



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 8, 2015 **REPORT NO. PC-15-108**

ATTENTION: Planning Commission, Agenda of October 15, 2015

SUBJECT: T-MOBILE PENN ATHLETIC - PROJECT NO. 388161.
PROCESS FOUR

**OWNER/
APPLICANT:** San Diego Unified School District
T-Mobile West Corporation

SUMMARY

Issue(s): Should the Planning Commission approve a wireless communication facility at 2555 Dusk Drive in the Skyline-Paradise Hills Community Planning area?

Staff Recommendation(s): Approve Conditional Use Permit No. 1548185 and Planned Development Permit No. 1548186.

Community Planning Group Recommendation: On January 13, 2015, the Skyline-Paradise Hills Planning Committee voted 10-0-1 to recommend approval of the T-Mobile Penn Athletic project with no conditions (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 (New Construction or Conversion of Small Structures) on **August 21, 2015** and the opportunity to appeal that determination ended **September 4, 2015** (Attachment 7).

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

Code Enforcement Impact: None.

Housing Impact Statement: Not Applicable.

BACKGROUND

This project is an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP), Process 4, for a WCF consisting of a 50-foot tall faux eucalyptus tree supporting

16 panel antennas, 16 Remote Radio Units (RRU) and three surge suppressors. The associated equipment is proposed within a 248-square foot concrete block enclosure. The WCF is proposed on the perimeter of the south end of Penn Athletic Field, which is located at 2555 Dusk Drive in the RS-1-7 zone in the Skyline-Paradise Hills Community planning area. Surrounding uses include single-unit residential to the east and west, an elementary school to the south and the School of Creative and Performing Arts (SCPA) located to the north. (Attachments 1, 2 and 3).

WCF are permitted with a CUP on non-residential properties that are zoned residential. A PDP is required because the project is requesting a deviation to exceed the 30 foot height limit.

Community Plan Analysis:

The Skyline-Paradise Hills Community Plan does not specifically address WCF, however, Section UD-A.15 of the City of San Diego General Plan does. It states:

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 project complies with the General Plan recommendations by utilizing techniques, in this case, a faux tree, to integrate the WCF with the surroundings. Proposed and existing live trees adjacent to the monoecyptus will help to screen and blend the facility into the perimeter backdrop trees and will not interfere with the surrounding athletic field (Attachments 9 and 10).

DISCUSSION

Project Description:

This project is located on Penn Athletic Field, which is owned by the San Diego Unified School District. The City of San Diego Park and Recreation Department has a Joint Use Agreement to use the fields. The site includes a lighted baseball field, soft ball and soccer fields as well as bleachers and picnic tables. The project site is approximately 38-acres in size and includes the San Diego School of Creative and Performing Arts campus (6th -12th grade) to the north (Attachments 1 and 12). The faux eucalyptus and associated equipment enclosure is proposed along the southern perimeter of the athletic field in an area where existing mature eucalyptus trees exist (Attachment 10). Additionally, three 15 gallon Silver Dollar Gum trees are proposed around the WCF to help screen views of the facility. The equipment enclosure will be constructed of concrete split faced block, coated with graffiti resistant paint and topped with a trellis for added architectural treatment (Attachment 12).

Council Policy 600-43 assigns preference levels to WCF proposed on different land uses. In this

case, the project is located within a Preference Three category (corresponding to projects that require a CUP, Process Three), which requires the applicant to substantiate why lower preference level sites could not be utilized. T-Mobile submitted coverage maps demonstrating that the area has variable coverage and with the installation of this project coverage for the area would become excellent (Attachment 8). Availability of non-residential properties and topography were a significant factor in the selection of this site. No other non-residential properties other than Right-of-Way are within the area T-Mobile is targeting for coverage. Since T-Mobile's coverage objective is the surrounding residential neighborhood, they targeted this large island of nonresidential uses containing schools anchoring the north and south and an athletic field in the middle, which provided an opportunity to integrate a faux tree with the existing mature eucalyptus trees on the perimeter of the fields.

WCF are permitted as faux trees when existing or proposed trees of a similar size and species are present (San Diego Municipal Code Section 141.0420(g)(6)). The faux eucalyptus tree is proposed to be located amongst other similarly sized eucalyptus trees along the perimeter of the athletic fields. The associated equipment enclosure is located immediately adjacent to the faux tree and is designed of complimentary building materials and color palette as the other buildings within the campus properties (Attachment 9).

Deviation:

T-Mobile is proposing a 50 foot tall faux tree in a zone with a 30 foot height limit. T-Mobile's coverage objective is the surrounding residential neighborhood. From William Penn Elementary School to the south, heading north, the topography increases in height approximately 20 feet to where the moneucalyptus is proposed. From there it levels off until the northern and eastern portion of the SCPA property where the topography starts to rise slightly. Several mature eucalyptus trees line the southern perimeter of the athletic fields and the western perimeter slope along Dusk Drive providing screening as well as integration for the faux tree (Attachment 9).

Conditions have been added to the permit to ensure that the moneucalyptus will maintain the silhouette of a eucalyptus tree and that the branches will extend a minimum of 24-inches beyond the vertical surfaces of each antenna for maximum screening. A minimum branch density and antenna socks will also help to maintain the overall stealth appearance of the tree (Attachment 10).

Conclusion:

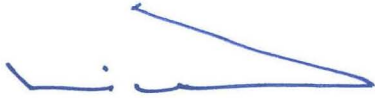
With the exception of the height, this project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 1548185 and PDP No. 1548186.

ALTERNATIVES

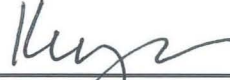
1. **Approve** CUP No. 1548185 and PDP No. 1548186, with modifications.
2. **Deny** CUP No. 1548185 and PDP No. 1548186, if the Planning Commission makes

written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Karen Lynch
Development Project Manager
Development Services Department

VACCHI/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. Coverage Maps
9. Photo Survey
10. Community Planning Group Recommendation
11. Photosimulations
12. Project Plans

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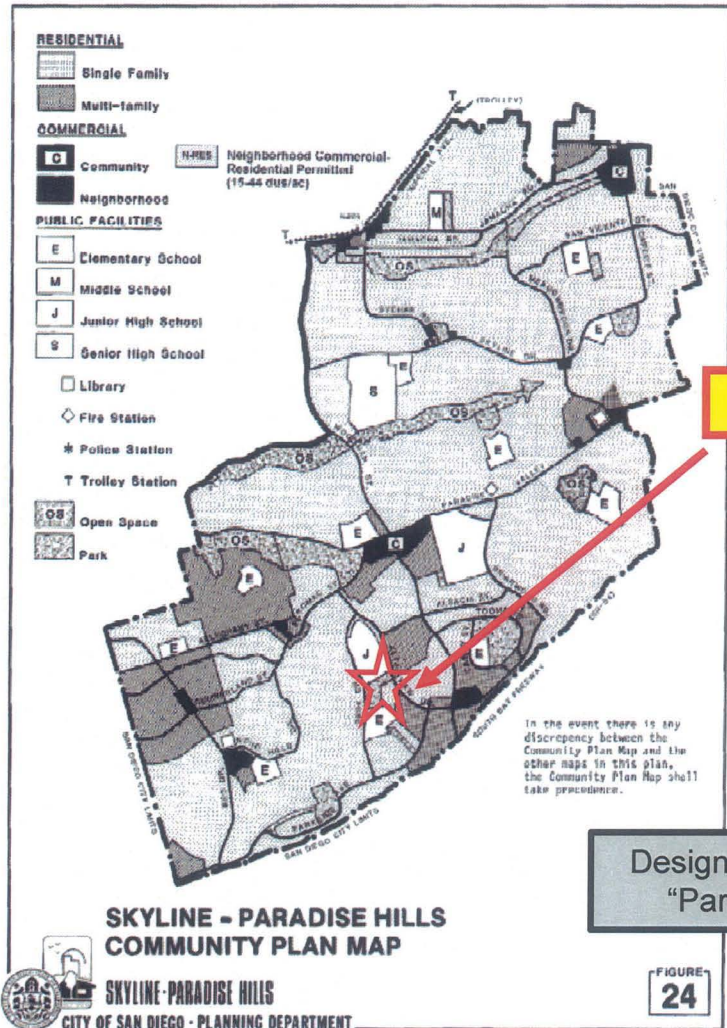


Aerial Photo

T-MOBILE – PENN ATHLETIC PROJECT NUMBER 388161

2555 DUSK DRIVE





PROJECT SITE

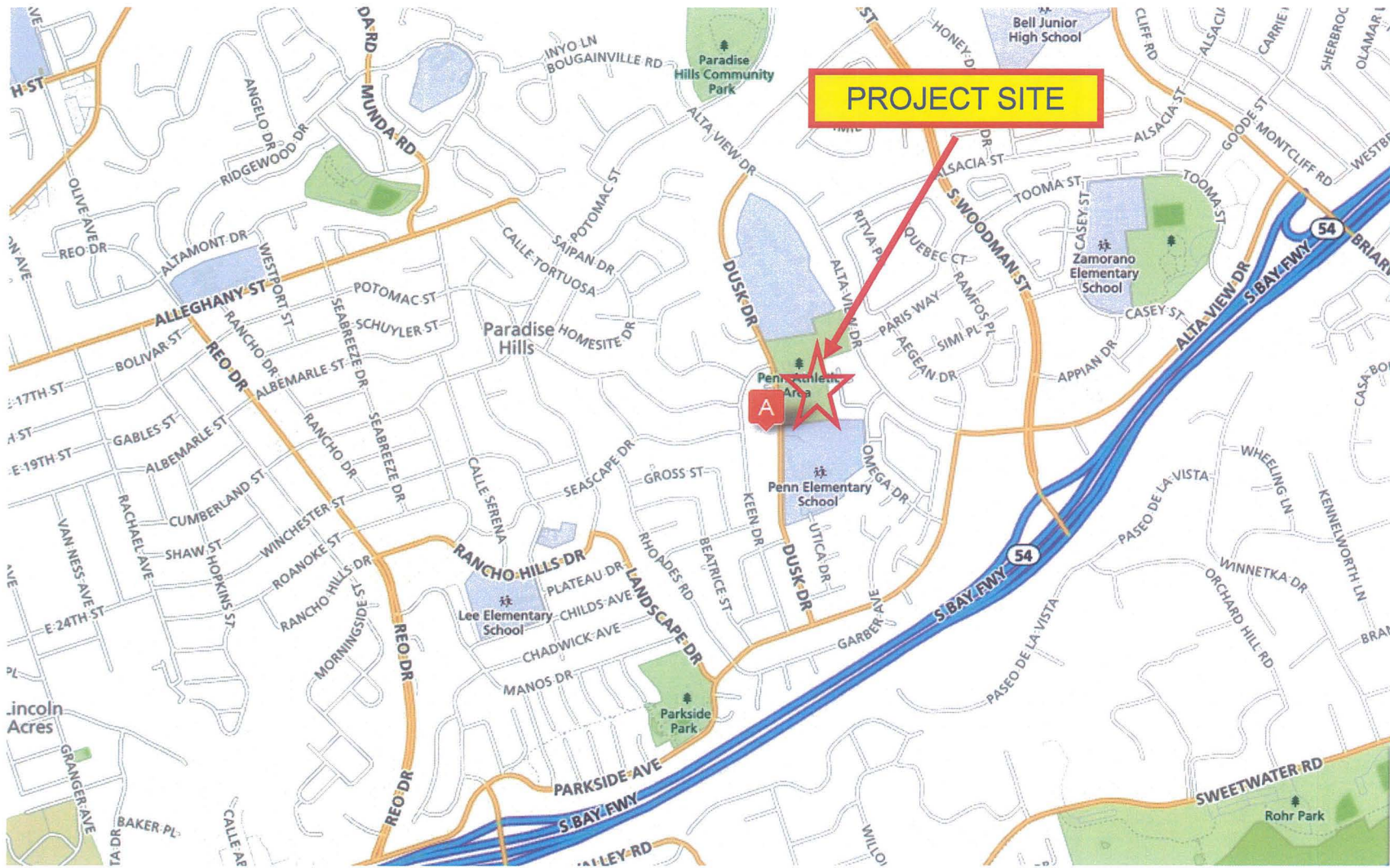
Designated "Park"

SKYLINE-PARADISE HILLS COMMUNITY PLAN MAP

T-MOBILE – PENN ATHLETIC PROJECT NUMBER 388161

2555 DUSK DRIVE





Project Location Map

T-MOBILE- PENN ATHLETIC PROJECT NUMBER 388161
2555 DUSK DRIVE



PROJECT DATA SHEET

PROJECT NAME:	T-Mobile – Penn Athletic	
PROJECT DESCRIPTION:	A wireless communication facility consisting of a 50 foot tall faux eucalyptus tree supporting 16 panel antennas, 16 Remote Radio Units and 3 surge suppressors. Associated equipment is in a 248-square foot enclosure.	
COMMUNITY PLAN AREA:	Skyline-Paradise Hills	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Park	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30-feet FRONT SETBACK: 15 feet. SIDE SETBACK: .08 feet x lot width REAR SETBACK: 13 feet.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Junior High School; RS-1-7.	School
SOUTH:	Elementary School; RS-1-7.	School
EAST:	Single-Family; RS-1-7.	Single-Unit Residential
WEST:	Single-Family; RS-1-7/RM-2-5.	Single-Unit Residential
DEVIATIONS OR VARIANCES REQUESTED:	Request to exceed the RS-1-7 zone height limit of 30 feet.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 13, 2015, the Skyline-Paradise Hills Planning Committee voted 10-0-1 to recommend approval of the T-Mobile – Penn Athletic project.	

**PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1548185
PLANNED DEVELOPMENT PERMIT NO. 1548186
T-MOBILE PENN ATHLETIC
PROJECT NO. 388161
DRAFT**

WHEREAS, SAN DIEGO UNIFIED SCHOOL DISTRICT, Owner and T-MOBILE WEST CORPORATON, Permittee, filed an application with the City of San Diego 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. 1548185/1548186, on portions of a 38.42-acre site;

WHEREAS, the project site is located at 2555 Dusk Drive in the RS-1-7 of the Skyline-Paradise Hills Community Plan;

WHEREAS, the project site is legally described as Parcel A: Parcel No. 1 of Parcel Map No. 4946, according to Map on file in the Office of the County Recorder of San Diego County, being a division of portions of Quarter Section Lots 49, 50, 55, and 56, Rancho de la Nacion, according to Map thereof No. 166, filed in the Office of the County Recorder of said County. Parcel B: Lot 755 of Bay Terraces Unit No. 6, according to Map thereof No. 6817 filed in the Office of the County Recorder of San Diego County on January 13, 1971;

WHEREAS, on October 15, 2015, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1548185 and Planned development Permit No. 1548186, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on August 21, 2015, 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 15303 (New Construction or Conversion of Small Structures); 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 October 15, 2015.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

While the Skyline-Paradise Hills Community Plan does not specifically address WCFs, the City of San Diego's General Plan CUD-15) requires that the visual impact of wireless facilities be minimized

by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 50-foot tall faux eucalyptus tree supporting 16 panel antennas, 16 Remote Radio Units (RRU) and three surge suppressors. The associated equipment is proposed in a 248-square foot concrete block enclosure with a trellis top. The project site is zoned RS-1-7, which allows WCF with a Conditional Use Permit. The faux tree is proposed in the portion of Penn Athletic Field near a line of mature eucalyptus trees. T-Mobile is proposing to install three 15-gallon Silver Dollar Gum trees to further integrate the faux tree into the setting. The project site is approximately 20 feet higher than the elementary school to the south and the residential uses to the west and the slope along Dusk Drive is planted with numerous mature eucalyptus trees. The location of the proposed faux tree and equipment enclosure on the southern perimeter of the fields will not interfere with sports activities.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities,, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of a new 50-foot tall faux eucalyptus tree supporting 16 panel antennas, 16 RRUs and three surge suppressors. Equipment associated with the antennas will be located in a 248-square foot enclosure adjacent to the faux tree. The project is located on the southern perimeter Penn Athletic Field in the at 2555 Dusk Drive, in the Skyline-Paradise Hills Community Plan area.

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

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy (EME) Exposure Report was prepared by Dtech Communications, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

WCF are permitted on premises with non-residential uses in residential zones, with the processing of a CUP. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” Land Development Code Section 141.0420 permits wireless communication facilities on premises containing non-residential uses within a residential zone, as this one is, with a Conditional Use Permit. The project consists of a 50-foot tall faux eucalyptus tree that will support antennas and associated components. Conditions in the permit require that branches extend a minimum of 24-inches beyond all vertical surfaces of the antennas in order to enhance the overall stealth appearance. The equipment enclosure is proposed to be constructed of split faced concrete block painted with graffiti resistant paint and topped with a wooden trellis to provide architectural detail. Although the height limit in the RS-1-7 zone is 30 feet, T-Mobile is proposing to exceed the height limit by 20 feet. Existing mature eucalyptus trees located on the southern perimeter of the property, as well as the western slope of the property, leading down to Dusk Drive serve as a good backdrop and will help to integrate the faux tree into the setting. A 30 foot tall monoecalyptus would not be able to provide the same coverage due to interference of the existing mature eucalyptus trees as well as the increasing elevations to the east and north, which would result in the need for additional sites within the area.

The monoecalyptus, at 50-feet tall, deviates from the RS-1-7 zone 30-foot zone height limit, which requires a PDP. In this case, the deviation is appropriate for this location and will result in a more desirable project than would be achieved if the project complied with the strict application of the development regulations for the following reasons. The height of the monoecalyptus, at 50-feet tall, allows T-Mobile to meet its required coverage objective and the location, in a line of mature eucalyptus trees, which results in a natural appearance – especially as viewed at a distance from adjacent properties. If limited to 30-feet tall, T-Mobile would most likely have to install additional WCF in the surrounding area to avoid coverage gaps.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviation permitted with the PDP.

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

WCF are permitted throughout the City with varying permit process levels. Council Policy 600-43 identifies various preference levels for locating WCF. WCF located in commercial or industrial zones are generally permitted as a Process 1, Limited Use whereas WCF located in a residential zone with a residential use are permitted with a Process 4, Conditional Use Permit. More preferable locations correspond with lower permit process levels, as a way to encourage carriers to locate in more preferred locations. Although the regulations encourage carriers to locate in more preferred locations, the carriers must provide coverage throughout their license area, which sometimes means that WCF are located in less preferred locations. In all cases, the WCF Regulations require that WCF be minimally visible and integrated with the community. With this project, T-Mobile is located on a premise containing a non-residential use within a residential zone in a setting where existing mature eucalyptus trees are located. The topographical elevation of the park provides more opportunities for integration as mandated by the WCF regulations, which require minimizing the visual impacts through integration which includes architecture, siting and landscape. T-Mobile has designed the WCF to be compatible with the surrounding uses. The

WCF use is permitted at this location with the corresponding CUP, and based on the integrated design, the use is appropriate at this location.

Planned Development Permit - Section §126.0604

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

While the Skyline-Paradise Hills Community Plan does not specifically address WCFs, the City of San Diego's General Plan CUD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 50-foot tall faux eucalyptus tree supporting 16 panel antennas, 16 Remote Radio Units (RRU) and three surge suppressors. The associated equipment is proposed in a 248-square foot concrete block enclosure with a trellis top. The project site is zoned RS-1-7, which allows WCF with a Conditional Use Permit. The faux tree is proposed in the portion of Penn Athletic Field near a line of mature eucalyptus trees. T-Mobile is proposing to install three 15-gallon Silver Dollar Gum trees to further integrate the faux tree into the setting. The project site is approximately 20 feet higher than the elementary school to the south and the residential uses to the west and the slope along Dusk Drive is planted with numerous mature eucalyptus trees. The location of the proposed faux tree and equipment enclosure on the southern perimeter of the fields will not interfere with sports activities.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities,, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of a new 50-foot tall faux eucalyptus tree supporting 16 panel antennas, 16 RRUs and three surge suppressors. Equipment associated with the antennas will be located in a 248-square foot enclosure adjacent to the faux tree. The project is located on the southern perimeter Penn Athletic Field in the at 2555 Dusk Drive, in the Skyline-Paradise Hills Community Plan area.

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

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy (EME) Exposure Report was prepared by Dtech Communications, which concluded that the project will be in

compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

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

WCF are permitted on premises with non-residential uses in residential zones, with the processing of a CUP. The WCF Design Requirements [LDC Section 141.0420(g)(2)] state that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." Land Development Code Section 141.0420 permits wireless communication facilities on premises containing non-residential uses within a residential zone, as this one is, with a Conditional Use Permit. The project consists of a 50-foot tall faux eucalyptus tree that will support antennas and associated components. Conditions in the permit require that branches extend a minimum of 24-inches beyond all vertical surfaces of the antennas in order to enhance the overall stealth appearance. The equipment enclosure is proposed to be constructed of split faced concrete block painted with graffiti resistant paint and topped with a wooden trellis to provide architectural detail. Although the height limit in the RS-1-7 zone is 30 feet, T-Mobile is proposing to exceed the height limit by 20 feet. Existing mature eucalyptus trees located on the southern perimeter of the property, as well as the western slope of the property, leading down to Dusk Drive, serve as a good backdrop and will help to integrate the faux tree into the setting. A 30 foot tall monoecalyptus would not be able to provide the same coverage due to interference of the existing mature eucalyptus trees as well as the increasing elevations to the east and north, which would result in the need for additional sites within the neighborhood.

The monoecalyptus, at 50-feet tall, deviates from the RS-1-7 zone 30-foot zone height limit, which requires a PDP. In this case, the deviation is appropriate for this location and will result in a more desirable project than would be achieved if the project complied with the strict application of the development regulations for the following reasons. The height of the monoecalyptus, at 50-feet tall, allows T-Mobile to meet its required coverage objective and the location, in a line of mature eucalyptus trees, results in a natural appearance – especially as viewed at a distance from adjacent properties. If limited to 30-feet tall, T-Mobile would most likely have to install additional WCF in the surrounding area to avoid coverage gaps.

Based on this analysis, the project design, and permits required, this project complies with the applicable regulations of the Land Development Code, including the deviation permitted with the PDP.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1548186 and Planned Development Permit No. 1548186 is hereby GRANTED by the Planning Commisison to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1548185/1548186, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: October 15, 2015

SAP or WBS Number: 24005105

Modified HMD 1-26-15

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: 24005105

CONDITIONAL USE PERMIT NO. 1548185
PLANNED DEVELOPMENT PERMIT NO. 1548186
T-MOBILE – PENN ATHLETIC
PROJECT NO. 388161
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 1548185 and Planned Development Permit No. 1548186, granted by the Planning Commission of the City of San Diego to San Diego Unified School District, Owner, and T-Mobile West Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420, 126.0303 and 126.0602. The 38.40-acre site is located at 2555 Dusk Drive in the RS-1-7 zone of the Skyline-Paradise Hills Community Planning area. The project site is legally described as: Parcel A: Parcel No. 1 of Parcel Map No. 4946, according to Map on file in the Office of the County Recorder of San Diego County, being a division of portions of Quarter Section Lots 49, 50, 55, and 56, Rancho de la Nacion, according to Map thereof No. 166, filed in the Office of the County Recorder of said County. Parcel B: Lot 755 of Bay Terraces Unit No. 6, according to Map thereof No. 6817 filed in the Office of the County Recorder of San Diego County on January 13, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 15, 2015, on file in the Development Services Department.

The project shall include:

- a. A 50-foot tall mono-eucalyptus tree supporting 16 panel antennas, 16 Remote Radio Units and three surge suppressors;
- b. A 248-square foot split face concrete block equipment enclosure topped with a trellis;

- c. The maximum height in the RS-1-7 zone is 30 feet. This faux tree is permitted to exceed the height limit by 20 feet.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. 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 October 30, 2018.
- 2. This Conditional Use Permit and Planned Development Permit and corresponding use of this site shall **expire on October 30, 2025**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
- 3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
- 4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
- 5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the

City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Alta View Drive's Right-of-Way.

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Alta View Drive's Right-of-Way.

16. This project proposes to export 9 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

PARK AND RECREATION REQUIERMENTS:

17. The Permittee shall ensure that the construction plans are reviewed and approved by Park and Recreation prior to building permit issuance.

PLANNING/DESIGN REQUIREMENTS:

18. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

19. All proposed hand-holes shall be covered with bark material to match the tree trunk to the satisfaction of the Development Services Department.

20. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.

21. Branches shall extend a minimum of 24-inches beyond the entire length of the proposed antennas to the satisfaction of the Development Services Department.
22. Starting branch height shall be no higher than 10-feet.
23. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
24. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other components) shall be installed.
25. Due to the proposed tree height and number of antennas, Permittee, must obtain approval from the Development Services Department for tree manufacturer prior to bid selection.
26. 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.
27. 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.
28. The 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.
29. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
30. No exposed cabling is allowed for this project.
31. No exposed mounting apparatus absent antennas shall be permitted at any time.
32. The Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
33. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
34. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
35. 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.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A “Telecom Planning Inspection” will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 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 October 15, 2015 by Resolution No. _____.

Permit Type/PTS Approval No.: CUP No. 1548185/PDP No. 1548186
Date of Approval: October 15, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch
Development Project Manager

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

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

San Diego Unified School District
Owner

By _____
NAME:
TITLE:

T-Mobile West Corporation
Permittee

By _____
Rachelle Lam
Site Development Manager

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

NOTICE OF EXEMPTION

(Check one or both)

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.: 388161

Project Title: T-Mobile – Penn Athletic

Project Location-Specific: This project is located at 2555 Dusk Drive San Diego, CA 92139

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: This is a Conditional Use Permit (CUP) and a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of a faux eucalyptus tree reaching 50 feet in height, supporting 16 panel antennas, 16 Remote Radio Units, and 3 surge suppressors located at the southeast corner of Penn Athletic Field. The associated equipment is proposed inside a 248-square-foot CMU enclosure with a trellis top adjacent to the faux tree.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Caitlyn Kes, DePratti, Inc., Agent representing T-Mobile West Corporation 13948 Calle Bueno Ganar, Jamul, CA 91935. (858) 527-9938

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: (New Construction or Conversion of Small Structures) *15303*
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego determined the project would not have the potential for causing a significant effect on the environment. The project, as described above, meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna McPherson

Telephone: (619) 446-5276

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? Yes No

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

Anna McPherson / Sr. Planner

Signature/Title

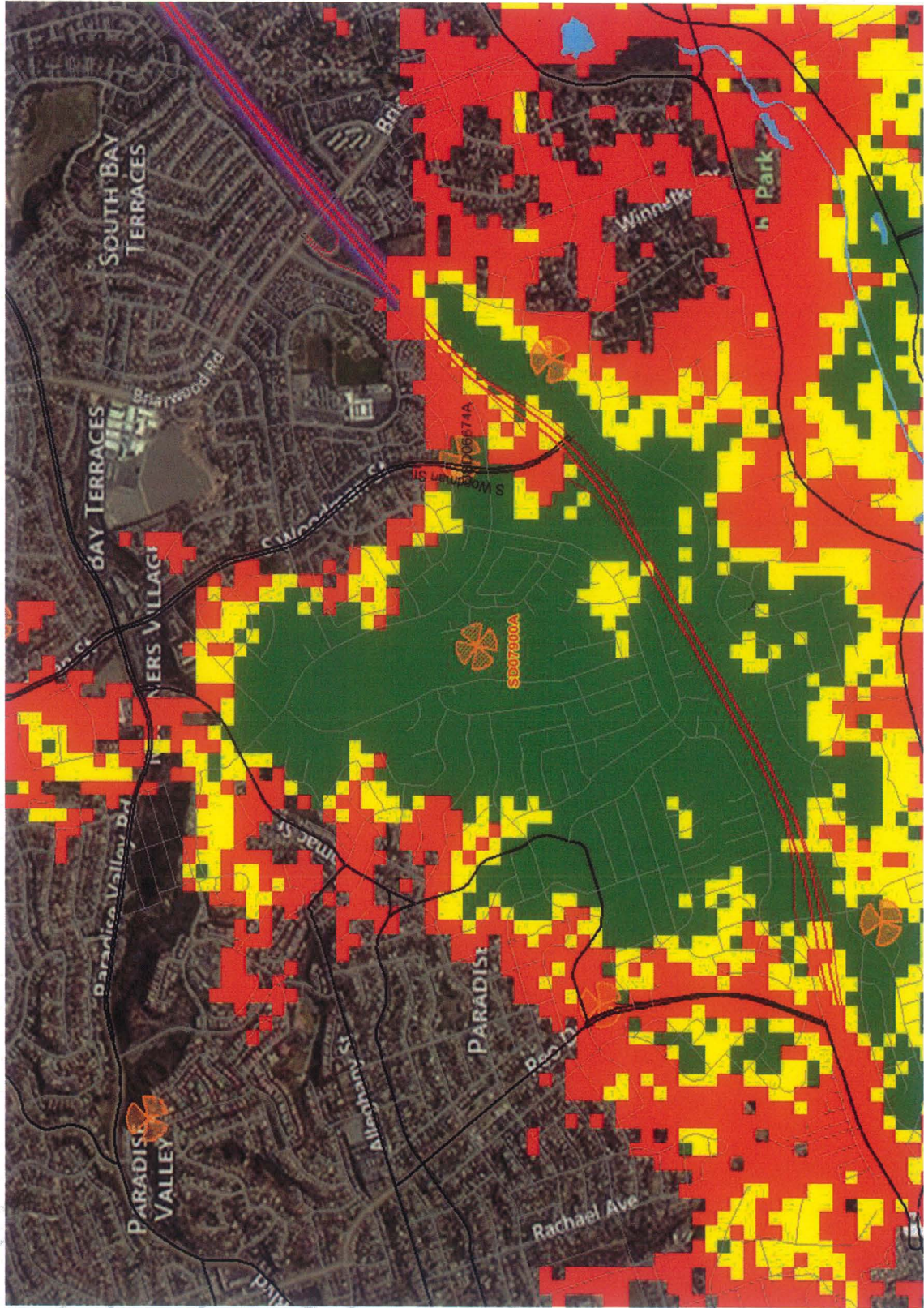
August 21, 2015

- Check One:
- Signed By Lead Agency
 - Signed by Applicant

Date Received for Filing with County Clerk or OPR:

T-Mobile

SD07900A Coverage



● Excellent ● Good ● Poor

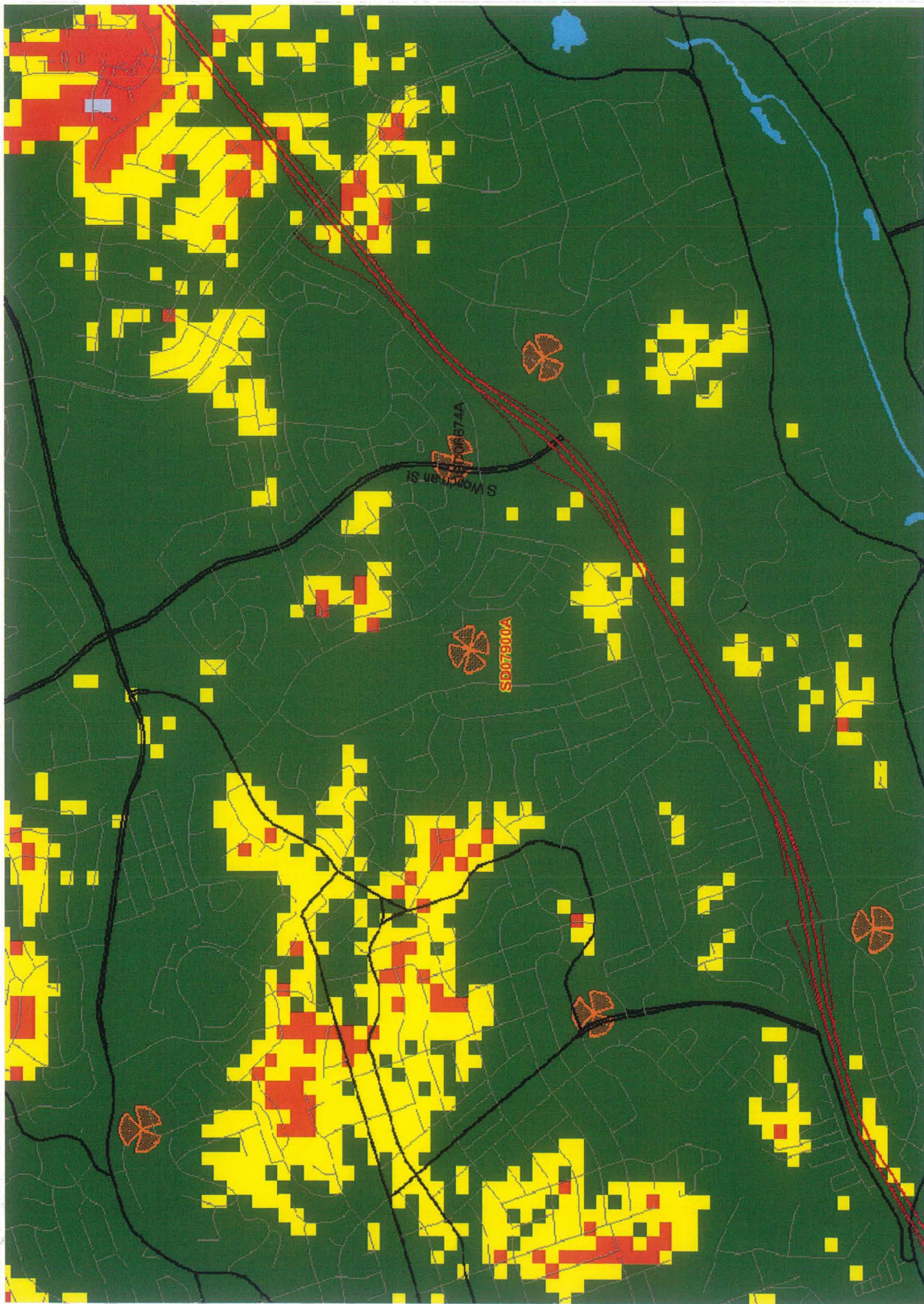


Legend for coverage quality:

- Excellent (Green circle)
- Good (Yellow circle)
- Poor (Red circle)

Proposed Coverage

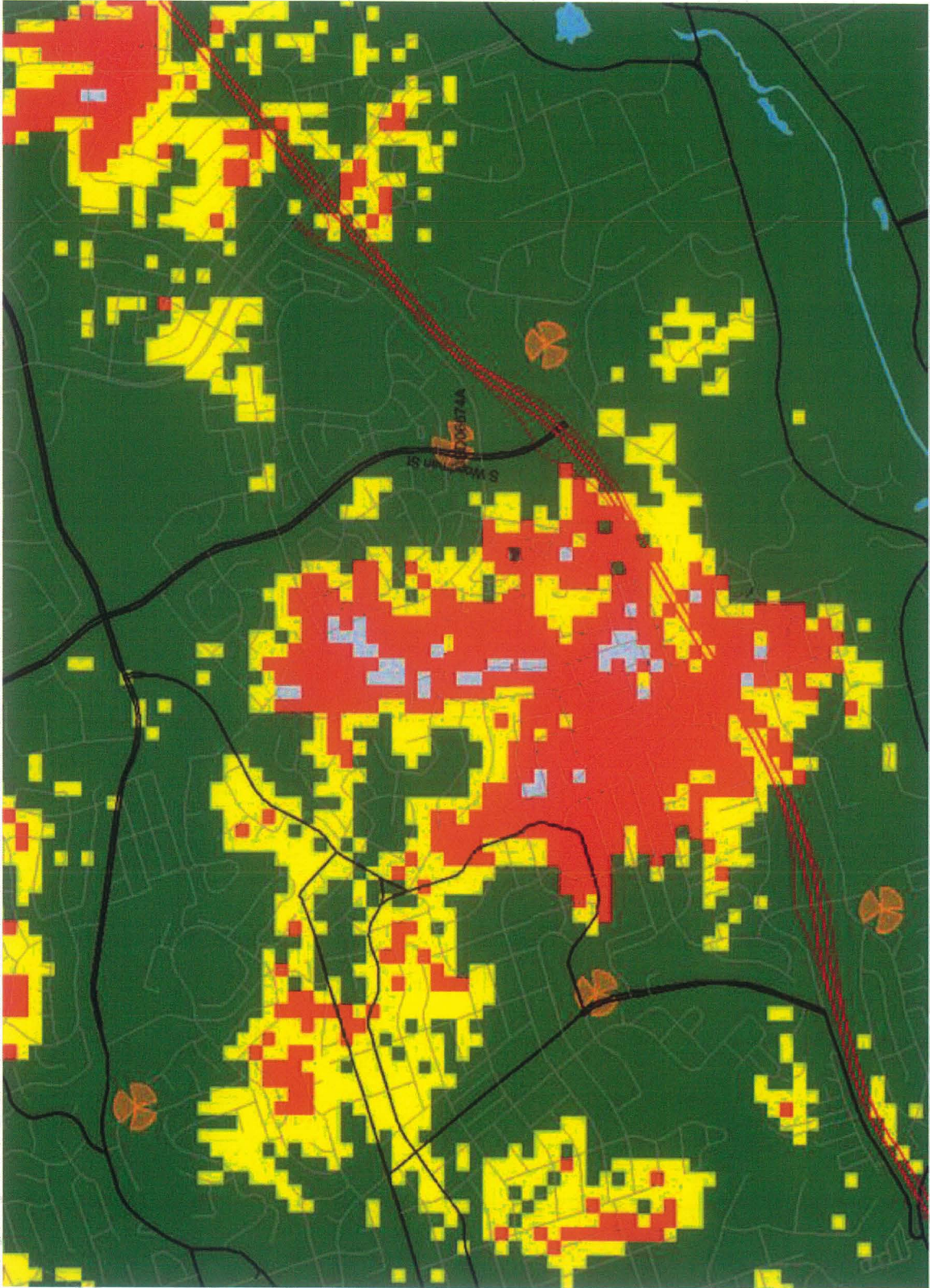
T-Mobile





T-Mobile

Existing Coverage



T-MOBILE
SD07900A Penn Athletic EUC
PHOTO SURVEY
KEY MAP





1. View of North Elevation of site.
2. View of South Elevation of site.





04/22/2014 10:51

- 3. View of East Elevation of site.
- 4. View of West Elevation of site.



04/22/2014 10:52



- 5. View looking North from site.
- 6. View looking East from site.





7. View looking South from site.

8. View looking West from site.





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

**Community Planning
 Committee
 Distribution Form Part 1**

Project Name: T-Mobile Penn Athletic		Project Number: 388161		Distribution Date: 12/04/14	
Project Scope/Location: SKYLINE-PARADISE HILLS - Neighborhood Use Permit for a WCF for T-Mobile					
Applicant Name:			Applicant Phone Number:		
Project Manager: Karen Lynch		Phone Number: (619) 446-5351	Fax Number: (619) 446-5245	E-mail Address:	
Project Issues (To be completed by Community Planning Committee for initial review):					
<i>Attach Additional Pages If Necessary.</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



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

Community Planning
 Committee
 Distribution Form Part 2

Project Name: T-Mobile Penn Athletic		Project Number: 388161	Distribution Date: 12/04/14
Project Scope/Location: SKYLINE-PARADISE HILLS - Neighborhood Use Permit for a WCF for T-Mobile			
Applicant Name:		Applicant Phone Number:	
Project Manager: Karen Lynch	Phone Number: (619) 446-5351	Fax Number: (619) 446-5245	E-mail Address:
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 10	Members No 0	Members Abstain 1 - Chair
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: John Mooney		TITLE: CHAIR S-PH CAC	
SIGNATURE: [Signature]		DATE: 6 JUL 2015	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



SD07900A

PENN ATHLETIC EUC

2555 DUSK DRIVE SAN DIEGO CA 92139



VIEW 1



LOCATION

©2014 Google Maps



EXISTING



PROPOSED MONDEUCALYPTUS

PROPOSED LOOKING NORTHEAST FROM DUSK DRIVE



SD07900A

PENN ATHLETIC EUC

2555 DUSK DRIVE SAN DIEGO CA 92139



VIEW 2



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM PARK

DEVELOPMENT SUMMARY

PROJECT DESCRIPTION:

ZONING FOR T-MOBILE UNMANNED TELECOMMUNICATION FACILITY:

SCOPE OF WORK:

- 1- INSTALLATION OF 8'H CMU WALL ENCLOSURE W/ TRELLIS TOP
- 2- INSTALLATION OF (4) EQUIPMENT CABINETS INSIDE CMU WALL ENCLOSURE
- 3- INSTALLATION OF (1) 50'-0"H MONO-EUCALYPTUS
- 4- INSTALLATION OF (16) PANEL ANTENNAS MOUNTING ON MONO-EUCALYPTUS
- 5- INSTALLATION OF (16) RRU AND (3) SURGE SUPPRESSORS AT ANTENNA LEVEL
- 6- INSTALLATION OF POWER AND TELCO LINES

THE PROPOSED PROJECT CONSISTS OF THE INSTALLATION & OPERATION OF A NEW T-MOBILE TELECOM FACILITY WITH ANTENNAS & ASSOCIATED EQUIPMENT CABINETS ON A PROPOSED 50'-0"H MONO-EUCALYPTUS TREE AT SAN DIEGO UNIFIED SCHOOL DISTRICT
NOTE: NO EXISTING CARRIERS ON SITE

APPLICANT:

T-MOBILE WIRELESS
10509 VISTA SORRENTO PARKWAY, SUITE 206,
SAN DIEGO, CA 92121

CM: KIRT BARCOCK PHONE: (858) 334-6139
PM: JOE GUYER, ESQ. PHONE: (858) 334-6153

(SEE AGENT FOR APPLICANT'S REPRESENTATIVE)

PROPERTY OWNER:

OWNER: SD UNIFIED SCHOOL DISTRICT

ADDRESS: 4100 NORMAL STREET
SAN DIEGO, CA 92103

CONTACT: BEAVER DEBORA
PHONE: (619) 725-7281

APPLICANT'S AGENT:

DEPRATTI INC.
13948 CALLE BUENO GANAR
JAMUL, CA 91935

SAC: CAITLYN KES PHONE: (858) 527-9938
LUP: CAITLYN KES PHONE: (858) 527-9938
CM: PAUL HOKENESS PHONE: (858) 231-8889

ARCHITECT:

DCI PACIFIC
32 EXECUTIVE PARK, SUITE 110
IRVINE, CA 92614

CONTACT: D.K. DO E-MAIL: DK@DCIPACIFIC.COM
PHONE: (949) 475-1000 FAX: (949) 475-1001

BUILDING CODE INFORMATION: DSA

OCCUPANCY = S2 (TELECOMMUNICATION)
CONSTRUCTION TYPE = V-B
SPRINKLER SYSTEM = NONE

ZONING INFORMATION:

JURISDICTION: CITY OF SAN DIEGO
ZONING DESIGNATION: RS-1-7.
LATITUDE: 32° 40' 34.48" N (APPROX.)
LONGITUDE: 117° 02' 49.36" W (APPROX.)
TOP OF (N) MONO-EUCALYPTUS : . AGL
BASE OF (N) MONO-EUCALYPTUS : . AGL

APPROVALS:

R.F. ENGINEER:	_____	_____
ZONING:	_____	_____
CONSTRUCTION:	_____	_____
SITE ACQUISITION:	_____	_____
OWNER / LANDLORD:	_____	_____
	SIGNATURE	DATE

PROPERTY INFORMATION:

LEGAL DESCRIPTION:

LOT 755 OF BAY TERRACES UNIT NO. 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 6817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 13, 1971.

ASSESSOR PARCEL NUMBER: 588-460-01-00
LEASE AREA: 248 SQ.FT.

UTILITY SURVEYORS:

POWER: TEL: _____
COMPANY: SDG&E FAX: _____
CONTACT: E-MAIL: _____

TELCO: TEL: _____
COMPANY: AT&T FAX: _____
CONTACT: E-MAIL: _____

ABBREVIATIONS

A.B.	ANCHOR BOLT	GRND.	GROUND	DIAG.	DIAGONAL	REINF.	REINFORCEMENT(ING)
ABV.	ABOVE	HDR.	HEADER	DIM.	DIMENSION	REQ'D.	REQUIRED
ADD'L.	ADDITIONAL	HGR.	HANGER	DWG.	DRAWING(S)	RGS.	RIGID GALVANIZED STEEL
A.F.F.	ABOVE FINISHED FLOOR	HT.	HEIGHT	DWL.	DOWEL(S)	SCH.	SCHEDULE
A.F.G.	ABOVE FINISHED GRADE	IGGB.	ISOLATED COPPER GROUND BUS	E.A.	EACH	SHT.	SHEET
ALUM.	ALUMINUM	IN.(")	INCH(ES)	EL.	ELEVATION	SH.	SIMILAR
ALT.	ALTERNATE	INT.	INTERIOR	ELEC.	ELECTRICAL	SPEC.	SPECIFICATION(S)
ANT.	ANTENNA	LB.(#)	POUND(S)	ELEV.	ELEVATOR	SO.	SQUARE
APPRX.	APPROXIMATE(LY)	L.B.	LAG BOLTS	EWI.	ELECTRICAL METALLIC TUBING	STD.	STANDARD
ARCH.	ARCHITECT(URAL)	L.F.	LINEAR FEET (FOOT)	E.N.	EDGE NAIL	STL.	STEEL
AWG.	AMERICAN WIRE GAUGE	L.	LONG(TUDINAL)	ENG.	ENGINEER	STRUC.	STRUCTURAL
BLDG.	BUILDING	MAS.	MASONRY	EQ.	EQUAL	TEMP.	TEMPORARY
BLK.	BLOCK	MAX.	MAXIMUM	EXP.	EXPANSION	THK.	THICKNESS
BLCKG.	BLOCKING	M.B.	MACHINE BOLT	EXIST.(E)	EXISTING	T.N.	TOE NAIL
BM.	BEAM	MCH.	MECHANICAL	EXT.	EXTERIOR	T.O.A.	TOP OF ANTENNA
B.N.	BOUNDARY NAILING	MFR.	MANUFACTURER	FAB.	FABRICATION(OR)	T.O.C.	TOP OF CURB
BTOW.	BARE TINNED COPPER WIRE	MIN.	MINIMUM	F.F.	FINISH FLOOR	T.O.F.	TOP OF FOUNDATION
B.O.F.	BOTTOM OF FOOTING	MISC.	MISCELLANEOUS	F.G.	FINISH GRADE	T.O.P.	TOP OF PLATE (PARAPET)
B/U	BACK-UP CABINET	MTL.	METAL	FIN.	FINISH(ED)	T.O.S.	TOP OF STEEL
CAB.	CABINET	(N)	NEW	FLR.	FLOOR	T.O.W.	TOP OF WALL
CANT.	CANTILEVER(ED)	NO.(#)	NUMBER	FDN.	FOUNDATION	TYP.	TYPICAL
C.I.P.	CAST IN PLACE	N.T.S.	NOT TO SCALE	F.O.C.	FACE OF CONCRETE	U.G.	UNDER GROUND
C.L.C.	CEILING	O.C.	ON CENTER	F.O.M.	FACE OF MASONRY	U.L.	UNDERWRITERS LABORATORY
CLR.	CLEAR	OPNG.	OPENING	F.O.S.	FACE OF STUD	U.N.O.	UNLESS NOTED OTHERWISE
COL.	COLUMN	P/C	PRECAST CONCRETE	F.O.W.	FACE OF WALL	V.F.F.	VERIFY IN FIELD
CONC.	CONCRETE	PLY.	PLYWOOD	F.S.	FINISH SURFACE	W/	WITH
CONN.	CONNECTION(OR)	P.W.	PACIFIC BELL WIRELESS	FT.(')	FOOT(FEET)	W/O.	WOOD
CONST.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT	FTG.	FOOTING	W.P.	WEATHERPROOF
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH	GA.	GAUGE	WT.	WEIGHT
d	PENNY (NAILS)	P.T.	PRESSURE TREATED	GL	GALVANIZE(D)	Ø	CENTERLINE
DBL.	DOUBLE	PWR.	POWER (CABINET)	GLB.(GLU-LAM)	GLUE LAMINATED BEAM	R	PROPERTY LINE
DEPT.	DEPARTMENT	QTY.	QUANTITY				
D.F.	DOUGLAS FIR	RAD.(R)	RADIUS				
DIA.	DIAMETER	REF.	REFERENCE				

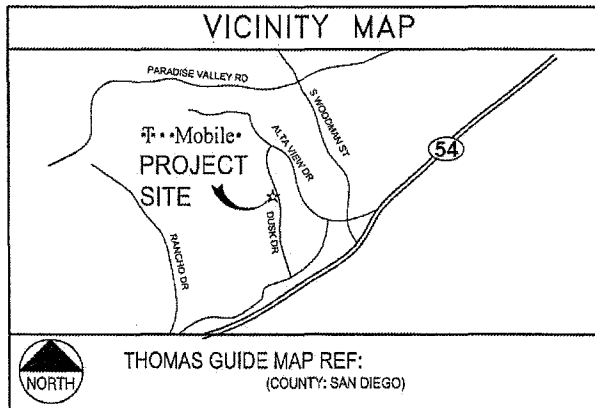
T-Mobile

stick together

SD07900A - PENN ATHLETIC EUC

2555 DUSK DRIVE #A
SAN DIEGO, CA 92139

THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED.



APPLICABLE CODES

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

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2
- 2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS
- 2013 CALIFORNIA ELECTRICAL CODE
- 2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS
- 2013 CALIFORNIA ENERGY CODE
- 2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS
- 2013 CALIFORNIA FIRE CODE (CFC)
- 2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS
- 2013 CALIFORNIA GREEN CODE
- 2013 CALIFORNIA REFERENCES STANDARDS CODE
- APPLICABLE LOCAL CODES

SYMBOLS

⊞	NEW ANTENNA	⊞	SECTION REFERENCE
⊞	EXISTING ANTENNA	— — — — —	CENTERLINE
⊞	GROUND ROD	— — — — —	PROPERTY/LEASE LINE
— — — — —	GROUND BUS BAR	— — — — —	MATCH LINE
•	MECHANICAL GRND. CONN.	⊞	WORK POINT
⊞	GROUND ACCESS WELL	— G —	GROUND CONDUCTOR
⊞	ELECTRIC BOX	— T —	TELEPHONE CONDUIT
⊞	TELEPHONE BOX	— E —	ELECTRICAL CONDUIT
⊞	SPOT ELEVATION	— A —	COAXIAL CABLE
⊞	REVISION	— E/T —	ELEC. & TEL. CONDUITS
⊞	GRID REFERENCE	— X —	CHAIN LINK FENCING
⊞	DETAIL REFERENCE	— O/H —	OVERHEAD SERVICE CONDUCTORS
⊞	ELEVATION REFERENCE	⊞	KEYNOTE

ACCESSIBILITY NOTE

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

ADA COMPLIANCE:
N/A (UNMANNED COMMUNICATIONS FACILITY)

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
A1	SITE PLAN & NOTES
A1.1	AERIAL LOCATION PLAN & LESSEE'S CERTIFICATE
A2	ENLARGED SITE PLAN
A3	EQUIPMENT, ANTENNA & CHAIN LINK LID LAYOUT PLANS
A4	ELEVATIONS
A5	ANTENNA SPECIFICATIONS
A6	ANTENNA SPECIFICATIONS
A7	RF CONFIGURATION TABLE & DETAILS
L1	LANDSCAPE DEVELOPMENT PLAN
LS1	SITE SURVEY GENERAL INFORMATION
LS2	SITE SURVEY GENERAL INFORMATION

12 SHEETS TOTAL

ISSUED FOR: ZONING

NOTE:
SCALES SHOWN ON SET OF DRAWINGS ARE REPRESENTATIVE OF FULL SIZE 24"x36" DRAWINGS. IF THIS SET OF DRAWINGS IS LESS THAN 24"x36", IT IS A REDUCED SET.

PROPRIETARY INFORMATION

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

DATE: 06/19/15

ARCHITECT: DKD

DRAWN BY: HH

CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
-	11/19/14	CITY COMMENTS	HH
-	03/02/15	EQUIPMENT RELO	HH
-	04/08/15	EQUIPMENT RELO	HH
-	04/24/15	PAR COMMENTS	HH
-	05/22/15	CYCLE ISSUES 01/29/15	HH
-	06/19/15	CYCLE ISSUES 06/17/15	HH

APPLICANT

T-Mobile stick together

10509 VISTA SORRENTO PARKWAY, SUITE 206, SAN DIEGO, CA 92121



PLANS PREPARED BY:

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSURE:

PROJECT NAME:
PENN ATHLETIC EUC

PROJECT NUMBER:
SD07900A

PROJECT ADDRESS:
2555 DUSK DRIVE #A
SAN DIEGO, CA 92139

SHEET TITLE:
TITLE SHEET

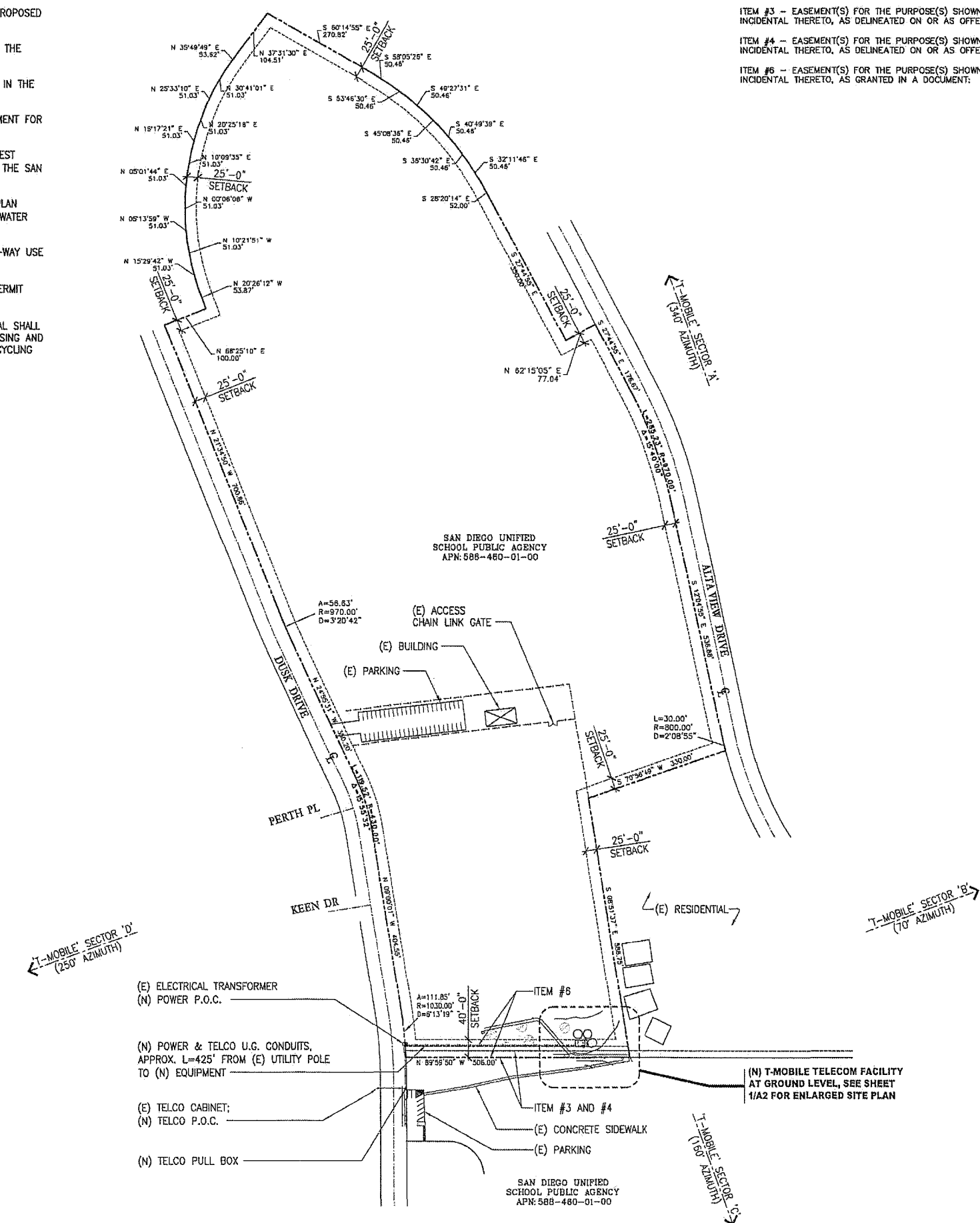
SHEET NUMBER:
T1

NOTES:

1. THIS PROJECT IS ON SAN DIEGO UNIFIED SCHOOL DISTRICT PROPERTY. REVIEW AND APPROVAL OF PLANS FOR THE PROPOSED IMPROVEMENTS ARE UNDER THE JURISDICTION OF THE DIVISION OF THE STATE ARCHITECT.
2. THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE ALTA VIEW DRIVE RIGHT-OF-WAY.
3. ADD NOTE THAT STATES: THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE ALTA VIEW DRIVE RIGHT-OF-WAY.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO ISSUANCE OF ANY CONSTRUCTIONS PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE ALTA VIEW DRIVE'S RIGHT-OF-WAY.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE ALTA VIEW DRIVE'S RIGHT-OF-WAY.
9. THIS PROJECT PROPOSES TO EXPORT 9.0 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW THE ONSITE PROCESSING AND SALE OF THE EXPORT MATERIAL UNLESS THE UNDERLYING ZONE ALLOWS A CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY WITH AN APPROVED NEIGHBORHOOD USE PERMIT OR CONDITIONAL USE PERMIT PER LDC SECTION 141.0620(i)

EASEMENT:

- ITEM #3 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
- ITEM #4 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
- ITEM #6 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:



PROPRIETARY INFORMATION

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

DATE: 06/19/15

ARCHITECT: DKD

DRAWN BY: HH

CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY:
-	11/19/14	CITY COMMENTS	HH
-	03/02/15	EQUIPMENT RELO	HH
-	04/08/15	EQUIPMENT RELO	HH
-	04/24/15	PAR COMMENTS	HH
-	05/22/15	CYCLE ISSUES 01/28/15	HH
-	06/19/15	CYCLE ISSUES 06/17/15	HH

APPLICANT

T-Mobile
stick together

10509 VISTA SORRENTO PARKWAY,
SUITE 206,
SAN DIEGO, CA 92121



PLANS PREPARED BY:

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSURE:

PROJECT NAME:

PENN ATHLETIC EUC

PROJECT NUMBER:

SD07900A

PROJECT ADDRESS:

2555 DUSK DRIVE #A
SAN DIEGO, CA 92139

SHEET TITLE:

SITE PLAN & NOTES

SHEET NUMBER:

A1



Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's

I/we the undersigned, as lessee of a portion of the property described as
2555 DUSK DRIVE #A SAN DIEGO, CA 92139
(Address or legal description)

understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design:

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

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain abatement devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee Robert Krebs Company Name T-Mobile
(print name)

Lessee [Signature] Date 8/24/10
(signature)

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10509 VISTA SORRENTO PARKWAY,
SUITE 200,
SAN DIEGO, CA 92121



PLANS PREPARED BY:

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSE:

PROJECT NAME:

PENN ATHLETIC EUC

PROJECT NUMBER:

SD07900A

PROJECT ADDRESS:

2555 DUSK DRIVE #A
SAN DIEGO, CA 92139

SHEET TITLE:

AERIAL LOCATION PLAN
&
LESSEE'S CERTIFICATE

SHEET NUMBER:

A1.1

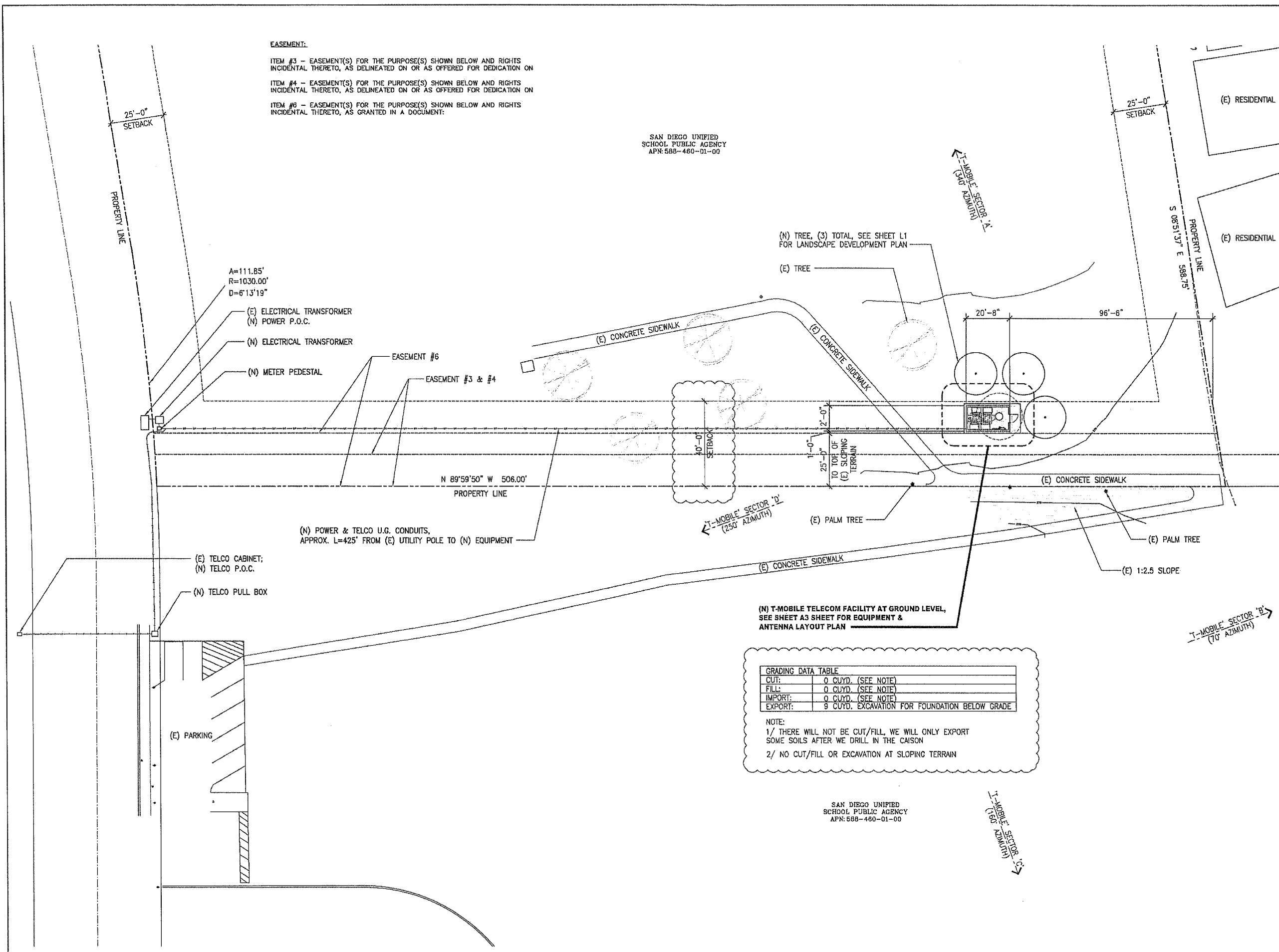
EASEMENT:

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SAN DIEGO UNIFIED
SCHOOL PUBLIC AGENCY
APN: 588-460-01-00



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APPLICANT
T-Mobile
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10509 VISTA SORRENTO PARKWAY,
SUITE 206,
SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
A/E/C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSURE:

PROJECT NAME:

PENN ATHLETIC EUC

PROJECT NUMBER:

SD07900A

PROJECT ADDRESS:

2555 DUSK DRIVE #A
SAN DIEGO, CA 92139

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A2

GRADING DATA TABLE

CUT:	0 CUYD. (SEE NOTE)
FILL:	0 CUYD. (SEE NOTE)
IMPORT:	0 CUYD. (SEE NOTE)
EXPORT:	9 CUYD. EXCAVATION FOR FOUNDATION BELOW GRADE

NOTE:
1/ THERE WILL NOT BE CUT/FILL, WE WILL ONLY EXPORT SOME SOILS AFTER WE DRILL IN THE CAISON
2/ NO CUT/FILL OR EXCAVATION AT SLOPING TERRAIN

SAN DIEGO UNIFIED
SCHOOL PUBLIC AGENCY
APN: 588-460-01-00

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APPLICANT
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 SUITE 206,
 SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
 A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

LICENSURE:

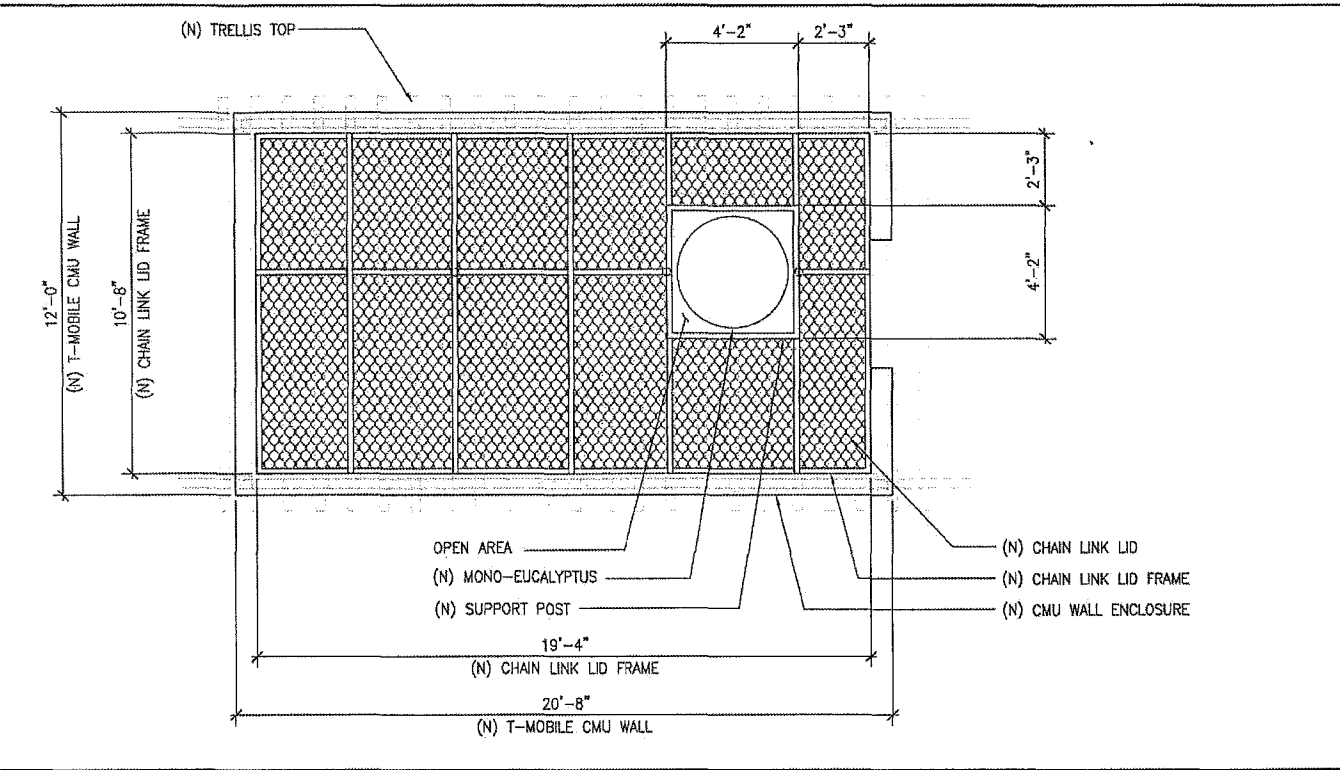
PROJECT NAME:
 PENN ATHLETIC EUC

PROJECT NUMBER:
 SD07900A

PROJECT ADDRESS:
 2555 DUSK DRIVE #A
 SAN DIEGO, CA 92139

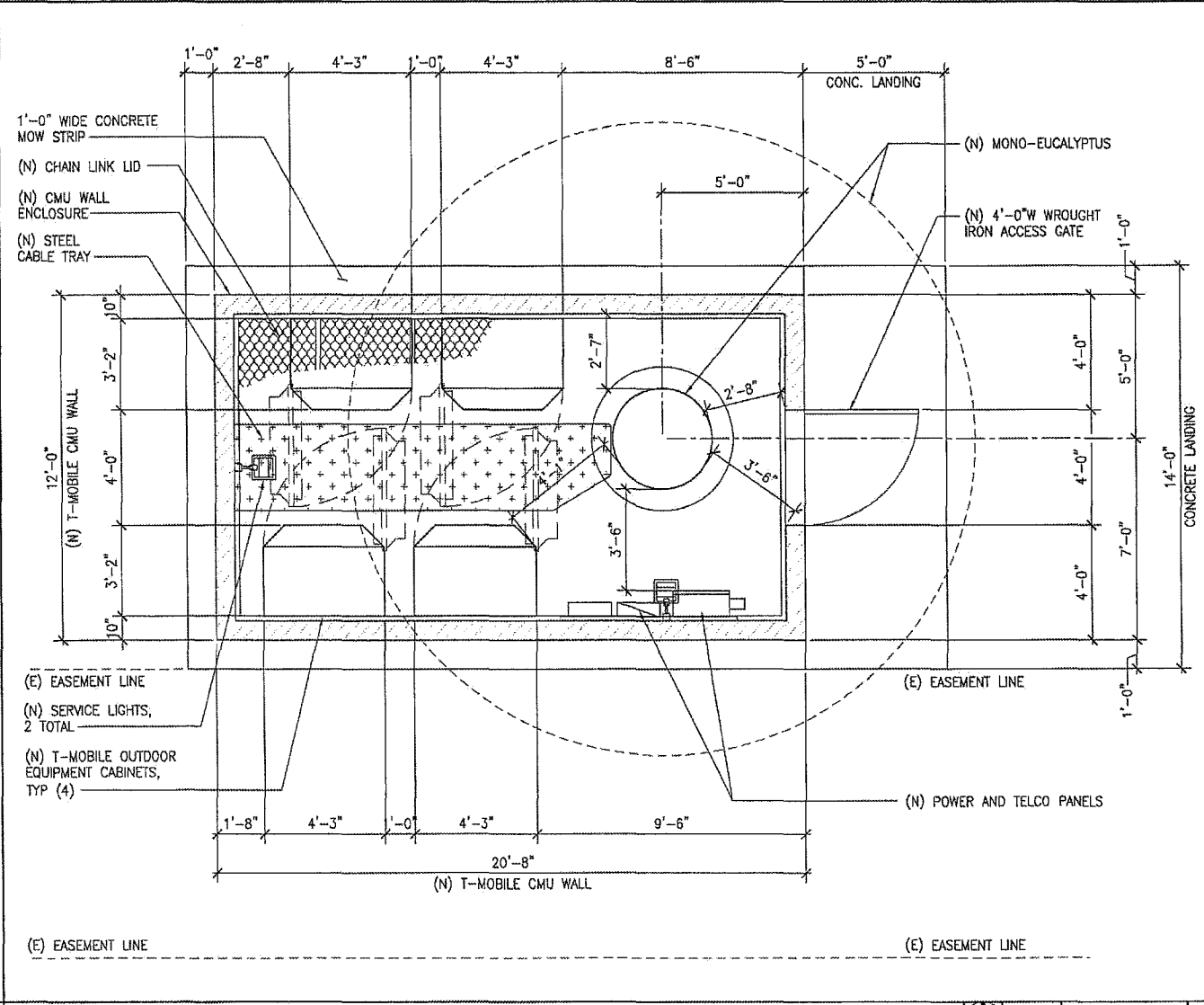
SHEET TITLE:
 EQUIPMENT, ANTENNA AND
 CHAIN LINK LID LAYOUT
 PLANS

SHEET NUMBER:
A3



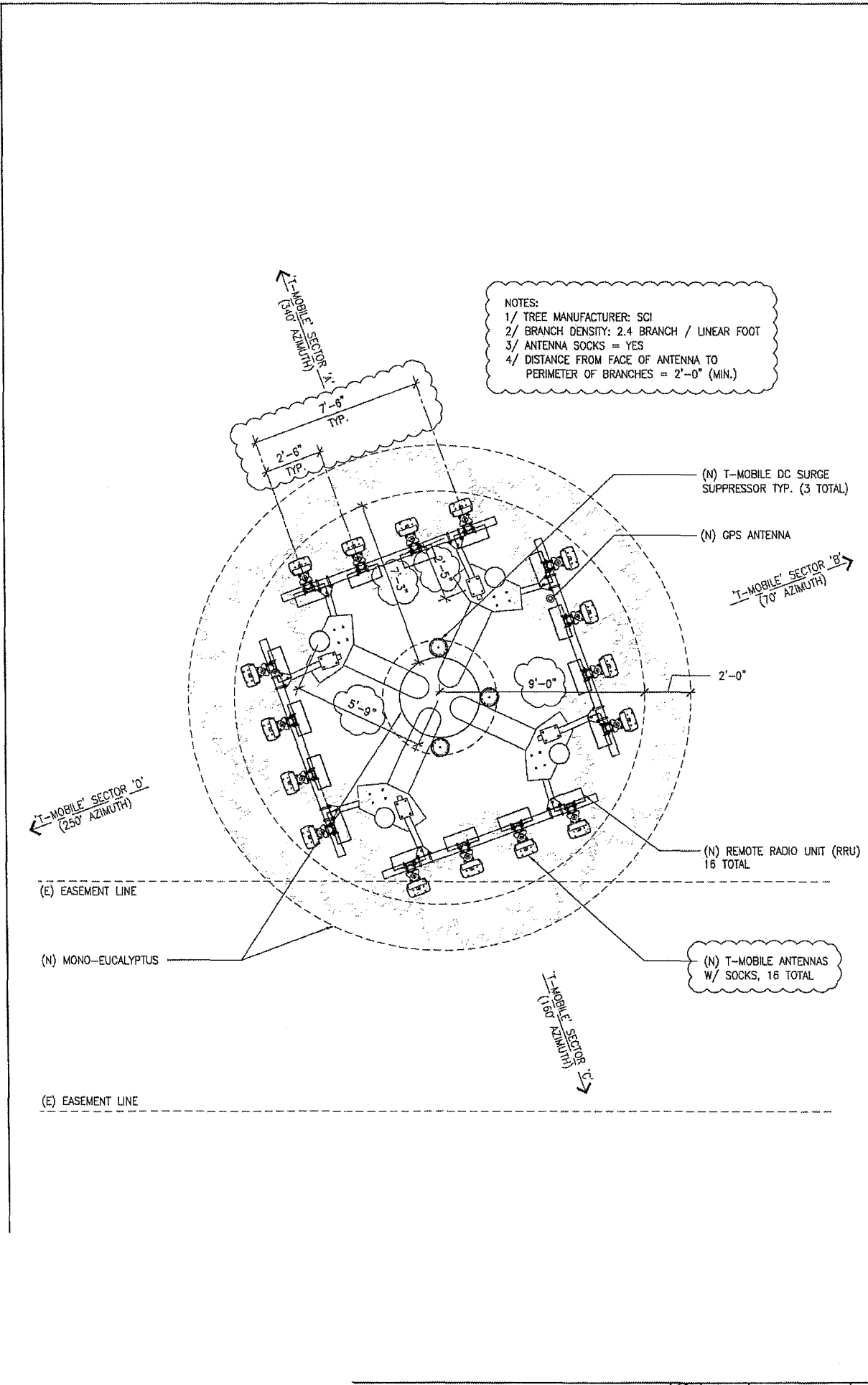
CHAIN LINK LID & TRELLIS LAYOUT PLAN

SCALE:	3/8"=1'-0"	0	1'	2'	3'
NORTH:					



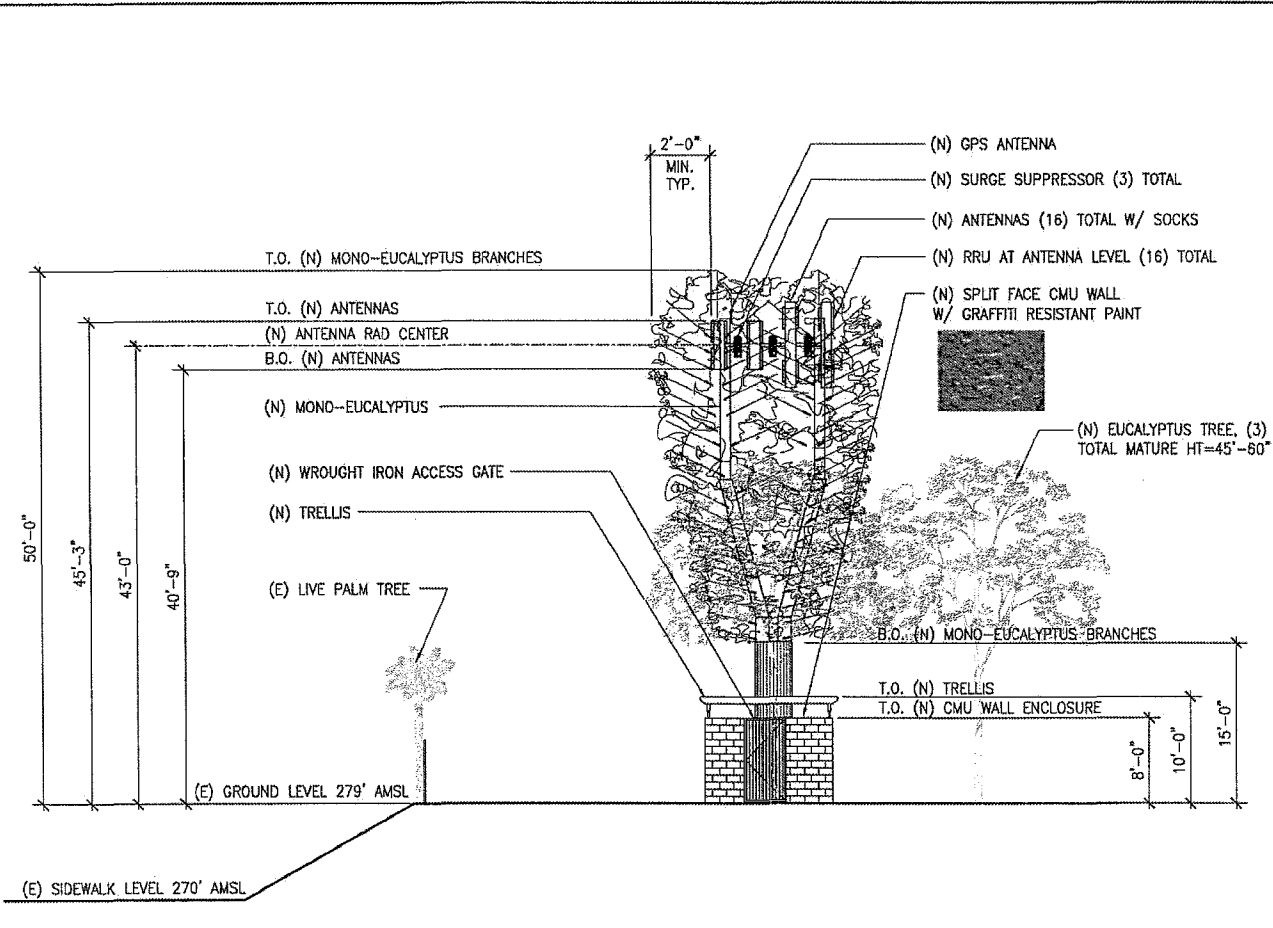
EQUIPMENT LAYOUT PLAN

SCALE:	3/8"=1'-0"	0	1'	2'	3'
NORTH:					



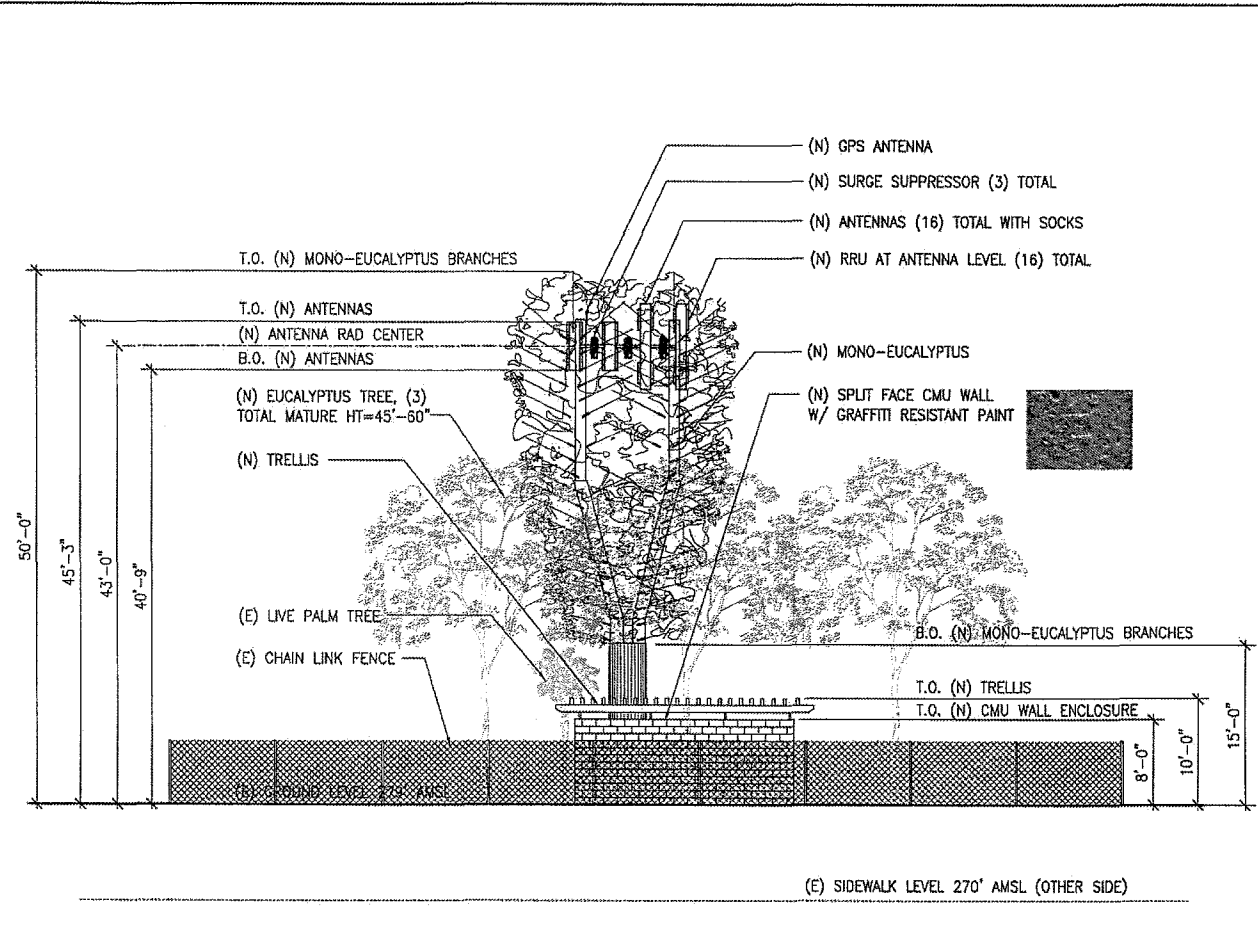
EQUIPMENT LAYOUT PLAN

SCALE:	3/8"=1'-0"	0	1'	2'	3'
NORTH:					



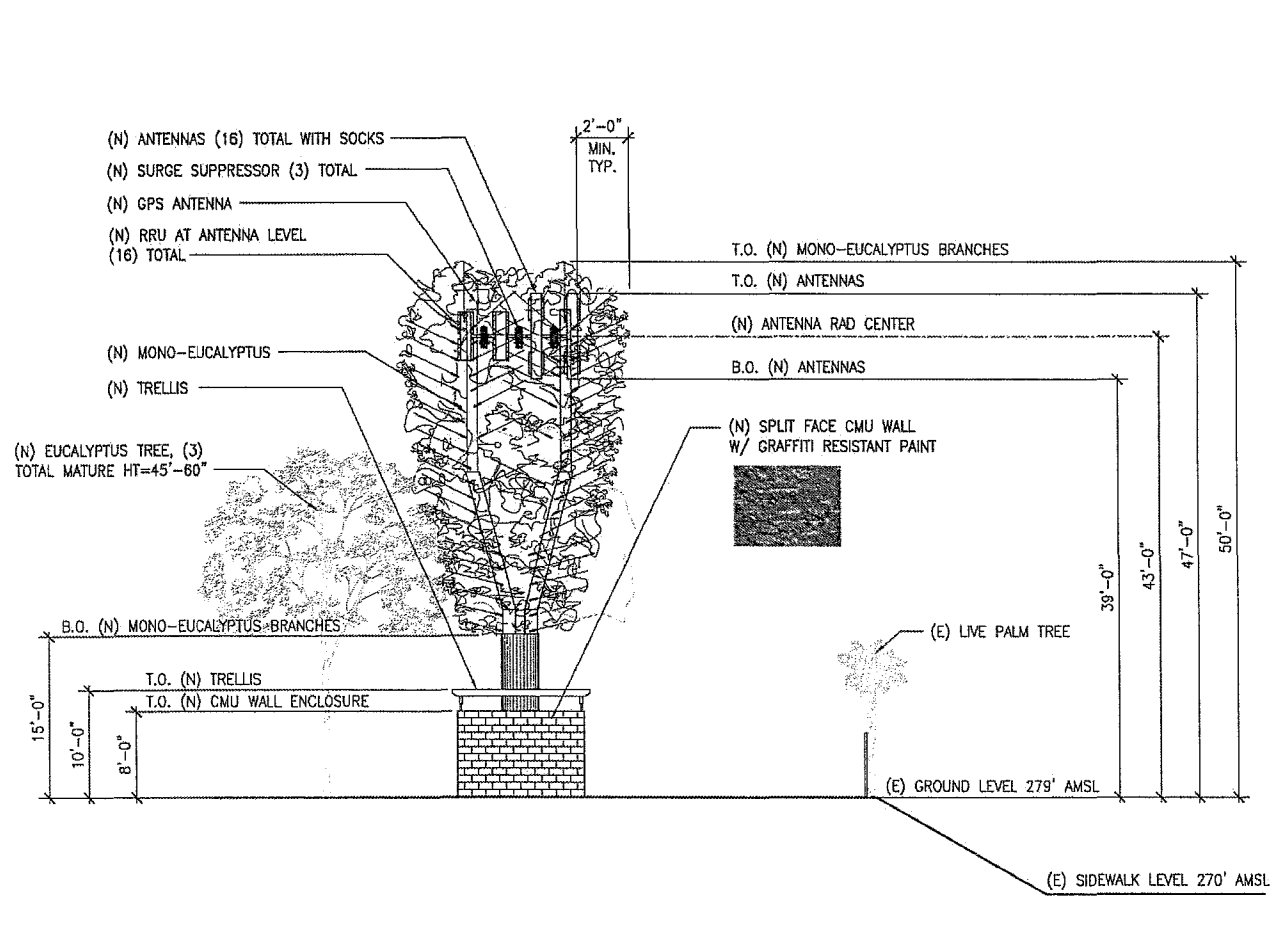
EAST ELEVATION

SCALE 1/8" = 1' 0 2' 4' 8' 3



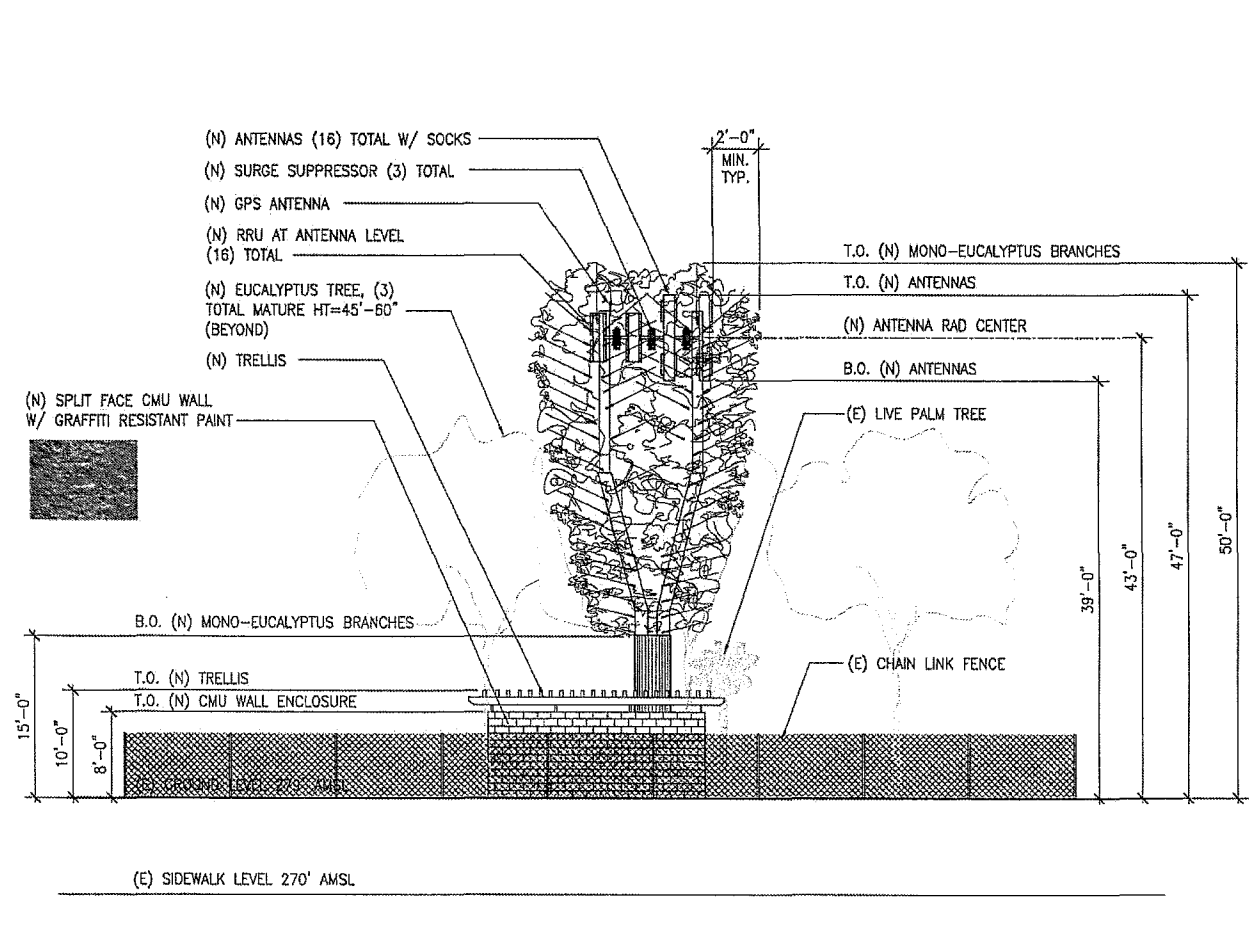
NORTH ELEVATION

SCALE 1/8" = 1' 0 2' 4' 8' 1



WEST ELEVATION

SCALE 1/8" = 1' 0 2' 4' 8' 4



SOUTH ELEVATION

SCALE 1/8" = 1' 0 2' 4' 8' 2

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APPLICANT
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10509 VISTA SORRENTO PARKWAY,
SUITE 206
SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
AJEJC WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSURE:

PROJECT NAME:
PENN ATHLETIC EUC
PROJECT NUMBER:
SD07900A
PROJECT ADDRESS:
2555 DUSK DRIVE #A
SAN DIEGO, CA 92139

SHEET TITLE:
ELEVATIONS
SHEET NUMBER:

A4



800 10766V01
700 MHz Dual Band 8', 65 Degree Antenna
RET

- X-polarized (+45° and -45°).
- UV resistant fiberglass radomes.
- Wideband vector dipole technology.
- DC Grounded metallic parts for impulse suppression.
- RET motor housed inside the radome and field replaceable.

General specifications:

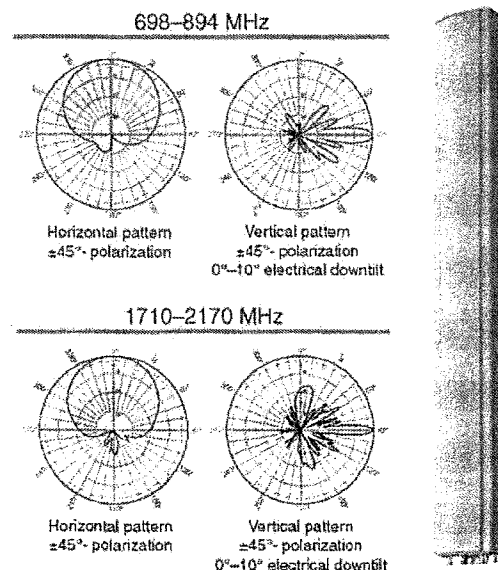
Frequency range	698-894 MHz // 1710-2170 MHz
Impedance	50 ohms
VSWR	<1.5:1
Intermodulation (2x20w)	IM3< -150 dBc
Polarization	+45° and -45°
Connector	4 x 7-16 DIN female (long neck)
Isolation	intrasystem >30 dB // intersystem >35 dB

See reverse for order information.

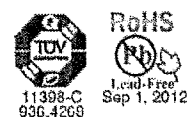
IRT specifications:

Logical interface ex factory ¹	3GPP/AISG 2.0
Protocols	AISG 1.1 and 3GPP/AISG 2.0 compliant
Hardware interface ²	2 x 8pin connector acc. IEC 60130-9, according to AISG: - RCUin (male): Control / Daisy chain in - RCUout (female): Daisy chain out
Power supply	10-30 V
Power Consumption	<1 W (standby); <8.5 W (motor activated)
Adjustment time (full range)	40 seconds
Adjustment cycles	>50,000
Certification	FCC 15.107 Class B Computing Devices

Specifications:	698-894 MHz	824-894 MHz	1710-1755 MHz	1850-1990 MHz	2110-2170 MHz
Gain	16.4 dBi	16.8 dBi	18 dBi	18.5 dBi	18 dBi
Front-to-back ratio	>30 dB (co-polar) 34 dB (average)	>30 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)	>27 dB (co-polar) 34 dB (average)
Maximum input power per input	500 watts (at 50°C)	500 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)	300 watts (at 50°C)
+45° and -45° polarization horizontal beamwidth	68° (half-power)	65° (half-power)	63° (half-power)	62° (half-power)	63° (half-power)
+45° and -45° polarization vertical beamwidth	9.5° (half-power)	8.7° (half-power)	5.8° (half-power)	5.8° (half-power)	5.8° (half-power)
Electrical downtilt continuously adjustable	0°-10°	0°-10°	0°-10°	0°-10°	0°-10°
Min sidelobe suppression for first sidelobe above main beam average	0° 16 16 16 dB 5° 18 20 18 dB 10° 18 20 20 dB	0° 18 18 16 dB 5° 20 22 20 dB 10° 20 22 20 dB	0° 18 18 18 dB 5° 20 22 20 dB 10° 20 22 20 dB	0° 18 18 18 dB 5° 20 22 20 dB 10° 20 22 20 dB	0° 18 18 18 dB 5° 20 22 20 dB 10° 20 22 20 dB
Cross polar ratio Main direction	0° 25 dB (typical)	20 dB (typical)	25 dB (typical)	30 dB (typical)	25 dB (typical)
Sector	>10 dB, 15 dB (avg)	>10 dB, 12 dB (avg)	>8 dB, 15 dB (avg)	>10 dB, 15 dB (avg)	>8 dB, 15 dB (avg)
Tracking, avg.	1 dB	1 dB	1.5 dB	1.5 dB	1.5 dB
Squint	±2.5°	±2.5°	±3°	±3°	±3°



¹ The protocol of the logical interface can be switched from 3GPP/AISG 2.0 to AISG 1.1 and vice versa with a vendor specific command. Start-up operation of the RCU 86010149 is possible in an RET system supporting AISG 1.1 or supporting 3GPP/AISG 2.0 after performing a layer 2 reset before address assignment. The protocol can also be changed as follows: AISG 1.1 to 3GPP: Enter "3GPP" into the additional data field "installer's ID" and perform a layer 7 reset or a power reset. 3GPP to AISG 1.1: Enter "AISG 1" into the additional datafield "installer's ID" and perform a layer 2 reset or a power reset. After switching the protocol any other information can be entered into the "installer's ID" field.
² The tightening torque for fixing the connector must be 0.5 - 1.0 Nm (hand tightened). The connector should be tightened by hand only!



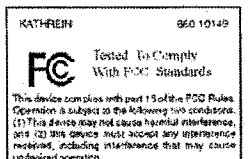
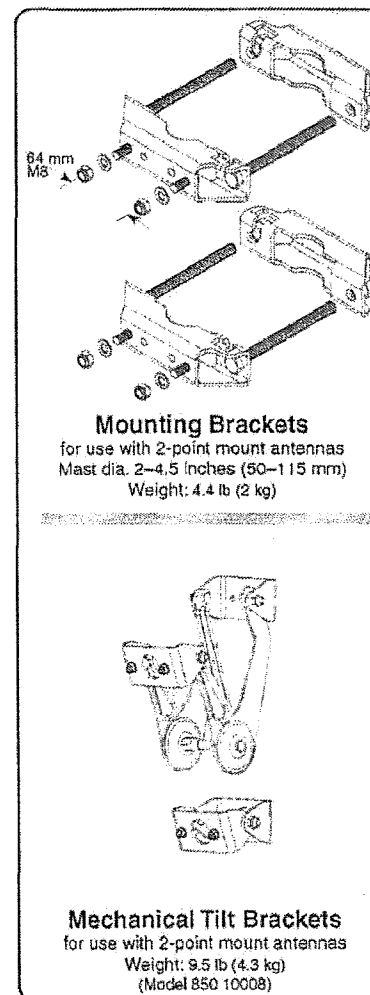
Kathrein Inc., Scala Division Post Office Box 4580 Medford, OR 97501 (USA) Phone: (541) 779-6500 Fax: (541) 779-3991
Email: communications@kathrein.com Internet: www.kathrein-scala.com



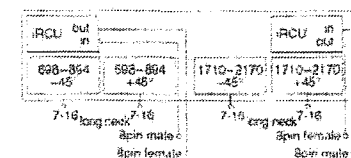
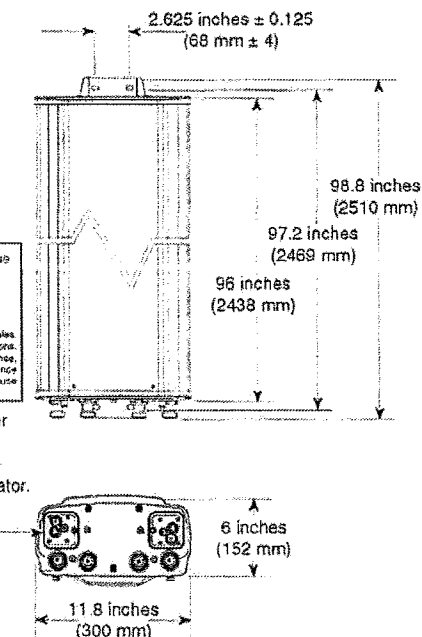
800 10766V01
700 MHz Dual Band 8', 65 Degree Antenna
RET

Mechanical specifications:

Weight	58.4 lb (26.5 kg) 62.8 lb (28.5 kg) clamps included
Dimensions	96 x 11.8 x 6 inches (2438 x 300 x 152 mm)
Wind load Front/Side/Rear	at 93 mph (150kph) 286 lbf / 106 lbf / 297 lbf (1270 N) / (470 N) / (1320 N)
Mounting category	H (Heavy)
Wind survival rating [*]	150 mph (240 kph)
Shipping dimensions	104.6 x 12.6 x 7.5 inches (2656 x 320 x 190 mm)
Shipping weight	71.8 lb (32.5 kg)
Mounting	Mounting hardware included for 2 to 4.6 inch (50 to 115 mm) OD masts.



Note: Refer to part number 860 10149 for the specifications of the remote control actuator.



Order Information:

Model	Description
800 10766V01	Dualband antenna with mounting bracket 0°-10° // 0°-10° electrical downtilt
800 10766V01 K	Dualband antenna with mounting bracket and mechanical tilt bracket 0°-10° // 0°-10° electrical downtilt

* Mechanical design is based on environmental conditions as stipulated in TIA-222-G-2 (December 2009) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.

All specifications are subject to change without notice. The latest specifications are available at www.kathrein-scala.com.
Kathrein Inc., Scala Division Post Office Box 4580 Medford, OR 97501 (USA) Phone: (541) 779-6500 Fax: (541) 779-3991
Email: communications@kathrein.com Internet: www.kathrein-scala.com

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APPLICANT
T-Mobile
stick together
10509 VISTA SORENTO PARKWAY,
SUITE 206
SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
A/E/C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614

LICENSURE:
PROJECT NAME:
PENN ATHLETIC EUC

PROJECT NUMBER:
SD07900A

PROJECT ADDRESS:
**2555 DUSK DRIVE #A
SAN DIEGO, CA 92139**

SHEET TITLE:
800 10766V01 ANTENNA SPECIFICATIONS

SHEET NUMBER:

A5

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APPLICANT
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 SAN DIEGO, CA 92121



PLANS PREPARED BY:

DCI PACIFIC
 A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
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 IRVINE | CA 92614

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PROJECT NUMBER:

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PROJECT ADDRESS:

2555 DUSK DRIVE #A
 SAN DIEGO, CA 92139

SHEET TITLE:

ANTENNA SPECIFICATIONS
 & DETAIL

SHEET NUMBER:

A6

Ericsson AIR21 specifications

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 QMA connectors for LMU (RX sharing ports) on 1900 MHz variant

Physical Characteristics:

- H x W x D = 1404 x 307 x 200 mm (55" x 12" x 7.9")
- 38 kg (83 lbs)
- <750 N Wind load (worst direction, static @ 150 km/h)

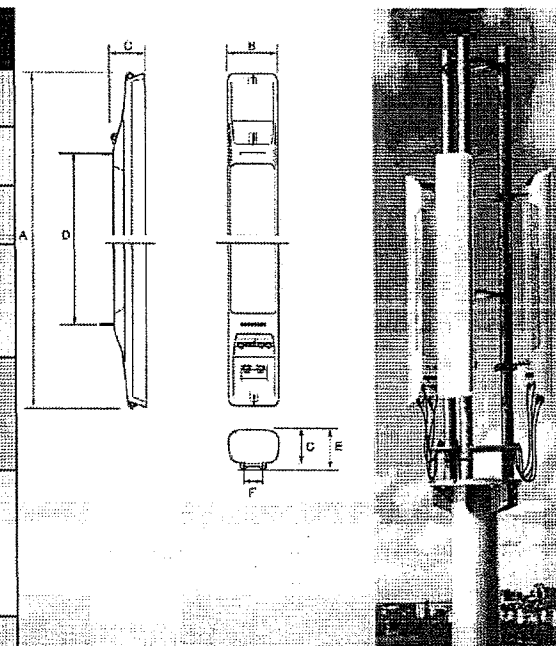


Proprietary and Confidential

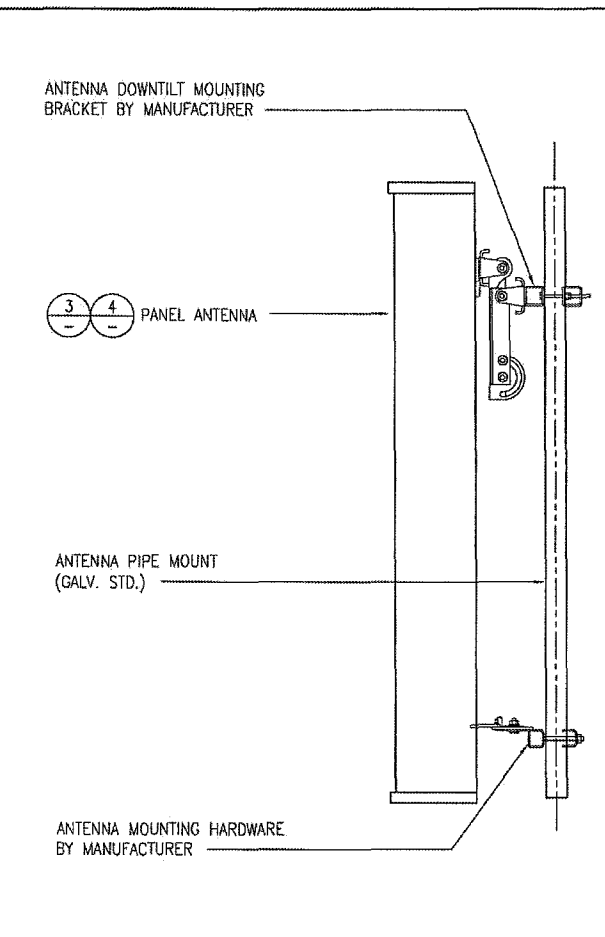
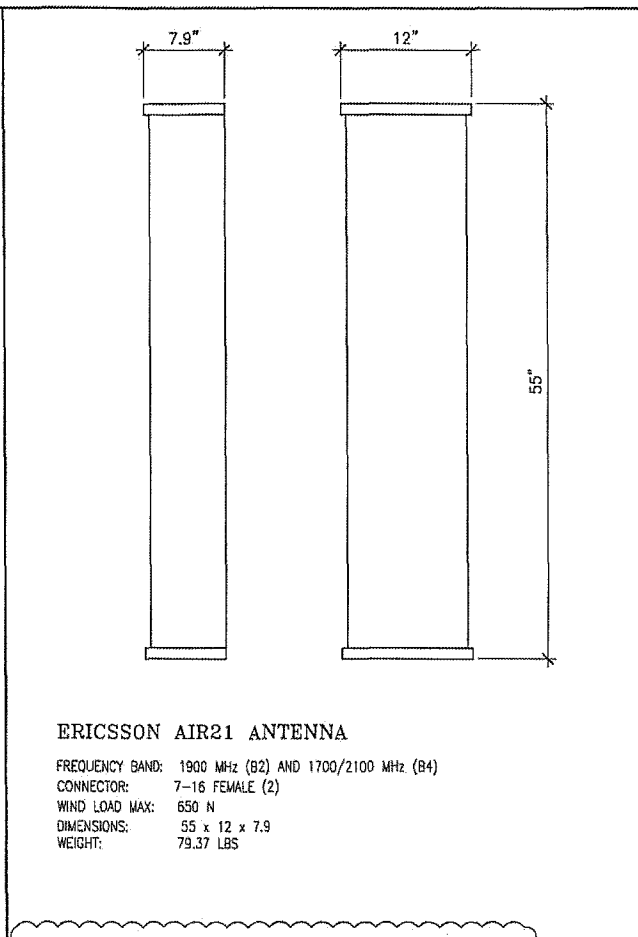
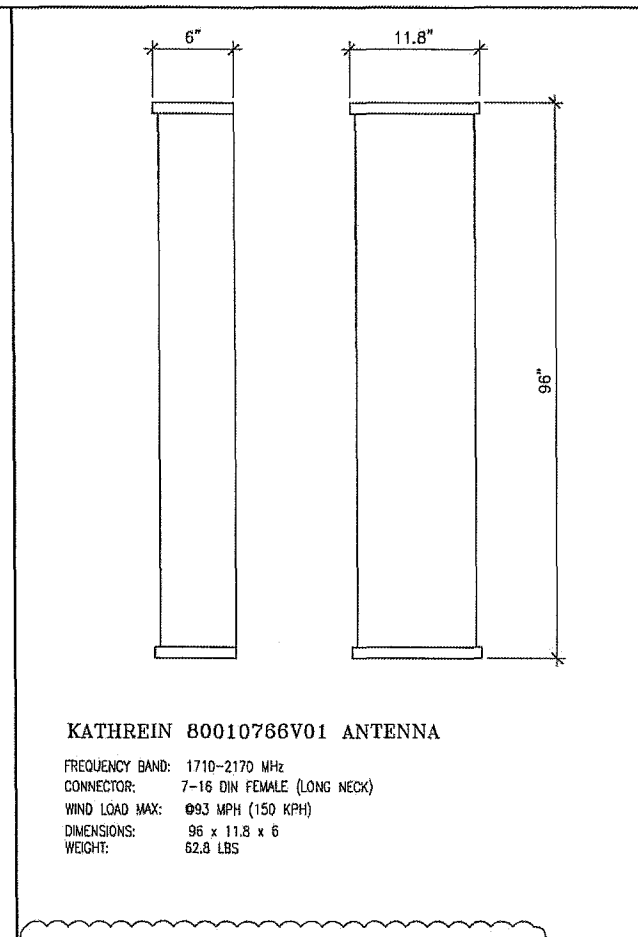
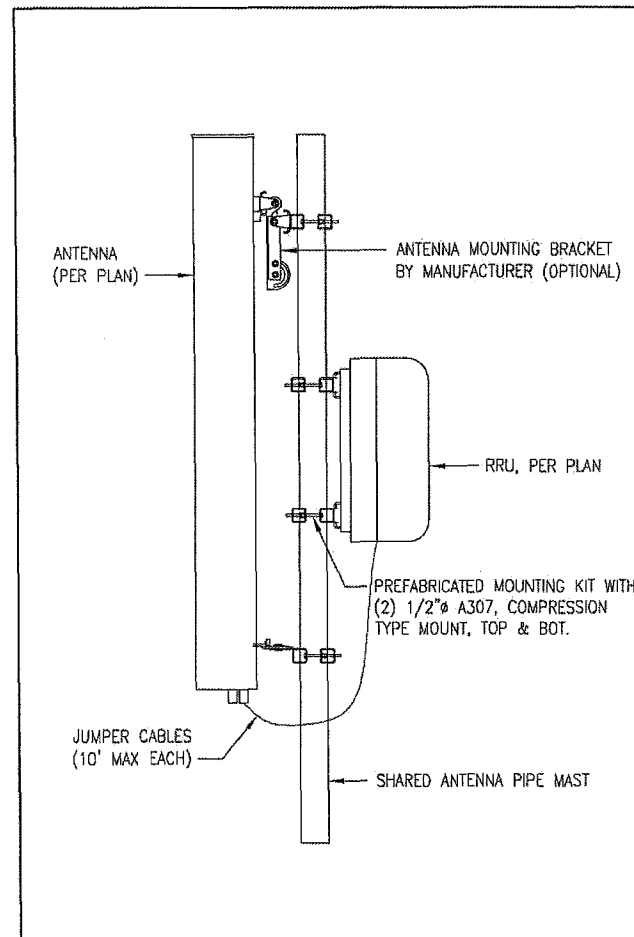


Ericsson AIR21 specifications

Property	Value
Height (A)	54.33 in (1380 mm)
Width (B)	12.09 in (307 mm)
Depth (C)	7.87 in (200 mm)
Distance between mounting brackets (D)	40 in (1016 mm)
Depth including mounting brackets (E)	9.39 in (238.5 mm)
Distance between stud holes on mounting brackets (F)	4.33 in (110 mm)
Weight	79.37 lb (36 kg)



- Wind load 650 N
- 7.87 in (200 mm) of free space is needed between AIR units installed side by side
- The available pole clamp diameters are 2-4.53 in (51 - 115 mm) and 4.33-8.66 in (110 - 220 mm)
- To ensure adequate airflow between the units, allow a minimum of 100 mm free space above each AIR unit



PROPRIETARY INFORMATION
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DATE: 06/19/15
 ARCHITECT: DKD
 DRAWN BY: HH
 CHECKED BY: BOK

ISSUE STATUS:

Δ	DATE	DESCRIPTION	BY
-	11/19/14	CITY COMMENTS	HH
-	03/02/15	EQUIPMENT RELO	HH
-	04/08/15	EQUIPMENT RELO	HH
-	04/24/15	P&R COMMENTS	HH
-	05/22/15	CYCLE ISSUES 01/28/15	HH
-	06/19/15	CYCLE ISSUES 06/17/15	HH

APPLICANT
T-Mobile
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 10509 VISTA SORRENTO PARKWAY,
 SUITE 206,
 SAN DIEGO, CA 92121

RRU MOUNTING DETAIL

SCALE: 5 N.T.S.

KATHREIN ANTENNA SPECIFICATIONS

SCALE: 4 N.T.S.

AIR21 ANTENNA SPECIFICATIONS

SCALE: 3 N.T.S.

ANTENNA MOUNTING DETAIL

SCALE: 2 N.T.S.

FINAL RF CONFIGURATION

SECTOR	REMOTE RADIO UNITS/HEADS		MICROWAVE DISH			ANTENNA				CABLE				
	QTY	MODEL	QTY	MODEL	SIZE	MODEL	QTY	SIZE	AZIMUTH	RAD CENTER	QTY	LENGTH	TYPE	SIZE
SECTOR "A"	A1	1	RRUS11	N/A		AIR21 B2A/B4P	1	59"	340	43'-0"	1	75'+/-	HYBRID	1-1/4"
	A2	1	RRUS11	N/A		AIR21 B2A/B4P	1	59"	340	43'-0"	0	ONE HYBRID FOR ALL		
	A3	1	RRUS11	N/A		KATHREIN 80010766V01	1	59"	340	43'-0"	0	ONE HYBRID FOR ALL		
	A4	1	RRUS11	N/A		KATHREIN 80010766V01	1		340	43'-0"	0	ONE HYBRID FOR ALL		
SECTOR "B"	B1	1	RRUS11	N/A		AIR21 B2A/B4P	1	59"	70	43'-0"	1	75'+/-	HYBRID	1-1/4"
	B2	1	RRUS11	N/A		AIR21 B2A/B4P	1	59"	70	43'-0"	0	ONE HYBRID FOR ALL		
	B3	1	RRUS11	N/A		KATHREIN 80010766V01	1	59"	70	43'-0"	0	ONE HYBRID FOR ALL		
	B4	1	RRUS11	N/A		KATHREIN 80010766V01	1		70	43'-0"	0	ONE HYBRID FOR ALL		
SECTOR "C"	C1	1	RRUS11	N/A		AIR21 B2A/B4P	1	59"	160	43'-0"	1	75'+/-	HYBRID	1-1/4"
	C2	1	RRUS11	N/A		AIR21 B2A/B4P	1	59"	160	43'-0"	0	ONE HYBRID FOR ALL		
	C3	1	RRUS11	N/A		KATHREIN 80010766V01	1	59"	160	43'-0"	0	ONE HYBRID FOR ALL		
	C4	1	RRUS11	N/A		KATHREIN 80010766V01	1		160	43'-0"	0	ONE HYBRID FOR ALL		
SECTOR "D"	C1	1	RRUS11	N/A		AIR21 B2A/B4P	1	59"	250	43'-0"	1	75'+/-	HYBRID	1-1/4"
	C2	1	RRUS11	N/A		AIR21 B2A/B4P	1	59"	250	43'-0"	0	ONE HYBRID FOR ALL		
	C3	1	RRUS11	N/A		KATHREIN 80010766V01	1	59"	250	43'-0"	0	ONE HYBRID FOR ALL		
	C4	1	RRUS11	N/A		KATHREIN 80010766V01	1		250	43'-0"	0	ONE HYBRID FOR ALL		

TOTAL: 16 RRU(S) 0 MW DISH(ES) 16 ANTENNA(S) 4 CABLES

RF CONFIGURATION TABLE

SCALE: 1 N.T.S.



PLANS PREPARED BY:

DCI PACIFIC
 A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

LICENSURE:

PROJECT NAME:
 PENN ATHLETIC EUC

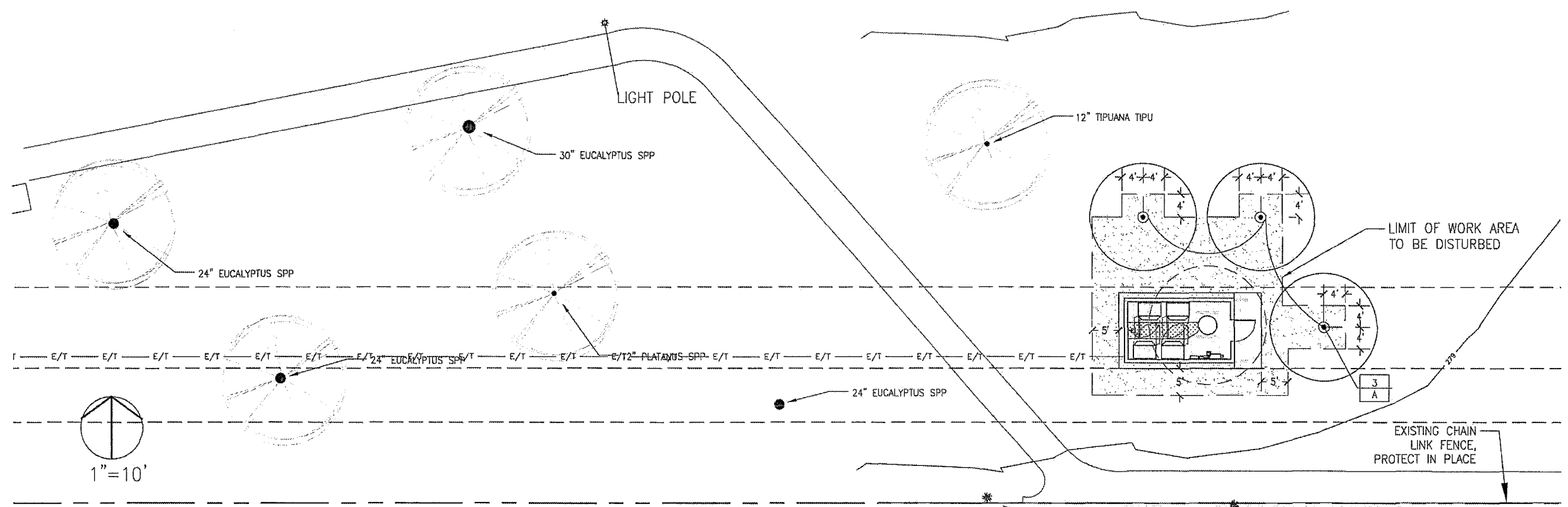
PROJECT NUMBER:
 SD07900A

PROJECT ADDRESS:
 2555 DUSK DRIVE #A
 SAN DIEGO, CA 92139

SHEET TITLE:
 RF CONFIGURATION
 TABLE & DETAILS

SHEET NUMBER:

A7

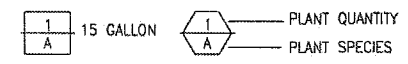


LANDSCAPE DEVELOPMENT PLAN

PLANT MATERIAL LEGEND

SYMBOL CODE	QTY	BOTANICAL NAME	COMMON NAME	FORM	FUNCTION	% COVER	CONTAINER SIZE	MATURE HEIGHT AND SPREAD	SPACING	REMARKS
TREES										
(Symbol)	-	-	-	-	-	-	-	-	-	SEE PLAN FOR CALIPER SIZE AND SPECIE, PROTECT IN PLACE
(Symbol)	A 3	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUM	VASE SHAPED	COMPLEMENT MONO-EUC	-	15 GAL	45'-60' X 30'-45'	AS SHOWN	7'-9' TALL AT TIME OF PLANTING SEE PLANTING NOTES THIS SHEET AND STD DWG SDL-101

PLANT SIZING LEGEND



COORDINATION WITH PARK & RECREATION

1. PARK & RECREATION DEPARTMENT SHALL REVIEW AND APPROVE ALL CONSTRUCTION DOCUMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
2. PLACEMENT OF TREES SHALL BE APPROVED BY PARK & RECREATION DEPARTMENT PRIOR TO INSTALLATION.
3. REPRESENTATIVES OF THE PARK & RECREATION DEPARTMENT SHALL BE PRESENT DURING INSTALLATION OF THE BOXED TREES.

LANDSCAPE MAINTENANCE

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY T-MOBILE. LANDSCAPE AND IRRIGATION AREAS IN ADJACENT PARK SHALL BE MAINTAINED BY CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE CITY.

LANDSCAPE IRRIGATION

PROPOSED LANDSCAPING WILL BE TIED INTO EXISTING IRRIGATION. TREES WILL BE IRRIGATED WITH (2) BUBBLERS: (1) BELOW GRADE ROOT WATERING SYSTEM AND (1) ABOVE GRADE POP-UP BUBBLER PER PARK & RECREATION STANDARDS. CONTRACTOR WILL INSTALL AN APPROVED ANTI-DRAINAGE DEVICE ON ALL HEADS (INCLUDING RWS) TO PREVENT LOW HEAD DRAINAGE AND POSSIBLE EROSION.

TURF IRRIGATION WILL BE ADJUSTED TO PROVIDE FULL HEAD TO HEAD COVERAGE IN AREA INTERRUPTED BY PROPOSED EQUIPMENT ENCLOSURE.

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTIED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ANY EXISTING IRRIGATION SYSTEMS IMPACTED BY NEW CONSTRUCTION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER AND THE PARK & RECREATION DEPARTMENT.

LANDSCAPE PLANTING

1. ALL SOIL PREP SHALL BE AS PER STANDARD SPECIFICATIONS SECTION 308-2.3.
2. PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TESTS ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE SAN DIEGO PARK & RECREATION DEPARTMENT. SEE PLAN FOR TEST LOCATIONS

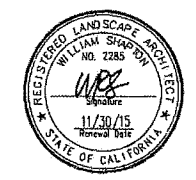
THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

PREPARED SOIL MIX SHALL CONSIST OF TWENTY TO FORTY PERCENT (20%-40%) TYPE 1, 2, OR 3 ORGANIC SOIL AMENDMENT, AND THE REMAINDER NATIVE SOIL, DEPENDING ON EXISTING SOIL CONDITIONS AND FINDINGS OF THE HORTICULTURAL SOILS TEST WITH ROCKS OVER 2" REMOVED. ADD "AGRIFORM" 21 GRAM 20-10-5 PLANT TABLETS AT 1/3 DEPTH OF PLANTING PIT IN THE FOLLOWING RATES OF 3 PER 15 GAL AND LARGER (AVOID CONTACT WITH ROOTBALL).

3. ALL TREES ARE TO BE INSTALLED AS PER REGIONAL STANDARD DRAWING SDL-101.
4. ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 212, "LANDSCAPE AND IRRIGATION MATERIALS"
5. THE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD SPECIFICATIONS SECTION 308, UNLESS OTHERWISE NOTED IN THESE DRAWINGS.
6. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES-1 YEAR.

GENERAL NOTES

1. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
2. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR PLACING PLANTS,
3. DO NOT DAMAGE ROOTBALL DURING PLANTING. ANY PLANTS WITH DAMAGED ROOTBALLS MUST BE REPLACED.
4. TREES SHALL BE UNDER PLANTED WITH TURF AS SHOWN BY ADJACENT SYMBOL.



Shapton Landscape Architecture
714/955-9325
billshapton@hotmail.com

PROPRIETARY INFORMATION
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DATE: 06/19/15
ARCHITECT: DKD
DRAWN BY: HH
CHECKED BY: BOK

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
- 11/19/14	CITY COMMENTS	HH
- 03/02/15	EQUIPMENT RELO	HH
- 04/08/15	EQUIPMENT RELO	HH
- 04/24/15	PAR COMMENTS	HH
- 05/22/15	CYCLE ISSUES 01/29/15	HH
- 06/19/15	CYCLE ISSUES 06/17/15	HH

APPLICANT
T-Mobile
stick together
10509 VISTA SORRENTO PARKWAY,
SUITE 206,
SAN DIEGO, CA 92121



PLANS PREPARED BY:
DCI PACIFIC
A/E/C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
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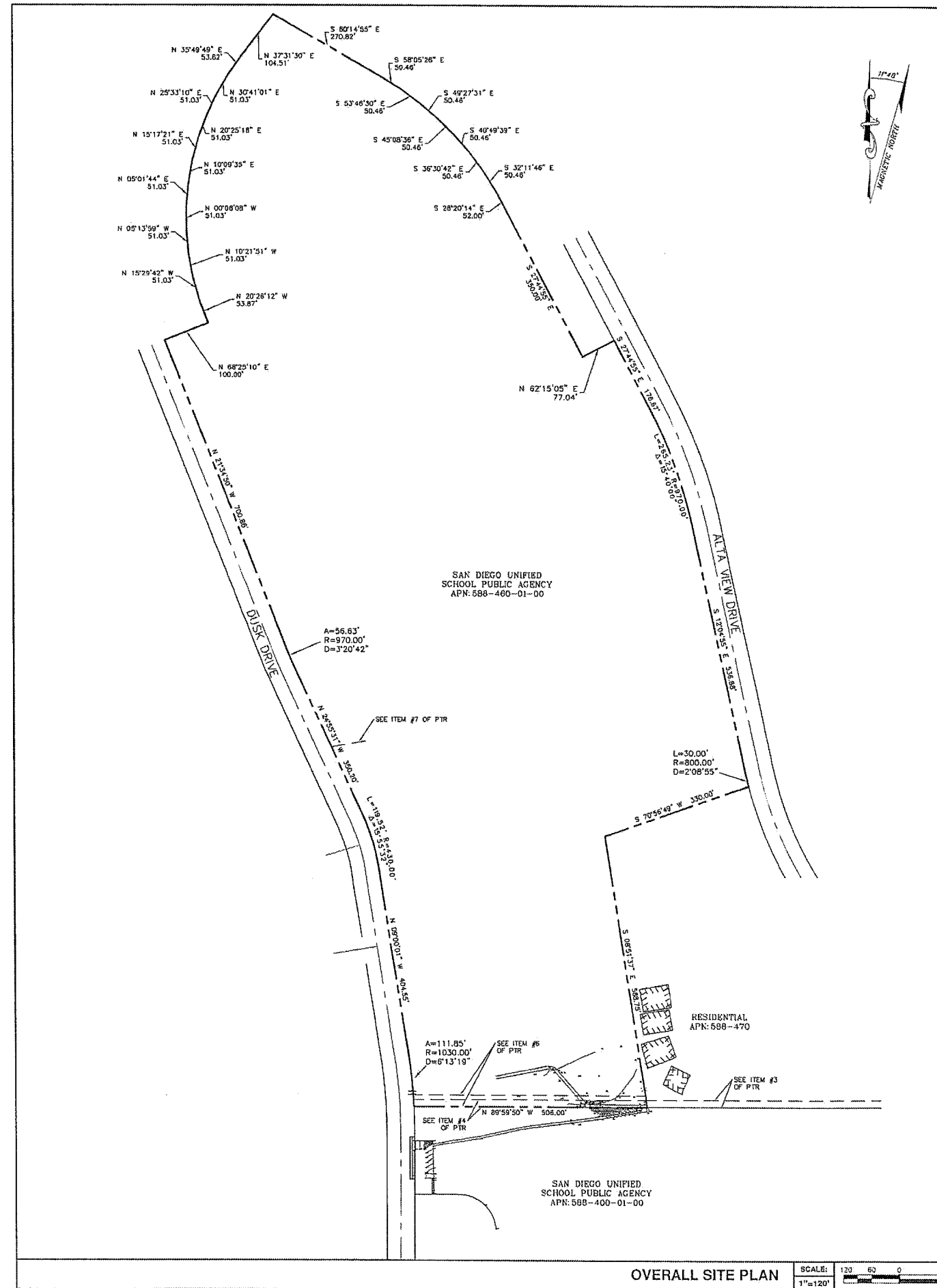
LICENSURE:
PROJECT NAME:
PENN ATHLETIC EUC

PROJECT NUMBER:
SD07900A

PROJECT ADDRESS:
**2555 DUSK DRIVE #A
SAN DIEGO, CA 92139**

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

SHEET NUMBER:
L1



LOT 755 OF BAY TERRACES UNIT NO. 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 6817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 13, 1971.

PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES:
 THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO.08024353 PREPARED BY COMMONWEALTH LAND TITLE COMPANY AND DATED DECEMBER 10, 2014 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

ITEM #2 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: City of San Diego
 Purpose: 12 foot water easement
 Recording Date: January 14, 1969
 Recording No: in Book 744 Page 499 and in Book 7444 Page 501 both of Official Records
 (DOES NOT APPEAR TO EFFECT SAID PARCEL)

ITEM #3 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on
 Map/Plot: Map 6754
 Recording Date: October 13, 1970
 Recording No: 126778 of Official Records
 Purpose: 15 foot water easement
 (AS SHOWN HEREON)

ITEM #4 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on
 Map/Plot: Map No. 6817
 Purpose: water
 (AS SHOWN HEREON)

ITEM #6 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: the City of San Diego
 Purpose: storm drain or drains
 Recording Date: March 28, 1980
 Recording No: 80-107276 of Official Records
 (AS SHOWN HEREON)

ITEM #7 - Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: San Diego Gas & Electric Company
 Purpose: utilities
 Recording Date: June 25, 1987
 Recording No: 87-355480 of Official Records
 (AS SHOWN HEREON)

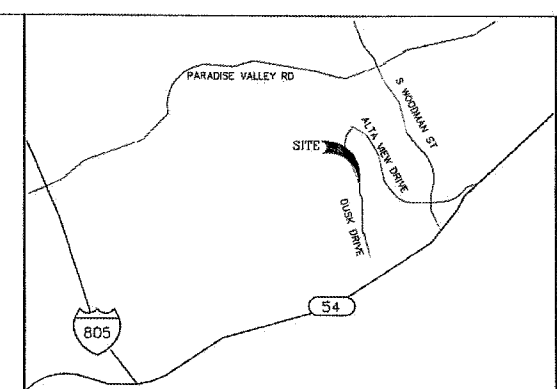
END OF EASEMENTS

PRELIMINARY TITLE NOTES:

OWNER'S NAME: SAN DIEGO UNIFIED SCHOOL DISTRICT
ASSESSOR'S PARCEL NUMBER(S): 588-460-01-00
BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED CALIFORNIA STATE PLANE COORDINATE SYSTEM - ZONE 6, AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.
BASIS OF ELEVATIONS: NGVD 1929
 ELEVATIONS ARE BASED ON THE CITY OF SAN DIEGO BENCHMARK LOCATED AT THE INTERSECTION OF DUSK DRIVE AND PARKSIDE AVENUE, DESCRIBED AS THE NECP. ELEVATION = 148.55'

SITE DATA

FEMA FLOOD ZONE DESIGNATION: National Flood Insurance Program: County: San Diego Effective Date: 5-16-2012
 Map/Panel: 06073C1916G
 The Flood Zone Designation for this site is: ZONE: X



VICINITY MAP

SCALE: N.T.S.

PROPRIETARY INFORMATION
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DATE: 7/16/2014
 SURVEYOR: DAF
 DRAWN BY: AGP
 CHECKED BY: DAF

ISSUE STATUS:

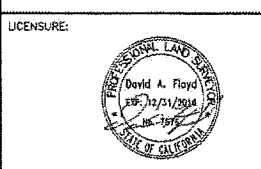
Δ	DATE:	DESCRIPTION:	BY:
1	7/16/14	90% ZD	DAF
2	3/04/15	TITLE REVIEW	DAF

T-Mobile
 stick together
 10509 VISTA SORRENTO PARKWAY,
 SUITE 206,
 SAN DIEGO, CA 92121



PLANS PREPARED BY:

FLOYD SURVEYING
 28936 OLD TOWN FRONT ST
 SUITE 203
 TEMECULA, CA 92590
 OFFICE: (951) 894-8647
 EMAIL: fts@floydsurveying.com



PROJECT NAME: PENN ATHLETIC EUC
PROJECT NUMBER: SD07900A
PROJECT ADDRESS: 2555 DUSK DRIVE, SAN DIEGO, CA 92139

SITE SURVEY GENERAL INFORMATION

SHEET NUMBER: LS1

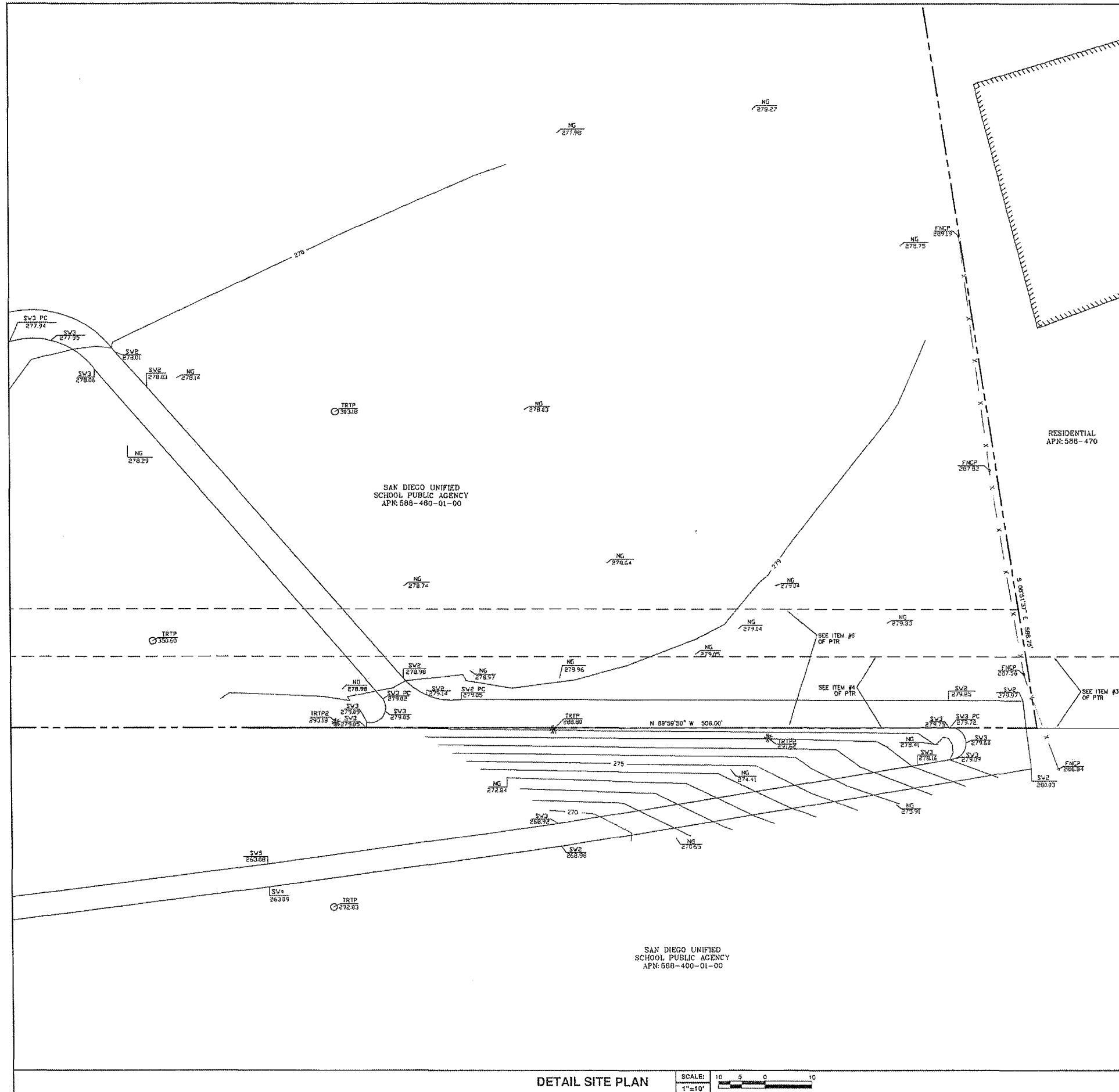
LEGEND

- 1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.
- 2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.
- 3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.
- 4) Field survey completed on JULY 15, 2014.

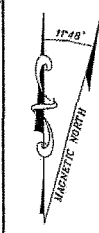
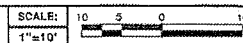
OVERALL SITE PLAN SCALE: 1"=120'

FEMA FLOOD ZONE INFORMATION

GENERAL NOTES



DETAIL SITE PLAN



LEGEND

- These standard symbols will be found in the drawing.
- ⊕ BULLARD
 - ⊕ FIRE HYDRANT
 - ⊕ HANDY CAP SYMBOL
 - ⊕ LIGHT POLE
 - ⊕ FOUND MONUMENT
 - ⊕ TREE DECIDUOUS
 - ⊕ TREE PALM
 - BC BOTTOM OF CURB
 - ELTR ELECTRICAL TRANSFORMER
 - FNCP FENCE TOP
 - LP LIGHT POLE TOP
 - NG GROUND SPOT ELEVATION
 - PS PAINT STRIPING
 - SW SIDEWALK
 - TC TOP OF CURB
 - TRTP TREE TOP DECIDUOUS
 - TRTP2 TREE TOP PALM
 - BOUNDARY LINE
 - CENTERLINE
 - MISC. PROPERTY LINE
 - MISC. TIE LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - x FENCE LINE

LEGEND

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GENERAL NOTES

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DATE: 7/16/2014

SURVEYOR: DAF

DRAWN BY: AGP

CHECKED BY: DAF

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
1	7/16/14	50% 2D	DAF
2	3/04/15	TITLE REVIEW	DAF
-			


APPLICANT

T-Mobile
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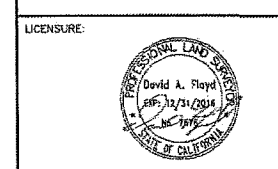
10505 VISTA SORRENTO PARKWAY,
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28936 OLD TOWN FRONT ST
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PROJECT NAME:

PENN ATHLETIC EUC

PROJECT NUMBER:

SD07900A

PROJECT ADDRESS:

2555 DUSK DRIVE
SAN DIEGO, CA, 92139

SHEET TITLE:

SITE SURVEY
GENERAL INFORMATION

SHEET NUMBER:

LS2

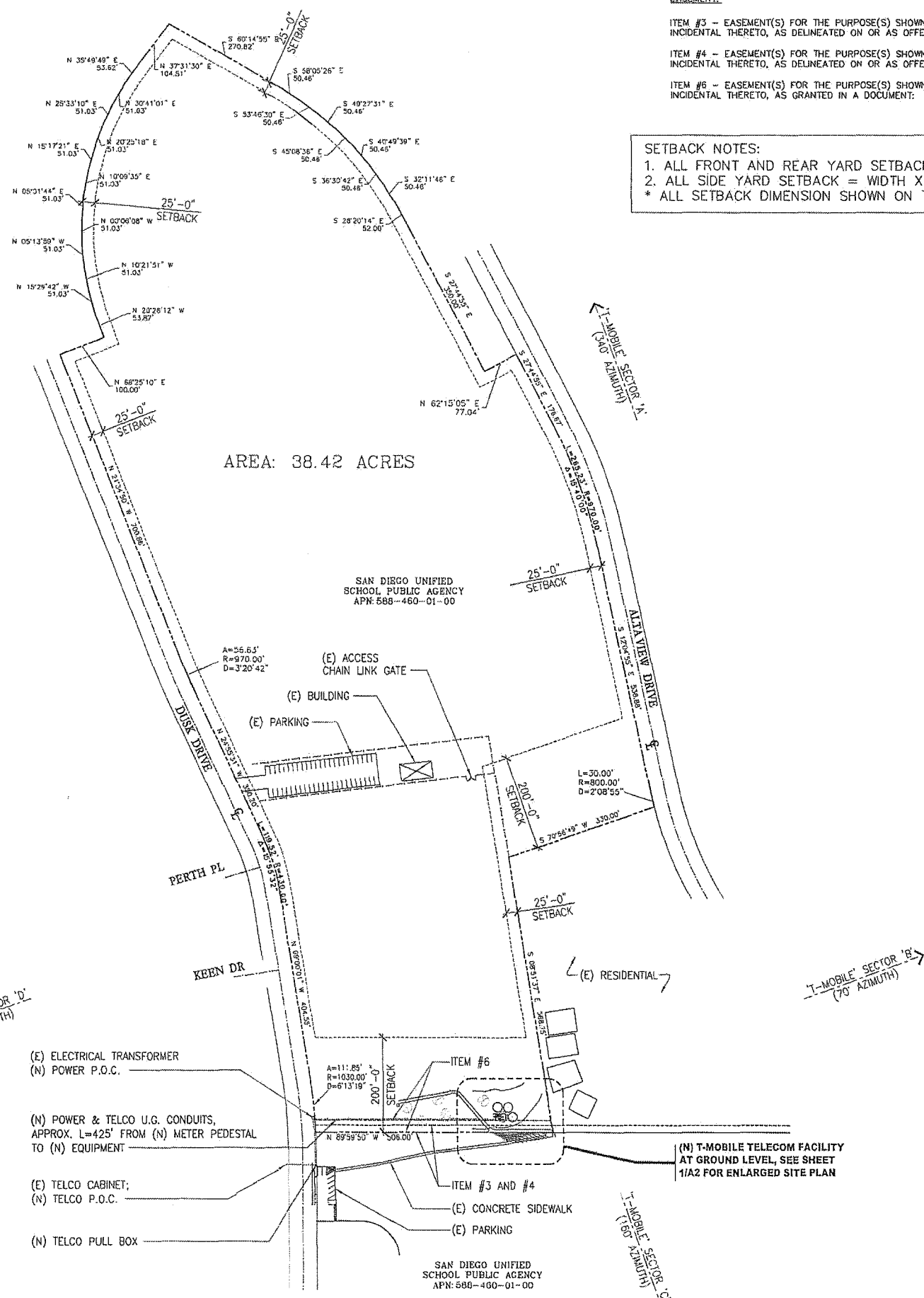
NOTES:

1. THIS PROJECT IS ON SAN DIEGO UNIFIED SCHOOL DISTRICT PROPERTY. REVIEW AND APPROVAL OF PLANS FOR THE PROPOSED IMPROVEMENTS ARE UNDER THE JURISDICTION OF THE DIVISION OF THE STATE ARCHITECT.
2. THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE ALTA VIEW DRIVE RIGHT-OF-WAY.
3. ADD NOTE THAT STATES: THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE ALTA VIEW DRIVE RIGHT-OF-WAY.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO ISSUANCE OF ANY CONSTRUCTIONS PERMIT THE PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE ALTA VIEW DRIVE'S RIGHT-OF-WAY.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE ALTA VIEW DRIVE'S RIGHT-OF-WAY.
9. THIS PROJECT PROPOSES TO EXPORT 9.0 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW THE ONSITE PROCESSING AND SALE OF THE EXPORT MATERIAL UNLESS THE UNDERLYING ZONE ALLOWS A CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING FACILITY WITH AN APPROVED NEIGHBORHOOD USE PERMIT OR CONDITIONAL USE PERMIT PER LDC SECTION 141.0620(i)

EASEMENT:

- ITEM #3 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
- ITEM #4 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON
- ITEM #6 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

SETBACK NOTES:
 1. ALL FRONT AND REAR YARD SETBACK = 25'-0"
 2. ALL SIDE YARD SETBACK = WIDTH X 0.08
 * ALL SETBACK DIMENSION SHOWN ON THE DRAWINGS



DATE:	08/4/15	
DRAWN BY:	HH	
CHECKED BY:	BOK	
ISSUE STATUS:		
Δ DATE:	DESCRIPTION:	BY:
- 07/24/15	90% CD	HH
- 08/04/15	100% CD	HH

APPLICANT
T-Mobile
 stick together
 10509 VISTA SORRENTO PARKWAY,
 SUITE 206,
 SAN DIEGO, CA 92121

DSA STAMP
 IDENTIFICATION STAMP
 DIV. OF THE STATE ARCHITECT
 OFFICE OF REGULATION SERVICES
 AC _____ FLS _____ SS _____
 DATE _____
 PTN: 68338-1024

SAC:

PLANS PREPARED BY:
DCI PACIFIC
 A/E/C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110
 IRVINE | CA 92614

LICENSE:

PROJECT NAME:
 2555 DUSK DRIVE
 (SCHOOL OF CREATIVE AND
 PERFORMING ARTS - FAUX
 TREE CELL TOWER)

PROJECT NUMBER:
 SD07900A

PROJECT ADDRESS:
 2555 DUSK DRIVE #A
 SAN DIEGO, CA 92139

SHEET TITLE:
 SITE PLAN
 & NOTES

SHEET NUMBER:
A1

DSA **810**
 LOCAL FIRE AUTHORITY REVIEW

To facilitate the Division of the State Architect's (DSA) approval of the Fire/Life Safety portion of a project, DSA requires Local Fire Authority (LFA) review of certain elements as identified in this form. Use of this form is mandatory for projects that add square footage to a campus or if any item on this form is relevant to the project. For additional information, see DSA 810 Instructions and DSA Policy 09-01.

PROJECT INFORMATION

School District/Owner: San Diego Unified School District
 Project Name/School: T-Mobile / School of Creative Performing Arts (Faux Tree Cell Tower)
 Project Address: 2555 Dusk Drive A, San Diego, CA 92139

LOCAL FIRE AUTHORITY (LFA)

LFA Agency Name:
 LFA Reviewer Name: _____ Title: _____
 Email: _____ Telephone Number: _____
 I have reviewed and responded to the applicable items for this project as listed below.
 Note: Only sign this form when it is imaged onto the site plan. A loose form is not acceptable to DSA.
 LFA Reviewer's Signature: _____ Date: _____

Review Key: *Y* = Complies with LFA requirements *N* = Not approved (complete Section 8)
 NA = Not applicable to the project *NR* = LFA elects not to review

Description	Y	N	NA	NR
1 Where an elevator does not meet medical emergency service cab size, per the California Building Code (CBC), use of stairways for emergency rescue and patient transport is acceptable.				X
2 Access roads, fire lane markings, pavers and gate entrances are in accordance with Title 19, California Code of Regulations and the California Fire Code, Chapter 5.	X			
3 Fire hydrant location and distribution complies with the California Fire Code (or see # 4).	X			
4 Fire hydrant location and distribution complies with NFPA 1142, "Alternate Means." If "NR" is checked, DSA can only approve on-site water storage as an alternate. The signature of the school district official is required to acknowledge the use of alternate means.	X			
5 The location(s) of the proposed post indicator valve and fire department connection meet the requirements of this jurisdiction.	X			
6 The location(s) of the detector check valve assembly meet the requirements of this jurisdiction.	X			
7 Is the project located in a hazard severity zone area? (CBC, Chapter 7A, Section 701A.1) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Check type if "Yes": <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Very High <input type="checkbox"/> WHFA (If one of these boxes is checked, the project design must meet the requirements of Chapter 7A.)				
8 COMMENTS (note deficiencies)				