

Report to the Hearing Officer

DATE ISSUED: July 2, 2019 REPORT NO. HO-19-058

HEARING DATE: July 10, 2019

SUBJECT: T-Mobile Anchor Church, Process Three Decision

PROJECT NUMBER: 598489

OWNER/APPLICANT: Revival Pentecostal Tabernacle of San Diego/SBA Monarch Towers, LLC (T-

Mobile, Lessee)

SUMMARY

<u>Issue:</u> Should the Hearing Officer approve a Wireless Communication Facility (WCF) at 1765 Pentecost Way within the Eastern Area of the Mid-City Communities Plan area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 2308343.

<u>Community Planning Group Recommendation</u>: On April 17, 2019, the Eastern Area Communities Planning Committee approved the project 10-1-1 with no conditions. (Attachment 10).

<u>Environmental Review:</u> This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 3, 2019 and the opportunity to appeal that determination ended June 17, 2019 (Attachment 7).

BACKGROUND

The T-Mobile Anchor Church project proposes to modify a previously-permitted Wireless Communication Facility (WCF) located at 1765 Pentecost Way. The previous permit expired in 2018. The project is located in the RM-2-5 zone within the Eastern Area of the Mid-City Communities Plan, which designates the site as Residential (26-30 du/ac). The surrounding area includes a mix of uses, with multiple-unit residential to the east and south, commercial to the west, and a self-storage facility to the north. The site is located east of 54th Street and Euclid Avenue, and north of State Route 94. (Attachments 1, 2, and 3).

The project consists of ten panel antennas and three Remote Radio Units (RRUs) within a 40-foot-tall faux broadleaf tree. Associated equipment, including three additional RRUs, is located within an adjacent concrete-block equipment enclosure (Attachment 9). The project requires a Conditional Use Permit pursuant to Land Development Code Section 141.0420(e)(1) because it proposes a WCF on a property containing a non-residential use in a residential zone. Verizon also has a faux tree at this site.

Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses. Sites located on non-residential uses within residential zones are considered Preference 3 locations. Applicants must justify why they could not locate in Preference 1 or 2 areas as part of their application. Nearby Preference 1 and 2 locations did not meet the applicant's coverage needs. The project site is on a hill sitting above the desired coverage area, which is more desirable than locating in adjacent commercial or industrial uses.

Community/General Plan Analysis

The Mid-City Communities Plan addresses WCFs in the "Utilities" Section on pages 132-133. The goal of this section is "To provide adequate and reliable utility service while ensuring that public utility facilities are not disruptive to the community." One of the recommendations to achieve this goal is to "Use all available means to conceal communication antennas from view," and another is to "Colocate public utility infrastructure to the maximum extent possible." By co-locating with other existing wireless providers at a site where existing site characteristics screen the proposed WCF from view with landscaping and structures, the project supports the goals and recommendations of the Community Plan.

In addition to the Mid-City Communities Plan, the City's General Plan addresses WCFs in the <u>Urban Design Element</u> (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed project screens antennas from view using a faux tree that complements existing landscaping. There are existing mature trees onsite, and the project installs additional landscaping. The proposed WCF is partially screened from view by the existing church and by topography. This meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

CONCLUSION

Based on its design, the project complies with the WCF Regulations (SDMC 141.0420) and the WCF Guidelines. Staff has prepared draft findings in the affirmative to approve the CUP and recommends approval of the T-Mobile Anchor Church project (Attachment 6).

ALTERNATIVES

1. Approve CUP No. 2308343 with modifications.

2. Deny CUP No. 2308343, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted.

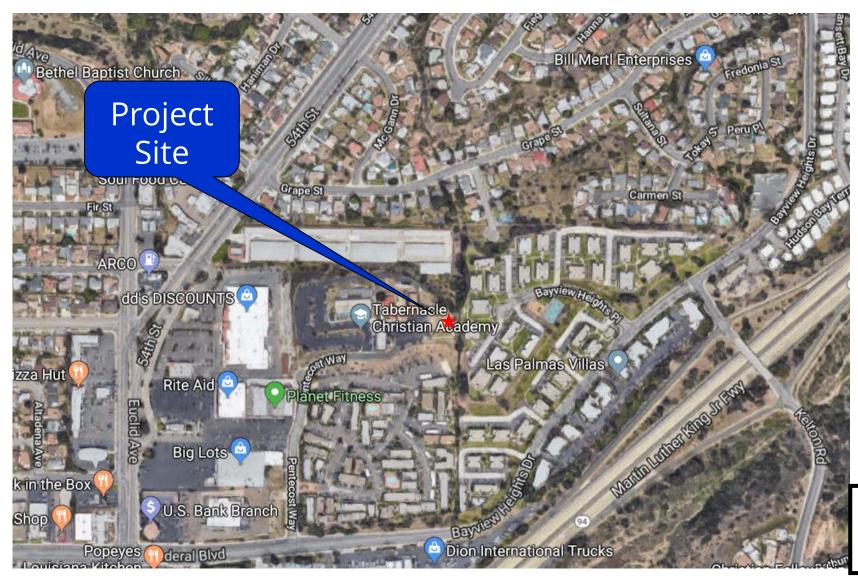
Travis Cleveland, Development Project Manager

Attachments:

- 1. Aerial Photograph
- 2. Community Plan Land Use Map
- 3. Project Location Map
- 4. Project Data Sheet
- 5. Draft Resolution with Findings
- 6. Draft Permit with Conditions
- 7. Environmental Exemption
- 8. Coverage Maps
- 9. Community Planning Group Recommendation
- 10. Ownership Disclosure Statement
- 11. Site Photos
- 12. Photo Simulations
- 13. Project Plans



Aerial Photo

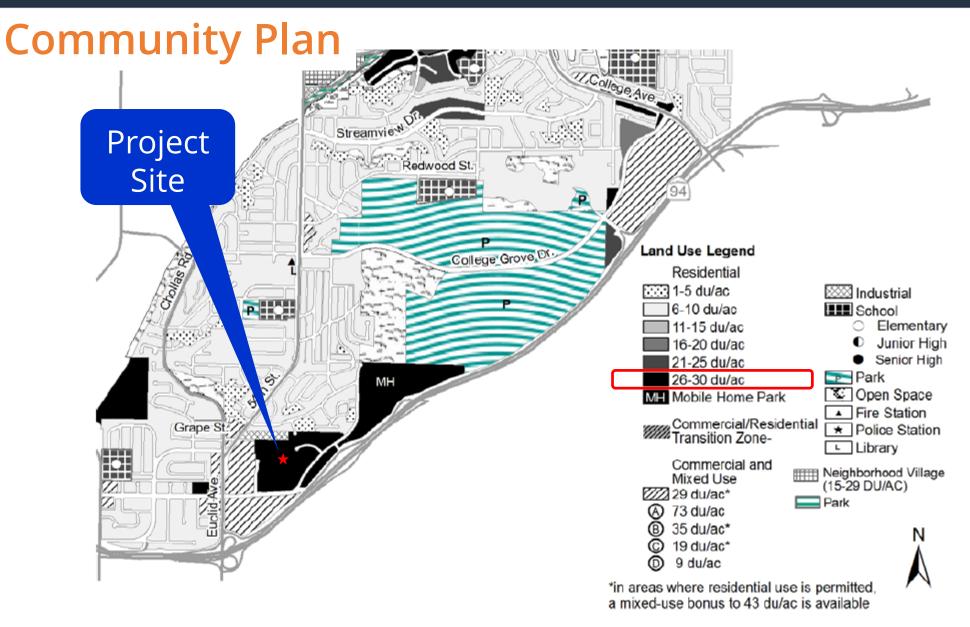


North \(\square \)

ATTACHMENT

T-Mobile Anchor Church, Project No. 598489 1765 Pentecost Way

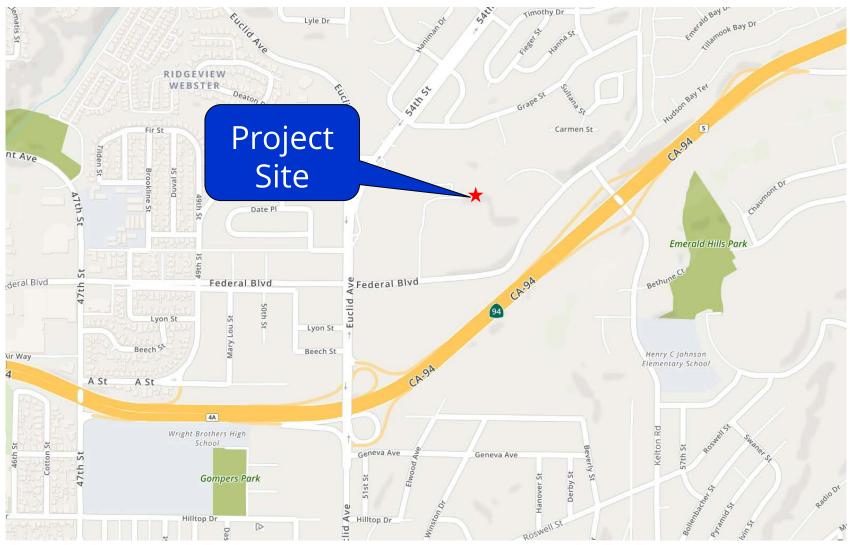




<u>T-Mobile Anchor Church, Project No. 598489</u> <u>1765 Pentecost Way</u>



Project Location Map





<u>T-Mobile Anchor Church, Project No. 598489</u> <u>1765 Pentecost Way</u>

PROJECT DATA SHEET						
PROJECT NAME:	T-Mobile Anchor Church					
PROJECT DESCRIPTION:	Ten panel antennas and three Remote Radio Units (RRUs) within a 40-foot-tall faux broadleaf tree. Associated equipment, including three additional RRUs, is located within an adjacent concrete-block equipment enclosure (Attachment 9). The project requires a Conditional Use Permit pursuant to Land Development Code Section 141.0420(e)(1) because it proposes a WCF on a property containing a non-residential use in a residential zone. Verizon also has a faux tree at this site.					
COMMUNITY PLAN AREA:	Mid-City Communities					
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP)					
COMMUNITY PLAN LAND USE DESIGNATION:	Residential (26-30 du/ac)					
ZONING INFORMATION:						
	NE: RM-2-5 IZE: 6.31 acres					
ADJACENT PROPERTIES:	LAND USE DESIGNATION &	EXISTING LAND USE				

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	Industrial, IL-2-1	Mini Storage		
SOUTH:	Residential (26-30 du/ac), RM-2-5	Multi-unit development		
EAST:	Residential (26-30 du/ac), RM-2-5	Multi-unit development		
WEST:	Commercial, CC-2-3	Commercial		
DEVIATION REQUESTED:	None	ne		
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 17, 2019, the Eastern Area Communities Planning Committee approved the project 10-1-1 with no conditions.			

HEARING OFFICER RESOLUTION NO. ______ CONDITIONAL USE PERMIT 2308343 T-MOBILE ANCHOR CHURCH PROJECT NO. 598489

WHEREAS, THE REVIVAL PENTECOSTAL TABERNACLE OF SAN DIEGO, Owner, and SBA MONARCH TOWERS III, LLC, Permittee, filed an application with the City of San Diego for a permit to operate 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. 2308343, within the public right-of-way;

WHEREAS, the 6.31-acre project site is located in the at 1765 Pentecost Way within the RM-2-5 zone and the Eastern Area of the Mid-City Communities Plan area;

WHEREAS, the site is legally described as: All that portion of Lot 17 of the Rancho Mission of San Diego, in the City of San Diego, County of San Diego, state of California, according to the partition map thereof in Book 73, page 70 of Deed, records of said San Diego County.

WHEREAS, on June 3, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15302 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 10, 2019, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) No. 2308343 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit (CUP) No. 2308343:

A. CONDITIONAL USE PERMIT (CUP) [SDMC 126.0305]

1. Findings for all Conditional Use Permits:

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

The Mid-City Communities Plan addresses WCFs in the "Utilities" Section on pages 132-133. The goal of this section is "To provide adequate and reliable utility service while ensuring that public utilities facilities are not disruptive to the community." One of the recommendations to achieve this goal is to "Use all available means to conceal communication antennas from view," and another is to "Co-locate public utility infrastructure to the maximum extent possible." The project co-locates with other existing providers. By co-locating with other existing wireless providers at a site where existing site characteristics screen the proposed WCF from view with landscaping and structures, the project supports the goals and recommendations of the Community Plan.

In addition to the Mid-City Communities Plan, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed project screens antennas from view using a faux tree that complements existing landscaping and mature trees onsite. The project installs additional landscaping, and it is partially screened from view by the existing church and by the local topography. The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located in the RM-2-5 zone within the Eastern Area of the Mid-City Communities Plan area. It consists of a 40-foot-tall faux broadleaf tree supporting ten antennas and associated equipment.

The project was determined to be exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). 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.

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 Exposure Report was prepared, which concluded that the project will comply with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project requires a CUP pursuant to 141.0420(e)(1) because it proposes a WCF on a property containing a non-residential use in a residential zone. The purpose of the CUP, as stated in SDMC 126.0301, is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. Due to the concealment of all antennas on a faux broadleaf tree, the planting of additional landscaping, and the concealment of all associated equipment within a concrete block wall equipment room, there will be no visual impact to the surrounding area.

In addition to the CUP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing integration via a faux tree, meets these requirements. The project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project; therefore, the project will comply with the applicable regulations of the Land Development Code.

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

The site is a preferred location for wireless because it is located on a hill, central to multi-unit residential, retail, and near to major roads and freeways. The non-residential use and landscaping at the property facilitate the co-location of wireless facilities from multiple providers, ensuring that the project's visual effect on adjacent properties or public vantage points is negligible. This ensures that the proposed use is appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing

Officer, Conditional Use Permit (CUP) No. 2308343 is hereby GRANTED by the Hearing Officer to the

referenced Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2308343,

a copy of which is attached hereto and made a part hereof.

Travis Cleveland

Development Project Manager

Development Services

Adopted on: July 10, 2019

IO#: 11003679

RECORDING REQUESTED BY

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

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT 2308343 **T-MOBILE ANCHOR CHURCH PROJECT NO. 598489**HEARING OFFICER

This Conditional Use Permit 2113445 is granted by the Hearing Officer of the City of San Diego to THE REVIVAL PENTECOSTAL TABERNACLE OF SAN DIEGO, Owner, and SBA MONARCH TOWERS III, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420(e)(1). The 6.31-acre project site is located at 1765 Pentecost Way within the RM-2-5 zone and the Eastern Area of the Mid-City Communities Plan area.

The site is legally described as: All that portion of Lot 17 of the Rancho Mission of San Diego, in the City of San Diego, County of San Diego, state of California, according to the partition map thereof in Book 73, page 70 of Deed, records of said San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee to operate a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 10, 2019, on file in the Development Services Department.

The project shall include:

- a. Ten antennas (four measuring $56.6" \times 12.9" \times 8.7"$, three measuring $96.6" \times 11.9" \times 7.1"$, and three measuring $55.0" \times 12" \times 7.9"$), six Remote Radio Units (RRUs), and associated equipment, concealed within a 40-foot-tall faux broadleaf tree and a 250-square-foot equipment enclosure;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **July 24, 2022**.
- 2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on **July 24**, **2029**. 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 approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
- 4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
- 5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner and Permittee sign and return 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. Permittee shall secure all necessary construction 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" conditions(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.

ENGINEERING REQUIREMENTS:

- 13. 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.
- 14. Prior to the issuance of any construction permit, the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per \$142.0403(b)5.

- 16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.
- 17. The Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

PLANNING/DESIGN REQUIREMENTS:

- 18. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.
- 19. The improvements allowed by this discretionary permit (including, but not limited to, rebranching the faux tree) will require a building permit to implement. They may not be installed without one, in whole or in part.
- 20. Branching on the tree must meet current City design standards at the time of Building Permit application. This and any future project may require a partial or complete rebranch to the satisfaction of the Development Services Department.
- 21. No visible overhead cabling is permitted.
- 22. The WCF shall conform to the approved construction plans.
- 23. Photo simulations shall be printed in color on the construction plans.
- 24. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
- 25. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
- 26. Use of or replacement of RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original structure. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

- 27. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
- 28. 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.
- 29. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
- 30. 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, in which case, the removal and the restoration of this site to its original condition is required.
- 31. All proposed hand-holes shall be covered with bark material to match the monobroadleaf trunk to the satisfaction of the Development Services Department.
- 32. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
- 33. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
- 34. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."
- 35. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
- 36. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

The applicant shall provide color samples of monobroadleaf branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built monobroadleaf.

37. 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

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to
 Final Clearance from the City's Building Inspector to ensure compliance with the approved
 plans and associated conditions. Prior to calling for your Final Inspection from your building
 inspection official, please contact the Project Manager listed below at (619) 446-5407 to
 schedule an inspection of the completed facility. Please schedule this administrative inspection
 at least five working days ahead of the requested Final Inspection date.
- The issuance of this permit alone does not allow the immediate commencement or continued
 operation of the proposed use on site. Any operation allowed by this 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.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as
 conditions of approval of this Permit, may protest the imposition within ninety days of the
 approval of this development permit by filing a written protest with the City Clerk pursuant to
 California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on July 10, 2019 by Resolution No. XXXX.

Permit Type/PTS Approval No.: Conditional Use Permit 2308343 Date of Approval: July 10, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT					
Travis Cleveland Development Project Manager					
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.					
	by execution hereof, agree to each and every condition of and every obligation of Permittee hereunder.				
REV	IVAL PENTECOSTAL TABERNACLE OF SAN DIEGO				
	Owner				
	Ву				
	NAME TITLE				
	SBA MONARCH TOWERS III, LLC Permittee				
	i cimittee				
	By NAME TITLE				

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

NOTICE OF EXEMPTION

		1101102 01 27	2.0	ATTACHIVILINI /
(Check o		-		
TO:	X_		FROM:	CITY OF SAN DIEGO
		P.O. Box 1750, MS A-33	.8	DEVELOPMENT SERVICES DEPARTMENT
		1600 Pacific Hwy, Room 260		1222 FIRST AVENUE, MS 501
		SAN DIEGO, CA 92101-2422		SAN DIEGO, CA 92101
		OFFICE OF PLANNING AND RESEARCH		
		1400 TENTH STREET, ROOM 121		
		SACRAMENTO, CA 95814		
		·		
Project	No.: 5	598489	Project Title: T	-Mobile Anchor Church
<u>Project</u>	LOCAT	ION-SPECIFIC: The project is located at 176	55 Pentecostal V	Vay San Diego CA 92105.
DDOIECT	LOCAT	юм-Сіту/Соимту: San Diego/San Diego		
I KOJECI	LUCAT	San Diegorsan Diego		
<u>Descrip</u>	otion o	f nature and Purpose of the Project: CON	IDITIONAL USE	PERMIT (CUP) to modify an existing,
•		rmitted 40' faux broadleaf Wireless Com		
_		, , ,	•	antennas and ancillary work including an
		abinet. The project site is located within a	a fully develope	d park and is surrounded primarily by
residen	ntial us	es in the RM-2-5 z one.		
NAMEO	r Dunu	<u>c Agency Approving Project:</u> City of San D	ίρσο	
INAIVIE O	FFUBLI	CAGENCY APPROVING PROJECT. City of Sail D	iego	
NAMEO	E DEDCC	ON OR AGENCY CARRYING OUT PROJECT: Jacob	Hamilton Virtu	al Site Walk LLC 1533 SF 33 RD Ave
		97214. (619) 341-9208	riarriicori, virca	ar site want, EEC., 1333 3E 33 7 WC.,
1 Of Clari	u 011,	3721 H. (013) 3 H. 3200		
EXEMPT	STATUS	: (CHECK ONE)		
()		STERIAL (SEC. 21080(b)(1); 15268);		
()		ARED EMERGENCY (Sec. 21080(b)(3); 15269(a));	
()		RGENCY PROJECT (SEC. 21080(b)(4); 15269 (b		
(X)	CATI	EGORICAL EXEMPTION: Section 15302 (Replace	cement or Reco	nstruction)
()	STAT	UTORY EXEMPTION:		1

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project is modifying the existing facility without expanding the use of the WCF. No environmental impacts were identified for the proposed project and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

<u>Lead Agency Contact Person</u>; Jeffrey Szymanski <u>Telephone</u>: 619 446-5324

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

SIGNATURE/TITLE

6/19/2019

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SD02139A Coverage Maps

RF Team San Diego Market



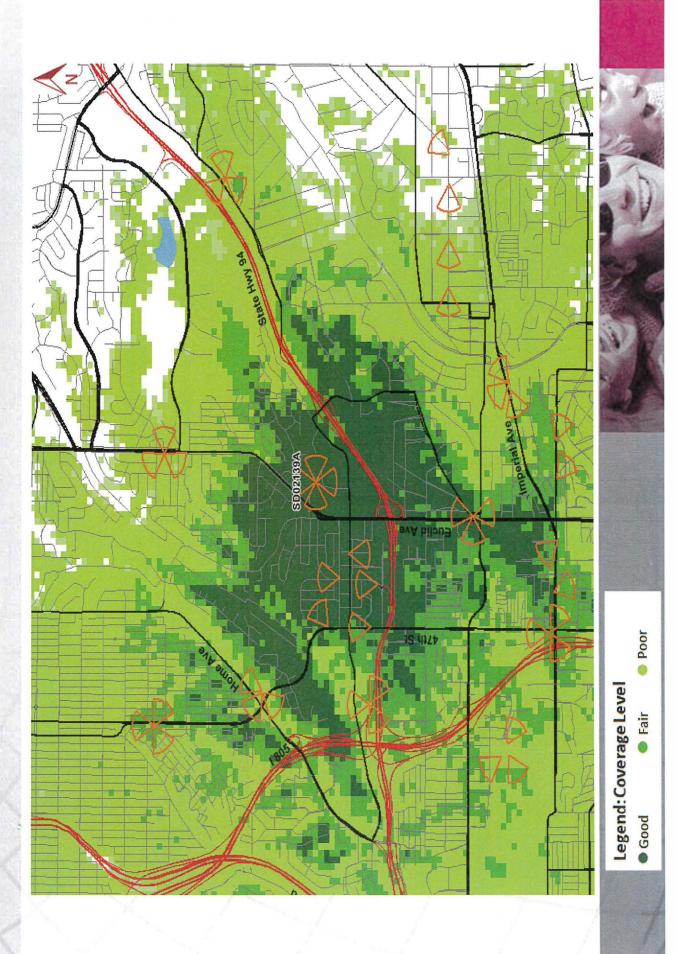
T. Mobile

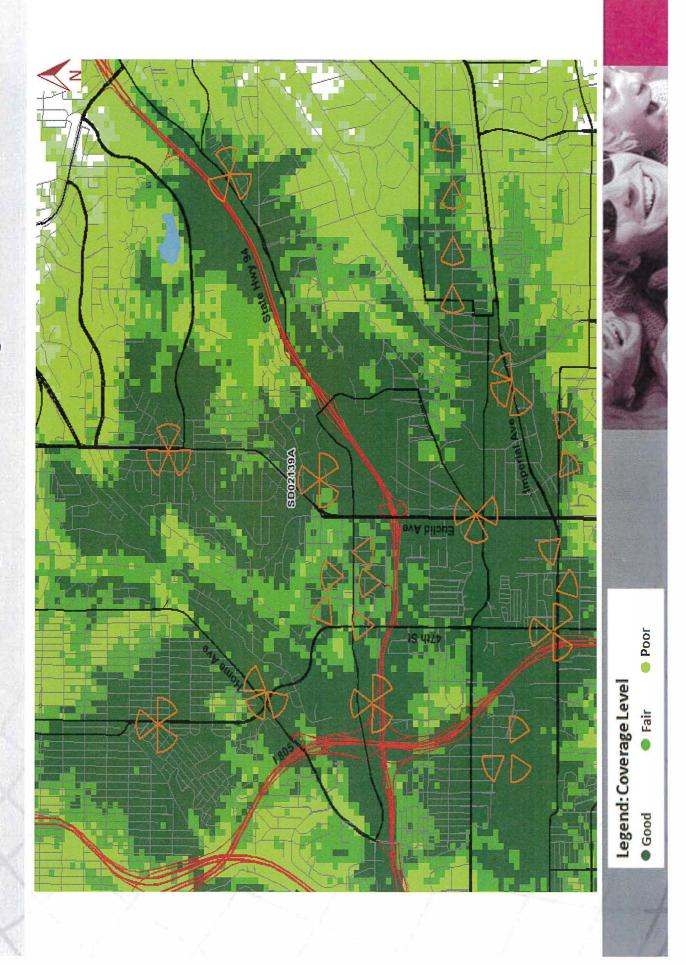
Contents:

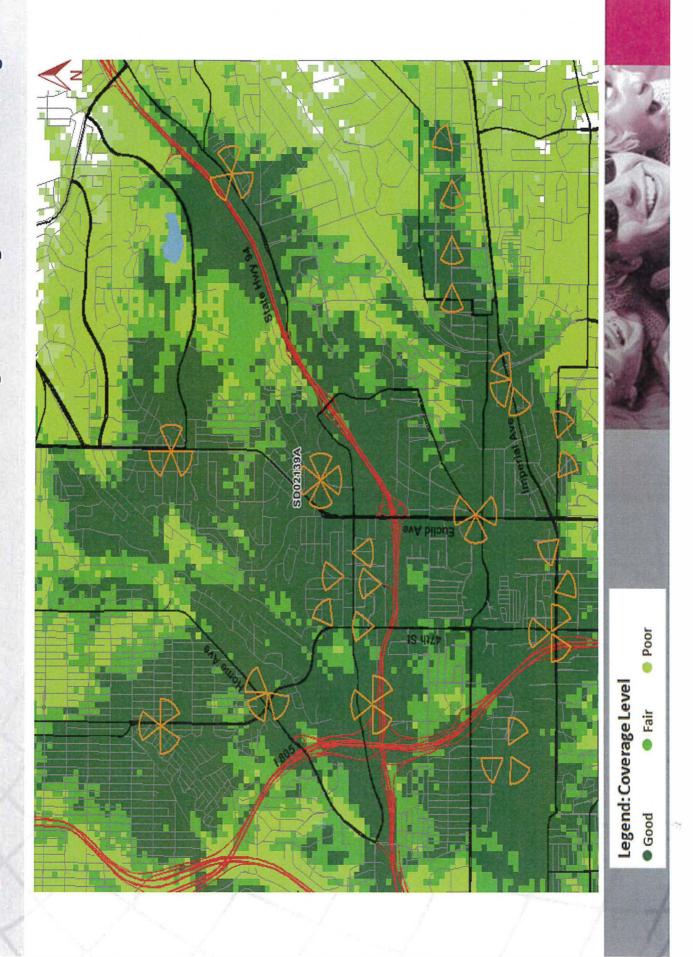
Plots:

- SD02139A Sector Add Coverage
- Existing On-Air sites coverage without SD02139A Sector Add
- SD02139A with existing On-Air neighbor sites coverage









Thank you





San Diego, (

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

Community Planning Committee Distribution Form Part 2

Project Name:			Project Number:		Tumber:	Distribution Date:	
TMobile Anchor Church			598489			05/21/2018	
Project Scope/Location:							
Modify existing 40' broad leaf Wireless Communication Facility (WCF) at 1765 Pentecost Way, San Diego CA, previously approved under CUP (No. 491143) and SCR (No. 491143), expires 3/19/2018. New process 4. remove (6) T-Mobile panel antennas and (3) twin AWS TMA's, install (3) * larger than before 8' dual panel antennas, (3) PRUS11 B12, and (1) XMU. CD: 4, CPA: Mid City Eastern RM-2-5, CUPD Boundary, ESL, Geo Haz 53							
Applicant Name:		_			Applicant P	hone Number:	
Hamilton, Jacob			(619) 341-9208				
Project Manager:	Pho	ne Numbe	er:	Fax	Number:	E-mail Address:	
Tse, Simon		9) 687-59) 446-5245		
Committee Recommendations (To be completed for	Initi	al Review)):N2	W.	= Aft	ROVED 115	
Vote to Approve		Member	s Yes	М	embers No	Members Abstain	
☐ Vote to Approve With Condition's Listed Below		Member	s Yes	М	lembers No	Members Abstain	
Vote to Approve With Non-Binding Recommendations Listed Below Memb		Member	s Yes Members No		lembers No	Members Abstain	
□ Vote to Deny - Membe			s Yes	es Members No Me		Members Abstain	
No Action (Please specify, e.g., Need further information, Split quorum, etc.)			vate, I	Lack	o f	Continued	
CONDITIONS: NONE							
NAME: LINDA J GODOY			TITLE: CHAIR				
SIGNATURE: Place Stone				DATE: 4/17/19			
Attach Additional Pages If Necessary. Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101							
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.							



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

Ownership Disclosure Statement

FORM

DS-318

October 2017

☐ Neighborhood Development	Permit 🔾 Site De	fapproval(s) requested: Neighborhoodevelopment Permit Planned Develop ap Waiver Land Use Plan Amendmer	ment Permit	Conditional Use P	ent Permit ermit 🚨 Variance
and the same of th	COLING WILL CO.		Land the state of	Marie Andries and Maries against assess consumers and the Roll Constitution of the	590489
Project Title: Anchor Church Project Address: 1765 Pentecost	Way, San Diego, C	A 92105	_ Project No). For City use Only	
Specify Form of Ownership/Le	,		Brack valencasca, obs	Staffs Lineacolus delle alle annonches (Staffender	
■ Corporation ☐ Limited Liabil	ity -or- 🚨 Gener	al – What State?Corporat	e Identificatio	n No	
🚨 Partnership 🚨 Individual					
with the City of San Diego on towner(s), applicant(s), and othe Individual, firm, co-partnership, with a financial Interest in the a individuals owning more than 1 officers. (A separate page may ANY person serving as an officer as in a signature is required of at lenotifying the Project Manager ownership are to be given to the accurate and current ownership	the subject proper financially interjoint venture, as application. If the OM of the share the attached if never or director cast one of the pof any changes if Project Manage, information co.	the owner(s) acknowledge that an apporty with the intent to record an encurested persons of the above referenced sociation, social club, fraternal organization, social club, fraternal organization includes a corporation of the applicant includes a corporation, includes a corporation, includes a corporation, includes a corporation or as the corporation of the corporation or as the corporation or as the corporation of the corporation or as the corporation of the corporation	mbrance again property. A cation, corpora artificial artification artificial	nst the property. If financially intereste ation, estate, trust, reduce the names, tis, titles, and addres a trust, list the name ficiary of the noplical processed or consequences.	Please list below the d party includes any receiver or syndicate tles, addresses of all ses of the corporate has and addresses of profit organization, not is responsible for sidered. Changes in
Property Owner			is filosofic - is giptimore popularies opplit publik d'Engerignes	end betate the second sectors of the second sectors of the second	kat Makeyaranan i Janus kelah kuk talibuh di Paranggananaya kayenga di
Name of Individual: Revival Pente	costal Tabernacie	of San Diego- Pastor James Larson	@ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 1765 Pentecost W	ay			der verklande manden beskriver in 1900 till mande der der der de stelle mande de der de stelle mande de de des	and an electric of the second
City: San Diego Phone No.: 619-264-1166 Signature: Additional pages Attached:	Sayov U Yes	_ Fax No. UM. 204.3084	Emall: 🗘	HIMAFIDUL MAMIS	Zip: 92105 (C) (A) (C) (C)
Applicant) B.C. CHINE CONTROL OF THE POSSESSION OF THE PO	er vide for the state of the st	**************************************		ormingen ett millet i kjense men krainsmant och kræt om et stilt om ett millet om ett millet om ett kræt ett s
Name of Individual: SBA Monarch	Towers III, LLC		_ □ Owner	Tenant/Lessee	☐ Successor Agency
Street Address: 8051 Congress Av		,	_		-
City: Boca Raton				State: FL	7in: 33487
Phone No.: 561-981-7341		Fax No.:	Email: Mat		•
Signature;			Date:		The state of the s
Additional pages Attached:	□ Yes	□ No	- Patt		
Other Financially Interested Pe	PEORS	THY MICHAELANDA MONEYON AND THE		THE PROPERTY OF THE PROPERTY O	خورست الله المراجعة
Name of Individual:		The state of the s	_ 🗆 Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address:	,				
				Ctate.	Zip:
		Fax No.:			
		Fax NO:			
Additional pages Attached:	□ Yes	□ No	. Date:		



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

Ownership Disclosure Statement

FORM

DS-318

October 2017

Approval Type: Check appropriate box for type of a	pproval(s) requested: D Neighborhood L	lse Permit f	Coastal Developme	ent Permit
☐ Neighborhood Development Permit ☐ Site Dev☐ Tentative Map ☐ Vesting Tentative Map ☐ Map	elopment Permit 🛘 Planned Developme	ent Permit & • • Other _	Conditional Use Pe	ermit 🛭 Variance
	THE COLUMN TO TH		. For City Use Only:	
Project Address: _1765 Pentecost Way, San Diego, CA 9			,	
Specify Form of Ownership/Legal Status (please Status (please Status (please		dentification	No. C0200089	
☐ Partnership ☐ Individual				
By signing the Ownership Disclosure Statement, the with the City of San Diego on the subject proper owner(s), applicant(s), and other financially interest individual, firm, co-partnership, joint venture, assewith a financial interest in the application. If the individuals owning more than 10% of the shares. Officers. (A separate page may be attached if necessary person serving as an officer or director of A signature is required of at least one of the propositying the Project Manager of any changes in ownership are to be given to the Project Manager accurate and current ownership information could	rty with the intent to record an encum sted persons of the above referenced pociation, social club, fraternal organizat applicant includes a corporation or par If a publicly-owned corporation, include assary.) If any person is a nonprofit orgothe nonprofit organization or as true poperty owners. Attach additional pages ownership during the time the application at least thirty days prior to any public	brance agair property. A fion, corpora thership, included the names anization or tee or bene if needed, tion is being the aring on t	nst the property. Prinancially interested tion, estate, trust, reclude the names, lition, titles, and address a trust, list the name ficiary of the nonphote: The applican processed or considerations.	lease list below the larty includes any eceiver or syndicate les, addresses of all ses of the corporate es and addresses of rofit organization. It is responsible for idered. Changes in
Property Owner	·			
Name of Individual: <u>Revival Pentecostal Tabernacle of</u>	San Diego- Pastor James Larson	Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 1765 Pentecost Way				Life prince and the second
City: _San Diego			State: <u>CA</u>	Zip: <u>92105</u>
Phone No.: 619-264-1166	Fax No.:	Email: _athi	naflores@aol.com	
Signature:		Date:		
Additional pages Attached:	□ No			
Applicant				
Name of Individual: SBA Monar c.h Towe 11, LLC		□ Owner	☑ Tenant/Lessee	☐ Successor Agency
Street Address: 8051 Congres sAve				
City: Boca Raton			State: FL	Zip: <u>33487</u>
Phone No.: 561-981-7341	Fax No.:	Email: Mac	Graydon@sbasite.com	· · · · · · · · · · · · · · · · · · ·
Signature; All Middle		Date: f	18/2018	A PARTY AND A PART
Additional pages Attached: Yes	⊠ No		17-23-0	
Other Financially Interested Persons	15 - 160			
Name of Individual:		Oweer	Tanantil acces	☐ Successor Agency
				a successor Agency
Street Address;				
City:				Zíp:
Phone No.:		Email:	<u>;</u>	
Signature:		Date:		
Additional pages Attached: 🔲 Yes	□No			

Anchor Church: 1765 Pentacost Way, San Diego, California



Red Rectangle = gate holding cellular equipment

Red Circle = monopine cell tower

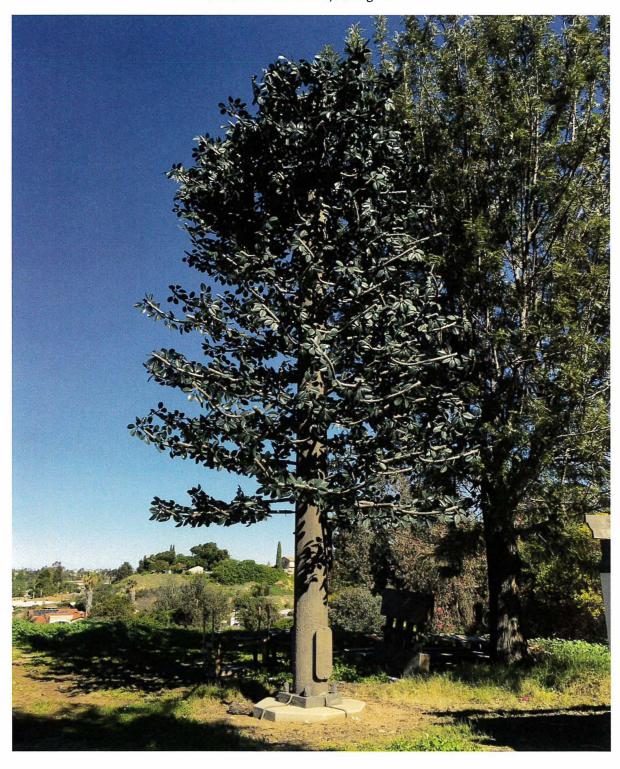


Photo 1: Full tower, facing North

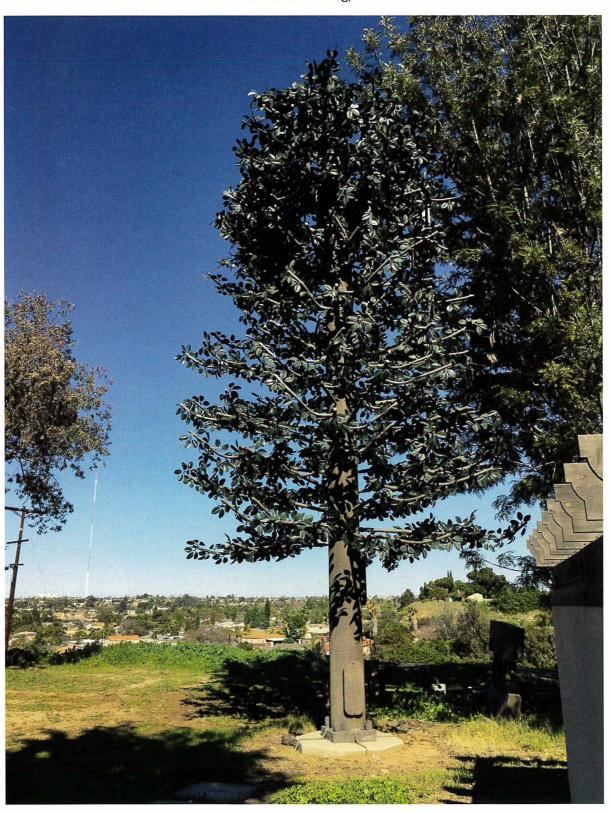


Photo 2: Full tower facing, Northwest

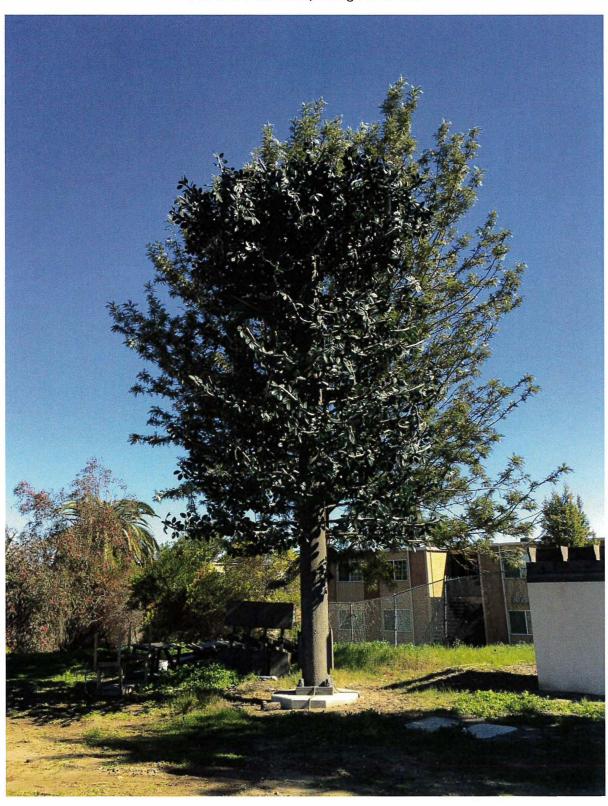


Photo 3: Full tower, facing Northeast



Photo 4: Full Tower, facing East



Photo 5: Warning signs and gate holding equipment, facing East



Photo 6: Cellular equipment, facing East



Photo 7: cellular equipment, facing East



Photo 8: Cellular equipment, facing Northeast



Photo 9: Cellular equipment, facing east

Site Number: Site Name: Nearest Address:

SD02139A **Anchor Church 1765 Pentacost Way** San Diego, CA 92105



T - Mobile - - -





1387 Calle Avanzado San Clemente, CA 92673

Manufacturer Tree Design Provided By:



Cell Trees Inc., 5401 S. Canada Place Tucson, AZ 85706 (520) 663-1330

Photographic Visualizations Provided By:

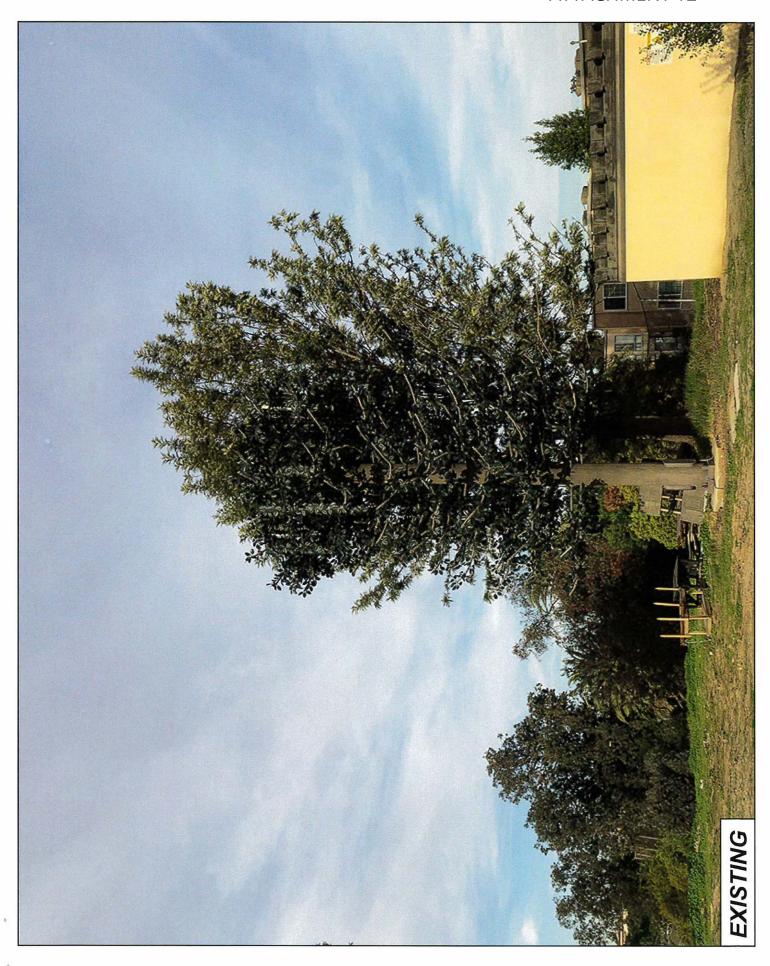


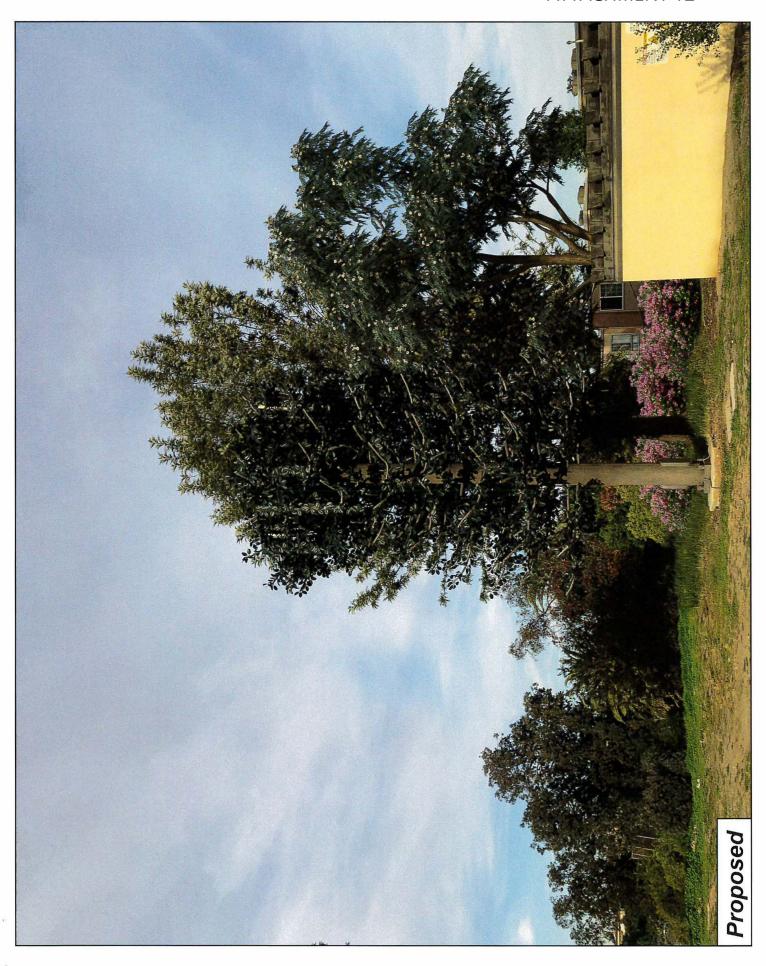
10780 Aster Lane Apple Valley, CA 92308 www.scdgllc.com (951) 225-5421 SoCal Design Group edward@scdglic.com

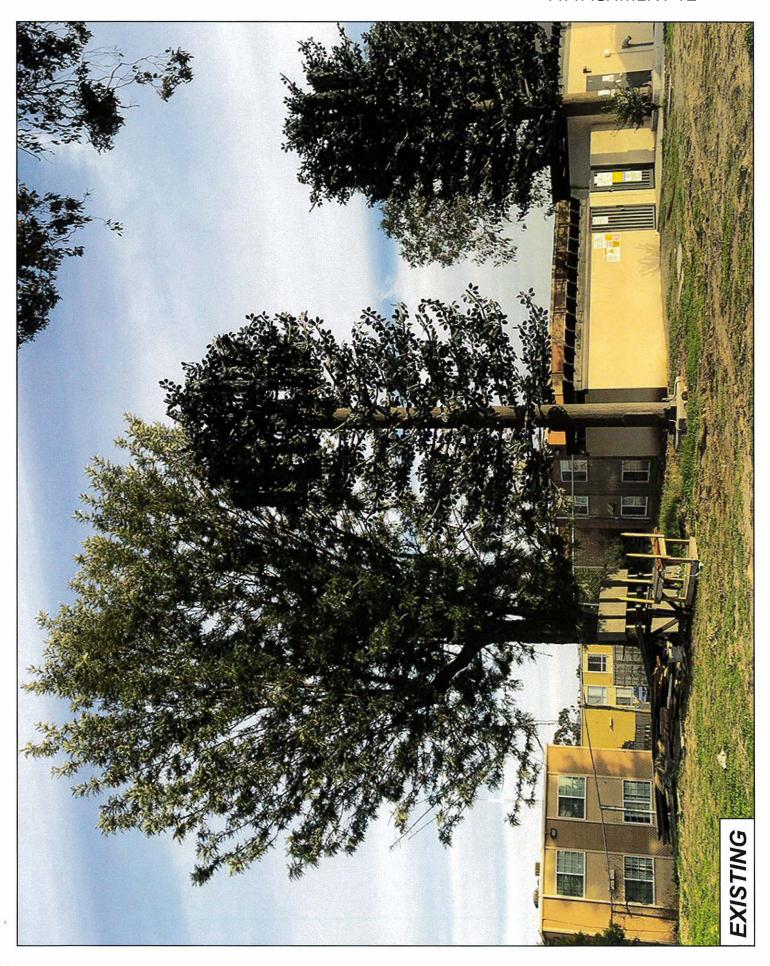
This photo simulation is being provided as a conceptual representation of the proposed wireless facility. For exact dimensions and design, please refer to the submitted plans.

SCDG LLC (SoCal Design Group) is not Responsible for Post Simulation Production Design Changes

Revision Date: Feb. 11, 2019











1387 Calle Avanzado San Clemente, CA 92673

PROJECT: SBA SITE: SITE NAME:

T-Mobile SD02139A CA40644-T-01 ANCHOR CHURCH

SITE ADDRESS:

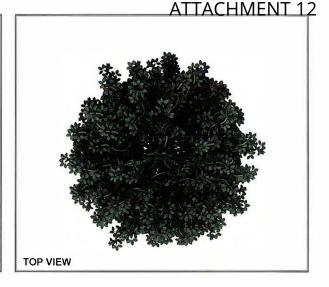
1765 PENTACOST WAY **SAN DIEGO, CA 92105**

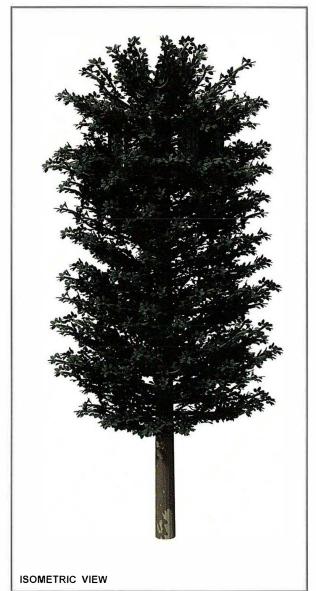
LATITUDE: LONGITUDE:

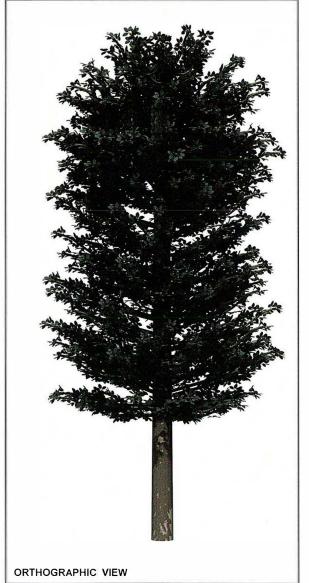
32° 58' 32.61" 117° 10' 5.05"

SITE TYPE:

MONOBROADLEAF







Photographic Visualizations Provided By:



10780 Aster Lane
Apple Valley, CA 92308
www.scdgllc.com
SCDG LLC. (951) 225-5421
SoCal Design Group edward@scdgllc.com

This photo simulation is being provided as a conceptual representation of the proposed wireless facility.

For exact dimensions and design, please refer to the submitted plans.

SCDG LLC (SoCal Design Group) is not Responsible for Post Simulation Production Design Changes



Nanufacturer Tree Design Provided By:

Cell Trees Inc., 5401 S. Canada Place Tucson, AZ 85706 (520) 663-1330

- T- - Mobile-

SITE NUMBER: SD02139A SITE NAME: ANCHOR CHURCH SITE TYPE: MONOBROADLEAF TOWER HEIGHT: 40'-0"

SHEET

T-1

A-4 A-4.1

SBA SITE: CA40644-T-01
CITY: SAN DIEGO
COUNTY: SAN DIEGO
JURISDICTION: CITY OF SAN DIEGO

PROJECT SUMMARY:

SITE ADDRESS:

1765 PENTACOST WAY SAN DIEGO, CALIFORNIA 92105

PROPERTY OWNER:

REVIVAL PENTECOSTAL TABERNACLE OF SAN DIEGO CA 1765 PENTACOST WAY SAN DIEGO, CALIFORNIA 92105 CONTACT: PASTOR JAMES LARSON PHONE: (619) 264-1166

APPLICANT:

T-MOBILE

1509 VISTA SORRENTO PARAMAI, SSILL SAN DIEGO, CALIFORNIA 92121
REPRESENTATIVE: MELANIA SALYER SBA 1509 VISTA SORRENTO PARKWAY, SUITE 206 ZONING MANAGER: CONSTRUCTION MANAGER: SITE ACQUISITION: T-MOBILE/ERICSSON SBA

BUILDING SUMMARY:

LONGITUDE:

OCCUPANCY CLASSIFICATION: TYPE OF CONSTRUCTION: AREA OF CONSTRUCTION: ASSESSORS PARCEL NUMBER: LATITUDE

792DA-RFDS V-0.1

TYPE V-B

NO INCREASE AT THIS TIME. 542-320-29 & 30 32.72427000° N -117.08208000° W

PROJECT DESCRIPTION:

SHEET INDEX:

IRRIGATION PLAN
IRRIGATION NOTES AND DETAILS
PLANTING PLAN

DESCRIPTION:

TITLE SHEET SITE PLAN ENLARGED SITE PLAN ELEVATIONS

- INSTALL (1) (N) 4'-8" OCTA PANEL ANTENNA.
- INSTALL (1) (N) EUCALYPTUS POLYANTHEMOS TREE FOR SCREENING ALONG

CONSULTING TEAM:

ARCHITECTURAL & ENGINEERING:

JEFFREY ROME AND ASSOCIATES
131 INNOVATION DRIVE, SUITE 100 IRVINE, CALIFORNIA 92617 PHONE: (949) 760-3929 FAX: (949) 760-3931

LANDSCAPE ARCHITECT:

CS DESIGN GROUP INC. 6965 EL CAMINO REAL, SUITE 105-482 CONTACT: GARY CHAPM PHONE: (760) 272-5742

SITE ACQUISITION:

SANTA ANA, CALIFORNIA 92707 CONTACT: MORDECAI FAYAS PHONE: (949) 398-8050 EXT. 1805

CONSTRUCTION MANAGEMENT:

ERICSSON INCORPORATED 6160 STONERIDGE MALL ROAD, SUITE 400 PLEASANTON CALIFORNIA 94588

APPROVALS:

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

	PRINT NAME	SIGNATURE	DATE
PROJ. MANAGER			
CONST. PM.		-	
RF ENGINEER			
SAC REP.	:	-	-:
PLAN. CONSULTANT		-	
PROP. OWNER	_	-	
T-MOBILE REP.			_:



APPLICABLE CODES:

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2016 CALIFORNIA BUILDING CODE AND LOCAL AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE AND LOCAL AMENDMENTS
2016 CALIFORNIA ELECTRIC CODE AND LOCAL AMENDMENTS
2016 CALIFORNIA PLUMBING CODE AND LOCAL AMENDMENTS
2016 CALIFORNIA FIRE CODE AND LOCAL AMENDMENTS
2016 CALIFORNIA ENERGY CODE

2016 CALIFORNIA REFERENCED STANDARD CODE

IN THE EVENT OF CONFLICT. THE MOST RESTRICTIVE CODE SHALL PREVAIL

02/16/18

04/27/18

10/15/18

12/12/18

SD02139A

SAN DIEGO, CALIFORNIA 92121

510 GOETZ AVENUE SANTA ANA, CALIFORNIA 92707

Jeffrey Rome ASSOCIATES

JMF

MS

1 F.I

131 Innovation Drive; Suite 100 Irvine, California 92617 tel 949.760.3929 | fax 949.760.3931

90% CD'S

100% CD'S

PLANNING COMMENTS

PLANNING COMMENTS

CA40644-T-01

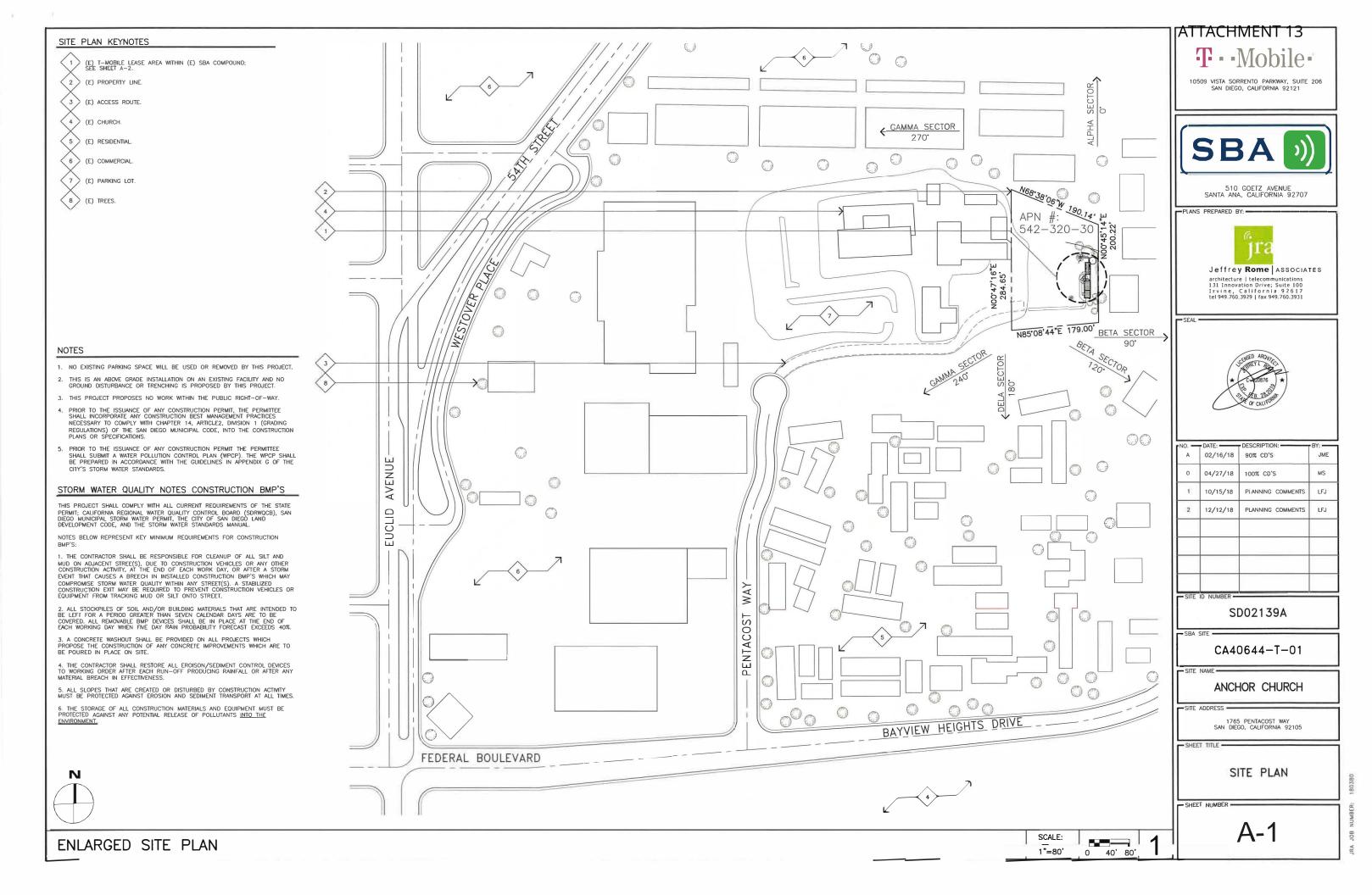
ANCHOR CHURCH

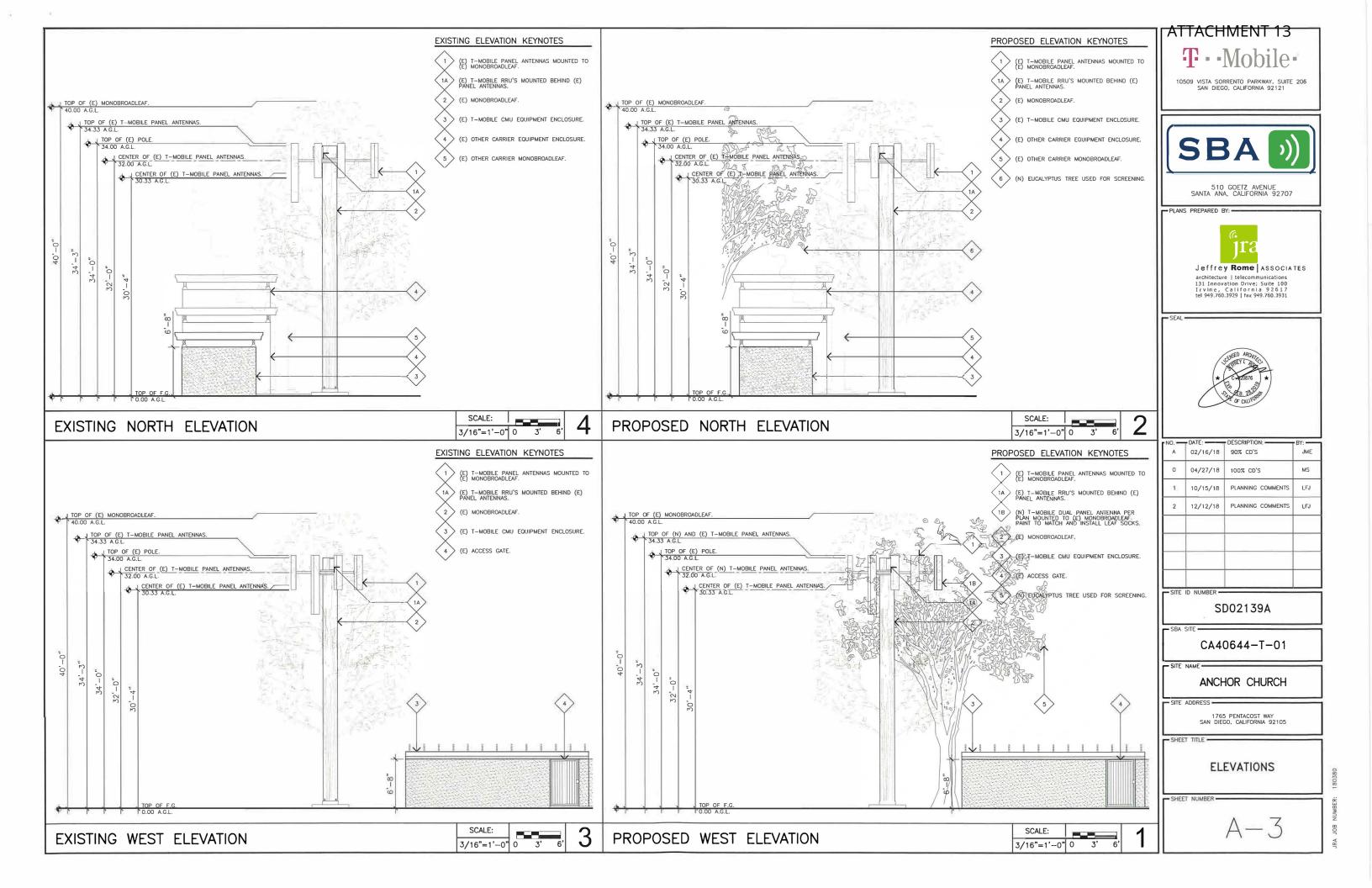
1765 PENTACOST WAY SAN DIEGO, CALIFORNIA 92105

TITLE SHEET

SHEET NUMBER -

T-1





	ANTENNA MODEL	ANTENNA LENGTH	RAD CENTER	AZIMUTH	SBT MODEL	RRU MODEL	JUMPER CABLE LENGTH (±5')	COAX CABLE TYPE	COAX CABLE LENGTH (±5')	HCS FIBER
	-	-	_	-	-	-	_	-	_	
SECTOR	(E) ERICSSON AIR21 B2A/B4P	56"	32'	0,	-	_	(2) 16'	-	-	
Α	(E) ERICSSON AIR32 B4A/B2P	56.6"	32'	0,	_	(1) RRUS32 B2	(4) 16'	-	-	
	(E) COMMSCOPE LNX-6515DS-A1M	96.4"	30.33'	0,	ANDREW SBT	(1) RRUS11 B12 (ON GROUND)	(2) 16'	(2) 7/8"	80'	
	-	-	-	-	-	_	_	-	_	(1) 9X18 HCS, 30M
SECTOR	(E) ERICSSON AIR21 B2A/B4P	56"	32'	120°		_	(2) 16'	-	-	HCS, 30M
В	(E) ERICSSON AIR32 B4A/B2P	56.6"	32'	120°		(1) RRUS32 B2	(4) 16'	-	_	(1) 6X12 HCS, 6AWG, 30M
	(E) COMMSCOPE LNX-6515DS-A1M	96.4"	30.33'	120°	_	(1) RRUS11 B12 (ON GROUND)	(2) 16'	(2) 7/8"	80'	
	-	-	-		-	_	-	-	-	
SECTOR	(E) ERICSSON AIR21 B2A/B4P	56"	32'	240°		-	(2) 16'		-	
С	(E) ERICSSON AIR32 B4A/B2P	56.6"	32'	240°	-	(1) RRUS32 B2	(4) 16'	-	-	
	(E) COMMSCOPE LNX-6515DS-A1M	96.4"	30.33'	240°	_	(1) RRUS11 B12 (ON GROUND)	(2) 16'	(2) 7/8"	80'	1

IMPORTANT NOTES: INSTALLER TO VERIFY LATEST PLUMBING/WIRING DIAGRAMS, PRIOR TO INSTALLATION. INSTALLER TO VERIFY CURRENT RFDS SHEET PRIOR TO INSTALLATION.

EXISTING ANTENNA PLAN

ERICSSON AIR21 B2A/B4P ERICSSON AIR32 B4A/B2P COMMSCOPE LNX-6515DS-A1M	56" 56.6" 96.4"	- 32' 32' 30.33' - 32'	0. 0. 0.	ANDREW SBT	(1) RRUS32 B2 (1) RRUS11 B12 (ON GROUND)	(2) 16' (4) 16' (2) 16'	- (2) 7/8"	- - 80'	
ERICSSON AIR32 B4A/B2P COMMSCOPE LNX-6515DS-A1M - ERICSSON AIR21 B2A/B4P	56.6" 96.4" — — 56"	32' 30.33'	0,	ANDREW SBT	(1) RRUS11 B12 (ON GROUND)	(4) 16' (2) 16'	(2) 7/8"	80'	
COMMSCOPE LNX-6515DS-A1M - ERICSSON AIR21 B2A/B4P	96.4"	30.33'	0'		(1) RRUS11 B12 (ON GROUND)	(2) 16'	(2) 7/8"	80'	
- ERICSSON AIR21 B2A/B4P	_ 56"	-	-			-			
ERICSSON AIR21 B2A/B4P	56"	_		-	-		-	-	
ERICSSON AIR21 B2A/B4P	56"	_					-	-	
	_	32'	90°	_		4-31			
ERICSSON AIR32 B4A/B2P	56.6"				_	(2) 16'	-		(1) 9X1
	50.0	32'	90'	_	(1) RRUS32 B2	(4) 16'	-	-	HCS, 30M
COMMSCOPE LNX-6515DS-A1M	96.4"	30.33'	120°	_	(1) RRUS11 B12 (ON GROUND)	(2) 16'	(2) 7/8"	80'	(1) 6X12
									HCS, 6AW 30M
		-	_	-	_	-	-	-	
ERICSSON AIR21 B2A/B4P	56"	32'	270°	-	<u>-</u>	(2) 16'		-]
ERICSSON AIR32 B4A/B2P	56.6"	32'	270°	_	(1) RRUS32 B2	(4) 16'	-	_	1
COMMSCOPE LNX-6515DS-A1M	96.4"	30.33'	240°	-	(1) RRUS11 B12 (ON GROUND)	(2) 16'	(2) 7/8"	80'	
FRIOSCON, AIRZO, DOCA /DOA	50.07	701	100'			(4) 16'	Γ	_	
0	ERICSSON AIR32 B4A/B2P OMMSCOPE LNX-6515DS-A1M	ERICSSON AIR21 B2A/B4P 56" ERICSSON AIR32 B4A/B2P 56.6" OMMSCOPE LNX-6515DS-A1M 96.4"	ERICSSON AIR21 B2A/B4P 56" 32' ERICSSON AIR32 B4A/B2P 56.6" 32'	ERICSSON AIR21 B2A/B4P 56" 32' 270' ERICSSON AIR32 B4A/B2P 56.6" 32' 270' OMMSCOPE LNX-6515DS-A1M 96.4" 30.33' 240'	ERICSSON AIR21 B2A/B4P 56" 32' 270' — ERICSSON AIR32 B4A/B2P 56.6" 32' 270' — OMMSCOPE LNX-6515DS-A1M 96.4" 30.33' 240' —	ERICSSON AIR21 B2A/B4P 56" 32' 270'	ERICSSON AIR21 B2A/B4P 56" 32' 270' (2) 16' ERICSSON AIR32 B4A/B2P 56.6" 32' 270' - (1) RRUS32 B2 (4) 16' OMMSCOPE LNX-6515DS-A1M 96.4" 30.33' 240' - (1) RRUS11 B12 (ON GROUND) (2) 16'	ERICSSON AIR21 B2A/B4P 56" 32' 270' (2) 16' ERICSSON AIR32 B4A/B2P 56.6" 32' 270' - (1) RRUS32 B2 (4) 16' DMMSCOPE LNX-6515DS-A1M 96.4" 30.33' 240' - (1) RRUS11 B12 (ON GROUND) (2) 16' (2) 7/8"	ERICSSON AIR21 B2A/B4P 56" 32' 270' (2) 16' ERICSSON AIR32 B4A/B2P 56.6" 32' 270' - (1) RRUS32 B2 (4) 16' OMMSCOPE LNX-6515DS-A1M 96.4" 30.33' 240' - (1) RRUS11 B12 (ON GROUND) (2) 16' (2) 7/8" 80'

IMPORTANT NOTES: INSTALLER TO VERIFY LATEST PLUMBING/WIRING DIAGRAMS, PRIOR TO INSTALLATION. INSTALLER TO VERIFY CURRENT RFDS SHEET PRIOR TO INSTALLATION.

10509 VISTA SORRENTO PARKWAY, SUITE 206 SAN DIEGO, CALIFORNIA 92121 PLANS PREPARED BY:

Jeffrey Rome | ASSOCIATES

510 GOETZ AVENUE SANTA ANA, CALIFORNIA 92707

architecture | telecommunications 131 Innovation Drive; Suite 100 Irvine, California 92617 tel 949.760.3929 | fax 949.760.3931

ATTACHMENT 13

NO	DATE:	DESCRIPTION:	BY: -
Α	02/16/18	90% CD'S	JME
0	04/27/18	100% CD'S	MS
1	10/15/18	PLANNING COMMENTS	LFJ
2	12/12/18	PLANNING COMMENTS	LFJ
SITE	ID NUMBER -		

SD02139A

CA40644-T-01

SITE NAME

ANCHOR CHURCH

1765 PENTACOST WAY SAN DIEGO, CALIFORNIA 92105

SHEET TITLE -

ANTENNA PLAN

- SHEET NUMBER -

SCALE:

1/2"=1'-0"

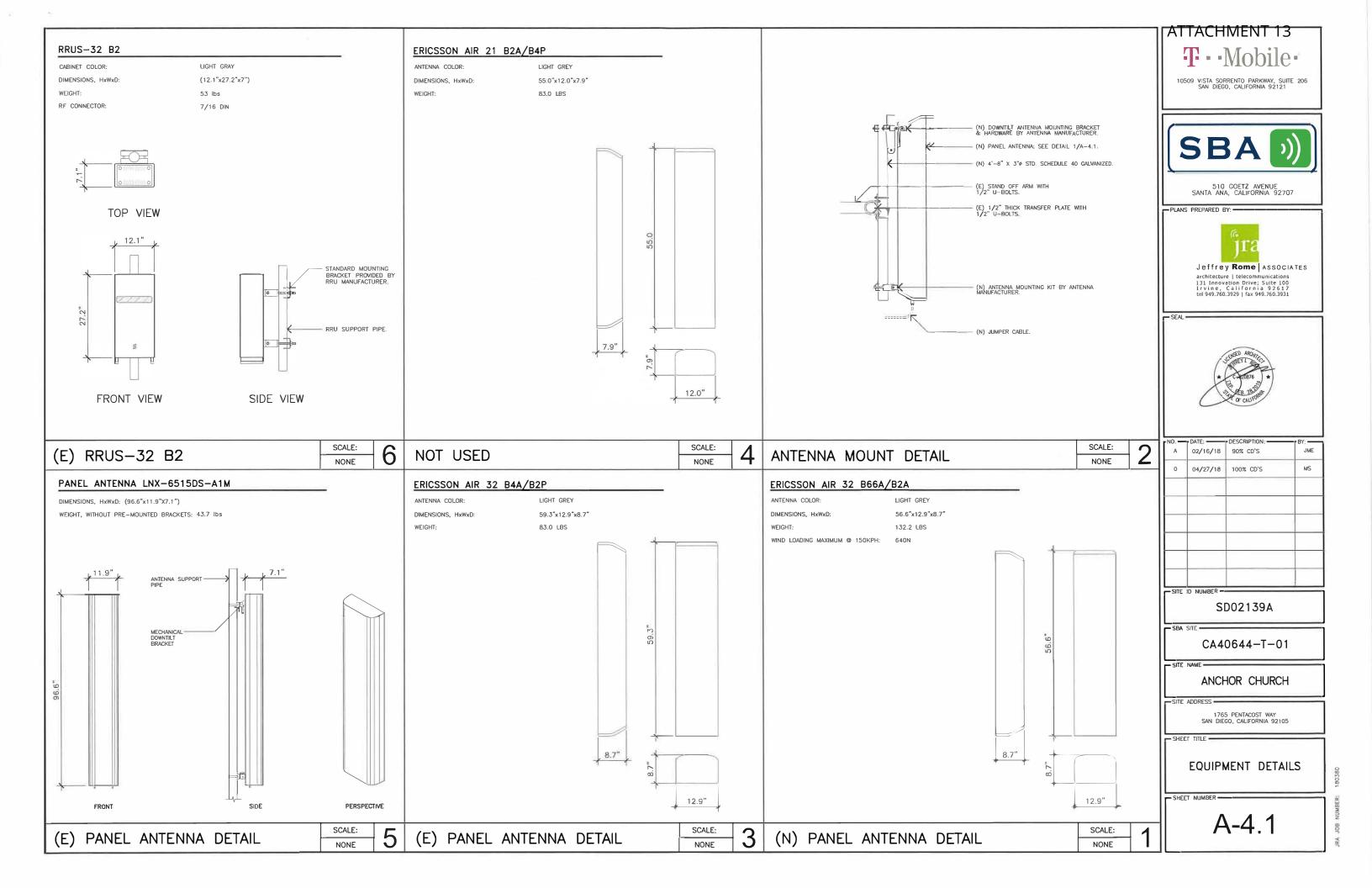
A-4

EXISTING ANTENNA SCHEDULE	scale: A	PROPOSED ANTENNA SCHEDULE	SCALE: NONE	2
ALPHA SECTOR		ALPHA SECTOR O		Ţ ⁿ
TO (E) ARM. (E) PIPE AND MOUNTING APPARATUS TO BE REMOVED. (E) PANEL ANTENNA MOUNTED TO (E) ARM. (E) PANEL ANTENNA MOUNTED BEHIND (E) PANEL ANTENNA. (E) PANEL ANTENNA MOUNTED TO (E) ARM. (E) MONOBROADLEAF. (E) PANEL ANTENNA MOUNTED TO (E) ARM.	(E) PANEL ANTENNA MOUNTED TO (E) ARM. (E) PANEL ANTENNA MOUNTED TO (E) ARM. (E) PIPE AND MOUNTING APPARATUS TO BE REMOVED. (E) RRU MOUNTED BEHIND (E) PANEL ANTENNA. (E) PANEL ANTENNA MOUNTED TO (E) ARM. (E) PANEL ANTENNA MOUNTED TO (E) ARM. (E) PANEL ANTENNA MOUNTED TO (E) ARM.	(E) RRU MOUNTED BEHIND (E) PANEL ANTENNA. (E) PANEL ANTENNA MOUNTED TO (E) ARM.	(E) PANEL ANTENNA MOUNTO (E) ARM. (E) PANEL ANTENNA MOUNTO (E) ARM. (E) RRU MOUNTED BEHIND PANEL ANTENNA. BETA SECTOR 90° (E) PANEL ANTENNA MOUNTO (E) ARM. (E) PANEL ANTENNA MOUNTO (E) ARM. (E) PANEL ANTENNA MOUNTO (E) ARM.	D (E)

PROPOSED ANTENNA PLAN

SCALE:

1/2"=1'-0"



Irrigation Legend

Symbol	Catalogue No.	Manuf.	Description	GPM	PSI	Detail No.			
	RWS-M-B-1408	RAINBIRD	ROOT WATERING SYSTEM	2.0	30	A, SHEET L-2			
<u> </u>	1402 with US-400 POPUP	RAINBIRD	6" FULL CIRCLE BUBBLER	0.5	30	B, SHEET L-2			
I	NIBCO T-580	NIBCO	SHUTOFF VALVE			C, SHEET L-2			
•	PGA SERIES	RAINBIRD	REMOTE CONTROL VALVE		SET 30PS	D, SHEET L-2			
[C]	ESP-SMT4	RAINBIRD	4-STATION OUTDOOR			E, SHEET L-2			
[R]	RAIN CLIK	HUNTER	RAIN SENSOR			ļ			
	Schedule 40 PVC. Main Line Pipe © 24" Depth (3/4" Diameter Unless Otherwise Indicated)								

Class 200 PVC Pipe @ 18" Min. Depth (3/4" Diameter Unless Otherwise Indicated)

Maximum Flow (GPM) Through Valve Controller Station GPM/1

NOTES:

Controller Device. Install new controller only if one does not exist or existing controller does not meet current City standards.

MAINTENANCE NOTE:

THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF ANOTHER ENTITY APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT, ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES, SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED.

IRRIGATION NOTE:

AN ALITOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142,0405(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED, PEFER TO 'EXISTING IRRIGATION' NOTE FOR MORE INFORMATION.

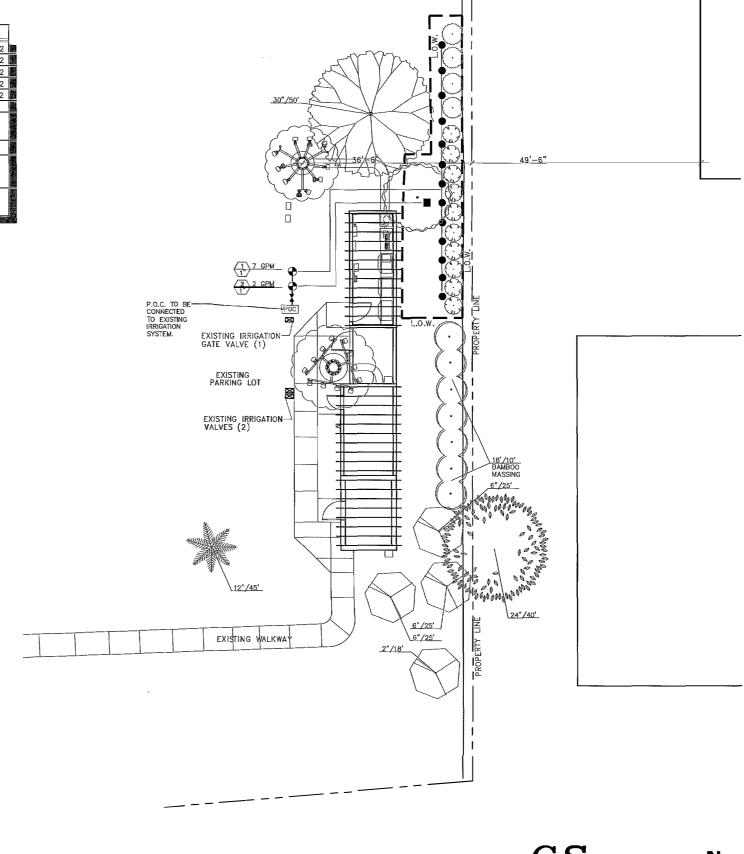
CITY OF SAN DIEGO NOTE:

ALL LANDSCAPE AN IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANI**UAL** LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

PROTECT-IN-PLACE NOTE:

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE, THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

- I. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE,
- 2, STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
- 3, A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
- 4, ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.



Carlsbad, CA 92009 (P) 760-272-5742

SCALE:

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10' 20'

ATTACHMENT 13

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

SBA

510 GOETZ AVENUE SANTA ANA, CALIFORNIA 92707

Jeffrey Rome ASSOCIATES

131 Innovation Drive; Suite 100 Irvine, California 92617 tel 949.760.3929 | fax 949.760.3931

02/16/18 90% CD'S

SD02139A

CA40644-T-01

ANCHOR CHURCH

IRRIGATION PLAN

JME

PLANS PREPARED BY:

-SEAL -

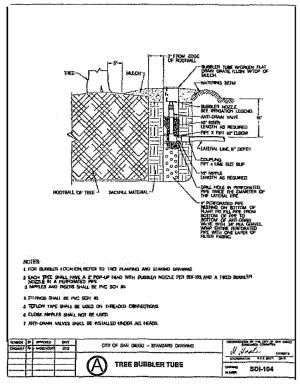
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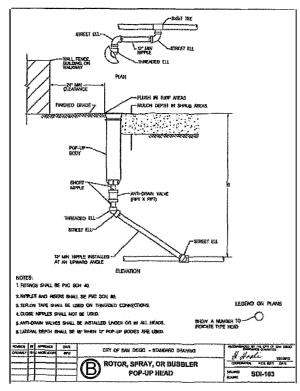
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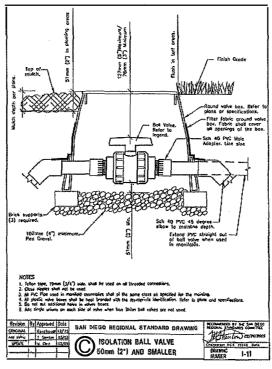
-SBA SITE -

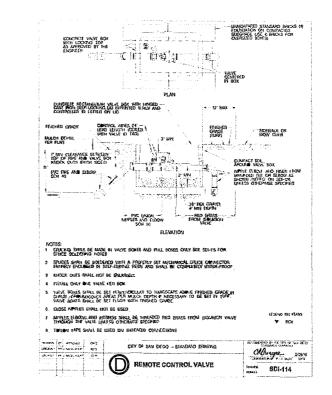
SITE NAME -

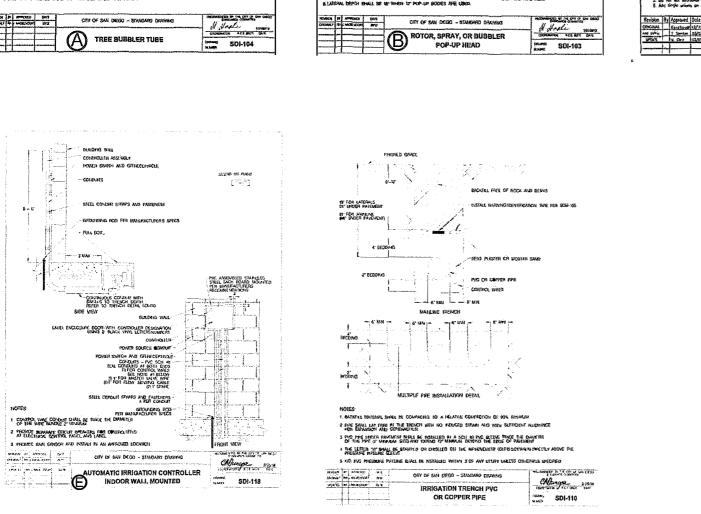
__SITE ADDRESS -













6965 El Camino Real Suite 105-482 Carisbad, CA 92009 (P) 760 - 25 24 2 (F) 760-454-3097

SCALE:

REFER TO DETAILS

T • Mobile •

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



510 GOETZ AVENUE SANTA ANA, CALIFORNIA 92707

PLANS PREPARED BY:



Jeffrey Rome | ASSOCIATES architecture | telecommunications 131 Innovation Drive; Suite 100 Irvine, California 92617 tel 949.760.3929 | fax 949.760.3931

| | |_SEAL



NO. —		DESCRIPTION:	BY:
A	02/16/18	90% CD'S	JME
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CITE	ID NUMBER _	L	!

SD02139A

-SBA SITE

CA40644-T-01

SITE NAME

ANCHOR CHURCH

__SITE ADDRESS __

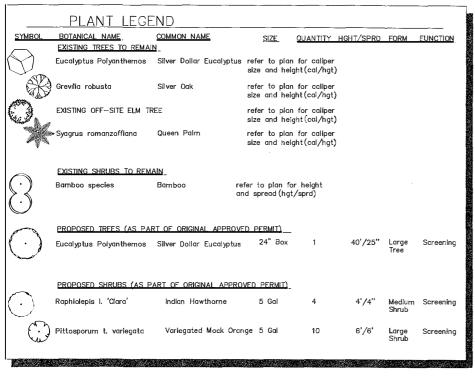
1765 PENTACOST WAY SAN DIEGO, CALIFORNIA 92105

_SHEET TITLE ___

IRRIGATION NOTES AND DETAILS

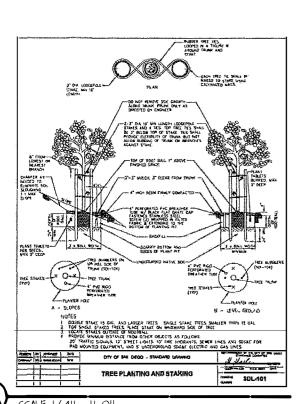
SHEET NUMBER —

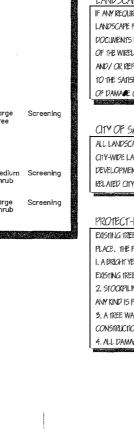
L-2



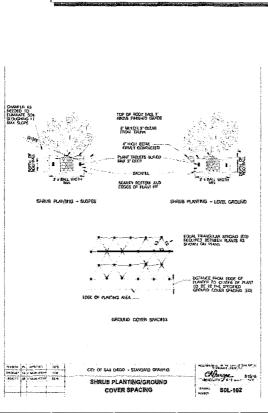
MULCH NOTE:

ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3", EXCLUDING SLOPES REQUIRING RE-VEGETATION PER SOMC 142,0411.





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



MAINTENANCE NOTE:

THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, LINLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF ANOTHER ENTITY APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT, ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED.

LANDSCAPE DAMAGE NOTE:

IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCLIMENTS IS DAMAGED OR REMOVED DURING INSTALLATION AN/ OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.

CITY OF SAN DIEGO NOTE:

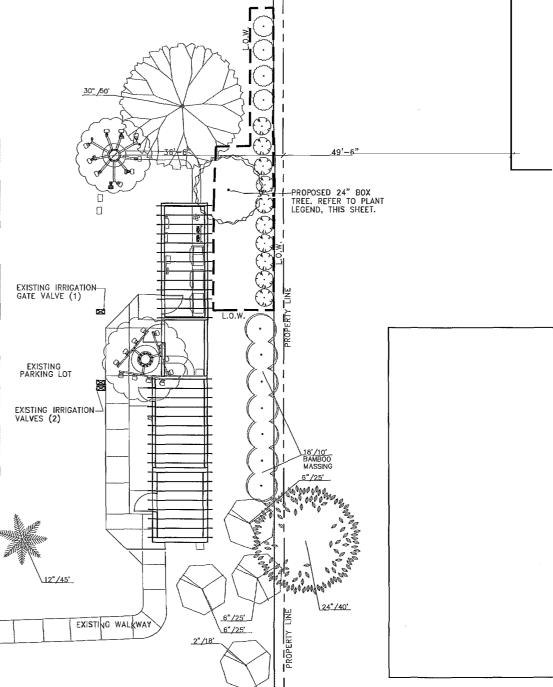
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PROTECT-IN-PLACE NOTE:

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE, THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

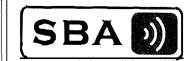
- I, A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE,
- 2, STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE LISE, AND MAIERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
- 3, A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING

4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.



ATTACHMENT 13

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



510 GOETZ AVENUE SANTA ANA, CALIFORNIA 92707



Jeffrey Rome ASSOCIATES



NO.		DESCRIPTION:	—— _Г ВҮ: —
A	02/16/18	90% CD'S	JME
SITE	ID NUMBER		

SD02139A

-- SBA SITE --

CA40644-T-01

SITE NAME-

ANCHOR CHURCH

SITE ADDRESS

_SHEET TITLE _

1765 PENTACOST WAY SAN DIEGO, CALIFORNIA 92105

PLANTING PLAN

-SHEET NUMBER

SCALE: 1"=10' 0 10' 20' L-3

N

6965 El Camino Real Suite 105-482 Carlsbad, CA 92009 (P) 760-272-5742