



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 3, 2016 REPORT NO. HO-16-047
HEARING DATE: August 10, 2016
SUBJECT: AMERICAN TOWER CORPORATION SYCAMORE. Process Three Decision
PROJECT NUMBER: [403368](#)
OWNER/APPLICANT: Mast Boulevard, LLC./American Tower Corporation

SUMMARY:

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 8510 Mast Boulevard in the East Elliott Community Planning area?

Staff Recommendations:

1. APPROVE Site Development Permit No. 1742022;
2. APPROVE Neighborhood Use Permit No. 1742023; and
3. APPROVE Neighborhood Development Permit No. 1742025.

Community Planning Group Recommendation: There is no recognized community planning group for East Elliott. American Tower Corporation (American Tower) presented the project to the Mission Trails Regional Park (MTRP) Citizens Advisory Committee (CAC) on May 5, 2015 and a motion to recommend approval passed by a vote of 13-0-1 with a recommendation to provide a more natural landscape design with an emphasis on landscape screening to the east and west (Attachment 8). Additionally, on May 20, 2015, American Tower presented the project to the Tierrasanta Community Council and a motion to recommend approval passed by a vote of 10-0 (Attachment 9).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 11, 2016 and the opportunity to appeal that determination ended July 25, 2016.

Code Enforcement Impact: A Civil Penalty Notice and Order was issued in 2014 and Code Enforcement has been monitoring the progress of this project. Approval of this project will remedy the code violation.

BACKGROUND

This project is a multi-carrier design solution for an existing WCF that exists at the eastern perimeter of the City in the RS-1-8 zone. The site is located northeast of Highway 52 at 8510 Mast Boulevard, which is just beyond the entrance to the Sycamore Landfill in the East Elliott Community Planning area (Attachment 1 and 3). The site is designated Open Space in the community plan and it is also located within the Mission Trails Regional Park Design District Subarea 2 (Attachment 2).

The WCF is located on the southern half of an undeveloped 11 acre parcel which has been previously disturbed and currently contains an approximate 3,000-square-foot multi-carrier WCF compound, a dirt access road, a parking/staging area for service vehicles, as well as native and non-native grasslands. The northern half of the parcel is mapped with the Multiple Habitat Planning Area (MHPA) and contains a stand of coastal sage scrub habitat in the far northeastern corner. The existing WCF and the proposed redesign are not proposing to expand beyond the existing footprint of the compound. In fact, the footprint will be reduced approximately 500 square feet with the relocation of the unpermitted T-Mobile WCF (Attachment 14).

Surrounding land uses include the Sycamore County Landfill to the north, undeveloped open space to the south, east and west with Highway 52 located beyond Sycamore Landfill Road to the southwest and the City of Santee further to the southeast (Attachment 1).

Pursuant to Land Development Code ([LDC Section 141.0420\(d\)\(2\)](#)) WCF's in residential zones containing non-residential uses are permitted with a Neighborhood Use Permit (NUP). The project site location within Subarea 2 of the Mission Trails Design District requires a Site Development Permit (SDP) and the proposed square footage of the total WCF compound exceeds the maximum size limit of 250 square feet, which requires an Neighborhood Development Permit (NDP). Pursuant to LDC Section 112.0103, when more than one permit is applicable to a development, the permits shall be consolidated and the decision shall be made by the highest level of authority for that development. In this case, an SDP requires a Hearing Officer, Process Three decision.

DISCUSSION

The existing WCF originally included GTE (now AT&T) and Airtouch (now Verizon). Each were approved separately in 1996 prior to the adoption of the WCF regulations. Sprint and T-Mobile facilities were added to the site later. Beginning in 2005, the carriers worked with staff to develop a multicarrier solution that would allow the facilities to remain in the same location with an upgraded design. Each carrier applied for their own discretionary permit; however, the projects were processed together and were approved in 2010. Prior to the expiration of the discretionary permits, American Tower applied for construction permits, but pursuant to LDC Section 126.0108, the permit holder was unable to demonstrate that the Building Permit had been utilized, which resulted in the expiration of the discretionary permits. The projects were referred to Code Enforcement and after a Civil Penalty and Notice Order was issued in 2014, the discretionary project was resubmitted and Code Enforcement is now monitoring the progress.

The proposed project remains very similar to the previously approved projects that expired in 2013. American Tower, the tower manager is processing the "master permit," which includes an SDP, NUP and NDP. Prior to installing antennas or associated components, each carrier will be required to submit a Substantial Conformance Review (SCR) for their portion of the project.

Much of the southern half of the project site has been previously graded or disturbed and consists of either flat dirt areas and/or mixed grasslands (Attachment 1). The MHPA exists on the northern half of the property and there is a stand of coastal sage scrub in the far northeastern corner, but the project does not propose expansion beyond the current footprint. In fact, the footprint will be reduced in size upon project completion. The existing project is approximately 3,000 square feet in size. The proposed project size will be reduced by approximately 500 square feet with the relocation of the T-Mobile equipment enclosure into the compound. Currently, it is an unpermitted addition to the northwestern side of the compound. The 500-square-foot area will be restored back to its original condition prior to the installation of the T-Mobile WCF and the total project size will be 2,500 square feet.

Although the site contains Environmentally Sensitive Lands (ESL) and the MHPA, there is no encroachment proposed beyond the current project foot print. The permit includes conditions for compliance with the applicable MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's Multiple Species Conservation Program (MSCP) and pursuant to LDC Section 143.0110(c)(2), an SDP for ESL is not required. However, LDC Section 132.1202(b)(3), requires any project including alteration of an existing development within Subarea 2 of the Mission Trails Design District to obtain an SDP.

Mission Trails Design District:

The project site is located within the Mission Trails Design District Subarea 2, which consists primarily of hillside areas. The Design District's Guidelines contain the following considerations for WCF's:

- 1) All WCF's shall be fully screened from public view. The screening should be in the form of appropriate landscape when it is free standing.
- 2) Landscape should be used to screen the WCF to minimize the visual aspect of the equipment.
- 3) New WCF's should not obstruct views toward the park.

This project is highly visible to travelers along Highway 52 and West Hills Parkway. The new tower, although taller than the existing, will be painted a neutral color to blend in with the backdrop of the hillsides. The new wrought iron fence and stone pilasters will screen the existing enclosures and enhance the overall appearance of the compound along with the addition of native landscape (Attachment 13).

Community Plan Analysis:

East Elliott is a unique San Diego community physically characterized by a significant amount of open space. Much of the visible landscape is rolling hills supporting native vegetation. The [East Elliott Community Plan](#) does not specifically address WCF, but it does recommend preservation of natural resources and to restore and enhance disturbed areas when possible. The existing facility stands out as a buff colored fortress at the base of the hillside leading up to the landfill. The proposed project will replace the monopole with a lattice tower that will support three carrier's antennas. Two of the equipment enclosures will support roof top screens to conceal additional antennas. Paint colors, chosen by the MTRP Park Ranger will be neutral and help to blend the facility into the backdrop of the hills. The existing chain link fencing will be replaced with an 8 foot tall decorative wall consisting of stone pilasters linked by wrought iron fencing with mesh backing, which will help to screen the existing equipment enclosures. Native landscape will be planted around the perimeter of the compound to enhance views of the facility.

The [General Plan, Section UD-A.15](#), states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. This WCF is a major component to each of the carrier's networks because of the difficulty of providing coverage along Highway 52. Upgrading the design and painting it to blend in with the backdrop of the rolling hills will minimize the visual impact. Based on the project design, it has been determined that the proposed WCF is compatible with the City's General Plan and it also meets the intent of the East Elliott Community Plan to enhance views of disturbed areas.

Council Policy 600-43:

The guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed in a Preference 2 location according to [Council Policy 600-43](#), which categorizes WCFs according to the land use in which it is located. The project is located on a premise containing a non-residential use within a residential zone and is permitted with an NUP. The technical analysis submitted by American Tower identified this area as a major link in each of the carrier's networks to provide coverage along the Highway 52 which is difficult to cover due to the topography and lack of locational opportunities. No alternative sites were identified in the Justification Analysis and instead, American Tower focused on redesigning this existing WCF to comply with the purpose and intent of the City's General Plan.

Conclusion:

Staff supports the design as proposed. The replacement of a monopole with a lattice tower is not always the best solution, but in this case, there are no existing permanent structures for collocation opportunities. Blending in with the landscape sometimes means using a typical wireless support structure while enhancing and complementing the existing natural environment with native landscape and natural earth tone colors. The topography in this area makes it difficult for most carriers to provide coverage along Highway-52, which makes this location crucial. The WCF is in a visible location, but the improvements will help to mitigate the visual impact of the existing compound with a more unified, cleaner appearance.

ALTERNATIVES

1. Approve SDP No. 1742022, NUP No. 1742023 and NDP No. 1742025, with modifications.
2. Deny SDP No. 1742022, NUP No. 1742023 and NDP No. 1742025 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,



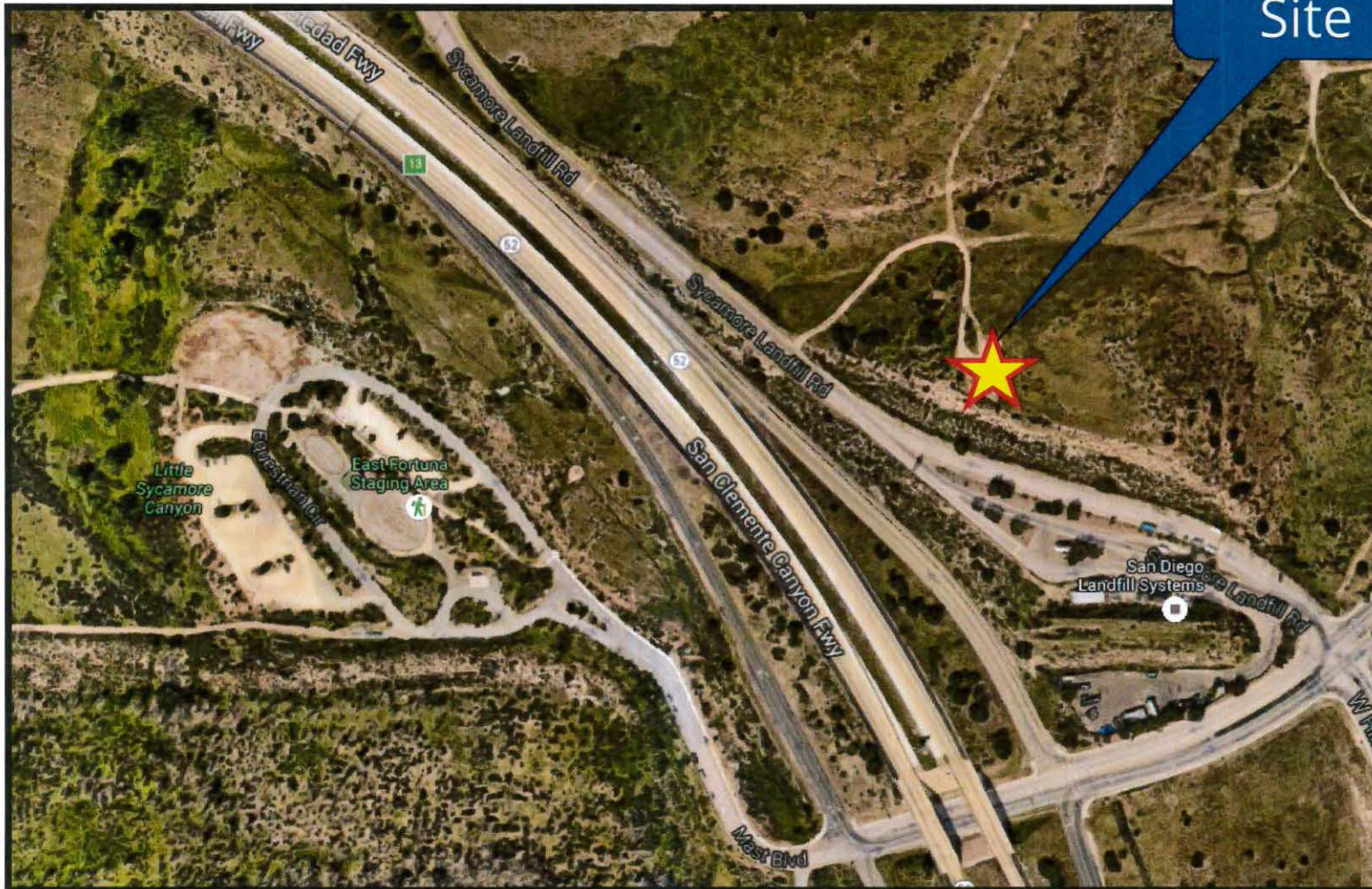
Karen Lynch, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph P
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. MTRP CAC Recommendation
9. Tierrasanta Community Council Recommendation
10. Ownership Disclosure Statement
11. Photo Survey
12. Coverage Maps
13. Photo Simulations
14. Project Plans



Aerial Photo



Project Site

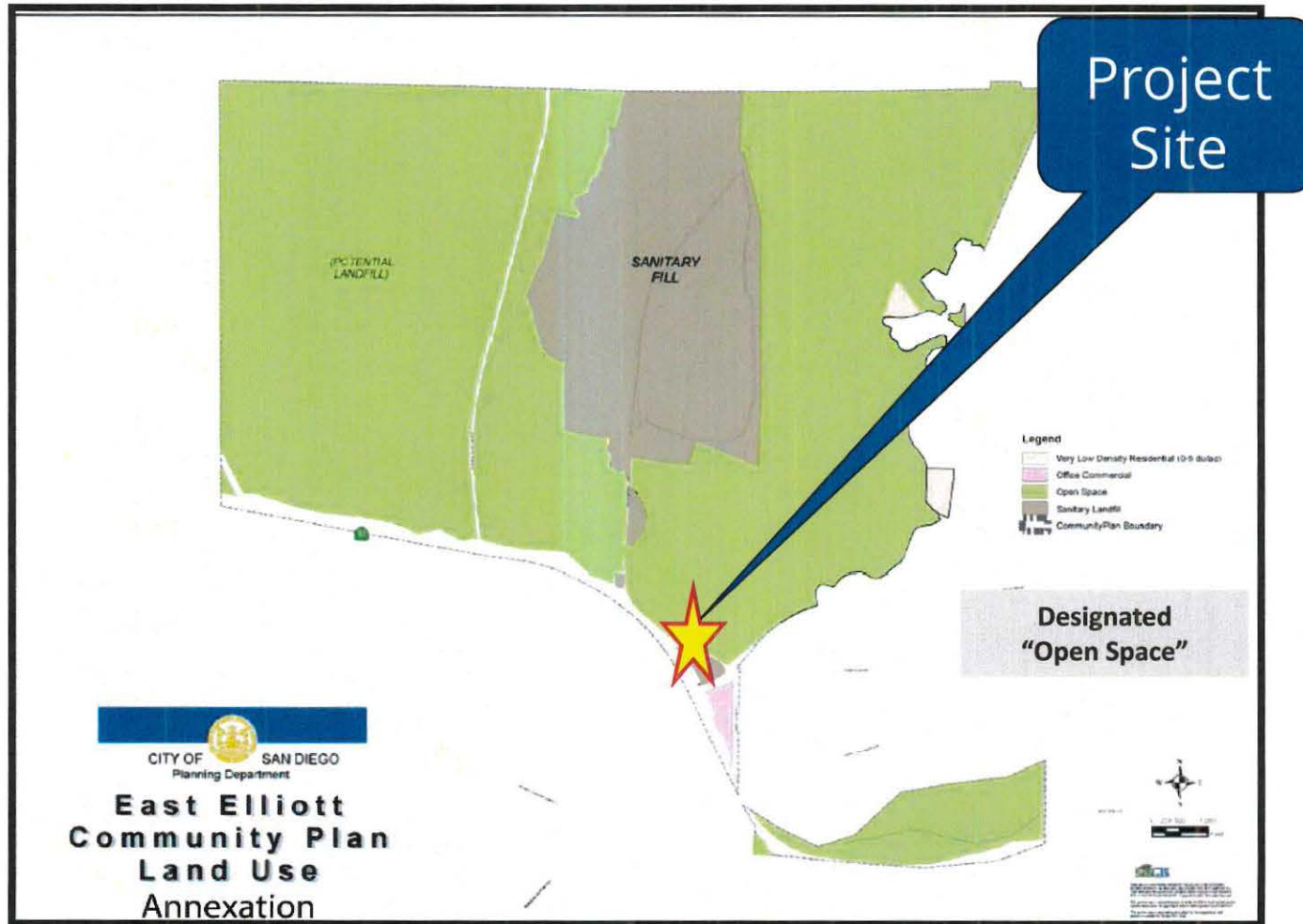


ATTACHMENT 1

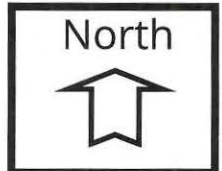
American Tower Sycamore (East Elliott Community)
8510 Mast Boulevard



Community Plan



ATTACHMENT 2



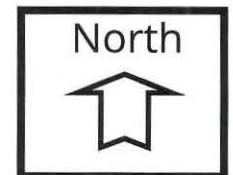
American Tower Sycamore (East Elliott Community)
8510 Mast Boulevard



Project Location Map



American Tower Sycamore (East Elliott Community)
8510 Mast Boulevard



PROJECT DATA SHEET

PROJECT NAME:	American Tower Corporation Sycamore	
PROJECT DESCRIPTION:	A Wireless Communication Facility consisting of the replacement of a 25' tall monopole with a 35' tall lattice tower supporting various antennas and associated components for 3 wireless carriers. Four equipment enclosures will surround the tower with AT&T antennas concealed within a roof top box on the Verizon enclosure. The entire compound area will be enclosed within a wrought iron fence with stone pilasters and new landscape to help screen the facility.	
COMMUNITY PLAN AREA:	East Elliott	
DISCRETIONARY ACTIONS:	SDP/NUP/NDP	
COMMUNITY PLAN LAND USE DESIGNATION:	Open Space	
ZONING INFORMATION:		
	ZONE: RS-1-8 (Residential Single-Unit)	
	HEIGHT LIMIT: 35'	
	FLOOR AREA RATIO: .45	
	FRONT SETBACK: 25'	
	SIDE SETBACK: 10'	
	REAR SETBACK: 10'	
	PARKING: N/A	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space; RS-1-8	Vacant/Landfill
SOUTH:	Sanitary Landfill; IH-2-1	Landfill Entrance
EAST:	Open Space; RS-1-8	Undeveloped Open Space
WEST:	Open Space; RS-1-8	Undeveloped Open Space
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	There is no recognized community planning group for East Elliott. American Tower presented the project to the Mission Trails Regional Park (MTRP) Citizens Advisory Committee (CAC) on May 5, 2015 and a motion to recommend approval passed by a vote of 13-0-1 with a recommendation to provide a more natural landscape design with an emphasis on landscape screening to the east and west.	

HEARING OFFICER
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1742022
NEIGHBORHOOD USE PERMIT NO. 1742023
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1742025
AMERICAN TOWER CORPORATION SYCAMORE
PROJECT NO. 403368

WHEREAS, Mast Boulevard, LLC, Owner and American Tower Corporation, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1742022, 1742023 and 1742025), on portions of an 11-acre site;

WHEREAS, the project site is located at 8510 Mast Boulevard in the RS-1-8 zone of the East Elliott Community Plan area;

WHEREAS, the project site is legally described as: Portion of Lot 4 of the Re-Subdivision of a part of Fanita Rancho, according to Map thereof No. 1703, filed in the Office of the County Recorder of San Diego County, February 28, 1918.

WHEREAS, on August 10, 2016, the Hearing Officer of the City of San Diego considered Site Development Permit (SDP) No. 1742022, Neighborhood Use Permit (NUP) No. 1742023 and Neighborhood Development Permit (NDP) No. 1742025, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 11, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated **Insert Date**, 2016].

FINDINGS:

Site Development Permit Section §126.0504

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

The East Elliott Community Plan does not address Wireless Communication Facilities (WCFs). The City of San Diego General Plan addresses WCFs in Policy UD-A.15, which states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in

existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. The project is located on the eastern limits of the City, east of Highway 52, near the entrance to the County's Sycamore Landfill. The site sits above Highway 52 on a generally flat disturbed area surrounded by non-native grasslands.

The existing WCF consists of a 25-foot-tall monopole supporting antennas for Verizon. Four carriers have equipment enclosures around the monopole and three carriers have antennas located on top of the enclosures behind Fiberglass Reinforced Panel (FRP) screens. The compound is surrounded by chain link fencing. This project proposes to replace the monopole with a 35-foot-tall lattice tower which will support three carriers' antennas. AT&T's antennas will remain in their current location on top of Verizon's equipment enclosure behind FRP.

The General Plan also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." The existing equipment enclosures will be repainted, the monopole will be replaced with a geometric lattice tower supporting three different carriers' antennas and the compound will be enclosed with an eight foot tall wrought iron fence with mesh backing and stone pilasters. The addition of landscape along the perimeter of the compound will also help to screen and improve views of the facility. As a result, the improved design of this WCF will respect the neighborhood context.

The WCF is located in Subarea 2 of the Mission Trails Design District (MTDD), which requires a Site Development Permit and is subject to the MTDD Design Manual. Subarea 2 includes hillside areas adjacent to the park and the Design Manual outlines design principles for hillside development and the associated grading. The Design Manual also includes policies related to WCF, recommending landscape screening for free-standing facilities and, when constructing a new WCF, ensuring that public views to the park are maximized. The WCF will be painted earth tone hues that will help to blend the facility into the backdrop of the hillsides and more closely resemble the colors found in Mission Trails Regional Park. A mixture of native landscape materials including Lemonade Berry, Toyon and Wild Lilac will be planted around the compound perimeter to help screen and enhance views of the facility.

Based on the proposed project upgrades, the facility will comply with City policies and guidelines and will not adversely affect the applicable land use plan.

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

The project site is located at the eastern City limits at 8510 Mast Boulevard in the East Elliott Community Planning area. This project is a multi-carrier WCF consisting of the removal of the existing 25-foot-tall monopole with a replacement 35-foot-tall lattice tower. The tower will support three carriers' antennas while a fourth carrier (AT&T) will remain concealed behind Fiberglass Reinforced Panels (FRP) on top of Verizon's equipment enclosure. Each of the four carriers will have a separate equipment enclosure. Verizon currently has a microwave dish on the monopole, which will be relocated to the top of their equipment enclosure and screened with FRP. Sprint, currently on the Sprint equipment enclosure rooftop, will have the option to relocate some of their antennas to the new lattice tower.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare.

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

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

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

The project site is located on the eastern perimeter of the City boundaries within the RS-1-8 zone. Wireless Communication Facilities (WCF) are permitted on premises containing a non-residential use within a residential zone with a Neighborhood Use Permit (NUP), when the antennas are more than 100 feet away from the property line of a day care, elementary or middle school, or residential uses, as this one is.

The existing Wireless Communication Facility (WCF) compound includes a 25-foot-tall monopole supporting Verizon panel antennas and a microwave dish. In addition to Verizon, three other carriers are located within the compound and have antennas screened by Fiberglass Reinforced Panels (FRP) on top of one of the four existing equipment enclosures. A chain link fence surrounds the compound. The proposed project includes removing the monopole and replacing it with a 35-foot-tall lattice tower which will support antennas for T-Mobile and Verizon. AT&T's antennas will remain on top of the Verizon enclosure behind FRP screens, and the Verizon microwave dish will be relocated to their enclosure and concealed behind FRP screens. Sprint is currently on their equipment enclosure rooftop, and has the option to relocate some of their antennas to the tower in the future. A decorative wrought iron fence with stone pilasters will replace the existing chain link fence and native landscape will be planted around the perimeter.

The project site is an 11-acre parcel with the 2,500 square foot compound situated in the middle of the lot. The northern half of the property is located within the Multiple Habitat Planning Area (MHPA) and there is coastal sage scrub habitat in the far northern corner. The majority of the lot is previously disturbed with a mixture of native and non-native grasslands covering much of the property. The Land Use Adjacency Guidelines are included as permit conditions to ensure minimal impacts to the MHPA. The upgraded project does not propose to expand the existing compound; however, a staging area for parking, equipment and storage during construction is proposed immediately to the west of the WCF. Prior to final inspection of the WCF, the staging area is required to be removed and restored back to its previous condition.

The new tower and the compound will comply with the City of San Diego WCF Regulations (Land Development Code Section 141.0420) and the development regulations for the RS-1-8 zone. There are no deviations being requested. Therefore, the project complies with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Highway-52 corridor. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

Neighborhood Use Permit Section §126.0205

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

The East Elliott Community Plan does not address Wireless Communication Facilities (WCFs). The City of San Diego General Plan addresses WCFs in Policy UD-A.15, which states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. The project is located on the eastern limits of the City, east of Highway 52, near the entrance to the County's Sycamore Landfill. The site sits above Highway 52 on a generally flat disturbed area surrounded by non-native grasslands.

The existing WCF consists of a 25-foot-tall monopole supporting antennas for Verizon. Four carriers have equipment enclosures around the monopole and three carriers have antennas located on top of the enclosures behind Fiberglass Reinforced Panel (FRP) screens. The compound is surrounded by chain link fencing. This project proposes to replace the monopole with a 35-foot-tall lattice tower which will support three carriers' antennas. AT&T's antennas will remain in their current location on top of Verizon's equipment enclosure behind FRP.

The General Plan also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." The existing equipment enclosures will be repainted, the monopole will be replaced with a geometric lattice tower supporting three different carriers' antennas and the compound will be enclosed with an eight foot tall wrought iron fence with mesh backing and stone pilasters. The addition of landscape along the perimeter of the compound will also help to screen and improve views of the facility. As a result, the improved design of this WCF will respect the neighborhood context.

The WCF is located in Subarea 2 of the Mission Trails Design District (MTDD) and is subject to the MTDD Design Manual, which is satisfied through the issuance of a Site Development Permit. Subarea 2 includes hillside areas adjacent to the park and the Design Manual outlines design principles for hillside development and the associated grading. The Design Manual also includes policies related to WCF, recommending landscape screening for free-standing facilities and, when constructing a new WCF, ensuring that public views to the park are maximized. The WCF will be painted earth tone hues that will help to blend the facility into the backdrop of the hillsides and more closely resemble the colors found in Mission Trails Regional Park. A mixture of native landscape materials including Lemonade Berry, Toyon and Wild Lilac will be planted around the compound perimeter to help screen and enhance views of the facility.

Based on the proposed project upgrades, the facility will comply with City policies and guidelines and will not adversely affect the applicable land use plan.

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

The project site is located at the eastern City limits at 8510 Mast Boulevard in the East Elliott Community Planning area. This project is a multi-carrier WCF consisting of the removal of the existing 25-foot-tall monopole with a replacement 35-foot-tall lattice tower. The tower will support three carriers' antennas while a fourth carrier (AT&T) will remain concealed behind Fiberglass Reinforced Panels (FRP) on top of Verizon's equipment enclosure. Each of the four carriers will have a separate equipment enclosure. Verizon currently has a microwave dish on the monopole, which will be relocated to the top of their equipment enclosure and screened with FRP. Sprint, currently on the Sprint equipment enclosure rooftop, will have the option to relocate some of their antennas to the new lattice tower.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare.

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

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

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

The project site is located on the eastern perimeter of the City boundaries within the RS-1-8 zone. Wireless Communication Facilities (WCF) are permitted on premises containing a non-residential use within a residential zone with a Neighborhood Use Permit (NUP), when the antennas are more than 100 feet away from the property line of a day care, elementary or middle school, or residential uses.

The existing Wireless Communication Facility (WCF) compound includes a 25-foot-tall monopole supporting Verizon panel antennas and a microwave dish. In addition to Verizon, three other carriers are located within the compound and have antennas screened by Fiberglass Reinforced Panels (FRP) on top of one of the four existing equipment enclosures. A chain link fence surrounds the compound. The proposed project includes removing the monopole and replacing it with a 35-foot-tall lattice tower which will support antennas for T-Mobile and Verizon. AT&T's antennas will remain on top of the Verizon enclosure behind FRP screens, and the Verizon microwave dish will be relocated to their enclosure and concealed behind FRP screens. Sprint is currently on their

equipment enclosure rooftop, and has the option to relocate some of their antennas to the tower in the future.

A decorative wrought iron fence with stone pilasters will replace the existing chain link fence and native landscape will be planted around the perimeter.

The project site is an 11-acre parcel, with the 2,500-square-foot compound situated in the middle of the lot. The northern half of the property is located within the Multiple Habitat Planning Area (MHPA) and there is coastal sage scrub habitat in the far northern corner. The majority of the lot is previously disturbed, with a mixture of native and non-native grasslands covering much of the property. The Land Use Adjacency Guidelines are included as permit conditions to ensure minimal impacts to the MHPA. The upgraded project does not propose to expand the existing compound; however, a staging area for parking, equipment and storage during construction is proposed immediately to the west of the WCF. Prior to final inspection of the WCF, the staging area is required to be removed and restored back to its previous condition.

The new tower and the compound will comply with the City of San Diego WCF Regulations (Land Development Code Section 141.0420) and the development regulations for the RS-1-8 zone. There are no deviations being requested. Therefore, the project complies with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Highway 52 corridor. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

Neighborhood Development Permit Section §126.0404

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

While the East Elliott Community Plan does not address Wireless Communication Facilities (WCF), the City of San Diego General Plan does. Policy UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. The project is located on the eastern limits of the City, east of Highway 52, near the entrance to the County's Sycamore Landfill. The site sits above Highway 52 on a generally flat disturbed area surrounded by non-native grasslands.

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The General Plan also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." The existing equipment enclosures will be repainted, the monopole will be replaced with a geometric lattice tower supporting three different carriers' antennas and the compound will be enclosed with an eight foot tall wrought iron fence with mesh backing and stone pilasters. The addition of landscape along the perimeter of the compound will

also help to screen and improve views of the facility. As a result, the improved design of this WCF will respect the neighborhood context.

The WCF is located in Sub area 2 of the Mission Trails Design District (MTDD), which requires a Site Development Permit and is subject to the MTDD Design Manual. Sub area 2 includes hillside areas adjacent to the park and the Design Manual outlines design principles for hillside development and the associated grading. The Design Manual also includes policies related to WCF, recommending landscape screening for free standing facilities and when constructing a new WCF, ensuring that public views to the park are maximized. The WCF will be painted earth tone hues that will help to blend the facility into the backdrop of the hillsides and more closely resemble the colors found in Mission Trails Regional Park. A mixture of native landscape materials including Lemonade Berry, Toyon and Wild Lilac will be planted around the compound perimeter to help screen and enhance views of the facility.

Based on the proposed project upgrades, the facility will comply with City policies and guidelines and will not adversely affect the applicable land use plan.

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

The project site is located at the eastern perimeter of the City limits at 8510 Mast Boulevard in the East Elliott Community Planning area. This project is a multi-carrier WCF consisting of the removal of the existing 25 foot tall monopole with a replacement 35 foot tall lattice tower. The tower will support three carrier's antennas while a fourth carrier (AT&T) will remain concealed behind Fiberglass Reinforced Panels (FRP) on top of Verizon's equipment enclosure. Each of the four carriers will have a separate equipment enclosure. Verizon currently has a microwave dish on the monopole, which will be relocated to the top of their equipment enclosure and screened with FRP. Sprint, currently on the Sprint equipment enclosure rooftop will have the option to relocate some of their antennas to the new lattice tower.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare.

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

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

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

Pursuant to Land Development Code (LDC) Section 141.0420(g)(3), equipment enclosures over 250 square feet are permitted with a Neighborhood Development Permit (NDP). The compound that encompasses the Wireless Communication Facilities (WCF) is approximately 2,500 square feet in size. This is a multi-carrier site that is located on the eastern perimeter of the City boundaries in a primarily undeveloped area. Wireless coverage along the Highway 52 corridor and the surrounding areas is spotty due to the varied topography making this WCF essential for those living and traveling through the area.

The existing Wireless Communication Facility (WCF) compound includes a 25-foot tall monopole supporting Verizon panel antennas and a microwave dish. In addition to Verizon, three other carriers are located within the compound and have antennas screened by Fiberglass Reinforced Panels (FRP) on top of one of the four existing equipment enclosures. A chain link fence surrounds the compound. The proposed project includes removing the monopole and replacing it with a 35 foot tall lattice tower which will support antennas for T-Mobile and Verizon. AT&T's antennas will remain on top of the Verizon enclosure behind FRP screens and the Verizon microwave dish will be relocated to their enclosure and concealed behind FRP screens. Sprint is currently on their equipment enclosure roof top, and has the option to relocate some of their antennas to the tower in the future. A decorative wrought iron fence with stone pilasters will replace the existing chain link fence and native landscape will be planted around the perimeter.

The project site is an 11-acre parcel, with the 2,500-square-foot compound situated in the middle of the lot. The northern half of the property is located within the Multiple Habitat Planning Area (MHPA) and there is coastal sage scrub habitat in the far northern corner. The majority of the lot is previously disturbed, with a mixture of native and non-native grasslands covering much of the property. The Land Use Adjacency Guidelines are included as permit conditions to ensure minimal impacts to the MHPA. The upgraded project does not propose to expand the existing compound; however, a staging area for parking, equipment and storage during construction is proposed immediately to the west of the WCF. Prior to final inspection of the WCF, the staging area is required to be removed and restored back to its previous condition.

The new tower and the compound will comply with the City of San Diego WCF Regulations (Land Development Code Section 141.0420) and the development regulations for the RS-1-8 zone. There are no deviations being requested. Therefore, the project complies with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Highway 52 corridor. Based on these considerations, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, SDP No. 1742022, NUP No. 1742023 and NDP No. 1742025 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1742022, 1742023, and 1742025, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: [Insert date, 2016]

IO#: 24005476

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005476

SITE DEVELOPMENT PERMIT NO. 1742022
NEIGHBORHOOD USE PERMIT NO. 1742023
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1742025
AMERICAN TOWER SYCAMORE PROJECT NO. 403368
HEARING OFFICER

This Site Development Permit No. 1742022, Neighborhood Use Permit No. 174202, and Neighborhood Development Permit No. 1742025 is granted by the **Hearing Officer** of the City of San Diego to Mast Boulevard, LLC, Owner, and American Tower Corporation, Inc., Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0502, 126.0203 and 126.0402. The 11-acre site is located at 8510 Mast Boulevard in the RS-1-8 zone of the East Elliott Community Plan area. The project site is legally described as: Portion of Lot 4 of the Re-Subdivision of a part of Fanita Rancho, according to Map thereof No. 1703, filed in the Office of the County Recorder of San Diego County, February 28, 1918.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated **[Insert date, 2016]**, on file in the Development Services Department.

The project shall include:

- a. Removal of the existing 25-foot-tall monopole and construction of a 35-foot-tall lattice tower and four equipment enclosures within a 2,500-square-foot compound enclosed with a wrought iron fence with stone pilasters. The following components are included in this approval:

Carrier	Number of Antennas	Location of Antennas	Equipment Enclosure Size
Verizon	15 panels (72.7" x 11.9" x 7.1"), 1-4' diameter microwave dish, 6 RRUs	All antennas on tower except microwave, which will be located on the Verizon equipment enclosure screened by FRP	360 square feet
AT&T Mobility	12 panels (75.5" x 11.8" x 6"), 15 TMAs	Screened by FRP on top of the Verizon equipment enclosure	299 square feet
T-Mobile	12 panels (55.98" x 12.1" x 7.9"), 12 TMAs	Tower	204 square feet
Sprint	12 panels (TBD)	Currently behind FRP on top of Sprint equipment enclosure, but may move to tower	264 square feet

- b. Each carrier is responsible for submitting a separate Substantial Conformance Review application for their individual permanent facility.
- c. A staging area for equipment, storage and temporary WCFs, as depicted on Exhibit "A", dated [Insert date, 2016], to be restored back to its original condition prior to final inspection.
- d. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment;
- e. Removal of the existing unpermitted T-Mobile WCF and restoration of the 520-square foot lease area to its original condition prior to the installation;
- f. A deviation to allow a 2,500-square-foot equipment enclosure where 250 square feet is permitted;
- g. A temporary water tank which will remain in place until all landscape material has been established as determined by the Development Services Department;
- h. Landscaping (planting, irrigation and landscape related improvements);
- i. 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 [ENTER DATE typically 3 years, including the appeal time].
2. This Site Development Permit (SDP), Neighborhood Development Permit (NDP) and Neighborhood Use Permit (NUP) and corresponding use of this site shall expire on [ENTER DATE 2026]. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The 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 Owner/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 Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

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

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

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

LAND USE ADJACENCY REQUIREMENTS:

14. Due to the site location within and adjacent to the MHPA, the development shall conform to all applicable Land Use Adjacency Guidelines (Section 1.4.3) of the MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA.

15. Invasive non-native plant species shall not be introduced into areas adjacent to the MHPA. Landscape plans shall contain non-invasive native species adjacent to sensitive biological areas as shown on approved the Exhibit A.

16. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields. If lighting adjacent to the MHPA is required for nighttime construction, it shall be directed away from the preserve and the tops of adjacent trees with potentially nesting raptors, using appropriate placement and shielding.

17. All construction activities (including staging areas and/or storage areas) shall be restricted to the development area as shown on the approved Exhibit A. No equipment maintenance shall be conducted within or near the adjacent open space and/or sensitive areas and shall be restricted to the development area, as shown on the approved Exhibit A. All construction activities shall not encroach into sensitive biological areas within either the open-space and/or MHPA areas.

18. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.

19. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading, as shown on the approved Exhibit A. All construction related debris shall be removed off-site to an approved disposal facility.

20. Should construction occur during the breeding season (March 1 through August 15) of the Coastal California Gnatcatcher, protocol surveys to determine presence/absence shall be conducted.

Coastal California Gnatcatcher

21. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the Coastal California Gnatcatcher are shown on the construction plans:

- A. No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the Coastal California Gnatcatcher, until the following requirements have been met to the satisfaction of the Development Services Department:
- I. A qualified biologist (possessing a valid Endangered Species Act Section 10(a)(1)(A) Recovery Permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 Decibels [dB(A)] hourly average for the presence of the Coastal California Gnatcatcher. Surveys for the Coastal California Gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the U.S. Fish and Wildlife Service within the breeding season prior to the commencement of any construction. If Gnatcatchers are present, then the following conditions must be met:
 1. Between March 1 and August 15, no clearing, grubbing, or grading of occupied Gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
 2. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB(A) hourly average at the edge of the occupied Gnatcatcher habitat. An Analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied Gnatcatcher habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
 3. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the Coastal California Gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the

edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- II. If Coastal California Gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:
 1. If this evidence indicates the potential is high for Coastal California Gnatcatcher to be present based on historical records or site conditions, then condition above shall be applicable.
 2. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

ENGINEERING REQUIREMENTS:

22. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
23. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
24. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

25. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or

other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

28. 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 Development Services Department.

29. The Owner/Permittee shall maintain a temporary water tank which will provide initial irrigation for all required native plant species consistent with the Approved Exhibit 'A'. The temporary water tank shall remain until landscape material has been established as determined by the Development Services Department.

30. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan.

31. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15-gallon size or 60-inch box size /15 foot Brown Trunk Height (BHT) material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material.

32. The Owner/Permittee shall ensure that all proposed landscaping adjacent to native habitat and/or MHPA, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's Invasive Plant Inventory (Cal-IPC) and the City of San Diego's Land Development Manual, Landscape Standards are prohibited.

33. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

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

35. Antennas shall be painted to match the tower to the satisfaction of the Development Services Department. Paint colors for each side of the tower shall conform to the color scheme approved by the Mission Trails Regional Park CAC.
36. All conduits shall be wrapped and attached to the cross members and tower legs to avoid looping/drooping/excessive cables to the satisfaction of the Development Services Department.
37. All bottom-fed conduits from the antennas and (Tower Mounted Amplifiers, Remote Radio Units, Remote Radio Head Units) shall use 90-degree connectors to avoid any excessive looping.
38. No exposed pipes or mounting apparatus absent antennas shall be present on the tower at any time. Mounting pipes shall not be longer than the antennas.
39. 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.
40. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
41. When the Owner/Permittee's permission to use this site for a wireless communication facility expires on [ENTER DATE, 2026], the Owner/Permittee shall remove from this site the facilities and improvements authorized by this permit and shall restore the property to its original condition. Further, if the site is sold or transferred to another provider, or if the facility or components of the facility are non-operational or no longer used, the Owner/Permittee shall notify the City of such event within 30 days.
42. The photo simulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
43. No overhead cabling is allowed for this project.
44. Use of or replacement of any RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
45. The Owner/Permittee shall not cause or allow the antennas located on the tower to be different sizes (length, width, or height) than as shown on the stamped approved plans.
46. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photo simulations) prior to receiving final inspection approval.
47. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

48. 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.

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

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on **[Insert date, 2016]** by Resolution No.

_____.

Permit Type/PTS Approval No.: SDP No. 1742022/NDP No. 1742023/NDP No. 1742025

Date of Approval: [Insert date, 2016]

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.**

DRAFT

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

SAN DIEGO TO MAST BOULEVARD, LLC

Owner

By _____

NAME:

TITLE:

AMERICAN TOWER CORPORATION

Permittee

By _____

NAME:

TITLE:

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

DRAFT

NOTICE OF EXEMPTION

ATTACHMENT 7

(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
 OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

Project No.: 403368

Project Title: AMERICAN TOWER – SYCAMORE

PROJECT LOCATION-SPECIFIC: This project is located at 8510 Mast Boulevard within the East Elliot Community Plan

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

Description of nature and Purpose of the Project: Neighborhood Development Permit (NDP) to upgrade existing wireless communication facility (WCF). The existing 25' steel monopole would be replaced with 35 foot high lattice tower supporting various antennas and four equipment enclosures, all within a fenced and landscaped 2,500 square foot compound. An eight foot high wrought iron fence with stone pilasters would replace the existing 8-foot high chain link fence. Proposed landscaping improvements would include native vegetation to surround the project area. The northern portion of the property is within the Multi-Habitat Planning Area (MHPA) and is zoned RS-1-8, within Council District 7.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: American Tower, Contact John Bitterly 10 Presidential Way, Woburn Maryland 01801. (561) 982-6678

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting leasing, licensing, or minor alteration of existing at the time of the determination. The proposed project, a NDP for an existing WCF, is not an expansion of use. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were indentified; no significant effects on the environmental were indentified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code. Due to the adjacency to the MHPA the Land Use Adjacency Guidelines will become a condition of the permit which would ensure compliance with MHPA land use plan.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA


SIGNATURE/TITLE

7/11/2016
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

**MISSION TRAILS REGIONAL PARK CITIZENS' ADVISORY COMMITTEE
MINUTES OF THE MEETING OF MAY 5, 2015**

ATTENDANCE

Members Present

David Boyer, USMC Miramar
Jay Wilson, Navajo Community Planners
Frank Bathrick, City of Santee
Rich Thesing, Tierrasanta Community Council (alternate)
John Pilch, San Carlos Area Council
Dick Murphy, Vice Chair, Special Member
Kim Wiley, User Group Representative, SDMBA
Roger Utt, County of San Diego Parks & Recreation Committee
Betty Ogilvie, Tierrasanta Community Council
Robert Chavez, City of San Diego Park & Recreation Board
Craig Maxwell, City of La Mesa
Nancy Acevedo, Member at Large
Paul Ganster, San Diego State University

Members Absent/Excused

Mike Pent, Special Member
Dorothy Leonard, Chair, Member at Large
Jim McGinn, Scripps Ranch Civic Association
Richard Gadler, City of El Cajon

City of San Diego

Andy Quinn, Park and Recreation Department
Steve Haupt, Park and Recreation Department
Levi Dean, Park and Recreation Department
Liz Saidkhanian, Council District 7

Guests

John Bitterly, The Planning Consortium, Inc.
Dennis Brown, SDPD RSVP
Ben Stone, SDMBA

CALL TO ORDER: The meeting was called to order at 6:30 PM by CAC Vice Chair Dick Murphy.

ROLL CALL

APPROVAL OF MINUTES

MOTION: It was moved and seconded (Bathrick/Pilch) to approve the minutes of the meeting of March 3, 2015. The motion passed with David Boyer abstaining.

CHAIRPERSON'S REPORT – *Dick Murphy, Vice Chair*

No report.

STAFF/RANGERS REPORT – *Sr. Park Ranger Andy Quinn*

- A porta-potty was placed at Barker Service Road. It's being serviced twice a week on Tuesdays and Fridays.
- Ranger staff and volunteers are preparing for Explore Mission Trails Day to be held on Saturday, May 16, 2015 from 9:00 a.m. to 2:00 p.m.
- On April 25 the 5K Children for Children event was held with 75 participants.
- On April 25, for I love a Clean San Diego, MTRP Ranger staff worked with 103 volunteers removing deadfall and debris from the shoreline of the San Diego River.
- We'll be hiring a Center Director I for the Kumeyaay Lake Campground. Interviews begin this week.

WATER DEPARTMENT'S LAKE MURRAY REPORT— *Sr. Park Ranger Andy Quinn reported for Gayle Havins*

- Water levels are good and they are trying to keep Murray filled to 90 to 91 feet; a perfect operating level.
- Fishing for Large Mouth Bass has been great; couple double digit being caught. Great spawn this year.
- Canadian geese are populating. Have two gaggle of geese (gaggle is the baby geese). The Great Blue Heron is nesting again this year in the park area.
- Working very hard on cleaning up the illegal homeless camps in the canyon behind Murray Dam. Already had one major cleanup. Worked with Code Compliance Officers and an Alpha crew a couple of weeks ago. SDPD also has a special unit that works the San Diego River area helping clear out people in the canyon.
- Walked the canyon again May 1, 2015, with Code Compliance Officers and found more camp sites. Adelante Ave., Colorado Ave. and Airoso Ave. are their points of entry. The public that live in this area are very frustrated. Please call SDPD as this is San Diego property if you have problem with the homeless in the canyon. Lock your cars at night and don't leave valuables out. SDPD or La Mesa arrested a few of the people getting in to unlocked cars. Have had purses stolen from cars in the packing lot. Feel free to contact Gayle at Lake Murray at (619) 668-2078
- Will be starting fire breaks this month and clearing more of the lake road for safety.

MTRP FOUNDATION REPORT — *Jay Wilson, MTRP Foundation Executive Director*

- The day after the January CAC meeting REI arrived for a photo shoot with the rangers and their new tablets funded through an REI grant. REI then presented the Foundation with a \$20,000 grant for restoration of fire damaged areas to be used as follows: \$8,000 for restoration of the 95 acres that burned on Kwaay Paay last July (completes the project); \$3,000 for restoration of 110 acres burned in 2013 (completes the project); \$3,000 for installation of antenna, computer, software and monitor as MTRP's part of the wildland fire detection system to be installed on Cowles mountain and at SDSU; \$6,000 for purchase and/or propagation of native plants for re-vegetation and fire prevention on Cowles mountain and other areas within the park.
- The Foundation's education grant from SDG&E's Environmental Champions program for school field trips has generated 103 fieldtrips for the current school year; nearly 5,000 students.

- The 6th grade one night camping experience for SDUSD is inching closer to reality. There may actually be a school group from a year around school camping by the end of June.
- Held two Boy Scout merit badge classes this month and the Girl Scouts should finally be on board starting the end of April – after cookie sales.
- The fourth annual Art in the Park fundraiser is scheduled for Saturday, October 10 from 6 to 9 p.m. We are looking for silent auction items and if you have a source for door prizes, please let Jay know.

COMMUNICATIONS (Non-agenda public comment)

- Dennis Brown from Eastern Division SDPD Retired Senior Volunteer Program informed the MTRP CAC about the RSVP program. They provide additional visibility in neighborhoods, contributing to the reduction of crime in San Diego. The RSVP's are uniformed volunteers who supplement the police department by performing many important non-confrontational and educational duties as well as providing an extra set of "eyes and ears" for the department. This program is comprised of over 400 men and women who are dedicated volunteers representing communities throughout the greater San Diego area. East of 125, north of 52, Mission Valley, College area, Kearny Mesa/Serra Mesa, Del Cerro, Tierrasanta, and San Carlos are areas they cover. Membership requirements are, 50 years or older, semi or fully retired, valid California driver's license and available to patrol a minimum of 2 -3 days a month. Mr. Brown is recruiting until June 5 for the next academy which begins in August.
- John Pilch reported the San Carlos Area Council meeting is tomorrow night at 6:00 p.m. On the agenda is the potential development of the Cleveland Elementary School site and a new possible pipeline/sewer line at Jackson Drive. The San Carlos Recreation Council is meeting on Wednesday, May 20 at 6:30 p.m. at the San Carlos Recreation Center. Included on the agenda is the second community meeting about the joint use proposal between the San Diego Unified School District and San Diego Park and Recreation Department.
- Kim Wiley is an employee of Helix Environmental. If any questions come up, it could be a conflict of interest. Mr. Wiley is also a former employee of KTU+A and wants them to do well.

ACTION ITEMS

- 101. American Tower – Sycamore, Neighborhood Use Permit/Neighborhood Development Permit application for an existing wireless communication in East Elliott (Project No. 403368) – John Bitterly, The Planning Consortium, Inc.**
- John Bitterly reported this project is the same project that was approved by the Planning Commission a few years ago. Both Navajo and the MTRP CAC reviewed the project and recommended approval. American Tower received clearance to pull their building permit, but they let it expire so they are having to go back through the process to get a valid discretionary permit and building permit. Mr. Bitterly is working alongside Karen Lynch, City of San Diego Development Services, Project Management. The scope of the work includes the replacement of a 25' steel monopole with a 35' steel self-support tower. An 8-foot high wrought iron fence with stone pilasters would replace the existing 8-foot high chain link fence. Landscaping measures have been proposed to include various species of native plant/vegetation to surround the compound. Mr. Bitterly read from a letter dated September, 20, 2011 written by

Dorothy Leonard, Chair, MTRP CAC. Enclosed in the letter were approved copies of the color scheme proposed for the project. As requested by the MTRP CAC, colors were approved by the MTRP Senior Ranger (acting Senior Ranger Mel Naidas) and CAC member Shannon O'Dunn. Mr. Bitterly distributed the site plan to review.

MOTION: It was moved/seconded (Utt/Pilch) to confirm with staff that the antenna site can co-locate more than three carriers on one site. Provide a perimeter landscaping treatment that is less linear and more natural in appearance that may extend beyond the site boundary emphasizing plant screening of the visual approaches to the east and west of the site. The motion passed with Boyer abstaining.

102. Mission Trails Regional Park Endowment Fund with The San Diego Foundation: Transfer of the distributable balance of \$1,355.02 (2014 earnings less San Diego Foundation management fee of .05%) to MTRP Foundation. – *Vice Chair Murphy reported for Dorothy Leonard*

MOTION: It was moved/seconded (Acevedo/Bathrick) to recommend Task Force approval of the transfer of the distributable balance of \$1,355.02 to MTRP Foundation. The motion passed with Boyer abstaining.

103. Kumeyaay Lake Campground – Support for opening the campground an additional two nights per week in the City of San Diego budget FY2016 – *Vice Chair Murphy reported for Dorothy Leonard*

Liz Saidkhanian is waiting for a cost estimate. Currently with the two nights we have open, it's not cost recoverable. It's going to be a bigger deficit opening it an additional two nights.

Steve Haupt responded if two additional nights were added, we would need the other half of the Center Director salary and an addition to another Park Ranger. A rough estimate for a Park Ranger would be \$80K and the other half for a Center Director is \$35K to \$40K.

Sr. Park Ranger Andy Quinn reported the campground attendance fluctuates. Senior Ranger Quinn has not received any inquiries in regards to adding an additional two nights.

MOTION: It was moved/seconded (Murphy/Acevedo) to support expanding an additional two nights per week at the Kumeyaay Lake Campgrounds as soon as it is financially feasible. Motion passed with Boyer abstaining.

104. Naming of two unnamed trails on Cowles Mountain – *Ranger Levi Dean*

MOTION: It was moved/seconded (Murphy/Pilch) to approve the naming of two unnamed trails on Cowles Mountain to Barker Spur West and Barker Spur East. Motion was passed with Boyer abstaining.

INFORMATION ITEMS

301. MTRP Trail Signs update – *Ranger Levi Dean*

Ranger trail sign committee which includes Ranger Miller, Ranger Dean, Ranger Dominguez and several volunteer patrol members have been doing an extensive study of all current signage in the park. The volunteers have been a huge help on assisting the committee. The process will be long term and may take up to a year to complete. The signs will look similar (white lettering with brown background) to what we already have and be simplified. The signs will be ordered through the City of San Diego sign shop and will be consistent with other Open Space parks. There's no City of San Diego standard in regards to the actual verbiage of the sign. Staff has received many complaints from park users about the current signage in the

park. Dick Murphy suggested that when the sign design is ready, to come back and show the CAC what they look like.

302. East Fortuna Staging Area Administration Building (Community Support Facility) – Report from CAC ad hoc subcommittee – *Frank Bathrick*

The kickoff meeting was held on March 23rd when Davy Architecture was introduced and preliminary discussions were held regarding the intended use of the building. There were numerous changes requested from the original preliminary design. Based upon these requests Davy Architecture was instructed to provide these new concepts and layouts for review at the next meeting which was held yesterday, May 4th. During the May 4th meeting, Davy Architecture presented new preliminary drawings which addressed most of the requests and changes from the kickoff meeting discussions. It is a work in progress and the next review meeting is tentatively scheduled for the end of this month.

303. Mayor's FY2014/2015 Budget as it impacts the Open Space Division and Mission Trails Regional Park – *Steve Haupt, District Manager, Open Space Division, Park and Recreation Dept.*

Open Space has a roughly \$10 million budget. The division was only permitted to ask for four percent in budget additions for FY2016. What was requested was mainly for brush management. There was \$167,600 for brush management, an additional \$88,500 for Otay Valley brush management, addition of a staff biologist, \$79,000 for MSCP monitoring and \$400,000 for Old Mission Dam dredging. They were not able to ask for an additional two nights for the Kumeyaay Lake Campgrounds without exceeding the four percent cap.

304. Old Mission Dam Dredging/Maintenance project update – *Steve Haupt*

City received the Army Corps permit. Will now work with Public Works to get a contract for the silt removal.

305. MTRP Master Plan and Resource Management Plan – *Jeff Harkness, City of San Diego Planning, Neighborhoods and Economic Development Dept. / Mark Carpenter, KTU+A*

- Staff was unable to get a meeting scheduled with the required agency staff to discuss a revised trails map before today, May 5th. Another meeting is in the process of being arranged with the agencies, city staff and representatives from the mountain bike community to discuss trail alternatives. We are hoping to get this meeting scheduled by the end of this month.
- The contract with KTU&A is set to expire on July 31, 2015. A 1472 for Council Action to extend the contract for two years is currently routing through the City's review process prior to going to Council.

ADJOURNMENT: The meeting was adjourned at 8:10 PM.

The next CAC meeting will be Tuesday, July 7, at 6:30 PM.

Joint Tierrasanta Community Council & Planning Group Meeting
 Draft Minutes for Wednesday, May 20, 2015 Meeting
 Tierrasanta Recreation Center • 11220 Clairemont Mesa Blvd.

The meeting was convened at 6:32 pm by President DeCesare. A quorum was established consisting of President Justin DeCesare, Vice President Rich Thesing, Treasurer Russ May, Secretary Deanna Spehn, and Area 2 Director Jennifer Schultz, Area 3 Directors Dan Lazzaro and Scott Hasson; Area 5 Director John Adair arrived at 6:42 pm, and Area 7 Directors John Farmer and Rik Hauptfeld. Absent were William Turner, Mike George, Loren Vinson, Bonnie Alexander and Tom Keliinoi. There are 3 current vacancies on the TCC: Area 2, Area 4 and Area 8 – all have been converted to at large positions.

Reports by Government Representatives

Police Department: Adam McElroy, Community Service Officer – There has been a slight rise in home burglaries in the past month.

Congressman Scott Peters: Jason Bercovitch reported that the Secretary of the Veterans Administration was in town recently touring sites including the Zero800 program, and attended Memorial Day Services.

State Senator Marty Block: Katelyn Hailey provided an update on Senator Block's legislation including hearings the Senator has led as Chair of the Senate Subcommittee on Education.

County Supervisor Dave Roberts: Evan Bollinger reported that the Supervisors are discussing the drought, fire preparedness and mental health services in their Board meetings

Scott Sherman: Sheldon Zemen confirmed that the lighting replacement project set for July through April on the main playing field in Tierrasanta Community Park is out for bid. Requests were made for a report at the June meeting on the status of the speed control light funded for the east end of Tierrasanta Blvd. between Rueda and Tambor.

MCAS Miramar: Juan Lias reported that a series of controlled burns will be conducted on the Marine base in the next few weeks.

Planning Department: The City Planner assigned to Tierrasanta reported on progress underway by the city in updating some community plans. A request was made by Hasson on the status of the tall wall on Clairemont Mesa Blvd. that had been deemed by the city to be out of compliance with local zoning.

Item A: Non-agenda Public Comment: 1) Susan Deininger commented on a lack of community meeting rooms where 150 or so people could meet in Tierrasanta, and suggested that the TCC consider how the Hex Building in Tierrasanta Community Park is being used. She reminded the TCC that for 3 years the TCC had the loan of a storefront in the shopping center that was staffed by Tierrasanta Village. Now Tierrasanta Village has to rent space at the Villa Monterey Clubhouse in order to meet the needs of its members. 2) Bob Lang provided his monthly report on the status of Dishwasher Pond – the reeds continue to grow, crowding out birds and other wildlife. Lang praised new Tierrasanta Open Space Inspector Bob Smith and Treebeard Landscape for significant improvements to the trail that had suffered from the recent heavy rains and offroad activity; 3) Dick Rees expressed concern about who will chair the Tierrasanta Concerts in the Park Committee now that Anthony Ferebee has rotated off the TCC and has indicated he is not interested in Chairing after this year.

Item B: Agenda Review: It was moved by Schultz, seconded by Farmer and approved unanimously 10-0 to approve the agenda as submitted.

Item C: It was moved by Thesing, seconded by Schultz and approved 8 to 0 with DeCesare and Farmer abstaining because they were absent from the meeting, to approve the Draft Minutes for the April 15th, 2015 joint TCC and Planning Group as submitted with the addition of the following members of the public who voluntarily signed in that they attended that meeting to be added: Bob Lang, Ray Lebron, Mike Ogilvie and Heather Santana.

Information Item 1: Retired Senior Volunteer Patrol (RSVP) members Diane Klein and Dennis Brown explained how the RSVP program operates and invited those present to apply for the one-week academy that is coming up August 2-8. The number of RSVP volunteers serving in the community is declining.

Action Item 2: Tierrasanta Town Center Sign. The City of San Diego has requested that the TCC members who voted against the proposed sign at the entry to Tierrasanta Town Center during the March TCC meeting explain why they oppose the project. The reasons provided by those who voted in opposition included: 1) inconsistent with the character of the community; too tall; bringing a "Mira Mesa look" to Tierrasanta; the sign company should update its design from the 1970s to the 2010s; the new sign will add significant costs to local small businesses in the center. President DeCesare will report the reasons back to the City.

Action Item 3: Sycamore Landfill/ Mission Gorge. American Tower is seeking a re-entitlement of its expired permits for the reconstruction of an existing multi-carrier antenna facility at 8510 Mast Boulevard at State Route 52 from a steel monopole to a lattice tower antenna support. Following a presentation on the new design and discussion among TCC members and the public, it was moved by Thesing, seconded by Hasson and approved on a unanimous 10-0 vote to approve the plans as presented to the TCC by John Bitterly. The Mission Trails Regional Park Citizens Advisory Committee approved the plans two weeks prior to the TCC action.

Information Item 4: Tierrasanta Pump Station/317092. A proposed 14 million gallon per day pump station to be located at 4701 Seda Drive was voted on and approved unanimously by the TCC on February 20, 2013. The scheduled construction start time has been delayed to December 2015. This is an information item only. There are no changes in the project.

Information Item 5: Scenic Highway Designation SR-52. Melissa Garcia, Senior Planner for the City of San Diego, provided an overview of the actions taken to date on designating a section of State Route 52 from Santo Road to Mast Blvd. and remaining to designate SR-52 a Scenic Highway per the California State Guidelines in accordance with City Council resolution R-286326. CalTrans has found the application submitted by the City of San Diego to be acceptable. Several TCC members were concerned about whether enough safeguards were in place to keep the land uses in that stretch along the freeway consistent with the Scenic Highway designation, and were assured by Garcia that the protections were adequate for the purpose.

Action Item 6: Committees. As per TCC Bylaws, committee membership is approved annually at the May TCC meeting. The list of current committees and members was circulated and will be considered, with additions and deletions, at the June 17th meeting. An effort will be made to contact current members who were not present at the May TCC meeting to see if they were still interested in serving. Hani Shatila has agreed to stay on as Chair of the Election Committee. The TCC has already converted the Tierrasanta Bylaws Committee to a Committee of the Whole plus interested members of the Tierrasanta/Murphy Canyon community who would like to participate. A draft version of the

changes required by the City of San Diego for the planning committee's bylaws will be discussed at the June 17th meeting. A new committee – the *ad hoc* TCC Vision and Planning Committee will meet as a Committee of the Whole prior to the June 17th meeting to begin the process of drafting a vision statement and short and long term goals to implement the vision, with the goal of adopting a Vision Statement and specific goals at the September TCC meeting. It was also announced that Anthony Ferebee will continue to serve as Chair of the Concerts in the Park Committee for this season, but is not available to serve next year. The draft list should also add the new Communications Committee that is just getting started, and Rich Thesing's name must be added as the Alternate to the Mission Trails Regional Park Citizens Advisory Committee, consistent with the vote taken by the TCC to appoint him to that position.

Action Item 7: Appointments to fill the vacancies for Area 2, 4 and 8 Directors positions that have been converted to At-Large positions. No volunteers stepped forward so the matter will be heard at the June 17th meeting.

Item 8: As there was no New Business to be considered, the meeting was adjourned at 8:10 pm.

President: Justin DeCesare • Vice President: Rich Thesing • Treasurer: Russ May;
 Secretary: Deanna Spehn • Directors: Area 1 – William Earl Turner; Area 2 – Jennifer Schultz;
 Area 3 – Dan Lazzaro and Scott Hasson; Area 4 – Mike George; Area 5 – John Adair; Area 6 -
 Loren Vinson; Area 7 - Bonnie Alexander, John Farmer & Rik Hauptfeld;
 Commercial Director – Tom “TK” Keliinoi;
 Vacancies for Directors in Areas 2, 4 & 8 – all of which have been converted to At-Large positions
 Mail: c/o Tierrasanta Library, 4985 La Cuenta Drive, San Diego CA 92124 • 619-861-0745
www.tierrasantacc.org Justin DeCesare – President JustinDTierrasanta@Gmail.com



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Sycamore Landfill/Mission Gorge Multi Carrier Facility (ATC for Verizon Wireless) 403368

Project Address:
 8510 Mast Boulevard, San Diego CA 92071

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

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

Additional pages attached Yes No

Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:
Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

Project Title:	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? CA
 Corporate Identification No. 200820010125
 Partnership

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

Corporate/Partnership Name (type or print):
Mast Boulevard LLC c/o Oliver R McElroy


Owner Tenant/Lessee

Street Address:
~~555 West Beech Street, Suite 400~~ 5355 MIRA TORRENTO PL, STE 700
City/State/Zip:
San Diego, CA ~~92101~~ 92121

Phone No: ~~(619) 232-9030~~ (858) 587-1000 Fax No: ~~(619) 232-1650~~ (858) 587-0212

Name of Corporate Officer/Partner (type or print):
Leonard Fisher

Title (type or print):
Managing General Partner

Signature:  Date: 11/20/14

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:
City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

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

Title (type or print):

Signature : Date:

**RE-INSTATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY "MISSION GORGE"
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**

**Existing Verizon
Wireless
antennas on
existing 25-foot
Verizon Wireless
monopole**

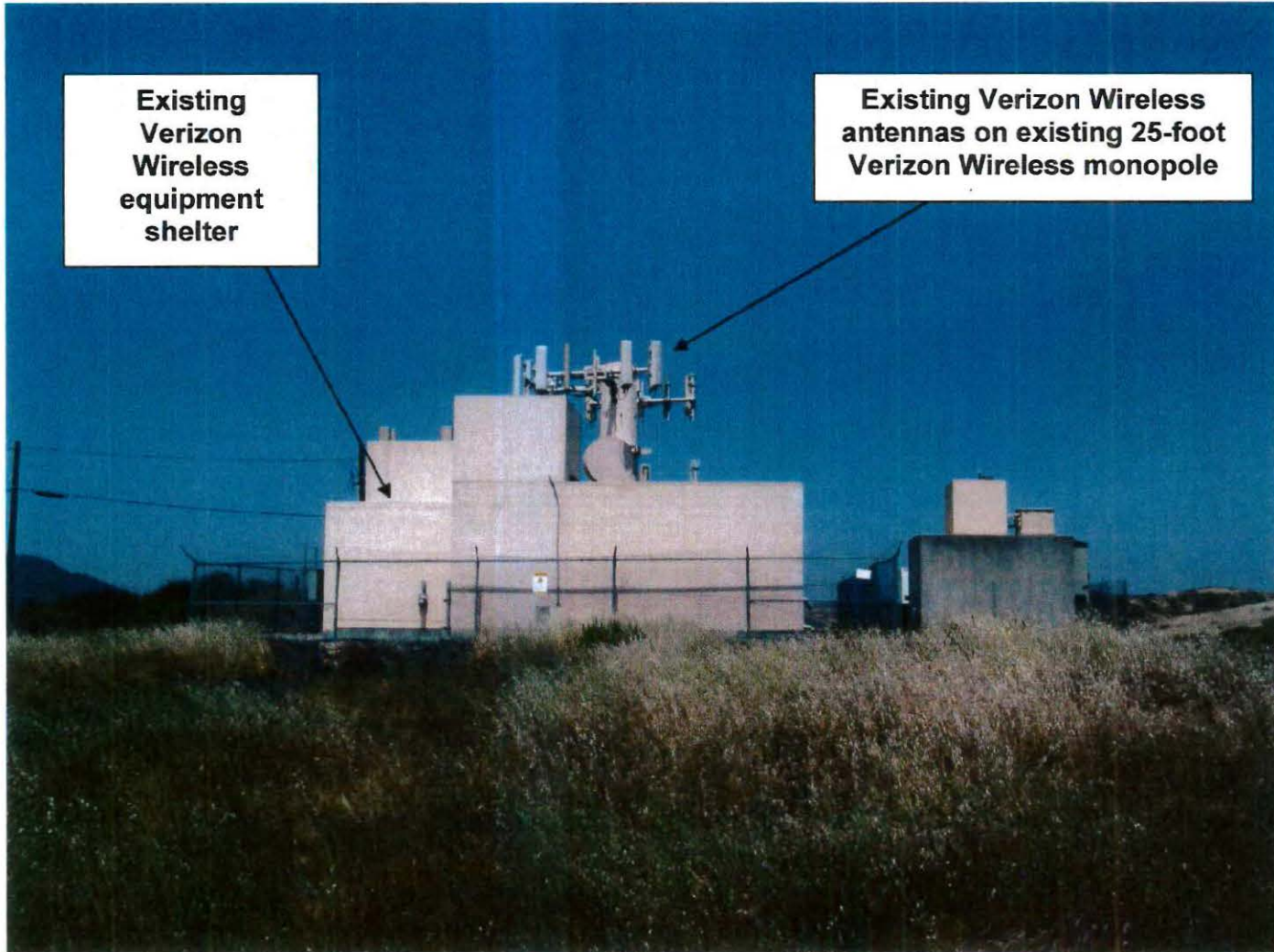
**Existing
Verizon Wireless
equipment shelter**



PHOTO SURVEY VIEW 1: Looking east towards the existing project site with the Verizon Wireless components of this multi-carrier site called out (overall site managed by American Tower, Inc.).

12/10/14

**RE-STATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY "MISSION GORGE"
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**

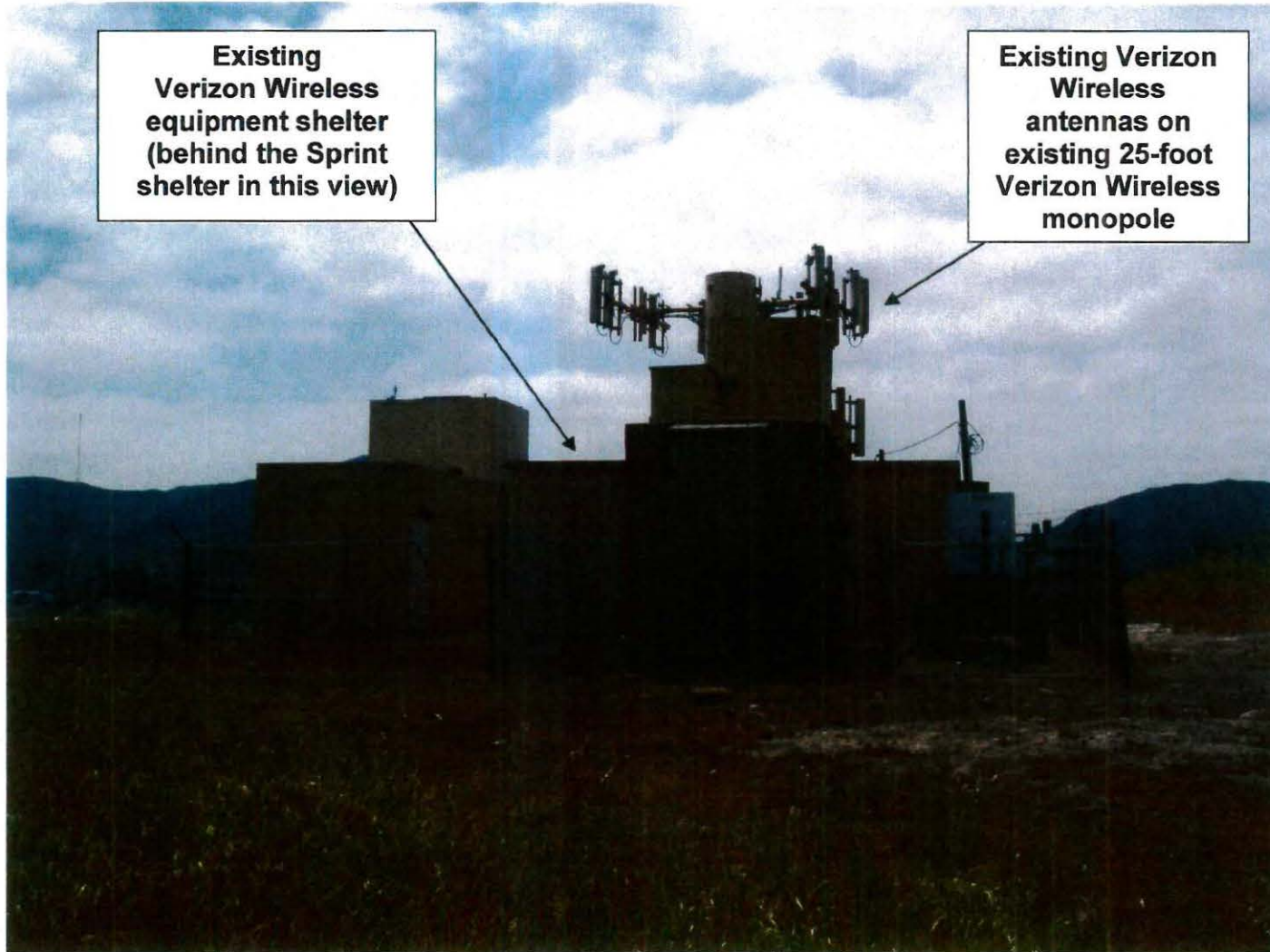


2

PHOTO SURVEY VIEW 2: Looking west towards the existing project site with the Verizon Wireless components of this multi-carrier site called out (overall site managed by American Tower, Inc.).

12/10/14

**RE-INSTatement OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**



**Existing
Verizon Wireless
equipment shelter
(behind the Sprint
shelter in this view)**

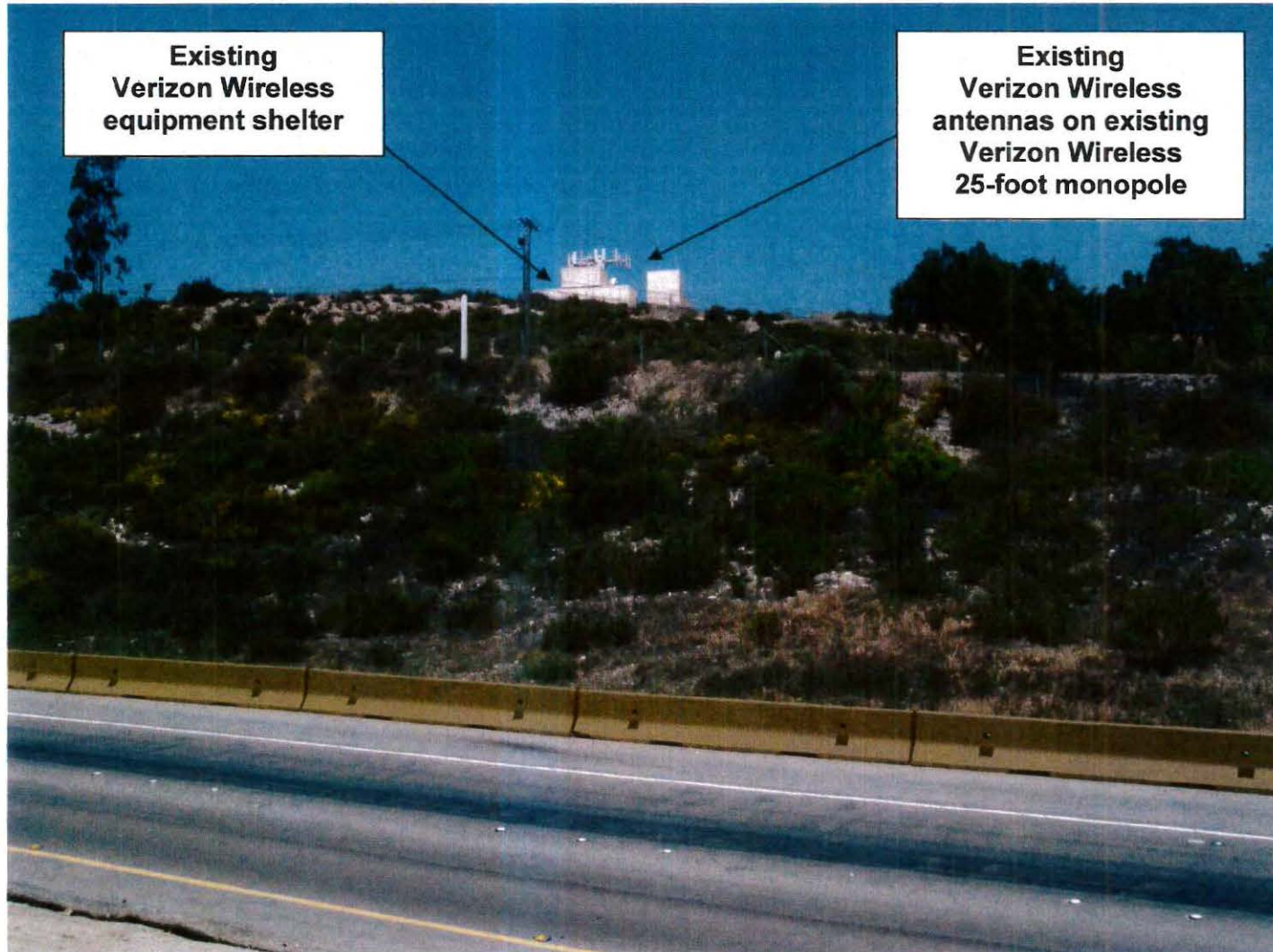
**Existing Verizon
Wireless
antennas on
existing 25-foot
Verizon Wireless
monopole**

3

PHOTO SURVEY VIEW 3: Looking south towards the existing project site with the Verizon Wireless components of this multi-carrier site called out (overall site managed by American Tower, Inc.).

12/10/14

**RE-INSTAEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**

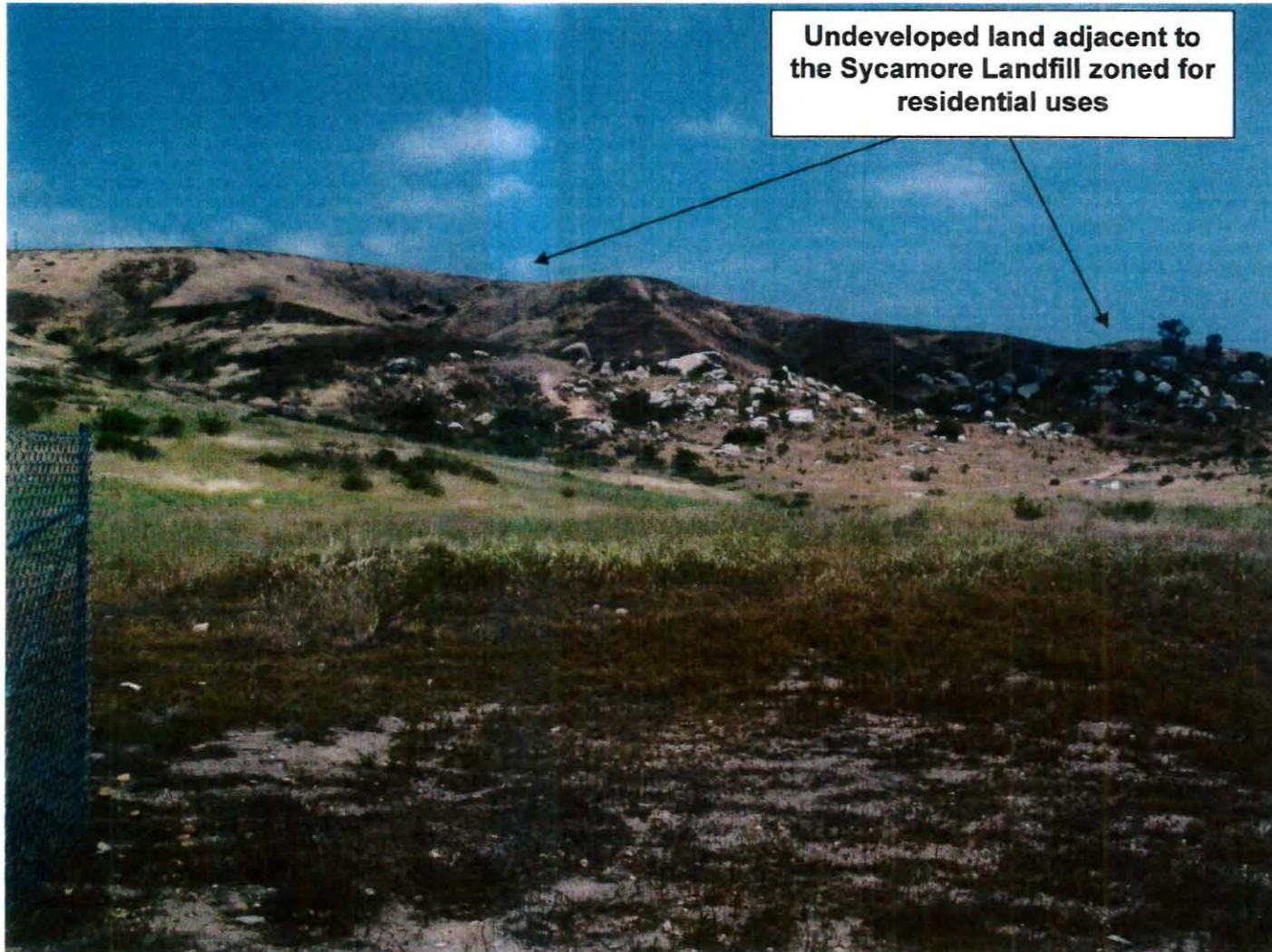


4

PHOTO SURVEY VIEW 4: Looking north towards the existing project site with the Verizon Wireless components of this multi-carrier site called out (overall site managed by American Tower, Inc.).

12/10/14

**RE-INSTATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**



5

PHOTO SURVEY VIEW 5: Looking north away from the existing multi-carrier project site.

12/10/14

**RE-INSTATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**



6

PHOTO SURVEY VIEW 6: Looking east away from the existing multi-carrier project site.

12/10/14

**RE-INSTALEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**



7

PHOTO SURVEY VIEW 7: Looking southeast away from the existing multi-carrier project site.

12/10/14

**RE-INSTATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**



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PHOTO SURVEY VIEW 8: Looking south away from the existing multi-carrier project site.

12/10/14

**RE-STATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**



PHOTO SURVEY VIEW 9: Looking west away from the existing multi-carrier project site.

12/10/14

**RE-INSTatement OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**

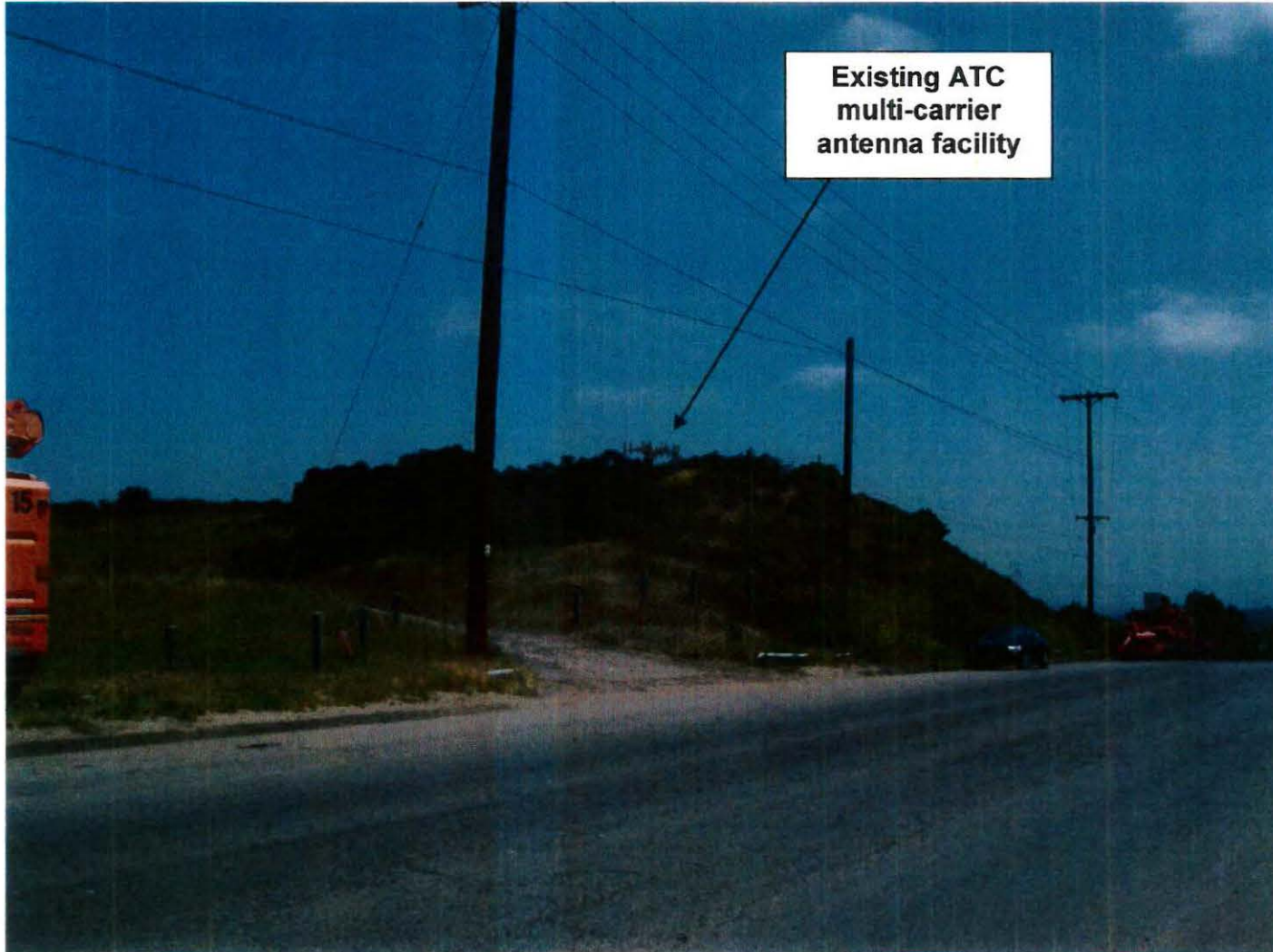


PHOTO SURVEY VIEW 10: Looking northeast towards the existing multi-carrier antenna site from the Sycamore Landfill access road that runs parallel to the Highway 52 Freeway.

12/10/14

**RE-INSTATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**



**PHOTO SURVEY VIEW 11: Looking eastbound along the Highway 52 Freeway
towards the existing multi-carrier project site in the distance.**

12/10/14

**RE-INSTAEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**

12



PHOTO SURVEY VIEW 12: Looking northwest along the Highway 52 Freeway onramp towards the existing multi-carrier project site.

ATTACHMENT 11

12/10/14

**RE-STATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-46)**

13



PHOTO SURVEY VIEW 13: Looking northwest across Mast Boulevard towards the existing multi-carrier project site.

12/10/14

ATTACHMENT 11

**RE-INSTATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
8510 Mast Boulevard at Highway 52 (APN: 366-081-31)**

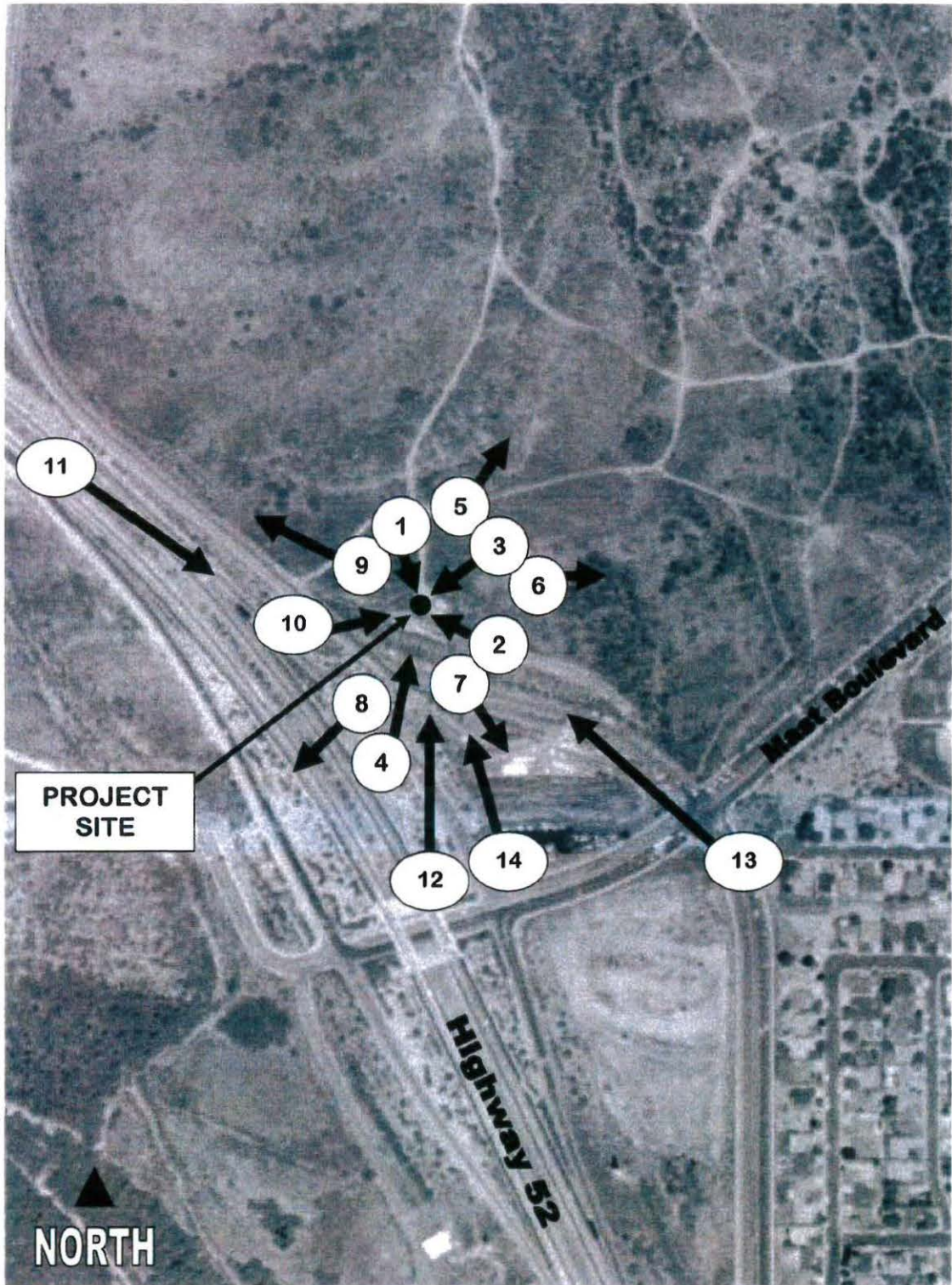
14



PHOTO SURVEY VIEW 14: Looking northwest from the intersection of Mast Boulevard and the west-bound Highway 52 Freeway onramp towards the existing multi-carrier antenna facility.

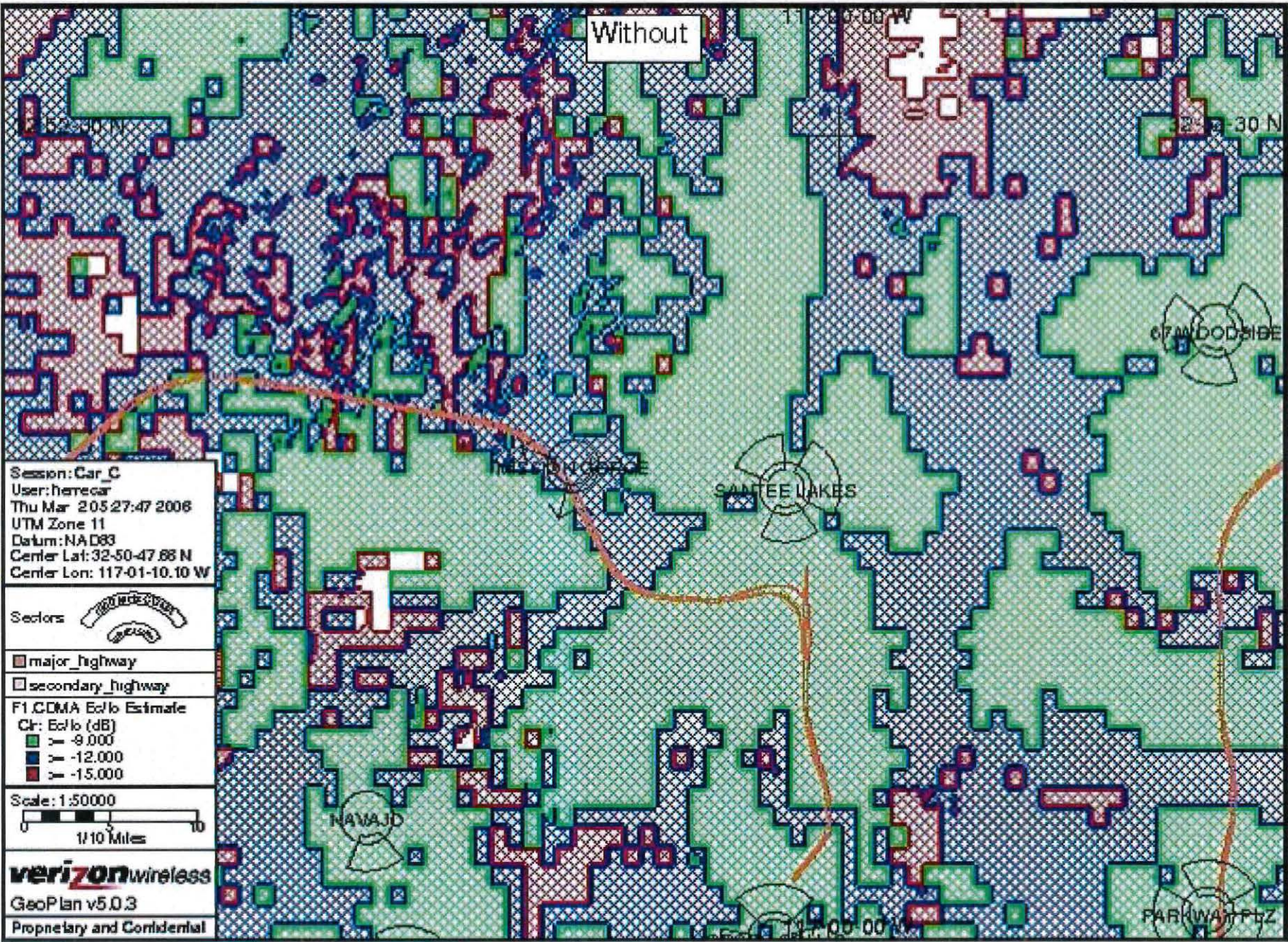
ATTACHMENT 11

4/24/10



KEY MAP FOR PHOTOGRAPHIC SURVEY

Without



Session: Car_C
 User: hercar
 Thu Mar 20 5:27:47 2008
 UTM Zone 11
 Datum: NAD83
 Center Lat: 32-50-47.88 N
 Center Lon: 117-01-10.10 W

Sectors

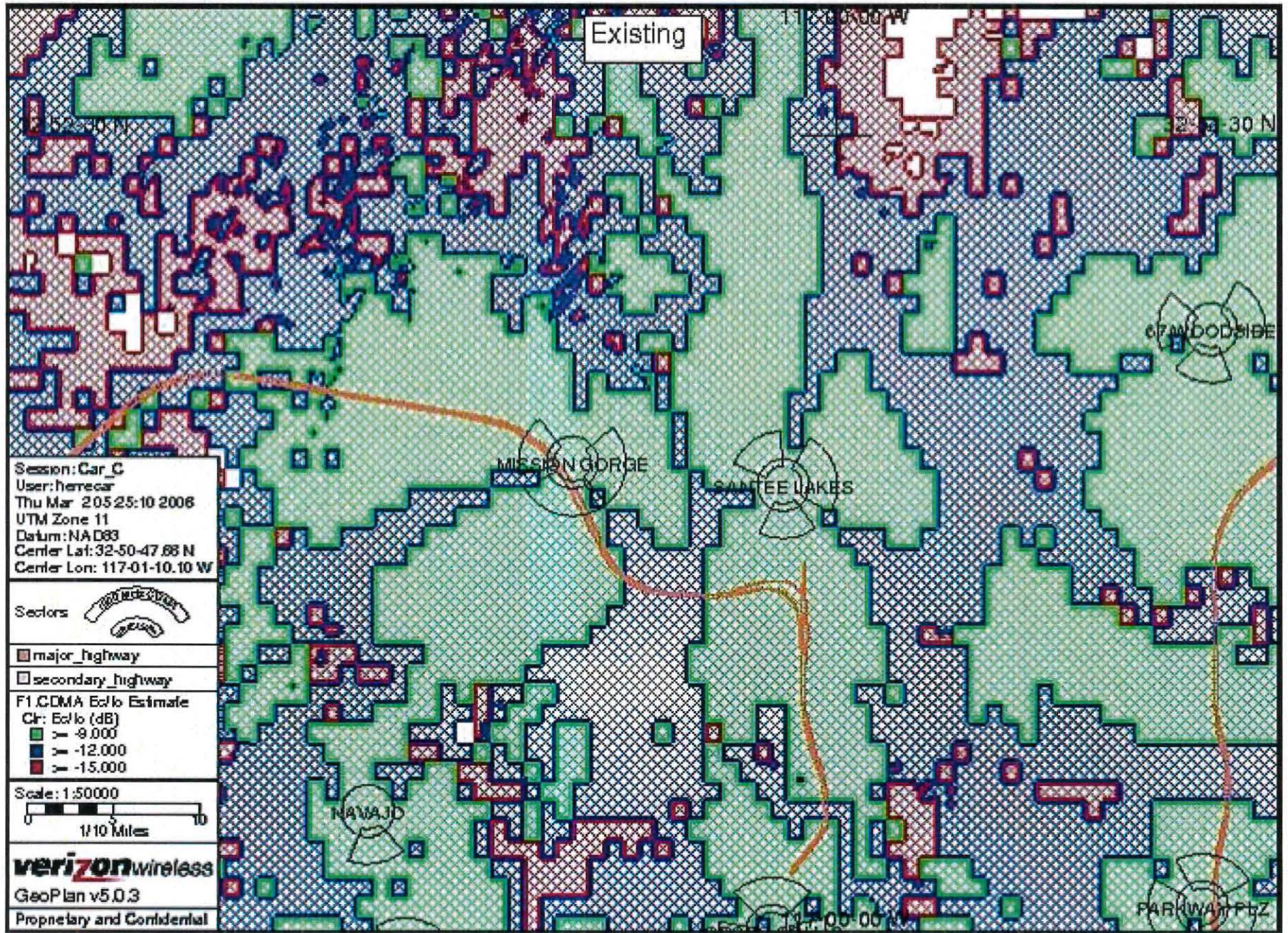
major_highway
 secondary_highway

F1 CDMA Ec/Io Estimate
 Cr: Ec/Io (dB)
 > -9.000
 > -12.000
 > -15.000

Scale: 1:50000

verizonwireless
 GeoPlan v5.0.3
 Proprietary and Confidential

1



SD06902
Sycamore Landfill
 8510 Mast Blvd.
 Santee, CA 92071



Technical Analysis:
 Search Ring
 Adjacent Facility Map
 Coverage Map
 Adjacent Land Use

Land Use Map - Existing Coverage Overlay

Map ONE
Tierrasanta
 Existing
 Conditions
 Land Use

Legend

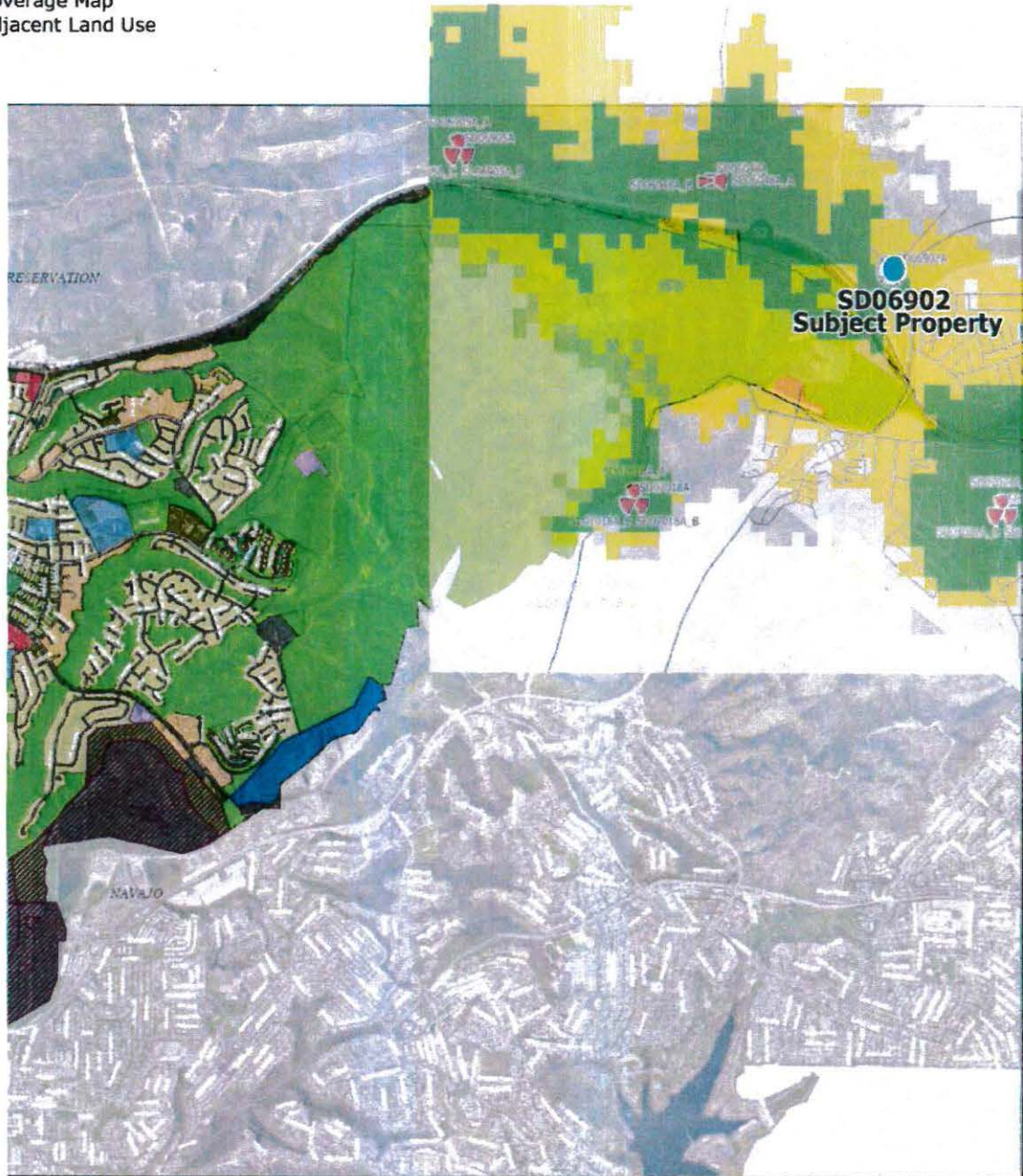
- Single-Family Residential
- Multi-Family Residential
- Group Quarters
- Mobile Home Park
- Commercial
- Industrial Warehouse/Storage
- Extractive Industry
- Communication Utilities Transportation Related
- Institutions
- Military Use
- Schools
- Park Open Space
- Forest/Preservation
- Undeveloped
- Bodies of Water

Highly detailed single-family residential areas with a low density of multi-family residential buildings, low to medium density commercial buildings, and medium density residential areas. The area is characterized by a mix of residential and commercial uses, with a high degree of detail in the residential areas. The area is characterized by a mix of residential and commercial uses, with a high degree of detail in the residential areas.

All but one Regulation may not be visible on this map. For more information, please contact the Planning Department.



City of San Diego
 Planning Department
 February 18, 2004

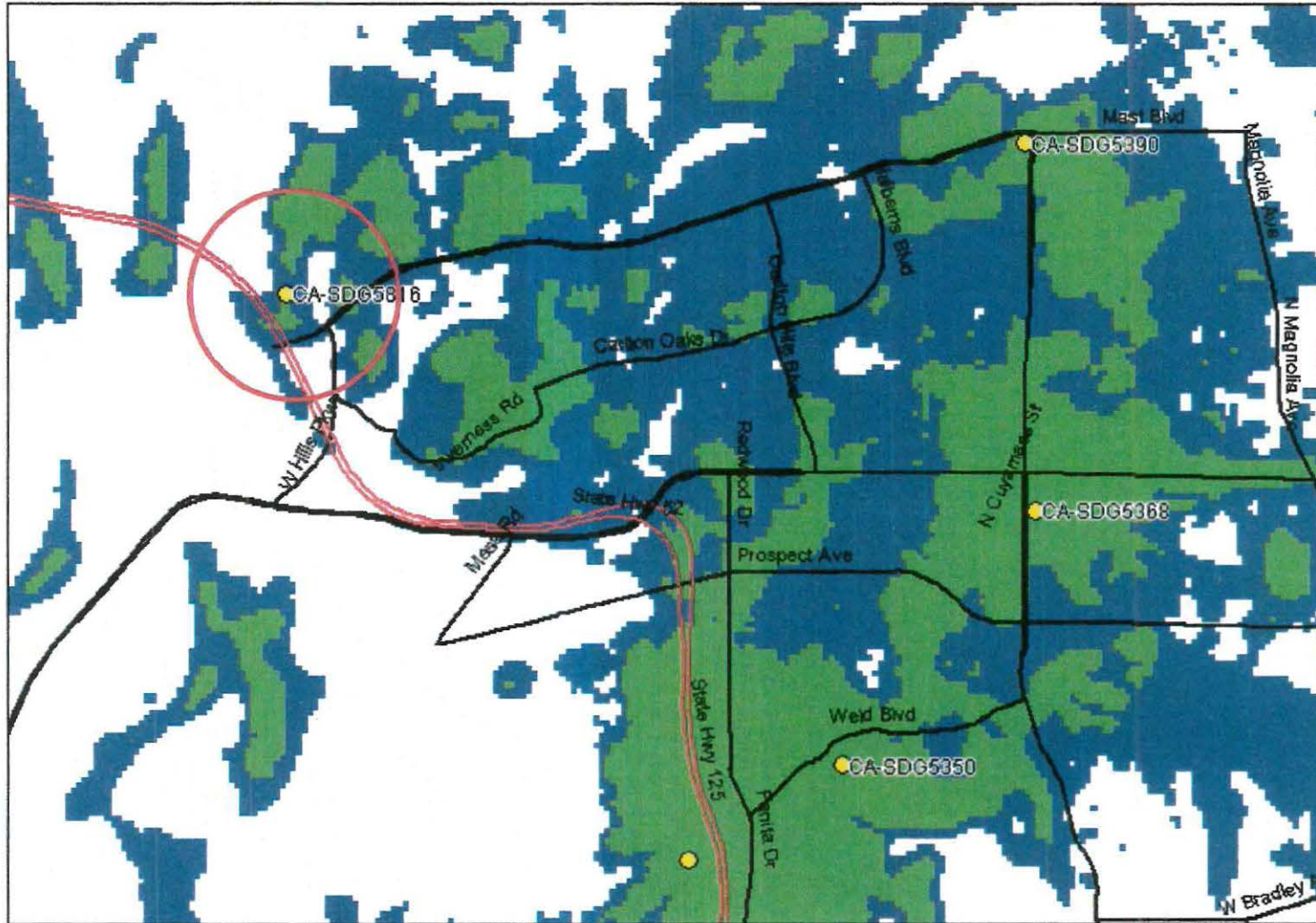


Coverage Levels:

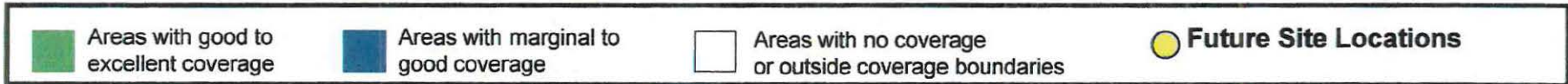
- Excellent
- Good/Variable
- Poor
- No Coverage

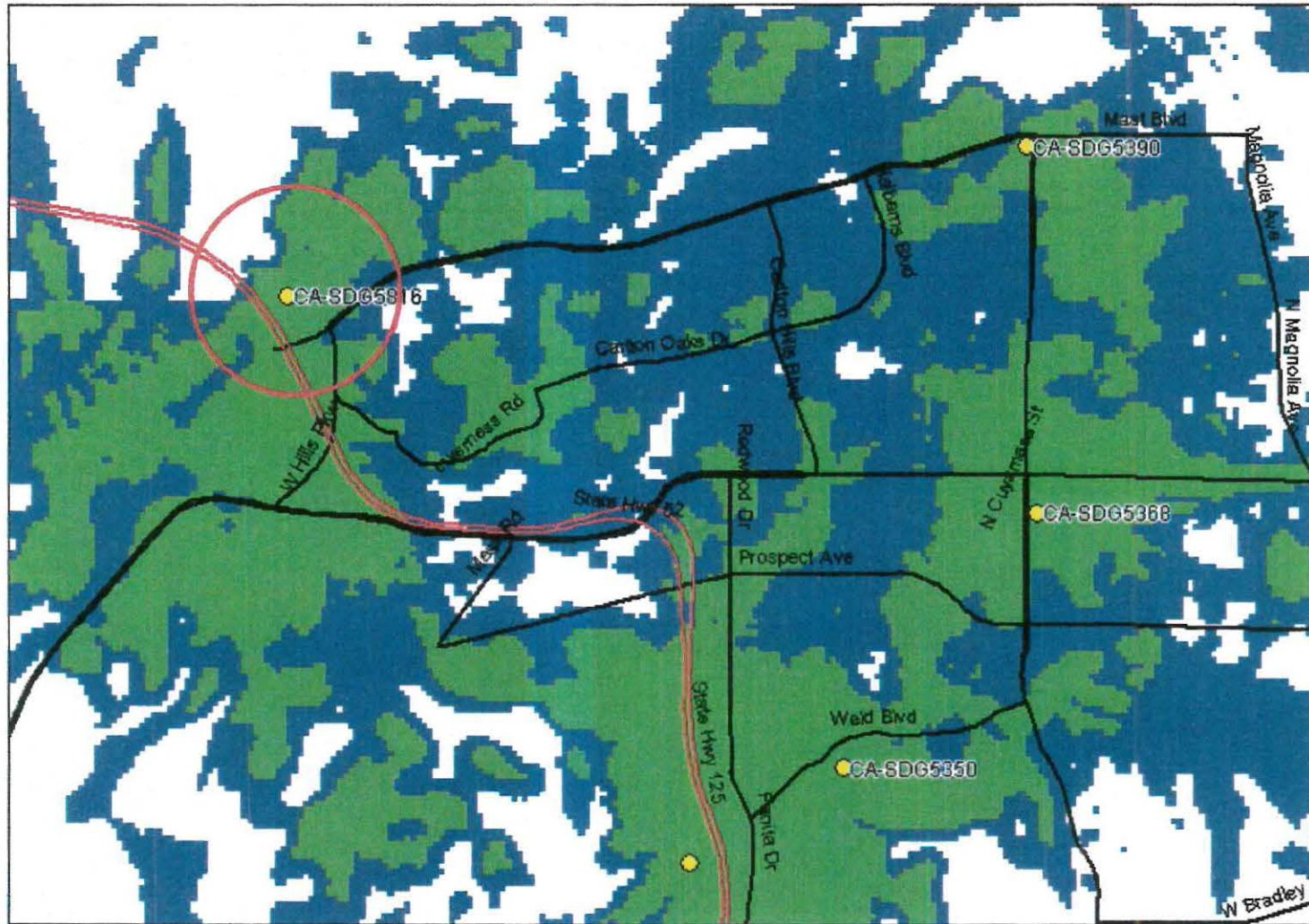
T-MOBILE WITHOUT SITE

ATTACHMENT 12

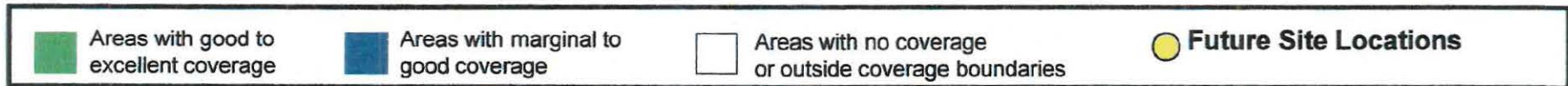


Coverage of planned sites around SDG5816 excluding SDG5816





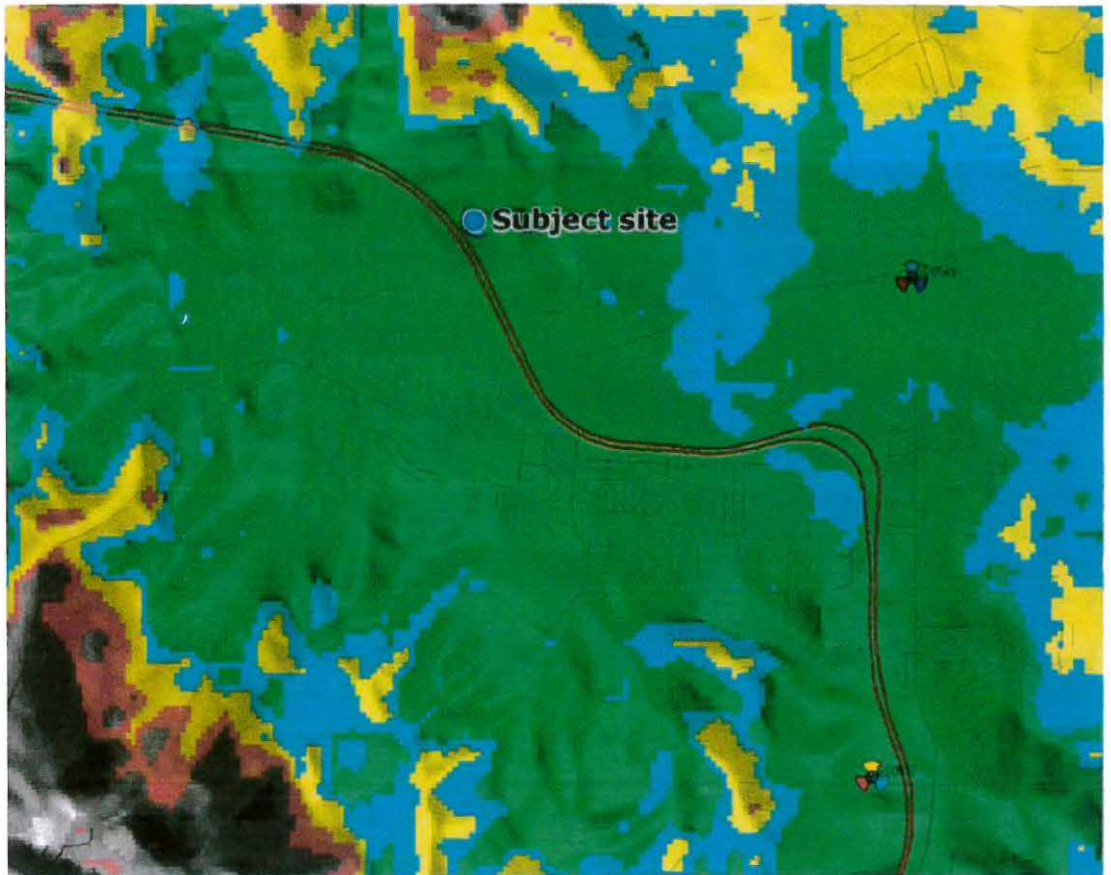
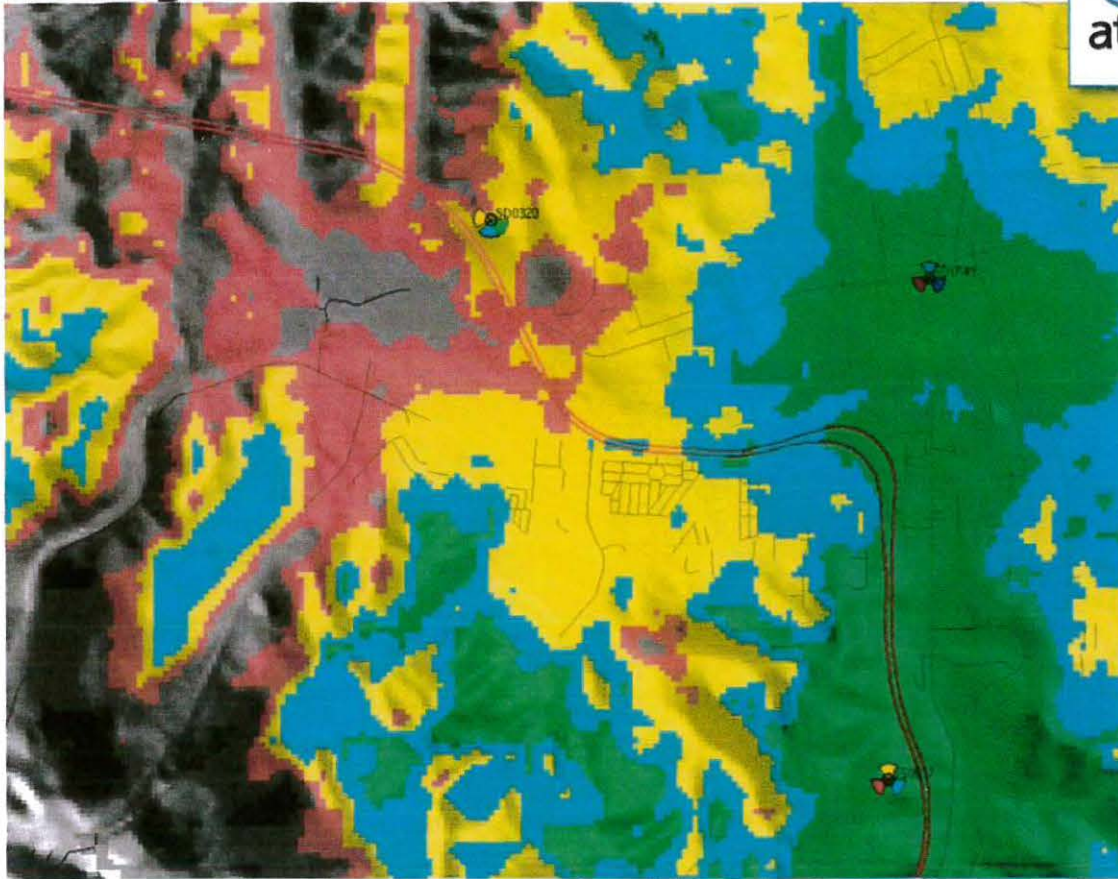
Coverage of planned sites including SDG5816





SD320
North Santee
8510 Mast Blvd.
Santee, CA 92071

Coverage without site



Coverage Levels:

-  Excellent
-  Variable
-  Poor
-  No Coverage

Coverage with site



MISSION GORGE

RE-INSTATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING VERIZON WIRELESS ANTENNA FACILITY
Mast Boulevard at Highway 52 (APN: 366-081-28)

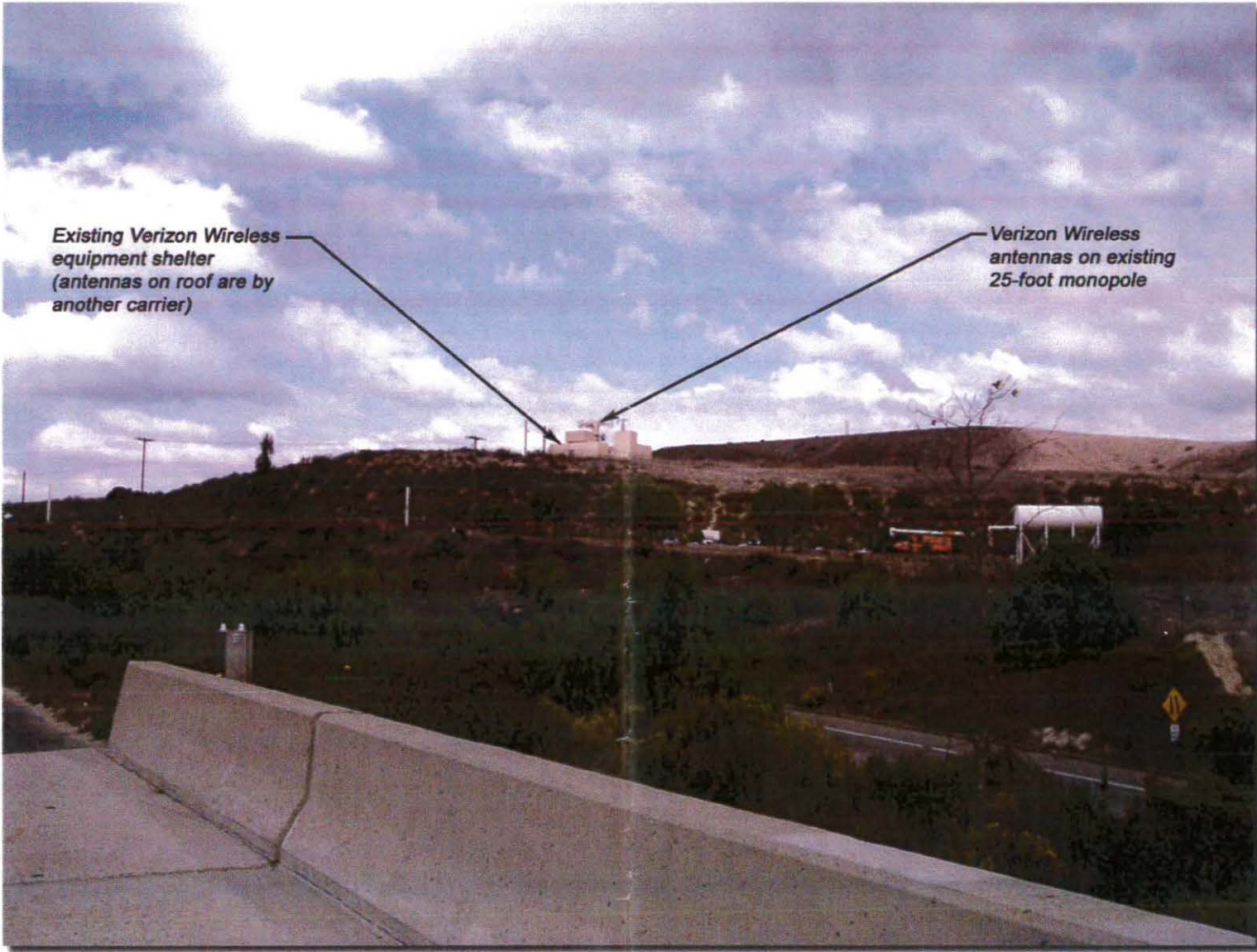


PHOTO SIMULATION VIEW 2 (EXISTING)
Looking north from Highway 52 towards the existing antenna facility

PREPARED FOR:
THE PLANNING CONSORTIUM INCORPORATED
LAND PLANNING • ENVIRONMENTAL STUDIES
PROJECT MANAGEMENT • ENTITLEMENTS

PREPARED BY: **CSAi**
CHARLES STECKLY ARCHITECTURE INC.

MISSION GORGE

RE-INSTAEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
Mast Boulevard at Highway 52 (APN: 366-081-28)

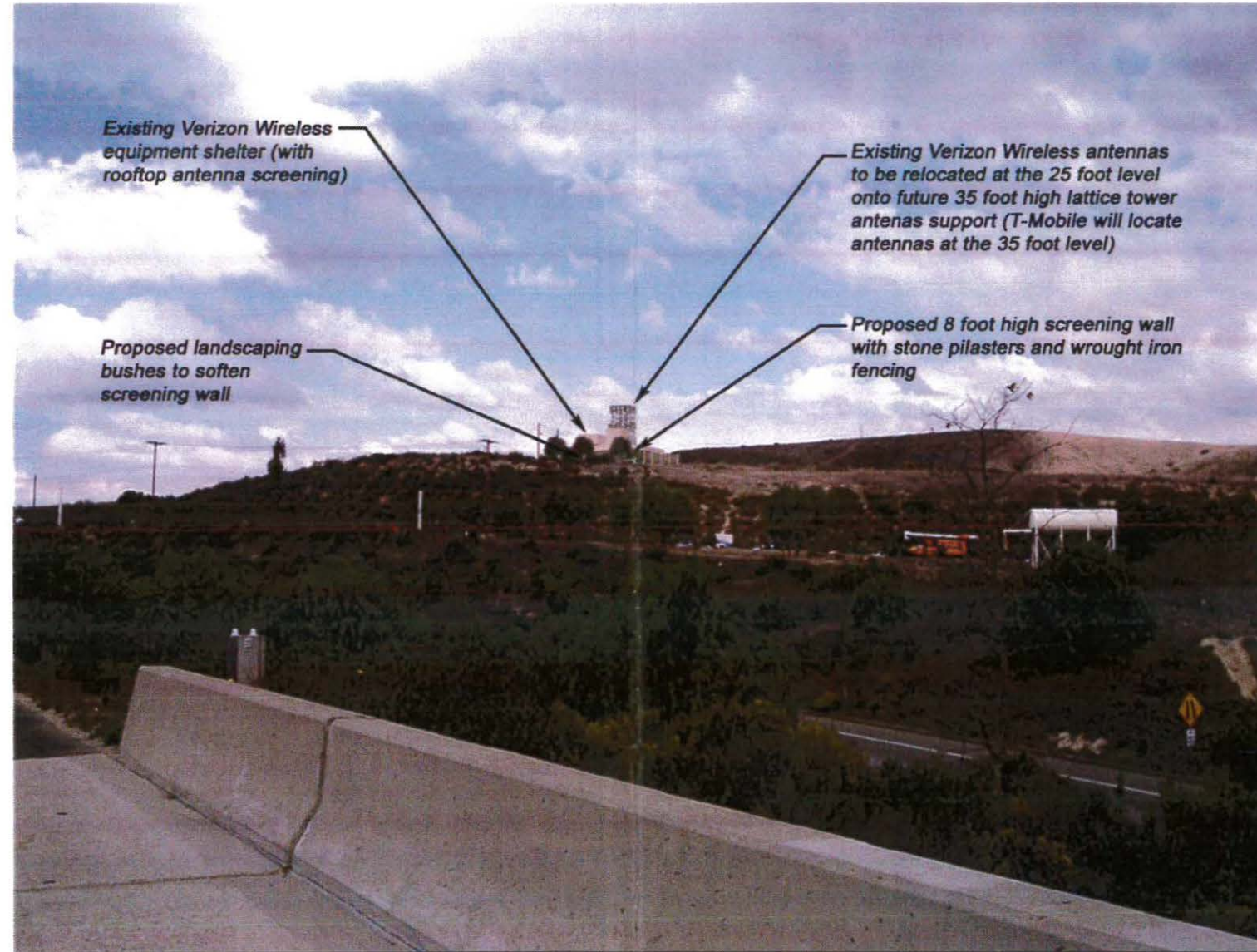


PHOTO SIMULATION VIEW 2 (PROPOSED)
Looking north from Highway 52 towards the modified multi-carrier antenna facility

PREPARED FOR:
THE
PLANNING
CONSORTIUM
INCORPORATED
LAND PLANNING • ENVIRONMENTAL STUDIES
PROJECT MANAGEMENT • ENTITLEMENTS

PREPARED BY: **CSAi**
CHARLES STECKLY
ARCHITECTURE INC.



MISSION GORGE

RE-INSTAEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
Mast Boulevard at Highway 52 (APN: 366-081-28)

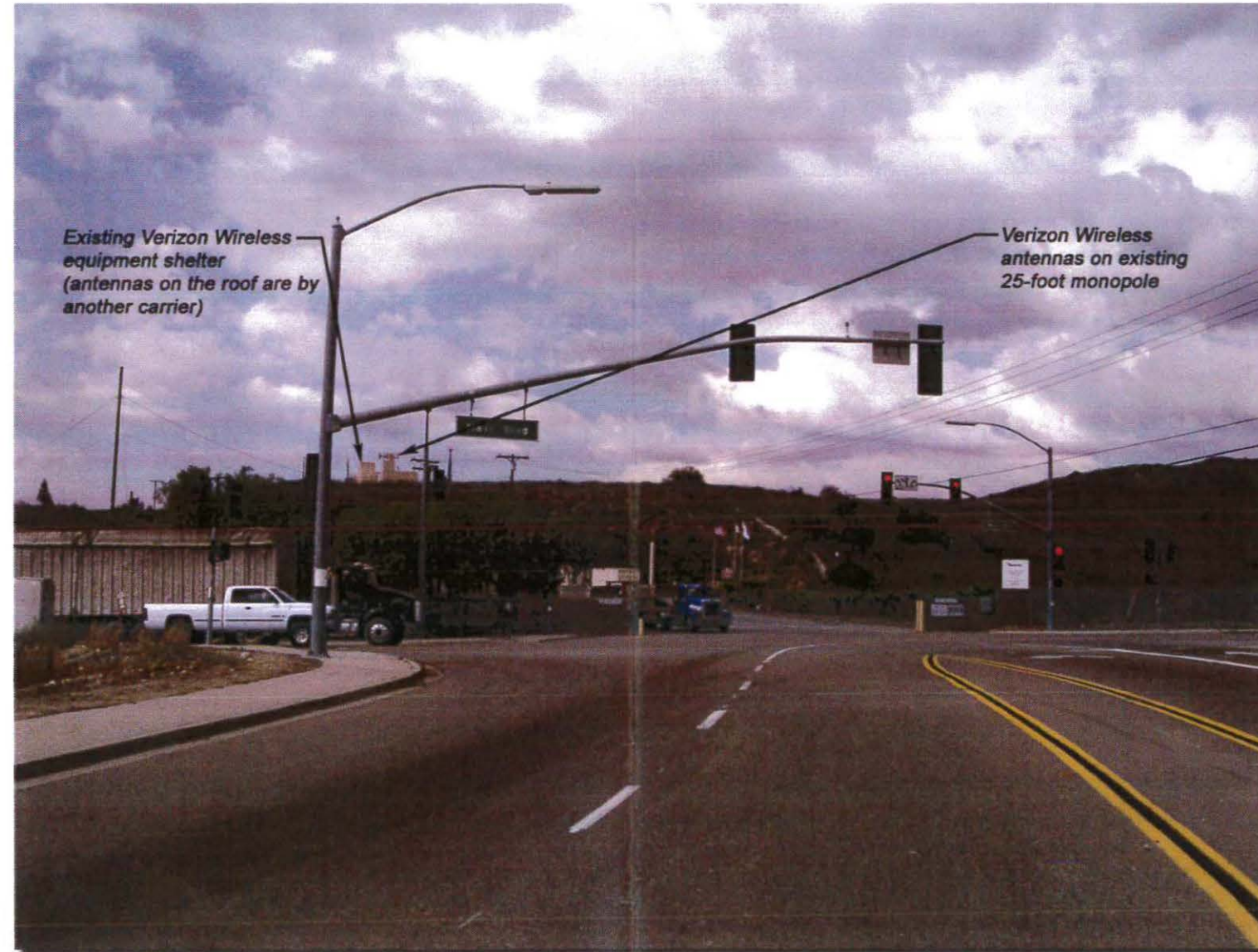


PHOTO SIMULATION VIEW 3 (EXISTING)
Looking west from near the intersection of Mast Road and Highway 52 towards the existing antenna facility

PREPARED FOR:
THE
PLANNING
CONSORTIUM
INCORPORATED
LAND PLANNING • ENVIRONMENTAL STUDIES
PROJECT MANAGEMENT • ENTITLEMENTS

PREPARED BY: **CSAi**
CHARLES STECKLY
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MISSION GORGE

**RE-INSTALEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING
VERIZON WIRELESS ANTENNA FACILITY
Mast Boulevard at Highway 52 (APN: 366-081-28)**

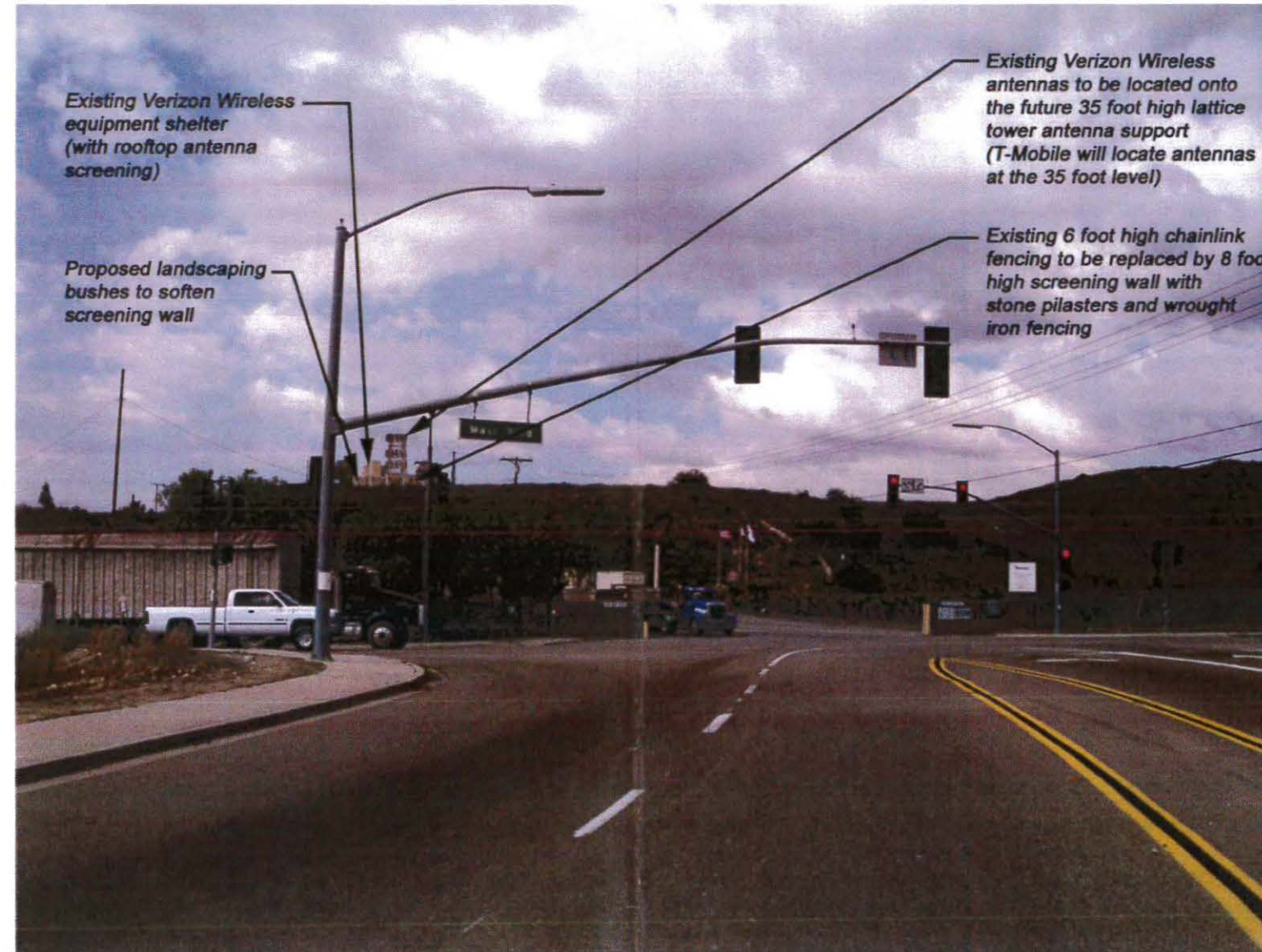


PHOTO SIMULATION VIEW 3 (PROPOSED)
Looking west from near the intersection of Mast Road and Highway 52 towards the modified multi-carrier antenna facility

PREPARED FOR:
THE PLANNING CONSORTIUM INCORPORATED
LAND PLANNING • ENVIRONMENTAL STUDIES
PROJECT MANAGEMENT • ENTITLEMENTS

PREPARED BY: **CSAi**
CHARLES STECKLY ARCHITECTURE INC.



BEFORE

MISSION GORGE

RE-STATEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING VERIZON WIRELESS ANTENNA FACILITY
Mast Boulevard at Highway 52 (APN: 366-081-28)

Package Copy

Photo Simulations
Version 14
LDR-Planning Review



3739875

Project



403368

American Tower - Sycamore
PM: Lynch Karen 446-5351

Review Cycle

Cycle 14
Submitted (Multi-Discipline)



THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

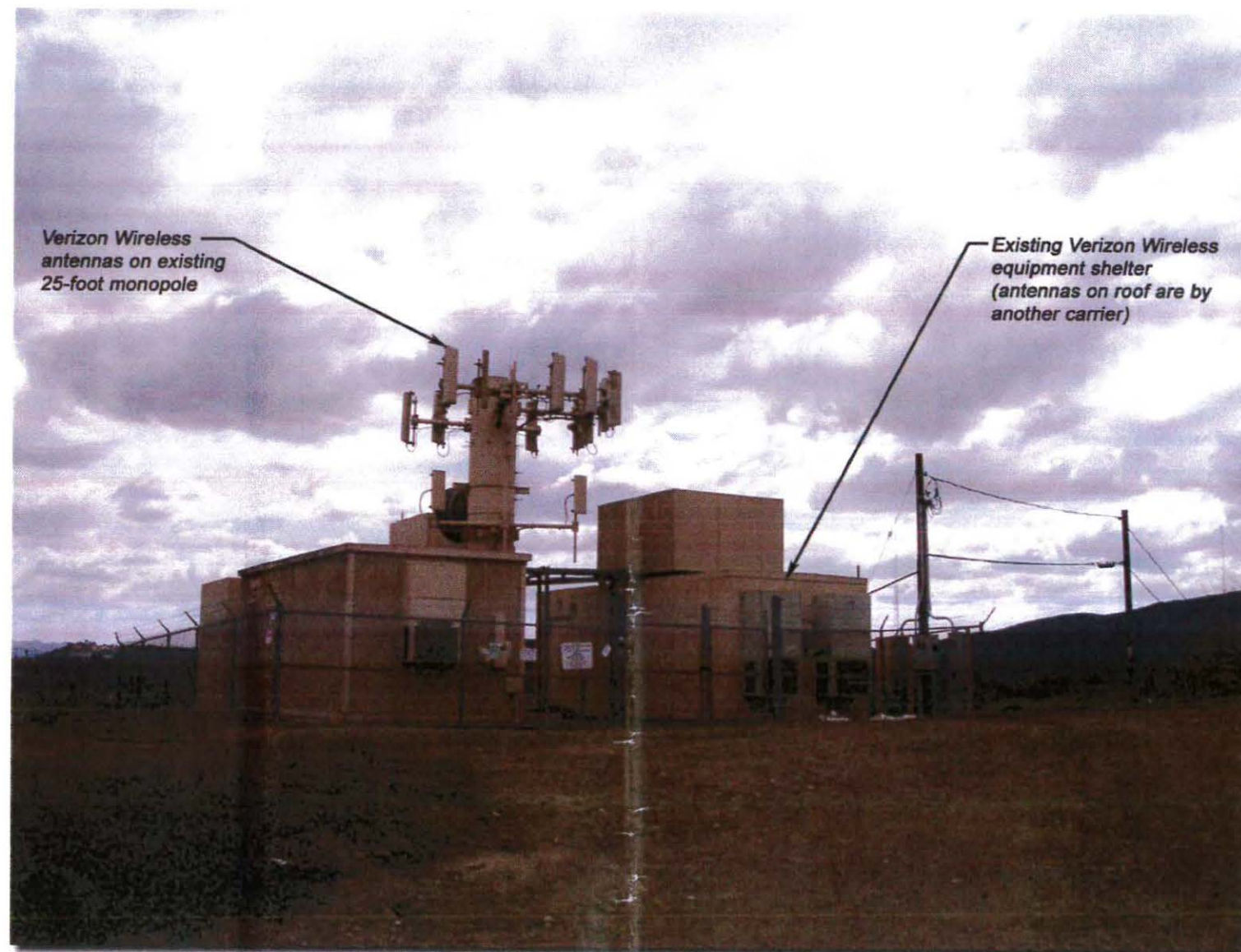


PHOTO SIMULATION VIEW 1 (EXISTING)
Looking southeast towards the existing antenna facility

PREPARED FOR:

THE
PLANNING
CONSORTIUM
INCORPORATED

LAND PLANNING • ENVIRONMENTAL STUDIES
PROJECT MANAGEMENT • ENTITLEMENTS

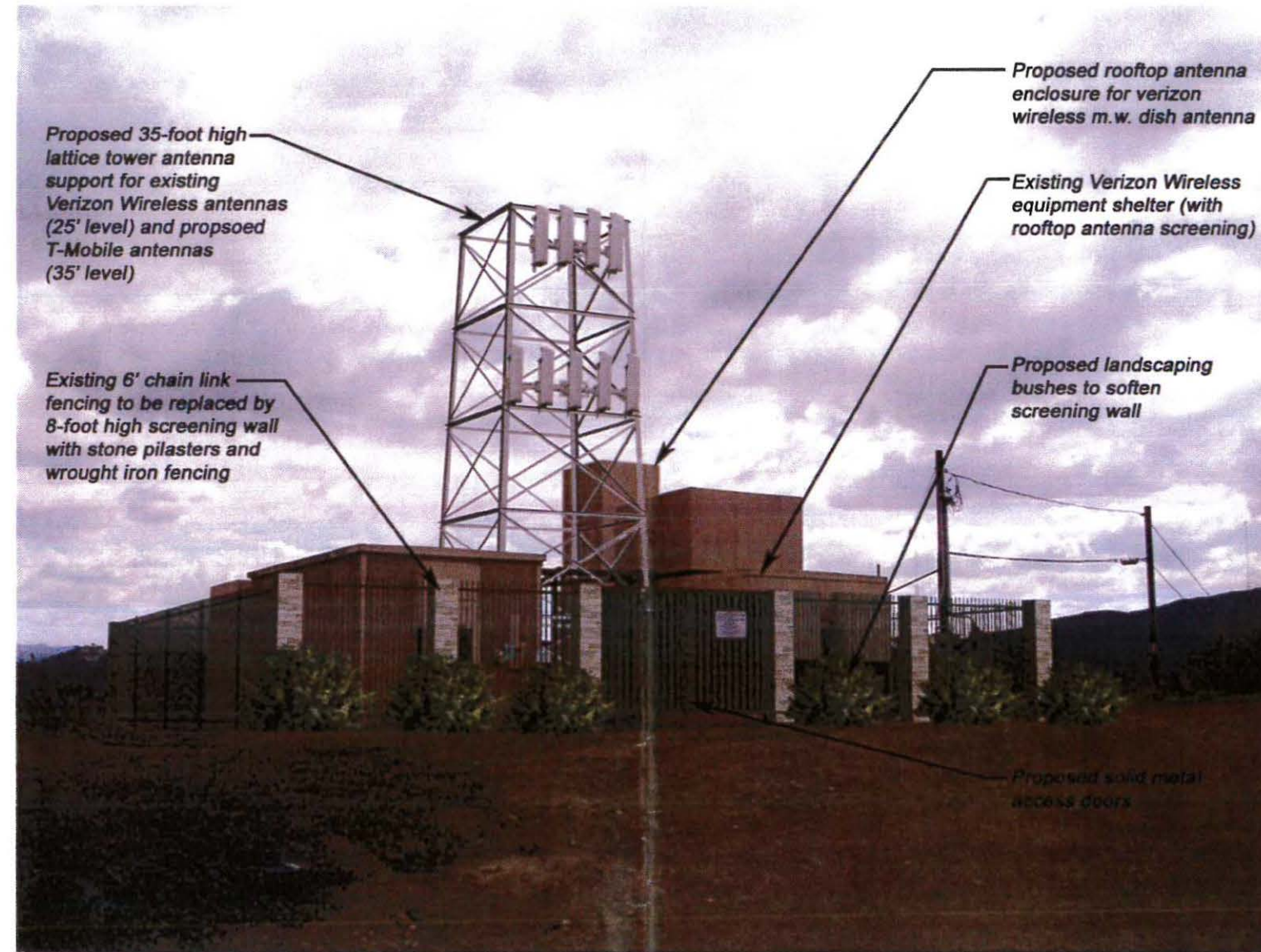
PREPARED BY:

CSAi
CHARLES STECKLY
ARCHITECTURE INC.

AFTER

MISSION GORGE

RE-INSTALEMENT OF THE LAND USE ENTITLEMENTS FOR AN EXISTING VERIZON WIRELESS ANTENNA FACILITY
Mast Boulevard at Highway 52 (APN: 366-081-28)



Proposed 35-foot high lattice tower antenna support for existing Verizon Wireless antennas (25' level) and proposed T-Mobile antennas (35' level)

Existing 6' chain link fencing to be replaced by 8-foot high screening wall with stone pilasters and wrought iron fencing

Proposed rooftop antenna enclosure for verizon wireless m.w. dish antenna

Existing Verizon Wireless equipment shelter (with rooftop antenna screening)

Proposed landscaping bushes to soften screening wall

Proposed solid metal access doors

PHOTO SIMULATION VIEW 1 (PROPOSED)

Looking southeast towards the existing antenna facility, showing the proposed 35-foot high lattice tower antenna support and 8-foot high screening wall with stone pilasters and wrought iron fencing.

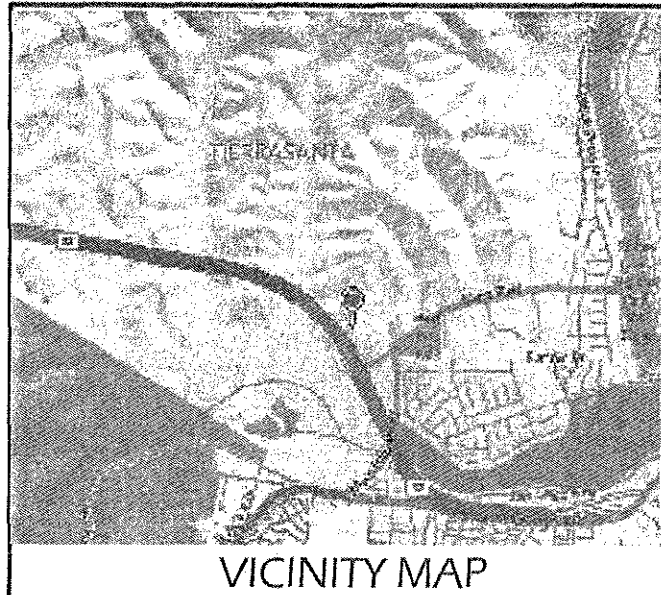
PREPARED FOR:

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CONSORTIUM
INCORPORATED
LAND PLANNING • ENVIRONMENTAL STUDIES
PROJECT MANAGEMENT • ENTITLEMENTS

PREPARED BY:

CSAi

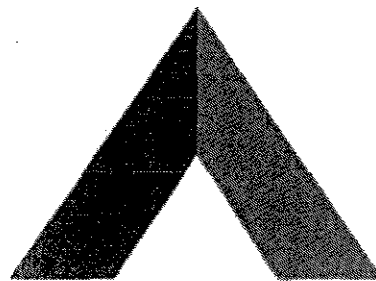
CHARLES STECKLY
ARCHITECTURE INC.



VICINITY MAP



Know what's below.
Call before you dig.



AMERICAN TOWER®

SITE NAME: MISSION GORGE
 SITE NUMBER: 300646
 SITE ADDRESS: 8510 MAST BLVD.
 SANTEE, CA 92071-2247



LOCAL MAP

SCOPE OF WORK: A LAND USE APPLICATION TO RENEW LAND USE ENTITLEMENTS LAPSED UNDER PROJECT NUMBERS 88040 (VERIZON WIRELESS), 98370 (T-MOBILE) AND 199531 (AT&T MOBILITY). THE EXISTING SPRINT ANTENNAS AND EQUIPMENT IS NOT PART OF THIS LAND USE REQUEST - SPRINT WILL SECURE THEIR OWN LAND USE ENTITLEMENT RENEWAL. THE CURRENT PROJECT NUMBER IS PTS 403368. THE SCOPE OF WORK INCLUDES THE REPLACEMENT OF A 25' STEEL MONOPOLE WITH A 35' STEEL SELF SUPPORT TOWER. THE ASSOCIATED EQUIPMENT AND ANTENNAS FROM THE EXISTING TOWER WOULD BE INSTALLED ON THE NEW SST. THIS RELATED EQUIPMENT FROM MULTIPLE CARRIERS ON SITE INCLUDES T-MOBILE, VERIZON AND AT&T. T-MOBILE WILL BE RELOCATING THEIR EXISTING SHELTER INTO THE CURRENT COMPOUND SPACE UNDER A SEPARATE PERMIT (PTS 315182). AN 8-FOOT HIGH WROUGHT IRON FENCE WITH STONE PILASTERS WOULD REPLACE THE EXISTING 8-FOOT HIGH CHAIN LINK FENCE. ADDITIONAL LANDSCAPING MEASURES HAVE BEEN PROPOSED TO INCLUDE VARIOUS SPECIES OF NATIVE PLANT/VEGETATION TO SURROUND THE COMPOUND. MINOR EARTHWORK WILL BE REQUIRED FOR THE PROPOSED TOWER FOUNDATIONS AND THE FENCE WORK.



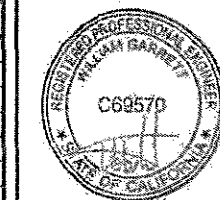
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STRUCTURAL ENGINEERING

8505 FREEPORT PARKWAY
 SUITE 135
 IRVING, TX 75063
 (972) 999-8900 Tel.
 (972) 999-8940 Fax
 www.at

Reviewed by:
 William Garrett, PE
 Chief Engineer



Jun 16 2016 2:12 PM

cosgn

PROJECT NO: 475214J1

DRAWN BY: PP

CHECKED BY: SAE

ATC SITE NUMBER: 300646

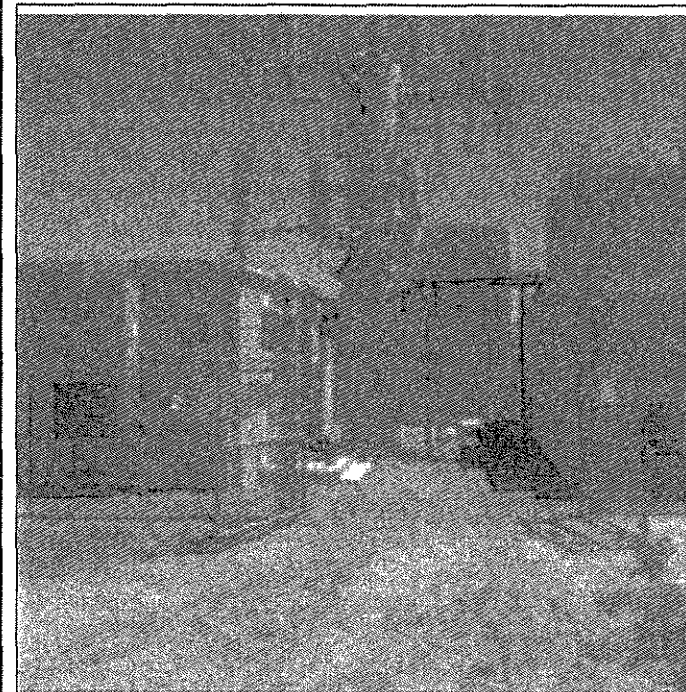
MISSION GORGE

8510 MAST BLVD.
 SANTEE, CA 92071-2247

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1

REPLACING EXISTING MONOPOLE WITH A PROPOSED STEEL SST



SITE PHOTO

GEOGRAPHIC COORDINATES:

LATITUDE: 32° 50' 50.17" N
 LONGITUDE: 117° 1' 36.1" W
 ELEVATION: 461' AMSL

PROPERTY OWNER:

MANUEL FISHER & NETTIE FISHER
 (CO-TRUSTEES OF THE M & N FISHER
 FAMILY TRUST)

APPLICABLE CODES AND STANDARDS

- ANSI/TIA: STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES, 222-G EDITION.
- IBC: INTERNATIONAL BUILDING CODE 2009 EDITION.
- ASTM: STANDARDS FOR BUILDING CODES, LATEST EDITION.
- ACI 318: AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 318-02.
- ACI 315: AMERICAN CONCRETE INSTITUTE, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT, LATEST EDITION.
- CRSI: CONCRETE STEEL REINFORCING INSTITUTE, MANUAL OF STANDARD PRACTICE, LATEST EDITION.
- AISC: AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION 9TH EDITION.
- AWS: AMERICAN WELDING SOCIETY, STRUCTURAL WELDING CODE, LATEST EDITION.
- 2010 CALIFORNIA BUILDING CODE

DIRECTIONS:

FROM DOWNTOWN SAN DIEGO: DEPART BROADWAY TOWARD 6TH AVE. TURN RIGHT ONTO 10TH AVE. TURN LEFT ONTO G ST. TAKE RAMP LEFT AND FOLLOW SIGNS FOR CA-94 EAST / MARTIN LUTHER KING JR FWY. KEEP LEFT TOWARD CA-125 NORTH. KEEP STRAIGHT ONTO CA-125 NORTH. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR CA-52 WEST. ARRIVE AT SITE ON THE RIGHT.

PROJECT NOTES:

- THE FACILITY IS UNMANNED.
- A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
- NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
- HANDICAP ACCESS IS NOT REQUIRED.

UTILITY COMPANIES:

POWER: TELCO:
 SAN DIEGO GAS & ELECTRIC SBC

PROJECT DATA:

ZONING JURISDICTION: CITY OF SAN DIEGO
 ZONING DISTRICT: RS-1-8
 COUNTY: SAN DIEGO COUNTY
 TAX PARCEL NUMBER: 36-90029-0001410
 TYPE OF OCCUPANCY: UNMANNED
 ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

GENERAL CONTRACTOR NOTES:

PLAN VERIFICATION
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE CIVIL ENGINEERS IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

		REV.	DATE	INITIALS
T-1	TITLE SHEET	8	06/16/2016	BRL
D-1	EXISTING CONDITION & DEMOLITION	1	02/24/2015	PP
A-1	OVERALL SITE PLAN	2	04/26/2015	KRF
A-1A	PROPOSED SITE PLAN	7	03/10/2016	BRL
A-2	TOWER ELEVATION	8	06/16/2016	BRL
A-2A	TOWER ELEVATION	8	06/16/2016	BRL
A-3	ICE BRIDGE & VERIZON MOUNT LAYOUT	8	06/16/2016	BRL
A-3.1A	VERIZON RAYCAP & RRU SPECIFICATIONS	8	06/16/2016	BRL
A-3.1B	VERIZON MW DISH SPECIFICATIONS	8	06/16/2016	BRL
A-3.1C	VERIZON PANEL SPECIFICATIONS	8	06/16/2016	BRL
A-3.2	AT&T MOUNT LAYOUT AND DETAILS	8	06/16/2016	BRL
A-3.3	T-MOBILE MOUNT LAYOUT AND DETAILS	2	02/24/2015	JMA
A-4	EXISTING SITE SIGNAGE	1	02/24/2015	JRL
B-1	BMP PLAN	1	02/24/2015	JRL
B-2	POST CONSTRUCTION BMP FORM	1	02/24/2015	MP
L-1	LANDSCAPE PLAN	1	02/24/2015	DH
L-2	TREE AND FENCE DETAILS	1	02/24/2015	JRL
L-3	TEMPORARY IRRIGATION PLAN	1	02/24/2015	DH

GENERAL DRAWING SUPPLEMENT

S-1	SURVEY SHEET 1			
S-2	SURVEY SHEET 2			
S-3 TO S-8	PHOTO SIMS			
S-9	SITE PLAN AND FENCE ELEVATION			
S-10	ARCHITECTURAL DETAILS			
S-11	CONSTRUCTION DETAILS			
S-12	MMRP: DEVELOPMENT PERMIT REQUIREMENTS			

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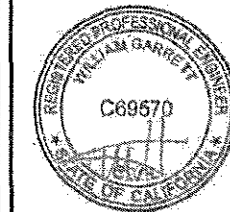


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8505 FREEPORT PARKWAY
SUITE 135
IRVING, TX 75063
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(972) 999-8940 Fax
NBE:AMT

Reviewed by:
William Garrett, PE
Chief Engineer



Feb 12 2016 2:06 PM

PROJECT NO: 475214/J1

DRAWN BY: PP

CHECKED BY: SAE

ATC SITE NUMBER: 300646

MISSION GORGE

8510 MAST BLVD.
SANTEE, CA 92071-2247

SHEET TITLE
EXISTING CONDITIONS &
DEMOLITION

SHEET NUMBER
D-1

ANTICIPATED CONSTRUCTION START DATE IS APPROXIMATELY - SEPTEMBER 1, 2015
ANTICIPATED COMPLETION DATE IS APPROXIMATELY - NOVEMBER 1, 2015

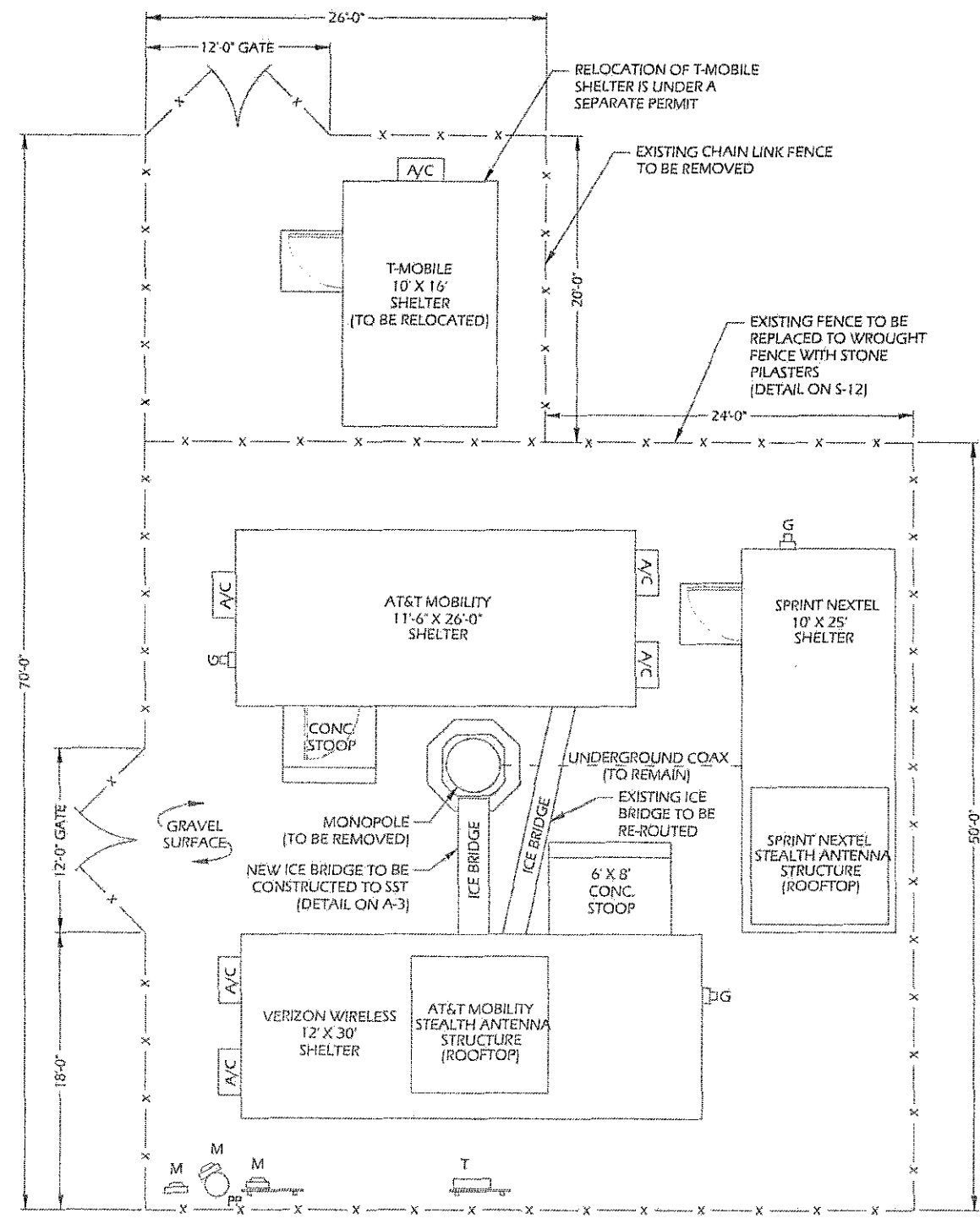
ACTIVITY DESCRIPTION	APPROXIMATE ACTIVITY DURATION (WORK DAYS)											
	0	6	12	18	24	30	36	42	48	54	60	
INSTALLATION & MAINTENANCE OF EROSION SEDIMENTATION CONTROL MEASURES	[Bar chart showing activity from day 0 to 12]											
TOWER DEMO AND REMOVAL	[Bar chart showing activity from day 12 to 18]											
T-MOBILE SHELTER RELOCATION	[Bar chart showing activity from day 12 to 18]											
TOWER FOUNDATION EXCAVATION, CONSTRUCTION & CURING	[Bar chart showing activity from day 18 to 30]											
TOWER ERECTION, INSTALLATION & GROUNDING RELATED WORK	[Bar chart showing activity from day 30 to 36]											
ANTENNA, COAX CABLE INSTALLATION & RELATED WORK	[Bar chart showing activity from day 36 to 42]											
EQUIPMENT INSTALLATION, UTILITY & GROUNDING CONNECTIONS & TESTING	[Bar chart showing activity from day 36 to 48]											
COMPOUND FENCING, LANDSCAPING, SEEDING & WATERING	[Bar chart showing activity from day 48 to 54]											
FINAL COMPOUND GRADING, SURFACING & MISCELLANEOUS DETAILS	[Bar chart showing activity from day 54 to 60]											
TEMPORARY EROSION, SEDIMENTATION CONTROL REMOVAL & FINAL CLEANUP	[Bar chart showing activity from day 54 to 60]											

SITE DEMOLITION NOTES:

- 1.) ALL SITE DEMOLITION WORK SHALL BE COORDINATED WITH THE OWNER, LOCAL OFFICIALS, AND THE UTILITIES. CONTRACTOR SHALL VERIFY WITH OWNER WHAT, IF ANY, EXISTING ITEMS ARE TO BE SALVAGED. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- 2.) COORDINATE WITH THE VARIOUS UTILITY COMPANIES FOR DISCONNECTION/RELOCATION OF EXISTING UTILITY SERVICES.
- 3.) EXISTING UTILITIES THAT WILL NOT BE UTILIZED WITH NEW CONSTRUCTION SHALL BE TERMINATED AT THE MAIN LINE IN ACCORDANCE WITH LOCAL JURISDICTIONAL REQUIREMENTS.
- 4.) CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- 5.) ALL ITEMS TO REMAIN SHALL BE PROTECTED DURING THE ENTIRE CONSTRUCTION PERIOD. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION PRIOR TO STARTING DEMOLITION WORK.

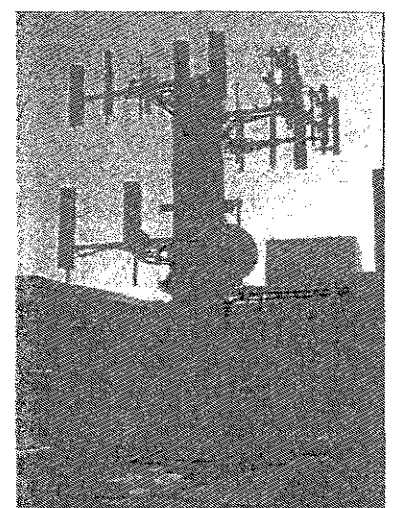
LEGEND

—X—X—	CHAIN LINK FENCE
---	PROPERTY LINE
---	LEASE AREA
—OHT/OHP—	OVERHEAD TELEPHONE/ OVERHEAD POWER
---	UNDERGROUND UTILITY LINES
---	UTILITY & ACCESS EASEMENT

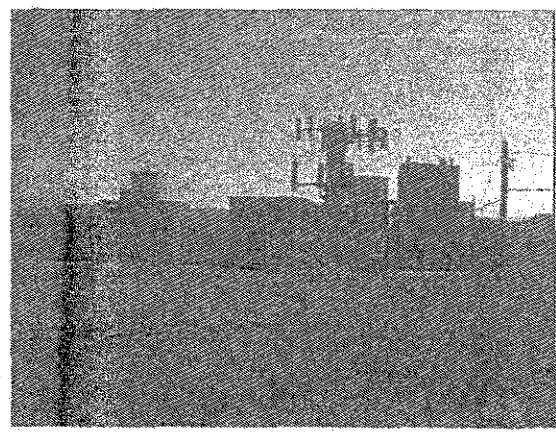


1 EXISTING SITE PLAN

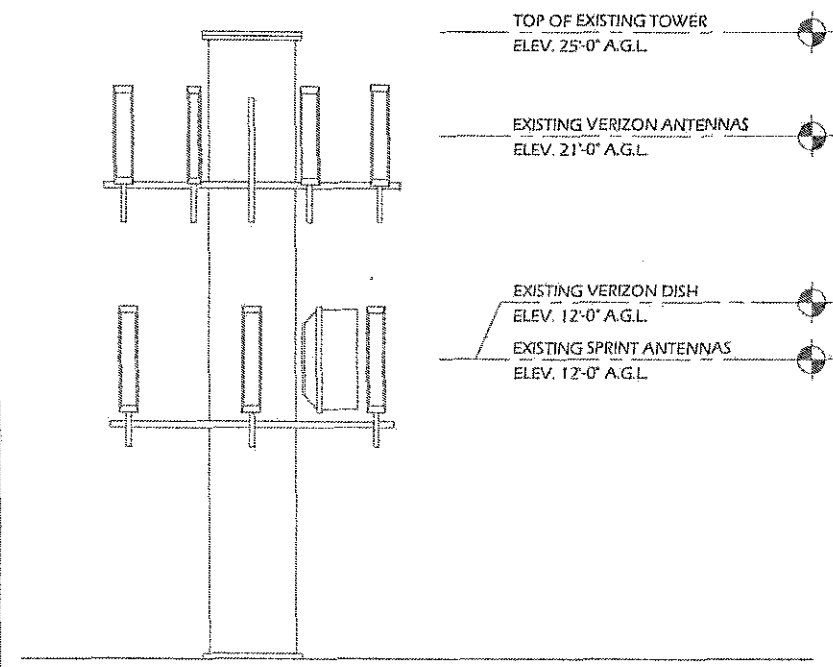
SCALE
1" = 10'-0" (11 X 17)
1" = 5'-0" (24 X 36)



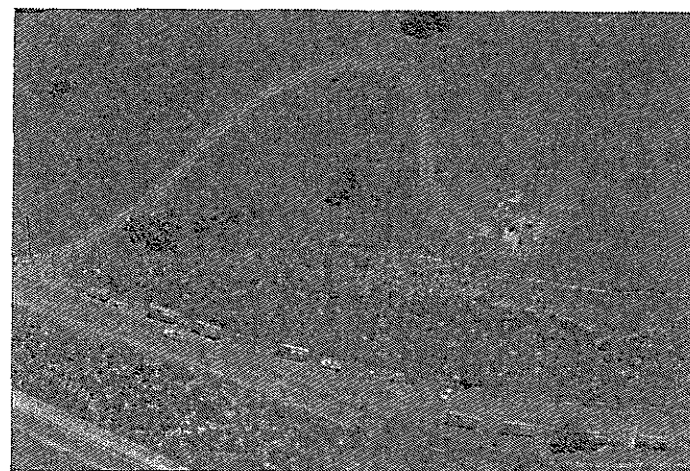
EXISTING TOWER



EXISTING COMPOUND



2 EXISTING TOWER ELEVATION (TO BE REMOVED)



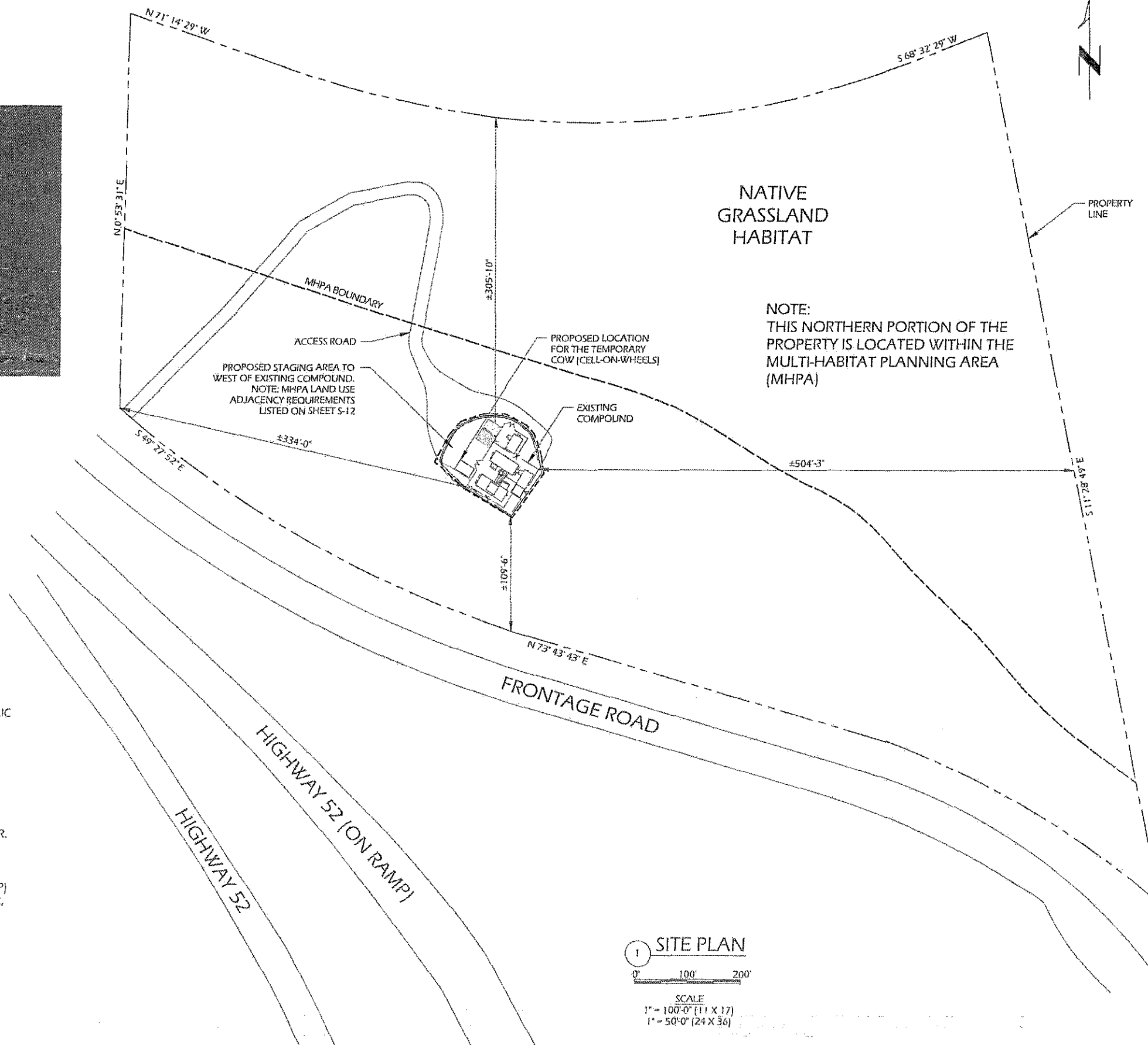
OBLIQUE PHOTO

LEGEND

- CHAIN LINK FENCE
- PROPERTY LINE
- ROADS
- LIMITS OF DISTURBANCE
- GRAVEL BAGS
- SILT FENCING
- PROPOSED STAGING (BUILDING MATERIAL AREA)
- PROPOSED DIRT STORAGE AREA
- PROPOSED WASHOUT AREA

NOTE:

1. THE PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
2. THERE WILL BE NO MATERIAL EXPORTED.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP).



1 SITE PLAN

0' 100' 200'

SCALE
1" = 100'-0" (11 X 17)
1" = 50'-0" (24 X 36)



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8505 FREEPORT PARKWAY
SUITE 135
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HOSE/AMT

Reviewed by:
William Garrett, PE
Chief Engineer



Feb 12 2016 2:06 PM

PROJECT NO: 475214J1

DRAWN BY: PP

CHECKED BY: SAE

ATC SITE NUMBER: 300646

MISSION GORGE

8510 MAST BLVD.
SANTEE, CA 92071-2247

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

GENERAL NOTES

- 1.) MAINTENANCE: THE FACILITY IS UNMANNED. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE PER MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
- 2.) CONSTRUCTION: ALL PROPOSED CONSTRUCTION WILL MEET ELECTRONIC INDUSTRIES ASSOCIATION/TELECOMMUNICATIONS INDUSTRIES ASSOCIATION (EIA/TIA) REVISION F STANDARDS.
- 3.) SANITARY SEWER SERVICE AND POTABLE WATER ARE NOT APPLICABLE PER THE USE.
- 4.) THE NORTHERN PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE MULT-HABITAT PLANNING AREA.
- 5.) REPLACE THE EXISTING WEARING SURFACE ON AREAS WHICH HAVE BEEN DAMAGED OR REMOVED BY THE PRIOR T-MOBILE SITE ACTIVITY. SURFACE SHALL BE REPLACED TO MATCH EXISTING ADJACENT SURFACING AND SHALL BE OF THE SAME THICKNESS, MATERIAL, AND OR VEGETATION. BEFORE SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSION IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. SURFACING SHALL NOT BE USED FOR FILLING DEPRESSION IN THE SUBGRADE

EXISTING T-MOBILE LEASE AREA TO BE RESTORED TO PRE-EXISTING CONDITIONS (SEE NOTE 5)

8' CHAIN LINK FENCE TO BE REPLACED BY 8' WROUGHT IRON FENCE WITH STONE PILASTERS.

LEGEND

	PROPOSED WROUGHT IRON FENCE
	PROPERTY LINE
	LEASE AREA
	OVERHEAD TELEPHONE/ OVERHEAD POWER
	UTILITY & ACCESS EASEMENT

AMERICAN TOWER

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AMERICAN TOWER

STRUCTURAL ENGINEERING

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Reviewed by:
William Garrett, PE
Chief Engineer

Mar 11 2016 2:46 PM

PROJECT NO: 475214J1

DRAWN BY: PP

CHECKED BY: SAE

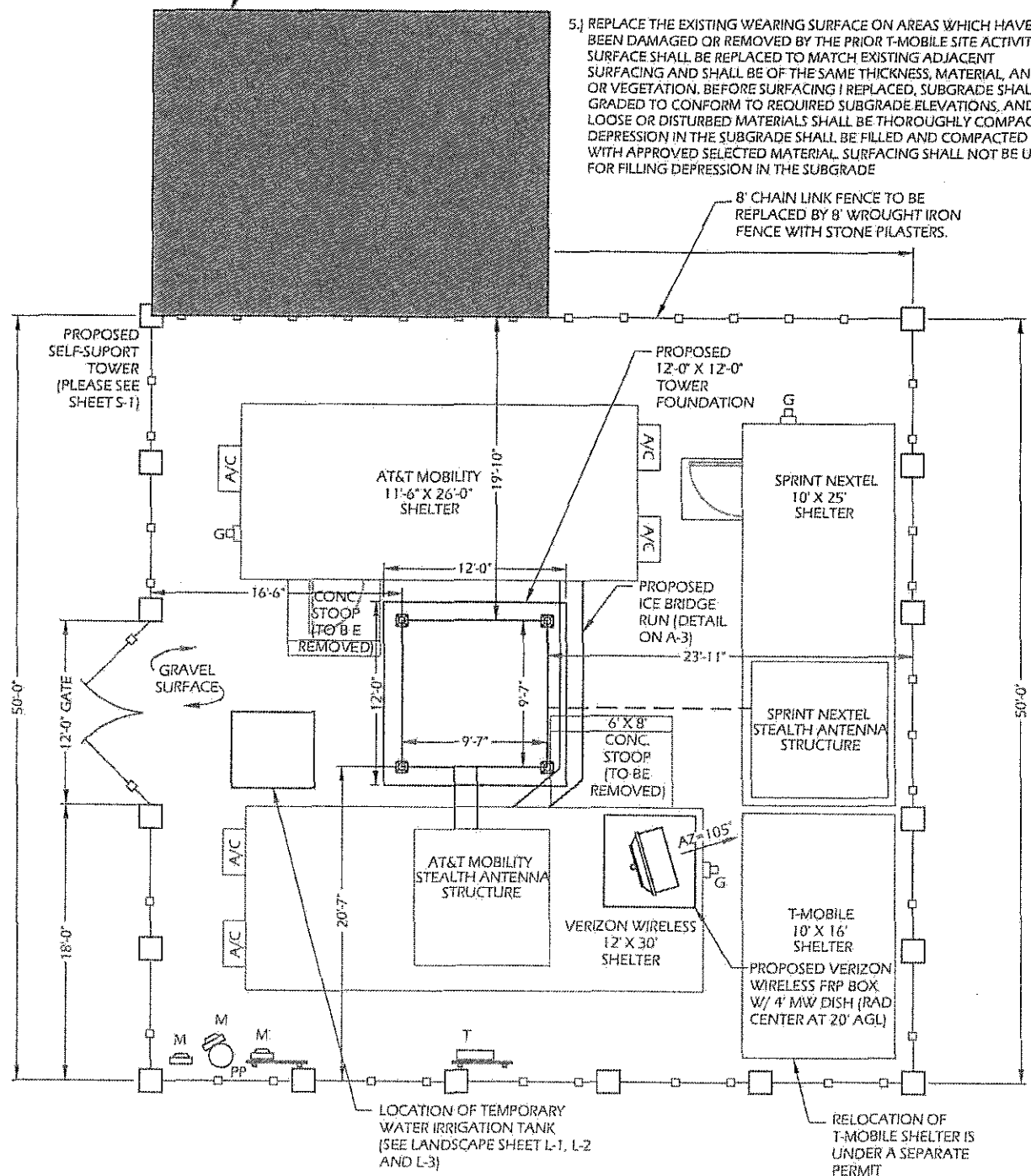
ATC SITE NUMBER: 300646

MISSION GORGE

8510 MAST BLVD.
SANTEE, CA 92071-2247

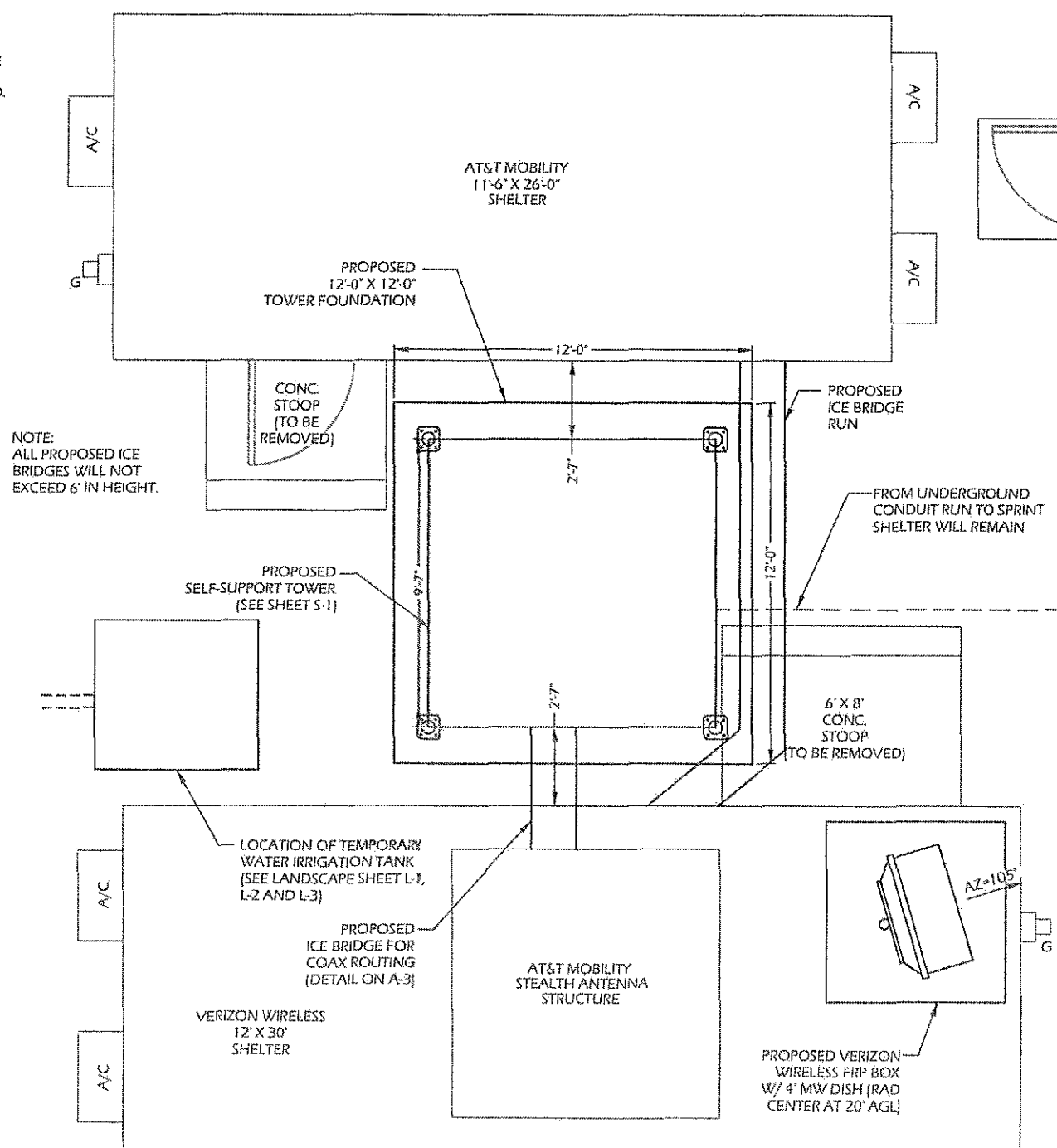
SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
A-1A



SCALE
1" = 10'-0" (11 X 17)
1" = 5'-0" (24 X 36)

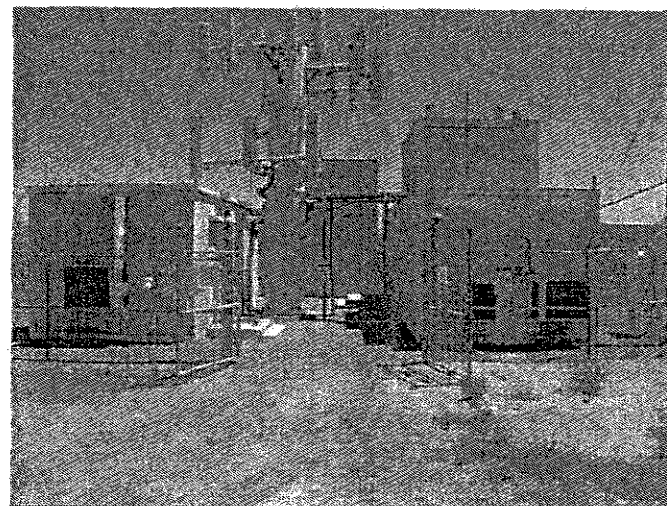
1 SITE PLAN



NOTE: ALL PROPOSED ICE BRIDGES WILL NOT EXCEED 6' IN HEIGHT.

SCALE
1" = 5'-0" (11 X 17)
1" = 2'-6" (24 X 36)

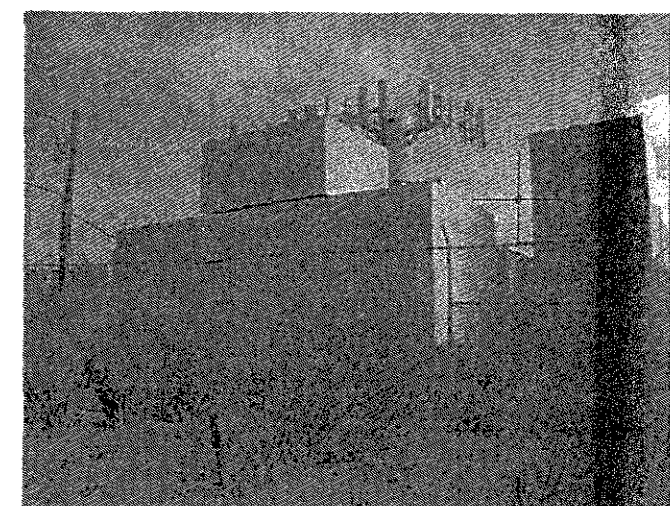
2 ENLARGED SITE PLAN



EXISTING CONDITIONS PHOTO

MISSION GORGE ANTENNA INVENTORY			
	VERIZON WIRELESS (TOWER)	AT&T* (BOX)	T-MOBILE (TOWER)
NUMBER OF EXISTING ANTENNAS	12 PANEL AND 1 DISH	12 PANEL ANTENNAS*	0
NUMBER OF EXISTING ANTENNAS TO BE RELOCATED	12 PANEL AND 1 DISH	0	0
NUMBER OF PROPOSED ANTENNAS	3 PANEL ANTENNAS	0	12 PANEL ANTENNAS
TOTAL NUMBER OF EXISTING AND PROPOSED ANTENNAS	15 PANEL AND 1 DISH	12 PANEL ANTENNAS*	12 PANEL ANTENNAS

* AT&T'S ANTENNAS ARE LOCATED ON THE ROOF OF THE VERIZON WIRELESS EQUIPMENT ENCLOSURE WITHIN A FOUR-SIDED ANTENNA SCREEN AND WILL NOT BE RELOCATED TO THE PROPOSED LATTICE TOWER ANTENNA SUPPORT.



EXISTING CONDITIONS PHOTO



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William Garrett, PE
Chief Engineer



Jun 16 2016 2:12 PM

PROJECT NO: 475214J1

DRAWN BY: PP

CHECKED BY: SAE

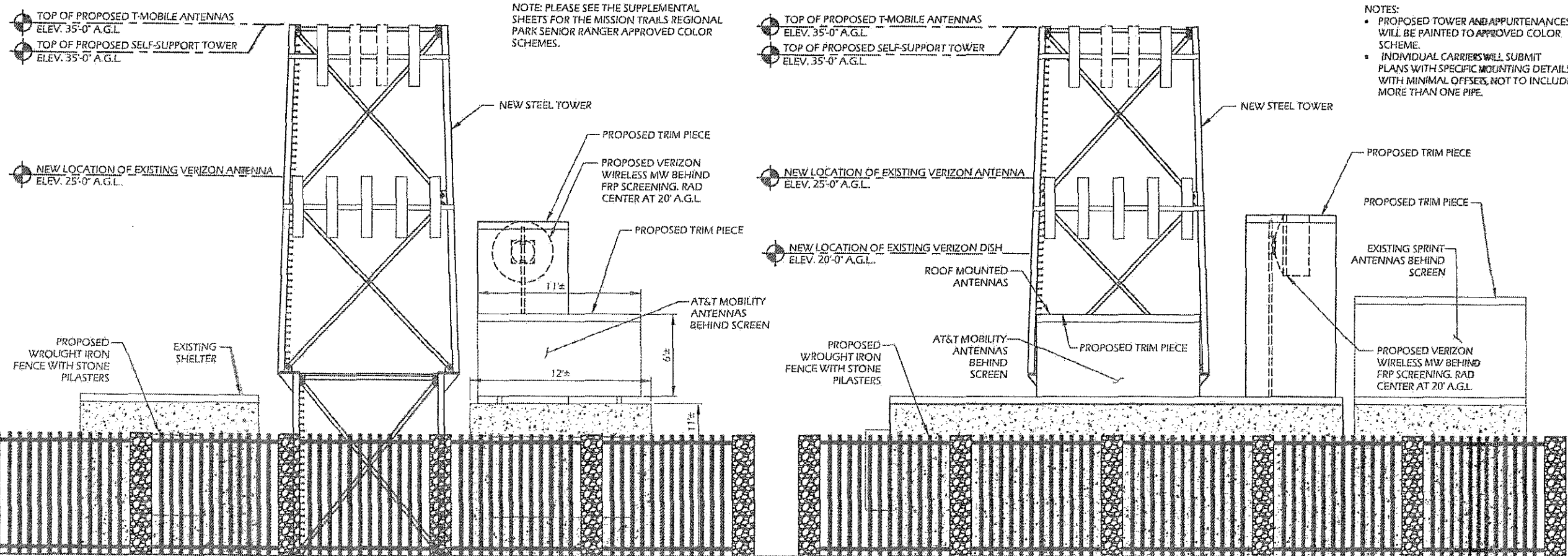
ATC SITE NUMBER: 300646

MISSION GORGE

8510 MAST BLVD.
SANTEE, CA 92071-2247

SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
A-2

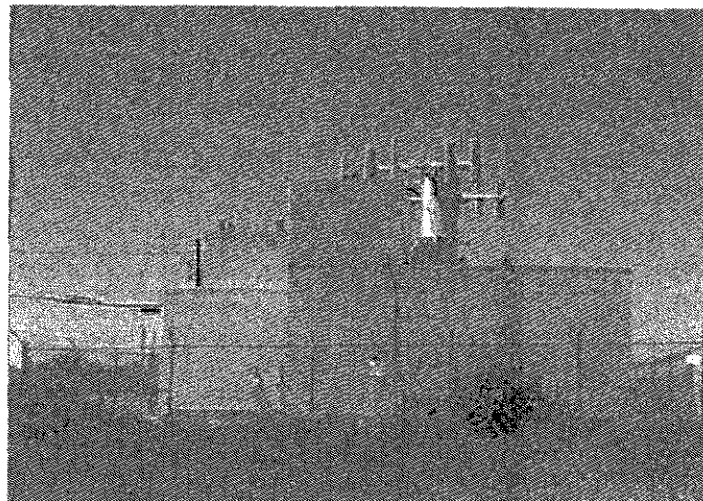


NOTE: LANDSCAPING IS NOT SHOWN TO MAINTAIN COMPOUND CLARITY ON THIS DETAIL. PLEASE SEE SHEET L-1, L-2 AND L-3 FOR LANDSCAPE DETAILS.

PLEASE REFERENCE THE FULL TOWER DRAWINGS SUPPLIED BY TOWER MANUFACTURER.

1 NORTHWEST TOWER ELEVATION
NOT TO SCALE

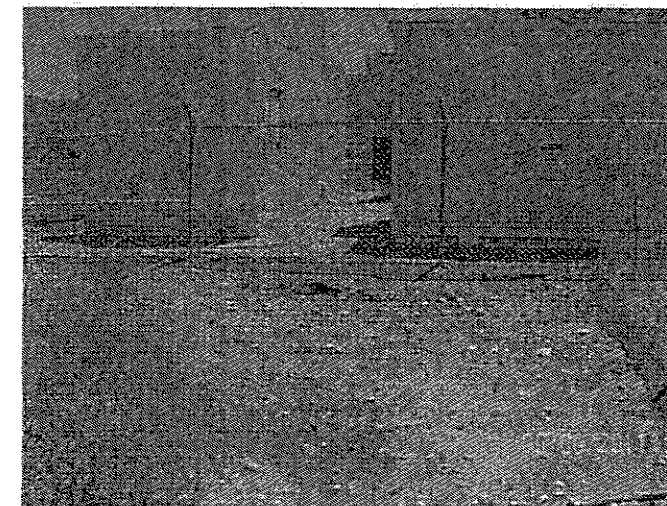
2 SOUTHWEST TOWER ELEVATION
NOT TO SCALE



EXISTING CONDITIONS PHOTO

MISSION GORGE ANTENNA INVENTORY			
	VERIZON WIRELESS (TOWER)	AT&T* (BOX)	T-MOBILE (TOWER)
NUMBER OF EXISTING ANTENNAS	12 PANEL AND 1 DISH	12 PANEL ANTENNAS*	0
NUMBER OF EXISTING ANTENNAS TO BE RELOCATED	12 PANEL AND 1 DISH	0	0
NUMBER OF PROPOSED ANTENNAS	3 PANEL ANTENNAS	0	12 PANEL ANTENNAS
TOTAL NUMBER OF EXISTING AND PROPOSED ANTENNAS	15 PANEL AND 1 DISH	12 PANEL ANTENNAS*	12 PANEL ANTENNAS

* AT&T'S ANTENNAS ARE LOCATED ON THE ROOF OF THE VERIZON WIRELESS EQUIPMENT ENCLOSURE WITHIN A FOUR-SIDED ANTENNA SCREEN AND WILL NOT BE RELOCATED TO THE PROPOSED LATTICE TOWER ANTENNA SUPPORT.



EXISTING CONDITIONS PHOTO



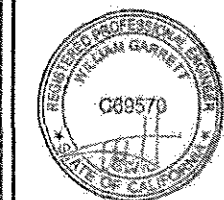
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Reviewed by:
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Chief Engineer



Jun 16 2016 2:12 PM

PROJECT NO: 475214J1

DRAWN BY: PP

CHECKED BY: SAE

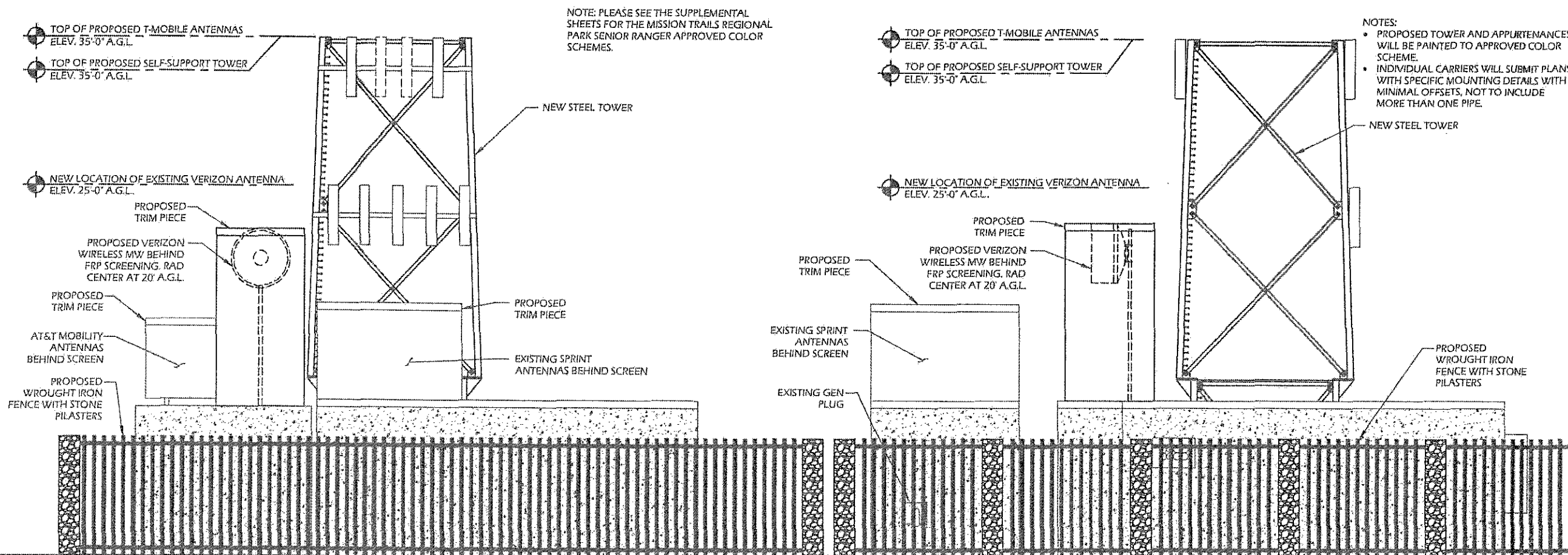
ATC SITE NUMBER: 300646

MISSION GORGE

8510 MAST BLVD.
SANTEE, CA 92071-2247

SHEET TITLE
TOWER ELEVATION

SHEET NUMBER
A-2A



NOTE: LANDSCAPING IS NOT SHOWN TO MAINTAIN COMPOUND CLARITY ON THIS DETAIL. PLEASE SEE SHEET L-1, L-2 AND L-3 FOR LANDSCAPE DETAILS.

PLEASE REFERENCE THE FULL TOWER DRAWINGS SUPPLIED BY TOWER MANUFACTURER.

1 SOUTHEAST TOWER ELEVATION
NOT TO SCALE

2 NORTHEAST TOWER ELEVATION
NOT TO SCALE



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William Garrett, PE
Chief Engineer



Jun 16 2016 2:12 PM
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PROJECT NO: 475214J1

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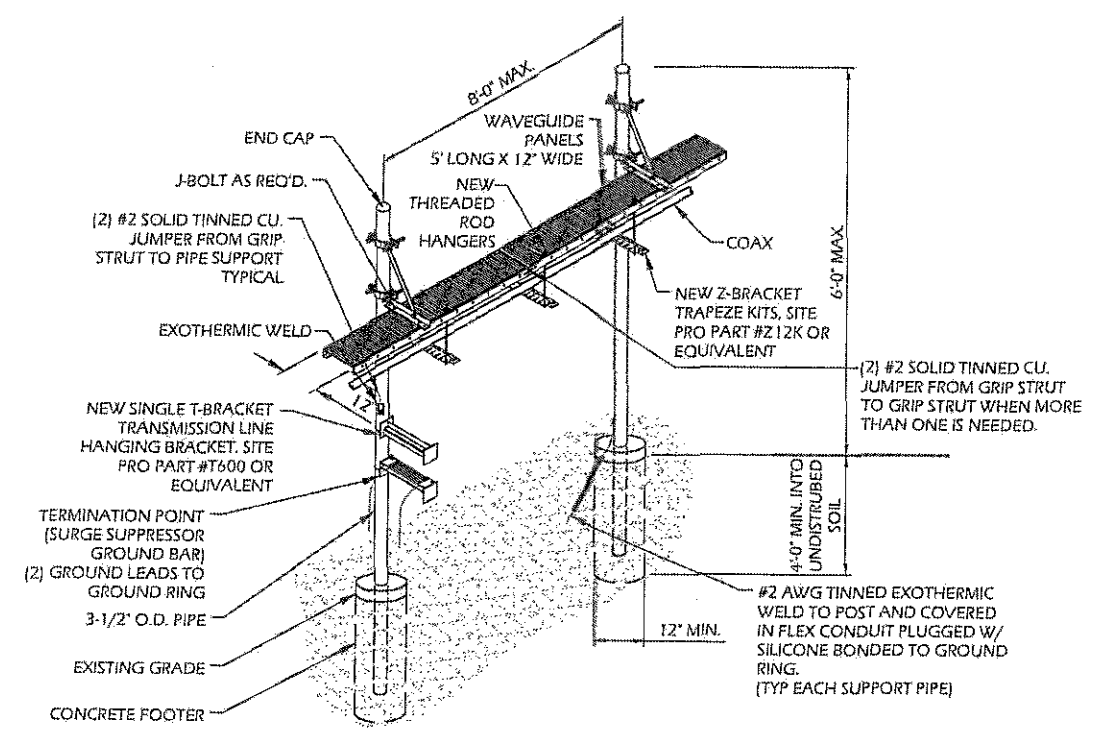
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MISSION GORGE

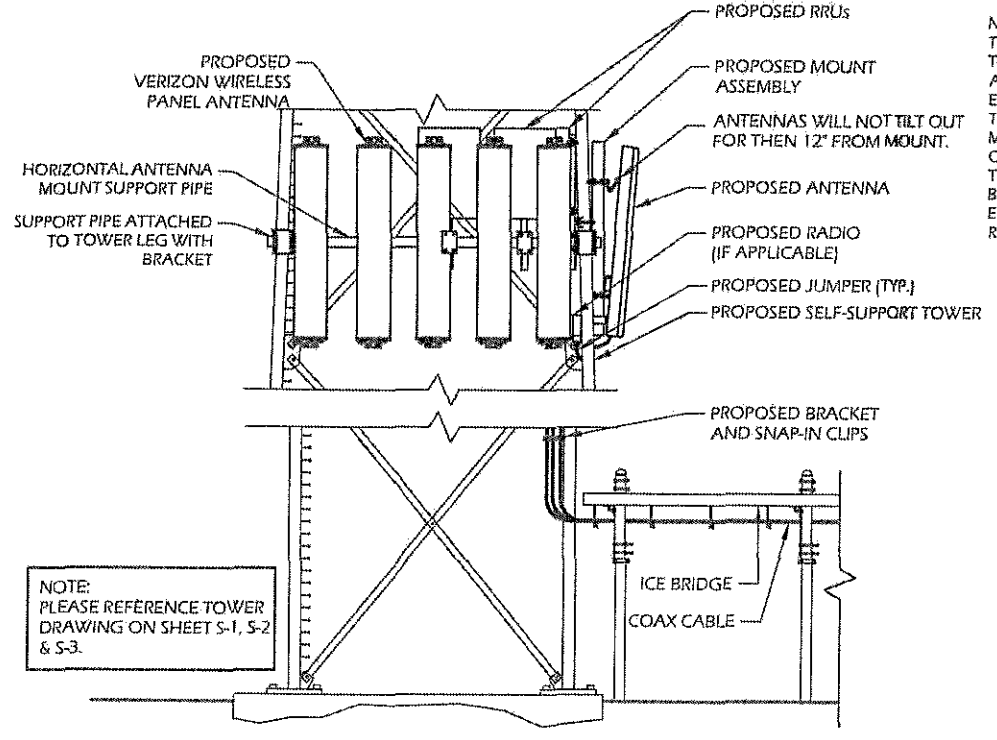
8510 MAST BLVD.
SANTEE, CA 92071-2247

SHEET TITLE
ICE BRIDGE & VERIZON
ANTENNA LAYOUT

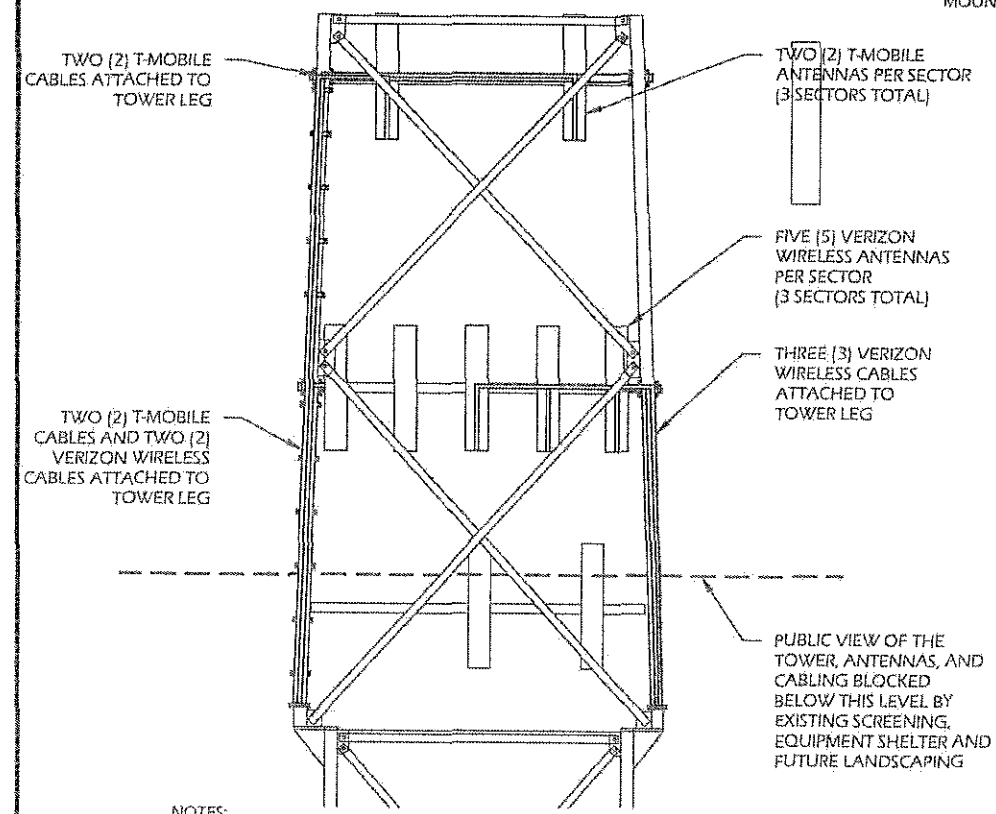
SHEET NUMBER
A-3



1 TYPICAL ICE BRIDGE DETAIL
NOT TO SCALE

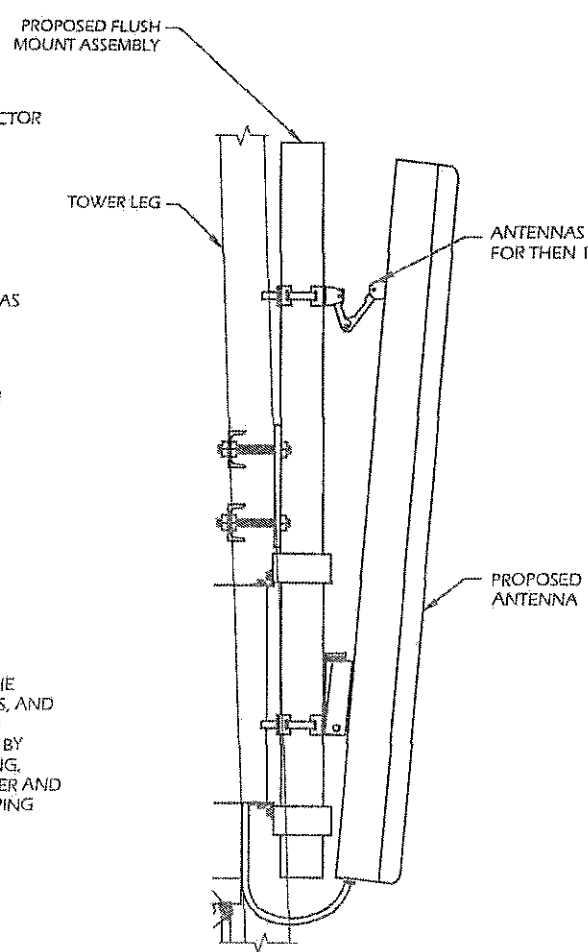


2 TRANSMISSION LINE SUPPORT DETAIL

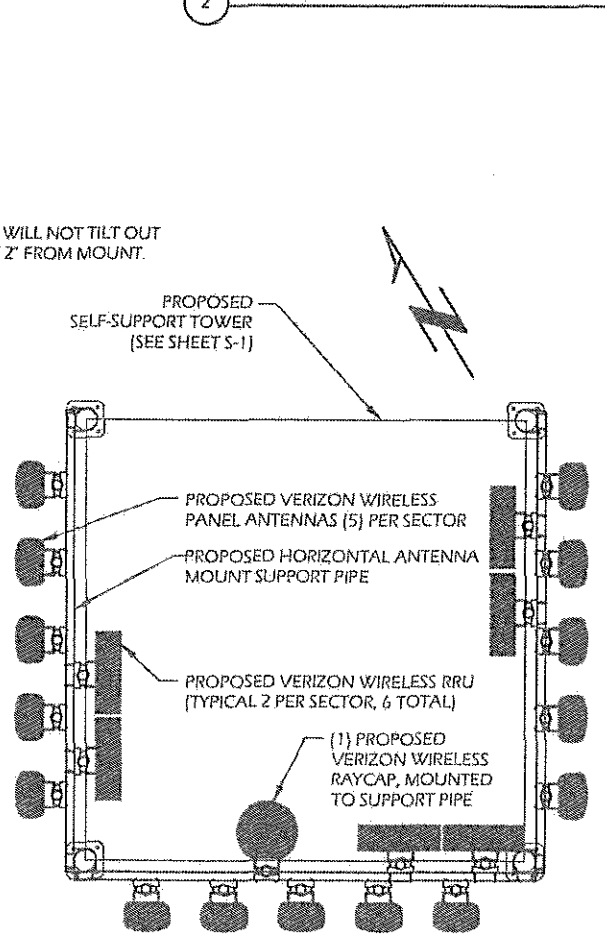


NOTES:
1. THIS PLAN DEPICTS A TYPICAL LAYOUT PER SECTOR, WHERE REQUIRED, ROUTE COAX CABLES FROM ADJACENT SECTORS ON SAME LEG.
2. ALL VISIBLE COAX CABLES SHALL BE SECURED USING CHIN STRAPS SO AS TO HIDE THEM FROM PUBLIC VIEW.

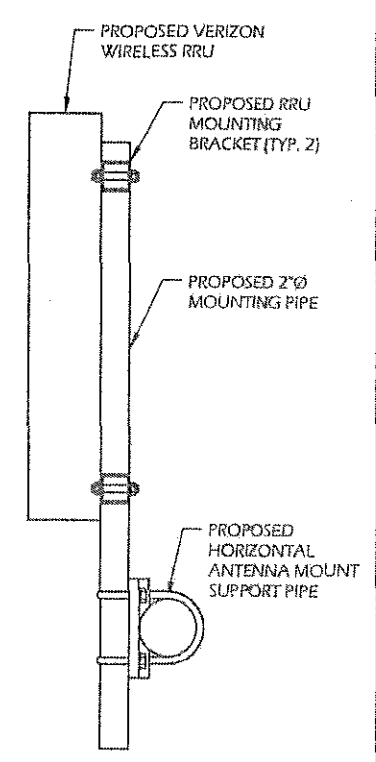
3 PRELIMINARY TOWER CABLING PLAN
NOT TO SCALE



4 VERIZON WIRELESS ANTENNA MOUNTING DETAIL
NOT TO SCALE



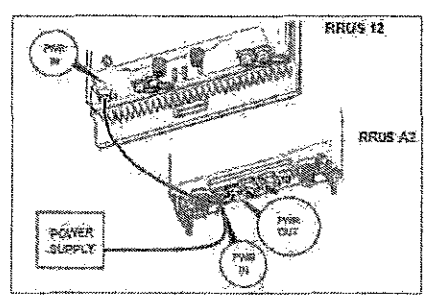
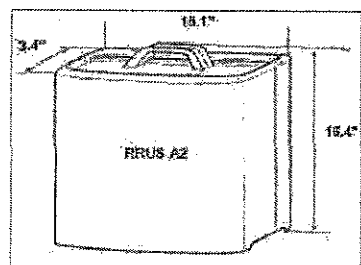
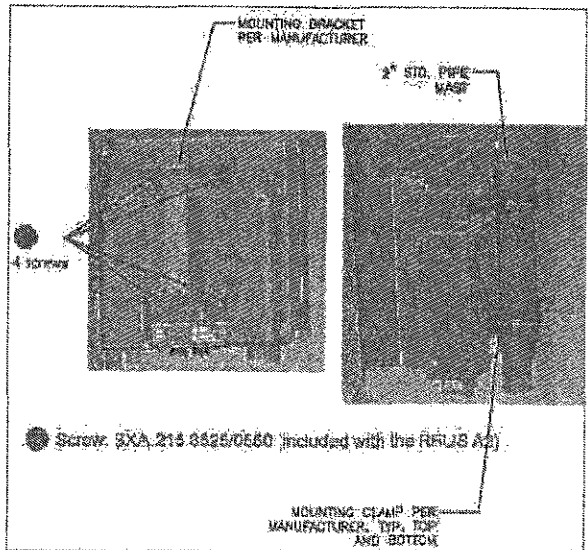
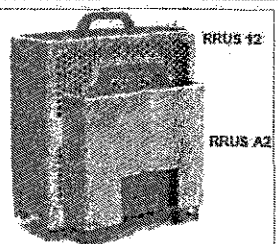
5 VERIZON WIRELESS ANTENNA LAYOUT ON TOWER
NOT TO SCALE



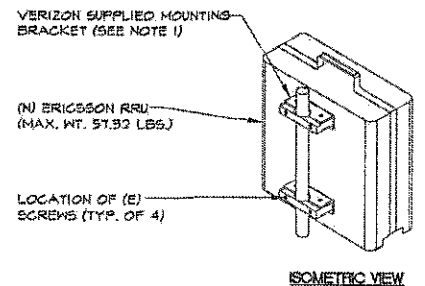
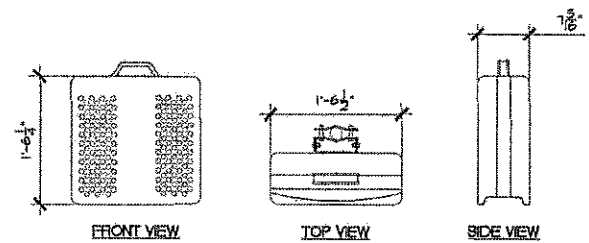
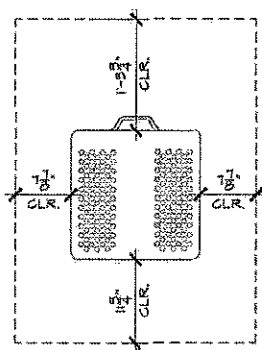
6 VERIZON WIRELESS RRU MOUNTING DETAIL
NOT TO SCALE

DESCRIPTION	QUANTITY	UNIT
RRUS-12	1	EA
RRUS-A2	1	EA
RRUS-A1	1	EA
RRUS-A3	1	EA
RRUS-A4	1	EA
RRUS-A5	1	EA
RRUS-A6	1	EA
RRUS-A7	1	EA
RRUS-A8	1	EA
RRUS-A9	1	EA
RRUS-A10	1	EA
RRUS-A11	1	EA
RRUS-A12	1	EA
RRUS-A13	1	EA
RRUS-A14	1	EA
RRUS-A15	1	EA
RRUS-A16	1	EA
RRUS-A17	1	EA
RRUS-A18	1	EA
RRUS-A19	1	EA
RRUS-A20	1	EA

HEIGHT: 16.4"
WIDTH: 15.1"
DEPTH: 3.4"
WEIGHT: 22 LBS.



NOTE:
40" CLEAR FROM FRONT OF RRU



- NOTES:
1. VERIZON SUPPLIES RRU, RRU MOUNTING BRACKET.
 2. CONTRACTOR SHALL SUPPLY POLE/PIPE AND INSTALL ALL MOUNTING HARDWARE.
 3. FOR POLE DIAMETERS FROM 6" TO 15", CONTRACTOR CAN SUPPLY A PAIR OF POLE MOUNTING METAL BANDS WITH BOLTING WELDMENT.
 4. NO PAINTING OF THE RRU OR SOLAR SHIELD IS ALLOWED.



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Reviewed by:
William Garrett, PE
Chief Engineer



Jun 16 2016 2:12 PM

PROJECT NO: 475214J1

DRAWN BY: PP

CHECKED BY: SAE

ATC SITE NUMBER: 300646

MISSION GORGE

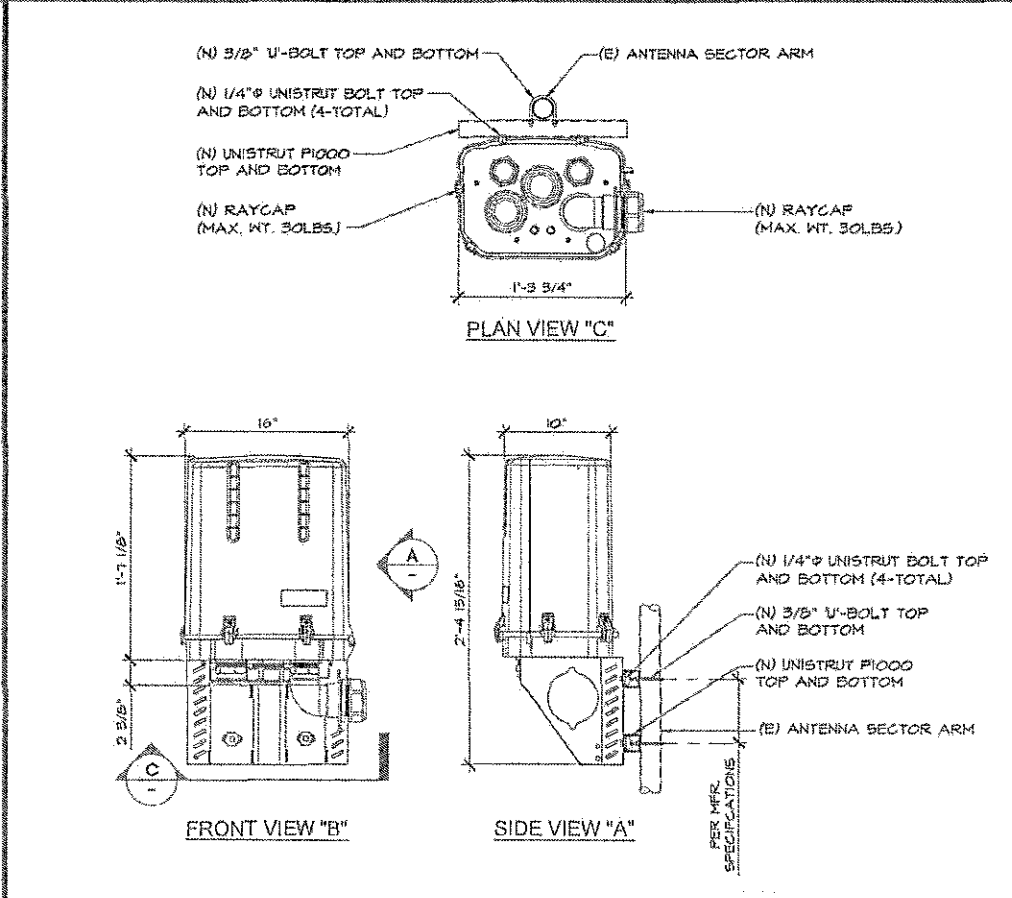
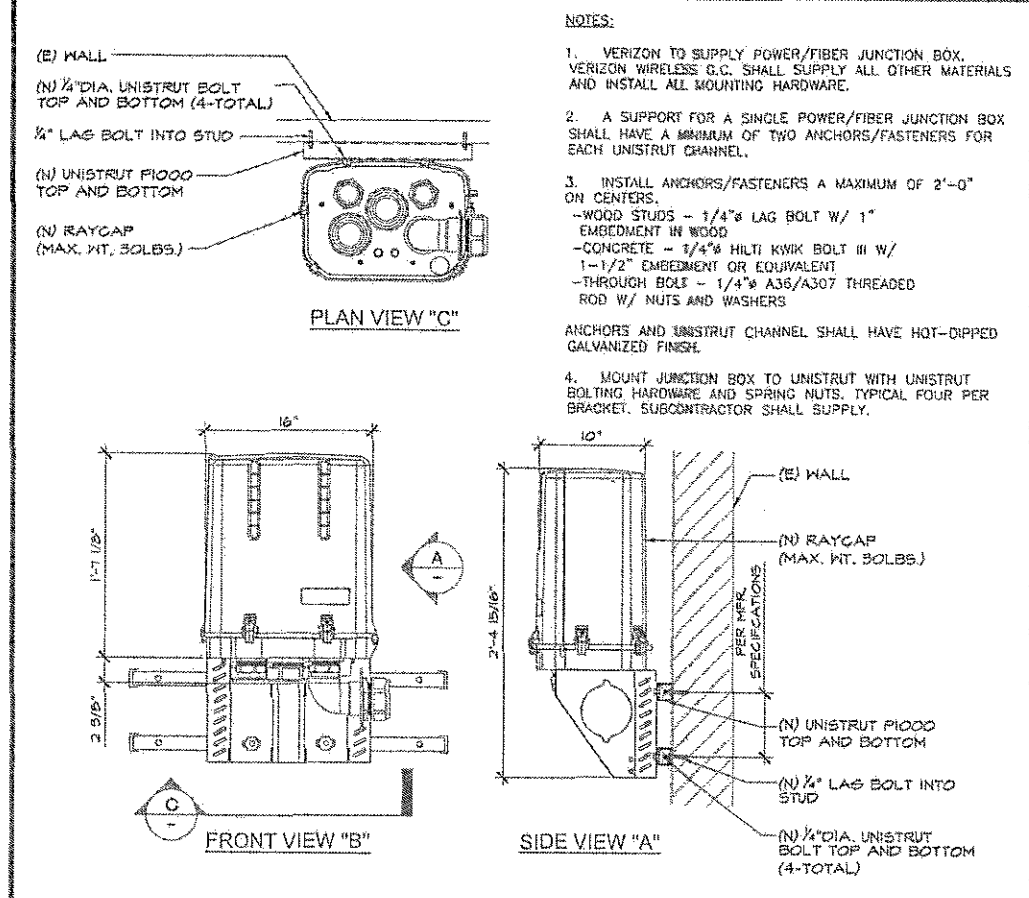
8510 MAST BLVD,
SANTEE, CA 92071-2247

SHEET TITLE
VERIZON RAYCAP & RRU
SPECIFICATIONS

SHEET NUMBER
A-3-1A

RRUS-12 W/ MODULES SPECIFICATIONS


SCALE:
1" = 1'-0"
4



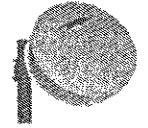
RAYCAP, POWER/ FIBER JUNCTION BOX MOUNTING DETAIL
SCALE: 1-1/2" = 1'-0" 14

RAYCAP, POWER/ FIBER JUNCTION BOX MOUNTING DETAIL
SCALE: 1-1/2" = 1'-0" 6

Product Specifications



VHLPX4-11-6GR
4 ft ValuLine® High Performance Low Profile Antenna, dual-polarized, 10.7-11.7 GHz, CPRG flange, gray antenna, gray radome



CHARACTERISTICS

General Specifications

Antenna Type	VHLPX™ All-Band High Performance Low Profile Antenna, 4000-6000
Frequency Band	10.7-11.7 GHz
Adapter Type	CPRG
Material	Galv
Radome Construction	Unipolar radome
Antenna Color	Gray
Radome Color	Gray
Radome Material Description	FR-4
Radome Thickness	0.125 in
Radome Weight	Standard radome

Electrical Specifications


Operating Frequency Band	10.700 - 11.700 GHz
Gain, Typ	14.8 dBi
Gain, Min	14.0 dBi
Gain, Max	15.6 dBi
Gain, Typ	14.8 dBi
Gain, Min	14.0 dBi
Gain, Max	15.6 dBi
Gain, Typ	14.8 dBi
Gain, Min	14.0 dBi
Gain, Max	15.6 dBi
Gain, Typ	14.8 dBi
Gain, Min	14.0 dBi
Gain, Max	15.6 dBi

Electrical Specifications (Band 2)

Operating Frequency Band	10.700 - 11.700 GHz
--------------------------	---------------------

Franklin America, All Inc. Telephone: 1-800-251-4477 Fax: 1-800-251-4477
 Dallas North America Telephone: +1-214-412-2207 Fax: +1-214-412-2207
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Product Specifications



Mechanical Specifications

Gain, Typ	14.8 dBi
Gain, Min	14.0 dBi
Gain, Max	15.6 dBi
Gain, Typ	14.8 dBi
Gain, Min	14.0 dBi
Gain, Max	15.6 dBi
Gain, Typ	14.8 dBi
Gain, Min	14.0 dBi
Gain, Max	15.6 dBi

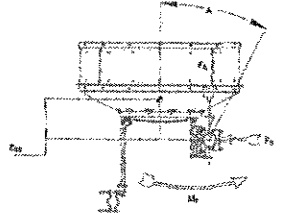
Mechanical Specifications

Wind Velocity Survival Rating	70 mph / 113 km/h
Wind Velocity Survival Rating	155 mph / 249 km/h
Wind Velocity Survival Rating	155 mph / 249 km/h
Wind Velocity Survival Rating	155 mph / 249 km/h
Wind Velocity Survival Rating	155 mph / 249 km/h
Wind Velocity Survival Rating	155 mph / 249 km/h
Wind Velocity Survival Rating	155 mph / 249 km/h
Wind Velocity Survival Rating	155 mph / 249 km/h
Wind Velocity Survival Rating	155 mph / 249 km/h
Wind Velocity Survival Rating	155 mph / 249 km/h

Wind Forces At Wind Velocity Survival Rating


Wind Force F1	2163 N / 487 lbf
Wind Force F2	1567 N / 352 lbf
Wind Force F3	1370 N / 308 lbf
Wind Force F4	1370 N / 308 lbf
Wind Force F5	1370 N / 308 lbf
Wind Force F6	1370 N / 308 lbf
Wind Force F7	1370 N / 308 lbf
Wind Force F8	1370 N / 308 lbf
Wind Force F9	1370 N / 308 lbf
Wind Force F10	1370 N / 308 lbf

Wind Forces At Wind Velocity Survival Rating Image



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Product Specifications




Packed Dimensions

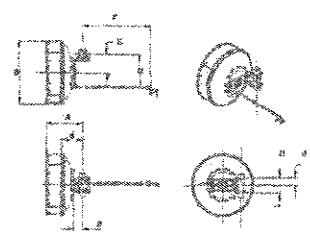
Gross Weight, Netted Antenna	224.9 lb / 102.3 kg
Length	54.0 in / 1371.0 mm
Width	24.0 in / 610.0 mm
Height	54.0 in / 1371.0 mm
Volume	8.648 cu ft

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Product Specifications



Antenna Dimensions And Mounting Information



Part	Dimension	Value	Unit
A	Overall Length	54.0	in
B	Mounting Flange Diameter	24.0	in
C	Mounting Flange Thickness	0.125	in
D	Mounting Flange Hole Diameter	0.75	in
E	Mounting Flange Hole Spacing	3.0	in

*** Footnotes**

1. All dimensions are in inches unless otherwise specified. All dimensions are subject to change without notice.

2. The antenna is designed for use in a wind speed of 70 mph (113 km/h) or less. For use in higher wind speeds, consult the manufacturer's specifications.

3. The antenna is designed for use in a wind speed of 155 mph (249 km/h) or less. For use in higher wind speeds, consult the manufacturer's specifications.

4. The antenna is designed for use in a wind speed of 155 mph (249 km/h) or less. For use in higher wind speeds, consult the manufacturer's specifications.

5. The antenna is designed for use in a wind speed of 155 mph (249 km/h) or less. For use in higher wind speeds, consult the manufacturer's specifications.

6. The antenna is designed for use in a wind speed of 155 mph (249 km/h) or less. For use in higher wind speeds, consult the manufacturer's specifications.

7. The antenna is designed for use in a wind speed of 155 mph (249 km/h) or less. For use in higher wind speeds, consult the manufacturer's specifications.


8. The antenna is designed for use in a wind speed of 155 mph (249 km/h) or less. For use in higher wind speeds, consult the manufacturer's specifications.

9. The antenna is designed for use in a wind speed of 155 mph (249 km/h) or less. For use in higher wind speeds, consult the manufacturer's specifications.

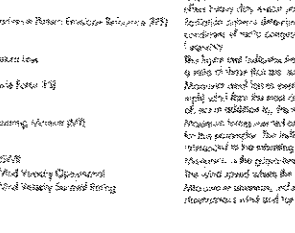
10. The antenna is designed for use in a wind speed of 155 mph (249 km/h) or less. For use in higher wind speeds, consult the manufacturer's specifications.

Franklin America, All Inc. Telephone: 1-800-251-4477 Fax: 1-800-251-4477
 Dallas North America Telephone: +1-214-412-2207 Fax: +1-214-412-2207
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Product Specifications




Antenna Dimensions And Mounting Information



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 Dallas North America Telephone: +1-214-412-2207 Fax: +1-214-412-2207
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Product Specifications




Antenna Dimensions And Mounting Information



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NSE/AMT

Reviewed by:
William Garrett, PE
Chief Engineer



Jun 16 2016 2:13 PM
esign

PROJECT NO: 475214J1

DRAWN BY: PP

CHECKED BY: SAE

ATC SITE NUMBER: 300646

MISSION GORGE

8510 MAST BLVD.
SANTEE, CA 92071-2247

SHEET TITLE
VERIZON MW DISH
SPECIFICATIONS

SHEET NUMBER
A-3-1B

Product Specifications

COMMSCOPE®



SBNH-106565B
 Andrew® Dual Band Antenna, 698-896 MHz and 1710-2180 MHz, 65° horizontal beamwidth, internal RET

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal mast generation actuator eliminates field installation and defines new standards for reliability

OBSELETE
 This product was discontinued on: December 31, 2014

Replaced By
 SBNH-10655B Andrew® Dual Band Antenna, 698-896 MHz and 1710-2180 MHz, 65° horizontal beamwidth, internal RET.
 SBNH-10658-SR Andrew® Dual Band Antenna, 698-896 MHz and 1710-2180 MHz, 65° horizontal beamwidth, internal RET.

Electrical Specifications

Frequency Band, MHz	698-808	806-896	1710-1880	1890-1990	1920-2180
Gain, dBi	15.3	15.5	15.5	16.4	16.2
Beamwidth, Horizontal, degrees	71	67	59	57	63
Beamwidth, Vertical, degrees	12.3	10.9	5.5	5.1	4.8
Beam Tilt, degrees	0-10	0-10	0-6	0-6	0-6
USLS (First Lobe), dB	15	15	15	15	15
Front-to-Back Ratio at 180°, dB	25	27	24	35	32
CPR at Soreight, dB	26	22	25	25	24
CPR at Sector, dB	11	7	10	10	8
Isolation, dB	30	30	30	30	30
Isolation, Inter-system, dB	30	30	30	30	30
VSWR, 1 Band Loss, dB	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0	1.5 14.0
PM, 3rd Order, 2 x 20 W, dBc	-152	-153	-153	-152	-153
Input Power per Port, maximum, watts	400	400	300	300	300
Polarization	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698-808	806-896	1710-1880	1890-1990	1920-2180
Gain by all Beam Tilt, average, dBi	14.9	15.2	16.3	18.2	17.9
Gain by all Beam Tilt Tolerances, dB	±0.5	±0.4	±0.4	±0.3	±0.7
Gain by Beam Tilt, average, dBi	0° 13.1	0° 13.1	0° 13.5	0° 14.3	0° 13.2
	5° 13.1	5° 13.1	5° 13.4	5° 13.3	5° 13.0
	10° 14.6	10° 13.1	6° 13.1	6° 13.6	6° 12.3
Beamwidth, Horizontal Tolerance, degrees	±2.2	±2.3	±2.0	±1.4	±10.2
Beamwidth, Vertical Tolerance, degrees	±0.9	±0.8	±0.3	±0.2	±0.4
USLS, beamwidth to 20° above beamwidth, dB	16	17	16	17	15
Front-to-Back Total Power at 180° ± 30°, dB	21	20	20	25	27
CPR at Soreight, dB	26	22	25	25	24

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Product Specifications

COMMSCOPE®

SBNH106302B

CPR at Sector, dB	11	7	10	10	8
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* CommScope® supports NEMAN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper [Time to Retire the Bat on BASTA](#).

General Specifications

Antenna Brand	Andrew®
Antenna Type	Dual-Pol® multiband with internal RET
Band	Multiband
Brand	Dual-Pol® Teleflex®
Operating Frequency Band	1710 - 2180 MHz 698 - 896 MHz
Performance Note	Outdoor usage

Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground
Insulator Material	Aluminum
Radome Material	Fiberglass, UV resistant
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	4
Wind Loading, maximum	618.0 N @ 130 km/h 138.9 lbf @ 150 mph
Wind Speed, maximum	±41 km/h 150 mph

Dimensions

Depth	181.0 mm 7.1 in
Length	1847.0 mm 73.7 in
Width	301.0 mm 11.9 in
Net Weight	21.5 kg 47.4 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10-30 Vdc
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	11.0 W
Protocol	3GPP/4G 2.0 (Multi-RET)
RET Interface	9-pin DIN Female 8-pin DIN Male
RET Interface, quantity	1 female 1 male
RET System	Teleflex®

Packed Dimensions

Depth	292.0 mm 11.5 in
Length	1970.0 mm 77.6 in
Width	408.0 mm 16.1 in
Shipping Weight	33.1 kg 73.5 lb

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Product Specifications

COMMSCOPE®

SBNH106302B

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS 5/11/2004-2008	Above Maximum Concentration Value (MCCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system



Included Products

DB380 — Pipe Mounting Kit for 2.4"-4.5" (60-115mm) OD round members on wide panel antennas. Includes 2 clamp sets and double nuts.

DB5083 — Down tilt Mounting Kit for 2.4"-4.5" (60 - 115 mm) OD round members. Includes a heavy-duty, galvanized steel down tilt mounting bracket assembly and associated hardware. This kit is compatible with the DB380 pipe mount kit for panel antennas that are equipped with two mounting brackets.

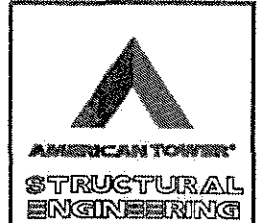
*** Footnotes**

performance Note: Severe environmental conditions may degrade optimum performance.

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Reviewed by:
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 Chief Engineer



Jun 16 2016 2:13 PM
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PROJECT NO: 475214/J1

DRAWN BY: PP

CHECKED BY: SAE

ATC SITE NUMBER: 300646

MISSION GORGE
 8510 MAST BLVD.
 SANTEE, CA 92071-2247

SHEET TITLE
 VERIZON PANEL
 SPECIFICATIONS

SHEET NUMBER
 A-3.1C

(E) ANTENNAS SCHEDULE

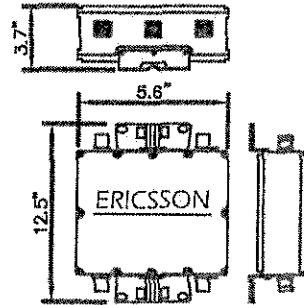
SECTOR	AZIMUTH	MODEL NO.	ANTENNA TIP HEIGHT	TMA	COAX CABLE	COAX LENGTH ±5'
A	1	120°	RA21.7752	(2) KRY 112 75/1	7/8"	60'
	2	120°	RA21.7752			
	3	120°	RA21.7752			
	4	120°	RA21.7752			
B	1	180°	RA21.7752	(2) KRY 112 75/1	7/8"	60'
	2	180°	RA21.7752			
	3	180°	RA21.7752			
	4	180°	RA21.7752			
C	1	280°	RA21.7752	(2) KRY 112 75/1	7/8"	60'
	2	280°	RA21.7752			
	3	280°	RA21.7752			
	4	280°	RA21.7752	(2) KRY 112 75/1		

(N) ANTENNAS SCHEDULE

SECTOR	AZIMUTH	MODEL NO.	ANTENNA TIP HEIGHT	TMA	FIBER / COAX LENGTH ±5'
A	1		18'-0"		60'
	2				
	3	120°	800 10765 K	KRY 112 75/1	60'
	4				
B	1		18'-0"		60'
	2				
	3	180°	800 10765 K	KRY 112 76/1	60'
	4				
C	1		18'-0"		60'
	2				
	3	280°	800 10765 K	KRY 112 75/1	60'
	4				

ERICSSON DUAL DUPLEX TMA

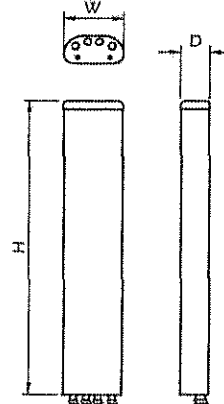
PRODUCT NUMBER: KRY 112 75/1
 MECHANICAL SPEC: 316 X 141 X 95 MM
 DIMENSIONS (W x H x D): 6 KG
 WEIGHT: 7-16 DIN FEMALE
 RF CONNECTORS: MB
 GROUND CONNECTORS: MB
 MOUNTING: POLE



3 TMA SPECIFICATIONS
NOT TO SCALE

POWERWAVE RA21.7752.00

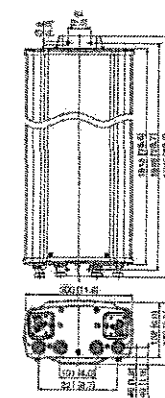
CONNECTOR: 4 X 3/16 DIN FEMALE 2X AISI 307 T04
 CONNECTOR POSITION: 22MAX BOX 125MM (7.4" X 11.75")
 DIMENSIONS, LxWxD, MM(MT):
 MOUNTING: PRE-MOUNTED HEAVY DUTY BRACKETS
 WEIGHT, WITH BRACKETS, KG (LBS): 20.4 (45)
 RADOME MATERIAL: GRP
 RADOME COLOUR: LIGHT GREY



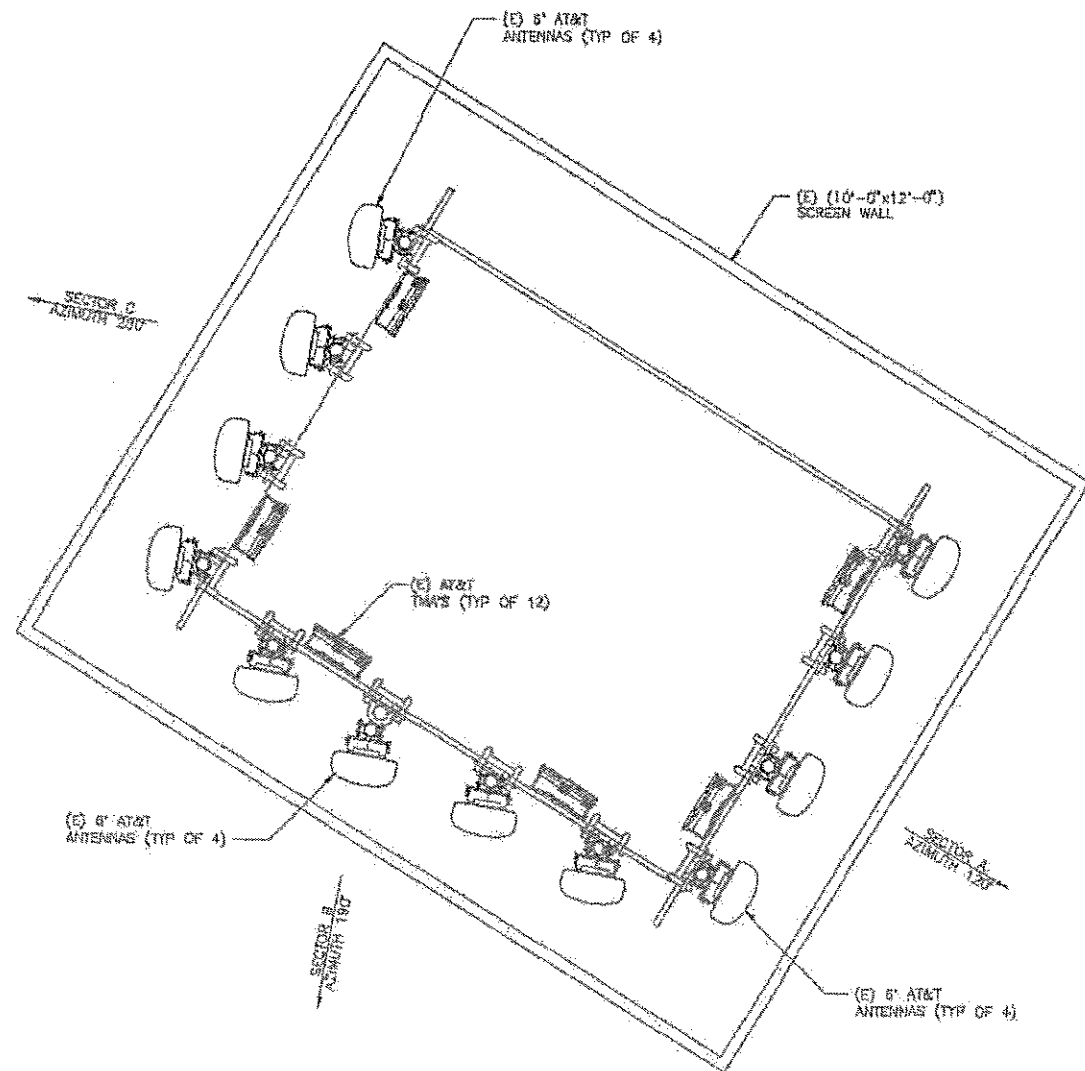
4 EXISTING ANTENNA SPECIFICATIONS
NOT TO SCALE

KATHREIN 800 10765 K

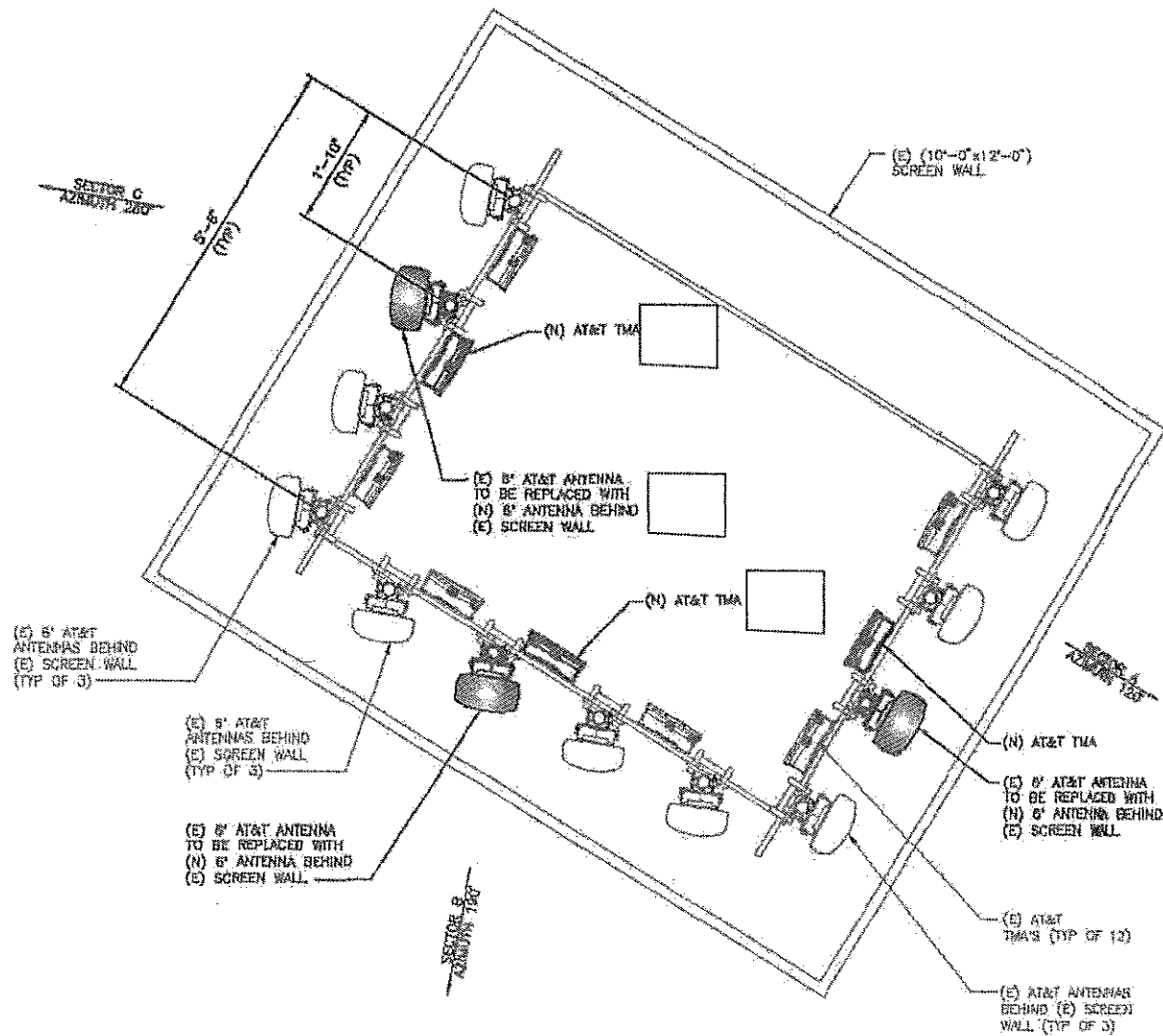
RADOME MATERIAL: FIBERGLASS, UV RESISTANT
 RADOME COLOUR: LIGHT GRAY
 DIMENSIONS, HxWxD: 75.5" x 11.8" x 6"
 (1918mm x 300mm x 152mm)
 WEIGHT, W/ PRE-MOUNTED BRACKETS: 56.2 lbs (25.5 KG)
 CONNECTOR: 4 x 7-16 DIN FEMALE



5 PROPOSED ANTENNA SPECIFICATIONS
NOT TO SCALE



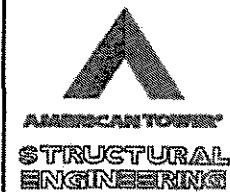
1 AT&T EXISTING ANTENNA LAYOUT PLAN
SCALE: 3/4" = 1'



2 AT&T PROPOSED ANTENNA LAYOUT PLAN
SCALE: 3/4" = 1'



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 Chief Engineer



Jun 16 2016 2:13 PM
 cdesign

PROJECT NO: 475214.J1

DRAWN BY: PP

CHECKED BY: SAE

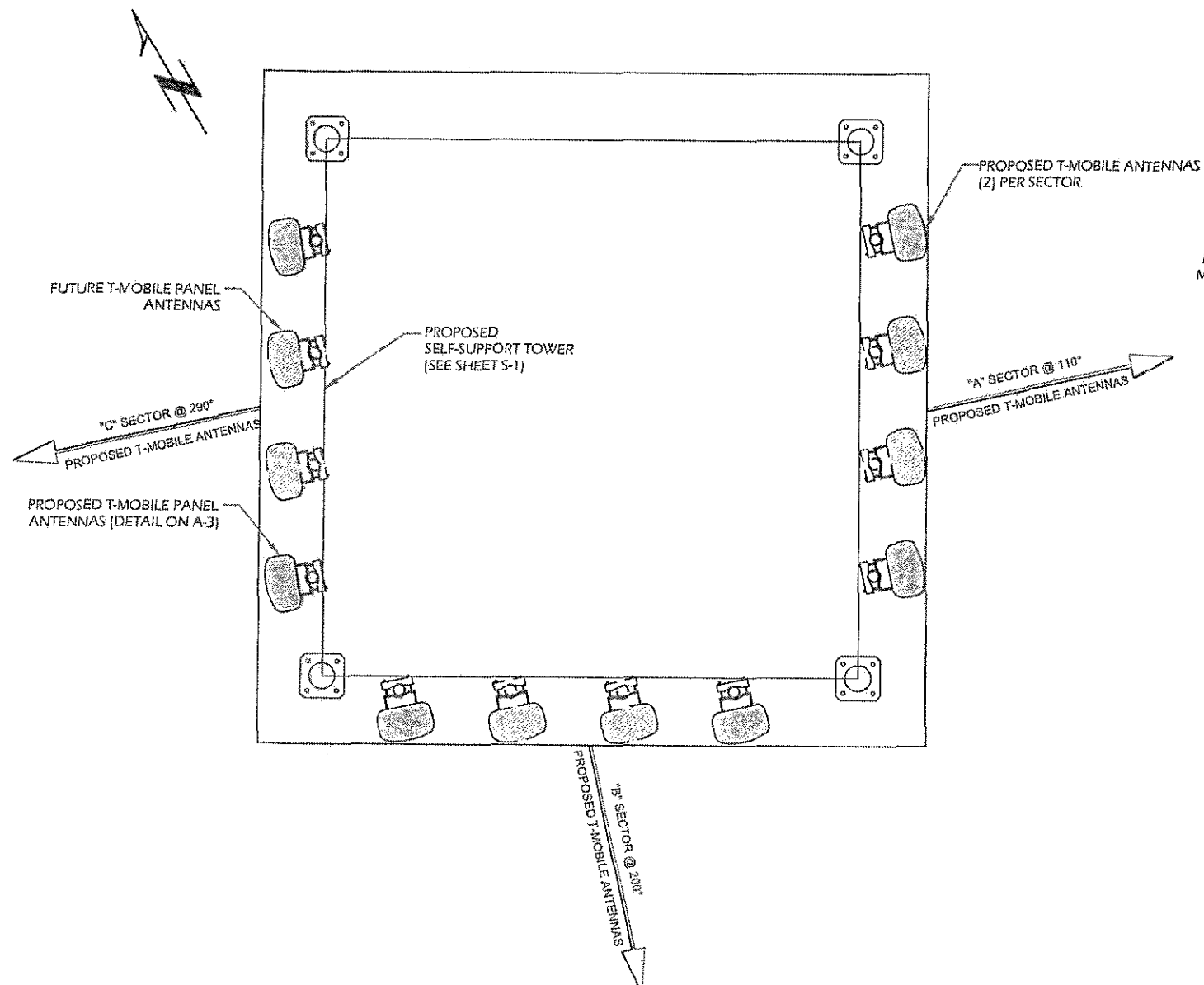
ATC SITE NUMBER: 300646

MISSION GORGE

8510 MAST BLVD.
 SANTEE, CA 92071-2247

SHEET TITLE
 AT&T MOUNT LAYOUT
 AND DETAILS

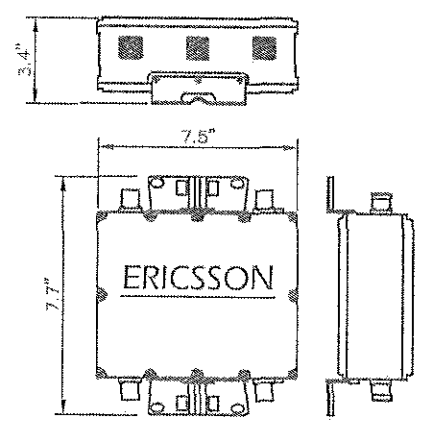
SHEET NUMBER
 A-3.2



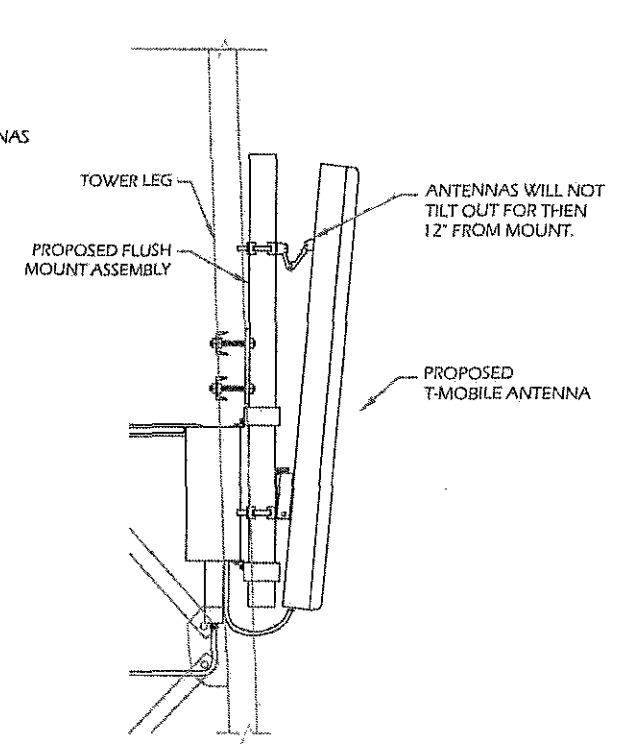
T-MOBILE PROPOSED ANTENNA LAYOUT PLAN
SCALE: 3/4" = 1"

ERICSSON DOUBLE TMA 17/21, PREMIUM

PRODUCT NUMBER: KRY 112 144/1
 MECHANICAL SPEC.
 DIMENSIONS (W x H x D): 155 x 176 x 71
 WEIGHT: 5 KG
 RF CONNECTORS: 7-16 DIN FEMALE
 GROUND CONNECTORS: 148
 MOUNTING: POLE

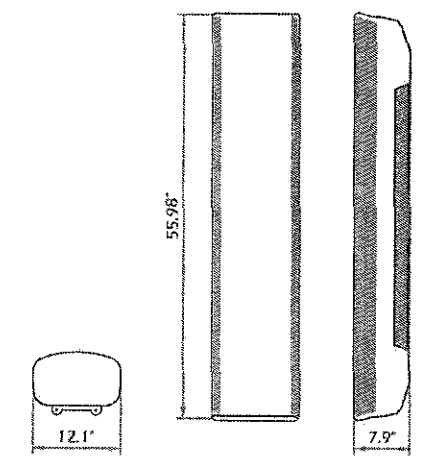


TMA SPECIFICATIONS
NOT TO SCALE

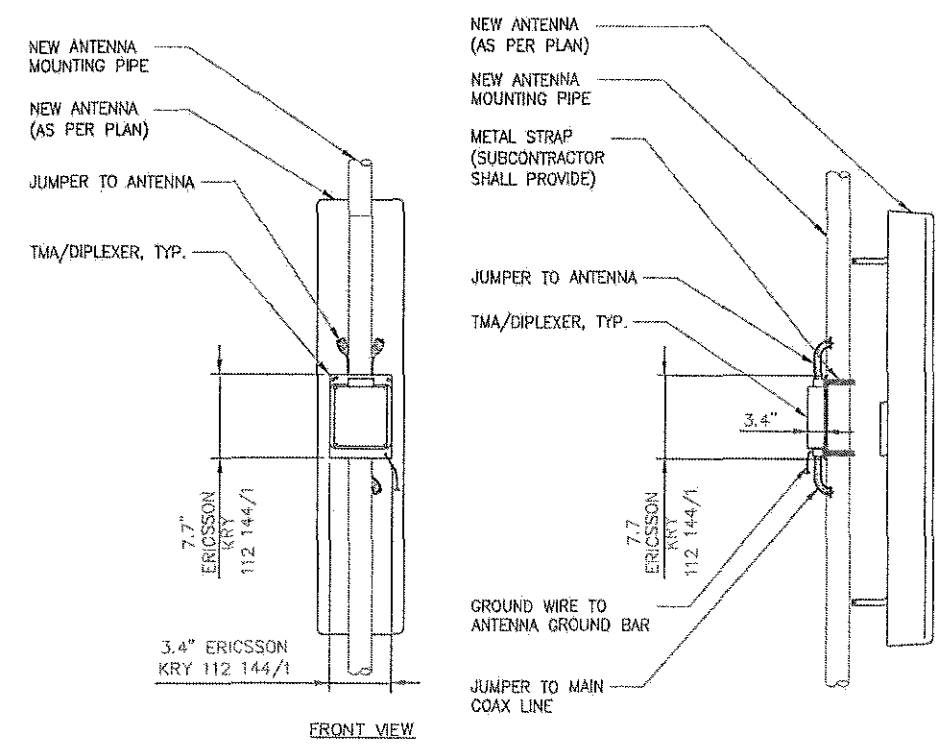


ANTENNA MOUNTING
NOT TO SCALE

ERICSSON AIR 21
 RADOME MATERIAL: FIBERGLASS, UV RESISTANT
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 55.98" x 12.1" x 7.9"
 (1422mm x 307mm x 200mm)
 WEIGHT, W/ PRE-MOUNTED BRACKETS: 82.7 lbs (37.5 kg) active only
 91.5 lbs (91.5 kg) active and passive
 CONNECTOR: 4 x 7-16 DIN FEMALE



ANTENNA SPECIFICATIONS
NOT TO SCALE



TMA MOUNTED TO POLE
NOT TO SCALE



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Reviewed by:
 William Garrett, PE
 Chief Engineer



Feb 12 2016 2:07 PM

PROJECT NO: 475214J1

DRAWN BY: PP

CHECKED BY: SAE

ATC SITE NUMBER: 300646

MISSION GORGE

8510 MAST BLVD.
 SANTEE, CA 92071-2247

SHEET TITLE
 T-MOBILE MOUNT
 LAYOUT AND DETAILS

SHEET NUMBER
 A-3.3

CAUTION



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1327(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

WARNING



Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1327(b)

FCC TOWER REGISTRATION

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

NOTICE
GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

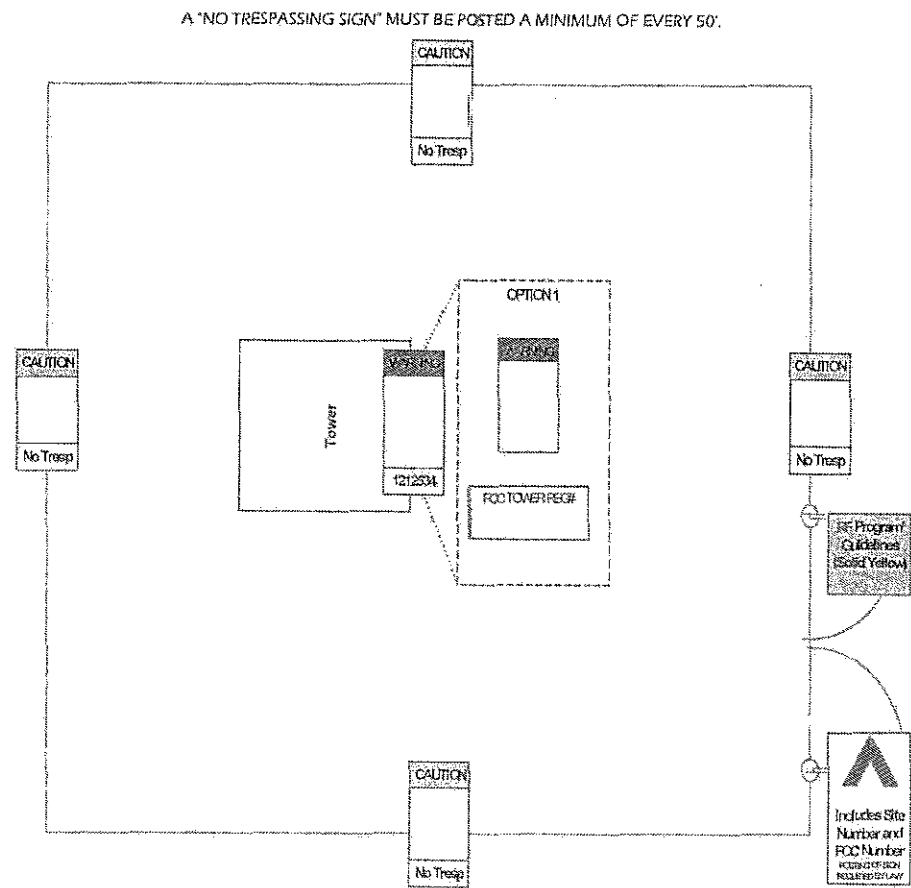
ATC RF PROGRAM NOTICE SIGN

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(972) 999-8900 Tel.
(972) 999-8940 Fax
NPE-AMT



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



AMERICANTOWER

SITE NAME :
SITE NUMBER :
FCC REGISTRATION # :

FOR LEASING INFORMATION: FOR EMERGENCIES CALL:
877-282-7483 **877-518-6937**
877-ATC-SITE **877-51-TOWER**

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE
AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

Reviewed by:
William Garrett, PE
Chief Engineer

Feb 12 2016 2:07 PM

PROJECT NO: 475214/J

DRAWN BY: PP

CHECKED BY: SAE

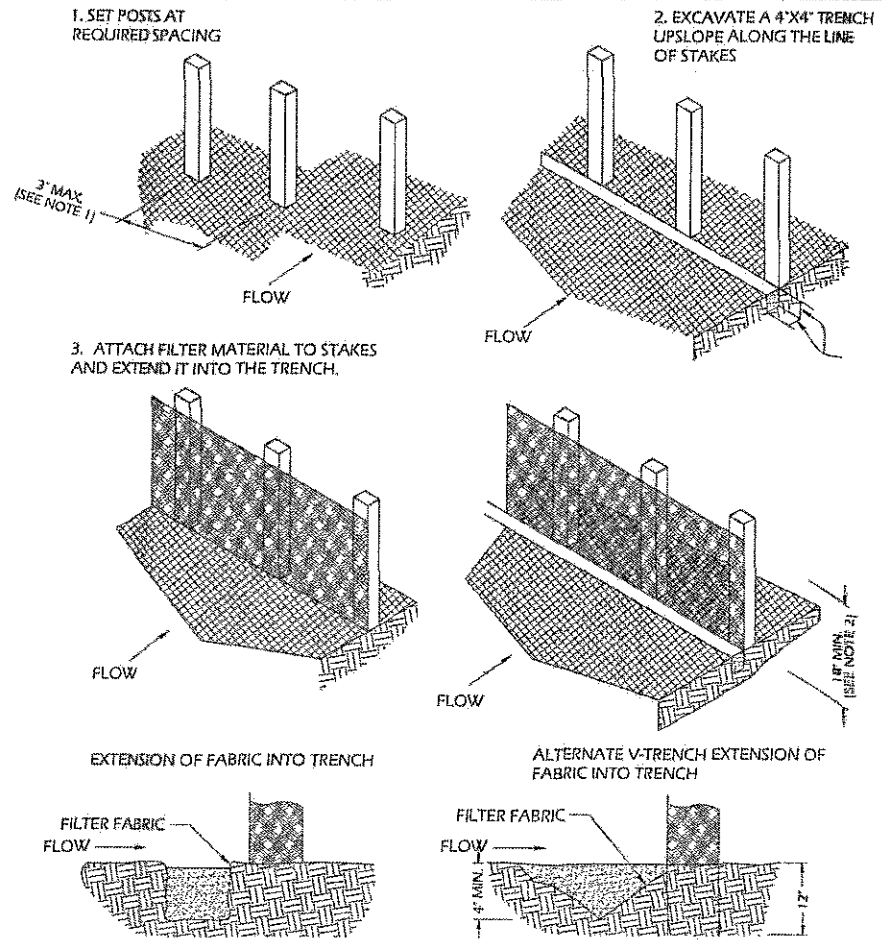
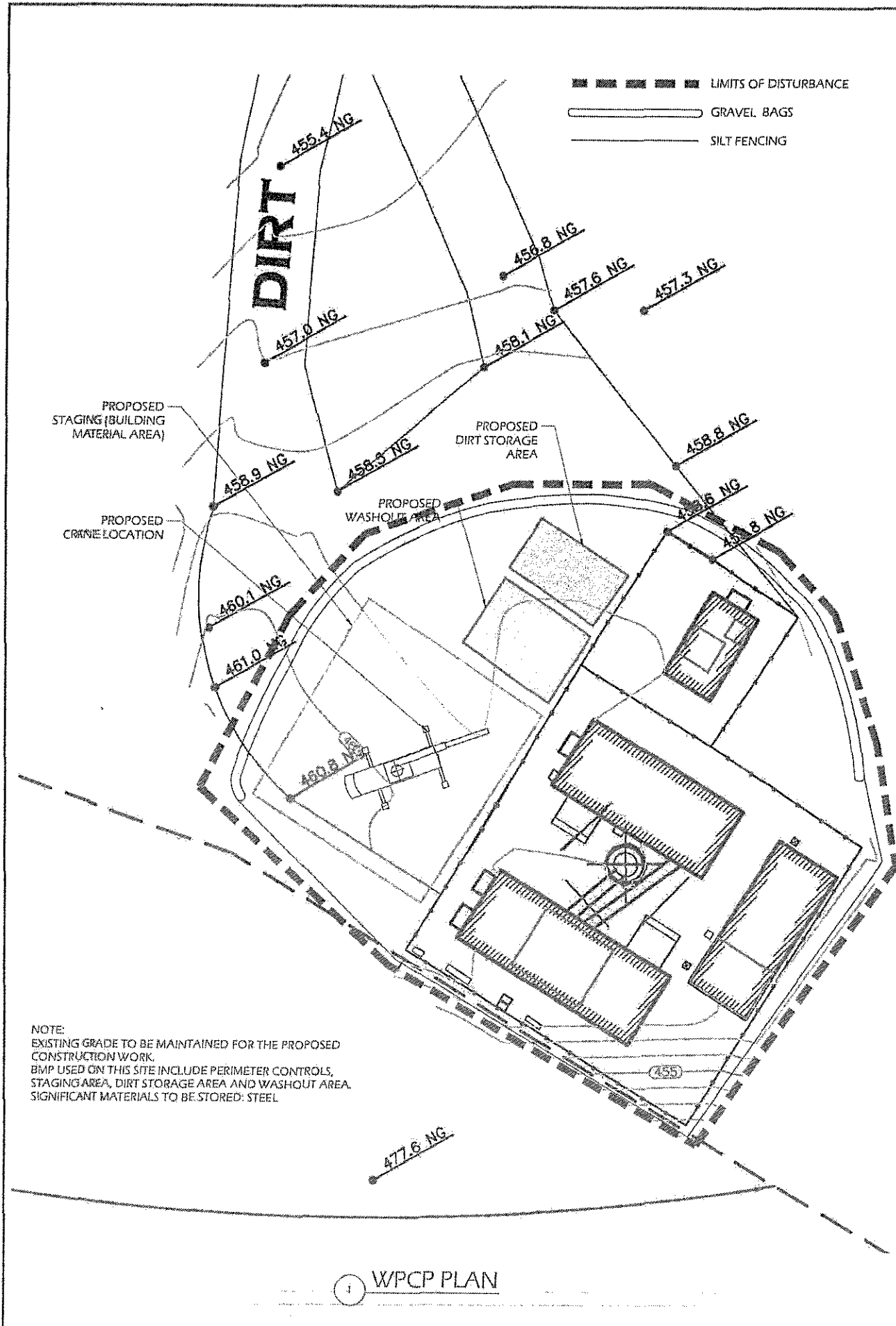
ATC SITE NUMBER: 300646

MISSION GORGE

8510 MAST BLVD.
SANTEE, CA 92071-2247

SHEET TITLE
EXISTING SITE
SIGNAGE

SHEET NUMBER
A-4



CONSTRUCTION NOTES:

- 1" THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAXIMUM SPACING OF 3 FEET AND EMBEDDED A MINIMUM OF 6 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM.
- ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES AND MAXIMUM HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

2 SILT FENCING (AS REQUIRED)
 SCALE: NOT TO SCALE

PERIMETER CONTROLS: GRAVEL BAGS AND SILT FENCING WILL SURROUND THE ENTIRE SITE (AS SHOWN).
 STAGING AREA: BUILDING MATERIALS SHOULD ALWAYS BE COVERED WHEN NOT IN USE TO PREVENT RUNOFF CAUSED BY WIND OR RAIN.
 WASHOUT AREA: THE DISPOSAL OF "WET" CONSTRUCTION MATERIALS SHOULD BE HANDLED IN THE WASHOUT AREA. USE A BERM WITH AN IMPERVIOUS LINER TO CONTAIN THE MATERIAL.
 DIRT STORAGE AREA: IF DIRT IS STORED ON SITE, SPRAY DAILY WITH WATER TO PREVENT EXCESSIVE DUST. DURING OCT. 1 - APRIL 30 THESE MATERIALS SHOULD BE COVERED.
 STORM DRAINS: NO APPLICABLE DRAINS WITHIN 100+ FT OF THE SITE.

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JAN. 24, 2007 [HTTP://WWW.SWRCB.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML](http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE [HTTP://DOCS.SANDIEGO.GOV/MUNICODE/MUNICODECHAPTER14/CH14ART02DIVISION02.PDF](http://docs.sandiego.gov/municode/municodechapter14/ch14art02division02.pdf) AND STORM WATER MANUAL [HTTP://SANDIEGO.GOV/DEVELOPMENT-SERVICES/INDUSTRY/STORMWATER.SHTML](http://sandiego.gov/development-services/industry/stormwater.shtml)
 NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVEN THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT INTO THE STREETS.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSED THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

AMERICAN TOWER

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AMERICAN TOWER
STRUCTURAL ENGINEERING

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 IRVING, TX 75063
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 NISEAM

Reviewed by:
 William Garrett, PE
 Chief Engineer

Feb 12 2016 2:07 PM

PROJECT NO: 475214J1

DRAWN BY: PP

CHECKED BY: SAE

ATC SITE NUMBER: 300646

MISSION GORGE

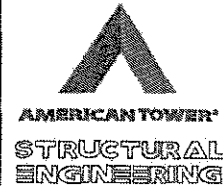
8510 MAST BLVD,
 SANTEE, CA 92071-2247

SHEET TITLE
 BMP PLAN

SHEET NUMBER
 B-1

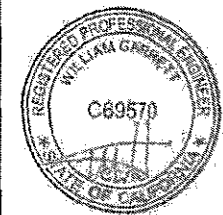


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SANTEE, CA 92071-2247

SHEET TITLE
POST CONSTRUCTION
BMP FORM

SHEET NUMBER
B-2

Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs

I/We the undersigned as Lessee(s) of the property described as
8510 MAST BOULEVARD, SAN DIEGO CA 92071
(Address or legal description)

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

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

- Sediments
- Nutrients
- Traffic & debris
- Oxygen Demanding Substances
- Oil & Grease
- Bacteria & Viruses
- Pesticides

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

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

Additionally I/We will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shut-off devices and flow reducers

I/We will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee JOHN BITTERLY Company Name AMERICAN TOWER
ASST. PGM. MGR. (print name) (signature)

Lessee John Bitterly Date 3/10/15
(signature)

LEGEND

	PROPOSED WROUGHT IRON FENCE
	PROPERTY LINE
	LEASE AREA
	LIMITS OF WORK LINE

	PROPOSED LEMONADE BERRY (RHUS INTERGRIFOLLA)
	PROPOSED TOYON (HETEROMELES ARBUTIFOLLA)
	PROPOSED WILD LILAC (CEANOTHUS SP.)
	PROPOSED HYDROSEED MIX AREA

PLANT LEGEND

SPECIES	COMMON NAME	SIZE	QTY	SYMBOL	FUNCTION	MATURE HEIGHT	MATURE WIDTH
RHUS INTERGRIFOLLA	LEMONADE BERRY	15 GALLON	6		FREEWAY SCREENING	3-10 FEET	3-10 FEET
HETEROMELES ARBUTIFOLLA	TOYON	15 GALLON	6		FREEWAY SCREENING	6-15 FEET	8-20 FEET
CEANOTHUS SP.	WILD LILAC	15 GALLON	6		FREEWAY SCREENING	7-9 FEET	5-7 FEET

TRANSITIONAL BUFFER DRY-SPREAD SEED MIX

SPECIES	POUNDS PER ACRE	MINIMUM PERCENT PURITY	MINIMUM PERCENT GERMINATION	POUNDS OF VIABLE SEED PER ACRE
ARTEMISIA DOUGLASIANA - MUGWORT	4	10	50	0.2
BACCHARIS PILULARIS - CHAPARRAL BROOM	3	2	40	0.2
ISOCOMA MENZIESII - COASTAL GOLDEN BUSH	4	20	20	0.3
MIMULUS PUNICEUS - MONKEY FLOWER	1	2	55	0.1
OENOTHERAS ELATA SSP. LEOPOLDII - EVENING PRIMROSE	1	98	75	0.7
OENOTHERA HOODERI - HOOKER'S PRIMROSE	1	98	75	0.7
PHACELIA SP. - PHASELIA	0.25	35	60	0.1
PLUCHEA SERICEA - ARROW WEED	.05	35	60	0.1

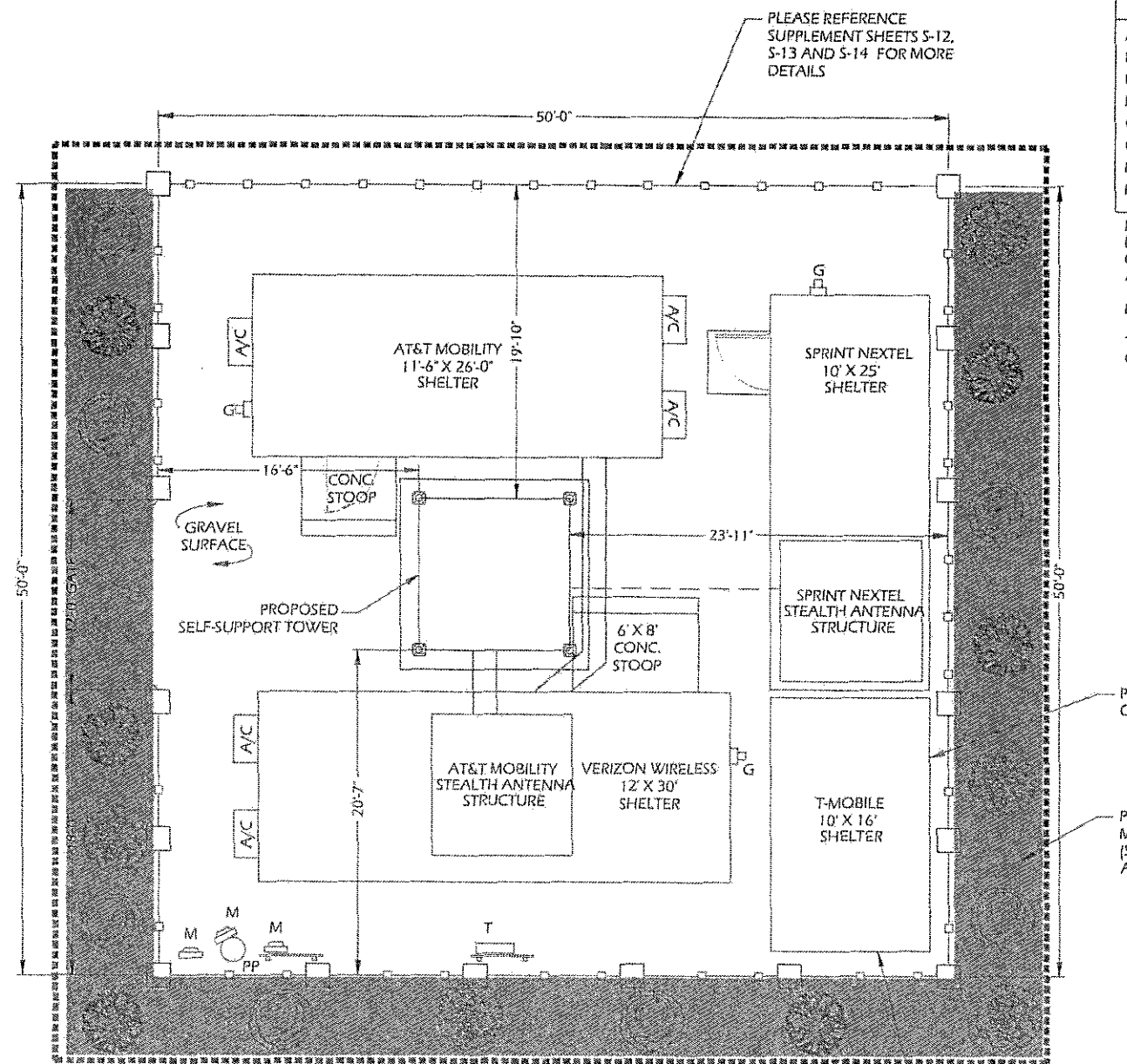
NOTES:
 DRY-SPREAD SEED MIX SHALL BE APPLIED OVER THE ENTIRE ENHANCEMENT AREA FOLLOWING INSTALLATION OF CONTAINER PLANTINGS.
 ALL SEED SHALL HAVE ORIGINATED IN EITHER SAN DIEGO, RIVERSIDE, OR ORANGE COUNTIES.

ESTIMATED PERCENT PURITY/PERCENT GERMINATION FIGURES.

THE POUNDS PER ACRE OF SEED TO BE APPLIED SHALL BE ADJUSTED TO ACHIEVE THE SPECIFIED POUNDS PER ACRE OF VIABLE SEED WHEN ACTUAL PERCENT PURITY/GERMINATION FIGURES ARE CALCULATED.

NOTES:

- LANDSCAPING PLAN GOAL: TO PROVIDE GROUND-LEVEL PLANT MATERIAL SCREENING TO SOFTEN LONG-DISTANCE MOTORIST VIEWS OF THE DECORATIVE PERIMETER FENCING FROM THE HIGHWAY 52 FREEWAY OVER 350 FEET TO THE SOUTHEAST. AS SUCH, GROUND COVER PLANTINGS ARE NOT REQUIRED NOR PROPOSED.
- DRAFT CONCEPTUAL LANDSCAPE PLAN: THIS DRAFT CONCEPTUAL LANDSCAPING HAS BEEN SUBMITTED TO MEET A REQUIREMENT OF CITY STAFF. THE NECESSARY ADDITIONAL LEASE AREA TO ACCOMMODATE THE LANDSCAPING HAS NOT BEEN SECURED FROM THE PROPERTY OWNER AND THE FEASIBILITY OF THIS DRAFT LANDSCAPE PLAN HAS NOT BEEN FULLY ESTABLISHED.
- NATIVE SPECIES: THE PROJECT SITE IS LOCATED ON THE EDGE OF A MULTI-HABITAT PLANNING AREA (MHPA) AND ONLY NATIVE PLANT SPECIES WOULD BE UTILIZED IN THIS CONCEPTUAL LANDSCAPE PLAN.
- MAINTENANCE: ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED BY AMERICAN TOWER. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IRRIGATION: DRIP LINE IRRIGATION SHALL BE PROVIDED INITIALLY TO ESTABLISH THE PLANT MATERIALS BY A TEMPORARY WATER TANK PLACED ON-SITE. THE TANK SIZE AND DESIGN HAS YET TO BE DETERMINED. THE DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- MINIMUM PLANTING AREA: 40 SQUARE FEET PER PLANT SPECIMEN WITH A MINIMUM FIVE FOOT WIDTH.
- EXISTING NATIVE PLANT SPECIES: ALL EXISTING NATIVE PLANT SPECIMENS ON THE PARCEL SHALL REMAIN ON-SITE AND NOT BE DISTURBED UNDER THE LANDSCAPE PLAN. WITHIN THE PROPOSED EXPANDED LEASE/PLANTING AREA, NO PLANT SPECIES WOULD BE DISTURBED BY THE LANDSCAPING. THE EXPANDED LEASE AREA IS CURRENTLY DISTURBED AND DEVOID OF VEGETATION.
- STANDARD NOTE: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS FOR TEMPORARY DRIP SYSTEMS AND NON-IRRIGATED NATIVE LANDSCAPING.
- STANDARD NOTE: ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F FOR TEMPORARY DRIP IRRIGATION AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- TRIMMING: TO GUARANTEE THE UNRESTRICTED OPERATION OF THEIR ANTENNA FACILITY, VERIZON WIRELESS RESERVES THE RIGHT TO TRIM THE LANDSCAPING AS NECESSARY.



PROPOSED RE-LOCATION OF T-MOBILE SHELTER

PROPOSED HYDROSEED MIX AREA (SEE CHART FOR APPLICATION RATES)

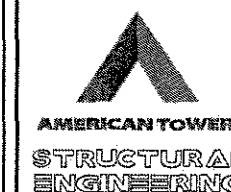
RELOCATION OF T-MOBILE SHELTER IS UNDER A SEPARATE PERMIT

SCALE
 1" = 10'-0" (11 X 17)
 1" = 5'-0" (24 X 36)

LANDSCAPE PLAN

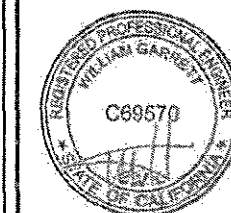


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PROJECT NO: 475214J1

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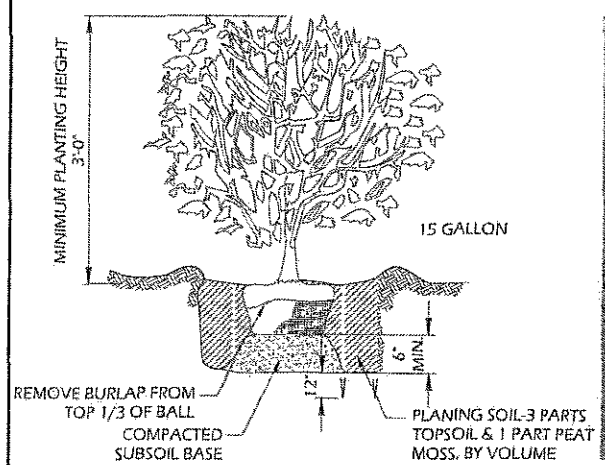
ATC SITE NUMBER: 300646

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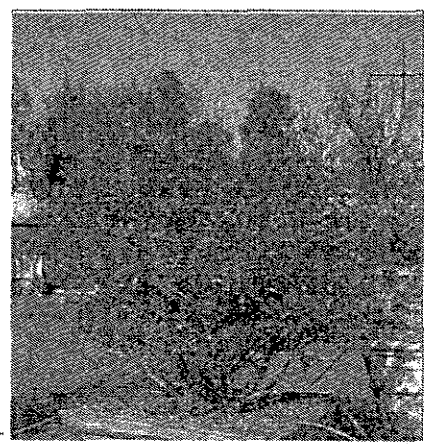
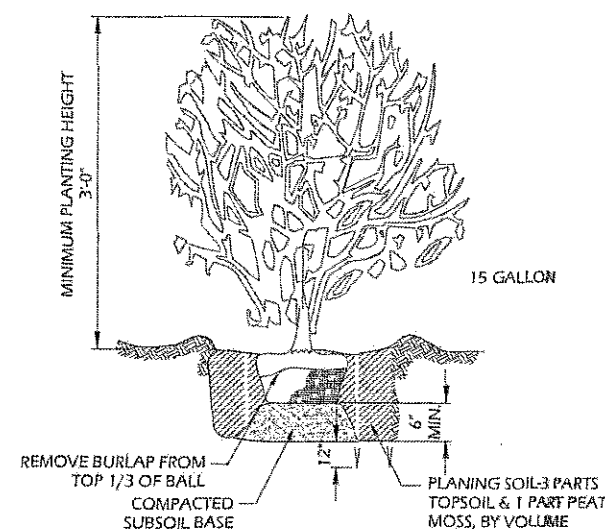
SHEET TITLE
 LANDSCAPE
 CONSTRUCTION PLAN

SHEET NUMBER
 L-1



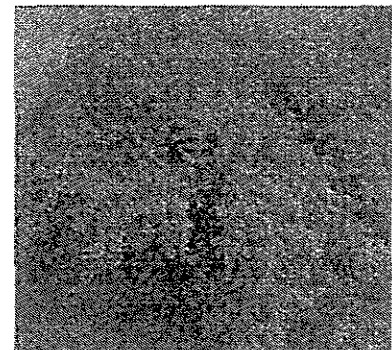
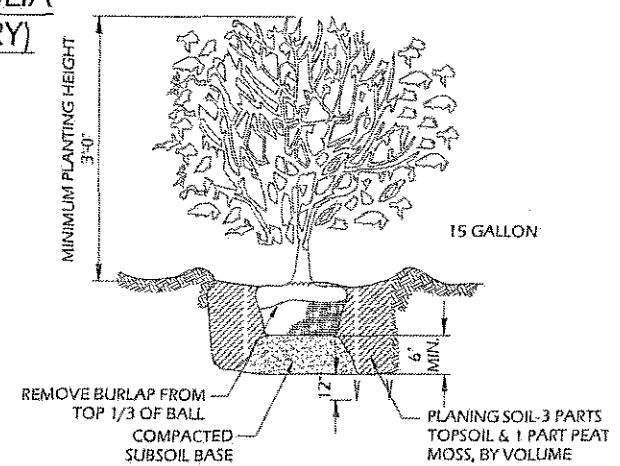
**RHUS INTERGRIFOLIA
(LEMONADE BERRY)**

**2 TREE PLANTING DETAIL
NOT TO SCALE**



**HETEROMELES ARBUTIFOLIA
(TOYON)**

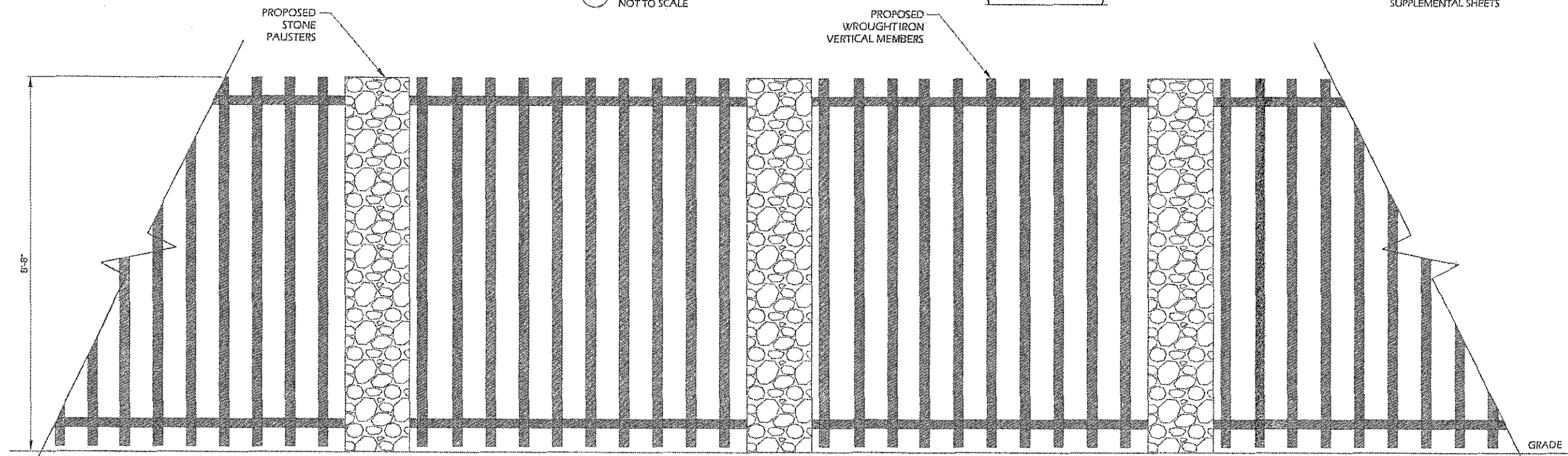
**3 TREE PLANTING DETAIL
NOT TO SCALE**



**CEANOTHUS SP.
(WILD LILAC)**

**4 TREE PLANTING DETAIL
NOT TO SCALE**

NOTE: PLEASE SEE FENCE DESIGN IN THE SUPPLEMENTAL SHEETS



1 PROPOSED FENCE DETAIL



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Chief Engineer



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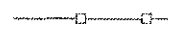
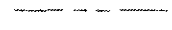
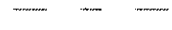
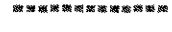
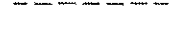
MISSION GORGE

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SANTEE, CA 92071-2247

SHEET TITLE
TREE & FENCE
DETAILS

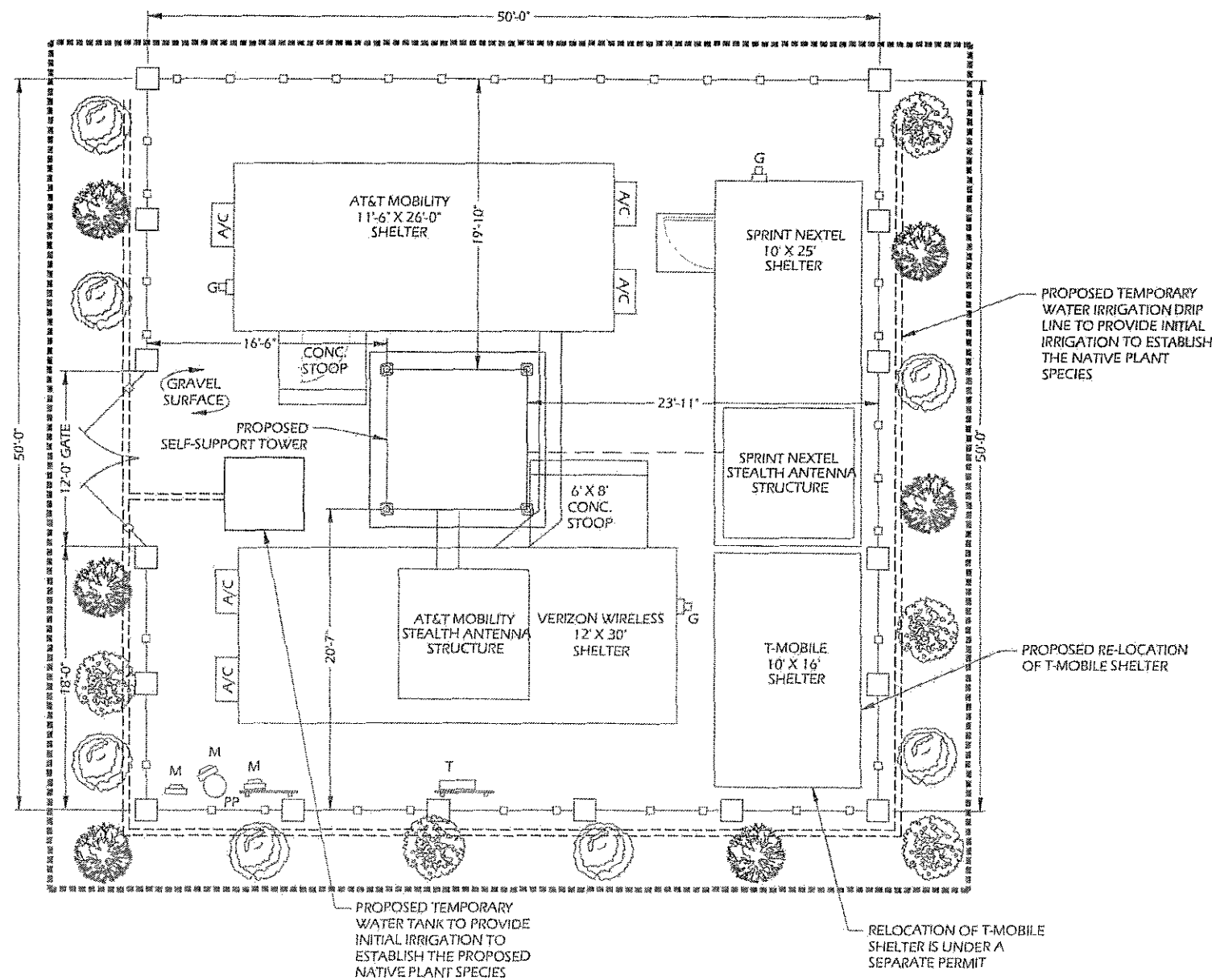
SHEET NUMBER
L-2

LEGEND

-  PROPOSED WROUGHT IRON FENCE
-  PROPERTY LINE
-  LEASE AREA
-  LIMITS OF WORK LINE
-  PROPOSED DRIP LINE

NOTES:

1. TEMPORARY SYSTEMS SHALL OPERATE FOR A PERIOD SUFFICIENT TO ESTABLISH PLANT MATERIAL AND TO PROVIDE VEGETATION COVER THAT PREVENTS SOIL EROSION. THE AMOUNT OF IRRIGATION MUST BE ADJUSTED WHEN WARRANTED BY SITE CONDITIONS.
2. ALL ON-GRADE LINES SHALL BE SECURED TO SLIPES EVERY 10FT. THE ENDS OF ALL LATERALS SHALL ALSO BE STAKED. STAKES SHALL BE INSTALLED SO AS NOT TO CREATE A SAFETY HAZARD.
3. DRIP TUBING SYSTEMS WITH EMBEDDED, FACTORY INSTALLED, OR INTEGRAL B/WALL SMALL ORIFICE TYPE EMITTERS SHALL BE DESIGNED SUCH THAT THERE IS A MAXIMUM EMISSION RATE DIFFERENTIAL OF NO MORE THAN FIVE PERCENT ALONG WITH ENTIRE LENGTH OF TUBING.
4. THE DESIGN OF THE DRIP SYSTEMS SHALL PROVIDE BALANCED WATER SUPPLY TO PLANT MATERIALS OF DIFFERENT SIZES IRRIGATED BY A COMMON LATERAL LINE.
5. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.



LOCATION	USE	MATERIAL	TYPE	NOTES
Below Grade	Pressure Mains	Copper	Type "L"	Any Size
		P.V.C.	Class 315	2"
		P.V.C.	Sch. 40	1-1/2"
		Red Brass		Threaded
	Lateral Lines	Copper	Type "L"	Any Size
		* Galvanized Iron	Sch. 40	Threaded
		Polyethylene	Uv-resistant	Drip Systems
		P.V.C.	Class 315	1/2"
		P.V.C.	Class 200	3/4"
		P.V.C.	Sch. 40	Any Size
	Fittings	Cast Iron	Class 250	Short Body
		Copper	Type "L"	Any Size
* Galvanized Iron		Sch.40	Threaded	
Nylon or A.B.S.		Specialty	Drip Systems	
P.V.C.		Sch.40	Any Size	
Red Brass			Threaded	
Above Grade	Pressure Mains	* Copper	Type "L"	Any Size
		* Galvanized Iron	Sch. 40	Threaded
		* Red Brass		Threaded
	Lateral Lines	Copper	Type "L"	Any Size
		Galvanized Iron	Sch. 40	Threaded
		Polyethylene	Uv-resistant	Drip Systems
		* P.V.C.	Uvr-sch. 40	Any Size
		* P.V.C.	Class 315	2"
		* P.V.C.	Sch. 40	2"
	Fittings	Copper	Type "L"	Any Size
		Galvanized Iron	Sch. 40	Any Size
		Molded Plastic	Uv-resistant	Drip Systems
Above Grade	Fittings	* P.V.C.	Uvr-sch. 40	Any Size
		* P.V.C.	Sch. 40	Any Size
		Red Brass		Threaded

* Temporary Systems Only.

SCALE
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1" = 5'-0" (24 X 36)

1 IRRIGATION PLAN

2 ACCEPTABLE PIPE MATERIALS



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SHEET TITLE
TEMPORARY IRRIGATION
PLAN

SHEET NUMBER
L-3