



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 15, 2020 REPORT NO. PC-20-062

HEARING DATE: October 22, 2020

SUBJECT: APC MISSION HEIGHTS. Process Four Decision

PROJECT NUMBER: [583986](#)

REFERENCE: The Wireless Ordinance (SDMC 141.0420) was updated effective September 9, 2019 by [Ordinance O-21117 N.S.](#) This project was submitted November 8, 2017 and is subject to the prior version of the ordinance (updated by [Ordinance O-20261 N.S.](#); effective 7-19-2013). All references to SDMC 143.0420 in this staff report are to the 2013 version (Attachment 10).

OWNER/APPLICANT: City of San Diego/APC Towers III, LLC

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) in the Mission Heights Neighborhood Park located at 7230 Acari Street in the Linda Vista Community Plan area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 2231922, Neighborhood Development Permit (NDP) No. 2231923, and Site Development Permit (SDP) No. 2231924.

Community Planning Group Recommendation: The project was presented to the Linda Vista Planning Group twice as an Information Item in late in 2018 and early 2019. An easement issue had to be resolved by the Real Estate Assets Department before the project could continue in the process. That issue was resolved in late 2019. Efforts since then, to schedule the project for the full planning board review have been challenged by the ongoing COVID pandemic. If there is an update prior to the hearing, staff will present it by memorandum or verbally.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 14, 2020 and the opportunity to appeal that determination ended September 25, 2020 (Attachment 9).

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

BACKGROUND

APC Towers is an infrastructure management company who is the applicant for this project, which is an application for a CUP, NDP, and SDP for a WCF in the Mission Heights Neighborhood Park. The park is located at 7230 Acari Street in the OP-1-1 and OR-1-1 zones of the Linda Vista Community Planning Area. The project includes a faux eucalyptus tree and a 299-square-foot equipment enclosure. The site is designated for park land use in the Linda Vista Community Plan. Surrounding uses are single-unit residential except on the west side of the park, which is a steep slope situated approximately 100 feet above Ulric Street (Attachments 1-3).

WCFs are permitted in open space zones through a CUP, Process Four. An NDP is required due to the size of the equipment enclosure, which exceeds the 250-square-foot maximum and Land Development Code (LDC) Section 141.0420(i)(2) requires an NDP for above ground equipment in dedicated parks. Finally, an SDP is required because the project site is mapped with Environmentally Sensitive Lands in the form of steep slopes and sensitive vegetation. Pursuant to LDC Section 112.0103, projects requiring multiple permits shall be consolidated for processing and the decision maker with the highest level of authority shall act on the project.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses.

Preference 1 is the most preferred location which includes commercial and industrial sites. The least preferred locations are residential and open space zones. T-Mobile is the proposed tenant on the mono-eucalyptus tree, and their search ring includes residential properties and the park site – all in the Preference 4 category, hence the selection of the non-residential use, Mission Heights Neighborhood Park (Attachment 7). Parks are typically a Preference 2 category due to the non-residential use, usually located within a residential neighborhood and the WCF in many cases is located more than 100 feet from the property line of a sensitive receptor (schools and residential). Parks typically provide opportunities to integrate a WCF due to the size of the park and existing mature landscaping. In this situation, the WCF is proposed more than 100 feet from the property line of the nearest residential unit, however, pursuant to Land Development Code (LDC) Section 141.0420(f)(3), an open space zone designation requires a CUP, Process Four, keeping the project in the Preference 4 category. The location of the park is surrounded by residential uses and it overlooks the heavily traveled transportation corridors of Highway 163 and Friars Road (Attachments 1 and 12). As demonstrated by the coverage maps, T-Mobile has poor coverage in this area of Linda Vista and the installation of the WCF will significantly improve network coverage and capacity (Attachment 7). Locating WCFs on non-residential uses in areas where they can provide service to residential and high traffic areas is a key factor in siting the APC project in the proposed location.

DISCUSSION

Project Description:

APC proposes to install a new 35-foot-tall faux eucalyptus tree supporting six panel antennas, three remote radios and two surge suppressors for T-Mobile. A 299-square-foot equipment enclosure is also proposed, of which 153 square feet will be allocated to the Parks and Recreation Department for storage.

This property is a desirable location for WCFs as it is a non-residential use surrounded by residential uses and it is situated above Ulric Street, Friars Road and Highway-163, all of which are heavily traveled. The proposed WCF is proposed in the western portion of the park, away from the nearby homes along Westinghouse and Acari Streets (Attachment 12). Both the monoecalyptus and the equipment enclosure are proposed in the OP-1-1 zone, which does not have any associated development regulations, so the project does not include any requested deviations.

Although the park has steep slopes and sensitive vegetation mapped on the western perimeter and areas along the south, APC is not proposing encroachment into those areas. A Biological Resource Letter Report analyzing potential impacts determined that implementation of the project would result in minor, direct impacts to eucalyptus woodland and urban/developed lands, which are not considered to have high conservation value requiring mitigation. The project does not encroach into the steep slopes that exist on the south and west side of the park; however, the project does not maintain a 40-foot setback from the top of the steep slope, resulting in the need for an SDP.

Community and General Plan Analysis:

The Linda Vista Community Plan does not specifically address WCFs. 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 monoecalyptus will be located among a stand of mature eucalyptus trees in the western portion of the park and APC is proposing to add three 24-inch box Australian Willow trees to add further screening. The equipment and City storage enclosure is proposed just to the south of the existing basketball court and APC is proposing to plant shrubs planted around the perimeter to help soften and improve views. This meets the intent of Section UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the

development regulations for the OP-1-1 zone and the Wireless Communication Facilities regulations Section 141.0420. The monoecalyptus has been designed to integrate within the existing park setting by placing the faux tree near mature landscaping of varying heights. Additionally, the design will provide sufficient screening while emulating a realistic tree appearance through a high-density branch count and strategic branch configuration. The findings to approve the project are attached (Attachment 5) and staff recommends approval of the proposed APC Mission Heights project.

ALTERNATIVES

1. Approve CUP No. 2231922, NDP No. 2231923, and SDP No. 2231924 with modifications.
2. Deny CUP No. 2231922, NDP No. 2231923, and SDP No. 2231924, 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,



PJ FitzGerald
Assistant Deputy Director
Development Services Department

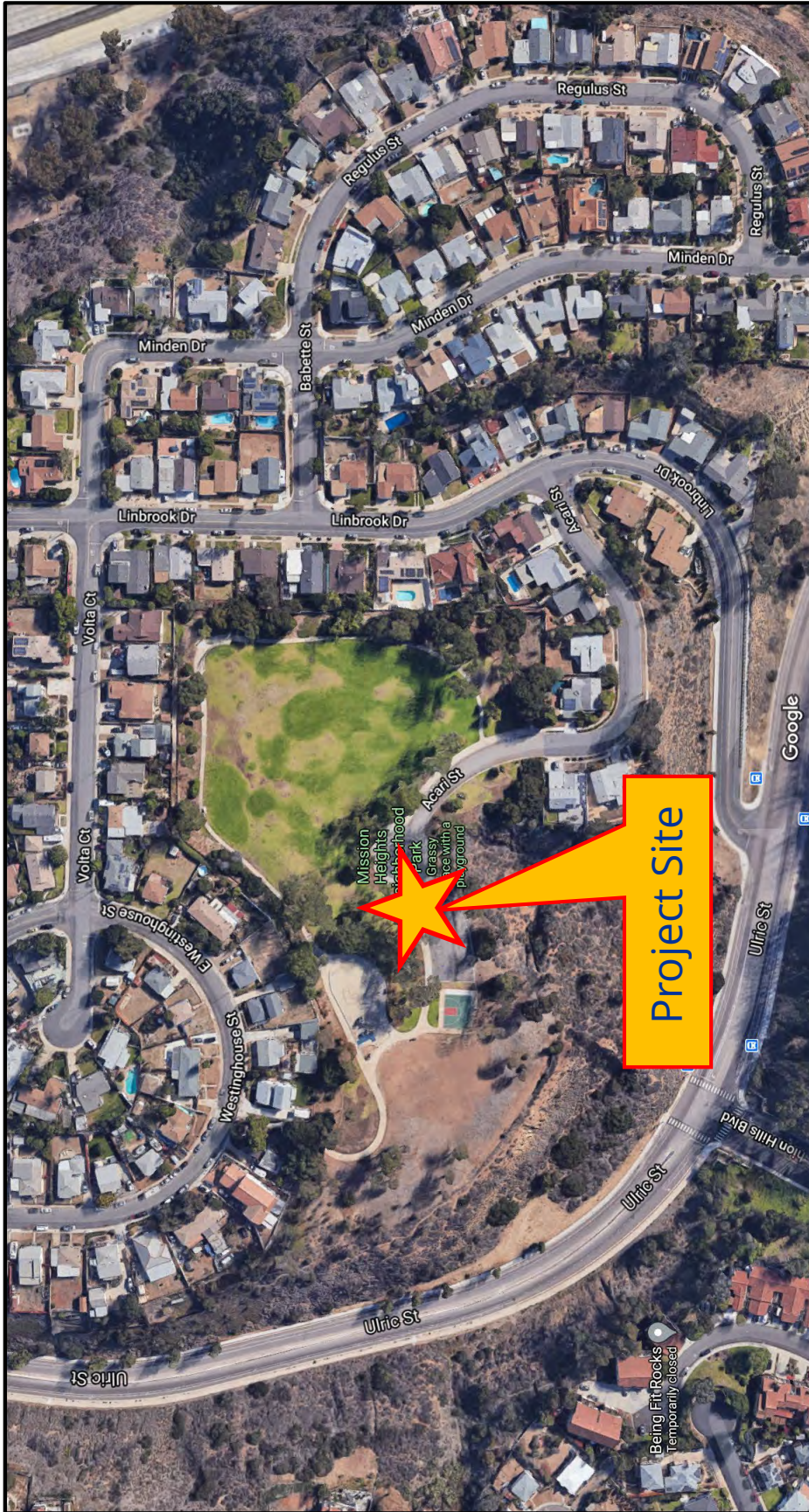
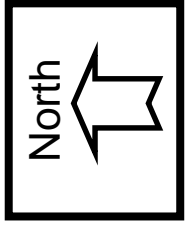


Karen Lynch
Development Project Manager
Development Services Department

LOWE/KAL

Attachments:

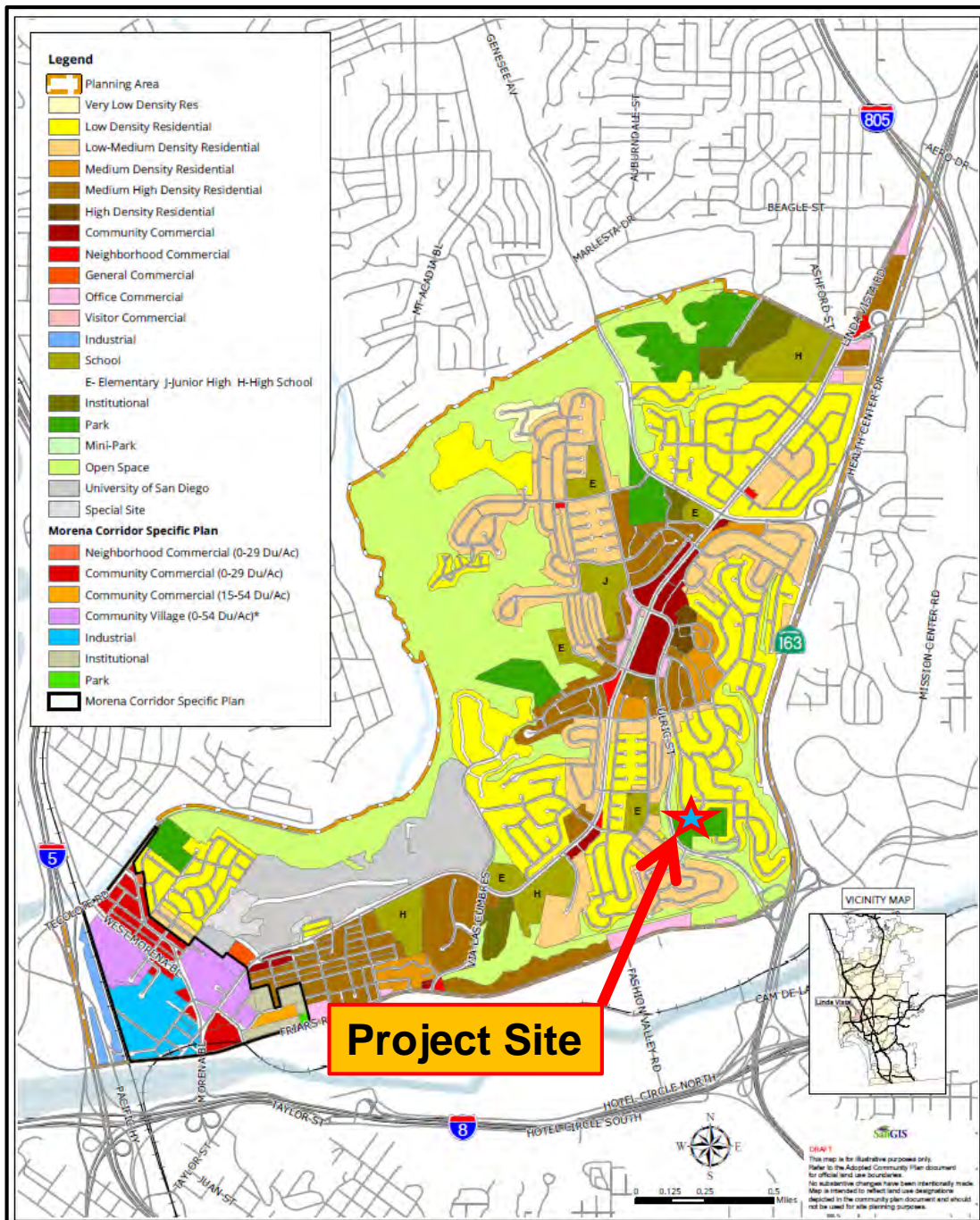
1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps and Search Ring
8. Photo Survey
9. Environmental Exemption
10. Previous SDMC Section 141.0420
11. Photo Simulations
12. Project Plans



Aerial Photo
APC Mission Heights/ 7230 Acari Street
PROJECT NO. 583986

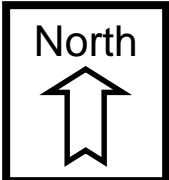


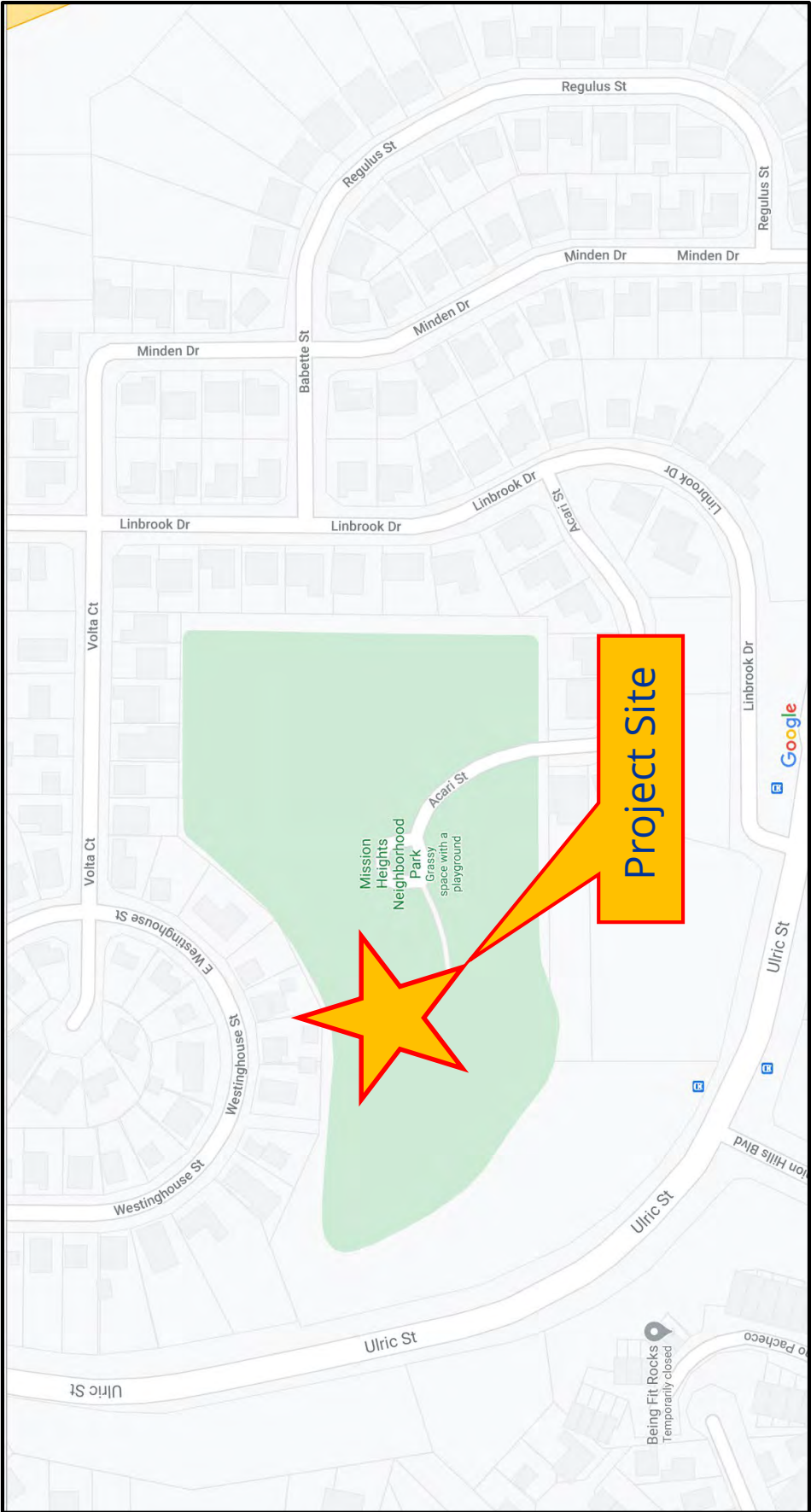
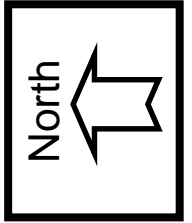
LINDA VISTA COMMUNITY PLAN



Land Use Map

APC Mission Heights/ 7230 Acari Street
 PROJECT NO. 583986





Project Location Map

APC Mission Heights/ 7230 Acari Street
PROJECT NO. 583986



PROJECT DATA SHEET

PROJECT NAME:	APC Mission Heights	
PROJECT DESCRIPTION:	A Wireless Communication Facility (WCF) consisting of a 35' tall monoecalyptus tree supporting 6 panel antennas, 3 remote radio units and 2 surge suppressors. Associated equipment will be located in a 299-square-foot enclosure of which 153 square feet will be allocated to the Parks and Recreation Department for storage.	
COMMUNITY PLAN AREA:	Linda Vista	
DISCRETIONARY ACTIONS:	Conditional Use Permit/Neighborhood Development Permit/Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Park	
ZONING INFORMATION:		
ZONE:	OP-1-1/OR-1-1 (The WCF is located within the OP-1-1 zone)	
HEIGHT LIMIT:	N/A	
LOT SIZE:	N/A	
FRONT SETBACK:	N/A	
SIDE SETBACK:	N/A	
STREETSIDE SETBACK:	N/A	
REAR SETBACK:	N/A	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; RS-1-7	Single-Unit Residential
SOUTH:	Open Space; OR-1-1	Open Space/Single-Unit Residential
EAST:	Low Density Residential; RS-1-7	Single-Unit Residential
WEST:	Open Space; OR-1-1	Open Space/Ulric Street Beyond
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The project was presented to the Linda Vista Planning Group twice as an information item in late 2018/early 2019. An easement had to be resolved before the Group could vote on the project and when the issue was resolved the COVID pandemic presented challenges to getting the project scheduled for the full board.	

PLANNING COMMISSION RESOLUTION NO. [REDACTED]
CONDITIONAL USE PERMIT NO. 2231922
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2231923
SITE DEVELOPMENT PERMIT NO. 2231924
APC MISSION HEIGHTS PROJECT NO. 583986

WHEREAS, CITY OF SAN DIEGO, Owner and APC TOWERS III, LLC, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2231922, 2231923 and 2231924), on portions of an 11.32-acre site;

WHEREAS, the project site is physically located at 7230 Acari Street (City address 1715 Westinghouse Street) in the OP-1-1/OR-1-1 zone of the Linda Vista Community Plan area;

WHEREAS, the project site is legally described as:
Parcel 4 of Record of Survey Map No. 4039, filed in the Office of the County Recorder of said San Diego County, October 10, 1956, being a survey of Pueblo Lots 1174 and 1175 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California according to Map thereof in the Office of the County Recorder of said San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36. Tax I.D. Number 437-190-12. Being the same property conveyed to City of San Diego, a Municipal Corporation, Grantee from Security Title Insurance Company as Trustee of its Trust No. P.T. 1410, Grantor, by Deed recorded 01/14/1974, as Document #74-008836, of the San Diego County Records;

WHEREAS, on September 14, 2020 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) 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 October 22, 2020, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 2231922, Neighborhood Development Permit (NDP) No. 2231923, and Site Development Permit (SDP) No. 2231924, 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 CUP No. 2231922, NDP No. 2231923 and SDP No. 2231924:

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The Wireless Communication Facility (WCF) is proposed in Mission Heights Neighborhood Park in the community of Linda Vista at 7230 Acari Street. The project site is zoned OP-1-1 and OR-1-1. WCFs are permitted in open space zones with a Conditional Use Permit pursuant to compliance with the underlying zone and the WCF regulations. The project consists of a 35-foot-tall faux eucalyptus tree ("monoecalyptus") supporting a total of six panel antennas, three remote radios and two surge suppressors. A 299-square-foot enclosure is proposed to house the associated equipment and 153 square feet of the enclosure will be provided for the Parks and Recreation Department for storage.

The Linda Vista Community Plan is silent on the design and location of wireless communication facilities, instead relying on the General Plan and Council Policy 600-43. 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.

Consistent with the General Plan, the WCF will be camouflaged as a 35-foot tall monoecalyptus tree within Mission Heights Neighborhood Park. It will be situated a minimum of 100 feet from the nearest residential properties along the north and south perimeters. The monoecalyptus tree is proposed near mature trees ranging in height from 37 feet to 50 feet and is very close to nearby mature trees ranging in height from 17 feet to 63 feet in height. These mature trees will also help blend the WCF into the surrounding

park. The proposed monoecalyptus tree design will incorporate industry standards that include painting all mounting apparatus, heavy branch density, realistic bark texture, and the use of antenna socks.

A 299-square-foot Concrete Masonry Unit (CMU) enclosure is proposed as part of the project, located to the southeast of the faux tree. The associated T-Mobile equipment will occupy 146 square feet and the remaining 153 square feet will be allocated to the Parks and Recreation Department for storage. A variety of 25 five-gallon shrubs are proposed around the base of the enclosure. As designed, the enclosure is consistent with the General Plan's requirement to conceal the equipment associated with wireless facilities in unobtrusive structures.

The proposed WCF complies with the City's Land Development Code, Section 141.0420 (this project was submitted November 8, 2017 and is subject to [Ordinance O-20261 N.S.](#); effective 7-19-2013), Wireless Communication Facilities, as well as the design and location requirements of the General Plan. All references to SDMC 141.0420 are to the 2013 version of the regulations. 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 consists of a 35-foot tall monoecalyptus tree supporting six panel antennas, three remote radios and two surge suppressors located on the western portion of Mission Heights Neighborhood Park. The equipment associated with this project is located inside a 146-square foot CMU enclosure and an additional 153 square feet is proposed for park storage purposes.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the California Environmental Quality Act pursuant to Sections 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on September 14, 2020 and the opportunity to appeal that determination ended September 25, 2020.

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, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Site Compliance Report was submitted, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's

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

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

WCFs are required to comply with Land Development Code Section (LDC) 141.0420, which includes the WCF Guidelines that supplement the purpose and intent of the City's General Plan for wireless facilities. Similar to the City's General Plan, Section 141.0420 requires all WCF to utilize the smallest, least visually intrusive antennas, components and other necessary components. The Permittee shall use all reasonable means to conceal or minimize the visual impacts of WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

The park is dual zoned, OP-1-1 for the majority of the park and OR-1-1 along the southern and western edges of the park where the Environmentally Sensitive Lands (ESL) occur. The WCF is proposed in the OP-1-1 zone, which does not have any development regulations. The proposed 35-foot tall monoecalyptus will support a maximum of six antennas, three remote radios and two surge suppressors. A 299-square-foot block enclosure will house both T-Mobile's associated equipment and provide a 153-square-foot storage room for use by Parks and Recreation. The faux tree will be located on the western portion of the park and will be a minimum of 100 feet away from the residential units on the southern and northern edges of the park. Existing mature trees ranging in height from 37-50 feet in height are immediately adjacent to the location of the proposed tree and APC is proposing to add three 24-inch box Australian Willow trees in the same area. No deviations are being proposed with this project.

LDC Section 141.0420(g)(3) allows equipment enclosures up to 250 square feet in size. Larger enclosures require an NDP. Additionally, the WCF regulations require equipment to be located underground in dedicated park sites. LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and with authorization from the Parks and Recreation Department Director when it is determined that the above ground enclosure would not violate Charter Section 55, which in part, ensures proper use of and protection of dedicated city parks. Parks and Recreation staff participated in the review of the project and determined that the location of the WCF will not interfere with park use. Therefore, the proposed project will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code. Pro vide

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

The proposed WCF project is located in a Preference 4 location as outlined in Council Policy 600-43. The Policy sets forth four locational categories that correspond to the Process levels contained within the WCF Regulations, (LDC Section 141.0420). These guidelines establish a hierarchy from the most preferred location to the least preferred location. Applications for sites either in Preference 2, 3, or 4 locations should include additional information from the applicant substantiating why a lower preference location was not utilized.

Besides the park site, the entire search ring consists of residential uses. The regulations and policies governing WCFs encourage the use of non-residential sites with a lower processing level with residential properties to be used as a last resort. Mission Heights Neighborhood Park is a prime location for a WCF. It is surrounded by residential uses and it sits between 80-100 feet above Ulric Street on the west. The park has lines of sight to Friars Road and Highway-163, both high traffic areas.

The 35-foot-tall monoecalyptus is appropriately designed and well-integrated with the park setting in an area that currently consists of existing mature trees. These taller mature trees will provide the necessary backdrop to help the 35-foot tall monoecalyptus blend in with the surrounding park environment. The proposed use is appropriate at the proposed location based on the site justification analysis and the project design.

B. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, 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.

Please see CUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see CUP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

C. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]

1. **Findings for all Site Development Permits:**

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

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, 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.**

Please see CUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see CUP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. **Supplemental Findings - Environmentally Sensitive Lands**

- a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The approximately 11.32-acre site is mapped with Environmentally Sensitive Lands (ESL) in the form of steep slopes and sensitive vegetation located on the western and southern portions of the site. APC is not proposing to encroach into either area with the project, however, the faux tree does not maintain a 40-foot setback from the top of slope, resulting in the need for an SDP. It is proposed on a generally flat, unused semi-maintained area of the park on the western portion, above Ulric Street. The equipment is located approximately 250 feet to the east, just south of the basketball court.

Trenching between the faux tree and the equipment enclosure for utility access will take place within a three-foot-wide trench. The project is also proposing minor grading for the concrete pad for the equipment enclosure and a proposed sidewalk between the parking lot and the equipment enclosure. A two-inch-diameter underground conduit is proposed between the equipment and Westinghouse Street

where the power and telco connections are proposed. None of these utility trenches will encroach into the ESL.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction), which demonstrates that there is no impact to biological resources or steep slopes on the site. The project design incorporates elements such as construction period BMPs, non-invasive project landscaping, and avoidance of the breeding season or specific measures to ensure consistency with the MBTA and California Fish and Game Codes if the breeding season cannot be avoided. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The project does not propose the alteration of natural landforms. There is minimal grading to create a flat pad for the equipment enclosure; however, this grading takes place within a previously graded and developed area. No undue risk from geologic and erosional forces, flood hazards, or fire hazards was identified during project review; and the construction permits for the project will be further reviewed for compliance with all applicable codes related to health and safety. The project is not located in a Flood Hazard Area as identified on FEMA maps. Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The Environmentally Sensitive Lands (ESL) in the form of steep slopes and sensitive vegetation occur on the southern and western portions of the park. The monoecalyptus is located on the western portion of the park but does not encroach into the ESL. However, the faux tree does not maintain a 40-foot setback from the top of the slope, resulting in the need for a Site Development Permit. The equipment enclosure also does not encroach into the ESL. Although the project does not impact any sensitive ESL, the design and permit incorporate elements such as construction period BMPs, non-invasive project landscaping, and avoidance of the breeding season or specific measures to ensure consistency with the MBTA and California Fish and Game Codes if the breeding season cannot be avoided. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The project site is not located in or adjacent to the MHPA and no vernal pools were identified within the project area; therefore, the VPHCP does not apply.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The project site is not located on or near a public beach or shoreline, and all drainage will be handled in accordance with applicable law. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

No impacts to biological resources were identified during project review, and the project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to impacts created by the proposed development; in that no mitigation is required.

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 is hereby GRANTED by the Planning Commission to the referenced Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2231922/2231923/2231924, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: October 22, 2020

IO#: 11004543

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 NO. 2231922
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2231923
SITE DEVELOPMENT PERMIT NO. 2231924
APC MISSION HEIGHTS PROJECT NO. 583986
PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 2231922, Neighborhood Development Permit (NDP) No. 2231923 and Site Development Permit (SDP) No. 2231924 is granted by the Planning Commission of the City of San Diego to the City of San Diego, Owner, and APC Towers III, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0303, 126.0402 and 126.0502. The 11.32-acre site is physically located at 7230 Acari Street (City address 1715 Westinghouse Street) in the OP-1-1/OR-1-1 zones of the Linda Vista Community Plan area. The project site is legally described as: Parcel 4 of Record of Survey Map No. 4039, filed in the Office of the County Recorder of said San Diego County, October 10, 1956, being a survey of Pueblo Lots 1174 and 1175 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California according to Map thereof in the Office of the County Recorder of said San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36. Tax I.D. Number 437-190-12. Being the same property conveyed to City of San Diego, a Municipal Corporation, Grantee from Security Title Insurance Company as Trustee of its Trust No. P.T. 1410, Grantor, by Deed recorded 01/14/1974, as Document #74-008836, of the San Diego County Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 22, 2020, on file in the Development Services Department.

The project shall include:

- a. The installation of a 35-foot-tall faux eucalyptus tree supporting six panel antennas, three measuring 56.6" x 12.9" x 8.7" and three measuring 95.9" x 24" x 8.7", three remote radio units and two surge suppressors;
- b. A 299 square-foot equipment enclosure of which 153 square feet will be allocated for City Parks and Recreation use;

- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 5, 2023.
2. This permit and corresponding use of this site shall **expire on November 5, 2030**. 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.
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/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

13. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs related thereto,

including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 18 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. 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.

16. 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.

PARKS AND RECREATION REQUIREMENTS:

17. Prior to building permit issuance, Permittee shall ensure that the Parks and Recreation Department reviews and approves the construction plans.

PLANNING/DESIGN REQUIREMENTS:

18. 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.

19. Due to the project site location adjacent to Environmentally Sensitive Lands, invasive non-native plant species shall not be introduced. Landscape plans shall contain non-invasive native species adjacent to sensitive biological areas as shown on approved the Exhibit A.

20. A pre-construction survey for active bird nests conducted by a qualified biologist within approximately 10 days prior to the start of construction shall be required if construction activities are proposed during bird breeding season (generally defined as January 15 – September 15). The results of the survey must be submitted to the City project manager for review and approval prior to initiating construction activities in the form of a written report and will include the following information: a) date(s) of survey, b) total field time of survey efforts, c) name(s) of investigator(s), and d) if any active nests were found. If an active bird nest is found, then all construction activities undertaken for the project would comply with regulatory requirements of the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Codes §3503 and §3513.

21. No visible cabling is permitted. Chin covers shall be used for each antenna if it is determined that the cables are visible.
22. The WCF shall conform to the approved construction plans.
23. Photo simulations shall be printed in color on the construction plans.
24. The City may require the 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 Permittee.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.

Faux Trees

30. All proposed hand-holes shall be covered with bark material to match the monoecalyptus trunk to the satisfaction of the Development Services Department.
31. 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.
32. 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. Antenna socks do not count toward this requirement.

33. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."

34. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

35. Antenna socks fully covering the front and back of the antennas (and any other components) are required at all times.

36. 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 Telecom Section Manager 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 October 22, 2020 by Resolution No. _____.

Permit Type/PTS Approval No.: CUP No. 2231922/NDP No. 2231923/SDP No. 2231924
Date of Approval: October 22, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

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

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

CITY OF SAN DIEGO
Owner

By _____
NAME:
TITLE:

APC TOWERS III, LLC
Permittee

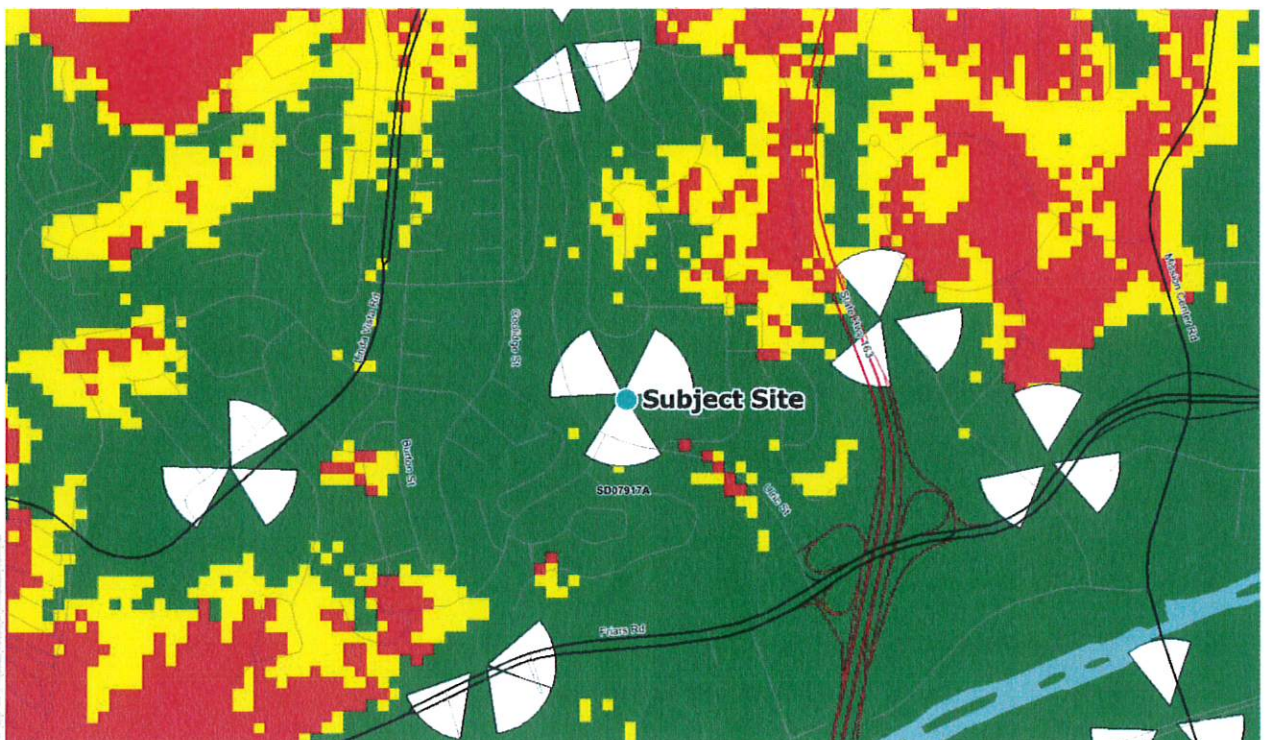
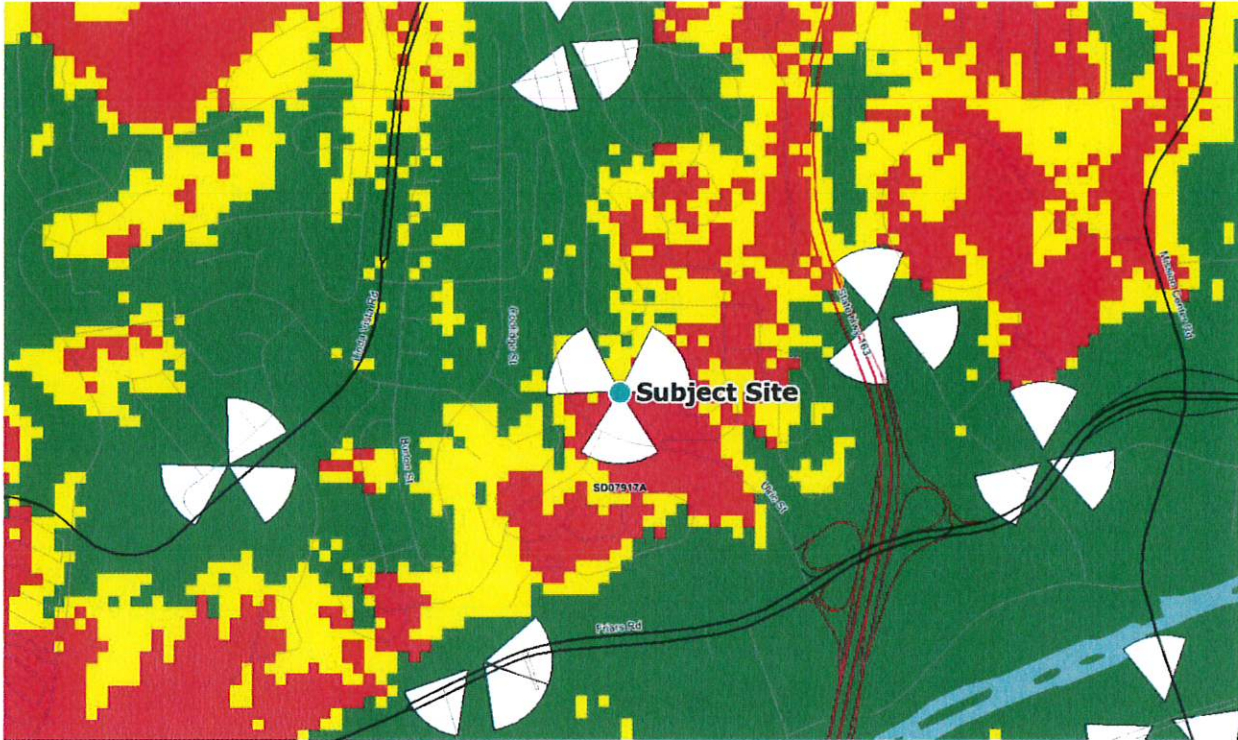
By _____
NAME:
TITLE:

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

SD07917A
1716 Westinghouse St
San Diego, CA 92111



Coverage without site



Coverage Levels:

-  Excellent
-  Good/Variable
-  Poor

Coverage with site

PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

APC Towers
"Mission Heights Park"
1716 Westinghouse Street
San Diego, CA 92111

Prepared for:
City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

Prepared by:
PlanCom, Inc.
Contractor Representatives for
APC Towers

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn
619-208-4685

November 7, 2017



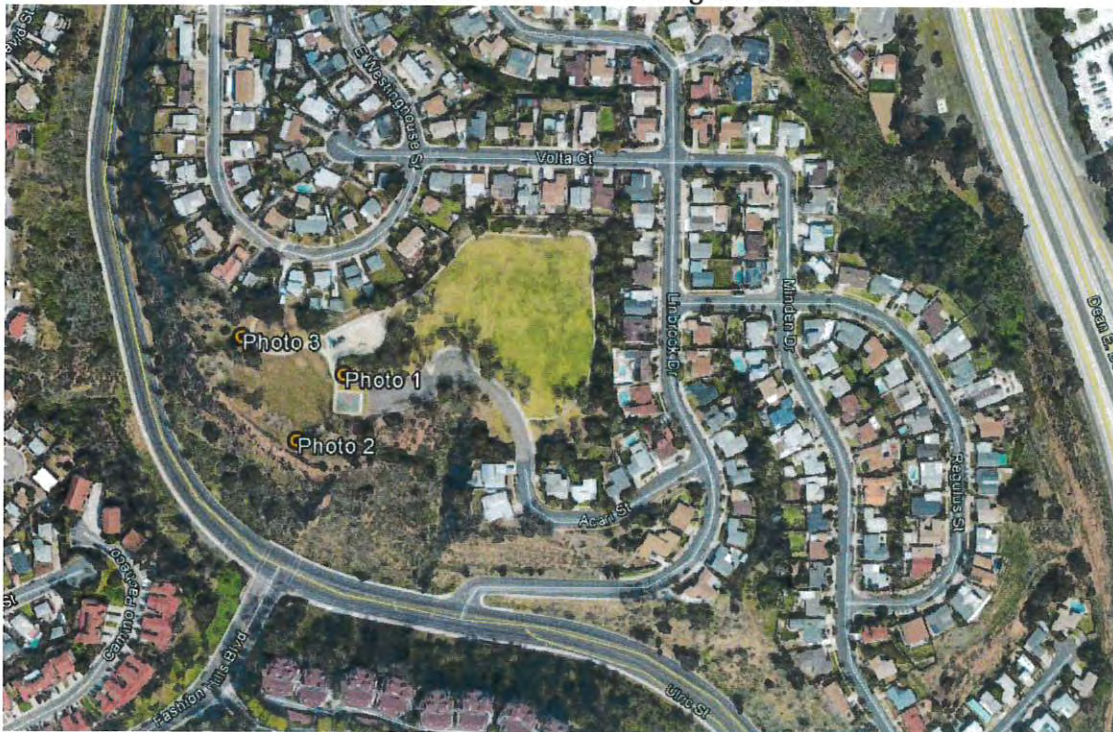
View of the Site from the North (Photo 3)



View from the Site looking West



View from the Site looking South



Aerial View

NOTICE OF EXEMPTION

ATTACHMENT 9

(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.: 583986

Project Title: APC Mission Heights Park

PROJECT LOCATION-SPECIFIC: The project is located in the Mission Heights Neighborhood Park at 7230 Acari Street, San Diego CA.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP), Neighborhood Development Permit (NDP) and Site Development Permit (SDP) for the construction of a Wireless Communication Facility (WCF). The newly constructed WCF would consist of a 35-foot- tall faux eucalyptus tree which would support six panel antennas, three remote radio units and two surge suppressors. An equipment and storage building are also part of this project. Equipment for the WCF will be in a 146-square- foot enclosure and an attached 121-square-foot room will provide storage for the park. The project is located in the Mission Heights Neighborhood Park in the OP-1-1 zone. The WCF would be unmanned and only require routine maintenance visits would be required.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly Kilbourn (PlanCom), 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: Exemption 15303 (New Construction)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. Since the project would build one unmanned WCF within an existing park without damaging sensitive resources it was determined that the exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not 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

Jeff Szymanski / SENIOR PLANNER
 SIGNATURE/TITLE

9/28/2020
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY

§141.0420 Wireless Communication Facilities

Wireless communication facilities are permitted as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the regulations in Section 141.0420. *Wireless communication facilities* that do not comply with Section 141.0420(c)(1) or are in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) may also be permitted with a Neighborhood Use Permit, subject to the regulations in Section 141.0420(d). *Wireless communication facilities* may also be permitted with a Conditional Use Permit decided in accordance with Process Three, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), except that *wireless communication facilities* in areas described in Section 141.0420(f) may be permitted with a Conditional Use Permit decided in accordance with Process Four, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the following regulations:

- (a) The following uses are exempt from the provisions of Section 141.0420:
 - (1) Amateur (HAM) radio facilities.
 - (2) One single dish *antenna* 24-inches or less in diameter or one remote panel *antenna* 24-inches or less in length and width, except when associated with a *wireless communication facility*.
- (b) General Rules for Wireless Communication Facilities
 - (1) Every application for a permit shall include documentation, satisfactory to the City Manager:
 - (A) That the *wireless communication facility* complies with federal standards for radio frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies, and
 - (B) Describing the location type, capacity, field strength or power density and calculated geographic service of the *wireless communication facility*.
 - (2) *Wireless communication facilities* shall be maintained in a graffiti-free condition.

- (3) Prior to January 31 of every calendar year, each *wireless communication facility* provider shall submit documentation, satisfactory to the City Manager, identifying the location of each *wireless communication facility* in its City of San Diego network. The documentation shall include *wireless communication facilities* that are approved, but not yet built, *wireless communication facilities* that are currently operating and locations containing non-operating *wireless communication facilities*.
 - (4) If the permit(s) for any *wireless communication facility* includes an expiration date, upon expiration of the permit, the facilities and improvements authorized therein shall be removed from the site by the owner of such facilities and improvements, and said owner shall restore the property to its original condition, all at the owner's or permittee's sole cost and expense. In addition, the owner or permittee shall, at its sole cost and expense, remove or replace any *wireless communication facility* if the City Manager determines that the facility or components of the facility are non-operational or no longer used. If the owner or permittee does not remove such facilities and restore the property as required herein, the City may remove the facilities and restore the property at the cost and expense of the owner or permittee, jointly and severally.
 - (5) Coastal Development Permit. Within the coastal overlay zone, the coastal development permit regulations, beginning with Section 126.0701 of the Land Development Code, shall also apply.
- (c) Limited Use Regulations
- (1) *Wireless communication facilities* are permitted as a limited use subject to the following regulations:
 - (A) Except as provided in Section 141.0420(d), *wireless communication facilities* in Industrial Zones.
 - (B) Except as provided in Section 141.0420(d), *wireless communication facilities* in Commercial Zones.

- (C) Collocation of *wireless communication facilities* to existing monopoles that do not increase the area occupied by the *antennas* by more than 100 percent of the originally approved *wireless communication facilities* and do not increase the area occupied by an outdoor equipment enclosure more than 150 square feet beyond the originally approved *wireless communication facilities*.
- (2) *Wireless communication facilities* in the *public right-of-way* within or adjacent to City owned property, dedicated in perpetuity, for park or recreation purposes, may be permitted with a Neighborhood Use Permit.
- (d) Neighborhood Use Permit Regulations
- (1) *Wireless communication facilities* on premises containing residential or mixed uses in a Commercial or Industrial Zone.
- (2) *Wireless communication facilities* on premises containing a non-residential use within a Residential zone where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (3) *Wireless communication facilities* in Agricultural Zones where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (4) *Wireless communication facilities* proposed in dedicated parkland where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.

- (e) Conditional Use Permit Regulations (Process Three)
 - (1) *Wireless communication facilities* on *premises* containing a non-residential use within a Residential Zone.
 - (2) *Wireless communication facilities* in Agricultural Zones.
 - (3) *Wireless communication facilities*, with above ground equipment, in the *public right-of-way*.
- (f) Conditional Use Permit Regulations (Process Four)
 - (1) Except as provided in Section 141.0420(d)(4), *wireless communication facilities* proposed in dedicated parkland.
 - (2) Except as provided in Sections 141.0420(d)(2) and 141.0420(e)(1), *wireless communication facilities* proposed in Residential Zones.
 - (3) *Wireless communication facilities* proposed in Open Space Zones.
- (g) Design Requirements

The following regulations apply to all *wireless communication facilities*:

- (1) *Wireless communication facilities* shall utilize the smallest, least visually intrusive *antennas*, components and other necessary equipment.
- (2) 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.
- (3) The *wireless communication facility's* equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet, unless a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402.
- (4) Overhead wires connecting the *antennas* to the equipment are not permitted.

- (5) Equipment located on the roof of an existing *structure* shall be set back or located to minimize visibility, especially from the *public right-of-way* or public places.
- (6) Faux landscaping may be used on *premises* where natural vegetation similar in size and species exist or where landscaping similar in size and species is proposed as part of the *development*. The *applicant* shall provide sufficient samples, models or other means to demonstrate the quality, appearance, and durability of the faux vegetation.
- (7) If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the *wireless communication facility*, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager.
- (8) Panel *antennas* shall be mounted no more than 12 inches away from a *building façade* and shall appear as an integral part of the building, except as set forth in Section 141.0420(h). Panel *antennas* may be mounted up to 18 inches away from a *building façade* when the *applicant* provides evidence demonstrating that the *wireless communication facility* cannot operate without incorporating a tilt greater than 12 inches. Each panel *antenna* shall fit into the design of an existing *façade* and shall be no longer nor wider than the portion of the *façade* upon which it is mounted. The *antennas* shall not interrupt the architectural lines of the *façade*. Associated mounting brackets and coaxial cable shall be concealed from view. Any pipes or similar apparatus used to attach panel *antennas* to a *building façade* shall not extend beyond the length or width of the panel *antenna*. No exposed mounting apparatus shall remain on a *building façade* without the associated *antennas*.
- (9) Vertical elements, designed as flagpoles or light standards, shall replicate the design, diameter and proportion of the vertical element they are intending to imitate. Flagpoles shall maintain a tapered design.

(h) *Public Right-of-Way Installations*

Wireless communication facilities may be installed in the *public right-of-way* in the area between the face of the curb and the adjacent property line.

Wireless communication facilities located in the *public right-of-way* are subject to Chapter 6, Article 2, and the following regulations:

- (1) All equipment associated with *wireless communication facilities* shall be undergrounded, except for small service connection boxes or as permitted in Section 141.0420(e)(3).
- (2) Panel *antennas* shall be vertically mounted to the pole in compliance with any applicable separation requirements and shall not exceed 6 inches in distance from the pole.
- (3) No more than four panel *antennas* or two omni-directional *antennas* shall be mounted on any utility pole by any one *wireless communication facilities* provider.
- (4) *Antennas* shall be painted to match the color of the surface of the pole on which they are attached.

(i) *Park Site Installations*

In addition to the design guidelines set forth in Section 141.0420(g), the following design requirements apply to *wireless communication facilities* in city parks.

- (1) Where practicable, *antennas* shall be mounted on sports field light poles, security light poles, or inside foul line poles or flagpoles. *Antennas* shall not be mounted above the light source on any light poles. All *antennas* on flagpoles or foul line poles shall be concealed within the pole.

- (2) If the proposed *wireless communication facility* would be located on city-owned property that has been formally dedicated in perpetuity by ordinance for park, recreation, or cemetery purposes, equipment enclosures shall be placed underground unless the Park and Recreation Director determines that an above-ground equipment enclosure would not violate Charter section 55 and a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402.

(“Wireless Communication Facilities” added 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)

(Amended 5-3-2005 by O-19369 N.S.; effective 4-11-2007.)

(Amended 9-29-2006 by O-19545 N.S.; effective 4-11-2007.)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

Mission Heights Park
CA-1430 TMO# SD07917
5000 Acari St.
San Diego, CA 92111



EXISTING



Proposed monoecualyptus

(3) Proposed live trees

PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

7/2/2020

Photosimulation of proposed telecommunications site

Mission Heights Park
CA-1430 TMO# SD07917
5000 Acari St.
San Diego, CA 92111
APCTowers

EXISTING



Proposed monoecalyptus
(3) Proposed live trees



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
7/2/2020

Photosimulation of proposed telecommunications site, zoomed

Mission Heights Park
CA-1430 TMO# SD07917
5000 Acari St.
San Diego, CA 92111



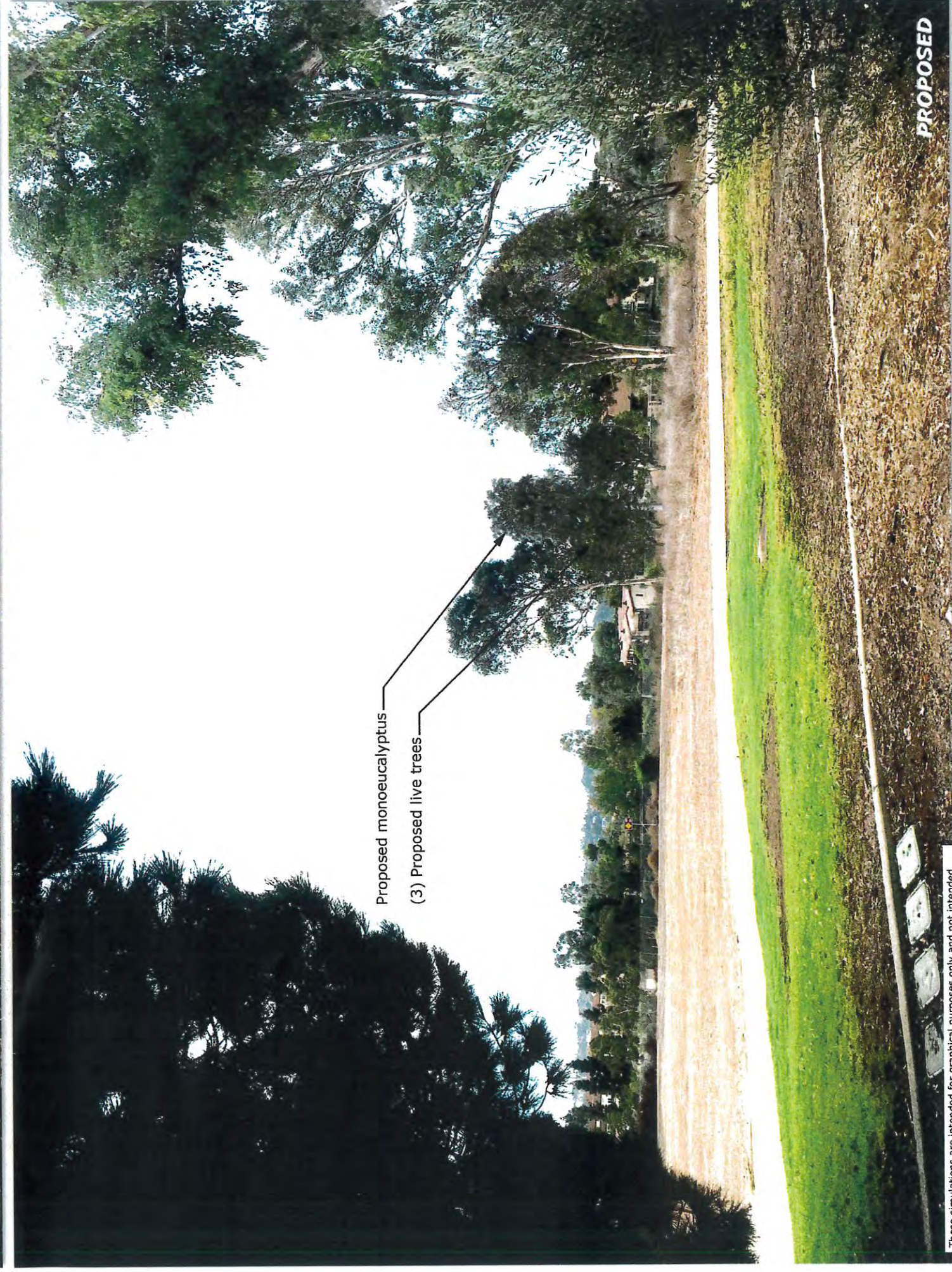
EXISTING



Proposed monoecalyptus
(3) Proposed live trees



PROPOSED

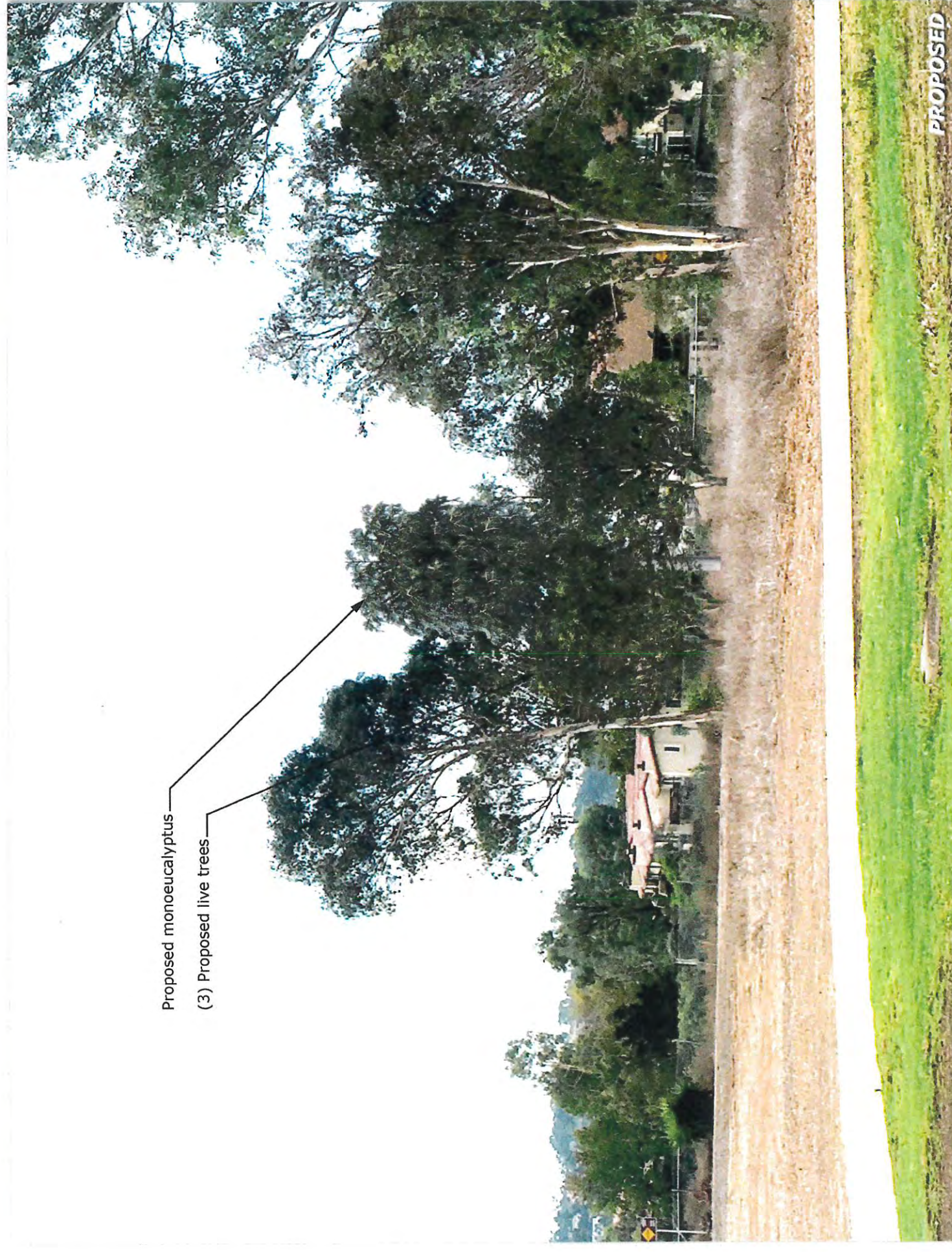


These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
7/2/2020

Photosimulation of proposed telecommunications site: View from between homes to the North

EXISTING

Mission Heights Park
CA-1430 TMO# SD07917
5000 Acari St.
San Diego, CA 92111



These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

7/2/2020

PROPOSED

Photosimulation of proposed telecommunications site: View from between homes to the North, zoomed

Mission Heights Park
CA-1430 TMO# SD07917
5000 Acari St.
San Diego, CA 92111
APCTowers

EXISTING



Proposed monoecalyptus

(3) Proposed live trees



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
7/2/2020

Photosimulation of proposed telecommunications site: View from the East

Mission Heights Park
CA-1430 TMO# SD07917
5000 Acari St.
San Diego, CA 92111



EXISTING



Proposed monoecalyptus
(3) Proposed live trees

PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

7/2/2020

Photosimulation of proposed telecommunications site: View from the East, zoomed

EXISTING

Mission Heights Park
CA-1430 TMO# SD07917
5000 Acari St.
San Diego, CA 92111



PROPOSED

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings
7/2/2020

Photosimulation of proposed telecommunications site

Project



583986

APC Mission Heights Park
PM: Lynch, Karen

446-5351

Package Copy

APC Towers

MISSION HEIGHTS NEIGHBORHOOD PARK

CA-1430
TMO# SD07917

1716 WESTINGHOUSE STREET
SAN DIEGO, CA 92111



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PROPRIETARY INFORMATION

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

STAMP

PREPARED FOR



8601 SIX FORKS ROAD, SUITE 250
RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER DATE

SITE ACQ AND ZONING DATE

AP TOWER CM DATE

AT&T CONSTRUCTION MANAGER DATE

OWNER APPROVAL DATE

PROJECT NAME

MISSION HEIGHTS
NEIGHBORHOOD PARK

PROJECT NUMBER
CA-1430

1716 WESTINGHOUSE ST.
SAN DIEGO, CA 92111

DRAWING DATES

12/18/19 REISSUE ZONING DRAWINGS (P5)
12/19/19 INCORPORATE NEW RFDS (P6)
01/21/20 CLIENT REVISIONS (P7)
02/03/20 CLIENT REVISIONS (P8)
04/16/20 CLIENT REVISIONS (P9)
05/28/20 ADD RENDERINGS (P10)
06/19/20 CLIENT REVISIONS (P11)
08/25/20 ADD BRANCH COUNT (P12)

SHEET TITLE

TITLE SHEET

T-1

SPECIAL INSPECTIONS

- | | |
|---|---|
| 1 CONCRETE | 13.1 VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT |
| 2 BOLTS INSTALLED IN CONCRETE | 13.2 VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA |
| 3 CONCRETE MOMENT-RESISTING SPACE FRAME | 13.3 PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES |
| 4 REINFORCING STEEL AND PRESTRESSING STEEL | 13.4 PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE |
| 5.1 ALL STRUCTURAL WELDING | 14 SMOKE CONTROL SYSTEM |
| 5.2 WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME | 15 SPECIAL CASES (DESCRIBE) |
| 5.3 WELDING REINFORCING STEEL | 16 OFF-SITE FABRICATION OF BUILDING COMPONENTS |
| 6 HIGH-STRENGTH BOLTING | 17 OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER |
| 7 STRUCTURAL MASONRY | |
| 8 REINFORCED GYPSUM CONCRETE | |
| 9 INSULATING CONCRETE FILL | |
| 10 SPRAY-APPLIED FIREPROOFING | |
| 11 DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS) | |
| 12 SHOTCRETE | |

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.

VICINITY MAP



CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

APC TOWERS
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NC 27615
PHONE: (919) 670-5202
CONTACT: TAMI LEWALLEN

ARCHITECT:

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HUNTINGTON BEACH, CA 92648
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CIVIL ENGINEER

PACIFIC COAST ENGINEERING
22183 DOLORES STREET
CASTRO VALLEY, CA 94546
PHONE: (760) 213-0021

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SAN DIEGO, IN THE STATE OF CALIFORNIA:

THE EASTERLY 100 FEET OF LOT 19 OF LA MESA COUNTRY CLUB TRACT NO. 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1739, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 13, 1922.

TAX I.D. NUMBER: 504-021-32-00

BEING THE SAME PROPERTY CONVEYED TO DALE LEROY MILLER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, GRANTEE, FROM STACY L. MILLER, GRANTOR, BY DEED RECORDED 07/14/2011, DOCUMENT NO. 2011-0356112 OF THE COUNTY RECORDS.

DEVELOPMENT SUMMARY

APPLICANT: APC TOWERS
8601 SIX FORKS ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27615

OWNER/CONTACT: CITY OF SAN DIEGO
REAL ESTATE ASSETS DEPT.
ENZA CHARLES
1200 THIRD AVENUE, ST 1700
SAN DIEGO, CA 92101
PHONE: (612) 236-6052

PROJECT ADDRESS: 1716 WESTINGHOUSE STREET
SAN DIEGO, CA 92111

ASSESSORS PARCEL NUMBER: 437-190-12

LATITUDE: 32° 46' 30.2" N

LONGITUDE: 117° 10' 4.8" W

LAT/LONG TYPE: NAD-83

EXISTING ZONING: OP-1-1, OR-1-1

PROPOSED APC TOWERS EQUIPMENT LEASE AREA: 14'-6" x 15'-10" 229.58 SQ. FT

PROPOSED APC TOWERS POLE LEASE AREA: 5'-0" x 5'-0" 25.00 SQ. FT

PROPOSED TYPE OF CONSTRUCTION: TYPE V-B

PROPOSED OCCUPANCY: U

EXISTING TYPE OF CONSTRUCTION: NOT APPLICABLE

EXISTING OCCUPANCY: NOT APPLICABLE

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION

APC TOWERS PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF PROPOSED 35' HIGH MONOECALYPTUS.
- INSTALLATION OF CMU EQUIPMENT ENCLOSURE.
- PROPOSED 200A DEDICATED ELECTRICAL SERVICE TO (1) 200 AMP METER.
- PROPOSED (1) 6102 CABINET, MOUNTED TO PROPOSED CONCRETE PAD.
- PROPOSED WALL MOUNTED POWER & TELCO CABINETS.
- PROPOSED (6) ANTENNAS.
- PROPOSED (3) RRU'S.
- PROPOSED (2) SURGE SUPPRESSORS (SQUIDS).
- PROPOSED (2) HCS CABLES.
- PROPOSED MISC. UTILITY ROUTES FROM POINT OF CONNECTION TO PROPOSED LEASE AREA.

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- GP-01 CONCEPTUAL GRADING PLAN
- SA-01 SLOPE ANALYSIS

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE

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

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT. IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

GENERAL SPECIFICATIONS

- THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
- THIS FACILITY IS AN UNOCCUPIED PCS TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY APC TOWERS CONSTRUCTION MANAGER AND THE ARCHITECT IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. IF A DISCREPANCY EXISTS AND THE PROJECT MANAGER AND ARCHITECT ARE NOT NOTIFIED, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR OR CORRECT ALL PROBLEMS THAT RESULT.
- DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY. FIGURED DIMENSIONS HAVE PRECEDENCE OVER DRAWING SCALE AND DETAIL DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD. UNLESS SPECIFICALLY NOTED, DO NOT FABRICATE ANY MATERIALS, OR BEGIN ANY CONSTRUCTION UNTIL THE ACCURACY OF DRAWING DIMENSIONS HAS BEEN VERIFIED AGAINST ACTUAL FIELD DIMENSIONS.
- THE CONTRACTOR SHALL INCLUDE IN HIS OR HER BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE APC TOWERS CONSTRUCTION MANAGER, THE PROPERTY OWNER AND THE ARCHITECT IF ANY DETAILS ARE CONSIDERED IMPRACTICAL, UNSUITABLE, UNSAFE, NOT WATERPROOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT THERE IS NO OBJECTION TO ANY DETAIL. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS, AND SHALL BE INCLUDED AS PART OF THE WORK.
- EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE APC TOWERS CONSTRUCTION MANAGER AND THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL TELEPHONE & RADIO EQUIPMENT LAYOUTS, SPECIFICATIONS, PERFORMANCE, INSTALLATION AND FINAL LOCATIONS WITH APC TOWERS CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ERICSSON RADIO SYSTEMS.
- ALL SYMBOLS & ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE APC TOWERS CONSTRUCTION MANAGER AND THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS, LICENSES AND INSPECTIONS NECESSARY FOR PERFORMANCE OF THE WORK AND INCLUDE THOSE IN THE COST OF THE WORK TO APC TOWERS.
- THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE IN THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:

NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION O'HARE INTERNATIONAL CENTER 10255 W. HIGGINS ROAD, SUITE 600 ROSEMONT, IL 60018
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION 4201 LAFAYETTE CENTER DRIVE CHATILLY, VA 22021-1209
ITLP	INTERNATIONAL INSTITUTE FOR LATH AND PLASTER 820 TRANSFER ROAD ST. PAUL, MN 55114-1406
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGARS OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING THE SAME.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT THE PROPERTY OWNERS, AND APC TOWERS PROPERTY FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO PROPOSED AND EXISTING FINISHES, CONSTRUCTION, STRUCTURE, LANDSCAPING, CURBS, STAIRS, OR EQUIPMENT, ETC. SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF APC TOWERS, AND THE PROPERTY OWNER'S REPRESENTATIVE, AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REPLACE OR REMEDY, ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK BY APC TOWERS UNDER THIS CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, OR CONTACT AN OUTSIDE AGENCY TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR THE REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE PROJECT SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED AND ACCEPTED BY APC TOWERS.

PAINTING NOTES & SPECIFICATIONS

- GENERAL
 - ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
 - CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
 - COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
 - FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
 - ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE APC TOWERS CONSTRUCTION MANAGER.
 - PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
 - FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
 - APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
 - APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
 - CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE APC TOWERS CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
- COATING SYSTEM SPECIFICATIONS
 - DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).
 - 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 MIL DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER, PAINT & PRIMER
- ANTENNAS
 - PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- BTS CABINET
 - PRIMER - KEM AQUA E61-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- COAXIAL JUMPER CABLES
 - PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- RAW STEEL
 - PRIMER - KEM BOND HS B50W24, DMT ACRYLIC PRIMER
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- GALVANIZED METAL
 - ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)
- STAINLESS STEEL
 - PRIMER - DTM WASH PRIMER, B71Y1
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- PRE-PRIMED STEEL
 - TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, S50W24
- ALUMINUM & COPPER
 - PRIMER - DTM WASH PRIMER, B71Y1
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS
TWO COATS SHOP OR FIELD APPLIED AT CONTRACTOR'S OPTION

STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT

STRUCTURAL SPECIFICATIONS

- GENERAL

PRECEDENCE: UNLESS OTHERWISE SHOWN OR SPECIFIED, THE FOLLOWING GENERAL NOTES SHALL APPLY. INFORMATION ON THESE DRAWINGS SHALL HAVE THE FOLLOWING PRECEDENCE.

 - ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
 - NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
 - MATERIAL NOTES AND SPECIFICATIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS.
- OTHER TRADES: SEE THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN.
- GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
- SHORING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN IT'S COMPLETED FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTINGS WHERE APPLICABLE.
- SAFETY: THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- WATERPROOFING: WATERPROOFING AND DRAINAGE, DETAILS AND SPECIFICATIONS, ALTHOUGH SOMETIMES SHOWN ON STRUCTURAL DRAWING ARE OF GENERAL INFORMATION PURPOSES ONLY. WATERPROOFING AND DRAINAGE ARE SOLELY THE DESIGN RESPONSIBILITY OF THE ARCHITECT.
- STEEL
 - ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.
 - ALL BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED ON PLANS. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A-325
 - STEEL PIPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM A53.
 - STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500.
 - ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD. ALL WELDERS SHALL BE PROPERLY QUALIFIED AND BE PRE-APPROVED. SURPLUS METAL SHALL BE DRESSED OFF TO SMOOTH, EVEN SURFACES WHERE WELDS ARE NOT EXPOSED TO VIEW. ALL WELDING SHALL COMPLY WITH THE LATEST A.W.S. SPECIFICATIONS.
 - THE FOLLOWING WELDING EQUIPMENT MUST BE USED:
 - 250 AMP WELDERS.
 - ROD OVENS.
 - GRINDERS.
 - NO BUZZ BOXES SHALL BE USED.
 - ALL STRUCTURAL STEEL SHALL MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.
 - ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE INSPECTOR.
 - STEEL THAT HAD BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZING PAINT.
 - WELDING INDICATED IN THESE DRAWINGS IS DESIGNED FOR ONE HALF OF ALLOWABLE CODE STRESSES UNLESS SPECIFICALLY NOTED "FULL STRESS" AT END OF WELD SYMBOL.
- CONCRETE
 - STRENGTH: CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:

LOCATION	STRENGTH	WT.	SLUMP	ADMIXTURE
A. SLAB&FOOTING	3000psi	150pcf	4"	NONE
 - INSPECTION: CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2500psi SHALL BE CONTINUOUSLY INSPECTED DURING PLACEMENT BY A DEPUTY INSPECTOR EMPLOYED BY A TESTING LABORATORY APPROVED BY THE BUILDING DEPT.
 - REBAR GRADES: REINFORCING STEEL SHALL BE CLEAN PREFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:

#4 & SMALLER BARS.....	GRADE 40
#5 & LARGER BARS.....	GRADE 60
ALL BARS AT CAISSON FOOTING...	GRADE 60
 - CEMENT: FOUNDATIONS & SLABS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.
PIER/CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150 AND THE CITY OF SAN DIEGO STANDARD DETAILS, WHITEBOOK AND GREENBOOK.
 - AGGREGATE: USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:

A. FOUNDATIONS & SLABS 9" OR LESS:	3/4" GRAVEL
B. PIER/CAISSON FOOTING:	1" GRAVEL
 - WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.
- MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.
- SEGREGATION OF AGGREGATES: CONCRETE SHALL NOT BE FLOPPED THROUGH REINFORCING STEEL (AS IN WALLS, COLUMNS, CAISSON, AND DROP CAPITALS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES, TRUNKS OR PUMP HOSE SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FT.
- SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 30 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.
- REAR CLEARANCE: MINIMUM COVERAGE FOR JOISTS, BEAMS, GIRDERS AND COLUMNS SHALL BE TO FACE OF STIRRUPS OR TIES. UNLESS OTHERWISE NOTED, CONCRETE COVERAGE FOR REINFORCING BARS TO FACE OF BAR SHALL BE AS FOLLOWS:

A. CONCRETE IN CONTACT WITH EARTH, UNFORMED	3"
B. CONCRETE IN CONTACT WITH EARTH, FORMED	2"
C. WALL, EXTERIOR FACE	1-1/2"
D. WALL, INTERIOR FACE	1"
E. STRUCTURAL SLABS	3/4"
F. JOISTS	3/4"
G. BEAMS, GIRDERS & COLUMNS	1-1/2"
- PENETRATIONS: NO SLEEVES OR CHASES SHALL BE PLACED IN BEAMS, SLABS, WALLS AND COLUMNS, EXCEPT THOSE SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATIONS OF ANY ADDITIONAL SLEEVES OR CHASES. ALL PLUMBING, ELECTRICAL AND MECHANICAL OPENINGS SHALL BE SLEEVES. CORING IS NOT ALLOWED UNLESS PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- EMBEDDED ITEMS: CONDUIT PLACED IN A CONCRETE SLAB SHALL NOT HAVE AN OUTSIDE DIAMETER GREATER THAN 1/4 THE THICKNESS OF THE SLAB. CONDUIT SHALL NOT BE EMBEDDED IN A SLAB THAT IS LESS THAN 3-1/2" THICK, UNLESS SLAB IS LOCALLY THICKENED. MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE SIX INCHES.
- ANCHORING: ALL ANCHOR BOLTS, REINFORCING STEEL, DOWELS, INSERTS, ETC. SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. NO REPOSITIONING DURING CONCRETE POUR IS ALLOWED.
- CURING: SLABS SHALL BE SPRAYED WITH A CURING COMPOUND IMMEDIATELY AFTER FINISHING. CURING COMPOUNDS USED ON CONCRETE WHERE TILE OR FLOOR COVERING IS TO BE BONDED TO THE CONCRETE SURFACE SHALL BE APPROVED BY THE TILE OR FLOOR COVERING MANUFACTURER. KEEP SLAB WET FOR 7 DAY MINIMUM PERIOD.
- CONSOLIDATION: ALL CONCRETE SHALL BE VIBRATED AS IT IS BEING PLACED WITH ELECTRICALLY OPERATED VIBRATING EQUIPMENT.



20 Corporate Park; Suite 400
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tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

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

STAMP

PREPARED FOR



8601 SIX FORKS ROAD, SUITE 250
RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER DATE

SITE ACQ AND ZONING DATE

AP TOWER CM DATE

AT&T CONSTRUCTION MANAGER DATE

OWNER APPROVAL DATE

PROJECT NAME

**MISSION HEIGHTS
NEIGHBORHOOD PARK**

PROJECT NUMBER

CA-1430

1716 WESTINGHOUSE ST.
SAN DIEGO, CA 92111

DRAWING DATES

- 12/14/18 ADD NEW SURVEY DATA (P5)
- 12/18/19 REISSUE ZONING DRAWINGS (P5)
- 12/19/19 INCORPORATE NEW RFDS (P6)
- 01/21/20 CLIENT REVISIONS (P7)
- 02/03/20 CLIENT REVISIONS (P8)
- 04/16/20 CLIENT REVISIONS (P9)
- 05/28/20 ADD RENDERINGS (P10)
- 06/19/20 CLIENT REVISIONS (P11)

SHEET TITLE

**SPECIFICATIONS
AND NOTES**

T-2



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STAMP

PREPARED FOR



8601 SIX FORKS ROAD, SUITE 250
RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER DATE

SITE ACQ AND ZONING DATE

AP TOWER CM DATE

AT&T CONSTRUCTION MANAGER DATE

OWNER APPROVAL DATE

PROJECT NAME

MISSION HEIGHTS NEIGHBORHOOD PARK

PROJECT NUMBER
CA-1430

1716 WESTINGHOUSE ST.
SAN DIEGO, CA 92111

DRAWING DATES

- 12/14/18 ADD NEW SURVEY DATA (P5)
- 12/18/19 REISSUE ZONING DRAWINGS (P5)
- 12/19/19 INCORPORATE NEW RFDS (P6)
- 01/21/20 CLIENT REVISIONS (P7)
- 02/03/20 CLIENT REVISIONS (P8)
- 04/16/20 CLIENT REVISIONS (P9)
- 05/28/20 ADD RENDERINGS (P10)
- 06/19/20 CLIENT REVISIONS (P11)

SHEET TITLE

PHOTO SIMULATIONS

T-4

JRA JOB NUMBER: 180384



Mission Heights Park
CA-1430 TMO# 5007917
5000 Acari St.
San Diego, CA 92111
APC Towers



These simulations are provided for informational purposes only and are not intended to be used as a basis for approval. For more information, please contact the construction manager.
7/2/2020
Photosimulation of proposed telecommunications site.



Mission Heights Park
CA-1430 TMO# 5007917
5000 Acari St.
San Diego, CA 92111
APC Towers



These simulations are provided for informational purposes only and are not intended to be used as a basis for approval. For more information, please contact the construction manager.
7/2/2020
Photosimulation of proposed telecommunications site.



Mission Heights Park
 CA-1430 TR03= 5007917
 5000 Acari St.
 San Diego, CA 92131
APC Towers



These simulations are provided for informational purposes only and are not intended to be part of or to replace the information provided in the construction drawings.
 7/2/2020
 Photosimulation of proposed telecommunications site: View from between homes to the North



Mission Heights Park
 CA-1430 TR03= 5007917
 5000 Acari St.
 San Diego, CA 92131
APC Towers



These simulations are provided for informational purposes only and are not intended to be part of or to replace the information provided in the construction drawings.
 7/2/2020
 Photosimulation of proposed telecommunications site: View from the East



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PREPARED FOR



8601 SIX FORKS ROAD, SUITE 250
 RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER _____ DATE _____

SITE ACQ AND ZONING _____ DATE _____

AP TOWER CM _____ DATE _____

AT&T CONSTRUCTION MANAGER _____ DATE _____

OWNER APPROVAL _____ DATE _____

PROJECT NAME

MISSION HEIGHTS NEIGHBORHOOD PARK

PROJECT NUMBER
CA-1430

1716 WESTINGHOUSE ST.
 SAN DIEGO, CA 92111

DRAWING DATES

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- 12/18/19 REISSUE ZONING DRAWINGS (P5)
- 12/19/19 INCORPORATE NEW RFDS (P6)
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- 02/03/20 CLIENT REVISIONS (P8)
- 04/16/20 CLIENT REVISIONS (P9)
- 05/28/20 ADD RENDERINGS (P10)
- 06/19/20 CLIENT REVISIONS (P11)

SHEET TITLE

PHOTO SIMULATIONS

T-4.1



20 Corporate Park; Suite 400
Irvine, California 92606
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

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PREPARED FOR



8601 SIX FORKS ROAD, SUITE 250
RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER _____ DATE _____

SITE ACQ AND ZONING _____ DATE _____

AP TOWER CM _____ DATE _____

AT&T CONSTRUCTION MANAGER _____ DATE _____

OWNER APPROVAL _____ DATE _____

PROJECT NAME

**MISSION HEIGHTS
NEIGHBORHOOD PARK**

PROJECT NUMBER
CA-1430

1716 WESTINGHOUSE ST.
SAN DIEGO, CA 92111

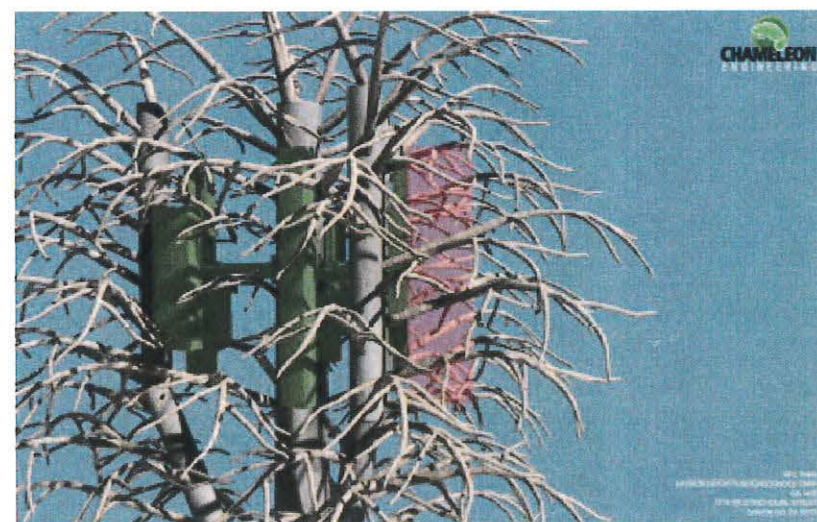
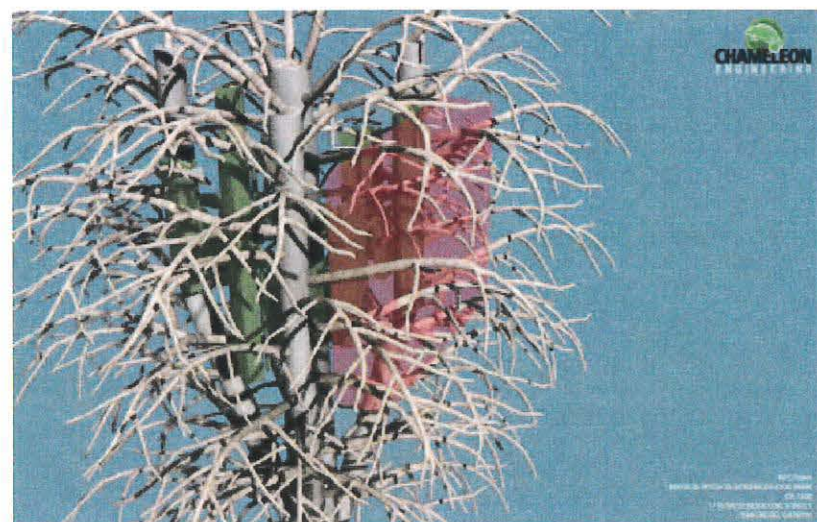
DRAWING DATES

- 12/14/18 ADD NEW SURVEY DATA (P5)
- 12/18/19 REISSUE ZONING DRAWINGS (P5)
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- 01/21/20 CLIENT REVISIONS (P7)
- 02/03/20 CLIENT REVISIONS (P8)
- 04/16/20 CLIENT REVISIONS (P9)
- 05/28/20 ADD RENDERINGS (P10)
- 06/19/20 CLIENT REVISIONS (P11)

SHEET TITLE

**MONOEUCALYPTUS
RENDERING**

T-5





20 Corporate Park; Suite 400
Irvine, California 92606
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

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STAMP

PREPARED FOR



8601 SIX FORKS ROAD, SUITE 250
RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER DATE

SITE ACO AND ZONING DATE

AP TOWER CM DATE

AT&T CONSTRUCTION MANAGER DATE

OWNER APPROVAL DATE

PROJECT NAME

**MISSION HEIGHTS
NEIGHBORHOOD PARK**

PROJECT NUMBER
CA-1430

1716 WESTINGHOUSE ST.
SAN DIEGO, CA 92111

DRAWING DATES
12/18/19 REISSUE ZONING DRAWINGS (P5)
12/19/19 INCORPORATE NEW RFDS (P6)
01/21/20 CLIENT REVISIONS (P7)
02/03/20 CLIENT REVISIONS (P8)
04/16/20 CLIENT REVISIONS (P9)
05/28/20 ADD RENDERINGS (P10)
06/19/20 CLIENT REVISIONS (P11)
08/25/20 ADD BRANCH COUNT (P12)

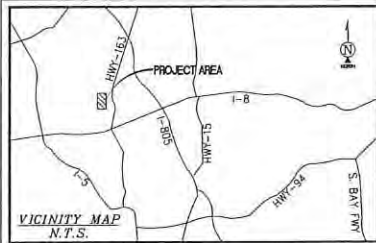
SHEET TITLE

**BRANCH DENSITY
CHART**

T-6

APC Towers CA-1430_Mission Heights Park Chameleon Branch 20-118 Layout.xls

Height AG	From Top	Pitch	0	20	40	60	80	100	120	140	160	180	200	220	240	260	280	300	320	340		
Top section	32																					
32	0	50				6																Antenna Branches
31	1	40																		6		
30	2	40		8																		Ant1, Right, -1'9", 45°Vert, 0°Horiz
29.25	2.75	30	6																			Ant2, Left, -12", 45°Vert, 0°Horiz
28.25	3.75	20				2Y																Ant2, Left, 10", 45°Vert, 0°Horiz
27.5	4.5	20			6																	
26.5	5.5	20																	8			
25.75	6.25	30																			6	
24.75	7.25	20																	2Y			
24	8	30			6																	
23	9	20																			6	
22.25	9.75	20		8																		
Angle section	22																					
21.5	0.5	40	6																			
20.5	1.5	30				6																
19.5	2.5	40	2Y																			
18.75	3.25	30															6					
17.75	4.25	40				6																
17	5	40	8																			
16	6	40																			6	
15.25	6.75	40		6																		
13.75	8.25	30																				8
13	9	40			6																	
12.25	9.75	30	6																			
Base section	32																					
32	0	70				6					6										6	
31	1	40					8						8									8
30.25	1.75	20			8					8							8					
28.75	3.25	20					8						8									8
21.5	10.5	20				4Y					4Y										4Y	
16	16	20			8						8						8					
10	22	40				6						6										6



SURVEY DATE
08-22-2017

LESSOR'S LEGAL DESCRIPTION

PARCEL 4 OF RECORD OF SURVEY MAP NO. 4039, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 10, 1956, BEING A SURVEY OF PUEBLO LOTS 1174 AND 1175 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36.
TAX I.D. NUMBER: 437-190-12
BEING THE SAME PROPERTY CONVEYED TO CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, GRANTEE, FROM SECURITY TITLE INSURANCE COMPANY AS TRUSTEE OF ITS TRUST NO. P.T. 1410, GRANTEE, BY DEED RECORDED 01/14/1974, AS DOCUMENT # 74-008836, OF THE SAN DIEGO COUNTY RECORDS.

PARCEL 2:
LOT 12, BLOCK 84 OF LINDA VISTA UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3256, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 24, 1955.

EXCEPTING THEREFROM THAT PORTION OF LOT 12, BLOCK 84, RESERVED FOR FUTURE STREET IN RESOLUTION NO. 2123121, RECORDED 04/12/1979, AS FILE NO. 79-150786 OF OFFICIAL RECORDS.
TAX I.D. NUMBER: 437-161-12
BEING THE SAME PROPERTY CONVEYED TO BONNIE J. CHROSTOWSKI, TRUSTEE OR SUCCESSOR TRUSTEES, OF THE BONNIE J. CHROSTOWSKI TRUST, DATED 04/25/2002, GRANTEE, FROM BONNIE J. CHROSTOWSKI, GRANTEE, BY DEED RECORDED 05/10/2002, AS DOCUMENT # 2002-0398062, OF THE SAN DIEGO COUNTY RECORDS.

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #06073C1618G, DATED 05/16/2012

BASIS OF BEARING

THE MONUMENTED EAST LINE OF PARCEL 4 OF RECORD OF SURVEY MAP NO. 4039, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.
SAID BEARING: SOUTH 01°01'45" WEST

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM SAN DIEGO VERTICAL CONTROL MONUMENT, DESIGNATION VAUCLAIR 0003.
ELEV = 267.15

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

CONTOURS SHOWN ARE COMBINED WITH FIELD TOPOGRAPHY AND GENERATED/INTERPOLATED FROM USGS 7.5 MINUTE MAP TITLED "LA JOLLA QUADRANGLE" DATED 2015, NGA REF NO. USGSX24K24102.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT COMMITMENT #01-17061657-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 10/11/2018 AT 7:00 A.M. AS TO PARCEL ONE AND DATED 10/16/2018 AT 7:00 A.M. AS TO PARCEL TWO. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. ITEMS 1-6 & 12-15 ARE NOT ITEMS THAT AFFECT THIS SURVEY.

7. SUBJECT TO THE TERMS SET FORTH IN THE GRANT DEED, RECORDED 01/14/1974, AS DOCUMENT NO. 74-008836, OF THE SAN DIEGO COUNTY RECORDS.
(SHOWN HEREON AS PARENT PARCEL 1)
8. ORDINANCE NUMBER 0-15704, AN ORDINANCE SETTING ASIDE AND DEDICATING PARCEL 4 OF RECORD OF SURVEY MAP NO. 4039, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK, RECORDED 04/14/1982, AS DOCUMENT NO. 82-102675, OF THE SAN DIEGO COUNTY RECORDS.
(BLANKET IN NATURE - NOT SHOWN)
9. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE PLAT OF LINDA VISTA UNIT NO. 4, AS RECORDED IN MAP NO. 3256 OF SAN DIEGO COUNTY RECORDS.
(AS SHOWN ON SURVEY)
10. RIGHT TO INSTALL ANCHORS, IN FAVOR OF THE SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED ON 08/12/1955, AS BOOK 5753, PAGE 494 OF THE SAN DIEGO COUNTY RECORDS.
NOTE: AS TO PARCEL 2.
(AS SHOWN ON SURVEY)
11. RESOLUTION NO. 223121 RECORDED ON 04/12/1979, AS INSTRUMENT NO. 79-150786 OF THE SAN DIEGO COUNTY RECORDS.
NOTE: AS TO PARCEL 2.
(AS SHOWN ON SURVEY)

LEASE LEGAL DESCRIPTION

SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 4 OF RECORD OF SURVEY MAP NO. 4039, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 10, 1956, BEING A SURVEY OF PUEBLO LOTS 1174 AND 1175 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 4, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, NORTH 89°55'27" WEST, 551.94 FEET; THENCE DEPARTING SAID LINE, NORTH 00°04'33" EAST, 32.60 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" WEST, 14.50 FEET; THENCE NORTH 00°00'00" EAST 30.00 FEET; THENCE NORTH 90°00'00" EAST, 14.50 FEET; THENCE SOUTH 00°00'00" EAST, 30.00 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 435 SQUARE FEET.

UTILITY EASEMENT LEGAL DESCRIPTION

SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 4 OF RECORD OF SURVEY MAP NO. 4039, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 10, 1956, BEING A SURVEY OF PUEBLO LOTS 1174 AND 1175 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; BEING A 3.00 FOOT WIDE EASEMENT, LYING 1.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 4, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, NORTH 89°55'27" WEST, 551.94 FEET; THENCE DEPARTING SAID LINE, NORTH 00°04'33" EAST, 32.60 FEET; THENCE NORTH 90°00'00" WEST, 6.38 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 3.67 FEET; THENCE NORTH 90°00'00" WEST, 44.04 FEET; THENCE NORTH 57°12'37" WEST, 250.32 FEET TO THE POINT OF TERMINATION.

ACCESS EASEMENT LEGAL DESCRIPTION

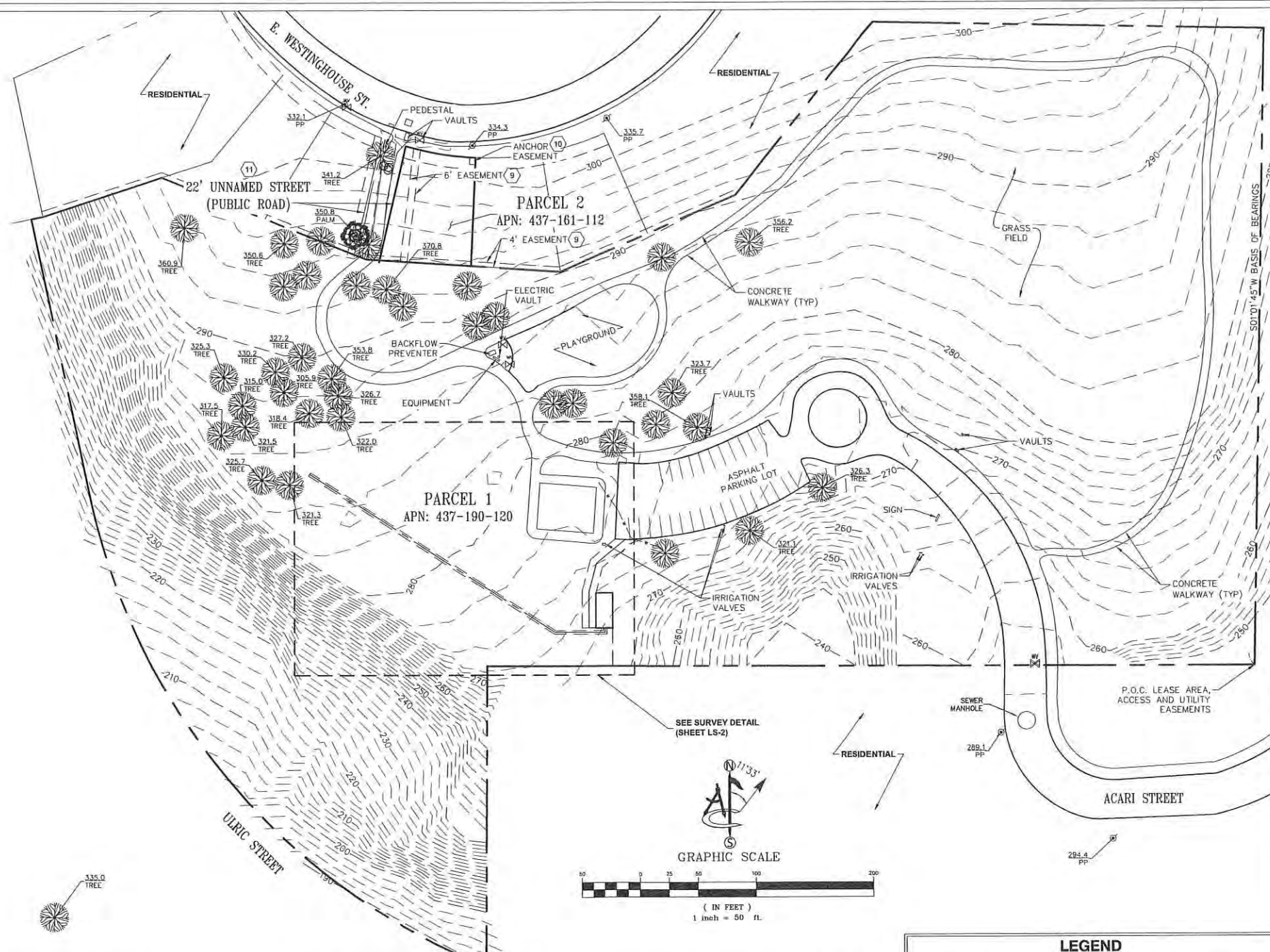
SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA:

BEING A PORTION OF PARCEL 4 OF RECORD OF SURVEY MAP NO. 4039, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 10, 1956, BEING A SURVEY OF PUEBLO LOTS 1174 AND 1175 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; BEING A 12.00 FOOT WIDE EASEMENT, LYING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 4, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, NORTH 89°55'27" WEST, 551.94 FEET; THENCE DEPARTING SAID LINE, NORTH 00°04'33" EAST, 32.60 FEET; THENCE NORTH 90°00'00" WEST, 20.50 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°00'00" EAST, 30.78 FEET; THENCE NORTH 14°49'54" EAST, 25.28 FEET; THENCE NORTH 50°51'46" EAST, 32.92 FEET MORE OR LESS TO AN EXISTING PARKING LOT, BEING THE POINT OF TERMINATION.

THE SIDES OF WHICH ARE TO BE EXTENDED OR SHORTENED TO ABUT SAID PARKING LOT.



LEGEND

BLDG	TOP OF BUILDING	AS NOTED
CLF	CHAIN LINK FENCE	AIR CONDITIONING UNIT
CONC	EDGE OF CONCRETE	UTILITY MANHOLES
FC	FACE OF CURB	FIRE HYDRANT
NG	NATURAL GRADE	POWER POLE
P.O.T.	POINT OF TERMINUS	UTILITY PEDESTAL
P.O.B.	POINT OF BEGINNING	POSITION OF GEODETIC COORDINATES
TREES		SPOT ELEVATION
PALM TREES		WATER CONTROL VALVE
○	CHAIN LINK FENCE	
○	CURBLINES	
—	CONCRETE LIMITS	
—	EXISTING BUILDINGS	
—	PARKING STRIPES	
—	WATER LINES	
—	SUBJECT PROPERTY LINE	
—	EASEMENT LINES	
—	TIE LINES	
—	LEASE AREA LIMITS	
—	MAJOR CONTOUR INTERVAL	
—	MINOR CONTOUR INTERVAL	

APC Towers
3000 AERIAL CENTER PARKWAY, SUITE 110
MORRISVILLE, NORTH CAROLINA 27560
PHONE: (919) 926-9838
WWW.APCTOWERS.COM

PROJECT INFORMATION:
MISSION HEIGHTS PARK
CA-1430
5000 ACARI STREET
SAN DIEGO, CALIFORNIA 92111
SAN DIEGO COUNTY

ORIGINAL ISSUE DATE:
09/05/2017

REV.	DATE	DESCRIPTION	BY:
0	10/06/2017	DESIGN (C)	SAB
1	11/16/2017	REVISE ACCESS (C)	CK
2	01/17/2018	COMMENTS (C)	CK
3	05/25/2018	QUAD CONTOURS (C)	SB
4	08/06/2018	TREE HEIGHTS (C)	CK
5	12/05/2018	ADDITIONAL TITLE (C)	LO

SURVEY PREPARED BY:

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

CONSULTANT:

DRAWN BY: MF **CHK.:** SB **APV.:** BC

LICENSER:

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

SETBACK TABLE		
SETBACK	ZONE	
	OP-1-1	OR-1-1
FRONT:	0'-0"	15'-0"
SIDE:	0'-0"	8'-0" OR 10% OF THE LOT WIDTH.
STREET SIDE:	0'-0"	10'-0" OR 10% OF THE LOT WIDTH.
REAR:	0'-0"	20'-0" OR 10% OF THE LOT WIDTH.

MONOECALYPTUS SETBACK TABLE	
NORTH PROPERTY LINE	±203'-8"
SOUTH PROPERTY LINE	±322'-0"
WEST PROPERTY LINE	±195'-10"
EAST PROPERTY LINE	±813'-3"

EXISTING 1716 POWER METER PEDESTAL TO BE REMOVED AND REPLACED WITH A NEW 1716 DUAL METER PEDESTAL & (N) STEPDOWN TRANSFORMER FOR EXISTING CUSTOMER AND T-MOBILE.

EXISTING UTILITY POLE WITH P179365 PROPOSED P.O.C. FOR NEW T-MOBILE ELECTRIC SERVICE (TO BE CONFIRMED BY SDG&E).

PROPOSED POWER AND TELCO CONDUITS IN JOINT TRENCH TO PROPOSED APC TOWERS LEASE AREA (±560 L.F.) SEE NOTE #5 BELOW.

BORE SECTION BETWEEN METER TO PAST SIDEWALK.

PROPOSED (2) 2" Ø CONDUIT FOR ELECTRICAL RUN.

PROPOSED 4" Ø FIBER CONDUIT RUN.

±195'-10" SETBACK

±197'-7" SETBACK

±243'-9" SETBACK

±813'-3" SETBACK

±352'-0" SETBACK

±203'-8" SETBACK

±197'-7" SETBACK

±243'-9" SETBACK

±813'-3" SETBACK

±352'-0" SETBACK

±203'-8" SETBACK

±197'-7" SETBACK

±243'-9" SETBACK

±813'-3" SETBACK

±352'-0" SETBACK

±203'-8" SETBACK

±197'-7" SETBACK

±243'-9" SETBACK

±813'-3" SETBACK

±352'-0" SETBACK

±203'-8" SETBACK

±197'-7" SETBACK

±243'-9" SETBACK

±813'-3" SETBACK

±352'-0" SETBACK

±203'-8" SETBACK

±197'-7" SETBACK

±243'-9" SETBACK

±813'-3" SETBACK

±352'-0" SETBACK

(N) 11"x17" POWER HANDHOLE

EXISTING UTILITY POLE AND PROPOSED P.O.C. FOR T-MOBILE TELCO SERVICE.

ANCHOR EASEMENT

EXISTING RESIDENTIAL

6' EASEMENT

APN:437-161-112

22' UNNAMED STREET (PUBLIC ROAD)

EXISTING CONCRETE WALKWAY

EXISTING GRASS FIELD

EXISTING PLAYGROUND

EXISTING ELECTRIC VAULT

EXISTING EQUIPMENT

EXISTING VAULTS

EXISTING BASKETBALL COURT

EXISTING SIGN

EXISTING IRRIGATION VALVES

EXISTING IRRIGATION VALVES

EXISTING VAULTS

EXISTING VAULTS

EXISTING VAULTS

EXISTING VAULTS

EXISTING VAULTS

EXISTING VAULTS

EXISTING VAULTS

EXISTING VAULTS

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EXISTING VAULTS

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E. WESTINGHOUSE ST

SECTOR 'A' AZIMUTH 60°

OP-1-1

APN:437-190-120

±813'-3" SETBACK

SECTOR 'C' AZIMUTH 300°

1 A-3.1

EXISTING HILLSIDE

±203'-8" SETBACK

±352'-0" SETBACK

SECTOR 'B' AZIMUTH 180°

OR-1-1

ULRIC STREET

1 A-3

EXISTING HILLSIDE

ACARI ST

NOTE:
 1. NO EXISTING PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT.
 2. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
 3. 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.
 4. 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.
 5. THE PROPOSED CONDUIT ROUTE SHOWN IS CONCEPTUAL. THE ACTUAL ROUTE IS TO BE DETERMINED IN THE FIELD TO AVOID TREE ROOT ZONES AND EXISTING HARDSCAPE.



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PREPARED FOR



8601 SIX FORKS ROAD, SUITE 250
 RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER DATE

SITE ACQ AND ZONING DATE

AP TOWER CM DATE

AT&T CONSTRUCTION MANAGER DATE

OWNER APPROVAL DATE

PROJECT NAME

MISSION HEIGHTS NEIGHBORHOOD PARK

PROJECT NUMBER

CA-1430

1716 WESTINGHOUSE ST.
 SAN DIEGO, CA 92111

DRAWING DATES

- 12/14/18 ADD NEW SURVEY DATA (P5)
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- 02/03/20 CLIENT REVISIONS (P8)
- 04/16/20 CLIENT REVISIONS (P9)
- 05/28/20 ADD RENDERINGS (P10)
- 06/19/20 CLIENT REVISIONS (P11)

SHEET TITLE

SITE PLAN

A-1

SITE PLAN

SCALE: 1"=30'
 0 15' 30'

JIRA JOB NUMBER: 180384



HEIGHTS OF EXISTING TREES

SCALE:
1"=30'



1



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RALEIGH NORTH CAROLINA 27615

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SHEET TITLE

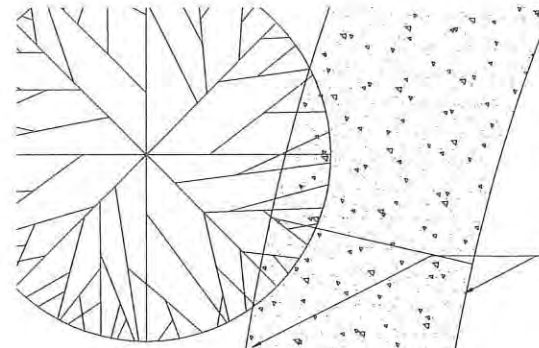
HEIGHTS OF
EXISTING TREES

A-1.1

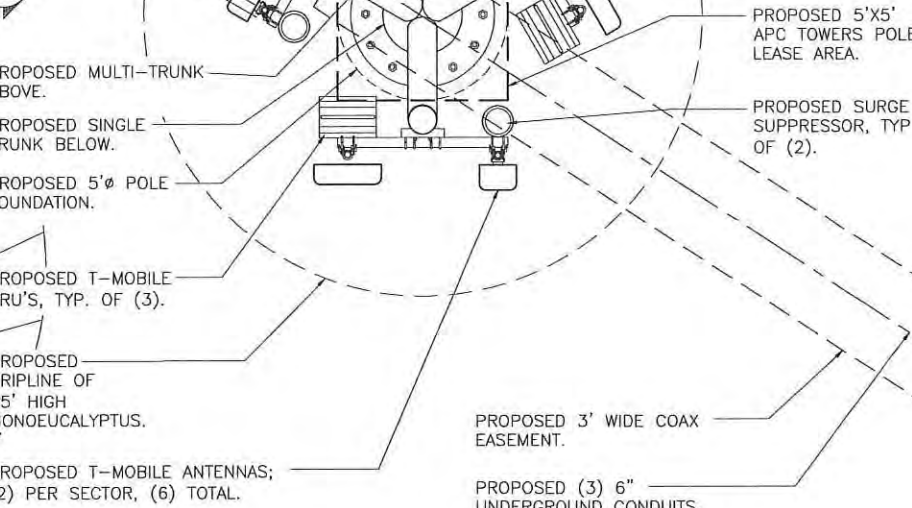
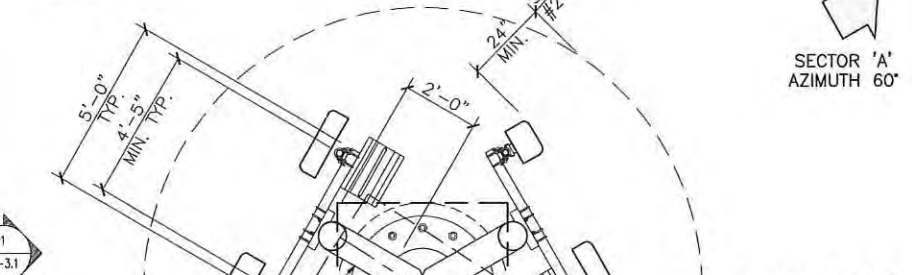
JRA JOB NUMBER: 180384

NOTES:

1. ANTENNAS TO BE PAINTED TO MATCH TREES AND ALSO HAVE ANTENNAS SOCKS.
2. THE BRANCHES WILL EXTEND A MINIMUM OF 24 INCHES BEYOND THE FACE OF THE ANTENNA. THIS INCLUDES THE VERTICAL LENGTH OF THE ANTENNA. THE ANTENNA SOCKS DO NOT COUNT TOWARD THE 24".
3. THE BRANCH MATERIAL TO BE USED MAY HAVE A PVC ARMATURE, BUT MUST BE WRAPPED WITH FRP TO MINIMIZE DEGRADATION DUE TO TIME AND WEATHER.
4. BRANCHES ARE TO BE THREE-DIMENSIONAL IN APPEARANCE. UNNATURALLY FLAT BRANCHES WILL NOT BE ACCEPTED.
5. THE MONOEUCALYPTUS IS TO HAVE A MINIMUM OF 4 BRANCHES PER LINEAL FOOT AND A MINIMUM OF 90-100 TIPS PER BRANCH FOR THE OUTER SIX FEET OF THE BRANCH.
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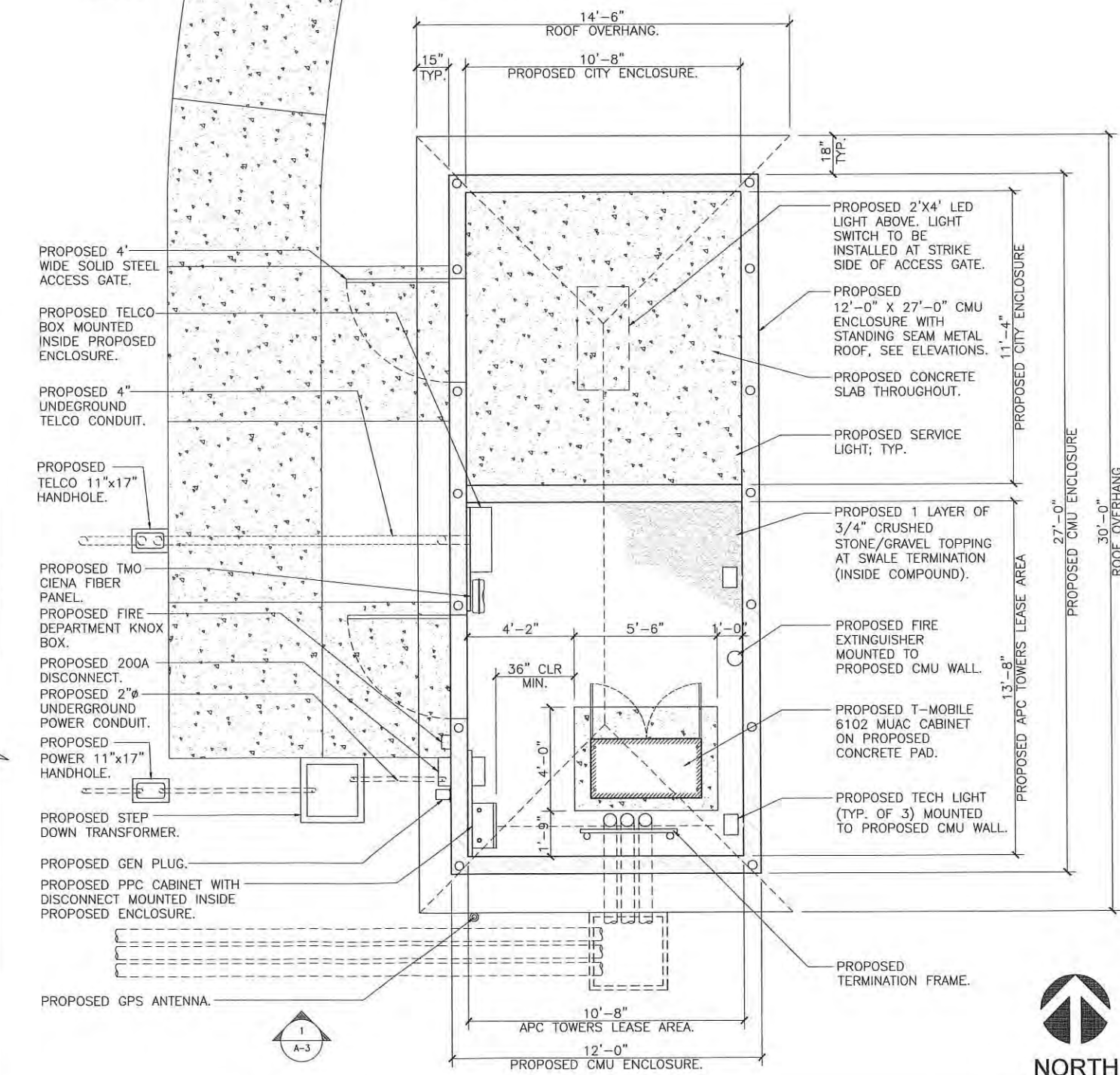
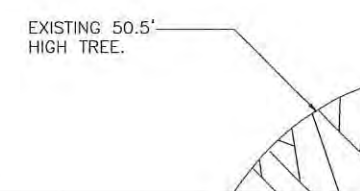
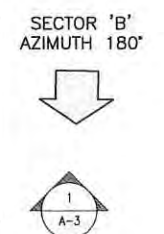


PROPOSED 6' WIDE ACCESSIBLE CONCRETE SIDEWALK PER SAN DIEGO COUNTY DESIGN GUIDELINES AND SPECIFICATIONS.



MONOEUCALYPTUS BRANCHING:

BRANCH DENSITY:	4:1
BRANCH COUNT:	111
54 SIX FOOT BRANCHES	
24 ON 2' STRAIGHT EXTENSIONS	
18 ON 2'-Y EXTENSIONS	
6 ON 4'-Y EXTENSIONS	
9 ANTENNA BRANCHES	



ENLARGED SITE PLAN

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



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PREPARED FOR



8601 SIX FORKS ROAD, SUITE 250
RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER	DATE
SITE ACO AND ZONING	DATE
AP TOWER CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME

MISSION HEIGHTS NEIGHBORHOOD PARK
PROJECT NUMBER
CA-1430

1716 WESTINGHOUSE ST.
SAN DIEGO, CA 92111

DRAWING DATES

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- 04/16/20 CLIENT REVISIONS (P9)
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- 06/19/20 CLIENT REVISIONS (P11)

SHEET TITLE

ENLARGED SITE PLAN

A-2

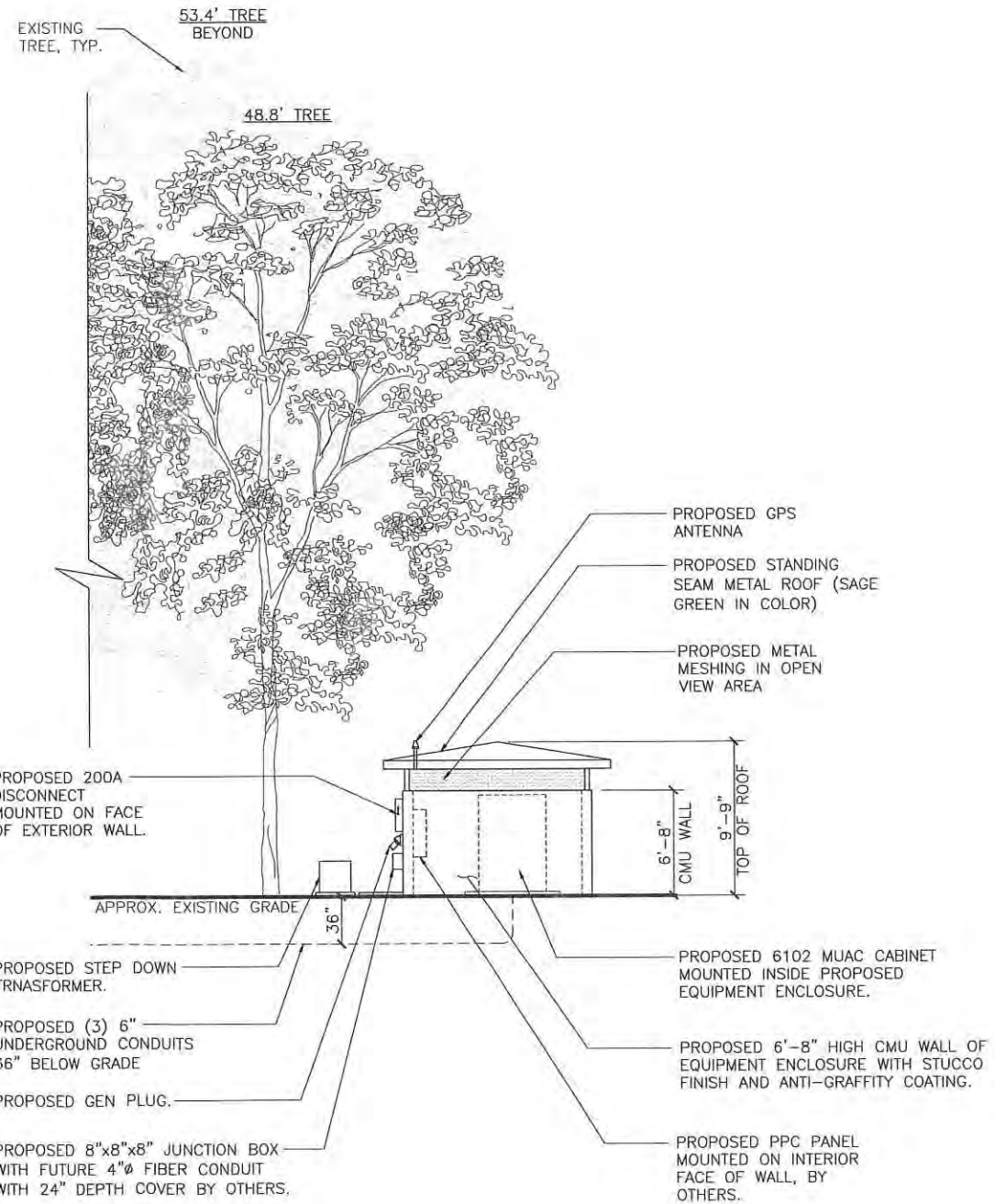
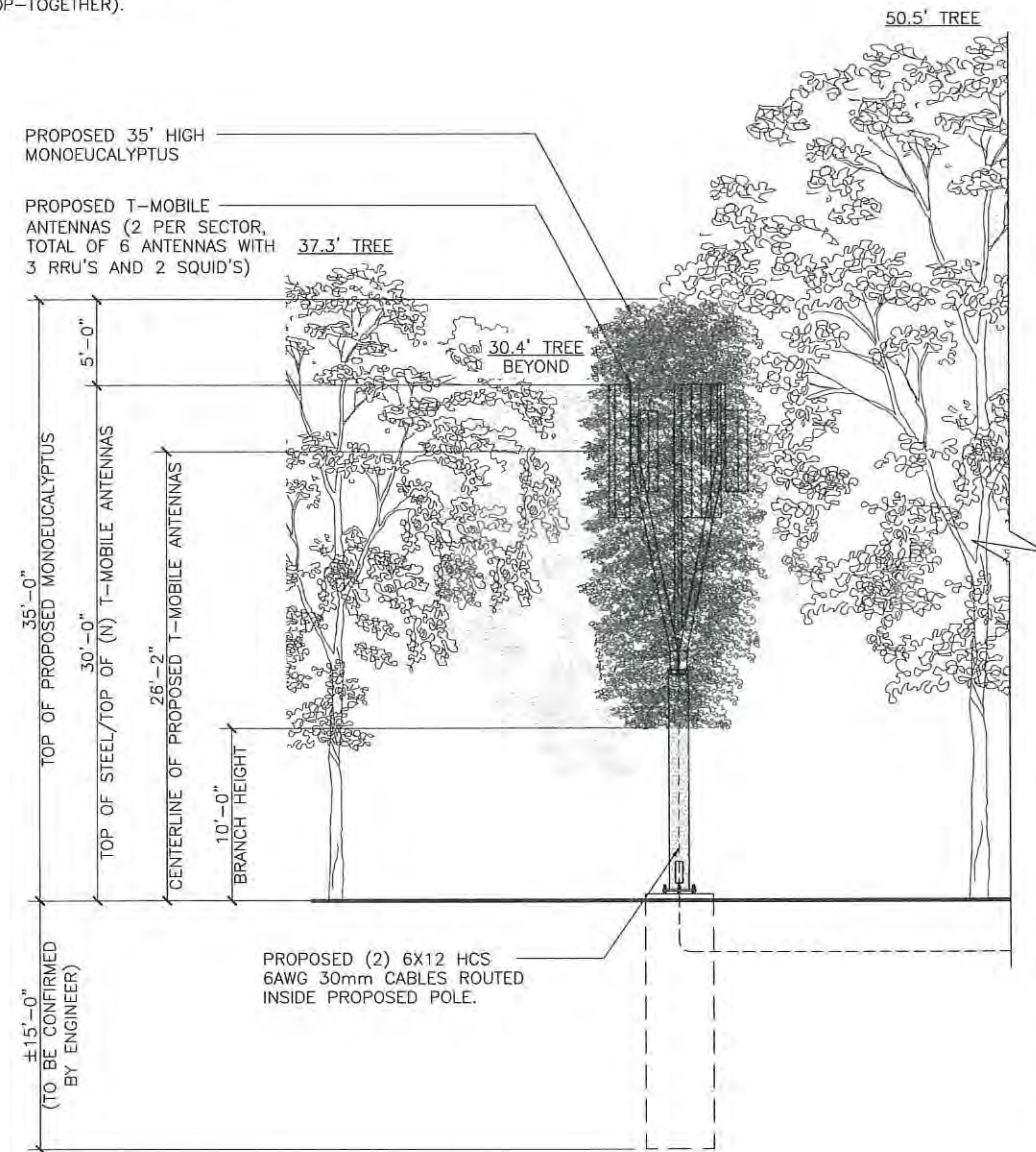
JRA JOB NUMBER: 180384

NOTES:

1. ANTENNAS TO BE PAINTED TO MATCH TREES AND ALSO HAVE ANTENNAS SOCKS.
2. THE BRANCHES WILL EXTEND A MINIMUM OF 24 INCHES BEYOND THE FACE OF THE ANTENNA. THIS INCLUDES THE VERTICAL LENGTH OF THE ANTENNA. THE ANTENNA SOCKS DO NOT COUNT TOWARD THE 24".
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MONOEUCALYPTUS BRANCHING:

BRANCH DENSITY: 4:1
 BRANCH COUNT: 111
 54 SIX FOOT BRANCHES
 24 ON 2' STRAIGHT EXTENSIONS
 18 ON 2'-Y EXTENSIONS
 6 ON 4'-Y EXTENSIONS
 9 ANTENNA BRANCHES



SOUTH ELEVATION

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

1



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8801 SIX FORKS ROAD, SUITE 250
 RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER DATE

SITE ACQ AND ZONING DATE

AP TOWER CM DATE

AT&T CONSTRUCTION MANAGER DATE

OWNER APPROVAL DATE

PROJECT NAME

**MISSION HEIGHTS
 NEIGHBORHOOD PARK**

PROJECT NUMBER
CA-1430

1718 WESTINGHOUSE ST.
 SAN DIEGO, CA 92111

DRAWING DATES

- 12/14/18 ADD NEW SURVEY DATA (P5)
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- 05/28/20 ADD RENDERINGS (P10)
- 06/19/20 CLIENT REVISIONS (P11)

SHEET TITLE

**SOUTH
 ELEVATION**

A-3

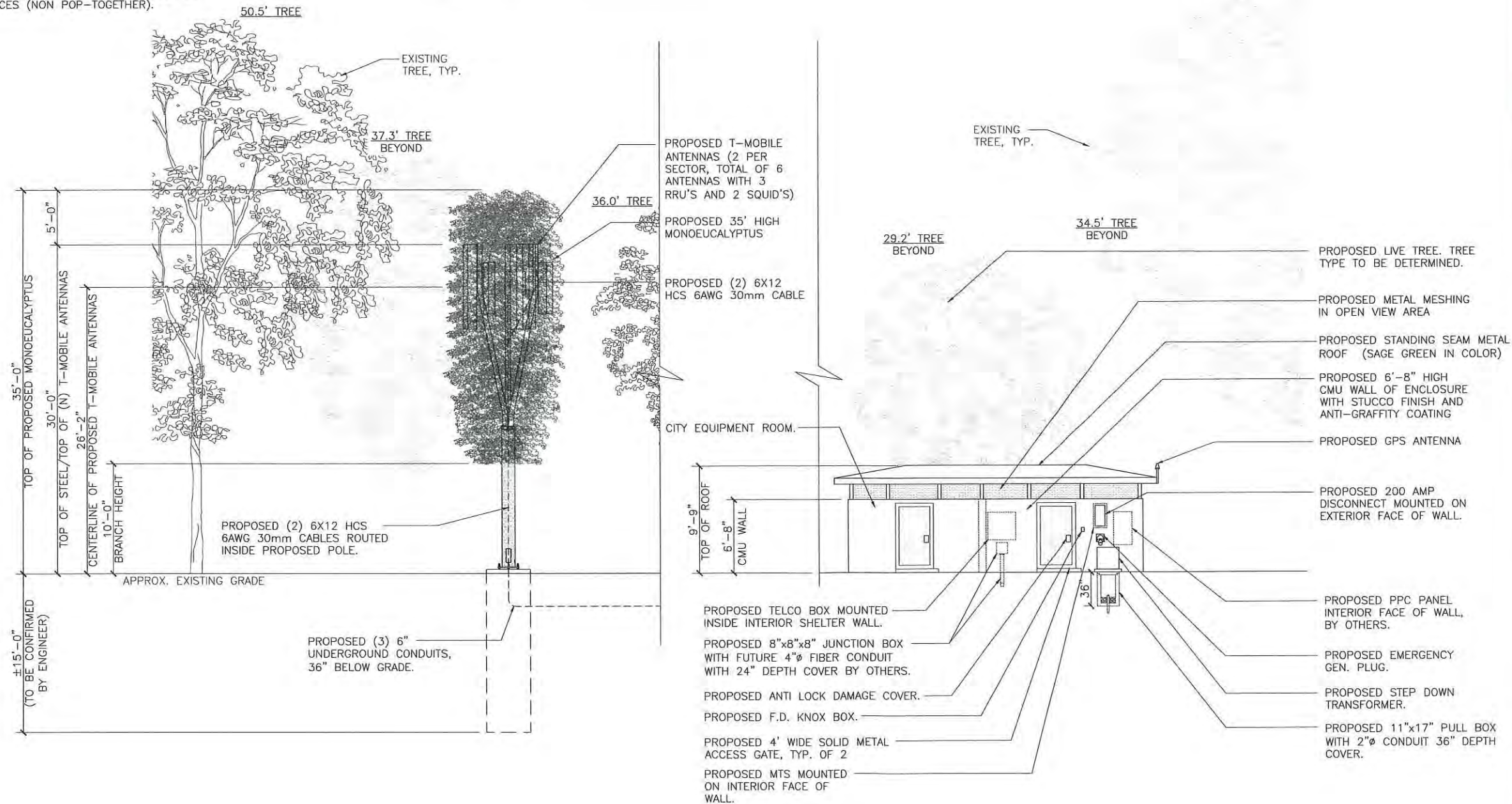
JRA JOB NUMBER: 180384

NOTES:

1. ANTENNAS TO BE PAINTED TO MATCH TREES AND ALSO HAVE ANTENNAS SOCKS.
2. THE BRANCHES WILL EXTEND A MINIMUM OF 24 INCHES BEYOND THE FACE OF THE ANTENNA. THIS INCLUDES THE VERTICAL LENGTH OF THE ANTENNA. THE ANTENNA SOCKS DO NOT COUNT TOWARD THE 24".
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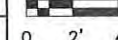
MONOEUCALYPTUS BRANCHING:

BRANCH DENSITY: 4:1
 BRANCH COUNT: 111
 54 SIX FOOT BRANCHES
 24 ON 2' STRAIGHT EXTENSIONS
 18 ON 2'-Y EXTENSIONS
 6 ON 4'-Y EXTENSIONS
 9 ANTENNA BRANCHES



WEST ELEVATION

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



1



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 RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER DATE

SITE ACQ AND ZONING DATE

AP TOWER CM DATE

AT&T CONSTRUCTION MANAGER DATE

OWNER APPROVAL DATE

PROJECT NAME

**MISSION HEIGHTS
 NEIGHBORHOOD PARK**

PROJECT NUMBER
CA-1430

1716 WESTINGHOUSE ST.
 SAN DIEGO, CA 92111

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- 06/19/20 CLIENT REVISIONS (P11)

SHEET TITLE

**WEST
 ELEVATION**

A-3.1

JRA JOB NUMBER: 180384



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SHEET TITLE

**WEST ELEVATION AT
EQUIPMENT ENCLOSURE**

A-3.2

JIRA JOB NUMBER: 180384

29.2' TREE
BEYOND

34.5' TREE
BEYOND

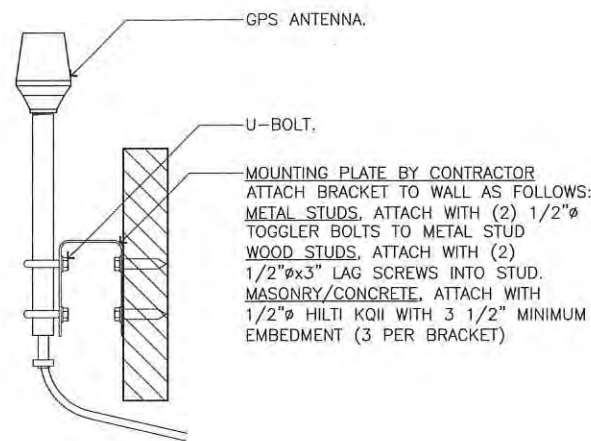


WEST ELEVATION AT EQUIPMENT ENCLOSURE

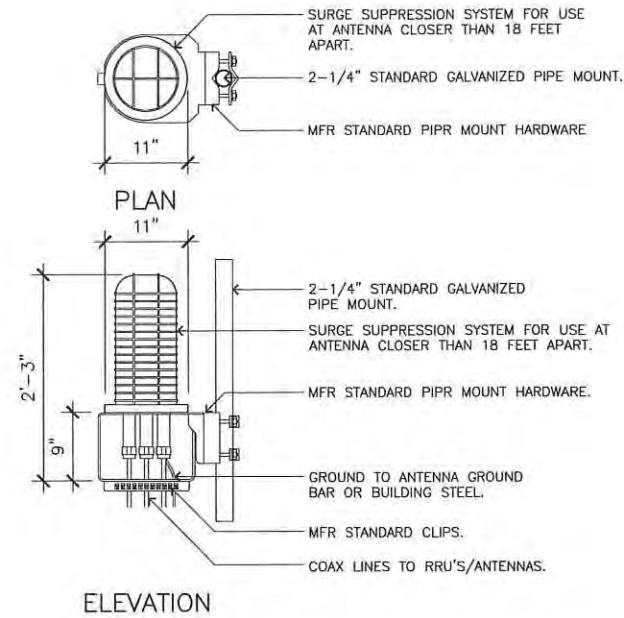
SCALE:
1/2"=1'-0"



1

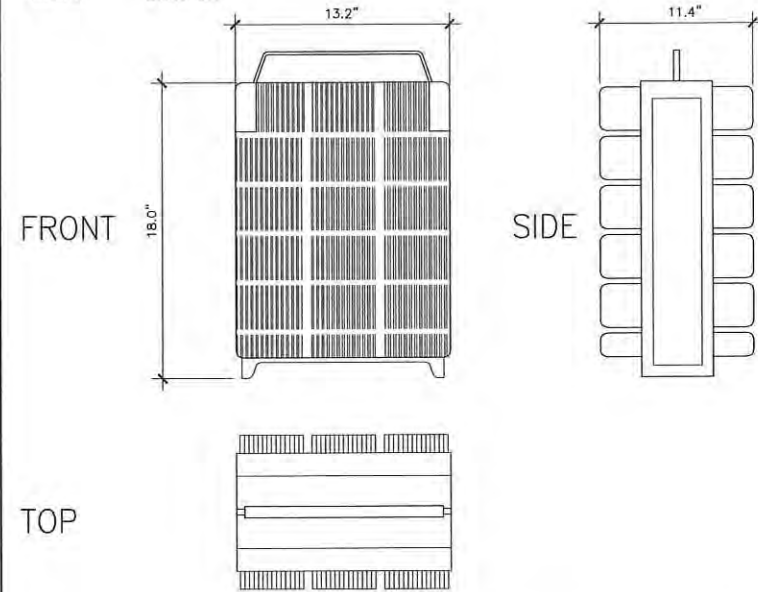


NOTE:
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.



ERICSSON RRUS 4449

COLOR: WHITE
DIMENSIONS: 18.0" TALL x 13.2" WIDE x 11.4" DEEP (WITH PROTRUDING ITEMS)
WEIGHT: ±75.0 LBS



GPS ANTENNA MOUNT CMU WALL

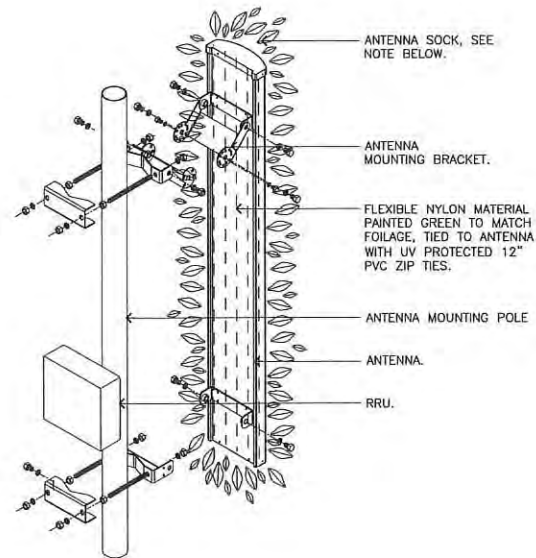
SCALE: NONE **6**

SURGE SUPPRESSOR (SQUID)

SCALE: NONE **4**

RRU SPECIFICATIONS

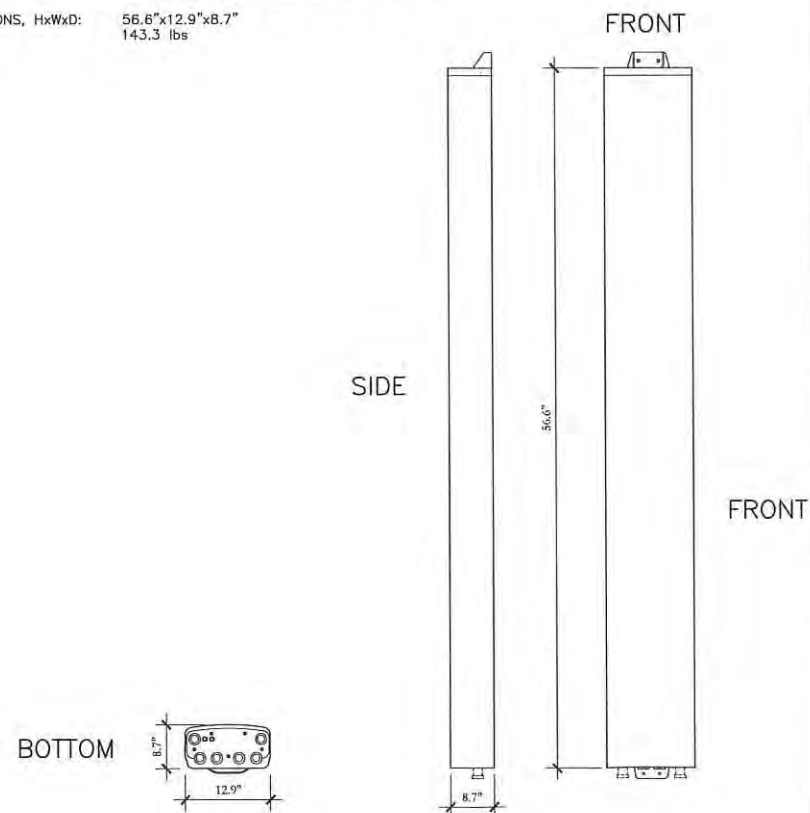
SCALE: NONE **2**



NOTE:
ENSURE THE SOCKS WRAP AROUND THE ANTENNAS AND A MINIMUM OF 5-7 TIPS/SQUARE FOOT SHOULD BE USED.

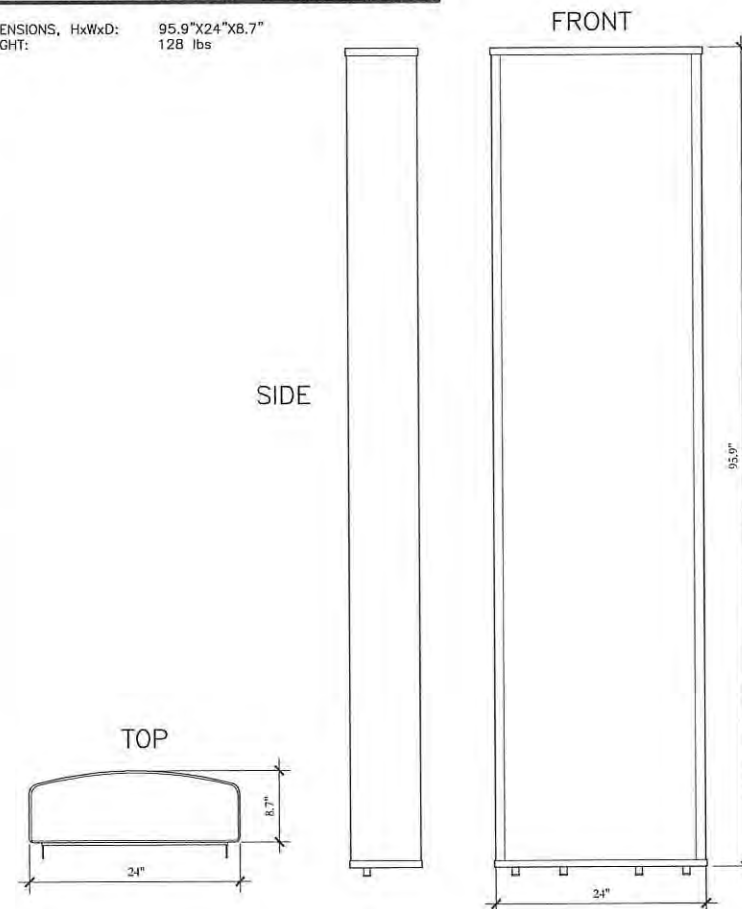
ERICSSON AIR 32 KRD901146-1_B66_B2A

DIMENSIONS, HxWxD: 56.6"x12.9"x8.7"
WEIGHT: 143.3 lbs



RFS - APXVAARR24_43-U-NA20 (OCTO)

DIMENSIONS, HxWxD: 95.9"x24"x8.7"
WEIGHT: 128 lbs



ANTENNA/RRU MOUNTING

SCALE: NONE **5**

ANTENNA SPECIFICATIONS

SCALE: NONE **3**

ANTENNA SPECIFICATIONS

SCALE: NONE **1**



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PREPARED FOR



8601 SIX FORKS ROAD, SUITE 250
RALEIGH NORTH CAROLINA 27615

APPROVALS

R.F. ENGINEER DATE

SITE ACQ AND ZONING DATE

AP TOWER CM DATE

AT&T CONSTRUCTION MANAGER DATE

OWNER APPROVAL DATE

PROJECT NAME

**MISSION HEIGHTS
NEIGHBORHOOD PARK**

PROJECT NUMBER
CA-1430

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SAN DIEGO, CA 92111

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SHEET TITLE

**EQUIPMENT
SPEC'S & DETAILS**

A-4



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APPROVALS

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PROJECT NUMBER
CA-1430

1716 WESTINGHOUSE ST.
SAN DIEGO, CA 92111

DRAWING DATES

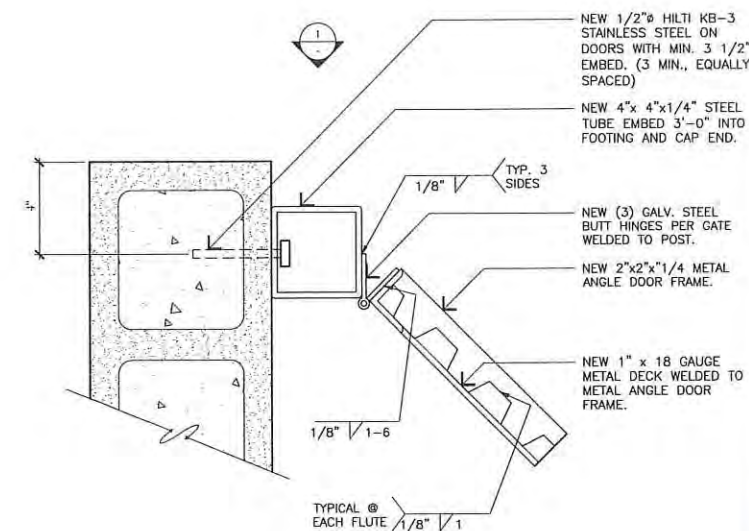
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SHEET TITLE

**EQUIPMENT
SPEC'S & DETAILS**

A-4.1

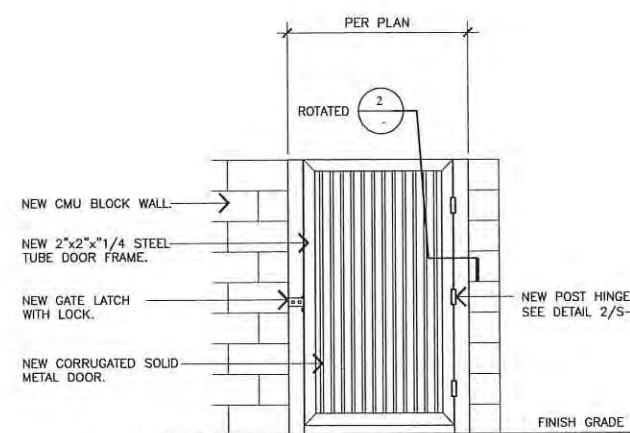
JRA JOB NUMBER: 180364



NOTE:
1. ALL PARTS OF GATE TO BE HOT-DIPPED GALVANIZED PRIMED AND PAINTED TO TAN MATCH NEW BLOCK WALL.

GATE/POST/WALL ASSEMBLY

SCALE:
NONE **2**



NOTE:
1. ALL PARTS OF GATE TO BE HOT-DIPPED GALVANIZED PRIMED AND PAINTED TO MATCH NEW BLOCK WALL.

SINGLE GATE ELEVATION

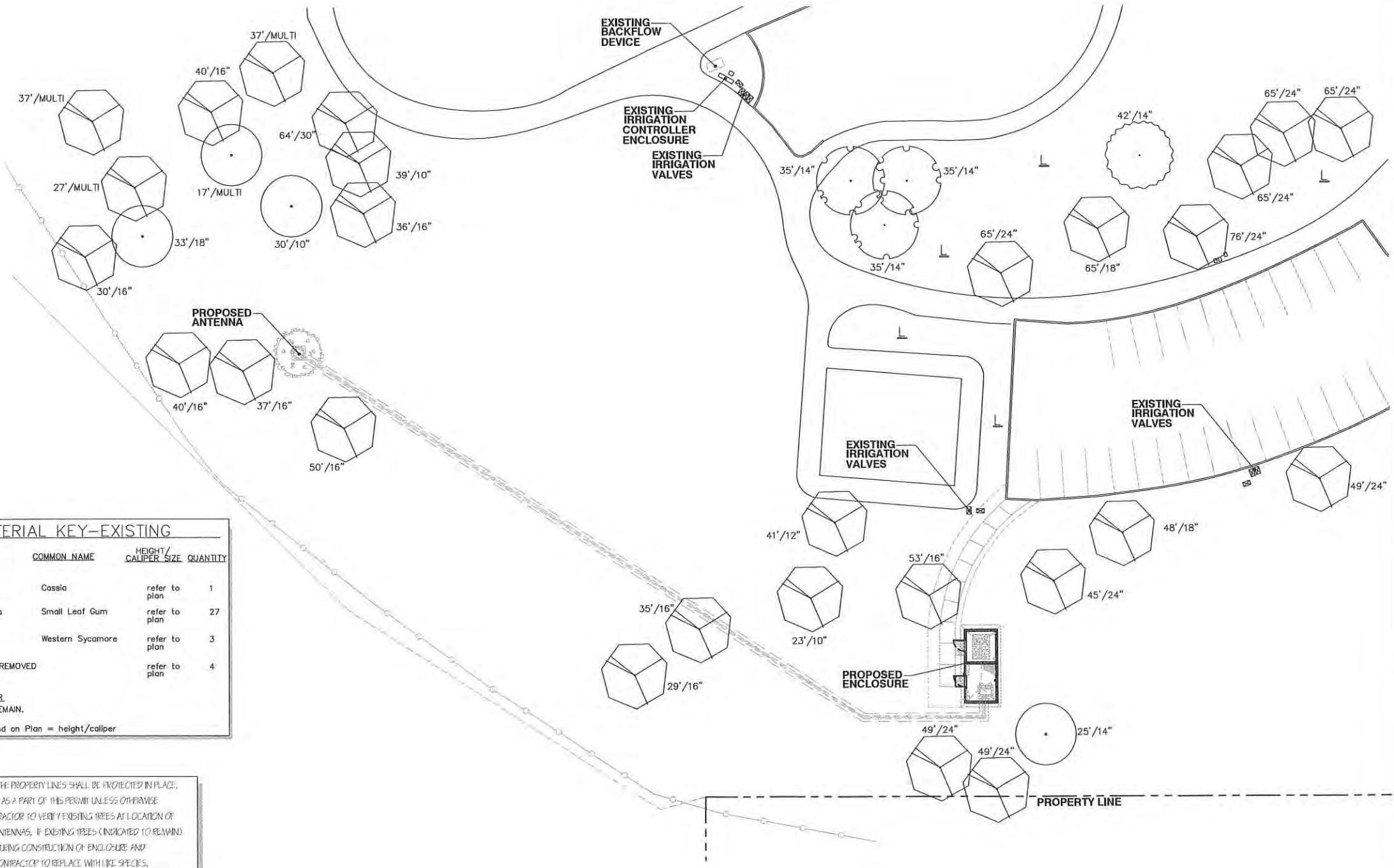
SCALE:
NONE **1**

NOT USED

SCALE:
NONE **4**

NOT USED

SCALE:
NONE **3**



PLANT MATERIAL KEY-EXISTING

SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT/ CALIPER SIZE	QUANTITY
EXISTING TREES				
	Cassia species	Cassia	refer to plan	1
	Eucalyptus parvifolia	Small Leaf Gum	refer to plan	27
	Platanus racemosa	Western Sycamore	refer to plan	3
	DEAD TREE TO BE REMOVED		refer to plan	4
EXISTING GROUNDCOVER				
	EXISTING LAWN TO REMAIN.			
Tree Size Found on Plan = height/caliper				

EXISTING TREE NOTES

1. ALL EXISTING TREES WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. NO TREES SHALL BE REMOVED AS A PART OF THIS PERMIT UNLESS OTHERWISE INDICATED. LANDSCAPE CONTRACTOR TO VERIFY EXISTING TREES AT LOCATION OF PROPOSED ENCLOSURE AND ANTENNAS. IF EXISTING TREES (INDICATED TO REMAIN) ARE REMOVED OR DAMAGED DURING CONSTRUCTION OF ENCLOSURE AND INSTALLATION OF ANTENNA, CONTRACTOR TO REPLACE WITH LIKE SPECIES.

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

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PREPARED FOR
APC Towers
 3000 AERIAL CENTRAL PARKWAY, STE. 110
 MORRISVILLE, NORTH CAROLINA 27560

APPROVALS

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
AP TOWER CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME
 MISSION HEIGHTS
 NEIGHBORHOOD PARK
 PROJECT NUMBER
CA-1430
 1716 WESTINGHOUSE ST.
 SAN DIEGO, CA 92111

DRAWING DATES
 05/30/18 90% ZD'S REVIEW (P1)
 06/25/18 100% ZD'S (P2)
 08/17/18 PLANNING COMMENTS (P3)

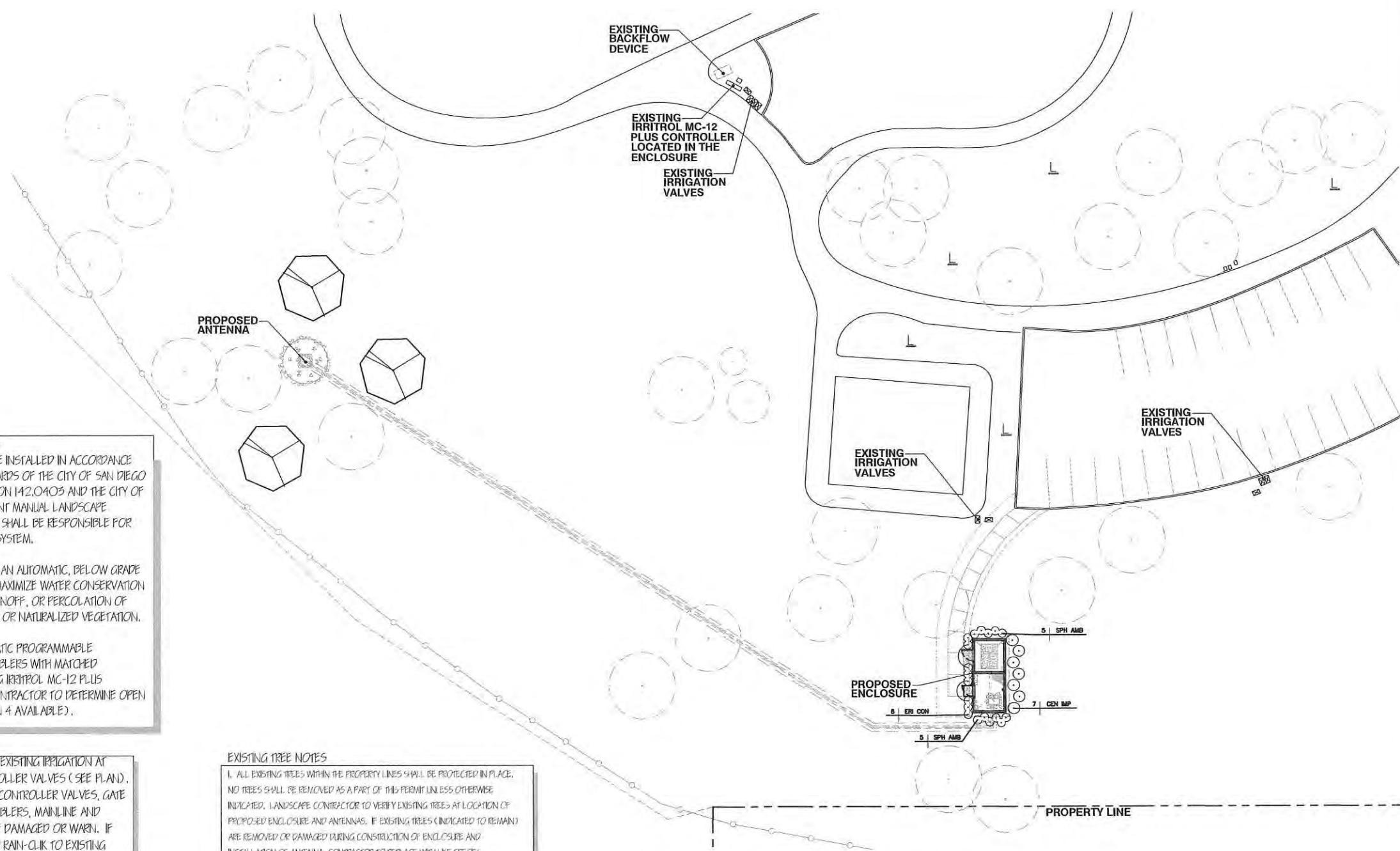
SHEET TITLE
**EXISTING
 CONDITIONS PLAN**

L-1

CS DG
 CS Design Group, Inc.
 6985 El Camino Real
 Suite 105-482
 Carlsbad, CA 92009
 (P) 760-272-5742
 (F) 760-454-3097

NORTH

SCALE:
 1"=20'



WATER CONSERVATION NOTES:
 IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF IRRIGATION SYSTEM.

IRRIGATION SHALL CONSIST OF AN AUTOMATIC, BELOW GRADE SPRAY SYSTEM DESIGNED TO MAXIMIZE WATER CONSERVATION AND PRECLUDE OVERSPRAY, RUNOFF, OR PERCOLATION OF WATER INTO ADJACENT NATIVE OR NATURALIZED VEGETATION.

IRRIGATION TO USE AN AUTOMATIC PROGRAMMABLE CONTROLLER AS WELL AS BUBBLERS WITH MATCHED PRECIPITATION RATES. EXISTING IRRITROL MC-12 PLUS CONTROLLER TO BE USED. CONTRACTOR TO DETERMINE OPEN STATION TO BE USED (STATION 4 AVAILABLE).

P.O.C.
 CONTRACTOR TO CONNECT TO EXISTING IRRIGATION AT LOCATION OF EXISTING CONTROLLER VALVES (SEE PLAN). CONTRACTOR TO INSPECT ALL CONTROLLER VALVES, GATE VALVES, QUICK COUPLERS, BUBBLERS, MAINLINE AND LATERAL LINES AND REPLACE IF DAMAGED OR WORN. IF MISSING, CONTRACTOR TO ADD RAIN-CLIK TO EXISTING CONTROLLER. REFER TO PLAN FOR EXISTING CONTROLLER LOCATION.

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

EXISTING TREE NOTES
 1. ALL EXISTING TREES WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. NO TREES SHALL BE REMOVED AS A PART OF THIS PERMIT UNLESS OTHERWISE INDICATED. LANDSCAPE CONTRACTOR TO VERIFY EXISTING TREES AT LOCATION OF PROPOSED ENCLOSURE AND ANTENNAS. IF EXISTING TREES (INDICATED TO REMAIN) ARE REMOVED OR DAMAGED DURING CONSTRUCTION OF ENCLOSURE AND INSTALLATION OF ANTENNA, CONTRACTOR TO REPLACE WITH LIKE SPECIES.

DIG-ALERT NOTE
 1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

EXISTING IRRIGATION NOTES
 1. ALL IRRIGATION DAMAGED DURING CONSTRUCTION OF ENCLOSURE WALLS SHALL BE REPLACED AND CONSISTENT WITH EXISTING IRRIGATION MATERIALS.

PLANT MATERIAL KEY-EXISTING

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QUANTITY
EXISTING TREES				
(Symbol)	EXISTING TREES TO REMAIN. REFER TO 'EXISTING CONDITIONS PLAN' FOR DETAILED INFORMATION			
EXISTING SHRUBS AND GROUNDCOVER				
EXISTING LAWN TO REMAIN.				
PROPOSED TREES				
(Symbol)	Geijera parviflora	Australian Willow	24" Box	3
PROPOSED SHRUBS				
(Symbol)	Ceanothus impressus	Santa Barbara Ceanothus	5 Gal	7
(Symbol)	Eriophyllum confertiflorum	Golden Yarrow	5 Gal	8
(Symbol)	Sphaeralcea ambigua	Desert Mallow	5 Gal	10

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NORTH

SCALE:
 1"=20'
 0 10' 20'

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

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



PREPARED FOR
APC Towers
 3000 AERIAL CENTRAL PARKWAY, STE. 110
 MORRISVILLE, NORTH CAROLINA 27560

APPROVALS

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
AP TOWER CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME
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SHEET TITLE
 LANDSCAPE
 DEVELOPMENT
 PLAN

L-2

PROJECT INFORMATION:

MISSION HEIGHTS PARK
CA-1430
5000 ACARI STREET
SAN DIEGO, CALIFORNIA 92111
SAN DIEGO COUNTY

ORIGINAL ISSUE DATE:

05/29/18

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
0	05/29/18	ORIGINAL	JCS

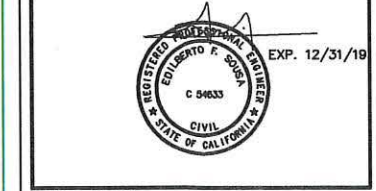
CONSULTANT:

PCE
PACIFIC COAST ENGINEERING
22183 DOLORES STREET
CASTRO VALLEY, CA 94546
780-213-0021
bpacificcoast@aol.com

DRAWN BY: CHK.: APV.:

JCS	EFS	EFS
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LICENSE:

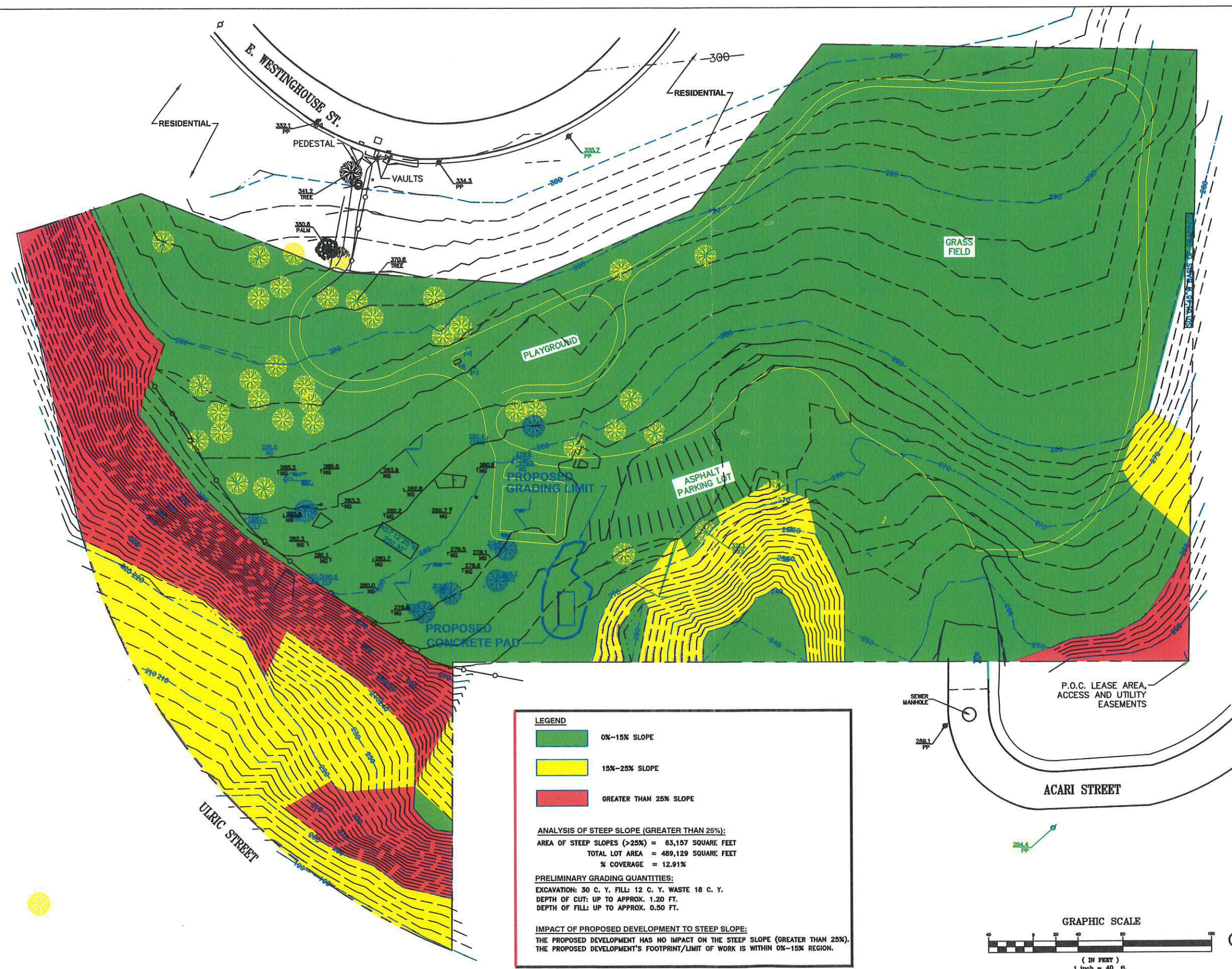


SHEET TITLE:

SLOPE ANALYSIS

SHEET NUMBER:

SA-01



LEGEND

- 0%-15% SLOPE
- 15%-25% SLOPE
- GREATER THAN 25% SLOPE

ANALYSIS OF STEEP SLOPE (GREATER THAN 25%):
 AREA OF STEEP SLOPES (>25%) = 63,157 SQUARE FEET
 TOTAL LOT AREA = 489,129 SQUARE FEET
 % COVERAGE = 12.91%

PRELIMINARY GRADING QUANTITIES:
 EXCAVATION: 30 C. Y. FILL: 12 C. Y. WASTE 18 C. Y.
 DEPTH OF CUT: UP TO APPROX. 1.20 FT.
 DEPTH OF FILL: UP TO APPROX. 0.50 FT.

IMPACT OF PROPOSED DEVELOPMENT TO STEEP SLOPE:
 THE PROPOSED DEVELOPMENT HAS NO IMPACT ON THE STEEP SLOPE (GREATER THAN 25%).
 THE PROPOSED DEVELOPMENT'S FOOTPRINT/LIMIT OF WORK IS WITHIN 0%-15% REGION.

