



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 20, 2022 REPORT NO. PC-22-002

HEARING DATE: January 27, 2022

SUBJECT: T-MOBILE MIRA MESA FLAGPOLE. Process Four Decision

PROJECT NUMBER: [678096](#)

OWNER/APPLICANT: California Property Owner 1, LLC/T-Mobile

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 8350 Mira Mesa Boulevard within the Mira Mesa Community Plan?

Staff Recommendations: APPROVE Planned Development Permit No. 2588145.

Community Planning Group Recommendation: On September 20, 2021 the Mira Mesa Community Planning Group voted 11-1-0 to recommend approval of the project without conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made December 9, 2021 and the opportunity to appeal that determination ended December 23, 2021.

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a wireless communication facility and is not associated with residential development.

BACKGROUND

The project proposes the continued use of a T-Mobile Wireless Communication Facility (WCF) located at 8350 Mira Mesa Boulevard in the CC-1-3 zone (Community Commercial) of the Mira Mesa Community Plan and is designated "Commercial" within the Community Plan. Land uses surrounding the project site include residential developments to the north and west and commercial developments to the east and south (Attachments 1, 2, and 3). The existing WCF was previously approved on May 13, 2010 under Project No.191800 with a 10-year expiration and included a 50-foot flagpole supporting three (3) directional antennas and six (6) TMAs inside the radome. The associated equipment is located at the base of the flagpole in a 112 square-foot enclosure, which houses three (3) Remote Radio Units (RRUs), three (3) TMAs and two (2) equipment cabinets. No changes to the facility are proposed at this time. The WCF also included landscape. The site has been operating without a valid permit while the application is in process. To continue operating, a new permit subject to the current regulations is required.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. The most preferred location for WCF's is in the Public Right-of-Way or within an industrial or commercial zone. If those are not available, a mixed-use area or area with a non-residential use is preferred. Residentially zoned property with a residential use is the least preferred location for WCF's. In this case, the WCF is located on a premise in a commercial zone. A WCF at this location typically requires approval of a Process 1 Limited Use Permit. However, San Diego Municipal Code (SDMC) Section [143.0402](#) requires a Process 4, Planned Development Permit (PDP) when a project includes deviations from the applicable zoning regulations. In this case, the project includes a 51-foot tall flagpole, which is six feet above the height limit of 45 feet.

The only modification proposed with this application is to reconfigure the flagpole and add a taper covering to the entire flagpole with a base diameter of 2'-3" extending to an 18-inch diameter reaching to 51 feet in height. The current height of 49 feet (top of antenna) is necessary to maintain the existing levels of service to the area for T-Mobile customers. The top of the proposed flagpole will include one-foot of covering above the antennas and a one-foot final ball at the top, reaching the total height of 51 feet. Additionally, the project would maintain the existing equipment enclosure to remain painted and textured to match the existing building located at ground level.

DISCUSSION

Project Description:

The project proposes the continued operation of a T-Mobile WCF consisting of three panel antennas mounted on an existing flagpole (Figure 1). Additionally, the project will include the continued operation of an associated 112 square-foot equipment enclosure housing distribution Power cabinets and a switch gear cabinet. The project as designed, complies with San Diego Municipal Code (SDMC) Section [141.0420\(e\)](#) which states, "The applicant shall 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 WCF would continue to house three panel antennas with no changes to the equipment enclosure. The site is unobtrusive and in the middle of

a commercial parking lot surrounded by mature landscaping and buildings. Because the existing WCF is located in a Preference 1 location as identified in [Council Policy 600-43](#), no new locations were explored.



Community Plan Analysis:

The Mira Mesa Community Plan does not address WCFs as a specific land use. However, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside 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 shall be concealed from view.

Pursuant to the San Diego Land Development Code (SDMC), WCFs are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Here, the flagpole is located within a shopping mall and integrated into the existing setting and any potential visual impacts will be minimized.

Project-Related Issues:

Deviations- The project request deviations from the applicable development regulations as allowed with the approval of a PDP, provided that the findings in [SDMC Section 126.0605](#) can be supported. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
1. Building Height	SDMC Section 131.0531 and Table 131.05E	45 feet maximum height	51 feet

Justification - The existing wireless facility has been located on this property since 2000, providing critical voice and data service throughout the surrounding area. Continued operation of this site at its current height of 49 feet (top of antenna) is necessary to maintain the existing levels of service to the area for T-Mobile customers. The top of the proposed flagpole will include one-foot of covering above the antennas and a one-foot final ball at the top. The site is an integral part of T-Mobile's network, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided by this site and the predicted loss of coverage without the site if the WCF is lowered or removed (Attachment 7). As indicated on the maps, the loss of the existing coverage footprint could result in significant impacts to those within the surrounding commercial, office, and well-traveled area. A degradation of the existing service could have a significant impact on T-Mobile customers' and essential communications services.

This wireless facility is located on a parking lot of a large commercial property that is surrounded by commercial uses and two main roads that provide access through Mira Mesa from East to West and North to South. The flagpole is in a landscape area within the parking lot. It is surrounded by parking, buildings and landscaping. Although the flagpole is taller than the surrounding buildings on the property, the wireless facility is minimally visible because it is located and integrated as a flagpole and the antennas are shrouded inside the flagpole.

The above deviation has been analyzed by City staff and determined to be consistent with the goals and recommendations of the General Plan, the Mira Mesa Community Plan, and the purpose and intent of the Wireless Communication Facilities of the SDMC. The project has been designed to address the physical environment and would not adversely impact the public's health or safety.

Apart from the above deviation, the proposed project will continue to provide wireless communication service to the surrounding area and emergency essential communications services.

Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). City staff has prepared draft findings in the affirmative to approve the project and recommends approval of Planned Development Permit No. 2588145 (Attachment 6).

ALTERNATIVES

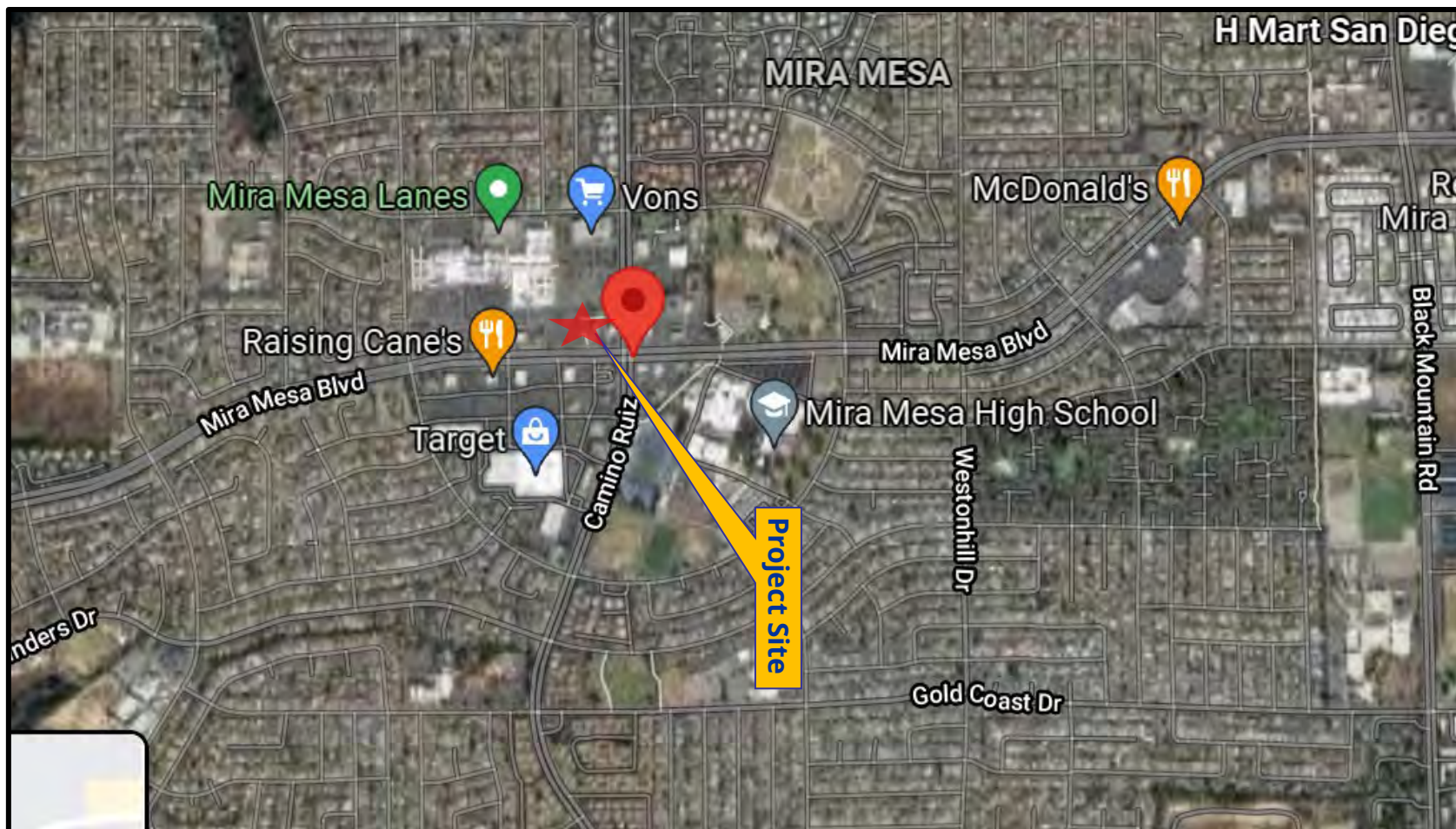
1. Approve Planned Development Permit No. 2588145, with modifications.
2. Deny Planned Development Permit No. 2588145, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,


Angela Colton
Deputy Director
Development Services Department
Nilia Safi
Development Project Manager
Development Services Department

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. Coverage Maps
8. Environmental Exemption
9. Ownership Disclosure Form
10. Community Planning Group Recommendation
11. Photo Survey
12. Photo Simulations
13. Project Plans



Aerial Photograph

Mira Mesa Flagpole PDP Project No. 678096
8350 Mira Mesa Boulevard

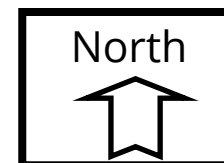
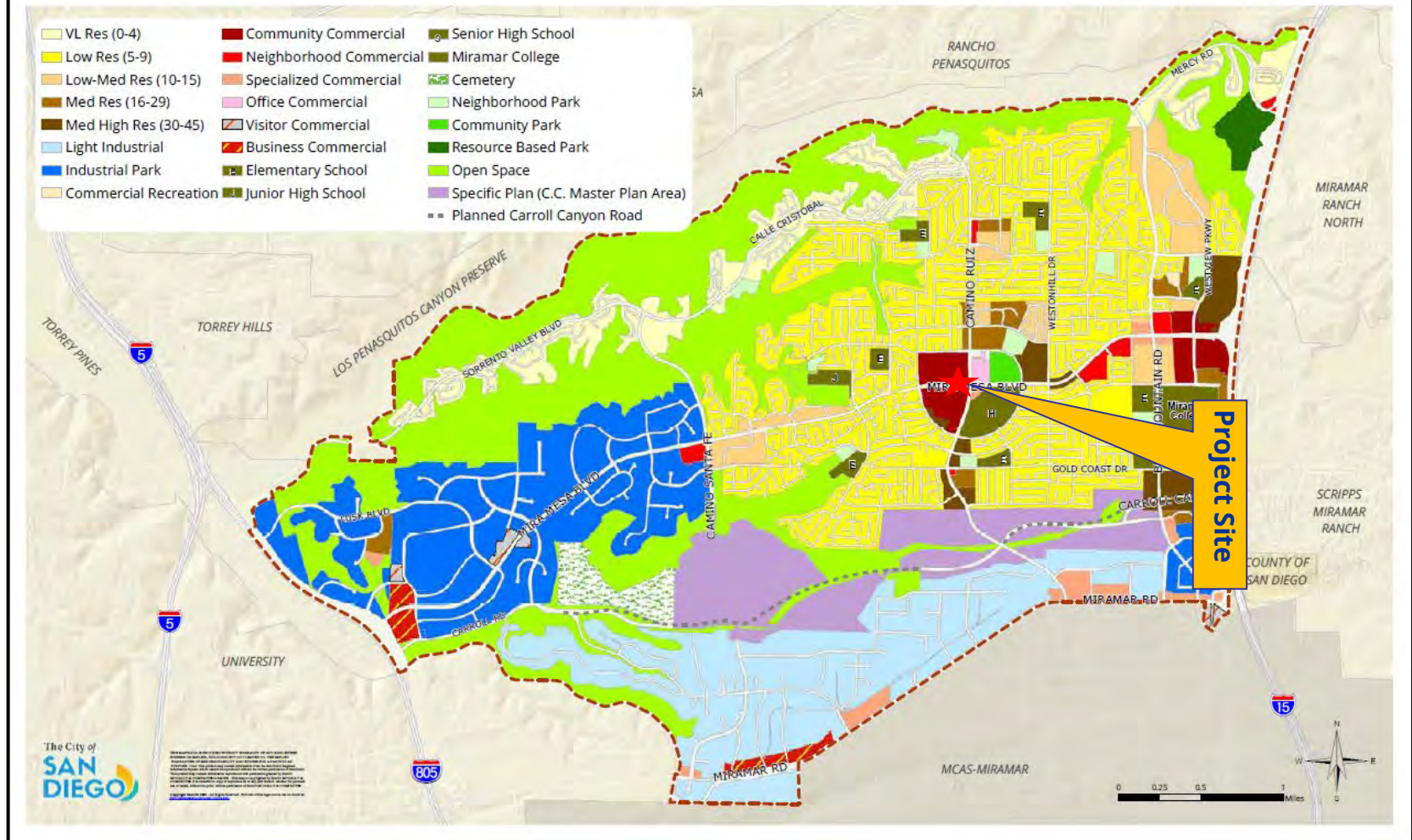
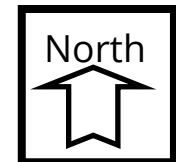


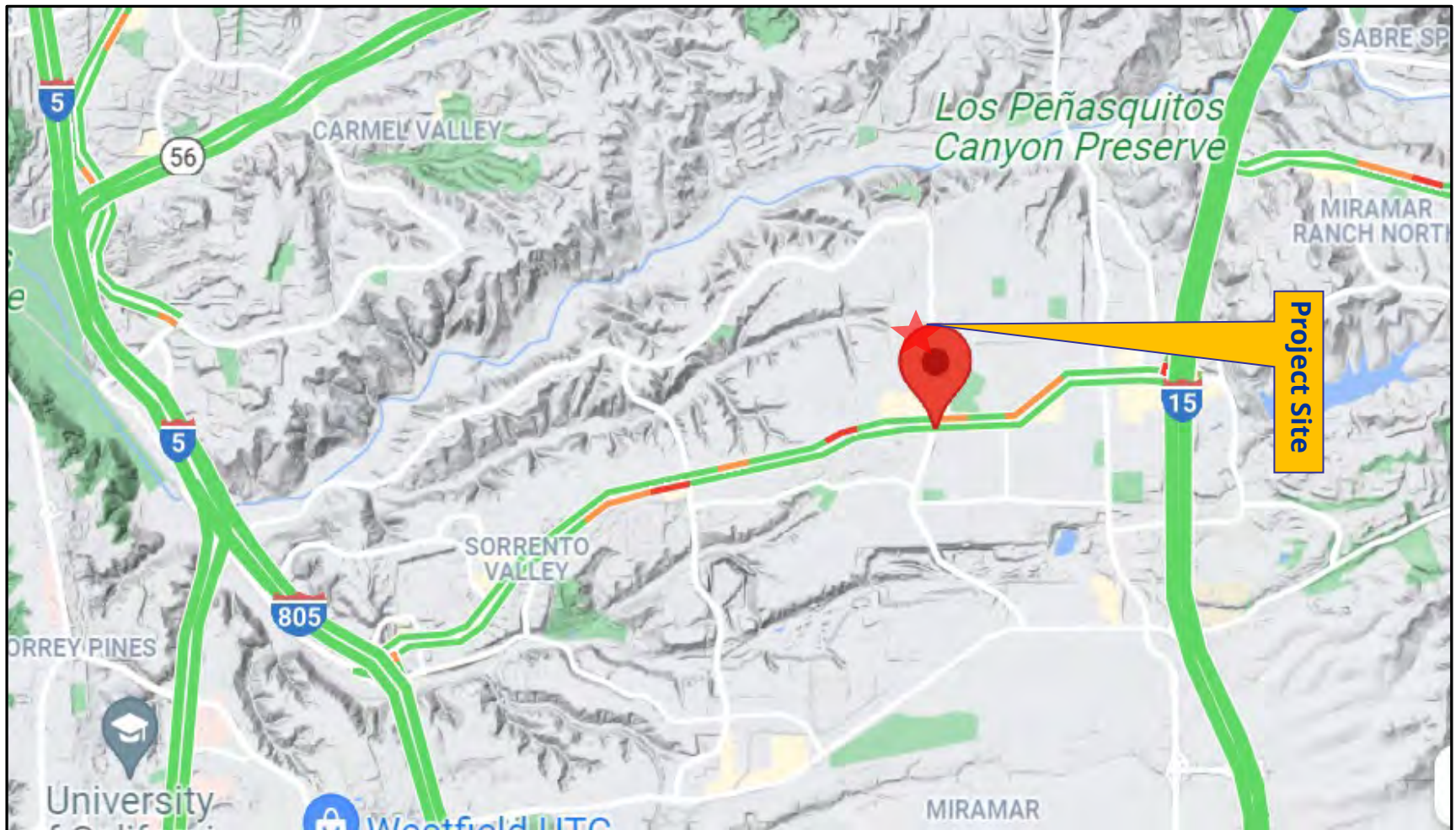
Figure 1-4: Adopted Community Plan Land Use



Mira Mesa Land Use Map

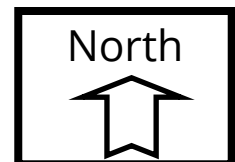
Mira Mesa Flagpole Project No. 678096
8350 Mira Mesa BLVD





Project Location Map

Mira Mesa Flagpole Project 678096
8350 Mira Mesa BLVD



PROJECT DATA SHEET		
PROJECT NAME:	Mira Mesa Flagpole	
PROJECT DESCRIPTION:	A Planned Development Permit for the continued use and operation of an existing Wireless Communication Facility consisting of a 50-foot flagpole supporting houses three (3) directional antennas and six (6) TMAs inside the radome. The associated equipment is located at the base of the flagpole in a 112 square-foot enclosure, which houses three (3) Remote Radio Units (RRUs), three (3) TMAs and two (2) equipment cabinets.	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Community Commercial	
<p align="center"><u>ZONING INFORMATION:</u></p> <p>ZONE: CC-1-3</p> <p>HEIGHT LIMIT: 45 feet</p> <p>LOT SIZE: N/A</p> <p>FLOOR AREA RATIO: N/A</p> <p>FRONT SETBACK: 10 feet</p> <p>SIDE SETBACK: 10 feet</p> <p>STREETSIDE SETBACK: 10 feet</p> <p>REAR SETBACK: N/A</p> <p>PARKING: N/A</p>		
	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-14	Residential/Single Family
SOUTH:	Commercial, CC-1-3	Community Commercial
EAST:	Residential; RS-1-14	Residential/Single Family
WEST:	Commercial; CO-1-2	Commercial/ Office
DEVIATIONS OR VARIANCES REQUESTED (INCENTIVES):	Building Height	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On Sep 20, 2021 the Mira Mesa Community Planning Group voted 10-1-0 to recommend approval of the project without conditions.	

Planning commission
RESOLUTION NO. xxx
PLANNING DEVELOPMENT PERMIT NO. 2588145
T-MOBILE MIRA MESA FLAGPOLE PROJECT NO. 678096

WHEREAS, CALIFORNIA PROPERTY OWNER 1, LLC, Owner and T-MOBILE Permittee, filed an application with the City of San Diego for a permit to allow the continued use of a Wireless Communication Facility (WCF) constructed as a flagpole supporting three panel antennas shrouded with a radome (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2588145);

WHEREAS, the project site is located at 8350 Mira Mesa Boulevard in the CC-1-3 zone of the Mira Mesa community Plan;

WHEREAS, the project site is legally described as Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in the City of San Diego, County of San Diego, State of California as shown on page 6651 of Parcel Maps filed in the office of the County Recorder of San Diego County April 11, 1977;

WHEREAS, on December 9, 2021 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 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 January 27, 2022, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2588145 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2588145:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The project proposes the continued use of a Wireless Communication Facility (WCF) by T-Mobile. The existing wireless facility consists of a 50-foot A WCF constructed as a flagpole supporting three panel antennas shrouded with a radome shield, three (3) Remote Radio Units. Modifications to the flagpole includes a taper covering to the entire flagpole with a base diameter of 2'-3" extending to an 18-inch diameter at 51 feet in height. The WCF is located at 8350 Mira Mesa Boulevard, San Diego, CA 92126 in the CC-1-3 zone, the Mira Mesa Community Plan, and City Council District 6. The WCF was previously approved in May 14, 2010 with a 10-year term.

The Mira Mesa Community Plan does not address WCFs as a specific land use. However, the City of San Diego's General Plan policy (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The policy also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the policy states that equipment associated with wireless facilities shall be concealed from view. The pole has been designed as a flagpole which conceals the antennas and its components; therefore, the design and integration of the antennas within the stealth flagpole meets the policy requirements.

Pursuant to the San Diego Land Development Code (SDMC), WCFs are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Here, the flagpole is located within a shopping mall and integrated into the existing setting and any potential visual impacts will be minimized.

Pursuant to SDMC Section 143.0402, deviations from applicable zoning regulations require a Planned Development Permit (PDP). The project is proposing a WCF on private property measuring 51 feet in height, which deviates from the CC-1-1 Zone height limit of 45 feet.

The proposed development would not adversely affect the Mira Mesa Community Plan or the City of San Diego General Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). 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 to include but not limited to height limitation, concealment requirements, and electromagnetic fields controls. 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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. A Radio Frequency Site Compliance Report dated September 30, 2021 from Site Safe Consulting, was submitted to the City verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the project file. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. 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.

The project proposes the continued use of a WCF. The project complies with the City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-8 Zone with the exception of height.

Deviations to the SDMC may be processed through a PDP in accordance with SDMC 126.0601 and 143.0401. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance

with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

A deviation to structure height is being requested for the WCF. The project is an existing 50-foot-tall WCF proposed to 51 feet, disguised as flagpole where 45 feet is the permitted maximum height. The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions.

The existing wireless facility has been located on this property since 2000, providing critical voice and data service throughout the surrounding area. Continued operation of this site at its current height of 49 feet (top of antenna) is necessary to maintain the existing levels of service to the area for T-Mobile customers. The top of the proposed flagpole will include one-foot of covering above the antennas and a one-foot final ball at the top. The site is an integral part of T-Mobile's network, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided by this site and the predicted loss of coverage without the site if the WCF is lowered or removed. As indicated on the maps, the loss of the existing coverage footprint could result in significant impacts to those within the surrounding commercial, office, and well-traveled area. A degradation of the existing service could have a significant impact on T-Mobile customers' and essential communications services.

This wireless facility is located on a parking lot of a large commercial property that is surrounded by commercial uses and two main roads that provide access through Mira Mesa from East to West and North to South. The flagpole is in a landscape area within the parking lot. It is surrounded by parking, buildings and landscaping. Although the flagpole is taller than the surrounding buildings on the property, the wireless facility is minimally visible because it is located and integrated as a flagpole and the antennas are shrouded inside the flagpole. Modifications to the existing WCF includes a taper covering to the entire flagpole with a base diameter of 2'-3" extending to an 18-inch diameter at 51 feet in height. This would raise the existing WCF (flagpole) height from 50 feet to 51 feet.

The site is unobtrusive in the middle of a commercial parking lot surrounded by mature landscaping and buildings. No alternative locations have been considered, because any change in location would negatively impact T-Mobile's customers' existing service. Any change or degradation in service would directly contravene T-Mobile's commitment to improving the reliability and performance of their networks and their customers' wireless service.

Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in the SDMC. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to SDMC 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.

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 Planning Commission, Planned Development Permit No. 2508198, Conditional Use Permit No. 2508197, and Neighborhood Development Permit No. 2510967 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2508198, 2508197 and 2510967, a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on January 27, 2022

IO#: 11004545

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: 11004545 SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNING DEVELOPMENT PERMIT NO. 2588145
T-MOBILE MIRA MESA FLAGPOLE PROJECT NO. 678096
PLANNING COMMISSION

This Planned Development Permit NO. 2588145 is granted by the Planning Commission of the City of San Diego to California Property Owner 1, LLC, Owner, and T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 142.0420, 126.0602 and 126.0602. The site is located at 8350 Mira Mesa Boulevard in the CC-1-3 zone of the Mira Mesa Community Plan. The project site is legally described as: Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in the City of San Diego, County of San Diego, State of California as shown on page 6651 of Parcel Maps filed in the office of the County Recorder of San Diego County April 11, 1977;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 27, 2022, on file in the Development Services Department.

The project shall include:

- a. A WCF constructed as a flagpole supporting three panel antennas shrouded with a radome cover, three (3) Remote Radio Units and a 115-square-foot equipment shelter;
- b. A six-foot deviation to the maximum 45-foot height limit pursuant to SDMC Sec. 131.0431, for a total height of 51 feet;
- 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 February 10, 2025.

2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 120 days of application, all required construction permits must be issued. Within 180 days of permit issuance, final inspection must be obtained.

3. This permit and corresponding use of this site shall **expire on January 27, 2032**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.

4. No later than ninety (90) days prior to the expiration of this approval, the Owner/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.

5. Under no circumstances, does approval of this permit authorize the Owner/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.

6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

7. 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.

8. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

10. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

11. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

12. 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.

13. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

14. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPE REQUIREMENTS:

15. 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.

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/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.

PLANNING/DESIGN REQUIREMENTS:

17. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

18. No overhead cabling is permitted.

19. The WCF shall conform to the approved construction plans.

20. Photo simulations shall be printed in color on the construction plans.

21. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines 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.

22. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

23. 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.

24. The accuracy and validity of the Radio Frequency Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

25. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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.

26. 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.

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

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 Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, 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 development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary 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 Planning Commission of the City of San Diego on January 27, 2022.

ATTACHMENT 6

Planned Development Permit No. 2588145
Date of Approval: January 27, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi
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.

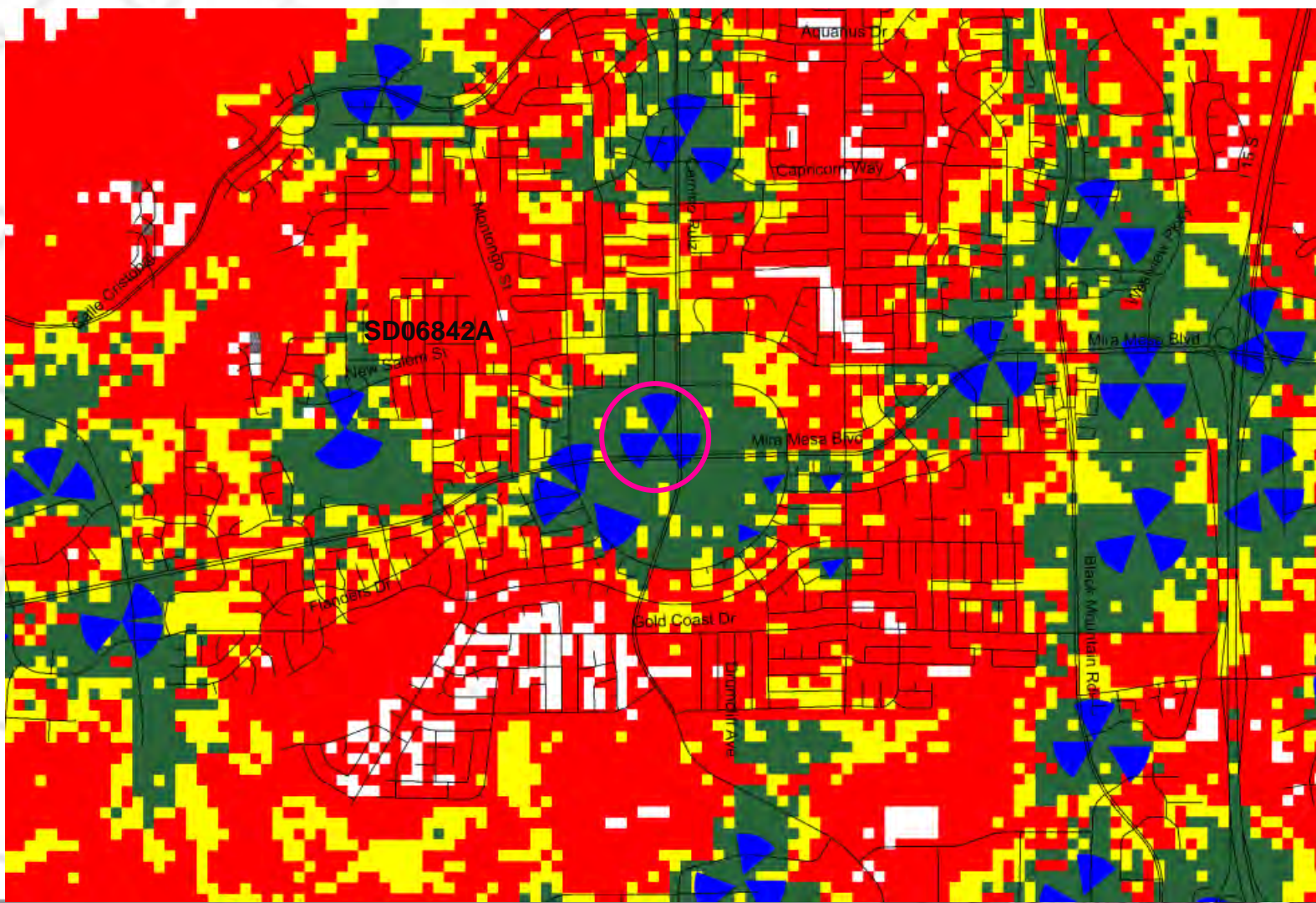
California Property Owner 1, LLC
Owner

By _____
NAME
TITLE

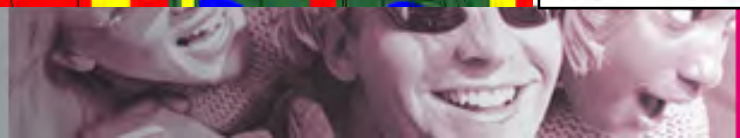
T-Mobile
Permittee

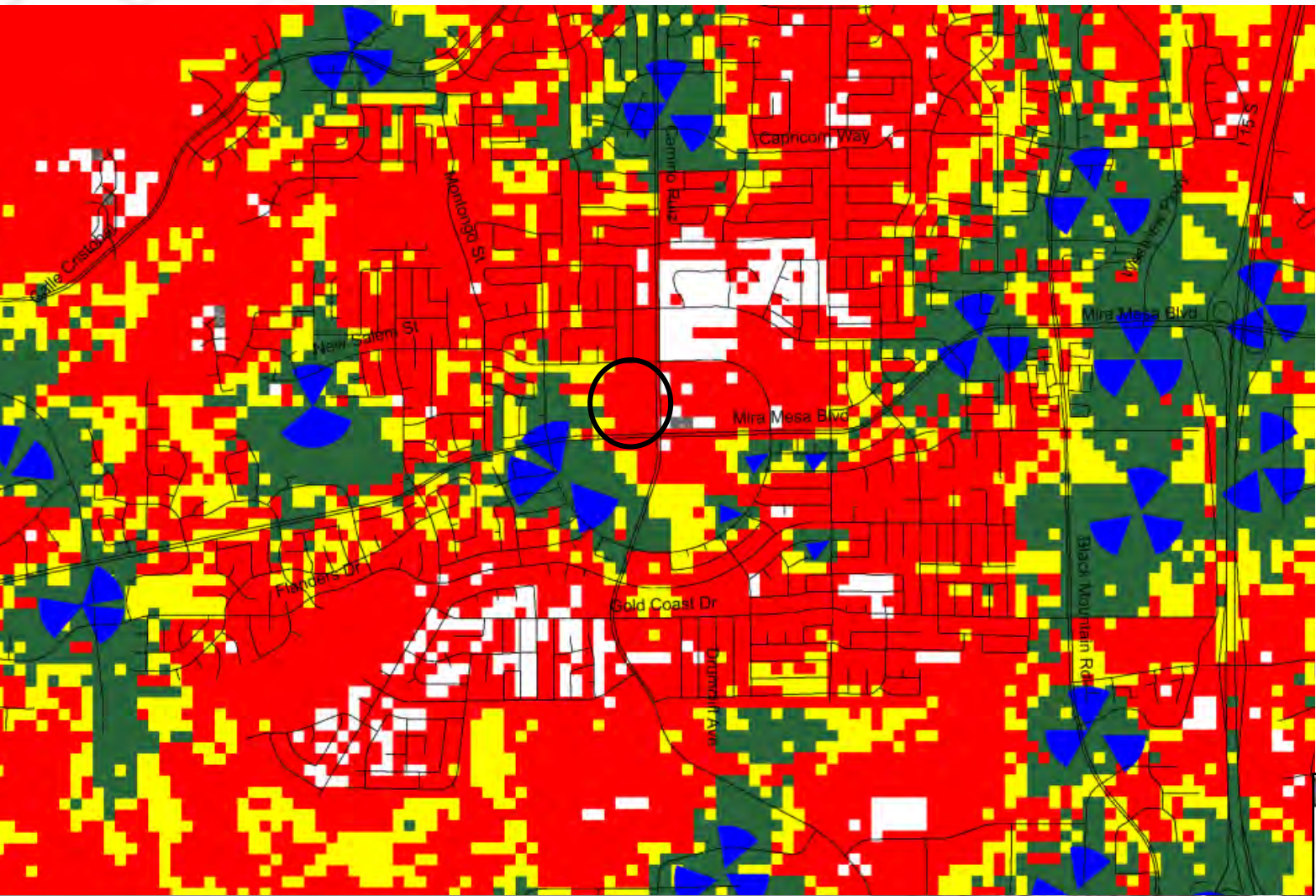
By _____
NAME
TITLE

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



Label	Colour
Poor	Red
Fair	Yellow
Good	Green





Label	Colour
Poor	
Fair	
Good	



NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ 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.: 678096

Project Title: T-Mobile Mira Mesa Flagpole

PROJECT LOCATION-SPECIFIC: The project is located at 8150 Mira Mesa Boulevard, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Limited Use Permit (LUP), Neighborhood Development Permit (NDP) and a Planned Development Permit (PDP) to maintain an existing Wireless Communication Facility (WCF). The WCF consists of a flagpole supporting three panel antennas shrouded with a radome shield with a 285 square-foot equipment enclosure at ground level and ancillary equipment. The project is required to process a new PDP because the existing PDP expired. The NDP is required because the equipment enclosure exceeds 250 square feet and pursuant to SMCD Section 126.0602(b)(1) the project does not comply with all the bases zone regulations and will be exceeding the CC-1-3 height limit of 45 feet and does not meet the tapered design requirement identified in SDMC Section 141.0402(e)(9). The project is located in the CC-1-3 zone, the Mira Mesa Community Plan, and City Council District 6.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly A. Kilbourn-Plan Com Inc., 302 State Place, Escondido, CA 92029. (619) 208-4685

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: 15301 (Existing Facilities)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 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. Since the project would only permit the continual operation of an existing WCF the exemption was deemed appropriate. The project is located on a developed site and no construction is being proposed and no environmental impacts would occur. None of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 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 /SENIOR PLANNER

1/3/2022
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:



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 approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☒ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☒ Other + Limited Use Permit

Project Title: Crown Castle TMO Cal Pers **Project No. For City Use Only:** _____

Project Address: 8350 Mira Mesa Blvd., San Diego, CA 92126

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? DE Corporate Identification No. 80-0831163
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: California Property Owner I LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: c/o Brixmor Property Group, 450 Lexington Ave, 13th Floor

City: New York State: NY Zip: 10170

Phone No.: (781) 313-2010 Fax No.: _____ Email: howard.porter@brixmor.com

Signature: [Signature] Date: 8/16/20

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: CCTMO LLC ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 200 Spectrum Center Dr, Suite 1700

City: Irvine State: CA Zip: 92618

Phone No.: 949-930-4360 Fax No.: _____ Email: jim.lee@crowncastle.com

Signature: _____ Date: _____

Additional pages Attached: ☒ Yes ☐ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No


Page 3		City of San Diego • Information Bulletin 620	May 2020
		City of San Diego Development Services	Community Planning Committee Distribution Form
Project Name: T-Mobile at 8350 Mira Mesa Blvd		Project Number: 678096	
Community: Mira Mesa			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny			
# of Members Yes 11	# of Members No 1	# of Members Abstain	
Conditions or Recommendations: We reviewed this project at the September 20, 2021 meeting of the Mira Mesa Community Planning Group and approved a motion to state that we think option 3 is prettier, but approve the project as proposed. The one "no" vote was because one member thought process 4 was overkill for a simple			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Jeffry L Stevens			
TITLE: Chair, Mira Mesa Community Planning Group		DATE: September 20, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

PHOTO STUDY & KEY MAP

PROPOSAL TO OPERATE AN EXISTING COMMUNICATIONS FACILITY

Crown Castle – T-Mobile “Cal Pers”

8350 Mira Mesa Blvd
San Diego, CA 92126

Prepared for:

City of San Diego Development Services Department

1222 First Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc. *Contractor Representatives for* **Crown Castle**

302 State Place
Escondido, CA 92029

Contact: Shelly Kilbourn, Planning Consultant
(619) 223-1357

October 28, 2020



North Elevation



South Elevation



East Elevation



West Elevation



View North



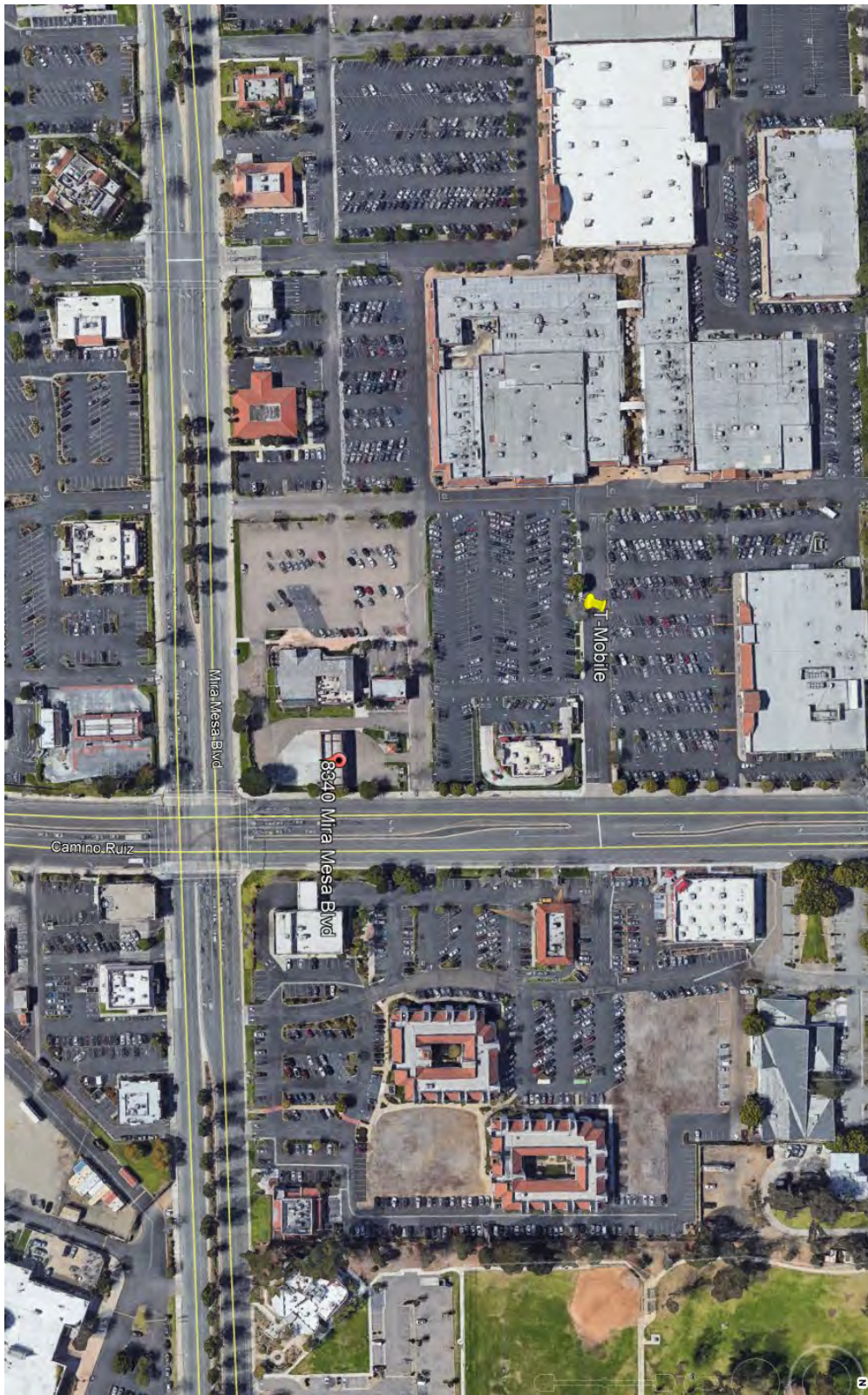
View South



View East



View West



Aerial View

EXISTING



Existing antennas within existing
radome cover on existing flagpole
with new tapered covering



PROPOSED

EXISTING



Existing antennas within existing
radome cover on existing flagpole
with new tapered covering



PROPOSED




38 TECHNOLOGY DR., STE. 250,
IRVINE, CA 92618

38 TECHNOLOGY DR., STE. 250,
IRVINE, CA 92618

1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-6824

DRAWN BY: DR

CHECKED BY: MM

	09/20/2021	100% ZD - REVISED JX
B	06/07/2021	90% ZD REVISED
A	09/30/2020	90% ZD'S FOR REVIEW
REV	DATE	DESCRIPTION

**THIS DOCUMENT IS
FOR ZONING
PURPOSES ONLY AND
NOT FOR
CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY
ARE ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD06379A - C.U.P. RENEWAL
CROWN CASTLE SITE ID: 822882
CAL PERS
8350 MIRA MESA BLVD
SAN DIEGO, CA 92126
MONOPOLE

SHEET TITLE

TITLE SHEET

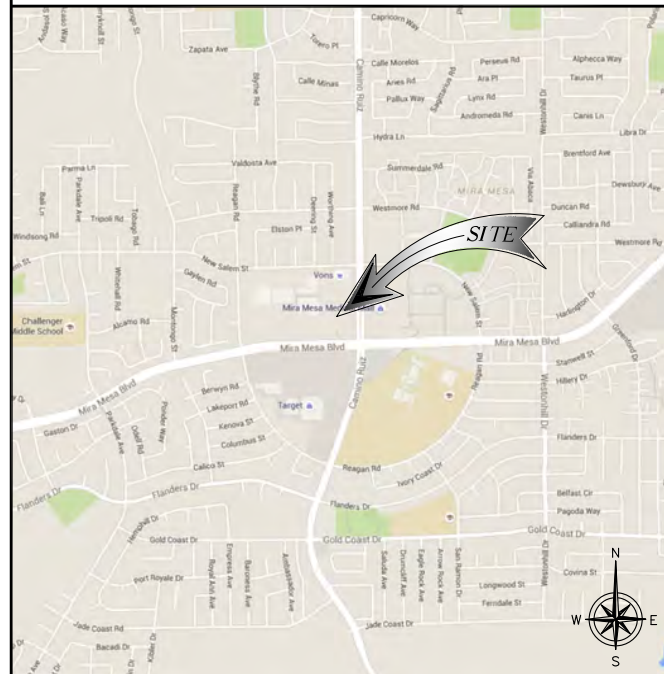
SHEET NUMBER

T-1

SITE INFORMATION

PROPERTY OWNER:	CALIFORNIA PROPERTY OWNER 450 LEXINGTON AVE 13 FLOOR NEW YORK, NY 10170 CONTACT: - PH: -
APPLICANT:	T-MOBILE
ADDRESS:	38 TECHNOLOGY DR., STE. 250, IRVINE, CA 92618
LAT/LONG TYPE:	NAD-83
LATITUDE:	32° 54' 49.2978" N
LONGITUDE:	117° 08' 41.3988" W
ZONING JURISDICTION:	CITY OF SAN DIEGO
ZONING CLASSIFICATION:	CA
CURRENT USE:	UNMANNED TELECOMMUNICATIONS FACILITY
ASSESSOR'S PARCEL NO.:	311-320-68-00
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION:	II-B
OCCUPANCY GROUP:	-
GROUND ELEVATION (AMSL):	626'

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM T-MOBILE OFFICE:

1. HEAD ON THEAST TOWARD BARRANCA PKWY
2. TURN RIGHT ONTO BARRANCA PKWY
3. TURN RIGHT AT THE 1ST CROSS STREET ONTO ADA
4. TURN RIGHT ONTO ALTON PKWY
5. TURN LEFT ONTO ENTERPRISE DR
6. TURN LEFT TO MERGE ONTO I-85 S
7. KEEP LEFT AT THE FORK TO CONTINUE ONTO I-805 S
8. TAKE EXIT 27 TOWARD MIRAMESA BLVD
9. TURN LEFT ONTO SORRENTO VALLEY RD
10. SIGH LEFT TO STAY ON SORRENTO VALLEY RD
11. CONTINUR ONTO MIRAMESA BLVD
12. TURN LEFT AFTER REAGAN RD
13. DESTINATION WILL BE ON THE RIGHT

PROJECT DESCRIPTION

T-MOBILE PROPOSES TO RENEW THE CUP ON AN EXISTING WIRELESS INSTALLATION. THE EXISTING SITE WILL CONSIST'S OF THE FOLLOWING:

- (3) EXISTING T-MOBILE PANEL ANTENNAS
- (6) EXISTING T-MOBILE TMAS @ ANTENNA LEVEL
- (3) EXISTING T-MOBILE RRU-11 @ GROUND EQUIPMENT LEVEL
- (6) EXISTING T-MOBILE TMAS @ ANTENNA LEVEL
- (6) EXISTING T-MOBILE DIPLEXERS @ GROUND EQUIPMENT LEVEL

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

ENGINEERING

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.

- 2019 BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2019 MECHANICAL CODE
- 2019 FIRE CODE
- 2019 PLUMBING CODE
- 2019 ELECTRICAL CODE
- 2019 LOCAL BUILDING CODE

**DO NOT SCALE
DRAWINGS**

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

DRAWING INDEX

[illegible]

APPROVALS

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

T-MOBILE RF ENGINEER: _____ DATE: _____

T-MOBILE OPERATIONS: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

ZONING: _____ DATE: _____

PROJECT MANAGER: _____ DATE: _____

FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR - GENERAL CONTRACTOR
SUBCONTRACTOR - CONTRACTOR (CONSTRUCTION)
OWNER - T-MOBILE

2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND T-MOBILE PROJECT SPECIFICATIONS.

3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS, GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LT-MOBILE, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.

5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.

6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

7. PLANS ARE NOT TO BE SCALED, THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED, DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED, SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK.

8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.

10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.

11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.

12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS SHOWN ON THE DRAWINGS.

13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.

14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEViate FROM THE DRAWINGS PRIOR TO THE BEGINNING CONSTRUCTION.

15. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

16. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.

18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.

19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.

20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.

21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A/2-A10-B/C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.

22. ALL EXISTING ACTIVE AND INACTIVE WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES. AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCHING & EXCAVATION.

23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.

24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR ERECTION SHALL BE REPAIRED TO ORIGINAL GRADE, SLOPE, AND STABILIZED TO PREVENT EROSION.

25. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.

26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.

28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.

29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.

30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.

31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.

32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).

33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY T-MOBILE TECHNICIANS.

34. NO ODOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.

35. ALL MATERIALS SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION T-MOBILE GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING", IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.

36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.

37. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.

38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.

40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

41. NO NOISE, SMOKE, DUST, OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)

42. NO ADDITIONAL PARKING TO BE PROPOSED. EXISTING ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.

43. NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED, ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS, IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.

2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF, ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

- C. NATIONAL FIRE CODES
- A. UL - UNDERWRITERS LABORATORIES
- B. NEC - NATIONAL ELECTRICAL CODE
- C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
- D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
- E. SBC - STANDARD BUILDING CODE

4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.

5. EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.

6. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING, CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.

7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.

8. CONTRACTOR SHALL CONFORM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE, RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC., ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

9. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.

10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION, CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY TABOR.

13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER, THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.

14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.

17. CONTRACTOR SHALL OBTAIN REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.

19. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION, REFER TO NOTES AND REQUIREMENTS 'EXCAVATION, AND BACKFILLING.

20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE (N) AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.

21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.

23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES, ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING, EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - D NOT SUBSTITUTIONS.

26. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 - 1990, CONTRACTOR SHALL BUY AND CALL OUT EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD, ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS, RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL, ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT, COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.

27. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.

28. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 800 VOLT, COLOR CODED, USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG, USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.

29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER, USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

30. SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY, OWNER OR OWNERS REPRESENTATIVE AND NOT FOR POWER.

31. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.

32. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.



33. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".

34. ALL BOLTS SHALL BE STAINLESS STEEL.

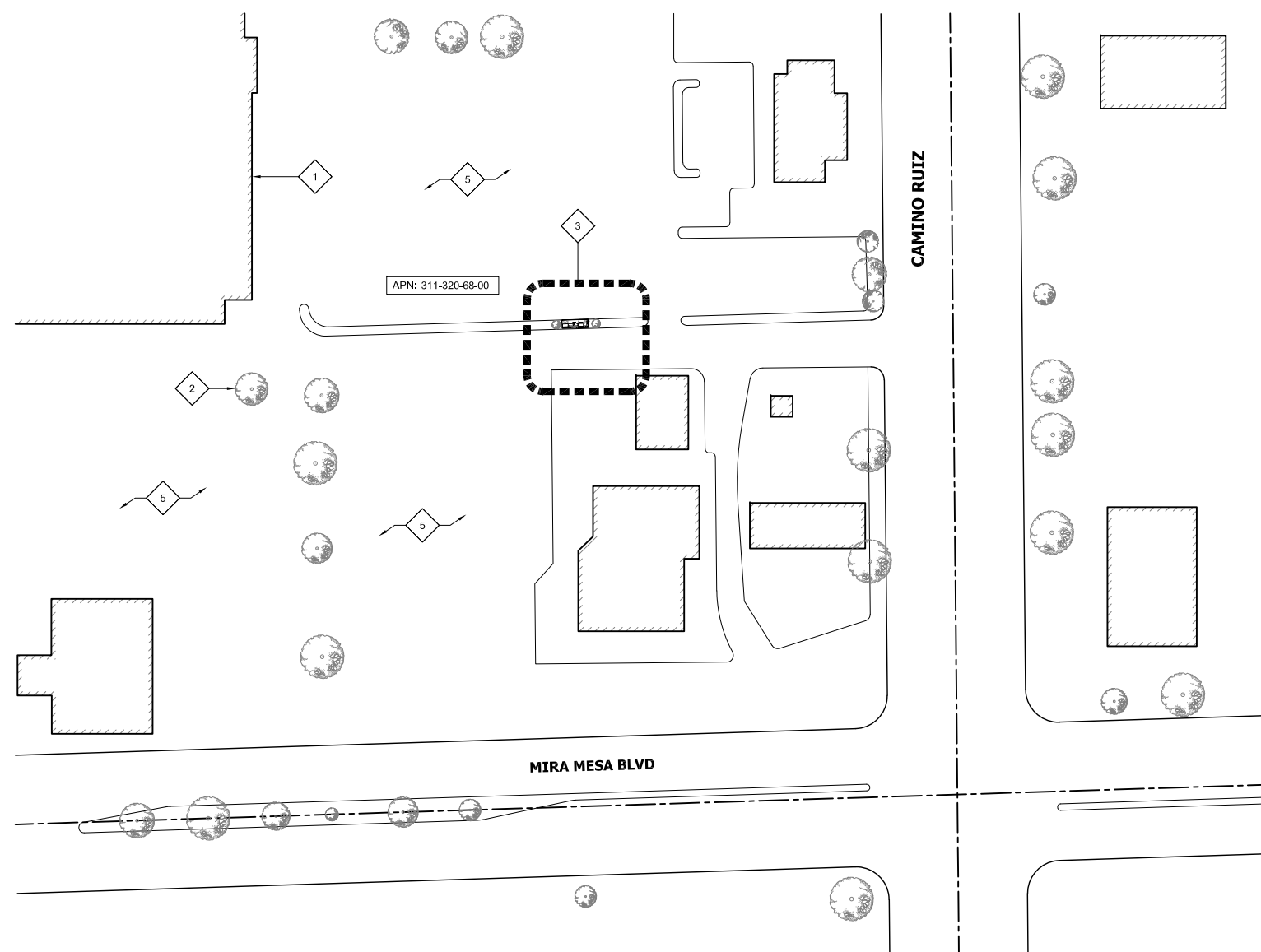
1. COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR, ROUTE CONDUCTORS TO BURNED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. EGC SHALL USE IDENTIFICATION MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "T") WITH "1" HIGH LETTERS.
3. ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING, ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
4. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
6. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION AND ORIENTATION, PROVIDE AS REQUIRED.
7. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
8. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL LEAKS INCLUDING SEDIMENT REMOVAL AS NECESSARY.
6. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
7. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
8. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS OUTSIDE THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
9. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES

GN-1

- 1 EXISTING BUILDING ROOFTOP, TYP.
- 2 EXISTING TREE, TYP.
- 3 FOR ENLARGED SITE PLAN SEE: 
- 4 EXISTING T-MOBILE EQUIPMENT AND ANTENNA AREA 
- 5 EXISTING PARKING LOT

KEYNOTES:

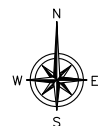


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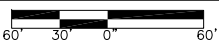
1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH THE FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
3. THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

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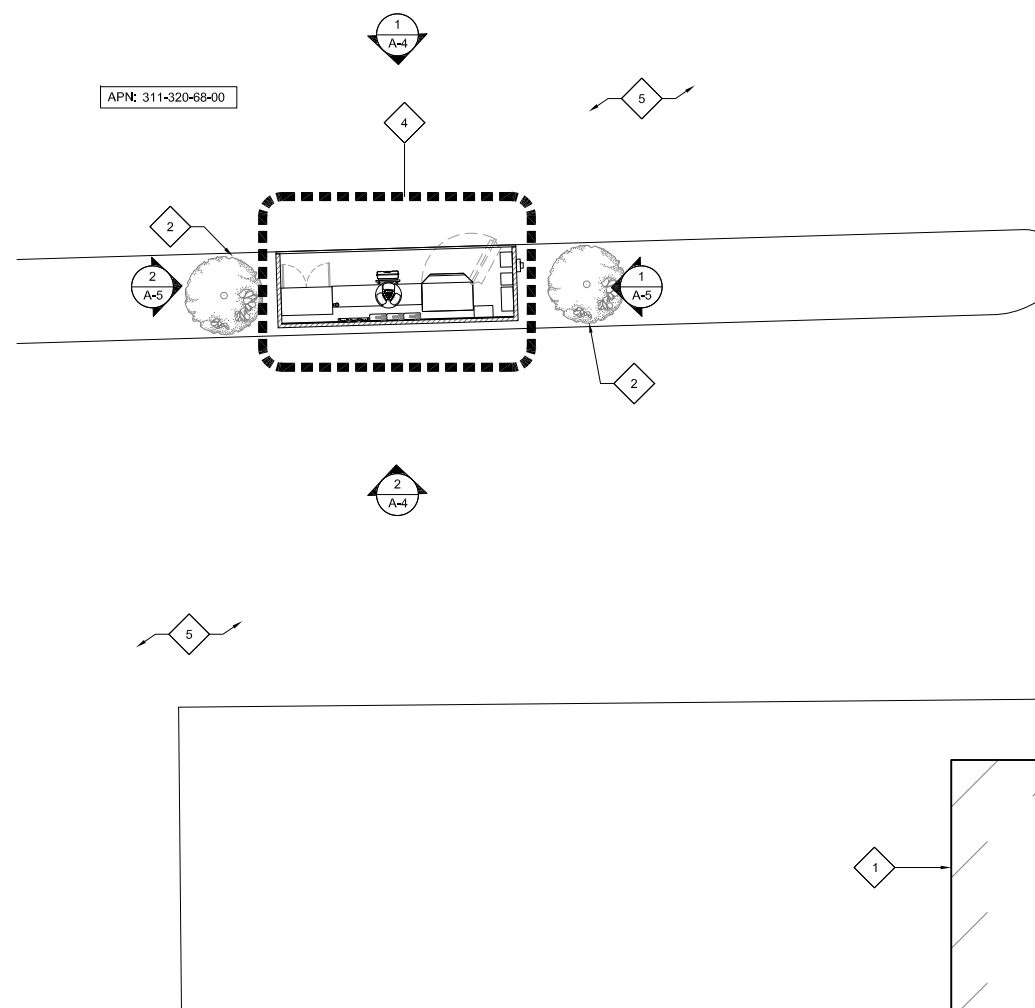
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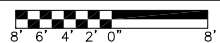
24"x36" SCALE: 1" = 60'-0"
11"x17" SCALE: 1" = 120'-0"



1



24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



2



38 TECHNOLOGY DR., STE. 250,
IRVINE, CA 92618



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IRVINE, CA 92618



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SAN CLEMENTE CA 92673 (949) 391-6824

DRAWN BY: DR

CHECKED BY: MM

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B	06/07/2021	90% ZD REVISED
A	09/20/2021	100% ZD - REVISED JX
REV	DATE	DESCRIPTION

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CAL PERS
8350 MIRA MESA BLVD
SAN DIEGO, CA 92126
MONOPOLE

SHEET TITLE

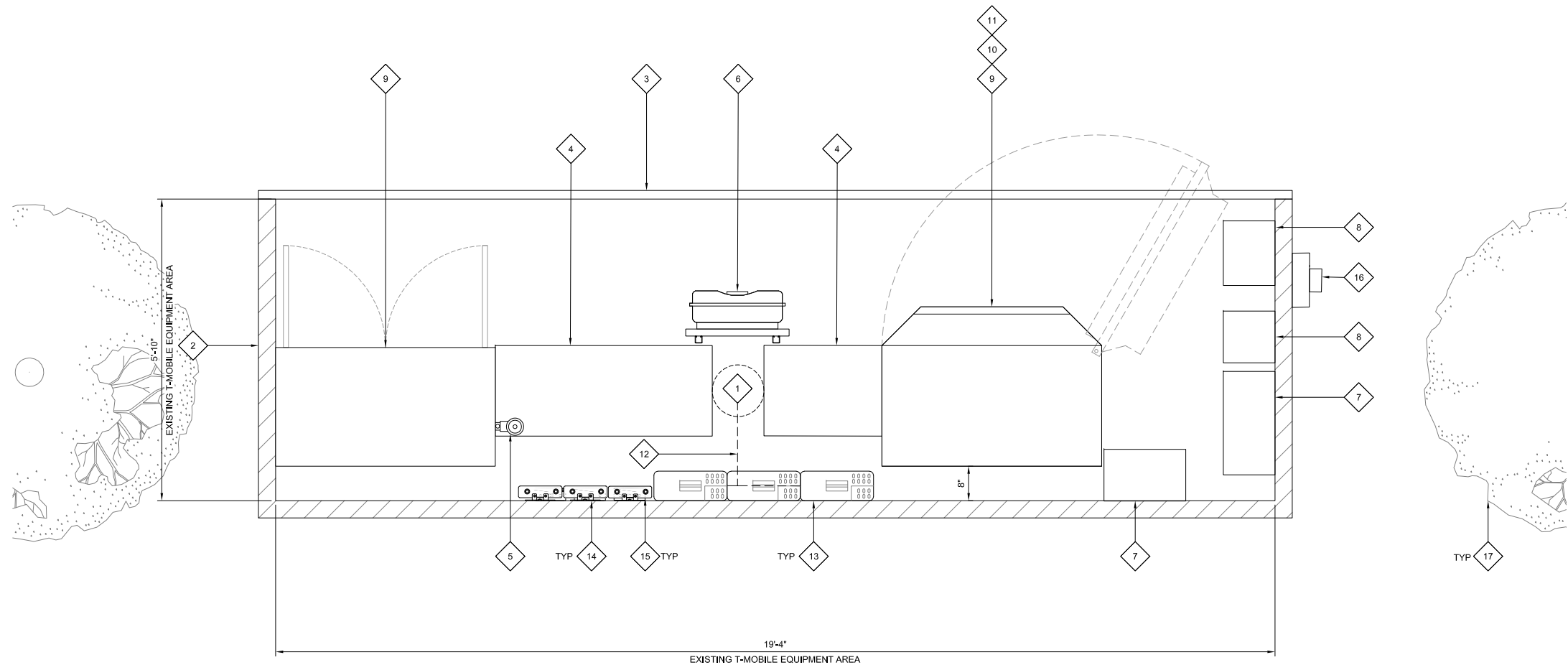
SITE PLAN AND ENLARGED SITE PLAN

SHEET NUMBER

A-1

- | | |
|----|--|
| 1 | EXISTING FLAGPOLE BASE |
| 2 | EXISTING T-MOBILE OUTDOOR EQUIPMENT ENCLOSURE |
| 3 | EXISTING T-MOBILE OUTDOOR EQUIPMENT ENCLOSURE SLIDING GATE |
| 4 | EXISTING T-MOBILE DOGHOUSE |
| 5 | EXISTING T-MOBILE GPS ANTENNA; (1) TOTAL |
| 6 | EXISTING T-MOBILE CIENA BOX |
| 7 | EXISTING T-MOBILE TELCO BOX |
| 8 | EXISTING T-MOBILE POWER CABINET |
| 9 | EXISTING T-MOBILE EQUIPMENT CABINET W/ EXISTING CABLE SHROUD BELOW ; (2) TOTAL |
| 10 | EXISTING T-MOBILE XMU UNIT INSTALLED INSIDE EXISTING EQUIPMENT CABINET |
| 11 | EXISTING T-MOBILE DUS UNIT INSTALLED INSIDE EXISTING EQUIPMENT CABINET |
| 12 | EXISTING T-MOBILE RET CABLE/S FROM RRUS TO ANTENNAS |
| 13 | EXISTING T-MOBILE RRUS 11 WALL MOUNTED; (3) TOTAL |
| 14 | EXISTING T-MOBILE DIPLEXERS STACK MOUNTED BELOW ON EXISTING WALL; (6) TOTAL |
| 15 | EXISTING T-MOBILE TMA's STACK MOUNTED ON EXISTING WALL; (3) TOTAL |
| 16 | EXISTING T-MOBILE METER |
| 17 | EXISTING TREE |

NOTE:
1. EXISTING T-MOBILE PANEL ANTENNAS NOT SHOWN FOR CLARITY.



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SHEET TITLE

**EXISTING EQUIPMENT
LAYOUT**

SHEET NUMBER

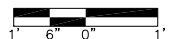
A-2



KEYNOTES:

EXISTING EQUIPMENT LAYOUT

24"x36" SCALE: $\frac{3}{4}" = 1'-0"$
11"x17" SCALE: $\frac{3}{8}" = 1'-0"$



1

- | | | | |
|---|---|---|------------------------------------|
| 1 | EXISTING FLAGPOLE | 7 | PROPOSED FLAGPOLE TAPERED COVERING |
| 2 | EXISTING T-MOBILE OUTDOOR EQUIPMENT ENCLOSURE | | |
| 3 | EXISTING T-MOBILE RADOME | | |
| 4 | EXISTING T-MOBILE RET CABLE/S
FROM RRUS TO ANTENNAS | | |
| 5 | EXISTING T-MOBILE 6'-0" PANEL ANTENNA MOUNTED
ON 3"Ø PIPE MOUNT; (1) PER SECTOR, (3) TOTAL | | |
| 6 | EXISTING TREE | | |

POLE MODIFICATION:

- TAPERED POLE FROM 2'-3" DIA. AT BASE OF POLE, TO AN 1'-6" DIA. AT THE TOP OF POLE.



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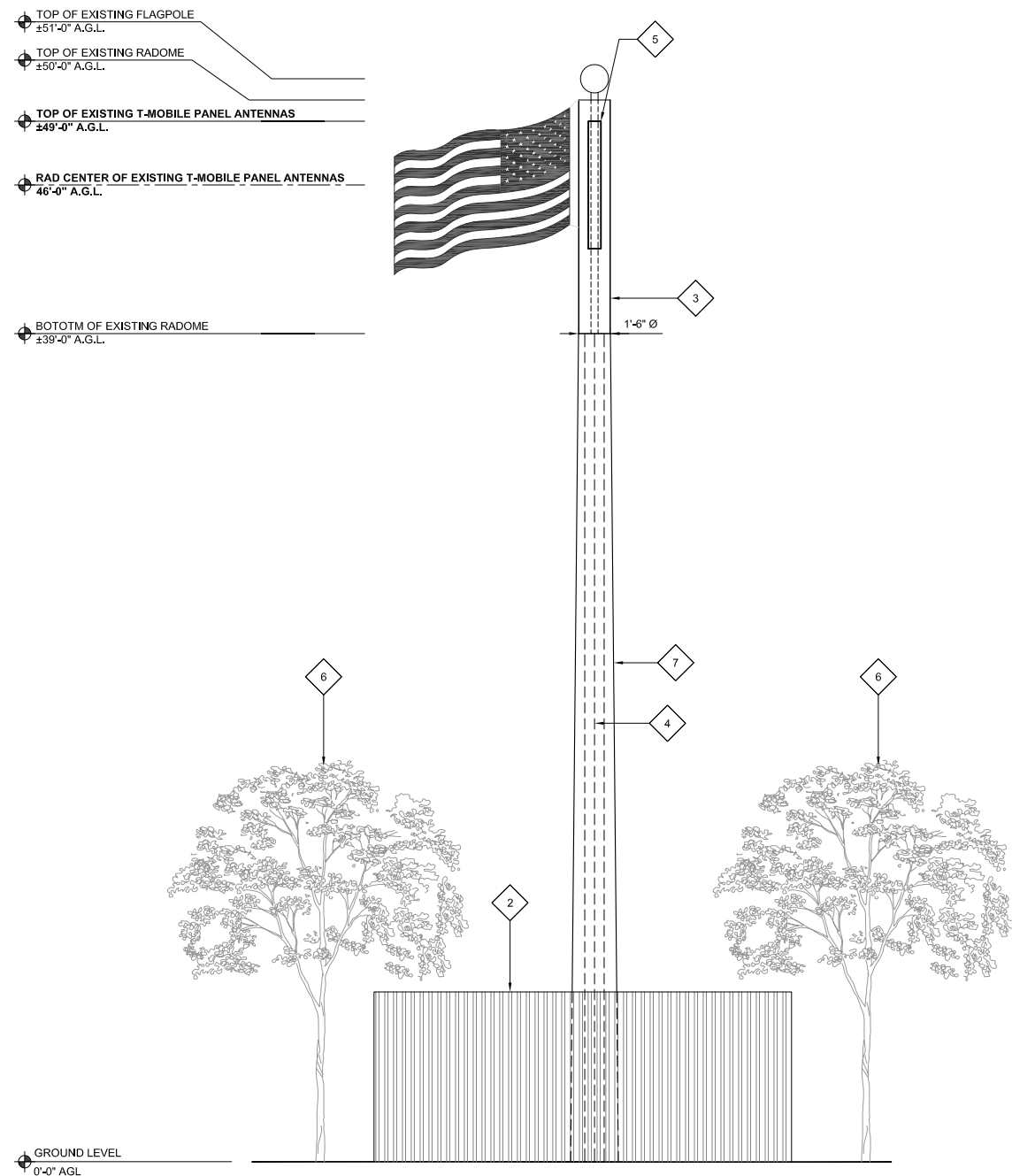
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EXISTING ELEVATIONS

SHEET NUMBER

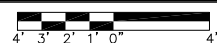
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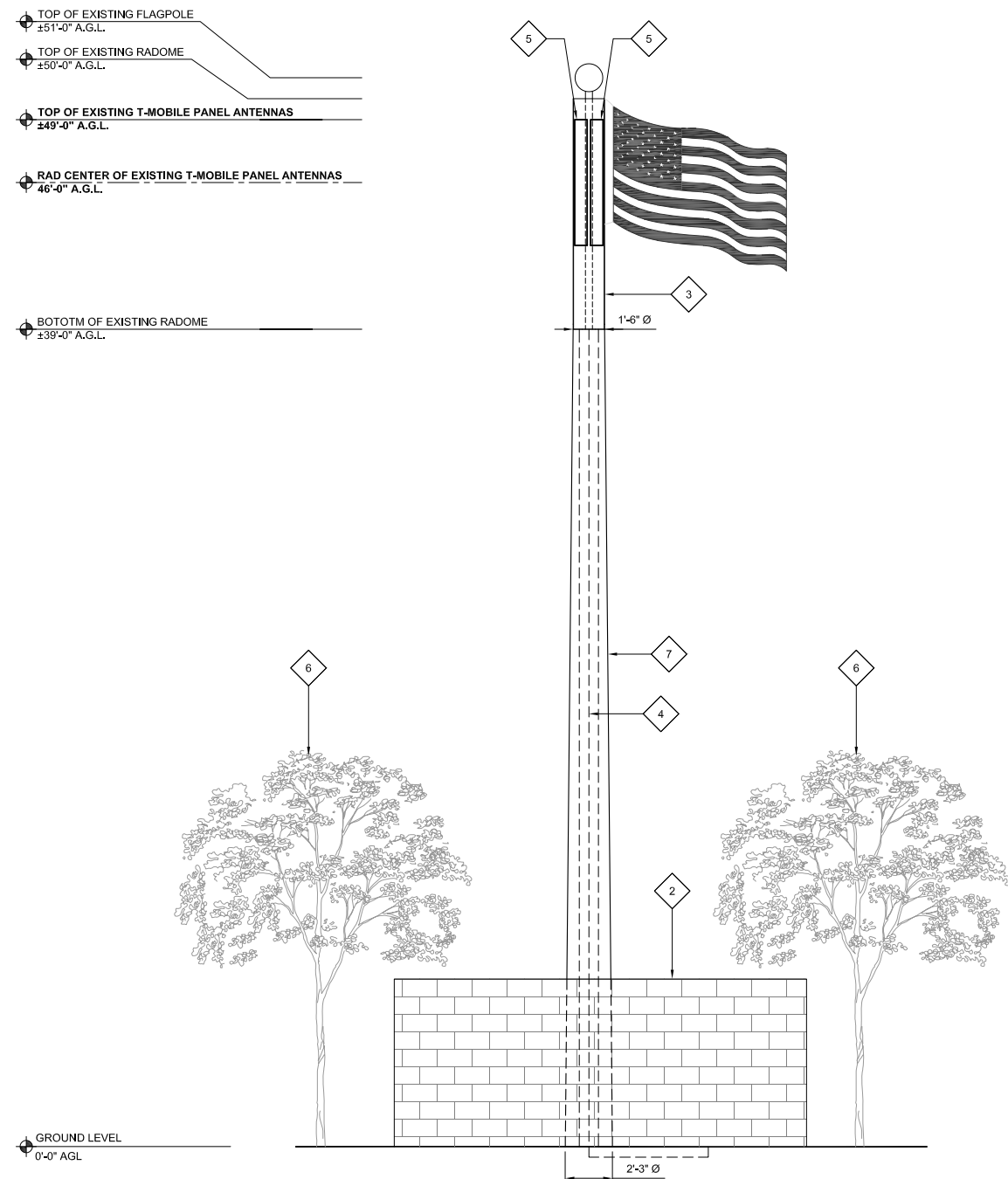


PROPOSED NORTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

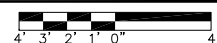


1



PROPOSED SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



2

- | | | | |
|---|---|---|------------------------------------|
| 1 | EXISTING FLAGPOLE | 7 | PROPOSED FLAGPOLE TAPERED COVERING |
| 2 | EXISTING T-MOBILE OUTDOOR EQUIPMENT ENCLOSURE | | |
| 3 | EXISTING T-MOBILE RADOME | | |
| 4 | EXISTING T-MOBILE RET CABLE/S
FROM RRUS TO ANTENNAS | | |
| 5 | EXISTING T-MOBILE 6'-0" PANEL ANTENNA MOUNTED
ON 3"Ø PIPE MOUNT; (1) PER SECTOR, (3) TOTAL | | |
| 6 | EXISTING TREE | | |

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CHECKED BY: MM

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REV	DATE	DESCRIPTION

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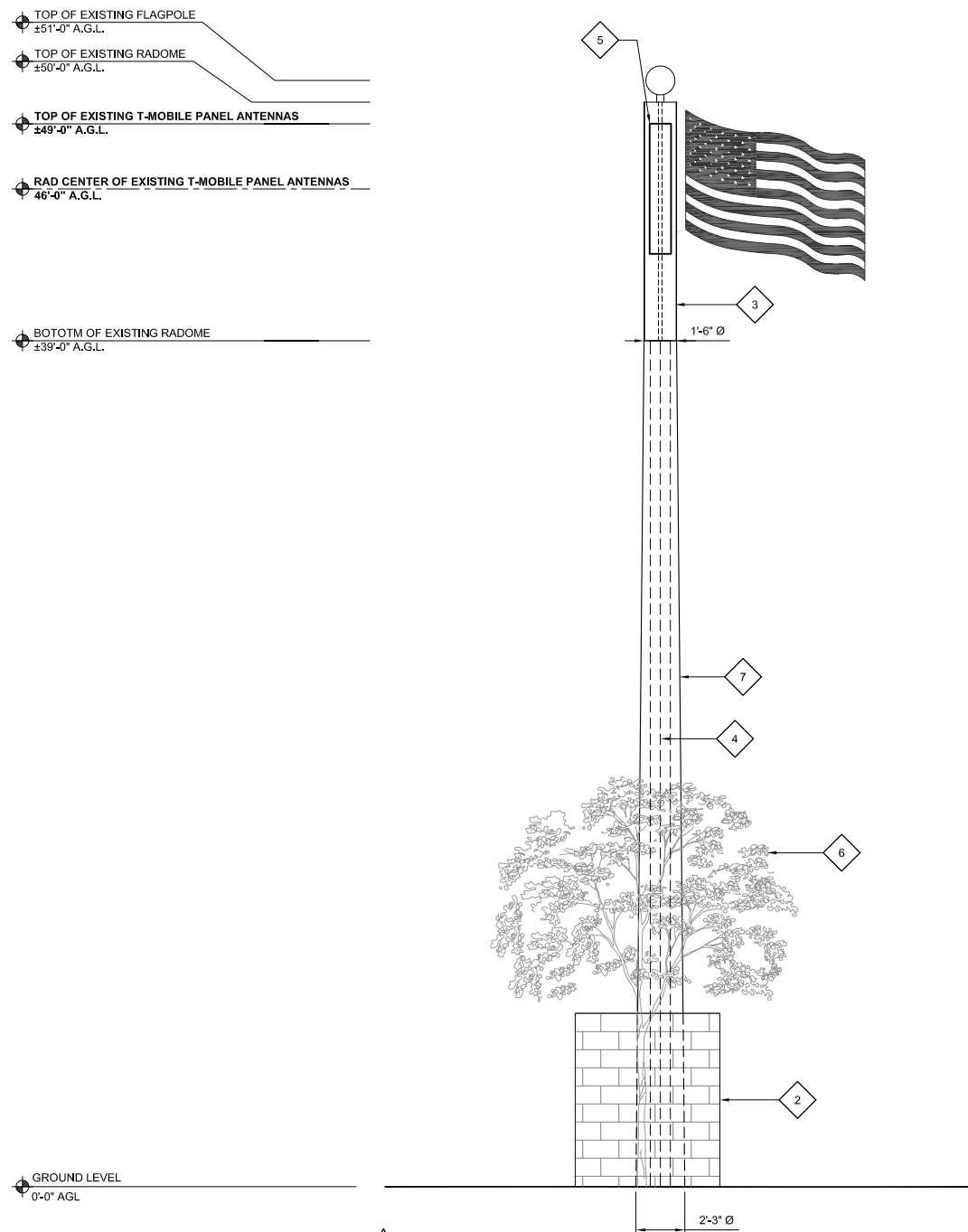
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EXISTING ELEVATIONS

SHEET NUMBER

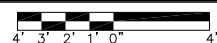
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KEYNOTES:



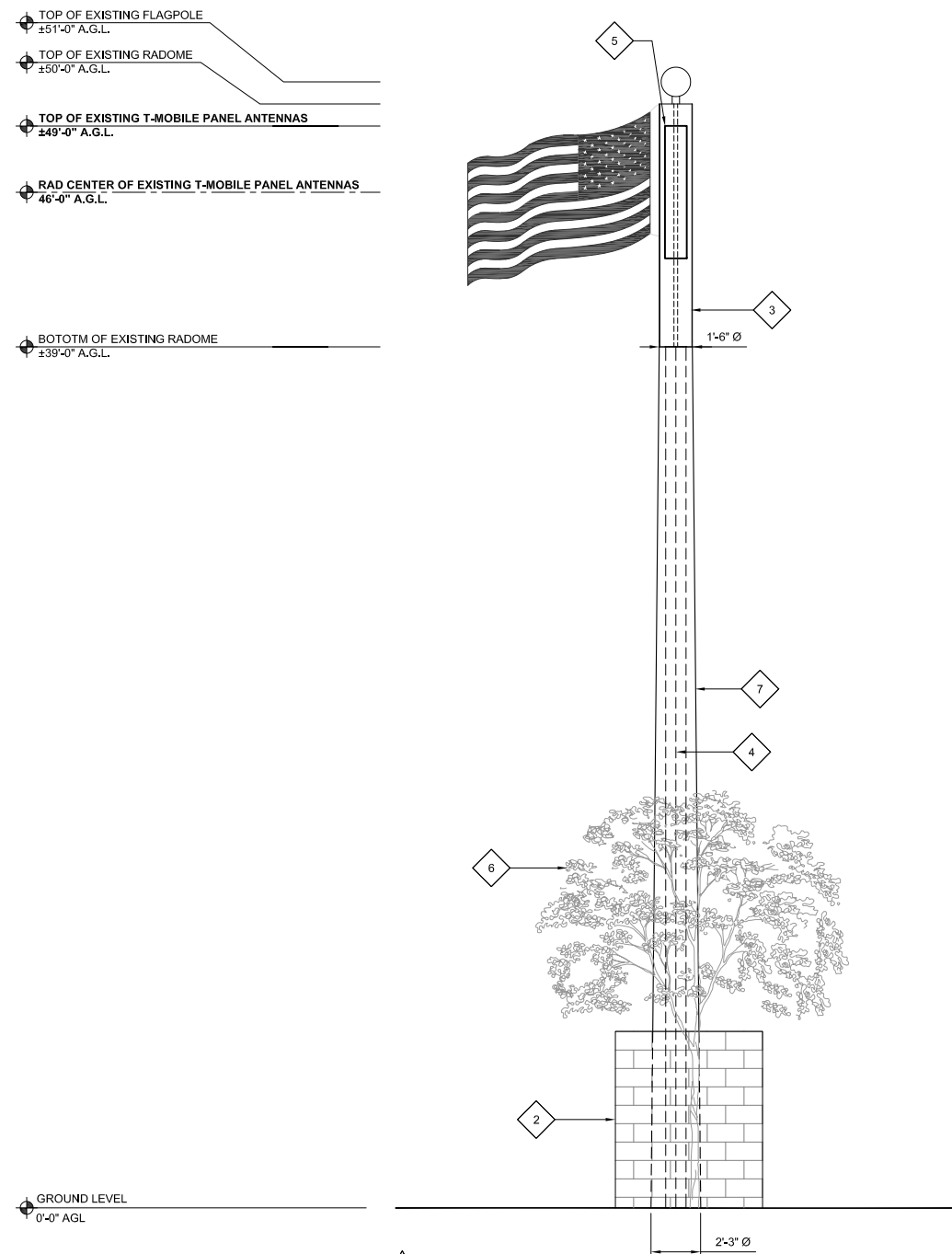
PROPOSED EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



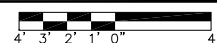
1

PROPOSED WEST ELEVATION



PROPOSED WEST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



2