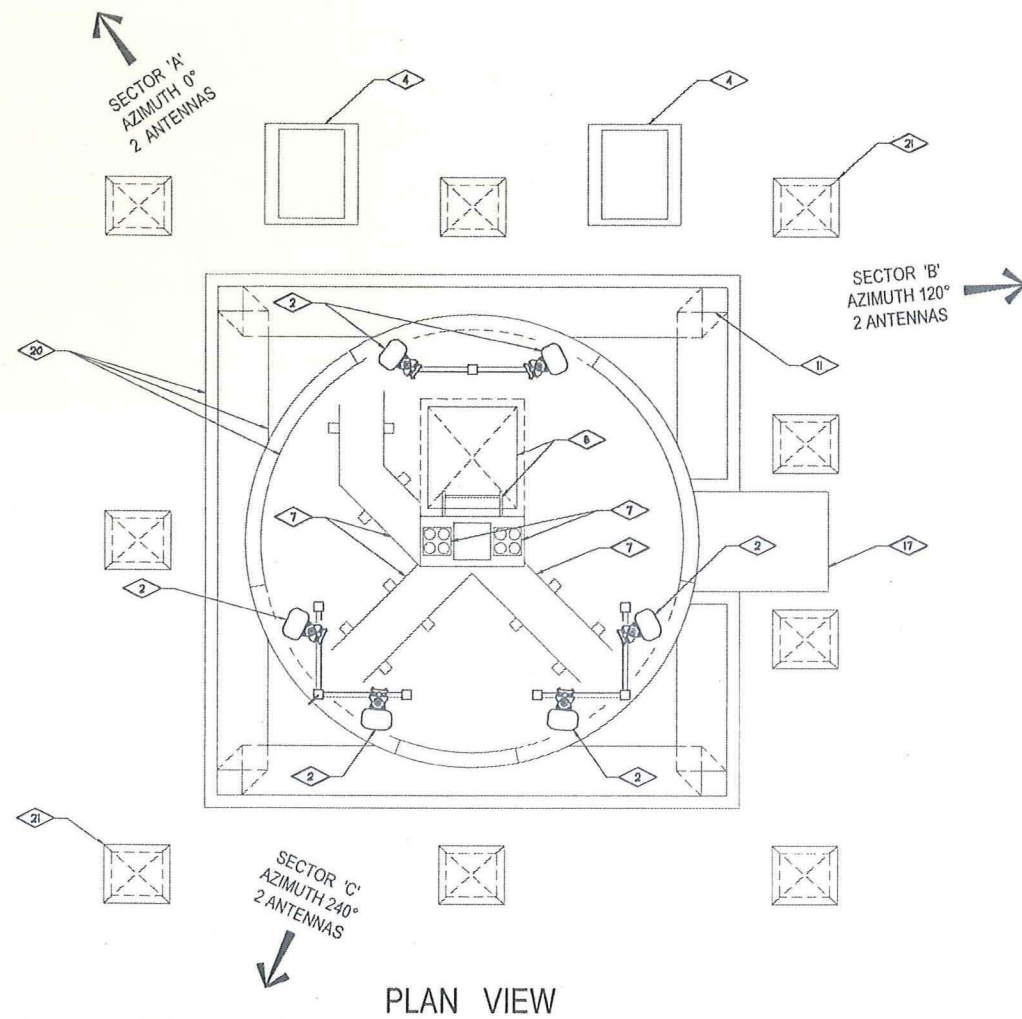
MITCHELL J. ARCHITECTURE, INC.  
10505 VISTA SORRENTO, SUITE # 100  
SAN DIEGO, CA 92131  
TEL: 619.590.3130 (ph) / 619.590.3140 (fax)  
WWW.MITCHELLJARCHITECTURE.COM

LICENSED ARCHITECT  
MITCHELL J. CAMERON  
No. C 20355  
3-31-0  
STATE OF CALIFORNIA

Project: \_\_\_\_\_  
Date: 07-16-12  
Drawn By: ta  
Checked By: ab  
Scale: AS SHOWN

**Mitchell J. Architecture**

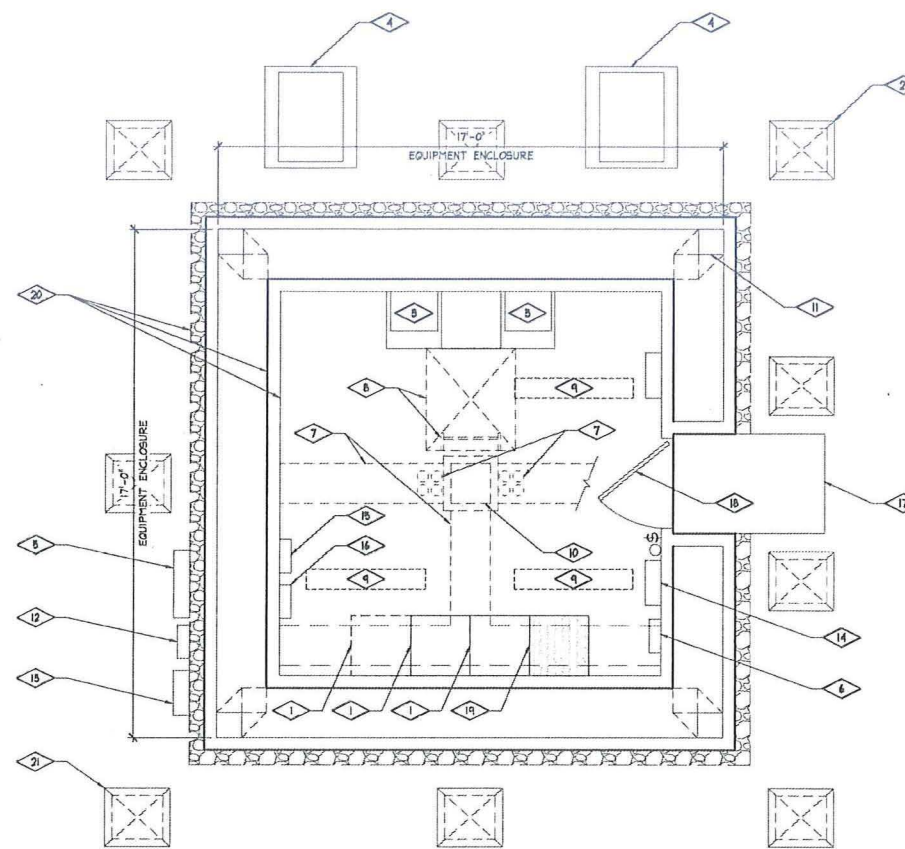
**A-201**



ELEVATION VIEW, REF.

01 EXISTING ANTENNA LAYOUT - PLAN VIEW  
SCALE: 3/8" = 1'-0"

- KEYED NOTES**
- 1 EXISTING T-MOBILE EQUIPMENT CABINETS (TOTAL 3) LOCATED AT SHELTER INSIDE TOWER, FIRST FLOOR.
  - 2 EXISTING T-MOBILE ANTENNAS, 2 PER SECTOR TO BE REPLACED BY MODEL: ERICSSON AIR 21 SEE DETAILS 02 & 03/D-501
  - 3 EXISTING FAN COIL UNITS (TYPICAL OF 2)
  - 4 EXISTING (2) CONDENSER UNITS ON CONCRETE PAD AT GRADE LEVEL
  - 5 EXISTING WALL MOUNTED TELCO SPLICE BOX
  - 6 EXISTING WALL MOUNTED 200 AMP ELECTRICAL PANEL BOARD
  - 7 EXISTING 12" WIDE OVERHEAD COX CABLE TRAY LADDERS AND MICROFLECT PORT THROUGH ROOF OPENING
  - 8 EXISTING GALV. STEEL DOOR TO ACCESS UPPER FLOOR LEVEL THROUGH ROOF HATCH ACCESS
  - 9 EXISTING SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE (TOTAL 3)
  - 10 EXISTING COAXIAL CABLE SHAFT TO WATER TANK ABOVE
  - 11 EXISTING GALV. STEEL WATER TANK TOWER SUPPORT COLUMNS, TYP.
  - 12 EXISTING REVERSE SERVICE GENERATOR LUG BOX
  - 13 EXISTING EDGE METER AND RECESSED BASE
  - 14 EXISTING WALL MOUNTED MANUAL TRANSFER SWITCH
  - 15 EXISTING WALL MOUNTED SAFETY AND EMERGENCY EYE WASH STATION
  - 16 EXISTING ENVIRONMENTAL CONTROL PANEL
  - 17 EXISTING CONCRETE LANDING AT SHELTER ENTRY
  - 18 EXISTING 1 3/4" THICK, 18 GAUGE, HOLLOW DOOR TO ACCESS EQUIPMENT ROOM
  - 19 PROPOSED TO INSTALL 1 CABINET (#420), TOTAL 1) INSIDE TOWER, FIRST FLOOR
  - 20 EXISTING T-MOBILE ANTENNAS AND EQUIPMENT SHELTER INSIDE TOWER METAL STRUCTURE WITH 30" HIGH STONE VENEER ON EXTERIOR WALLS ABOVE GRADE LEVEL
  - 21 EXISTING (6) CHU COLUMNS AROUND EQUIPMENT SHELTER



02 EXISTING EQUIPMENT LAYOUT - PLAN VIEW  
SCALE: 3/8" = 1'-0"

EQUIPMENT & ANTENNA LAYOUT PLAN

No.	Revision/Issue	Date
A	Issued for Review	07-16-12
B	Planning Comments	08-13-12
C	Planning Comments	06-05-13

MITCHELL J. ARCHITECTURE, INC.  
10500 VISTA SOBERENTO  
PARKWAY SUITE 206  
SAN DIEGO, CA 92130  
TEL: 619.594.1140  
FAX: 619.594.1141  
WWW.MITCHELLJARCHITECTURE.COM

**M** Mitchell J. Architecture

RANCHO DEL SOL II  
10500 VISTA SOBERENTO  
PARKWAY SUITE 206  
SAN DIEGO, CA 92130

architect

architect **Mitchell J.** architecture

LICENSED ARCHITECT  
MITCHELL J. CAMERON  
No. C 20355  
EX. 3-31-10  
STATE OF CALIFORNIA

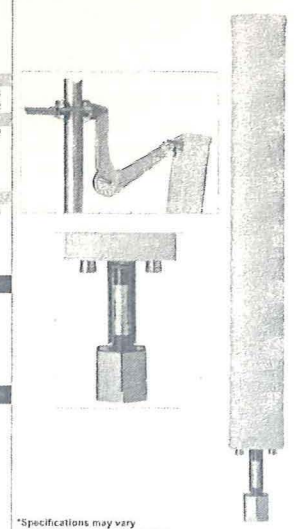
Project	
Date	07-16-12
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Scale	AS SHOWN

Mitchell J. Architecture

**A-401**



<b>ANDREW</b> A COMMERCIAL COMPANY	<b>TMBX-6516-R2M</b> DualPol® Panel Antenna	<b>DualPol®</b> Teletilt®
<ul style="list-style-type: none"> <li>Patented cross spoke and feed system</li> <li>Rugged, reliable design with excellent PIM suppression</li> <li>Includes factory installed AISG 2.0 RET actuator</li> <li>Fully compatible with Andrew Teletilt® remote control antenna system</li> </ul>		
<b>ELECTRICAL</b>		
Frequency Range (MHz):	1710-2188	
Characteristic Impedance (Ohms):	50	
Azimuth BW (Deg):	65 ± 6	
Elevation BW (Deg):	7.2 ± 1.1	
Gain (dBi):	17.5 ± 0.7	
Polarization:	±45°	
Front-to-Back Ratio (dB)	19° 21° 41° 61° 81° 101°	
Elev. 180° ± 30°:	>25 >25 >25 >24 >24 >24	
Total Power, 150° ± 30°:	>24 >24 >24 >24 >24 >24	
Upper Side-lobe (dB)	0° 21° 41° 61° 81° 101°	
Main Beam to 20°:	+18 +18 +17 +17 +15 +12	
VSWR / Return Loss (dB):	1.35:1 / 16.5	
Port-to-Port Isolation (dB):	>30	
Electrical Tilt Range (Deg):	0-10	
Electrical Down-tilt Accuracy (Deg):	±0.6	
Cross-pol (dB)	0° 21° 41° 61° 81° 101°	
3 dB Beam width:	+15 +15 +15 +15 +15 +15	
Intermodulation Products (dBc)		
3rd Order, 2 x 20 Watts:	165	
Max. Input Power (Watts):	250	
Lightning Protection:	DC Ground	
<b>PERFORMANCE TRACKING</b>		
Gain Variation (dB) (between UL and DL frequency port):	1.3	
Electrical Tilt Accuracy (Deg) (between UL and DL frequency port within 0.5°):	<0.5	
Azimuth HFBW (Deg) (between UL and DL frequency port):	9	
<b>MECHANICAL</b>		
Net Weight (kg / lbs):	5.1 / 11.2	
Dimensions-LxWxD (with actuator):	1528 x 188 x 84 mm	
Length without actuator:	60.1 x 6.6 x 3.3 inch	
Length without actuator:	1236 mm / 51.4 inch	
Max. Wind Area (m <sup>2</sup> / ft <sup>2</sup> ):	0.11 / 1.2	
Max. Wind Load (N / lbf):	258.0 / 67.0	
Max. Wind Speed (km/h / mph):	241 / 150	
Hardware Material:	Hot Dip Galvanized	
Connector Type:	7-16 DCR, Female (2)	
Color:	OR White	
Standard Mounting Hardware:	TME70930A	



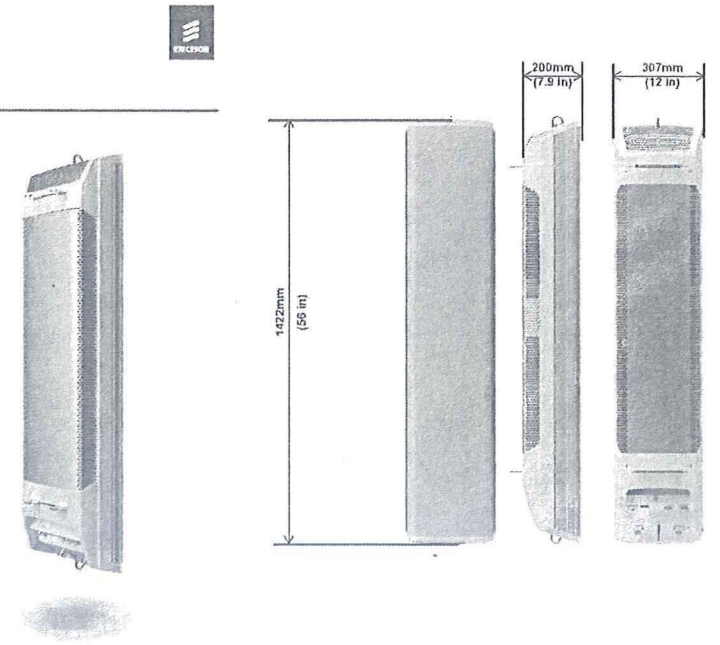
\*Specifications may vary when using 6" or 1" electrical tilt.

Andrew Wireless Solutions  
 10-172036  
 Page 1 of 3  
 Information correct as of date of issue but may be subject to change without notice.

**01 EXISTING ANTENNA SPECIFICATIONS**  
 SCALE: N.T.S.

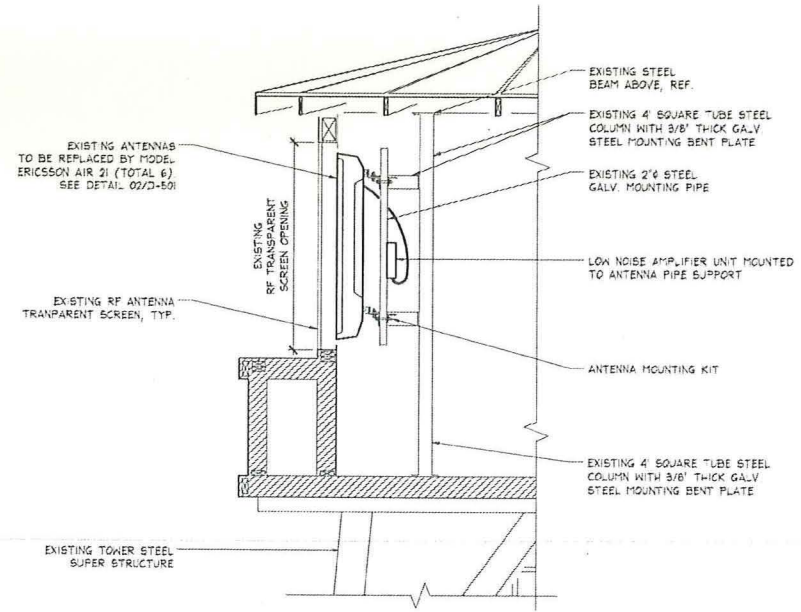
**AIR 21 - Key Data**

- Radio:
  - Frequency bands: 1900 MHz (B2) and 1700/2100 MHz (B4)
  - One active antenna/radio, supporting e.g. 2x2 MIMO, 2 Tx + 4 Rx
  - 8 Carriers (4 carriers per radio)
  - IBW = 20 MHz per radio
- Antenna
  - One best in class 65° passive antenna : 17.2 to 17.8 dBi gain
  - Two integrated RETs, one per frequency band, -2° - 12° tilt
  - Vertical beam width : 6.5° - 7.1°
  - Dual column for UL beam-forming / 4-way RX Diversity
- Interfaces
  - Two optical fiber ports (CPRI) for active antenna/radio
  - One power connector, 48 V DC
  - Two 7/16 female connectors for passive antenna, with RET support
  - Two N female connectors for LMU (RX sharing ports) on 1900 MHz variant
- Physical Characteristics and Environment:
  - H x W x D = 1422 x 307 x 200 mm (56" x 12" x 7.9")
  - 41.5 kg (91 lbs). Two mounting brackets - add 2.1 kg ( 5 lbs).
  - <750 N Wind load (worst direction, static @ 150 km/h)
  - Operating temperature range: -40°C to +55°C (-40°F to +131°F)
  - Heat dissipation 300 W



© Ericsson AB 2010 | Document ID: D11001000 | AIR 21 Key Data

**02 REPLACEMENT ANTENNA SPECIFICATIONS**  
 SCALE: N.T.S.



SECTION VIEW

**03 EXISTING ANTENNA MOUNTING DETAILS**  
 SCALE: 1/2" = 1'-0"

No.	Revision / Issue	Date
A	Issued for Review	07-16-12
B	Planning Comments	08-13-12
C	Planning Comments	09-05-13

**ANTENNA DETAILS**

**Mitchell J. Architecture**

**RANCHO DEL SOL II**  
 10500 VISTA NORBERTO  
 11555 RANCHO SANTA FE FARMS RD.  
 SAN DIEGO, CA 92130

**Mitchell J. Architecture**  
 LICENSED ARCHITECT  
 MICHAEL J. CAMERON  
 No. C 20355  
 State of California

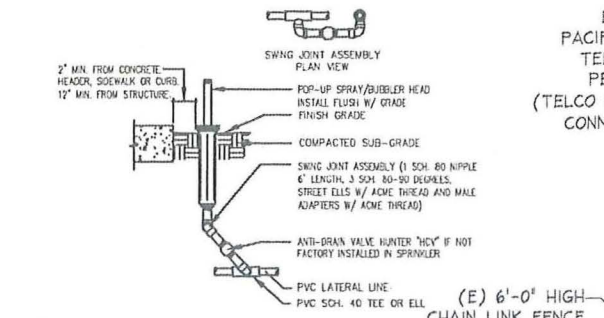
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**Mitchell J. Architecture**  
**D-501**

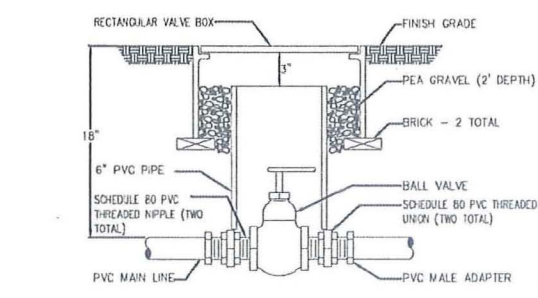


IRRIGATION SPECIFICATIONS:

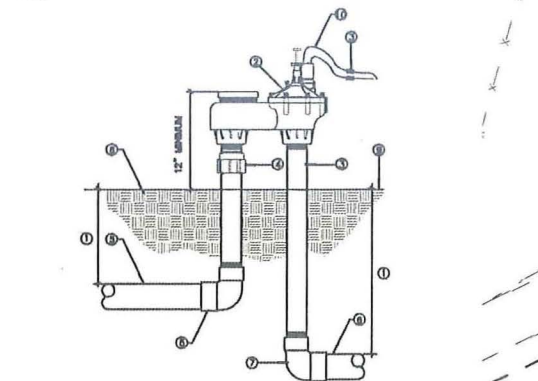
- ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- IRRIGATION PLAN IS DIAGRAMATIC ONLY.
- CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE AN EVEN COVERAGE AND TO KEEP SPRAY OFF OF THE WALKWAYS, WALLS, STREETS AND DRIVES.
- AS A MINIMUM, ALL IRRIGATION HEADS LOCATED ADJACENT TO WALKWAYS, STREETS AND DRIVES SHALL BE INSTALLED ON POP-UP BODIES.
- WHEN THE IRRIGATION SYSTEMS ARE COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
- PRIOR TO BURYING IRRIGATION LINES:
  - ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 150 PSI FOR A PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
  - ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL PRESSURE MAINLINES SHALL BE BURIED EIGHTEEN (18) INCHES DEEP, AND ALL LATERAL LINES SHALL BE BURIED TWELVE (12) INCHES DEEP. DEPTH FOR BOTH MAINLINE AND LATERAL LINES, WHEN PASSING UNDER FUTURE DRIVES, SHALL BE BURIED THIRTY (30) INCHES DEEP INSIDE SCHEDULE 40 SLEEVES TWICE THE DIAMETER OF THE SLEEVED LINE.
- MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND OR SUPPLY SYSTEM AND CONTROL VALVES AS PER LOCAL CODE OR SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- LATERAL LINES: ALL PIPING UNDER INTERMITTENT PRESSURE, DOWN STREAM OR CONTROL VALVES SHALL BE RIGID PVC 1120, SDR 21 OR CLASS 200 PVC UNLESS OTHERWISE SHOWN ON THE DRAWINGS, DETAILS, OR LEGEND.
- ALL PLASTIC FITTINGS SHALL BE RIGID POLYVINYL CHLORIDE, STANDARD SCHEDULE 40 TYPE I AND II. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC.
- ALL REMOTE CONTROL VALVES SHALL BE INSTALLED 18" FROM THE TOP OR TOE OF SLOPE A MINIMUM OF 12" ABOVE THE HIGHEST SPRINKLER HEAD ON THE SERVICED SYSTEM. BALL VALVES SHALL BE INSTALLED IN TEN (10) INCH ROUND VALVE BOXES WITH PEA GRAVEL BENEATH THE VALVE. SEE DETAIL.
- ALL WIRE SHALL BE ANG-UP DIRECT BURIAL TYPE, AND ALL CONNECTIONS SHALL BE MADE WITH "PEN-TIE" CONNECTORS OR APPROVED EQUAL SPLICES ARE NOT ACCEPTABLE. TWO (2) ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLER/S TO THE LAST VALVE ON THE MAINLINE. AN ADDITIONAL TWO (2) WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE.
- ALL WIRE SHALL BE BUNDLED AND PLACED BENEATH THE MAINLINE AND TAPED AT INTERVALS OF TEN (10) FEET. ALL WIRE SHALL BE SLEEVED SEPARATELY WHEN PASSING UNDER PAVED AREAS. SLEEVES SHALL BE TWICE THE DIAMETER OF THE BUNDLED WIRE OR A MINIMUM OF FOUR (4) INCHES IN DIAMETER.
- ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40, A MINIMUM OF TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS.
- AUTOMATIC CONTROLLER/S ARE TO BE WALL MOUNTED OUTSIDE BUILDING AREA. A 120 VOLT RECEPTICAL SHALL BE PROVIDED BY THE OWNER/DEVELOPER. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DIRECTIONS. VERIFY EXACT LOCATION OF THE CONTROLLER INSTALLATION WITH OWNER PRIOR TO FINAL CONNECTION.
- ALL IRRIGATION LINES AND APPURTENANCES, WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION OF AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
- CHECK VALVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM OCCURRING AT THE HEADS OF LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED.
- AFTER ALL NEW IRRIGATION PIPING AND RISERS ARE IN PLACE AND CONNECTED AND ALL OTHER NECESSARY WORK HAS BEEN COMPLETED, BUT PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, REMOTE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE ENTIRE SYSTEM.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THE WORK OF THIS SECTION ON A DAILY BASIS.
- THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER/DEVELOPER.
- IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF THIRTY (30) DAYS AND SHALL WATER ON A DAILY BASIS.
- ALL OTHER LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION CONTRACTOR.



A POP-UP SPRAY/BUBBLER HEAD (6" & 12") SCALE



B BALL VALVE SCALE



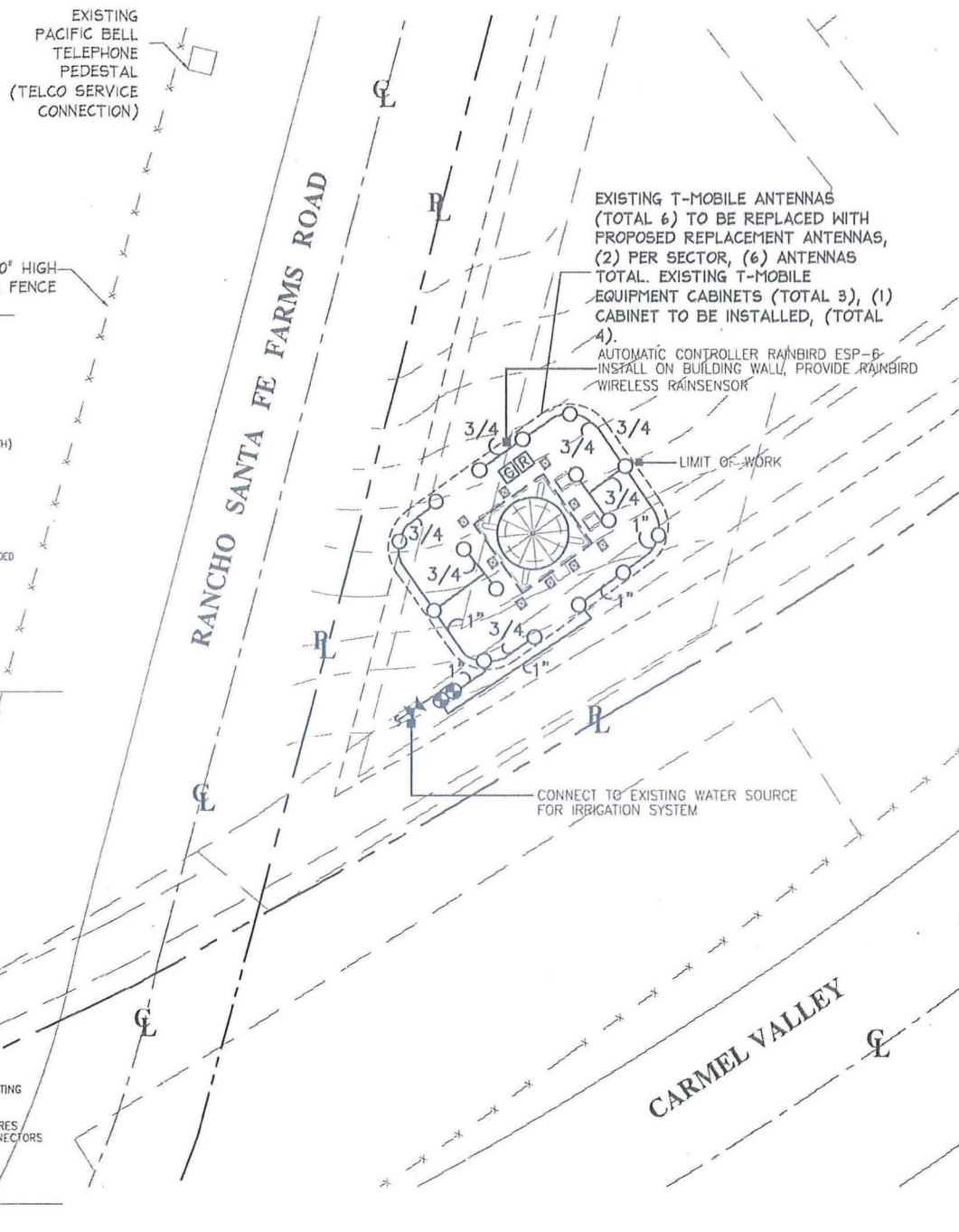
- 1 MAINLINE
- 2 THREADED MAINLINE FITTING
- 3 COMPACTED BACKFILL
- 4 FINISH GRADE
- 5 IRRIGATION CONTROL WIRES
- 6 WATERPROOF WIRE CONNECTORS
- 7 BURIAL DEPTH (COVER): MAIN LINE AND CONTROL WIRES-18"; LATERAL LINES-12"
- 8 REMOTE CONTROL VALVE (ANTI-SIPHON)
- 9 SCHEDULE 80 PVC NIPPLES, TYP.
- 10 SCHEDULE 80 PVC UNION, ADAPT TO SOLVENT-WELD ON DISCHARGE SIDE OF UNION.
- 11 LATERAL LINE

C REMOTE CONTROL VALVE SCALE

IRRIGATION LEGEND (EQUIPMENT)

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PRESSURE	RADIUS	GPM
⊙	POP-UP SPRAY	RAINBIRD	1806-15F	30 PSI	15'	4.0(F)
○	POP-UP SPRAY	RAINBIRD	1806-15H	30 PSI	15'	2.0(H)
⊖	POP-UP SPRAY	RAINBIRD	1806-15Q	30 PSI	15'	1.0(Q)
⊗	BALL VALVE	SPEARS BALL VALVE	1" SIZE/INSTALL IN PLASTIC VALVE BOX			
⊕	REMOTE CONTROL VALVE	RAINBIRD	ASVF SERIES	1"		
---	SCHEDULE 40 PVC MAINLINE	PVC CLASS 315 BURY	18" DEEP MINIMUM	SEE PLAN FOR SIZE		
---	CLASS 200 PVC LATERAL	PVC CLASS 200 BURY	12" DEEP MINIMUM	SEE PLAN FOR SIZE		
⊠	AUTOMATIC CONTROLLER	RAINBIRD	ESP-4 STATION OUTDOOR WALL MOUNT			
⊡	RAINSENSOR	RAINBIRD RSD-BEX	INSTALL PER MANUFACTURER SPECIFICATIONS			

NOTE: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM WITH THE LAND DEVELOPMENT CODE LANDSCAPE REGULATIONS, AND THE LAND DEVELOPMENT MANUAL-LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.



01 IRRIGATION PLAN SCALE: 1/16"=1'-0"

No.	Revision / Issue	Date
A	Issued for Review	07-16-12
B	Planning Comments	08-13-12
C	Planning Comments	06-05-13

IRRIGATION PLAN  
 RANCHO DEL SOL II  
 SDC  
 1388 RANCHO SANTA FE FARMS RD.  
 SAN DIEGO, CA 92130  
 LICENSED ARCHITECT  
 MITCHELL J. ARCHITECTURE, INC.  
 4883 BONNER COURT, SUITE 111  
 SAN DIEGO, CA 92111 / 619.583.1140 (fax)  
 619.583.1100 (ph) / 619.583.1140 (cell)  
 MITCHELL J. ARCHITECTURE, INC.  
 architect  
 Mitchell J. architecture

L-1.0

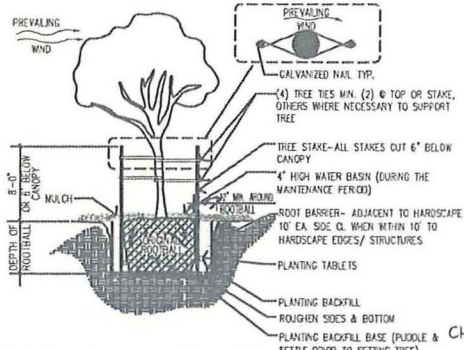


PLANTING SPECIFICATIONS:

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE CITY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
- LANDSCAPE CONTRACTOR SHALL RAKE AND FINE GRADE ALL AREAS TO BE PLANTED PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINISH GRADING OF THE SITE. SITE SHALL BE RECEIVED AT PLUS OR MINUS ONE (1) INCH.
- ALL NEW PLANTING AREAS AND SLOPES ARE TO BE WATERED FOR FIFTEEN (15) DAYS PRIOR TO HERBICIDE APPLICATION. "ROUND-UP" HERBICIDE TO BE SPRAYED ON WEEDS PER MANUFACTURER'S DIRECTIONS. REPEAT APPLICATIONS MAY BE NECESSARY AFTER REQUIRED MINIMUM OF TWO (2), DEPENDING UPON WEED GROWTH. PLANTING TO COMECE TWELVE (12) DAYS AFTER LAST APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1000 SQ. FT. RAKED INTO THE TOP TWO (2) INCHES OF SOIL.
  - A) SIX (6) LBS. OF 16-7-12+IRON FERTILIZER
  - B) THREE (3) POUNDS OF AGRICULTURAL GYPSUM
- PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY WATERED IN A MANNER THAT WILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE. THIS PROCEDURE IS CALLED LEACHING AND ONLY WHEN COMPLETED AND SOLUBLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
- FOR EACH CUBIC YARD OF BACKFILL CONSISTING OF 60 NITROGEN STABILIZED WOOD SHAVINGS, THE FOLLOWING AMENDMENTS SHALL BE INCORPORATED:
  - A) 1 LB. AGRIFORM SLOW RELEASE FERTILIZER 12-12-12
  - B) 2 LBS. IRON SULFATE (DO NOT PLACE ON CONCRETE SURFACES)
  - C) 1 LB. SOIL SULPHUR

NOTE: THE ABOVE SOIL AMENDMENTS IN ITEMS SIX (6) AND EIGHT (8) ARE SPECIFIED FOR BIDDING PURPOSES ONLY. A MINIMUM OF THREE (3) SOIL SAMPLES SHALL BE TAKEN FROM VARIOUS POINTS IN THE SLOPE PLANTING AREAS AND ANALYZED BY SOIL TESTING LABORATORY. RECOMMENDATIONS FOR TREE AND SHRUB BACKFILL, AS WELL AS BROADCAST AMENDMENT RECOMMENDATIONS FOR ALL SLOPE AREAS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

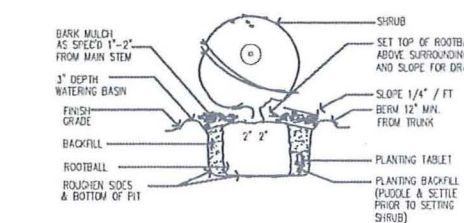
  - D) PLANTING TABLETS 20-10-5
    - 2-21 GRAM TABLETS PER 1 GALLON CONTAINER
    - 3-21 GRAM TABLETS PER 5 GALLON CONTAINER
    - 4-21 GRAM TABLETS PER 15 GALLON CONTAINER
    - 1-21 GRAM TABLET PER 4" OF BOX SIZE
- ALL TREES SHALL BE PLANTED OUTSIDE THE PUBLIC RIGHT-OF-WAY UNDER THE FOLLOWING CONDITIONS:
  - SHOULD IT BE NECESSARY TO PLANT WITHIN 10'-0" OF HARDSCAPE, WALLS AND/OR STRUCTURES, A ROOT CONTROL BARRIER SHALL BE UTILIZED. BARRIER SHALL EXTEND ALONG THE EDGE OF THE HARDSCAPE, WALL AND/OR STRUCTURE BEING PROTECTED TO THE EXTENT OF THE MATURE DRIP LINE OF THE TREE (MINIMUM 10'-0").
  - PLANT PITS SHALL BE SQUARE AND TWO (2) TIMES GREATER IN DIAMETER THAN THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
  - ALL WATERING BASINS SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH. A ONE (1) CUBIC YARD SAMPLE OF MULCH TO BE USED SHALL BE DELIVERED TO THE SITE FOR INSPECTION BY THE OWNER/LANDSCAPE ARCHITECT.
  - ALL STANDARD TREES SHALL BE DOUBLED STAKED AS PER DETAIL.
  - PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTORS ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PLANT MATERIAL TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
  - TWENTY FOUR (24) HOURS PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT OWNER/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ITS INTENDED LOCATION ON SITE. PHOTOGRAPHS ARE REQUIRED FOR ALL 24" BOX OR LARGER TREES.
  - THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
  - LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS, GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS AND ALL TREES FOR ONE (1) YEAR. GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE OWNER AT THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.
  - LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.
  - UPON COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER/LANDSCAPE ARCHITECT AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.



A TREE PLANTING / STAKING SCALE

MINIMUM PLANTING PIT SIZING

1 GAL. CONTAINER	12" DEEP x 18" DIAMETER
5 GAL. CONTAINER	18" DEEP x 30" DIAMETER



B SHRUB PLANTING SCALE

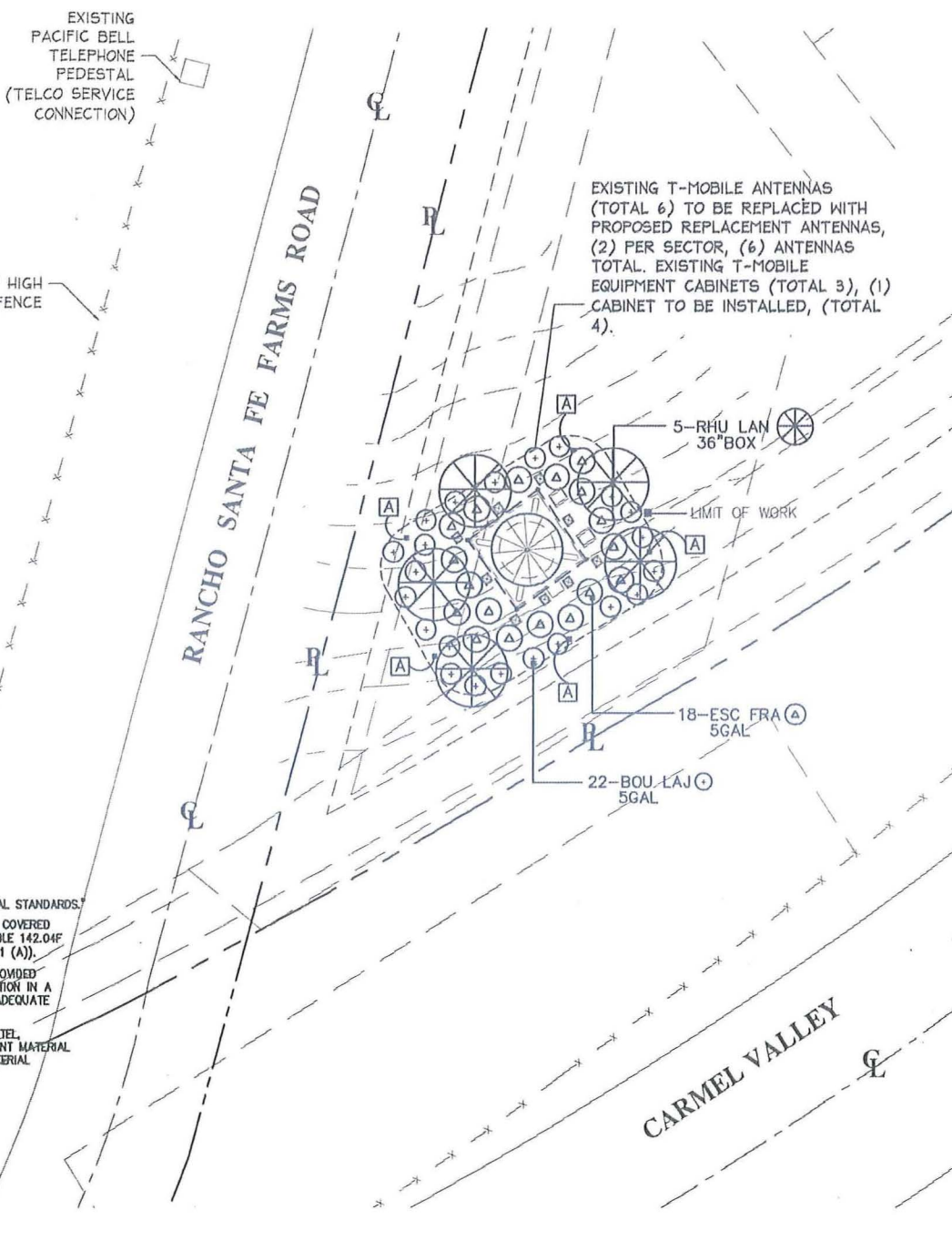
- NOTES:
- TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE), ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF A SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.
  - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
  - 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 (142.0411 (A)).
  - 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. IRRIGATION SYSTEM WILL BE SPRAY SYSTEM.
  - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY SPRINT NEXTEL. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

MINIMUM TREE SEPARATION DISTANCE  
 IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE  
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
 UNDERGROUND UTILITY LINES - 5 FEET  
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
 DRIVEWAY (ENTRIES) - 10 FEET  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET  
 SEWER LINES - 10 FEET

- LANDSCAPE NOTES:
- "ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS."
  - "MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT."

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/HEIGHTS X SPREAD	REMARKS	C.SYMBOL	QUANTITIES
<b>TREES</b>						
RHU LAN	RHUS LANCEA	AFRICAN SUMAC	36"BOX/10'X5'X2"CA	LOW BRANCHING MULTI		5
<b>SHRUBS</b>						
BOU LAJ	BOUGAINVILLEA 'LA JOLLA'	SHRUB BOUGAINVILLEA	5GAL/18"X16"			22
ESC FRA	ESCALLONIA FRADESI	ESCALLONIA	5GAL/16"X16"			18
<b>GROUNDCOVERS</b>						
A	2" DEEP WAL ON BARK MULCH SHALL BE INSTALLED IN ALL TREES AND SHRUBS, 5'-0" RING (TYPICAL).					



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MITCHELL J. ARCHITECTURE, INC.  
 10500 VISTA SORRENTO  
 PARKWAY, SUITE 206  
 SAN DIEGO, CA 92130  
 TEL: 619.441.1111 FAX: 619.441.1112  
 WWW.MITCHELLJARCHITECTURE.COM

**Mobile**  
 RANCHO DEL SOL II  
 1555 RANCHO SANTA FE FARMS RD  
 SAN DIEGO, CA 92130

LICENSED ARCHITECT  
 MITCHELL J. CARROLL  
 No. C 20355  
 STATE OF CALIFORNIA

Project: \_\_\_\_\_  
 Date: 07-16-12  
 Drawn By: tb  
 Checked By: ab  
 Title: AS SHOWN  
 Mitchell J. Architecture  
**L-2.0**