



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: June 21, 2017 REPORT NO. HO-17-037

HEARING DATE: June 28, 2017

SUBJECT: CROWN CASTLE LEROY. Process Three Decision

PROJECT NUMBER: [524902](#)

OWNER/APPLICANT: City of San Diego/Crown Castle

### SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) on the northwest corner of Talbot and Leroy Streets in within the Peninsula Community Planning area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 1842273.

Community Planning Group Recommendation: On May 18, 2017, the Peninsula Community Planning Board voted 11-0-0 to recommend approval of the proposed project without conditions.

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 April 6, 2017 and the opportunity to appeal that determination ended April 20, 2017.

### BACKGROUND

The Crown Castle Leroy project is located in the Public Right-of-Way (ROW) on the northwest corner of Talbot and Leroy Streets in the RS-1-7 zone of the Peninsula Community Planning area (Attachments 1, 2 and 3). The surrounding area is single-unit residential development. The project was previously permitted with a ROW Permit issued in 2014. It consists of a 24-inch pole-top antenna and equipment cabinet located on a City light pole.

Crown Castle has a Use and Occupancy Permit with the City's Real Estate Assets Department that allows small cells and Distributed Antenna Systems (DAS) to attach their antennas and associated components to City light poles. The Wireless Communication Facility (WCF) regulations, [Land](#)

[Development Code \(LDC\) Section 141.0420\(a\)\(2\)](#) exempt WCF projects consisting of a single antenna 24 inches or less in any dimension from the provisions of Section 141.0420. Therefore, the existing installation was not previously required to obtain a discretionary approval.

Shortly after the existing project was installed, the homeowner at 1002 Leroy Street (immediately adjacent to the city light pole) requested that Crown Castle relocate the equipment box onto the ground in the ROW along Talbot Street in an effort to reduce the visual impact from his property. Crown Castle agreed and submitted an application for a Conditional Use Permit (CUP), pursuant to LDC Section 141.0420(e)(3), which requires a CUP, Process Three for WCFs with above-ground equipment in the public ROW.

### Discussion

The project proposes to leave the existing antenna on the City light pole with no change. The antenna will continue to be integrated with the pole as shown in photo simulations (Attachment 11). Associated equipment will be removed from the pole and placed in a ground-mounted cabinet located approximately 35 feet west along Talbot Street (Attachment 12). The equipment cabinet will be painted green and located in between existing shrubs, which will reduce the visual impact of the facility.

### Community Plan Analysis

The Peninsula Community Plan does not specifically address WCFs. However, the City of San Diego's General Plan Urban Design Element (UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. By being placed in an existing landscaped area and painted to match, the equipment cabinet meets the requirements of the Urban Design Element.

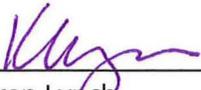
### Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Conditional Use Permit 1842273 (Attachment 6).

### ALTERNATIVES

1. Approve Conditional Use Permit (CUP) No. 1842273 with modifications.
2. Deny Conditional Use Permit (CUP) No. 1842273 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

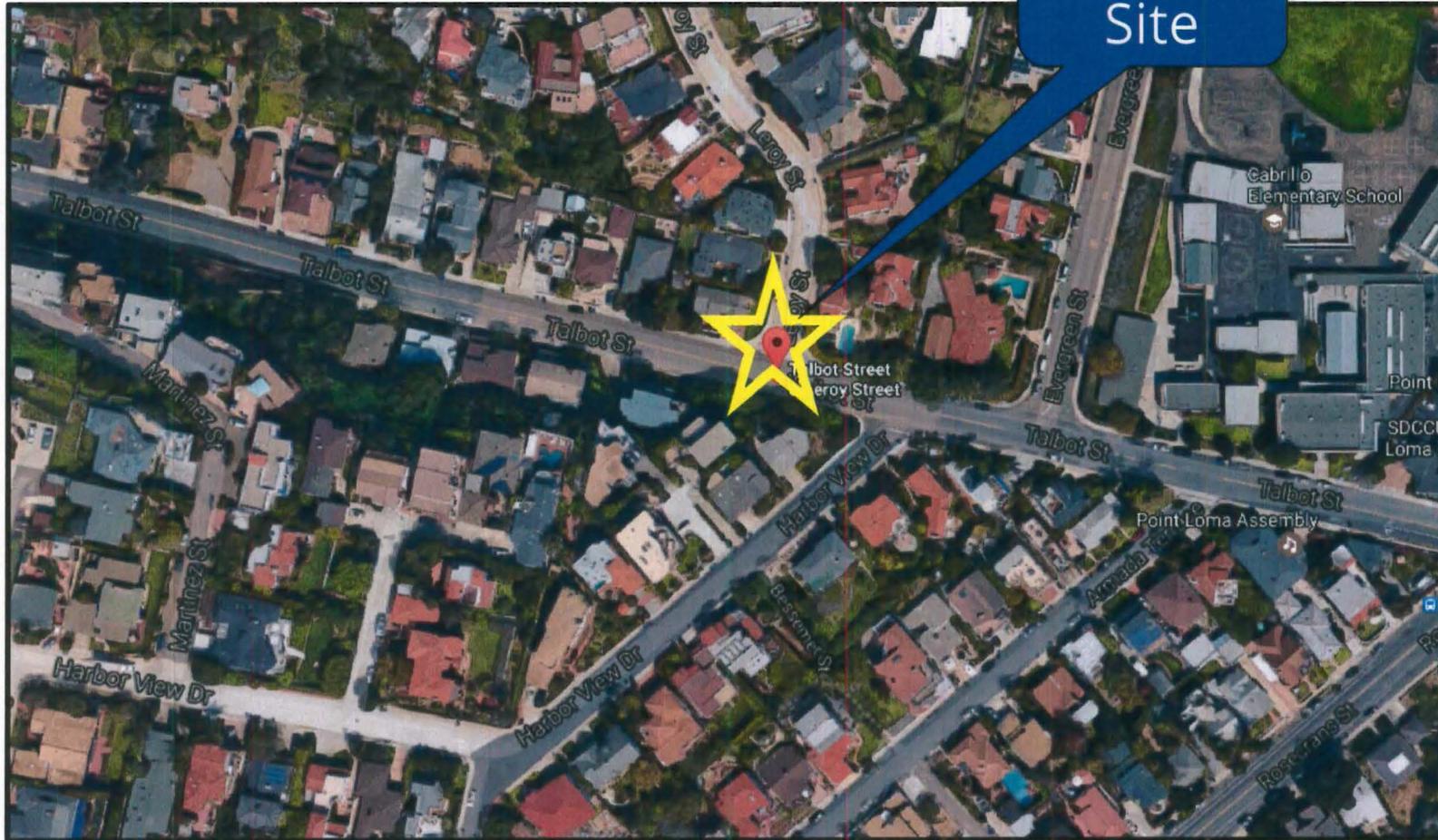
Attachments:

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



# Aerial Photo

Project Site

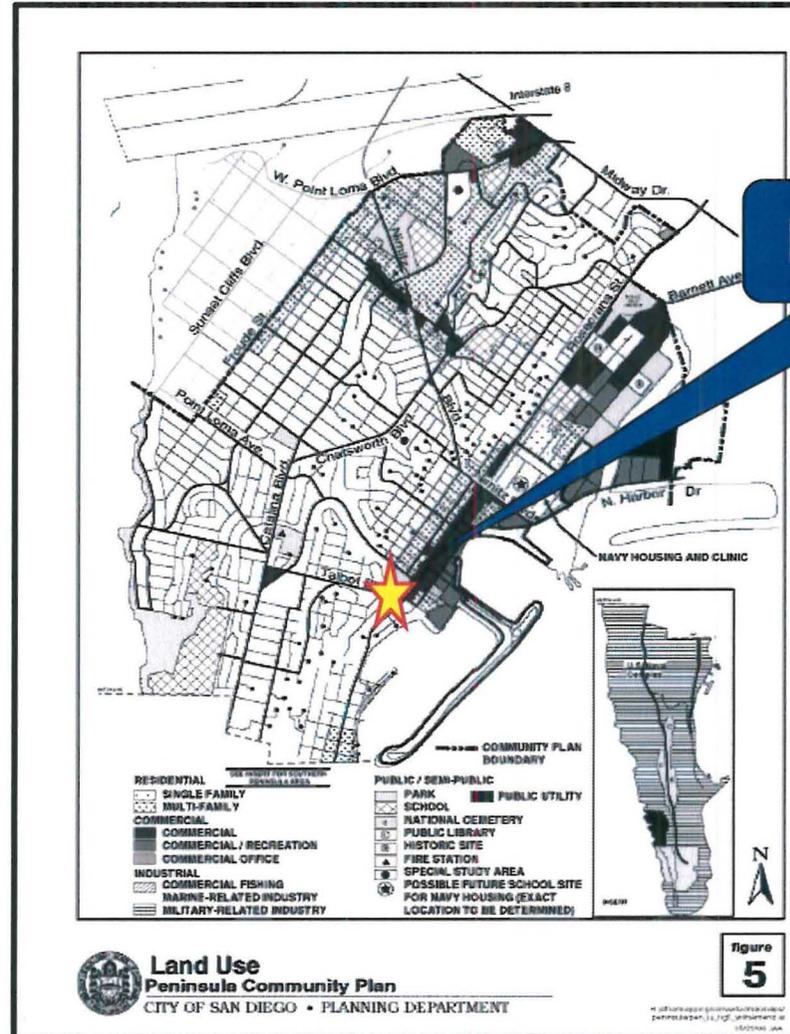


ATTACHMENT 1

**Crown Castle Leroy (Peninsula Community)**  
**Northwest Corner of Leroy and Talbot Streets**



# Community Plan



Project Site

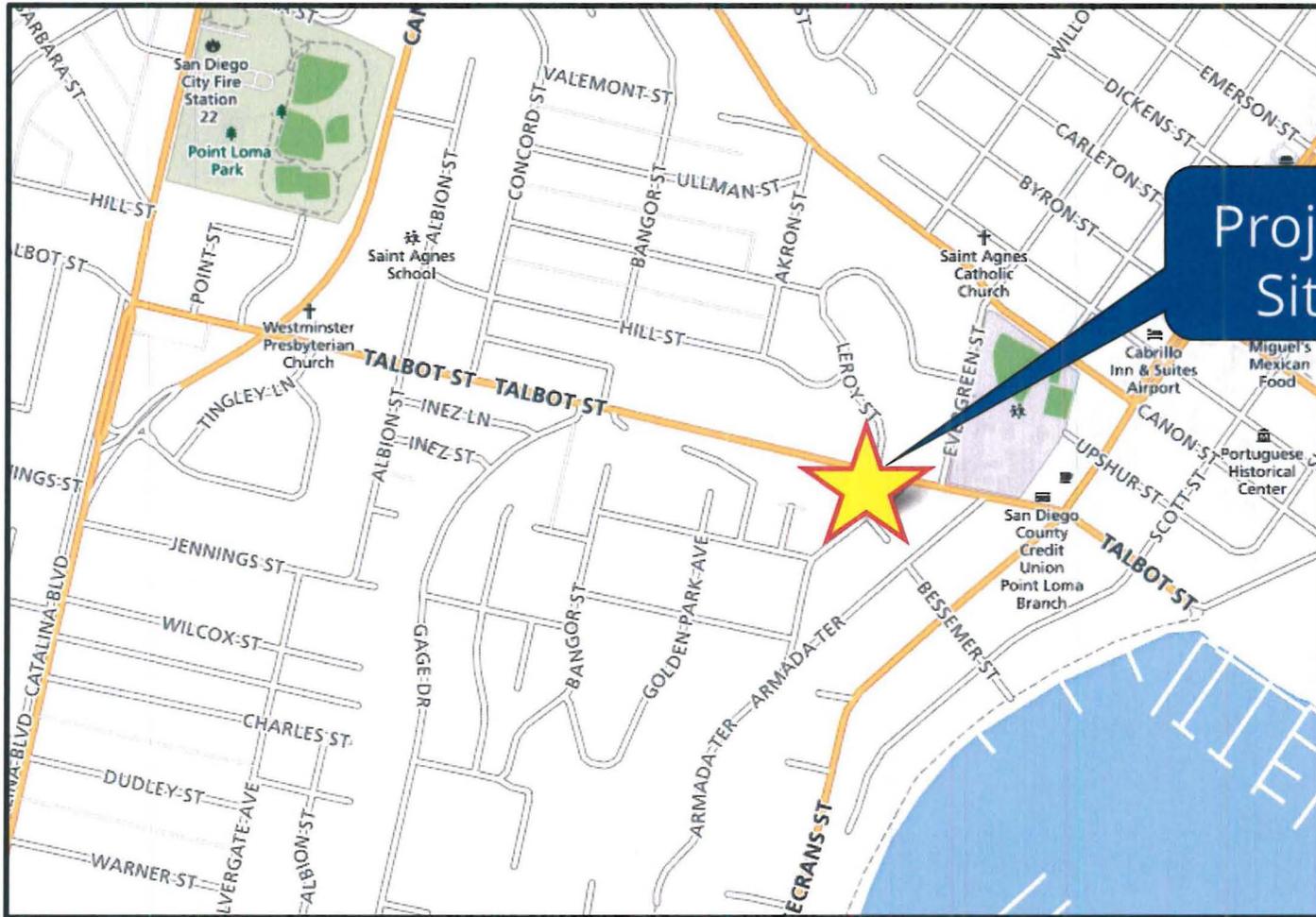


ATTACHMENT 2

**Crown Castle Leroy (Peninsula Community)**  
Northwest Corner of Leroy and Talbot Streets



# Project Location Map



Project Site



**Crown Castle Leroy (Peninsula Community)**  
**Northwest Corner of Leroy and Talbot Streets**

## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Crown Castle Leroy	
<b>PROJECT DESCRIPTION:</b>	A Wireless Communication Facility located on the northwest corner of Talbot and Leroy Streets, consisting of the relocation of an existing equipment box mounted on a city light pole onto the ground in the ROW along Talbot Street.	
<b>COMMUNITY PLAN AREA:</b>	Peninsula	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Single Family	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	RS-1-7 (Single Family)	
<b>HEIGHT LIMIT:</b>	30'	
<b>FRONT SETBACK:</b>	N/A	
<b>SIDE SETBACK:</b>	N/A	
<b>STREETSIDE SETBACK:</b>	N/A	
<b>REAR SETBACK:</b>	N/A	
<b>PARKING:</b>	N/A	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Single Family; RS-1-7	Single Dwelling Residential
<b>SOUTH:</b>	Single Family; RS-1-7	Single Dwelling Residential
<b>EAST:</b>	Single Family; RS-1-7	Single Dwelling Residential
<b>WEST:</b>	Single Family; RS-1-7	Single Dwelling Residential
<b>DEVIATION REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On May 18, 2017, the Peninsula Community Planning Board voted 12-0-0 to recommend approval of the proposed project without conditions	

HEARING OFFICER RESOLUTION NO. [REDACTED]  
CONDITIONAL USE PERMIT NO. 1842273  
**CROWN CASTLE LEROY PROJECT NO. 524902**

WHEREAS, Crown Castle, Permittee and City of San Diego, Owner, 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. 1842273), in the City Public Right-of-Way.

WHEREAS, the project site is located on the northwest corner of Talbot Street and Leroy Street in the RS-1-7 zone of the Peninsula Community Planning area;

WHEREAS, on June 28, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1842273, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on April 6, 2017, 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 June 28, 2017.

FINDINGS:

**Conditional Use Permit Approval - LDC Section 126.0305**

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

The Peninsula Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

The existing City light pole currently supports a single 24-inch pole top antenna and an associated equipment box at approximately 10 feet above ground level. Pursuant to Land Development Code (LDC) Section 141.0420(a)(2), this type of small cell project is exempt from the WCF regulations.

Crown Castle obtained a Right-of-Way (ROW) Permit to install the antenna and equipment on the light pole in 2014. The homeowner located immediately adjacent to the city light pole, at 1002 Leroy Street, requested that Crown Castle relocate the equipment box onto the ground in the ROW along Talbot Street in an effort to reduce the visual impact from his property. Crown Castle agreed and submitted an application for a Conditional Use Permit (CUP), pursuant to LDC Section 141.0420(e)(3), which requires a CUP, Process Three for WCF with above ground equipment in the public ROW.

The proposed equipment cabinet is immediately adjacent to a stucco wall along the adjacent homeowner's property line and will fit in between shrubs planted along the wall. The cabinet will be painted green to match the shrubs to better integrate it into the new setting. The location of the cabinet is set back from the sidewalk and will not interfere with pedestrian activity. The City light pole will remain in its current location.

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

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

Crown Castle has an existing Wireless Communication Facility (WCF) on the City light pole located on the northwest corner of Talbot and Leroy Streets in the Peninsula Community Plan. The proposed WCF consists of a single 24-inch pole top antenna and an equipment cabinet mounted to the light pole at approximately 10 feet. This project proposes to remove the equipment from the light pole and install a new equipment cabinet on the ground, still in the Public ROW, along Talbot Street amongst existing and proposed shrubs.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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

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

Typically, a single antenna less than 24 inches in any dimension with aerially mounted equipment is exempt from the provisions of Land Development Code (LDC) Section 141.0420 (Wireless

Communication Facility (WCF) regulations), but requires a Public Right-of-Way (ROW) permit (ministerial). Crown Castle applied for and received a Public ROW permit in 2014 for this installation and is now requesting to remove the equipment from the pole and install a ground-mounted cabinet in the ROW. For WCFs in the ROW, the regulations distinguish between ground-mounted and subterranean equipment installations, pursuant to LDC Section 141.0420(e)(3), which requires a CUP, Process Three for any type of above ground-mounted equipment installation. The associated antenna for this project was previously permitted through a ROW Permit because it is a single antenna, 24 inches or less in any dimension. With the approval of this project, this WCF includes the single antenna on the City light pole and the new equipment cabinet relocated to the ground, within the Public ROW, along Talbot Street. No deviations are proposed with this project.

SDMC 141.0420(g)(1) requires WCFs to use the smallest, least visually intrusive antennas and components. The Verizon antenna is located on the top of the City light pole and does not interfere with the overall slim profile of the pole. Removing the equipment cabinet from the pole will improve views of the pole, not only from the Public ROW, but also from the owners of the property at 1002 Leroy Street.

The project meets the requirements of SDMC 141.0420 and the WCF Design Guidelines and findings can be made in the affirmative; therefore, the project will comply with the applicable regulations of the Land Development Code.

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

The proposed Wireless Communication Facility (WCF) is located in a Preference Three location as outlined in Council Policy 600-43. The Policy sets forth locational categories that correspond to the process levels contained within Land Development Code (LDC) Section 141.0420, WCF Regulations. These guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used.

This WCF was previously approved through a Public Right-of-Way (ROW) Permit. Small cells such as this WCF (a single antenna not exceeding 24 inches in any dimension) are exempt from the provisions of LDC Section 141.0420 and are considered a Preference One location. The equipment currently mounted to the City light pole will be removed and a new equipment cabinet will be installed within the Public ROW on Talbot Street amongst a row of shrubs. The cabinet will be painted to match the shrubs, and because of its location against a wall along the property line of the house at 1002 Leroy Street, it will not cause interference for pedestrians. The relocation of the equipment onto the ground results in the WCF becoming a Preference 3 location.

Small cells are often used by carriers to provide or supplement capacity for sensitive areas such as residential. Because they are smaller in size and located on existing vertical elements within the ROW, they are considered more preferential than a full WCF site on a residential property. Therefore, the use is appropriate at this location because it is sensitively designed and integrates with the residential nature of the area.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1842273 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. 1842273, a copy of which is attached hereto and made a part hereof.

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Karen Lynch  
Development Project Manager  
Development Services

Adopted on: June 28, 2017

IO#: 12002110

3-3-16

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 12002110

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1842273  
**CROWN CASTLE LEROY PROJECT NO. 524902**  
DEVELOPMENT SERVICES

This Conditional Use Permit (CUP) No. 1842273 is granted by the Development Services Department of the City of San Diego to Crown Castle, Permittee and the City of San Diego, Owner, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0303. The site is located in the Public Right-of-Way on the northwest corner of Leroy Street and Talbot Street in the RS-1-7 zone of the Peninsula Community Plan.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 28, 2017, on file in the Development Services Department.

The project shall include:

- a. A 29-foot, 7-inch City light pole, including pole top antenna (previously approved under a ROW Permit, Project No. 403430);
- b. Installation of a ground mounted equipment cabinet, 46" x 24" x 26", located in the landscape strip along the north side of Talbot Street, right before Leroy Street. The existing equipment cabinet mounted on the City light pole must be removed;
- c. Landscaping (replacement in-kind); and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 13, 2020.
2. This permit and corresponding use of this site **shall expire on August 30, 2019, unless the applicant provides a fully executed copy of a Master Use and Occupancy Permit authorizing applicant to remain on the site prior to August 30, 2019; in which case, the permit shall expire on July 13, 2027.** Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the 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 Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export 3.21 cubic yards of material from the project site. All excavated material shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Talbot Street Right-of-Way.

16. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Talbot Street Right-of-Way.

17. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

**LANDSCAPE REQUIREMENTS:**

19. The Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed and litter free condition at all times.

20. 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, installation, and/or construction, the 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:**

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

22. The equipment cabinet shall be painted to match the color of the adjacent shrubs.

23. Any holes or markings left after the removal of the equipment box from the City light pole shall be patched and or resurfaced to the satisfaction of the Transportation and Storm Water Department.
24. Photo simulations shall be printed on the construction plans.
25. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
26. All RF-transparent material shall be painted and textured to match the light pole.
27. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
28. All equipment shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
29. All facilities and related equipment shall be maintained in good working order and 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.
30. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

**INFORMATION ONLY:**

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on June 28, 2017 by Resolution No.

\_\_\_\_\_.

DRAFT

Permit Type/PTS Approval No.: Conditional Use Permit No. 1842273

Date of Approval: June 28, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Karen Lynch  
Development Project Manager

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

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

**Crown Castle**  
Permittee

By \_\_\_\_\_

NAME:

TITLE:

**City Of San Diego**  
Owner

By \_\_\_\_\_

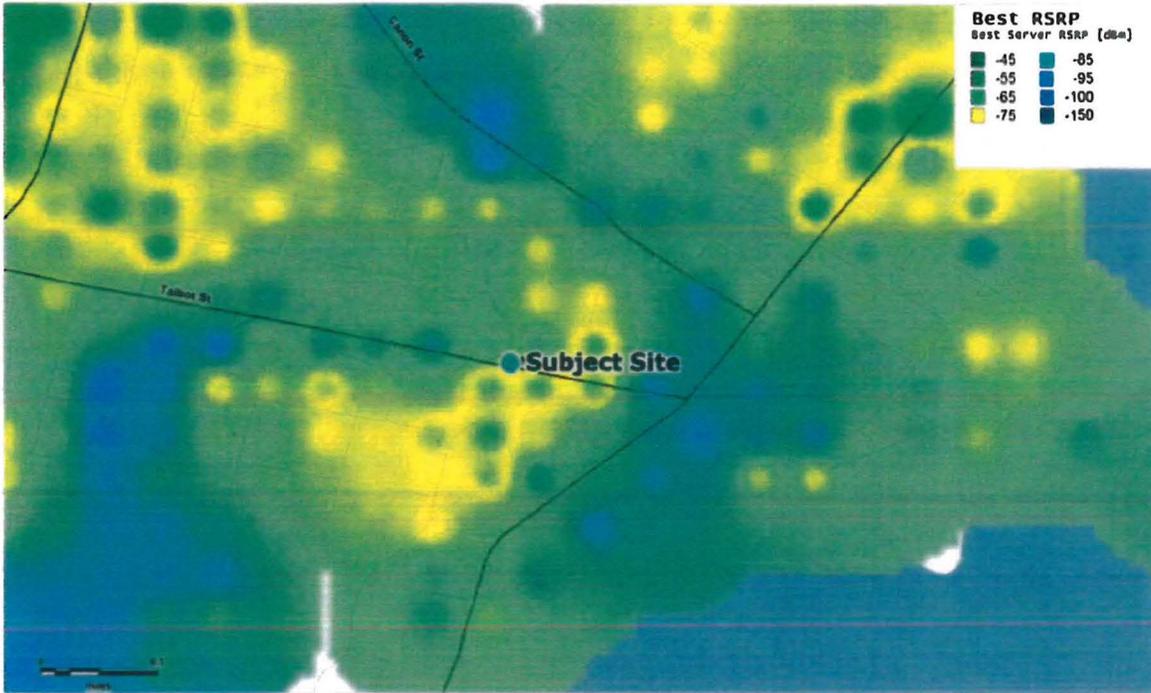
Cybele L. Thompson

Real Estate Assets Director

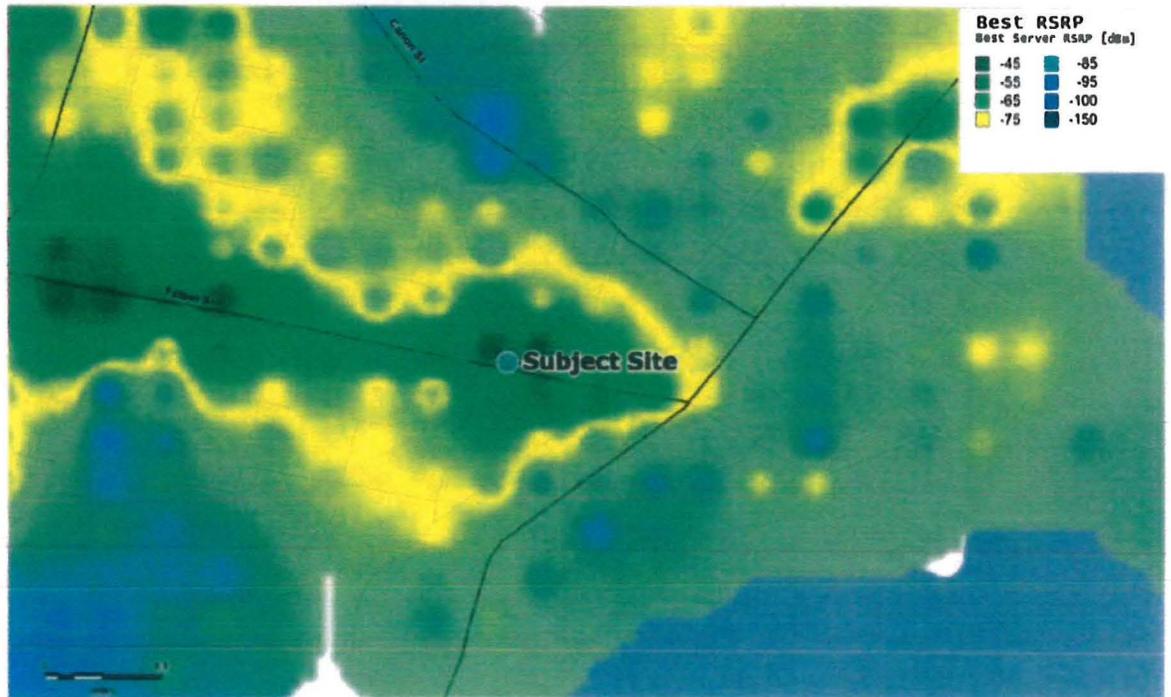
**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



### RSRP Before - 700MHz



### RSRP After- 700MHz



Coverage Levels:

- Excellent
- Good/Variable
- Poor

## NOTICE OF EXEMPTION

(Check one or both)

TO:  Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2400

FROM: City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Name:** Crown Castle LeRoy**Project No.:** 524902**Project Location-Specific:** The project is located at 1002 LeRoy Street, San Diego, CA 92106.**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project proposes a Conditional Use Permit (CUP) for an existing Wireless Communication Facility (WCF) consisting of the approval of the equipment box, currently attached to the light pole, and its relocation to the ground adjacent to 1002 Leroy Street. The project is located on the northwest corner of Leroy and Talbot Streets in the Peninsula Community Plan area. It is designated for single-family residential use and is zoned RS-1-7.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Shelly Kilbourn  
 Plancom  
 302 State Place, #200  
 Escondido, CA 92029  
 (951) 833-5779

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: CEQA Section 15301 (Existing Facilities)

**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 facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP for an existing WCF, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**Lead Agency Contact Person:** Anna L. McPherson, AICP**Telephone:** (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No





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**PHOTO STUDY & KEY MAP**

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PROPOSAL TO ESTABLISH AND OPERATE A  
NEW DIGITAL PCS  
COMMUNICATIONS FACILITY

**Crown Castle**  
**"Point Loma 09"**  
**Leroy St and Talbot Street**  
San Diego, CA 92106

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

Prepared by:  
**PlanCom, Inc.**  
*Contractor Representatives for*  
**Crown Castle**

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

November 8, 2016



View of the Site from the West (Photo 1)



View of the Site from the South (Photo 2)



View of the Site from the East (Photo 3)



View of the Site from the North (Photo 4)



View from the Site looking West (Photo 5)



View from the Site looking East (Photo 6)



View from the Site looking South (Photo 7)



View from the Site looking North (Photo 8)



Aerial View



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

**Community Planning  
Committee  
Distribution Form Part 1**

<b>Project Name:</b> Crown Castle LeRoy -CUP	<b>Project Number:</b> 524902	<b>Distribution Date:</b> 3/08/17
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**Project Scope/Location:**  
 PENINSULA Conditional Use Permit, Process 3 for an existing WCF proposing to remove the equipment box currently attached to the light pole and relocate it to the ground adjacent to 1002 Leroy Street. The project is located on the northwest corner of Leroy and Talbot Streets in the RS-1-7 zone.

<b>Applicant Name:</b> Curtis Diehl	<b>Applicant Phone Number:</b> (951) 833-5779
--	--

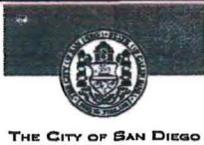
<b>Project Manager:</b> Karen Lynch	<b>Phone Number:</b> (619) 446-5351	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> KLynchAsh@Sandiego.gov
--	--	--------------------------------------	--

**Project Issues (To be completed by Community Planning Committee for initial review):**  
 5/11/17 PROJECT REVIEW SUBCOMMITTEE APPROVED 4-0-1 (JQ)

*Attach Additional Pages If Necessary.*

**Please return to:**  
 Project Management Division  
 City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 302  
 San Diego, CA 92101

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

Community Planning  
 Committee  
 Distribution Form Part 2

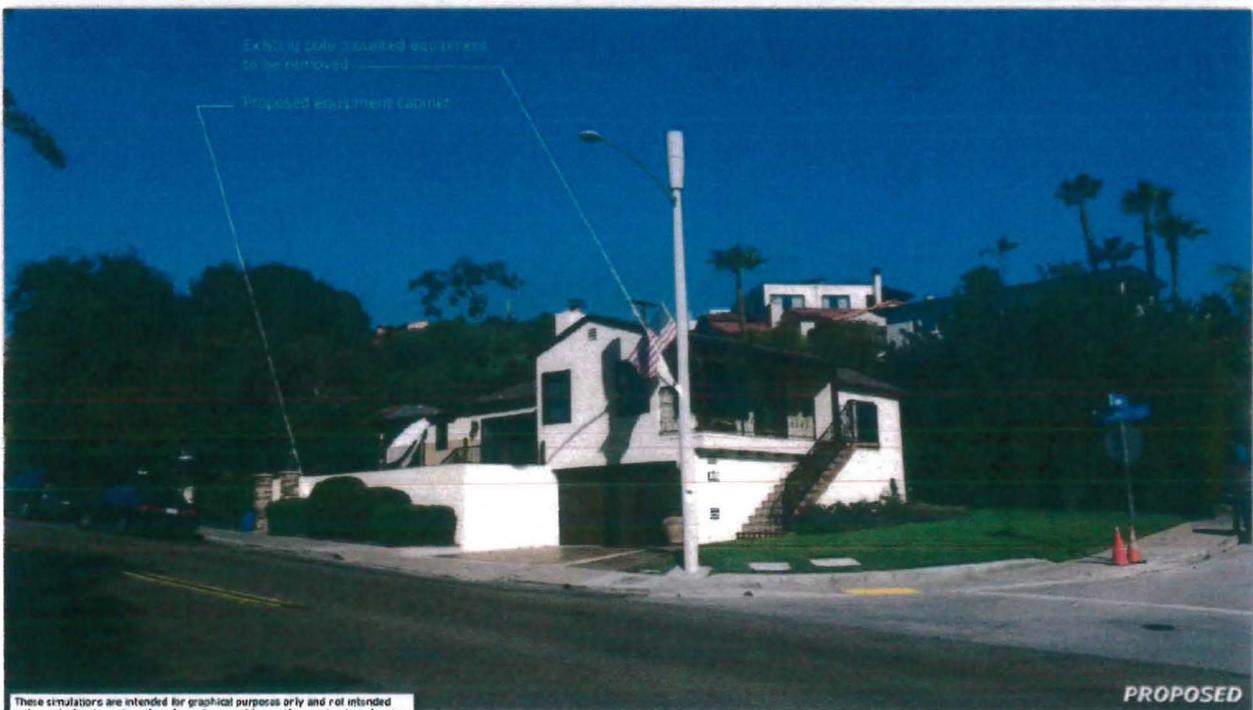
<b>Project Name:</b> Crown Castle LeRoy -CUP		<b>Project Number:</b> 524902	<b>Distribution Date:</b> 3/08/17
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<b>Project Manager:</b> Karen Lynch	<b>Phone Number:</b> (619) 446-5351	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> KLynchAsh@SanDiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b> VOTE TO APPROVE 5/18/17			
<input checked="" type="checkbox"/> Vote to Approve	<b>Members Yes</b> 12	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Deny	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b> NONE			
<b>NAME:</b> MARK KRENCIK		<b>TITLE:</b> PROJECT REVIEW CHAIR	
<b>SIGNATURE:</b> <i>[Signature]</i>		<b>DATE:</b> 5/20/17	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			

EXISTING



Existing pole-mounted equipment to be removed

Proposed equipment cabinet

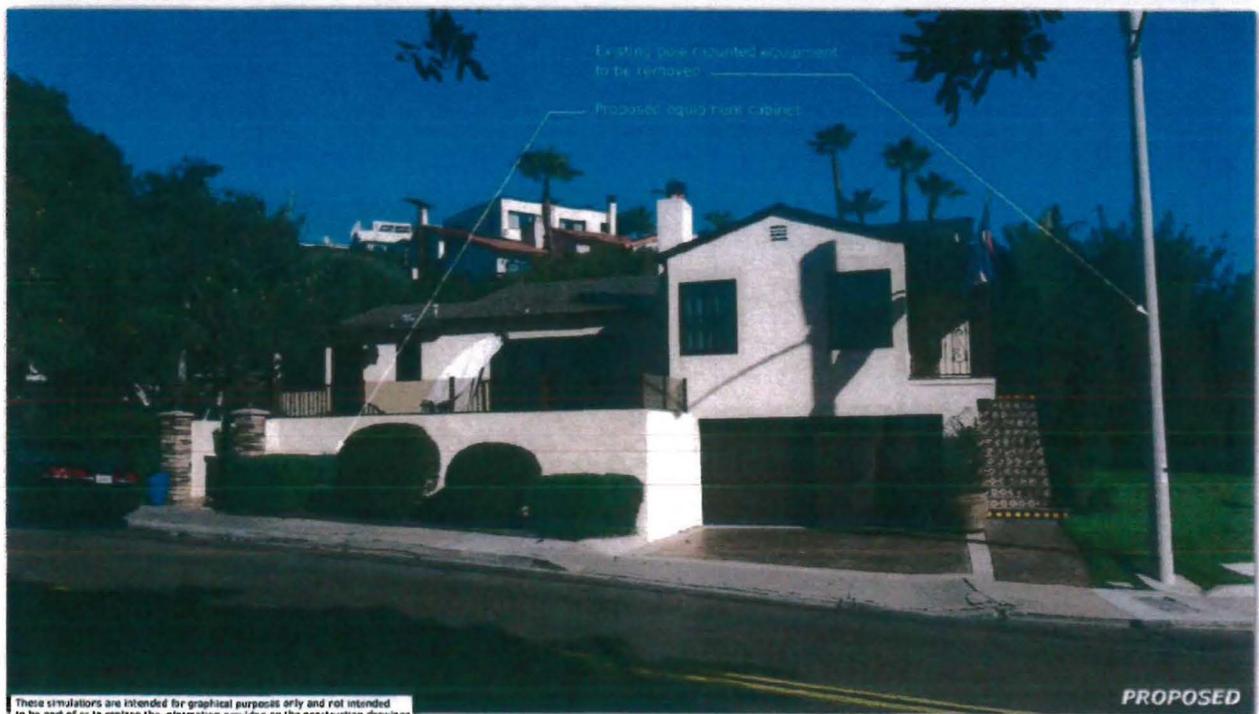


PROPOSED

These simulations are intended for graphical purposes only and are not intended to be part of or to replace the information provided on the construction drawings.  
3/3/2017

Photosimulation of proposed telecommunications site

ATTACHMENT 11



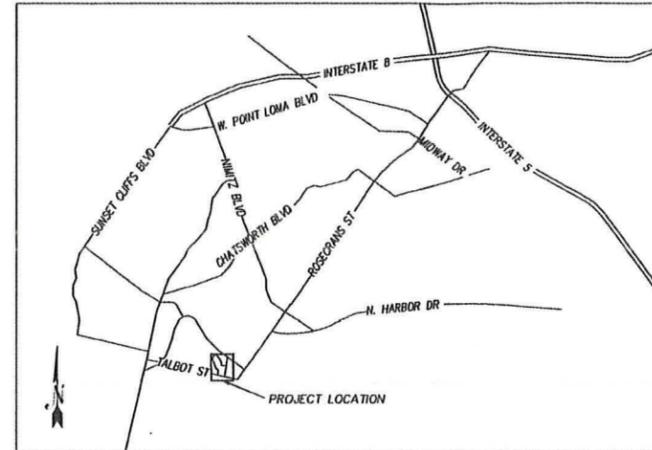
These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings.  
3/3/2017

Photosimulation of proposed telecommunications site

**GENERAL NOTES**

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS WITHOUT PERMISSION FROM THE ENGINEERING DEPARTMENT.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE UTILITY COMPANY TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS. IF DESTROYED, SUCH MONUMENTS SHALL BE REPLACED WITH APPROPRIATE MONUMENTS BY A LAND SURVEYOR. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE POthOLE AND LOCATING OF ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1' MINIMUM VERTICAL CLEARANCE.
- CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUIT, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY CITY OF SAN DIEGO FIELD DIVISION AT (858) 627-3200 A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.
- THIS PROJECT WILL BE INSPECTED BY ENGINEERING AND CAPITOL PROJECTS DEPARTMENT, FIELD ENGINEERING DIVISION.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE CITY RESIDENT ENGINEER PRIOR TO THE ACCEPTANCE OF THIS PROJECT.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE UTILITY COMPANY SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
- MANHOLES OR PULL BOX COVERS SHALL BE LABELED "CROWN CASTLE".
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET THE APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
- THE CONTRACTOR SHALL HAVE EMERGENCY MATERIALS AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHEREBY FLOWS MAY GENERATE EROSION AND SEDIMENT POLLUTION.

IMPROVEMENT PLANS FOR:  
**CROWN CASTLE NG WEST LLC**  
**TALBOT STREET**



VICINITY MAP

**OWNER/APPLICANT**

CROWN CASTLE NG WEST LLC  
300 SPECTRUM CENTER DR, STE 1200, IRVINE, CA 92618  
PHONE: (408) 468-5400

**REFERENCE DRAWINGS**

TALBOT ST \_\_\_\_\_ DWG. J1463-05-0

**SITE LOCATION**

NORTHWEST CORNER OF TALBOT ST & LEROY ST

**GRADING DATA TABLE**

IMPORT/EXPORT	3.21 (CY)	CUT LENGTH 4 (FT)
		CUT WIDTH 2 (FT)
		CUT DEPTH 5 (FT)

THIS PROJECT PROPOSES TO EXPORT 3.21 CUBIC YARDS OF MATERIAL FROM THIS SITE.

**SHEET INDEX**

TITLE SHEET	SHEET 1	OF 4
NOTES & DETAILS	SHEET 2	OF 4
DETAILS	SHEET 3	OF 4
IMPROVEMENT PLAN	SHEET 4	OF 4
TRAFFIC CONTROL COVER SHEET	SHEET T01	OF T02
TRAFFIC CONTROL PHASE 1	SHEET T02	OF T02

**WORK TO BE DONE**

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

**STANDARD SPECIFICATIONS:**

DOCUMENT NO. PITS070112-01

PITS070112-02

PITS070112-04

PITS070112-06

**STANDARD DRAWINGS:**

DOCUMENT NO. PITS070112-03

PITS070112-05

**LEGEND**

DESCRIPTION	STANDARD DRAWING	SYMBOL
2' X 4' BORE PIT		[Symbol]
DIRECTIONAL BORING		[Symbol]
EXISTING IMPROVEMENTS		[Symbol]
EXISTING STREET LIGHT	SDG-101	[Symbol]
EXISTING HANDHOLE/VAULT		[Symbol]
EXISTING BUSH		[Symbol]
EXISTING CURB RAMP	SDG-132, TYPE A & B	[Symbol]
EXISTING CURB & GUTTER	SDG-151, TYPE-G	[Symbol]
EXISTING CENTERLINE		[Symbol]
EXISTING PROPERTY LINE		[Symbol]
EXISTING RIGHT OF WAY		[Symbol]
STATION POINTS @ (100' INCREMENTS)		[Symbol]
EXISTING STORM DRAIN		[Symbol]
EXISTING WATER		[Symbol]
EXISTING SEWER		[Symbol]
EXISTING GAS		[Symbol]
EXISTING TRENCH		[Symbol]

**STORM WATER PROTECTION NOTES**

1. THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. 19-2013-0001; AND RISK LEVEL/TYP: CHECK ONE BELOW

- WPCP
- |   |   |
|---|---|
| <input type="checkbox"/> CGP RISK LEVEL 1 | <input type="checkbox"/> CGP LUP TYPE 1 |
| <input type="checkbox"/> CGP RISK LEVEL 2 | <input type="checkbox"/> CGP LUP TYPE 2 |
| <input type="checkbox"/> CGP RISK LEVEL 3 | <input type="checkbox"/> CGP LUP TYPE 3 |

2. CHECK ONE
- THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
- THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
- NOT APPLICABLE

3. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCP OR SWPPP AS APPLICABLE.

**DECLARATION OF RESPONSIBLE CHARGE**

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

COASTAL COMMUNICATIONS  
5841 EDISON PL, STE. 110  
CARLSBAD, CA 92008  
PHONE: (760) 929-0910  
FAX: (760) 929-0936  
www.coastalcominc.com

ERRY L. MICHAL R.C.E. NO. C42590 EXP. 03-31-18 DATE

ENGINEERING PERMIT NO. \_\_\_\_\_  
CONSTRUCTION SITE \_\_\_\_\_  
STORM WATER PRIORITY LOW

PRIVATE CONTRACT  
TITLE SHEET FOR:  
**CROWN CASTLE NG WEST LLC**  
**TALBOT STREET**

CITY OF SAN DIEGO, CALIFORNIA  
Development Services Department  
SHEET 2 OF 4 SHEETS

FOR CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DESCRIPTION BY APPROVED DATE FILMED

ORIGINAL CC \_\_\_\_\_

AS-BUILTS \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ DATE STARTED \_\_\_\_\_  
INSPECTOR \_\_\_\_\_ DATE COMPLETED \_\_\_\_\_

I.O. NO. \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

V.T.M. \_\_\_\_\_

NAD83 COORDINATES \_\_\_\_\_

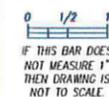
LANBERT COORDINATES \_\_\_\_\_

1-D

FILE # PNTLMA09-P1

**CONSTRUCTION CHANGE TABLE**

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.	PROJECT NO.



CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

**STREET DATA TABLE**

STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)	R/W (FT)
TALBOT STREET	COLLECTOR STREET	30	8703	11
LEROY STREET	LOCAL STREET	25	<5000	10

TRENCH DETAIL NOTES

- TRENCH MUST BE COVERED FOR A MINIMUM OF SEVEN DAYS WITH A SKID RESISTANT STEEL PLATE, TO THE SATISFACTION OF THE CITY OF SAN DIEGO INSPECTOR.
- PRIOR TO REMOVAL OF THE STEEL PLATE, THE CONCRETE SLURRY MUST REACH A MINIMUM STRENGTH THAT IS SATISFACTORY TO THE CITY OF SAN DIEGO INSPECTOR.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION TO AN ACCURACY OF A TENTH OF AN INCH FROM THE NEAREST CURB, THE VERTICAL AND HORIZONTAL LOCATION OF THE FACILITIES. MEASUREMENTS SHALL BE TAKEN EVERY 100 FEET AS WELL AT POINTS WHERE THE FACILITY OR THE CURB LINE DEPARTS FROM BEING PARALLEL TO THE ROADWAY CENTERLINE.
- TRENCH EXCAVATIONS GREATER THAN FIVE (5') IN DEPTH SHALL BE ADEQUATELY SHORED PER OSHA CONSTRUCTION INDUSTRY STANDARDS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 10 FOOT HORIZONTAL EDGE TO EDGE SEPARATION BETWEEN ALL PROPOSED FIBER OPTIC CONDUITS AND ALL EXISTING PUBLIC SEWER MAINS AND SEWER LATERALS, AND A MINIMUM 5 FOOT HORIZONTAL EDGE TO EDGE SEPARATION BETWEEN ALL PROPOSED FIBER OPTIC CONDUITS AND ALL EXISTING PUBLIC WATER MAINS AND WATER SERVICES.
- CONTRACTOR TO PROVIDE A MINIMUM OF 12" SAND CUSHION ABOVE OR BELOW ALL WATER AND WASTEWATER MAINS AND SERVICE LATERALS AT ALL CROSSINGS.

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.
- ALL CONSTRUCTION BMP'S SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RUNSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMP'S THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.
- IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THE DISCHARGE AS SOON AS PRACTICAL. ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMP'S WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO WORKING ORDER YEAR ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMP'S AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3 TO 6 DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 30' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 20' LONG X 30' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS.
- PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:
  - NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MEP3 STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MEP.
  - EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMP'S TO THE MEP. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMP'S INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.
  - AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.

SPECIAL NOTES

- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES INCLUDING SEWER LATERALS & WATER SERVICES TO INDIVIDUAL LOTS BOTH VERTICAL AND HORIZONTAL PRIOR TO COMMENCING IMPROVEMENT OPERATIONS.
  - CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS PER SEPARATE PERMIT AND LOCATE EXISTING FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS OF PLANS IF REVISION IS NECESSARY BECAUSE OF LOCATION OF EXISTING UTILITIES.
  - LOCATION AND ELEVATIONS OF IMPROVEMENTS, TO BE MET BY WORK, SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION OF NEW WORK.
  - GRADES SHOWN ARE FINISH GRADES. CONTRACTOR SHALL DETERMINE NECESSARY SUB GRADE ELEVATIONS AND SHALL CONSTRUCT SMOOTH TRANSITION BETWEEN FINISH GRADES SHOWN.
  - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONED THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS EQUIPMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
  - THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE STATE OF CALIFORNIA SAFETY ORDERS.
  - THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE FROM EXISTING RECORDS AND CORROBORATED, WHERE POSSIBLE WITH FIELD TIES. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATIONS SHOWN, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO CONSTRUCTION. IF EXISTING LOCATIONS VARY SUBSTANTIALLY FROM THE PLANS, THE ENGINEER SHOULD BE NOTIFIED TO MAKE ANY CONSTRUCTION CHANGES REQUIRED.
  - THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT FOR ALL SEWER AND WATER MAIN UNDER CROSSINGS IN ACCORDANCE PART 1 SECTION 5-2 OF THE STANDARD SPECIFICATION FROM THE 2009 EDITION (GREENBOOK), DOCUMENT NO. P150504091, FILED MAY, 2009.
  - THE CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL SUBMIT WORK PLANS FOR ALL BORE OPERATIONS TWO WEEKS PRIOR TO COMMENCING WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE POTHOLE AND LOCATING OF ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE AND MUST MAINTAIN 1' MINIMUM VERTICAL CLEARANCE.
  - AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT. (SEE TRENCH DETAIL NOTES HEREON).

SPECIAL NOTE: TELECOM GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE THE OPERATING VOLTAGE OF THE EXISTING SYSTEM THAT IS TO BE UTILIZED.
- THE APPLICANT SHALL PROVIDE STAMPED PLATE SIGNAGE POSTED AT THE COMMUNICATIONS EQUIPMENT / STRUCTURE INCLUDING THE CELL STATION NUMBER AND THE PHONE NUMBER OF THE WIRELESS OPERATOR IN CASE OF EMERGENCY OR IF NEEDED DURING ROUTINE MAINTENANCE OF THE STREET LIGHT POLES WITH TELECOMMUNICATION EQUIPMENT.

SPECIAL NOTE: MAINTENANCE PROGRAM

CROWN CASTLE REMOTELY MONITORS ITS EQUIPMENT 24X7X365 FROM ITS NETWORK OPERATIONS CENTER IN CALIFORNIA AND IS AUTOMATICALLY NOTIFIED OF ANY OUTAGES OR PROBLEMS WITH ITS EQUIPMENT. WITHIN 24 HOURS OF A PROBLEM NOTIFICATION, CROWN CASTLE MAINTENANCE PEOPLE VISIT THE SITE TO MAKE ANY REQUIRED EMERGENCY REPAIRS. CROWN CASTLE MAINTAINS ITS EQUIPMENT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS, WHICH VARY BASED ON THE PARTICULAR EQUIPMENT AT A GIVEN SITE. ADDITIONALLY, TWICE A YEAR CREWS VISIT EACH SITE TO PERFORM A VISUAL INSPECTION, CLEAN EQUIPMENT, AND CHANGE FILTERS.

IN CASE OF OUTAGE, PLEASE CALL (888) 632-0931

SPECIAL NOTE: CROWN CASTLE NOTES

- IN THE CASE WHERE THERE IS NO STREET LIGHT PULL BOX ADJACENT TO THE STREET LIGHT TO CONNECT POWER, THE CONTRACTOR SHALL PROVIDE AND INSTALL A PULL BOX.
- ALL NECESSARY WIRING SPLICING SHALL BE DONE IN THE PULL BOX ADJACENT TO THE STREET LIGHT.
- CONTRACTOR MUST CHECK AND VERIFY THE CONDUIT SIZE TO MAKE SURE THE MAXIMUM NUMBER OF CONDUCTORS OR CABLES IN THE CONDUIT SHALL NOT EXCEED THE PERMITTED PERCENTAGE FILL IN THE NEC STANDARDS BEFORE CONNECTING TO THE STREET LIGHT FOR POWER. IF THE EXISTING CONDUIT EXCEEDS THE MINIMUM STANDARD, THE CONTRACTOR SHALL RELOCATE THE STREET LIGHT POLE WITH NEW FOUNDATION TO MEET THE NEC STANDARDS.

TRUCK HAUL NOTES

THE CONTRACTOR SHALL SUBMIT A TRUCK HAUL ROUTE PLAN (11"x17") FOR APPROVAL PRIOR TO STARTING EXPORT OR IMPORT OF MATERIAL. THE PLAN SHOULD BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, 3RD FLOOR, BOOTH 22, BUILDING SAFETY & CONSTRUCTION DIVISION, DEVELOPMENT SERVICES CENTER, 1222 FIRST AVENUE, SAN DIEGO (619) 446-5150. CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO STARTING WORK.

SPECIAL NOTE:

- THE PROPOSED CUBE DOOR SHALL NOT SWING OPEN AND BLOCK ANY PORTION OF THE PUBLIC SIDEWALK.
- THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE TALBOT STREET RIGHT-OF-WAY.
- THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE TALBOT STREET RIGHT-OF-WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 1, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTING PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.

COASTAL COMMUNICATIONS  
5841 EDISON PL. STE. 110  
CARLSBAD, CA 92008  
PHONE: (760) 929-0910  
FAX: (760) 929-0936  
www.coastofcominc.com

DESCRIPTION:

THE WORK INCLUDED IN THIS SECTION COVERS THE INSTALLATION OF CARRIER PIPE BY THE DIRECTIONAL BORING (TRENCHLESS INSTALLATION) METHOD AS DESCRIBED HEREIN, WITH THE LIMITS INDICATED ON THE DRAWINGS. IN GENERAL, INCLUDE BORE PIT, PILOT HOLE (AS REQUIRED), DRILLING FLUIDS, CARRIER PIPE, REMOVAL AND DISPOSAL OF DRILLING FLUIDS AND SOIL CUTTINGS, SOIL REPORTS AS REQUIRED BY JURISDICTIONAL AGENCIES, SILTATION AND SEDIMENT CONTROL, AND ALL OTHER WORK REQUIRED TO INSTALL THE CARRIER PIPE AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWING.

JOB CONDITIONS:

THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR PROTECTING AGAINST SURFACE SUBSIDENCE, DAMAGE, OR DISTURBANCE OF ADJACENT PROPERTY AND FACILITIES FROM HIS CONSTRUCTION METHODS.

SAFETY:

ALL DRILLING EQUIPMENT MUST HAVE A PERMANENT, INHERENT ALARM SYSTEM CAPABLE OF DETECTING AN ELECTRICAL CURRENT. THE GROUND SYSTEM SHALL BE EQUIPPED WITH AN AUDIBLE ALARM TO WARN THE OPERATOR WHEN THE DRILL HEAD NEARS ELECTRIFIED CABLE.

INSTALLATION:

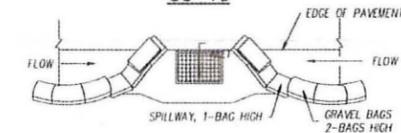
- INSTALLATION SHALL BE IN A TRENCHLESS MANNER PROVIDING CONTINUOUS BORES.
- THE TUNNELING SYSTEM SHALL BE REMOTELY STEERABLE AND PERMIT ELECTRONIC MONITORING OF TUNNEL DEPTH AND LOCATION.
- TUNNELING MUST BE PERFORMED BY A FLUID-CUTTING PROCESS (HIGH PRESSURE-LOW VOLUME) UTILIZING A LIQUID CLAY I.E., BENTONITE. THE CLAY LINING WILL MAINTAIN TUNNEL STABILITY AND PROVIDE LUBRICATION IN ORDER TO REDUCE FRICTIONAL DRAG WHILE THE PIPE IS BEING INSTALLED. IN ADDITION, THE CLAY FLUID MUST BE TOTALLY INERT AND CONTAIN NO ENVIRONMENTAL RISK.
- THE CONTRACTOR MUST ALSO HAVE A MOBILE VACUUM SPOILS RECOVERY VEHICLE ON SITE TO REMOVE THE DRILLING SPOILS FROM THE ACCESS PITS. THE SPOILS MUST THEN BE TRANSPORTED TO THE JOB SITE AND BE PROPERLY DISPOSED OF, UNDER NO CIRCUMSTANCES WILL THE DRILLING SPOILS BE PERMITTED TO BE DISPOSED OF INTO SANITARY, STORM, OR OTHER PUBLIC OR PRIVATE DRAINAGE SYSTEMS.
- MECHANICAL, PNEUMATIC, OR WATER-EJECTING METHODS WILL BE CONSIDERED UNACCEPTABLE DUE TO THE POSSIBILITY OF SURFACE SUBSIDENCE.
- AFTER AN INITIAL BORE HAS BEEN COMPLETED, A REAMER WILL BE INSTALLED AT THE TERMINATION PIT AND THE PIPE WILL BE PULLED BACK TO THE STARTING PIT. THE REAMER MUST ALSO BE CAPABLE OF DISCHARGING LIQUID CLAY TO FACILITATE THE INSTALLATION OF THE PIPE INTO A STABILIZED AND LUBRICATED TUNNEL.

COMPLETION:

UPON COMPLETION OF BORING AND PIPE INSTALLATION, THE CONTRACTOR WILL REMOVE ALL SPOILS FROM THE STARTING AND TERMINATION PITS. ALL PITS WILL BE RESTORED TO THEIR ORIGINAL CONDITION PER SDG-107, TYPE A / SDG-108

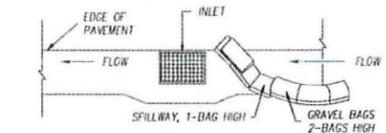
STORMDRAIN INLET PROTECTION

SC-10



TYPICAL PROTECTION FOR INLET WITH OPPOSING FLOW

DIRECTIONS



TYPICAL PROTECTION FOR INLET WITH SINGLE FLOW

DIRECTION

NOTES:

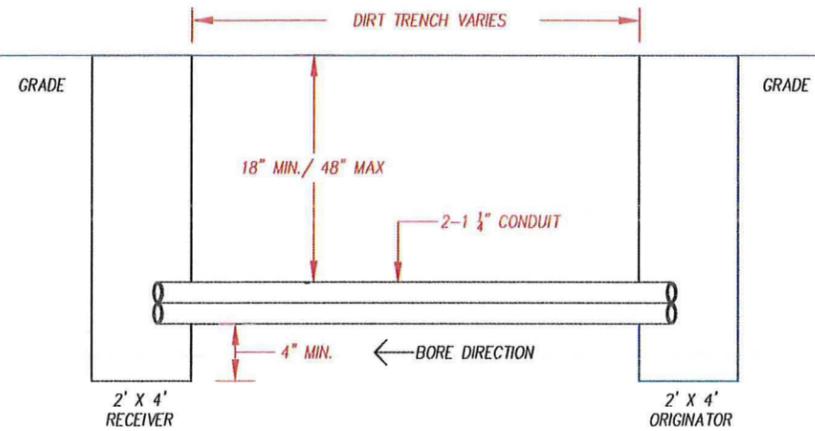
- INTENDED FOR SHORT-TERM USE.
- USE TO WEIGH DOWN - STORM WATER FLOW.
- ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
- BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
- NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FIBER FABRIC.

PROJECT TEAM	
<b>PROJECT MANAGER:</b>	
NAME:	CROWN CASTLE NG WEST LLC
ADDRESS:	300 SPECTRUM CENTER DR. STE. 1200
CITY, STATE, ZIP:	IRVINE, CA 92618
CONTACT:	JOHN SCOTT
PHONE:	(619) 634-8562
EMAIL:	JOHN.SCOTT@CROWNCASTLE.COM
<b>CONTRACTOR:</b>	
NAME:	HP COMMUNICATION, INC
ADDRESS:	10400 TRENDA ST
CITY, STATE, ZIP:	SAN DIEGO, CA 92131
CONTACT:	DUSTIN WALTERS
PHONE:	(951) 572-1245
EMAIL:	DUSTIN.WALTERS@HPCOMMINC.COM
<b>TRUCK MANAGER:</b>	
NAME:	CROWN CASTLE NG WEST LLC
ADDRESS:	300 SPECTRUM CENTER DR. STE. 1200
CITY, STATE, ZIP:	IRVINE, CA 92618
CONTACT:	PETER MATKOWSKI
PHONE:	(629) 320-0996
EMAIL:	PETER.MATKOWSKI@CROWNCASTLE.COM
<b>ENGINEER:</b>	
NAME:	COASTAL COMMUNICATIONS
ADDRESS:	5841 EDISON PL. STE. #200
CITY, STATE, ZIP:	CARLSBAD, CA 92008
CONTACT:	TOO THREW
PHONE:	(760) 929-0910 EXT. #101
EMAIL:	TOO@COASTALCOMMINC.COM

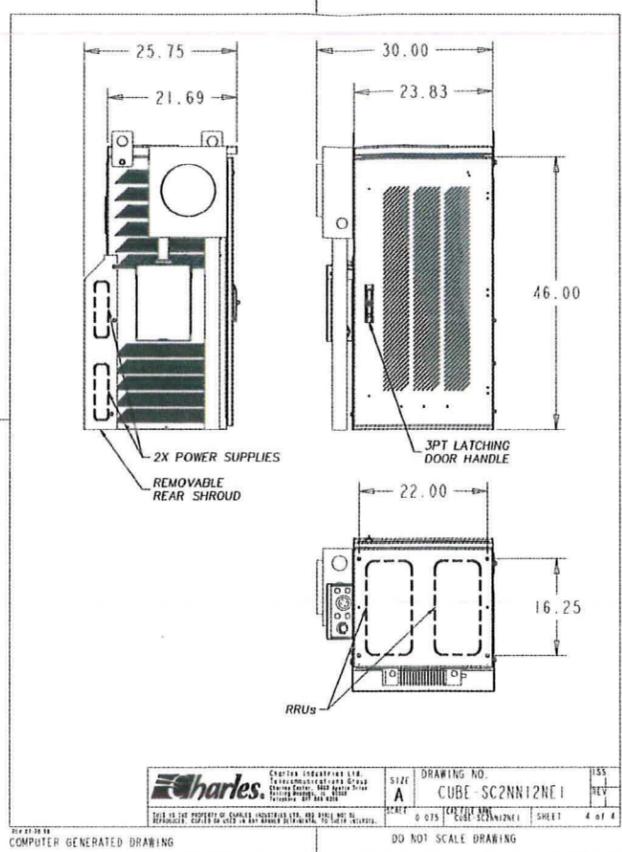
PRIVATE CONTRACT  
NOTES & DETAILS FOR:  
CROWN CASTLE NG WEST LLC  
TALBOT STREET

CITY OF SAN DIEGO, CALIFORNIA Development Services Department SHEET 2 OF 4 SHEETS		I.O. NO. _____
PROJECT NO. _____		
FOR CITY ENGINEER	DATE	
DESCRIPTION	BY	APPROVED
ORIGINAL	CC	DATE
		FILED
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

BORE PIT & RECEIVER PIT DETAIL



1 SCALE N.T.S.



3 SCALE N.T.S.

LESSEE'S CERTIFICATE  
STANDARD WIRELESS FACILITY PROJECT  
FOR POST CONSTRUCTION BMPs

I/WE THE UNDERSIGNED AS LESSEE(S) OF THE PROPERTY DESCRIBED AS  
LEROY STREET AND TALBOT STREET ROW (CROWN CASTLE PNTLMA09)  
(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
- TRASH & DEBRIS
- OXYGEN DEMANDING SUBSTANCE
- OIL & GREASE
- BACTERIA & VIRUSES
- PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN -

- MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS
- MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES.
- CONSERVE NATURAL AREAS
- USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM.
- PRESERVE EXISTING NATIVE TREES AND SHRUBS
- PROTECT ALL SLOPES FROM EROSION

ADDITIONALLY I/WE WILL;

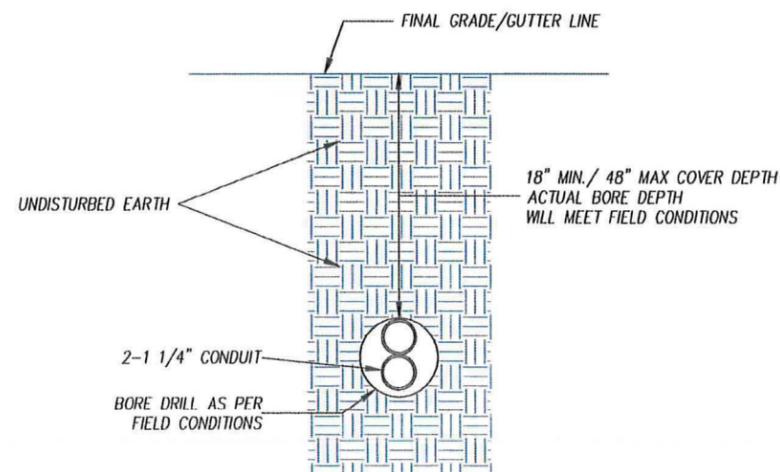
- MINIMIZE THE USE OF PESTICIDES
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN - INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMPs FOR THE DURATION OF THE LEASE.

LESSEE CARVER CHIU COMPANY NAME CROWN CASTLE NG WEST LLC

LESSEE [Signature] DATE 3-1-17

DIRECTIONAL BORE METHOD  
CROSS SECTION  
(TYPICAL SECTION: N.T.S.)



2 SCALE N.T.S.

COASTAL COMMUNICATIONS  
5841 EDISON PL, STE. 110  
CARLSBAD, CA 92008  
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FAX: (760) 929-0936  
www.coastalcomm.com

JERRY L. MICHAL R.C.E. NO. C42590 EXP. 03-31-18 DATE

PRIVATE CONTRACT			
DETAILS FOR: CROWN CASTLE NG WEST LLC TALBOT STREET			
CITY OF SAN DIEGO, CALIFORNIA Development Services Department SHEET 3 OF 4 SHEETS			I.O. NO. _____ PROJECT NO. _____
FOR CITY ENGINEER	DATE	DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	CC		
AS-BUILTS			
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		
			3-D

NOTES:

- CONTRACTOR TO REPAIR DAMAGED PUBLIC IMPROVEMENTS TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- CURB & GUTTER TO BE PROTECTED IN PLACE. SIDEWALK SHALL BE RESTORED/REPLACED PER CITY OF SAN DIEGO STANDARD DRAWINGS SDG-155, & SDG-156.
- PEDESTRIAN RAMP WILL NOT BE DISTURBED.

NOTES:  
CONTRACTOR TO PRESERVE ANY HISTORICAL CONTRACTOR STAMPS & MATCH SCORING PATTERNS FOR SIDEWALK REPLACEMENT.

ALL EXISTING VEGETATION TO BE REMOVED MUST BE REPLACED IN-KIND

SPECIAL NOTES:

- COMMON NAME - ORNAMENTAL ROSEMARY  
BOTANICAL NAME - ROSMARINUS OFFICINALIS

CONTAINER SIZE - 5 GALLON

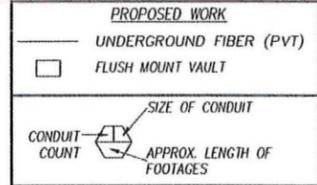
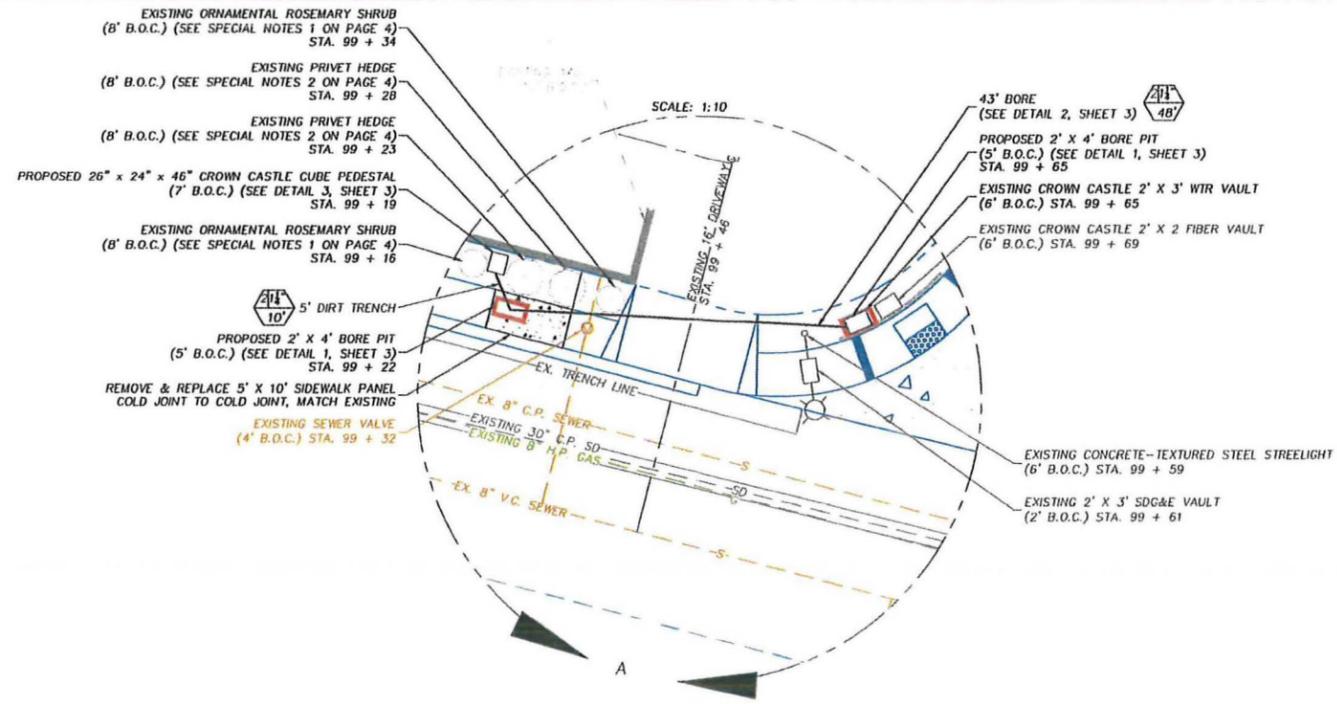
MATURE HEIGHT - 5'  
MATURE SPREAD - 1' TO 3'

LANDSCAPE TO BE MAINTAINED WITH EXISTING IRRIGATION.
- COMMON NAME - PRIVET HEDGE  
BOTANICAL NAME - LIGUSTRUM SINENSE

CONTAINER SIZE - 15 GALLON

MATURE HEIGHT - 4' TO 5'  
MATURE SPREAD - 4' TO 6'

LANDSCAPE TO BE MAINTAINED WITH EXISTING IRRIGATION.



FOOTAGE TOTALS	
DIRT TRENCH	10'
BORE	4.3'
TOTAL	5.3'
PCC SIDEWALK TOTAL	50 SQ. FT.

BILL OF MATERIALS		
VAULTS (PVT)	DESCRIPTION	QUANTITY
	17" X 30"	0
	2' X 3'	0
CONDUIT (PVT)	DESCRIPTION	QUANTITY
	1-1/4" PVC	5.8'
	3" PVC	0'



PEDESTAL N.T.S (FOR REFERENCE ONLY)

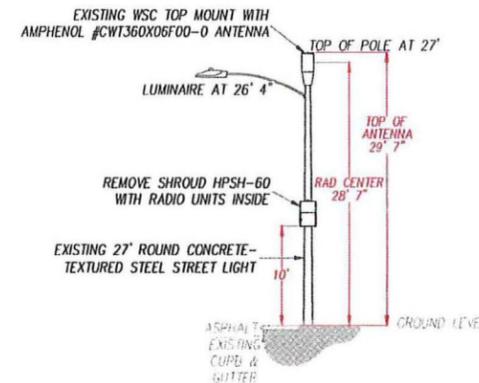
**DIGALERT**



1-800-227-2600  
CALL AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT

TICKET # \_\_\_\_\_



STREETLIGHT PROFILE  
N.T.S (FOR REFERENCE ONLY)

COASTAL COMMUNICATIONS  
5841 EDISON PL, STE. 110  
CARLSBAD, CA 92008  
PHONE: (760) 929-0910  
FAX: (760) 929-0936  
www.coastalcominc.com



SCALE: 1" = 40'

JERRY L. MICHAL R.C.E. NO. C42590 EXP. 03-31-18 DATE

PRIVATE CONTRACT			
IMPROVEMENT PLAN FOR: CROWN CASTLE NG WEST LLC			
TALBOT STREET FROM STA. 89 + 68 TO STA. 101 + 94			
CITY OF SAN DIEGO, CALIFORNIA Development Services Department SHEET 4 OF 4 SHEETS			LO. NO. _____ PROJECT NO. _____
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL	CC		
AS-BUILTS			NAD83 COORDINATES _____ LAMBERT COORDINATES _____
CONTRACTOR	DATE STARTED	DATE COMPLETED	
INSPECTOR		4-D	