

THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 17, 2014 **REPORT NO.** PC-14-033

ATTENTION: Planning Commission, Agenda of April 24, 2014

SUBJECT: AT&T MOBILITY - TECOLOTE PARK
PROJECT NO. 325656, PROCESS 4

**OWNER/
APPLICANT:** CITY OF SAN DIEGO
AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 3981 Tecolote Road within Tecolote Park in the Linda Vista Community Plan area?

Staff Recommendation(s):

1. **APPROVE** Conditional Use Permit (CUP) No. 1153618; and
2. **APPROVE** Neighborhood Use Permit (NUP) No. 1153619; and
3. **APPROVE** Neighborhood Development Permit (NDP) No. 1228178.

Community Planning Group Recommendation: On February 24, 2014, the Linda Vista Planning Board voted 11-0 to support the proposed AT&T project (Attachment 10).

Other Recommendations: On February 13, 2014, the Tecolote Park and Recreation Council voted to support the proposed AT&T project.

Environmental Review: This project is not pending an appeal of the environmental determination. This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303. The environmental exemption determination for this project was made on March 21, 2014 and the opportunity to appeal that determination ended April 7, 2014 (Attachment 7).

Fiscal Impact Statement: None with this action. All cost associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: none with this action.

BACKGROUND

This project is an application for a CUP, NUP and a NDP, consolidated Process 4, Planning Commission decision for a Wireless Communication Facility (WCF). The project is proposed in Tecolote Park with an address of 3981 Tecolote Road (Attachments 1, 2, & 3). The project is located in the OP-2-1 zone within the Linda Vista community planning area. WCFs are permitted in open space zones with a CUP, Process 4. The project as designed also requires an NUP and an NDP. An NUP is required pursuant to Land Development Code (LDC) Section 141.0420(d)(4) for all Wireless communication facilities proposed in dedicated parkland where the antennas associated with the wireless communication facility are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. An NDP is required pursuant to LDC Section 141.0420(g)(3) for an equipment enclosure above 250-square feet and pursuant to LDC Section 141.0420(i)(2), for an above ground equipment enclosure located on city-owned property that has been formally dedicated in perpetuity by ordinance for park, recreation, or cemetery purposes.

DISCUSSION

Project Description:

This WCF proposes to install twelve (12) antennas, twenty-four (24) Remote Radio Units (RRUs) and four (4) Surge Suppressors on a 45-foot tall monopine. The monopine includes an average of three-branches per foot for a total of 75 branches, and is designed to have the branches extend a minimum of 24-inches in front of each antenna for screening purposes. Antenna socks will also be utilized to help minimize and reduce any visual impacts (Attachment 8). The equipment associated with this project will be concealed inside a 370-square foot equipment enclosure, designed with features from the existing restroom building.

The WCF Regulations and Council Policy 600-43 encourages wireless providers to locate WCFs away from residential uses and other sensitive uses by providing lower permit process levels in commercial and industrial zones. As this particular project is located in an open space zone, a Process 4, CUP is required pursuant to LDC Section 141.0420(f)(3). Based on AT&T's justification letter, this site was one of two candidates that was a non-residential use within the search ring. The other, the San Diego Tennis Club located north of the property, had a ground elevation of 35' compared to the current proposed location of 46'. Tecolote Park was selected due to the additional ground elevation, as well as its geographic position which provided the best location for the necessary coverage objective to the southwest and southeast as indicated on the aerial view (Attachment 1). More importantly, the proposed location provided an opportunity for a design that can be integrated with the surrounding park area that complies with the General Plan and the Wireless Communication Regulations.

WCFs are required to "use all reasonable means to conceal or minimize the visual impacts of the WCF through integration..." Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the antennas and the RRUs are camouflaged by the branches from the 45-foot tall monopine. Along with the utilization of the antenna socks and painting all the components to match the monopine bark; the end result will provide a more realistic tree appearance while reducing the visual impacts (Attachment 8 & 9). The equipment associated with this project will be concealed inside an equipment enclosure designed to include features from the existing restroom building. Additionally, this 370-square foot equipment shelter includes a separate room, approximately 120-square feet, reserved for the Tecolote Park and Recreation Center for storage. The equipment enclosure will be constructed of split face concrete block with a standing seam metal shed roof, and an expanded metal mesh in-fill for ventilation. It will be painted to match the existing restroom building for a coherent design that is consistent with the existing park setting.

Community Plan Analysis:

While the Linda Vista Community Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A. 15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project complies with the General Plan recommendations by 1) concealing the equipment associated with the antennas in an enclosure designed to replicate the park restrooms; and 2) locating the antennas and RRUs behind the branches of a 45-foot tall monopine. The combination of 75 total branches extending a minimum of 24-inches in front of the antenna and the utilization of antenna socks will result in a realistic tree appearance that is aesthetically pleasing and respectful of the neighborhood context.

The project was presented to both the Tecolote Recreation Council and the Linda Vista Community Planning Group. The Tecolote Recreation Council voted in favor of the proposed WCF with conditions to require a storage building roll up door and locking mechanisms that meet City staffs preference. The current plan reflects the roll up door feature and the permit identifies these two requirements under Condition No. 41. The Linda Vista Community Planning Group also voted to support the proposed WCF on February 24, 2014 with a vote of 11-0.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings have been made in the affirmative. Therefore, staff

recommends approval of CUP No. 1153618, NUP No. 1153619, and NDP No. 1228178.

ALTERNATIVE

1. **Approve CUP No. 1153618, NUP No. 1153619, and NDP No. 1228178, with modifications.**
2. **Deny CUP No. 1153618, NUP No. 1153619, and NDP No. 1228178, if the Planning Commissions makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Simon Tse
Development Project Manager
Development Services Department

Attachments:

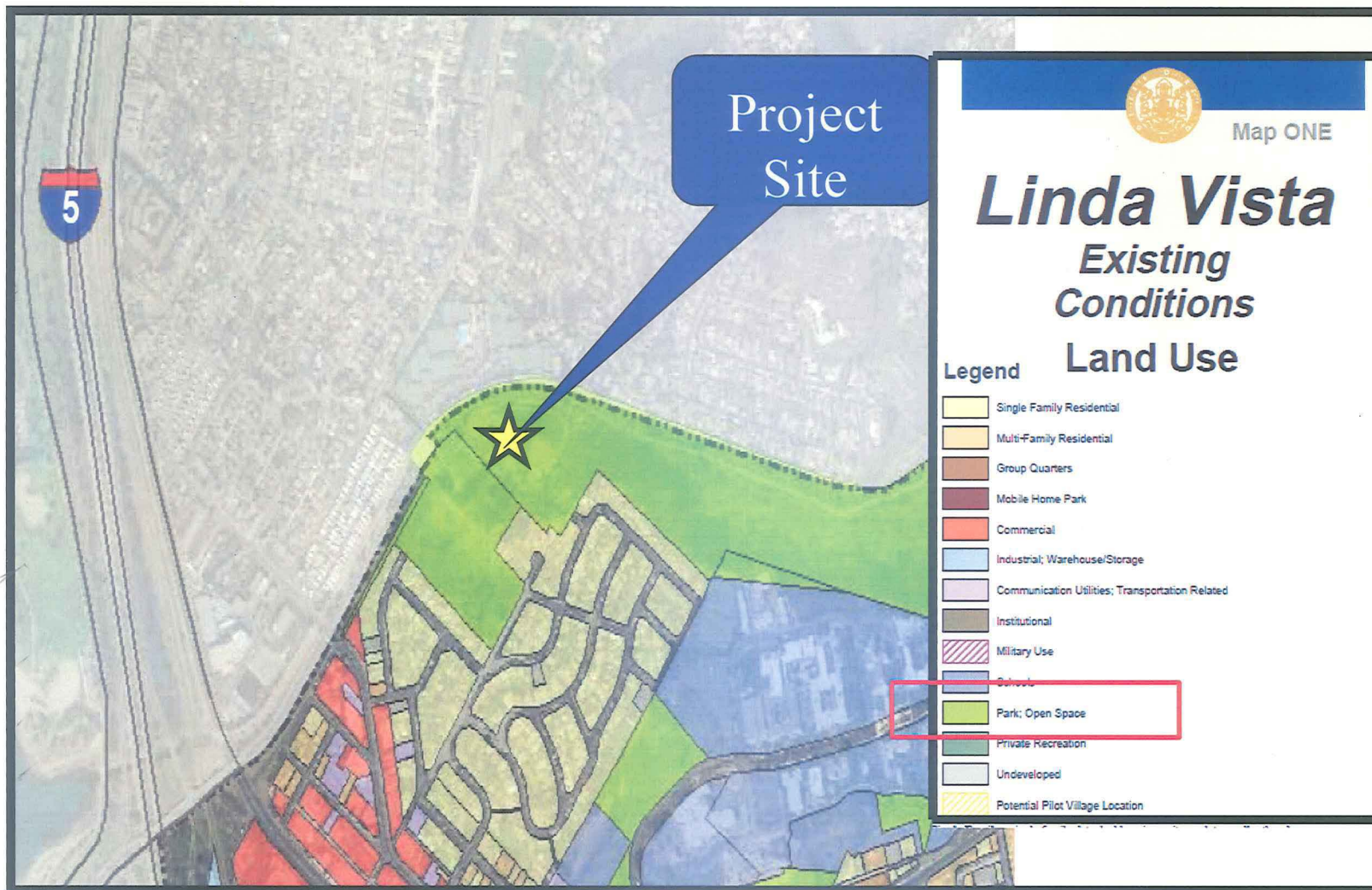
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photosimulations
9. Project Plans
10. Community Planning Group Recommendation
11. Tecolote Recreational Council
12. Project Chronology
13. Notice of Planning Commission
14. Site Justification
15. Site Photos
16. Draft Findings



Aerial Photo

AT&T Mobility Tecolote Park - Project No. 325656
3981 Tecolote Road, San Diego, CA 92110





Community Land Use Map (Linda Vista)

AT&T Mobility Tecolote Park - Project No. 325656
 3981 Tecolote Road, San Diego, CA 92110





Project Location Map

AT&T Mobility Tecolote Park - Project No. 325656
3981 Tecolote Road, San Diego, CA 92110



PROJECT DATA SHEET

| | | |
|---|--|---------------------------------|
| PROJECT NAME: | AT&T Mobility Tecolote Park | |
| PROJECT DESCRIPTION: | A CUP, NUP, and NDP for a Wireless Communication Facility that consist of twelve antennas on a 45-foot tall mono-pine. The equipment associated with this project is located inside a 370-square foot equipment enclosure designed to match the existing restroom building. Approximately 120-square feet of the proposed equipment enclosure will be reserved for the Tecolote Park and Recreation use. | |
| COMMUNITY PLAN AREA: | Linda Vista | |
| DISCRETIONARY ACTIONS: | Conditional Use Permit, Neighborhood Use Permit & Neighborhood Development Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | OP-2-1 | |
| <p>Pursuant to Land Development Code Section 131.0231, Table 131-02C - Development Regulations of Open Space Zones, there are no setback or height limits within the OP-2-1 zone.</p> | | |
| ADJACENT PROPERTIES: | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Park/Open Space - RS-1-7 | Recreation/Tennis & Racket Club |
| SOUTH: | Single Family Residential - RS-1-7 | Single Family Residential |
| EAST: | Park/Open Space - OP-2-1 | Park/Open Space |
| WEST: | Park/Open Space - OP-1-1 | Park |
| DEVIATIONS OR VARIANCES REQUESTED: | None for this action. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | On February 24, 2014, the Linda Vista Community Board voted 11-0 to support the proposed AT&T project. | |

PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1153618
NEIGHBORHOOD USE PERMIT NO. 1153619
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1228178
AT&T MOBILITY TECOLOTE PARK LTE PROJECT NO. 325656

WHEREAS, **CITY OF SAN DIEGO**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to install a new Wireless Communication Facility (WCF) that consists of twelve (12) antennas, twenty-four (24) Remote Radio Units (RRUs), and four (4) DC Surge Suppressors mounted on a new 45-foot tall monopine. The associated equipment shall be concealed inside a 370-square foot enclosure designed to match the existing restroom building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1153618, Neighborhood Use Permit No. 1153619, and Neighborhood Development Permit No. 1228178);

WHEREAS, the project site is located at 3981 Tecolote Road (in Tecolote Park) in the OP-2-1 zone of the Linda Vista Community Plan;

WHEREAS, the project site is legally described as San Diego SubD Pueblo Lands of San Diego 10.15 AC M/L in Lot 265 Map Ref: MM0036;

WHEREAS, on April 24, 2014, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1153618, Neighborhood Use Permit No. 1153619, and Neighborhood Development Permit No. 1228178 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 21, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15303 (new construction or conversion of small structures) 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 Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated April 24, 2014.

FINDINGS:

Conditional Use Permit Approval - Section §126.0305

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

The proposed AT&T project is located within the Linda Vista Community Planning area which does not specifically address WCFs. However, the City of San Diego's General Plan requires all WCFs to minimize visual impacts by concealing the wireless facilities in existing structures or by

using screening techniques to hide or blend them into the surrounding area. The plan also requires 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 antennas associated with this WCF are camouflaged with the installation of a 45-foot tall monopine. The monopine as designed complies with the WCF Design Guidelines with an average of three branches per foot for a total of seventy-five branches. Additionally, each branch will extend a minimum of 24-inches in front of each antenna (to be covered with an antenna sock) resulting in a more realistic tree appearance that is aesthetically pleasing and respectful of the neighborhood context. The equipment associated with this project is located inside a new 370-square foot equipment enclosure designed to match the features of the adjacent restroom building and consistent with the General Plan's requirement to be concealed from view.

The proposed WCF complies with the City's Land Development Code Section 141.0420, Wireless Communication Facilities, as well as requirements of the City's General Plan. The proposed WCF does 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 consists of a 45-foot tall monopine with twelve (12) antennas, twenty-four (24) Remote Radio Units, and four (4) Surge Suppressors, and a 370-square foot equipment room. The project is located within Tecolote Park (immediately adjacent to the batting cage) with an address of 3981 Tecolote Road and is located in the Linda Vista Community Plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). 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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T Mobility submitted an RF Report, which concluded that the project complies with the FCC's RF Standards. 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 proposed 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; and

WCFs are permitted in open space zones with a CUP, Process 4 pursuant to LDC Section 141.0420(f)(3). The WCF Design Requirements (LDC Section 141.0420(g)(2)) states that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through

integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” In this case, the antennas and the associated components will be screened behind the branches of the 45-foot tall monopine. Along with the utilization of the antenna socks, the monopine will provide the appropriate concealment necessary to reduce any visual impacts.

Pursuant to LDC Section 141.0420(d)(4), an NUP is required for all *Wireless communication facilities* proposed in dedicated parkland where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.

The equipment enclosure will be located adjacent to the batting cages on the north side of the baseball fields. The equipment enclosure includes features from the restroom building for a more coherent design consistent with the existing park setting. These features include a split face concrete block enclosure and a standing seam metal shed roof. An expanded metal mesh in-fill will also be added to provide an air cool environment for the outdoor equipment. Additionally, portions of the proposed equipment enclosure (approximately 120-square feet) will be reserved for Tecolote Park and Recreation Center. Pursuant to LDC Section 141.0420(g)(3) and 141.0420(i)(2), an NDP is required for the proposed above ground 370-square foot equipment enclosure.

An NUP is required per LDC Section 141.0420(d)(4) and along with the CUP (required per LDC Section 141.0420(f)(3)) and NDP (required per LDC Sections 141.0420(g)(3) and 141.0420(i)(2)), these permits are be a consolidated Process 4, Planning Commission decision. Based on this analysis, the project design will comply with the applicable regulations of the Land Development Code.

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

The proposed WCF is located in the OP-2-1 zone within Tecolote Park. As designed, the project is a Preference 4 location. According to Council Policy 600-43, the applicant must provide justification in their application for choosing a Preference 4 location over other lower preference level locations. Based on AT&T's justification letter, this site was one of two candidates that was a non-residential use within the search ring. The other, the San Diego Tennis Club had a ground elevation of 35' compared to the proposed location of 46'. Tecolote Park was selected due to the additional ground elevation, as well as its geographic position which provided the best location for the proposed coverage objective to the southwest and southeast as indicated on the aerial and the coverage map. More importantly, the proposed location provided an opportunity for a design that can be integrated with the surrounding park area that complies with the General Plan and the Wireless Communication Regulations. Based on this analysis, and AT&T's design, the WCF is appropriate at the proposed location.

Neighborhood Use Permit - Section §126.0205

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

The proposed AT&T project is located within the Linda Vista Community Planning area which does not specifically address WCFs. However, the City of San Diego's General Plan requires all

WCFs to minimize visual impacts by concealing the wireless facilities in existing structures or by using screening techniques to hide or blend them into the surrounding area. The plan also requires 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 antennas associated with this WCF are camouflaged with the installation of a 45-foot tall monopine. The monopine as designed complies with the WCF Design Guidelines with an average of three branches per foot for a total of seventy-five branches. Additionally, each branch will extend a minimum of 24-inches in front of each antenna (to be covered with an antenna sock) resulting in a more realistic tree appearance that is aesthetically pleasing and respectful of the neighborhood context. The equipment associated with this project is located inside a new 370-square foot equipment enclosure designed to match the features of the adjacent restroom building and consistent with the General Plan's requirement to be concealed from view.

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

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

The project consists of a 45-foot tall monopine with twelve (12) antennas, twenty-four (24) Remote Radio Units, and four (4) Surge Suppressors, and a 370-square foot equipment room. The project is located within Tecolote Park (immediately adjacent to the batting cage) with an address of 3981 Tecolote Road and is located in the Linda Vista Community Plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). 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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T Mobility submitted an RF Report, which concluded that the project complies with the FCC's RF Standards. 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 proposed 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.

WCFs are permitted in open space zones with a CUP, Process 4 pursuant to LDC Section 141.0420(f)(3). The WCF Design Requirements (LDC Section 141.0420(g)(2)) states that WCFs “shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.” In this case, the antennas and the associated components will be screened behind the branches of the 45-foot tall monopine. Along with the utilization of the antenna socks, the monopine will provide the appropriate concealment necessary to reduce any visual impacts.

Pursuant to LDC Section 141.0420(d)(4), an NUP is required for all *Wireless communication facilities* proposed in dedicated parkland where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.

The equipment enclosure will be located adjacent to the batting cages on the north side of the baseball fields. The equipment enclosure includes features from the restroom building for a more coherent design consistent with the existing park setting. These features include a split face concrete block enclosure and a standing seam metal shed roof. An expanded metal mesh in-fill will also be added to provide an air cool environment for the outdoor equipment. Additionally, portions of the proposed equipment enclosure (approximately 120-square feet) will be reserved for Tecolote Park and Recreation Center. Pursuant to LDC Section 141.0420(g)(3) and 141.0420(i)(2), an NDP is required for the proposed above ground 370-square foot equipment enclosure.

An NUP is required per LDC Section 141.0420(d)(4) and along with the CUP (required per LDC Section 141.0420(f)(3)) and NDP (required per LDC Sections 141.0420(g)(3) and 141.0420(i)(2)), these permits are be a consolidated Process 4, Planning Commission decision. Based on this analysis, the project design will comply 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;

The proposed AT&T project is located within the Linda Vista Community Planning area which does not specifically address WCFs. However, the City of San Diego’s General Plan requires all WCFs to minimize visual impacts by concealing the wireless facilities in existing structures or by using screening techniques to hide or blend them into the surrounding area. The plan also requires 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 antennas associated with this WCF are camouflaged with the installation of a 45-foot tall monopine. The monopine as designed complies with the WCF Design Guidelines with an average of three branches per foot for a total of seventy-five branches. Additionally, each branch will extend a minimum of 24-inches in front of each antenna (to be covered with an antenna sock) resulting in a more realistic tree appearance that is aesthetically pleasing and respectful of the neighborhood context. The equipment associated with this project is located inside a new 370-

square foot equipment enclosure designed to match the features of the adjacent restroom building and consistent with the General Plan's requirement to be concealed from view.

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

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

The project consists of a 45-foot tall monopine with twelve (12) antennas, twenty-four (24) Remote Radio Units, and four (4) Surge Suppressors, and a 370-square foot equipment room. The project is located within Tecolote Park (immediately adjacent to the batting cage) with an address of 3981 Tecolote Road and is located in the Linda Vista Community Plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). 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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T Mobility submitted an RF Report, which concluded that the project complies with the FCC's RF Standards. 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 proposed 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.

WCFs are permitted in open space zones with a CUP, Process 4 pursuant to LDC Section 141.0420(f)(3). The WCF Design Requirements (LDC Section 141.0420(g)(2)) states that WCFs "shall utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions." In this case, the antennas and the associated components will be screened behind the branches of the 45-foot tall monopine. Along with the utilization of the antenna socks, the monopine will provide the appropriate concealment necessary to reduce any visual impacts.

Pursuant to LDC Section 141.0420(d)(4), an NUP is required for all *Wireless communication facilities* proposed in dedicated parkland where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following

primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.

The equipment enclosure will be located adjacent to the batting cages on the north side of the baseball fields. The equipment enclosure includes features from the restroom building for a more coherent design consistent with the existing park setting. These features include a split face concrete block enclosure and a standing seam metal shed roof. An expanded metal mesh in-fill will also be added to provide an air cool environment for the outdoor equipment. Additionally, portions of the proposed equipment enclosure (approximately 120-square feet) will be reserved for Tecolote Park and Recreation Center. Pursuant to LDC Section 141.0420(g)(3) and 141.0420(i)(2), an NDP is required for the proposed above ground 370-square foot equipment enclosure.

An NUP is required per LDC Section 141.0420(d)(4) and along with the CUP (required per LDC Section 141.0420(f)(3)) and NDP (required per LDC Sections 141.0420(g)(3) and 141.0420(i)(2)), these permits are be a consolidated Process 4, Planning Commission decision. Based on this analysis, the project design will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1153618, Neighborhood Use Permit No. 1153619, and Neighborhood Development Permit No. 1228178 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Conditional Use Permit No. 1153618, Neighborhood Use Permit No. 1153619, and Neighborhood Development Permit No. 1228178, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: April 24, 2014

Internal Order No. 24003805

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003805

CONDITIONAL USE PERMIT NO. 1153618
NEIGHBORHOOD USE PERMIT NO. 1153619
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1228178
AT&T MOBILITY TECOLOTE PARK LTE PROJECT NO. 325656
PLANNING COMMISSION

This Conditional Use Permit No. 1153618, Neighborhood Use Permit No. 1153619, and Neighborhood Development Permit No. 1228178 is granted by the Planning Commission of the City of San Diego to **CITY OF SAN DIEGO**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0201, et al 126.0301, et al 126.0401, et al and 141.0420. The site is located at 3981 Tecolote Road (in Tecolote Park) in the OP-2-1 zone of the Linda Vista Community Plan. The project site is legally described as San Diego SubD Pueblo Lands of San Diego 10.15 AC M/L in Lot 265 Map Ref: MM0036.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to install a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 24, 2014, on file in the Development Services Department.

The project shall include:

- a. A new Wireless Communication Facility (WCF) that consists of twelve antennas, twenty-four Remote Radio Units (RRUs), and four DC Surge Suppressors mounted on a new 45-foot tall monopine. The associated equipment shall be concealed inside a 370-square foot enclosure as illustrated on the approved Exhibit "A" dated April 24, 2014.
- b. The equipment enclosure shall be designed to match the building materials of the adjacent restroom including a split face concrete block and a standing seam metal roof with an expanded metal mesh in-fill for ventilation.

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **May 8, 2017**.
2. This Conditional Use Permit (CUP), Neighborhood Use Permit (NUP) and Neighborhood Development Permit (NDP) and corresponding use of this site shall expire on **April 24, 2024**. 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 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 Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The 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.

AIRPORT REQUIREMENTS:

14. Prior to issuance of a building permit, the Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

15. The project proposes to export 0 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

16. 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 Telocote Rd Right-of-Way.

17. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Telocote Rd Right-of-Way.

18. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

19. 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.

20. 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.

PARK & RECREATION REQUIREMENTS:

21. The Park and Recreation Department shall review and approve all construction documents prior to building permit issuance.

22. 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, it shall be repaired and/or replaced by the Permittee in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.

23. Landscape and/or hardscape areas disturbed during construction shall be repaired/replaced by the Permittee to the satisfaction of the Park & Recreation Dept./Development Services Dept., prior to the activation of WCF.

PLANNING/DESIGN REQUIREMENTS:

24. No overhead cabling or excessive cable looping is permitted.

25. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

26. Color photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."

27. The Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:

- a. Three (3) antennas with the following dimensions: 78" by 14.8" by 8.6"; and
- b. Nine (9) antennas with the following dimensions: 72" by 11.9" by 7.1".

28. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

29. Antennas shall be painted and textured to match the monopine foliage to the satisfaction of the Development Services Department.

30. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.

31. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.

32. Branches shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.

33. Starting branch height shall be no higher than 15-feet. Construction documents must reflect this requirement.

34. All exposed cables, brackets and supports shall be painted to match the monopine foliage to the satisfaction of the Development Services Department.
35. Radio Frequency antenna socks fully covering the front and back of the antennas (and any other components) shall be used.
36. The Permittee shall provide color samples of the monopine branches and bark prior to building permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to building permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by planning staff must be identical to the as-built monopine.
37. Monopine rely on existing and/or proposed trees to integrate with the surroundings. Additional trees may be required, to effectively integrate the faux tree, to the satisfaction of the Development Services Department.
38. 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 Permittee.
39. Approximately 120-square feet of the new enclosure shall be reserved for the Tecolote Park and Recreation Center consistent with the stamped approved Exhibit "A."
40. The new equipment enclosure shall be painted and textured to match the color and the roof of the existing restroom building.
41. The storage building shall include a roll up door and locking mechanisms to the satisfaction of the Development Services Department and the Park and Recreation Department.

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) 687-5984** 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.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create

disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

- 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.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 24, 2014 and [Approved Resolution Number].

ATTACHMENT 6

Conditional Use Permit No. 1153618
Neighborhood Use Permit No. 1153619
Neighborhood Development Permit No. 1228178
April 24, 2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

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

CITY OF SAN DIEGO
Owner

By _____
NAME
TITLE

AT&T MOBILITY
Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

(Check one or both)

TO: ☒ RECORDER/COUNTY CLERK
 P.O. Box 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

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

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

COPY

PROJECT NO.: 325656

AT&T – Tecolote Park

PROJECT LOCATION-SPECIFIC: The project is located at 3981 Tecolote Road, San Diego, CA 92110, in the OP-2-1 zone within the Linda Vista Community Planning area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Conditional Use Permit (CUP), Neighborhood Development Permit (NDP) and a Neighborhood Use Permit (NUP) to construct a new Wireless Communication Facility (WCF) located in an existing public park, the project would consist of a new 45 foot high monopine tree mounted with 12 antennas. Associated equipment cabinets would be located inside a 250 square foot (sq. ft.) concrete masonry unit wall enclosure. This enclosure would extend an additional 120 sq. ft. to create a storage room for use by the City.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Debra DePratti Gardner, 13948 Calle Bueno Ganar, Jamul CA 91935. 1-(619)-726-8110.

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: Section 15303 (new construction or conversion of small structures)
☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an initial review of this project and it was determined that the WCF meets the categorical exemption criteria set forth in the CEQA State Guidelines, Section 15303 (new construction or conversion of small structures), which allows for the construction of small facilities and the installation of new equipment in small structures. This WCF proposes a new 45 foot high monopine tree mounted with 12 antennas and associated equipment enclosure located in an existing public park. Since the project site is currently developed and lacks sensitive resources the exemption is appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: de Freitas

TELEPHONE: (619) 446-5187

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

DATE

CHECK ONE:

☒ SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

☐ SIGNED BY APPLICANT

COPY

COPY

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2013

EXISTING



PROPOSED



DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F



TECOLOTE PARK
SD0201

3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

VIEW

A

SHEET

1 / 5

AERIAL MAP

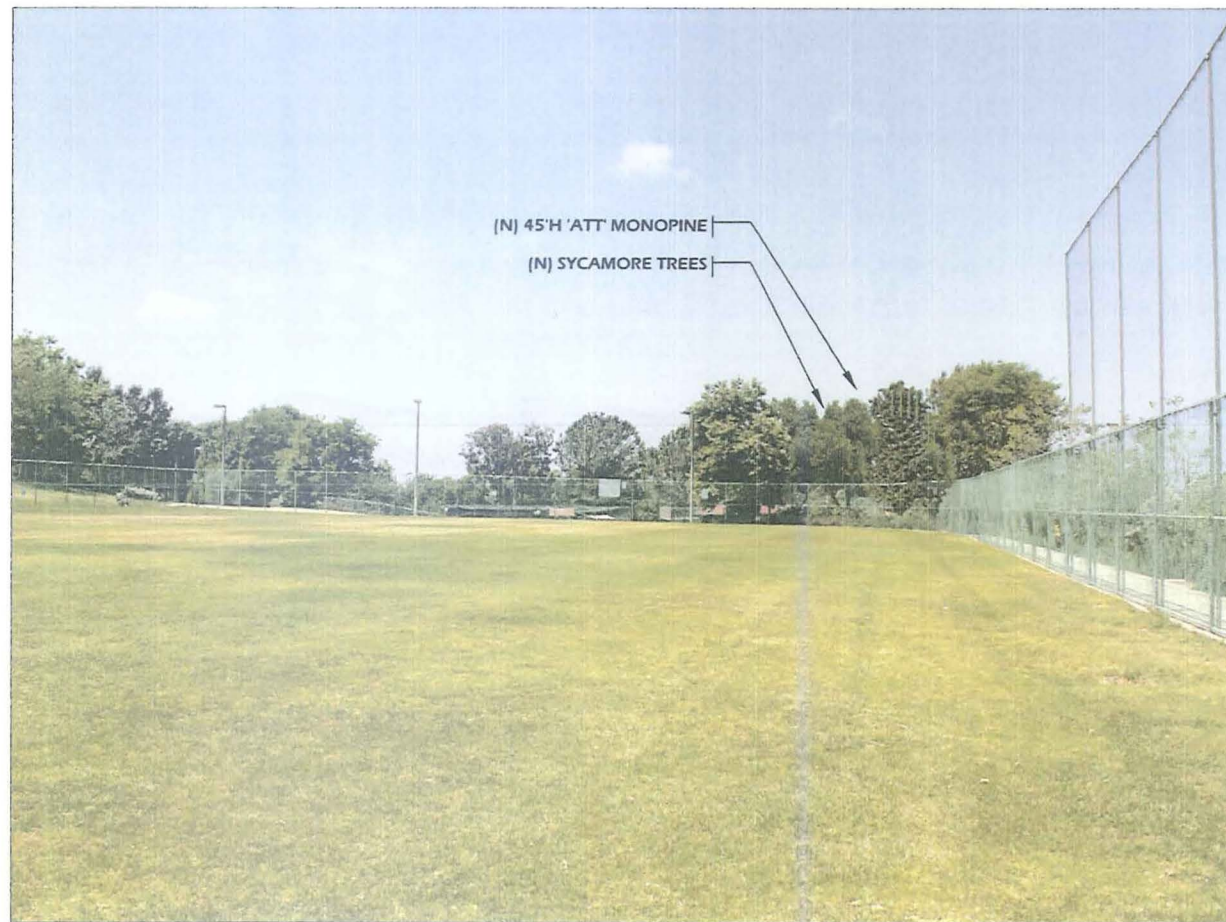


COPYRIGHT: GOOGLE MAPS, 2013

EXISTING



PROPOSED



DCI PACIFIC

A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | F 949.475.1001



at&t

**TECOLOTE PARK
SD0201**

3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

VIEW

B

SHEET

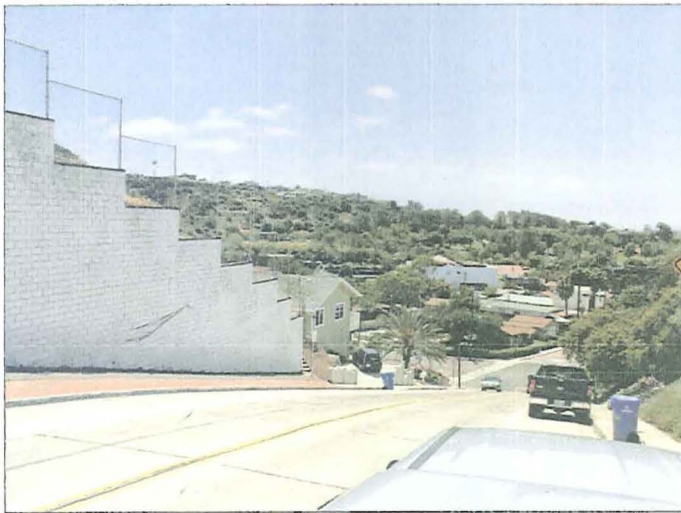
2 / 5

AERIAL MAP

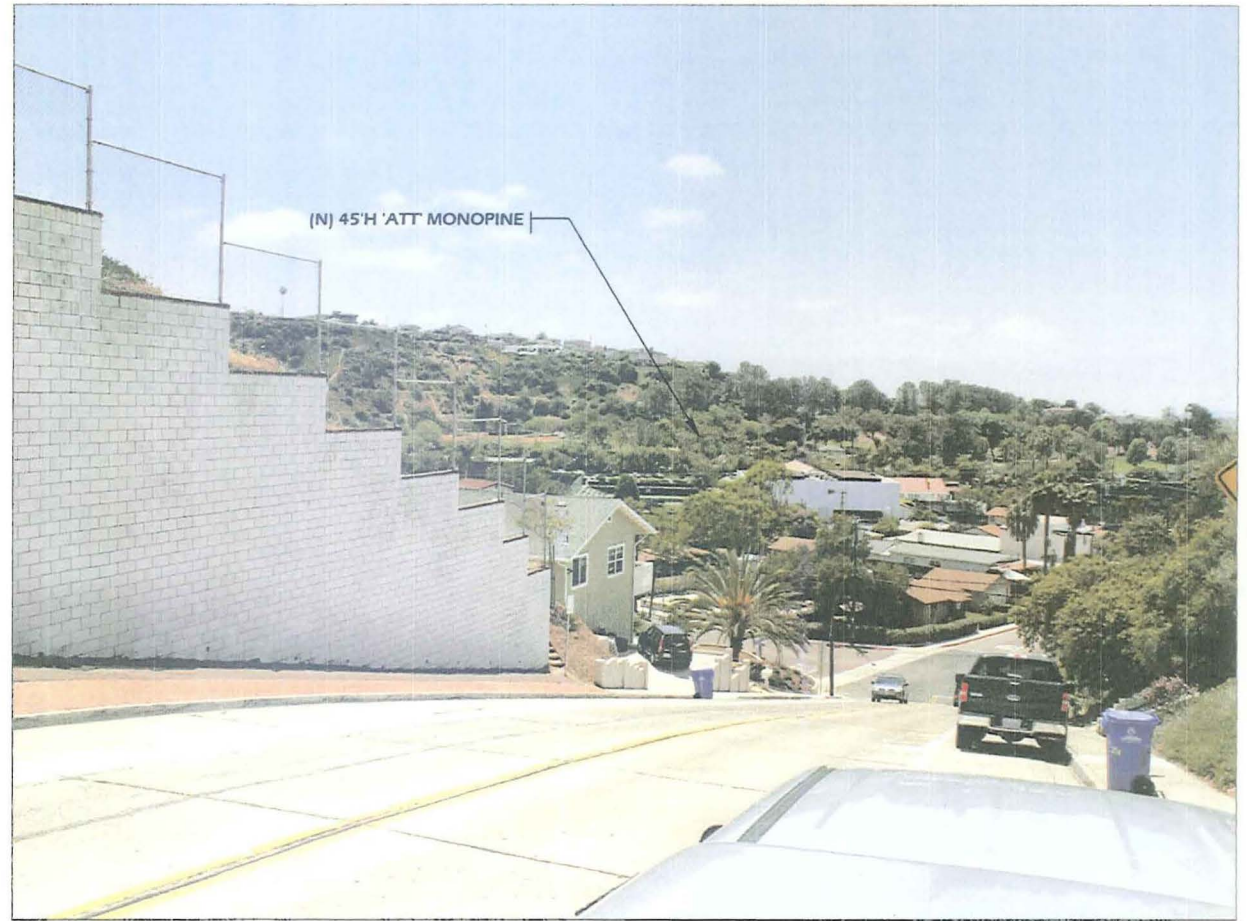


COPYRIGHT: GOOGLE MAPS, 2013

EXISTING



PROPOSED



DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | F 949.475.1001



TECOLOTE PARK
SD0201
3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

| VIEW | SHEET |
|------|-------|
| C | 3 / 5 |

AERIAL MAP

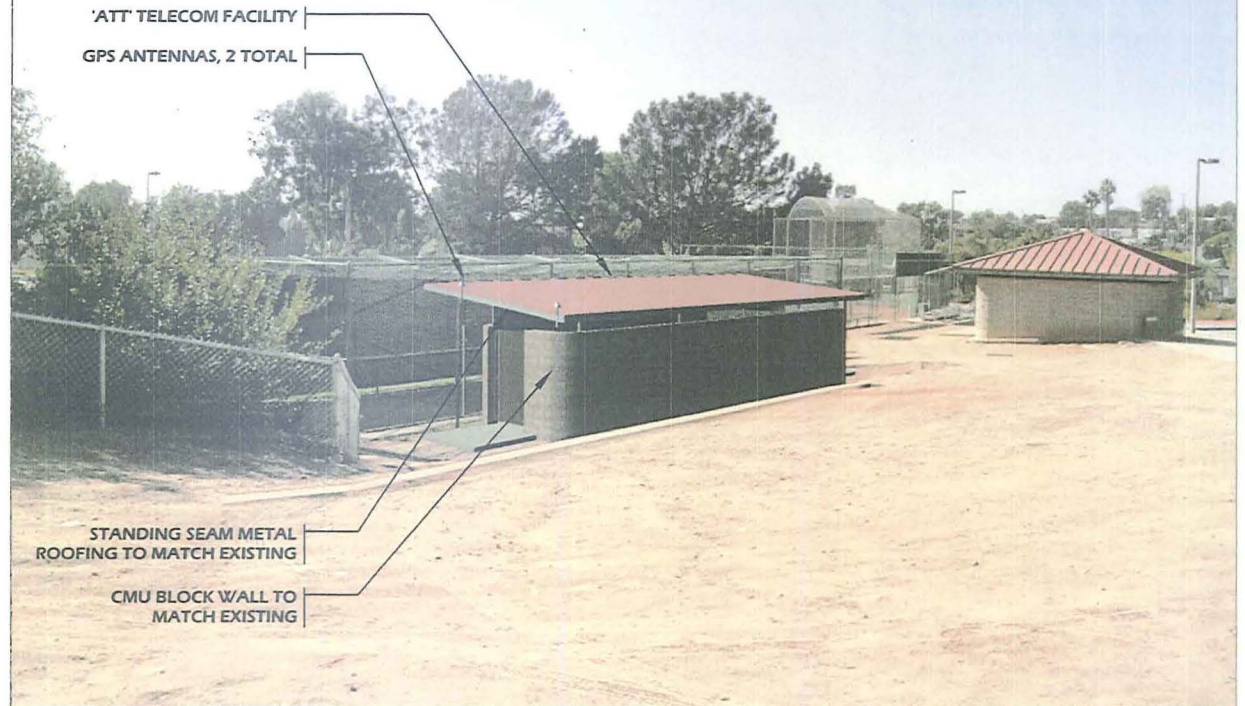


COPYRIGHT: GOOGLE MAPS, 2013

PROPOSED

NOTES:

1. NEW PLANTS AND TREES NOT SHOWN IN VIEW TO MAKE THE PROPOSED STRUCTURE VISIBLE.
2. FOR MORE INFORMATION ABOUT LANDSCAPE, PLEASE REFER TO LANDSCAPE DRAWINGS BY DCI PACIFIC.



EXISTING



DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949-475-1000 | F 949-475-1001



**TECOLOTE PARK
SD0201**
3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

| VIEW | SHEET |
|------|-------|
| D | 4 / 5 |

AERIAL MAP

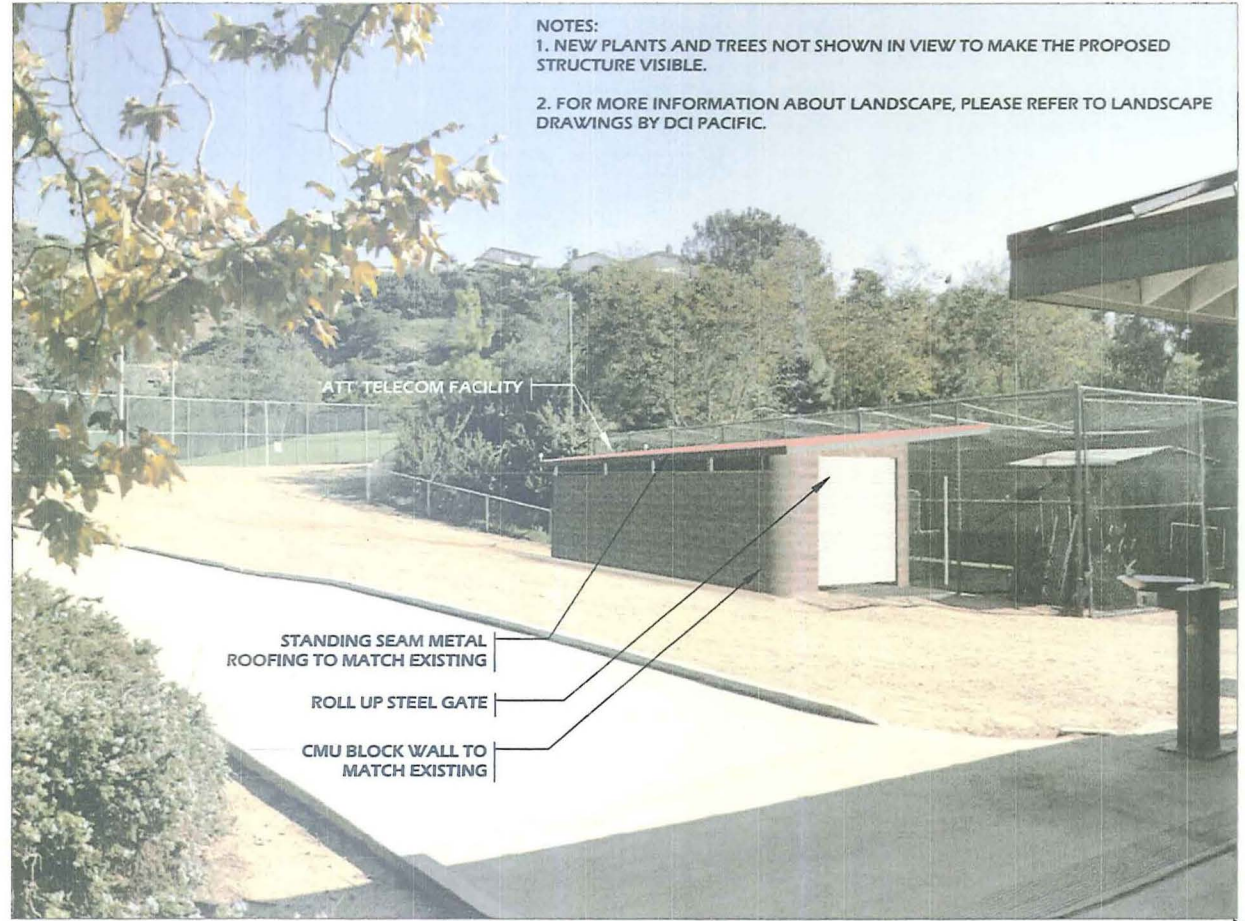


COPYRIGHT: GOOGLE MAPS, 2013

EXISTING



PROPOSED



NOTES:

1. NEW PLANTS AND TREES NOT SHOWN IN VIEW TO MAKE THE PROPOSED STRUCTURE VISIBLE.

2. FOR MORE INFORMATION ABOUT LANDSCAPE, PLEASE REFER TO LANDSCAPE DRAWINGS BY DCI PACIFIC.

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T: 949.475.1000 | 949.475.1001 F



**TECOLOTE PARK
SD0201**

3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

VIEW

E

SHEET

5 / 5

| APPROVAL | DATE | SIGNATURE |
|----------|------|-----------|
| P.M. : | | |
| C.M. : | | |
| S.A.C. : | | |
| R.F. : | | |
| ZONING : | | |



SITE NUMBER: SD0201

SITE NAME: TECOLOTE PARK

| DRAWING INDEX | REV. | DIRECTIONS | DEVELOPMENT SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|--|--|-------|----------|---------------------------|----|-----|-----|---|----------|---------------------------|----|-----|-----|---|----------|---------------------------|----|-----|-----|---|----------|----------------------------|----|-----|-----|---|----------|----------------------------|----|-----|-----|-----|------|-----------|----|-----|-------|-------|--|----------|----------|-------|--|
| T01 TITLE SHEET A01 SITE PLAN A02 EQUIPMENT AND ANTENNA LAYOUT PLANS A03 ELEVATIONS A04 ANTENNA AND RRU CONFIGURATION AND SPECIFICATIONS L01 IRRIGATION PLAN L02 IRRIGATION DETAILS AND WATER CALCULATION L03 PLANTING PLAN | 6 | FROM AT&T SAN DIEGO OFFICE | PROJECT SCOPE OF WORK: THIS PROJECT ENTAILS THE INSTALLATION OF: 1. EQUIPMENT CABINETS INSIDE CMU WALL ENCLOSURE 2. (12) PANEL ANTENNAS AND (24) RRU's MOUNTED ON NEW 45'H MONOPINE 3. (2) GPS ANTENNAS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 6 | 7337 TRADE STREET, SAN DIEGO, CA 92121 | PROPERTY INFORMATION: LEGAL DESCRIPTION: CITY: SAN DIEGO SUBD PUEBLO LANDS OF SAN DIEGO 10.15 AC M/L IN LOT 265 MAP REF: MM0036 ASSESSOR PARCEL NUMBER: 436-261-21 LEASE AREA: 250 SQ. FT. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 SHEETS TOTAL | | VICINITY MAP | BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK: <div></div> | EXISTING WCFs ON SAME PROPERTY: NONE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | BUILDING CODE INFORMATION: EXISTING BUILDING/STRUCTURE: OCCUPANCY = N/A CONSTRUCTION TYPE = N/A SPRINKLER SYSTEM = N/A (E) BLDG. CONSTRUCTED = N/A PROPOSED STRUCTURE: OCCUPANCY = S-2 CONSTRUCTION TYPE = V-B SPRINKLER SYSTEM = N/A | OWNER: OWNER: CITY OF SAN DIEGO ADDRESS: 8311 CLIFFRIDGE AVENUE, SAN DIEGO, CA 92037 CONTACT: ENZA MORERO CITY OF SAN DIEGO REAL ESTATE ASSETS DEPARTMENT PROPERTY AGENT TELECOMMUNICATIONS DIVISION ADDRESS: 1200 THIRD AVENUE, SUITE 1700, SAN DIEGO, CA 92101 PHONE: (619) 236-6052 FAX: (619) 236-6706 E-MAIL: EMORERO@SANDIEGO.GOV | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CODE COMPLIANCE | | ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. | ZONING INFORMATION: JURISDICTION: CITY OF SAN DIEGO ZONING DESIGNATION: OP-2-1 EXISTING ZONING NO.: N/A LATITUDE: 32° 46' 32.09" N LONGITUDE: 117° 11' 56.95" W TOP OF (E) STRUCTURE: N/A BASE OF STRUCTURE: 38 FT A.M.S.L. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS) 3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) 4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) | 5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) 6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) 7. 2013 CALIFORNIA GREEN CODE 8. 2013 CALIFORNIA REFERENCES STANDARDS CODE 9. APPLICABLE LOCAL CODES | PROJECT TEAM: CONSTRUCTION: TIM HENION PHONE: (503) 519-8591 SITE ACQUISITION: DEBRA DEPRATTI GARDNER PHONE: (619) 726-8110 PLANNING: DEBRA DEPRATTI GARDNER PHONE: (619) 726-8110 ARCHITECT: D.K. DO, RA PHONE: (949) 475-1000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202 | | TECOLOTE PARK SD0201 3981 TECOLOTE ROAD SAN DIEGO, CA 92110 | DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F | <table><tr><td>6</td><td>02/11/14</td><td>INCORPORATE CITY COMMENTS</td><td>IP</td><td>BOK</td><td>DKD</td></tr><tr><td>5</td><td>01/21/13</td><td>INCORPORATE CITY COMMENTS</td><td>IP</td><td>BOK</td><td>DKD</td></tr><tr><td>4</td><td>10/16/13</td><td>INCORPORATE CITY COMMENTS</td><td>IP</td><td>BOK</td><td>DKD</td></tr><tr><td>3</td><td>09/05/13</td><td>ISSUED FOR ZONING APPROVAL</td><td>IP</td><td>BOK</td><td>DKD</td></tr><tr><td>2</td><td>04/29/13</td><td>ISSUED FOR ZONING APPROVAL</td><td>IP</td><td>BOK</td><td>DKD</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP'D</td></tr><tr><td colspan="2">SCALE</td><td>AS SHOWN</td><td>DESIGNED</td><td colspan="2">DRAWN</td></tr></table> | 6 | 02/11/14 | INCORPORATE CITY COMMENTS | IP | BOK | DKD | 5 | 01/21/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD | 4 | 10/16/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD | 3 | 09/05/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD | 2 | 04/29/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD | NO. | DATE | REVISIONS | BY | CHK | APP'D | SCALE | | AS SHOWN | DESIGNED | DRAWN | |
| 6 | 02/11/14 | INCORPORATE CITY COMMENTS | IP | BOK | DKD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 01/21/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 10/16/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 09/05/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 04/29/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NO. | DATE | REVISIONS | BY | CHK | APP'D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SCALE | | AS SHOWN | DESIGNED | DRAWN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | SHEET TITLE | | SHEET NUMBER | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | TITLE SHEET | | T01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

PLANT MATERIAL LEGEND

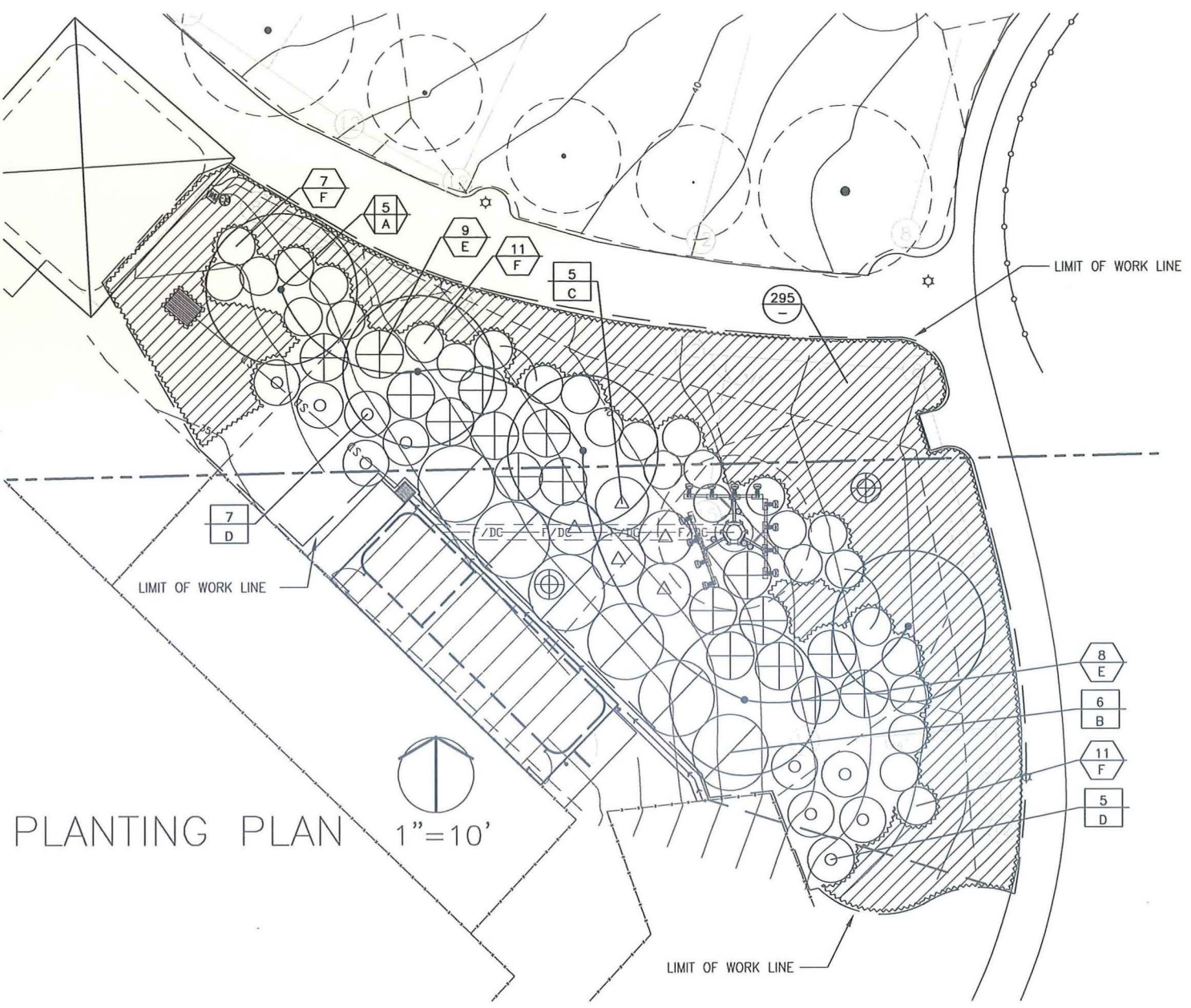
| | | | | | | | | PLANT FACTOR WUCOLS REGION 4 |
|--------------|------|-----|--------------------------------|-----------------------|----------------------|-------------------|------------------|--|
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | MATURE HGT & SPRD | CONTAINER SIZE | PLANT SPACING | REMARKS |
| | - | - | MONO-PINE | - | - | - | - | SEE ARCHITECT'S DRAWINGS |
| | - | - | EXISTING TREE TO REMAIN | - | - | - | - | PROTECT IN PLACE |
| | A | 5 | PINUS CANARIENSIS | CANARY ISLAND PINE | 50'-80' X 20'-35' | 48" BOX | AS SHOWN | L DOUBLE STAKE, SEE STD DWG SDL-101 |
| SHRUBS | | | | | | | | |
| | B | 6 | HETEROMELES ARBUTIFOLIA | TOYON | 12'-18' X 25' | 15 GAL | 10' O.C. | L SEE STD DWG. SDL-102 |
| | C | 5 | COTONEASTER LACTEUS | RED CLUSTERBERRY | 8'-10' X 10'-12' | 5 GAL | 8' O.C. | L SEE STD DWG. SDL-102 |
| | D | 10 | RHUS INTEGRIFOLIA | LEMONADEBERRY | 3'-4' X 12'-15' | 15 GAL | 8' O.C. | L SEE STD DWG. SDL-102 |
| | E | 17 | PYRACANTHA 'SANTA CRUZ' | FIRETHORN | 3' X 5'-6' | 5 GAL | 4' O.C. | L SEE STD DWG. SDL-102 |
| | F | 29 | LANTANA MONTIVIDENSIS | TRAILING LANTANA | 12"-18" X 5'-10' | 1 GAL | 5' O.C. | L 3 PLANTS PER SYMBOL, SEE STD DWG. SDL-102 |
| GROUND COVER | | | | | | | | |
| | G | 295 | ROSMARINUS OFF. 'PROSTRATUS | DWARF ROSEMARY | 2' X 5'-6' | 1 GAL | 4' O.C. | L SEE STD DWG. SDL-102 |
| | | | | | | | | LOCATION OF SOIL TEST, 2 TESTS REQUIRED |

PLANTING NOTES

1. ALL SOIL PREP SHALL BE AS PER STANDARD SPECIFICATIONS SECTION 308-2.3.
2. PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TESTS ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE SAN DIEGO PARK & RECREATION DEPARTMENT. SEE PLAN FOR TEST LOCATIONS
- THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.
- PREPARED SOIL MIX SHALL CONSIST OF TWENTY TO FORTY PERCENT (20%-40%) TYPE 1, 2, OR 3 ORGANIC SOIL AMENDMENT, AND THE REMAINDER NATIVE SOIL, DEPENDING ON EXISTING SOIL CONDITIONS AND FINDINGS OF THE HORTICULTURAL SOILS TEST WITH ROCKS OVER 2" REMOVED. ADD "AGRIFORM" 21 GRAM 20-10-5 PLANT TABLETS AT 1/3 DEPTH OF PLANTING PIT IN THE FOLLOWING RATES OF 1 PER 1 GAL, 2 PER 5 GAL, 3 PER 15 GAL AND LARGER (AVOID CONTACT WITH ROOTBALL).
- AMEND SOIL IN GROUND COVER AREAS FLATTER THAN 3:1 WITH THE FOLLOWING: 3 YARDS LOMEX PER 1,000 SQ FT, 100 LBS GYPSUM PER 1,000 SQ FT, 12 LBS 16-20-0 PER 1,000 SQ FT BEST OR EQUAL.
3. ALL TREES AND SHRUBS ARE TO BE INSTALLED AS PER REGIONAL STANDARD DRAWINGS SDL-101 AND SDL-102.
4. ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SPECIFICATIONS SECTION 212, "LANDSCAPE AND IRRIGATION MATERIALS"
5. THE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD SPECIFICATIONS SECTION 308, UNLESS OTHERWISE NOTED IN THESE DRAWINGS.
6. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES-1 YEAR, SHRUBS & GROUNDCOVERS-3 MONTHS.
7. ALL SHRUBS AND GROUND COVER AREAS SHALL BE TOP DRESSED WITH 2" THICK LAYER OF APPROVED SHREDDED BARK MULCH.

GENERAL NOTES

1. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
2. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR PLACING PLANTS,
3. DO NOT DAMAGE ROOTBALL DURING PLANTING. ANY PLANTS WITH DAMAGED ROOTBALLS MUST BE REPLACED.
4. SHRUBS AND TREES SHALL BE UNDER PLANTED WITH GROUND COVER AS SHOWN BY ADJACENT SYMBOL.



PLANTING PLAN 1"=10'

COORDINATION WITH PARK & RECREATION

1. PARK & RECREATION DEPARTMENT SHALL REVIEW AND APPROVE ALL CONSTRUCTION DOCUMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
2. PLACEMENT OF TREES SHALL BE APPROVED BY PARK & RECREATION DEPARTMENT PRIOR TO INSTALLATION.
3. REPRESENTATIVES OF THE PARK & RECREATION DEPARTMENT SHALL BE PRESENT DURING INSTALLATION OF THE BOXED TREES.

LANDSCAPE MAINTENANCE

ALL LANDSCAPE SHALL BE MAINTAINED BY CITY OF SAN DIEGO PARK & RECREATION DEPARTMENT.

SIZING LEGEND



Shapton Landscape Architecture
714/955-9325
billshapton@hotmail.com

SEE SHEET L01 FOR IRRIGATION PLAN
SEE SHEET L02 FOR WATER CALCS



TECOLOTE PARK
SD0201

3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

| NO. | | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|------|----------------------------|----|-----|-------|
| 6 | 02/11/14 | | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 5 | 01/21/13 | | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 4 | 10/16/13 | | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 3 | 09/05/13 | | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |
| 2 | 04/29/13 | | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |

| SHEET TITLE | | SHEET NUMBER |
|---------------|--|--------------|
| PLANTING PLAN | | L03 |

SECTION A: HYDROZONE INFORMATION TABLE

Provide the Square Footage of Landscape Area per Hydrozone

| Hydrozone | Zone or Valve | Irrigation Method | Area (s.f.) | % of Landscape Area |
|-----------|---------------|-------------------|-------------|---------------------|
| 1 LW | B-16 | B | 20 | 1 |
| 2 LW | A-19, A-24 | S | 5,300 | 99 |
| | | | 5,320 | 100 |

SECTION B: WATER BUDGET CALCULATIONS

SECTION B1: MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = ETo (0.62) [(0.7 X LA) + (0.3 X SLA)]

MAWA = 46.5 (0.62) [(0.7 X 5,320) + (0.3 X 0)]

MAWA = (28.83) (2,724)

MAWA = 107,363 GALLONS PER YEAR

SECTION B2: ESTIMATED TOTAL WATER USE (ETWU)

The project's Estimated Total Water Use is calculated using the following formula:

ETWU = ETo (0.62) (PF X HA + SLA)
IE

ETWU = 46.5 (0.62) (0.3 X 20 + 0)
0.71

ETWU = (28.83) (8.45)

ETWU = 244 GALLONS PER YEAR FOR HYDROZONE 1


ETWU = ETo (0.62) (PF X HA + SLA)
IE

ETWU = 46.5 (0.62) (0.3 X 5,300 + 0)
0.71

ETWU = (28.83) (2,239.44)

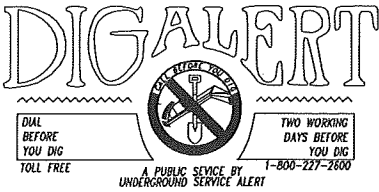
ETWU = 64,563 GALLONS PER YEAR FOR HYDROZONE 2

ETWU = 64,807 GALLONS PER YEAR FOR HYDROZONES 1 & 2

| SYMBOL | MFG. | MODEL | DESCRIPTION | NOZZLE | PSI | RAD. | GPM | PRECIP. | STD. DWG. |
|---|----------|----------------------------|---|---------------|-----|------|------|---------|------------------|
| 20H | HUNTER | I-20-12 | 12" POP UP ROTOR WITH BUILT-IN CHECK VALVE | 2.0 LA | 30 | 20' | 1.6 | 0.80 | SDI-103 |
| 20TT | HUNTER | I-20-12 | 12" POP UP ROTOR WITH BUILT-IN CHECK VALVE | 2.5 LA | 30 | 20' | 2.1 | 0.80 | SDI-103 |
| 20F | HUNTER | I-20-12 | 12" POP UP ROTOR WITH BUILT-IN CHECK VALVE | 4.5 LA | 30 | 20' | 3.4 | 0.80 | SDI-103 |
| 25Q | HUNTER | I-20-12 | 12" POP UP ROTOR WITH BUILT-IN CHECK VALVE | 2.0 LA | 30 | 25' | 1.6 | 0.80 | SDI-103 |
| 25T | HUNTER | I-20-12 | 12" POP UP ROTOR WITH BUILT-IN CHECK VALVE | 2.5 LA | 30 | 25' | 2.1 | 0.80 | SDI-103 |
| 25H | HUNTER | I-20-12 | 12" POP UP ROTOR WITH BUILT-IN CHECK VALVE | 3.5 LA | 30 | 25' | 2.8 | 0.80 | SDI-103 |
|  | RAINBIRD | 1802-SAM | 2" POP-UP FLOOD BUBBLER WITH BUILT-IN CHECK VALVE | HUNTER PCN-25 | 30 | - | 0.25 | - | SDI-103, SDI-104 |
| | RAINBIRD | RWS-M-B-C-1401 RWS-SOCK | ROOT WATERING SYSTEM (TREE BUBBLER TUBE) | - | 30 | - | 0.25 | - | SDI-103, SDI-104 |

NOTE: ALL NOZZLES ARE FACTORY-INSTALLED. SEE SHEET L01 FOR ADDITIONAL IRRIGATION EQUIPMENT.

A ROTORS, NOZZLES AND BUBBLERS



Shapton Landscape Architecture
714/955-9325
billshapton@hotmail.com

SEE SHEET L01 FOR IRRIGATION PLAN
SEE SHEET L03 FOR PLANTING PLAN



TECOLOTE PARK
SD0201

3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

| | | | | | |
|-------|----------|----------------------------|----------|-------|-------|
| 6 | 02/11/14 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 5 | 01/21/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 4 | 10/16/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 3 | 09/05/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |
| 2 | 04/29/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |
| NO. | DATE | REVISIONS | BY | CHK | APP'D |
| SCALE | | AS SHOWN | DESIGNED | DRAWN | |

ROTORS/NOZZLES,
BUBBLERS AND
WATER CALCULATIONS

L02

POINT OF CONNECTION
CONTRACTOR TO PROVIDE AND INSTALL NEW VALVES AND SHUT-OFF GATE VALVE TO EXISTING MAINLINE AS INDICATED. ADAPT NEW PIPING TO EXISTING PIPING AS REQUIRED. LOCATE VALVES IN SHRUB AREA. CONTRACTOR TO VERIFY LOCATION IN THE FIELD. EXISTING SYSTEM PEAK FLOW DEMAND: 70 GPM. EXISTING SYSTEM DESIGN PRESSURE: 85 PSI.

EXISTING AS-BUILT DATA
EXISTING IRRIGATION AS-BUILT DATA DERIVED FROM SAN DIEGO PARKS & RECREATION DEPT DWGS #25395-25-D AND #25395-27-D.

AUTOMATIC CONTROLLER
CONTRACTOR TO WIRE THREE (3) NEW VALVES (A-19, A-24, B-16) TO EXISTING IRRIGATION CONTROLLERS 'A' AND 'B' INSIDE UTILITY BUILDING. IF THERE ARE NOT THREE (3) STATIONS FREE, THEN CONTRACTOR TO COMBINE ALL SHRUB ROTORS ON ONE VALVE. CONTRACTOR TO PULL CONTROL WIRES AND COMMON WIRES TO ALL THREE REMOTE CONTROL VALVES. BURY WIRES MINIMUM 21" DEEP WITHIN 1" CONDUIT PER CITY STANDARDS. CONTRACTOR TO VERIFY LOCATIONS IN THE FIELD. CONTRACTOR MAY BE REQUIRED TO INSTALL CALSENSE RAIN SENSOR. SEE NOTE #14 BELOW FOR CLARIFICATION.

IRRIGATION NOTES:

1. THE DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS AS NECESSARY.
2. DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
3. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL LOCAL CITY AND COUNTY REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
4. THE SYSTEM IS DESIGNED FOR A MINIMUM OPERATING PRESSURE OF 65 PSI. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS 6. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.
5. CONTRACTOR TO COORDINATE WITH PARKS & RECREATION STAFF TO ASSIGN CONTROL WIRES FOR NEW IRRIGATION VALVES TO EXISTING CONTROLLERS, SEE NOTE ON PLAN.
6. ALL VALVES SHALL BE INSTALLED BELOW GRADE IN CONCRETE BOXES WITH CAST IRON LOCKING LIDS, SEE LEGEND. POSITION PARALLEL TO EACH OTHER AND LOCATE IN SHRUB AREA ADJACENT TO WALKWAY AS INDICATED.
7. CONTRACTOR SHALL PAINT THE IDENTIFICATION NUMBER (CONTROLLER LETTER AND VALVE NUMBER) OF THE VALVE BOX ON THE COVER; CONTROL WIRE PULL BOXES SHALL BE MARKED "PB"; LARGER ISOLATION VALVES IN VALVE BOXES SHALL BE MARKED "GV". THE PAINT SHALL BE WHITE OR YELLOW 100% ACRYLIC EPOXY WATERPROOF PAINT.
8. CONTRACTOR TO INSTALL AN APPROVED ANTI-DRAINAGE DEVICES FOR ALL LOW HEADS TO PREVENT LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.
9. ALL SPRAY HEADS ARE TO BE INSTALLED AS POP-UPS AS SPECIFIED IN THE LEGEND, UNLESS OTHERWISE NOTED.
10. INSTALL ALL SPRAY HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE OF RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING WATER ON BUILDINGS AND HARDSCAPE. ADJUST ALL VALVES FLOW CONTROLS TO PROVIDE OPTIMUM PERFORMANCE.
11. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF POSSIBLE ON-SITE INSPECTIONS WITH PARK AND RECREATION DEPARTMENT TO BE SCHEDULED AT THE FOLLOWING STAGE OF INSTALLATION:
 1. PRESSURE TEST OF IRRIGATION MAINLINE PRIOR TO BACKFILL OF TRENCHES.
 2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANT INSTALLATION.
 3. FINAL WALK-THROUGH OF THE PROJECT WITH ALL PARTIES CONCERNED FOR THE VERIFICATION OF JOB COMPLETION AND EXECUTION OF WORK PER THE PLANS AND SPECIFICATIONS.
12. THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTIED FOR A PERIOD OF (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. PLACE 1 POP-UP FLOOD BUBBLER AND 1 TREE BUBBLER TUBE AT EACH TREE PER CITY STANDARDS, SEE LEGEND.
14. IF EXISTING CALSENSE CONTROLLERS HAVE FACTORY-INSTALLED RAIN SENSOR INTERFACE, CONTRACTOR TO ADD CALSENSE TIPPING RAIN BUCKET AS INDICATED ON PLAN PER MANUFACTURER'S RECOMMENDATIONS. IF NOT, CONTRACTOR TO COORDINATE WITH CITY TO PROVIDE RAIN SENSOR INTERFACE FOR EXISTING CONTROLLERS.

IRRIGATION PLAN 1"=10'

IRRIGATION LEGEND

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | PSI | RAD. | GPM | STD. DWG. |
|---------------------|---|-----|------|-----|------------------|
| | SEE CHART ON SHEET L02 FOR ROTORS AND FACTORY-INSTALLED NOZZLES | - | - | - | - |
| ⊙ | RAINBIRD/44 LRC/1" QUICK COUPLING VALVE WITH #44K (KEY) | | | | SDI-105 |
| ▲ | GRISWOLD DW-PRS SERIES, SIZE AS NOTED. | | | | SDI-114, SDI-126 |
| ⊕ | NIBCO/T-113K/ISOLATION GATE VALVE | | | | SDI-106 |
| NOT SHOWN | UF DIRECT BURIAL CONTROL WIRE SOLID COPPER, COLOR CODED # 12 GA.COMMON/# 14 GA. PILOT INSTALL WITHIN 1" SCHED 40 PVC. | | | | SDI-115, SDI-119 |
| --- | PVC MAINLINE CLASS 315 FOR 2" AND LARGER WITH SCH. 80 FITTINGS SOLVENT WELD, SCH. 40 FOR 1-1/2" 21" DEPTH | | | | SDI-110 |
| ---- | PVC LATERAL LINE-SCH 40, 3/4" MIN. SIZE, 15" DEPTH, SIZE NOTED. | | | | SDI-110 |
| ===== | PVC SCH 40 SLEEVES, 2X DIAMETER OF PIPE OR WIRE BUNDLE TO BE SLEEVED, MINIMUM 2" SIZE | | | | SDI-110 |
| GPM STA. PLANT SIZE | REMOTE CONTROL VALVE CALLOUT | | | | - |
| NOT SHOWN | BROOKS/3HL/CONCRETE VALVE BOXES AND ELECTRICAL PULL BOXES WITH CAST IRON LOCKING LIDS | | | | SDI-115 |
| Ⓡ | CALSENSE/RB-1/TIPPING RAIN BUCKET. SEE NOTE #14 IN IRRIGATION NOTES, THIS SHEET. CITY TO VERIFY IF REQUIRED WITH THIS SITE. | | | | - |
| 15 | EXISTING IRRIGATION HEAD AND LATERAL | | | | - |

NOTE: SEE SHEET L02 FOR ROTORS, BUBBLERS AND NOZZLES



TECOLOTE PARK
SD0201
3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

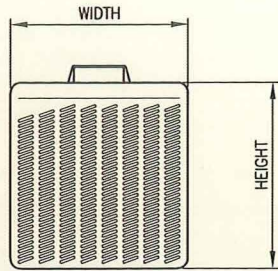
| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|----------------------------|----|-----|-------|
| 6 | 02/11/14 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 5 | 01/21/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 4 | 10/16/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 3 | 09/05/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |
| 2 | 04/29/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |

SEE SHEET L02 FOR WATER CALCS
SEE SHEET L03 FOR PLANTING PLAN



Shapton Landscape Architecture
714/955-9325
billshapton@hotmail.com

IRRIGATION PLAN
L01



| | |
|-----------------------------|----------------------------|
| RRU MODEL | RRUS-11 |
| DIMENSIONS INC. SUN SHIELD | 17.8" x 17.3" x 7.2" |
| DIMENSIONS EXCL. SUN SHIELD | 15.9" x 16.3" x 5.8" |
| INPUT VOLTAGE | -48VDC OR AC (INDOOR) |
| FUSE SIZE | 13 - 32A (RECOMMENDED 25A) |
| BAND 12 FREQUENCY | LOWER 700 MHz |
| BAND 12 WEIGHT | 50 LBS |
| BAND 4 FREQUENCY | AWS, 17/2100 MHz |
| BAND 4 WEIGHT | 44 LBS |
| MIN. CLEARANCE ABOVE | 16" |
| MIN. CLEARANCE BELOW | 8" |
| MIN. CLEARANCE SIDE | 0" |

REMOTE RADIO UNIT

7

Product Specifications

COMMSCOPE



Andrew Solutions
SBH-118055/1
Andrew's DualPolar Tri-Band Teleflex SmartBeam® Antenna, 1 x 650-896 MHz and 2 x 1710-2360 MHz, 65° horizontal beamwidth, RET compatible

- Three DualPolar antennas under one radome
- Interleaved dipole technology providing for attractive, low wind load mechanical package

Electrical Specifications

| Frequency Band, MHz | 600-806 | 806-896 | 1710-1880 | 1880-1990 | 1990-2180 | 2180-2360 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|
| Gain, dBi | 14.3 | 14.6 | 17.3 | 17.2 | 17.3 | 17.3 |
| Beamwidth, Horizontal, degrees | 68 | 64 | 70 | 67 | 66 | 63 |
| Beamwidth, Vertical, degrees | 12.0 | 10.7 | 5.3 | 5.4 | 4.8 | 4.5 |
| Beam Tilt, degrees | 0-14 | 0-14 | 0-7 | 0-7 | 0-7 | 0-7 |
| VSWR, typical, dB | 15 | 15 | 14 | 14 | 14 | 14 |
| Front-to-Back Ratio, Copolarization 180° x 20°, dB | 24 | 27 | 26 | 25 | 25 | 20 |
| CPR at Broadside, dB | 20 | 20 | 20 | 20 | 18 | 18 |
| CPR at Sector, dB | 10 | 10 | 10 | 10 | 6 | 6 |
| Isolation, dB | 29 | 28 | 29 | 29 | 29 | 29 |
| Isolation, Inter-system, dB | 30 | 30 | 30 | 30 | 30 | 29 |
| VSWR (Return Loss), dB | 15.5:1 | 15.5:1 | 15.5:1 | 15.5:1 | 15.5:1 | 15.5:1 |
| PM, 1st Order, 2 x 20 W, dBc | -150 | -150 | -150 | -150 | -150 | -150 |
| Input Power per Port, maximum, watts | 400 | 400 | 350 | 350 | 350 | 350 |
| Polarization | ±45° | ±45° | ±45° | ±45° | ±45° | ±45° |
| Impedance | 50 ohm | 50 ohm | 50 ohm | 50 ohm | 50 ohm | 50 ohm |
| Lightning Protection | dc Ground | dc Ground | dc Ground | dc Ground | dc Ground | dc Ground |

Mechanical Specifications

| | |
|---|---|
| Color / Radome Material | Light gray / Fiberglass, Vitrified |
| Connector Interface / Location / Quantity | 7-16 DIN Female (Bottom) / 6 |
| Wind Loading, maximum | 61.7 N @ 150 km/h 138.9 N @ 350 km/h |
| Wind Speed, maximum | 241.4 km/h 150.0 mph |

Dimensions

| | |
|------------|------------------------|
| Depth | 181.0 mm 7.1 in |
| Length | 19.28-80 mm 72.00 in |
| Width | 303.00 mm 11.85 in |
| Net weight | 23.00 kg 50.73 lb |

Remote Electrical Tilt (RET) Information

| | |
|--|-------------------|
| Actual Failure Rate, maximum | 0.01% |
| Power Consumption, during motor movements, maximum | 11.0 W |
| Power Consumption, idle state, maximum | 2.0 W |
| Power Input | 10-30 V |
| Protocol | 2GPP/3GPP 2.0 RET |

© 2013 ComScope, Inc. All rights reserved. All trademarks are the property of their respective owners. All other trademarks are the property of their respective owners. Page 1 of 1

| ANTENNA SECTOR | | ANTENNA | | | | | RRU AT ANTENNA LEVEL | | CABLE LENGTH (SEE FIBER AND DC INFORMATION BELOW) |
|----------------|----|---------|-----------------------|------------|----------|-------|----------------------|-----|--|
| | | AZIMUTH | MODEL | RAD CENTER | DOWNTILT | SKEW | MODEL | QTY | |
| ALPHA | A1 | 0 | AIR KRC118055/1 (6') | 37-0" | 0 | 0 deg | RRUS-11+WCS RRU | 2 | 14C +/- FT |
| | A2 | | COMMSCOPE SBNHH-1D65B | 37-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | A3 | | COMMSCOPE SBNHH-1D65B | 37-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | A4 | | COMMSCOPE SBNHH-1D65B | 37-0" | 0 | 0 deg | RRUS-11 | 2 | |
| BETA | B1 | 90 | AIR KRC118055/1 (6') | 37-0" | 0 | 0 deg | RRUS-11+WCS RRU | 2 | 14C +/- FT |
| | B2 | | COMMSCOPE SBNHH-1D65B | 37-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | B3 | | COMMSCOPE SBNHH-1D65B | 37-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | B4 | | COMMSCOPE SBNHH-1D65B | 37-0" | 0 | 0 deg | RRUS-11 | 2 | |
| GAMMA | C1 | 250 | AIR KRC118055/1 (6') | 37-0" | 0 | 0 deg | RRUS-11+WCS RRU | 2 | 14C +/- FT |
| | C2 | | COMMSCOPE SBNHH-1D65B | 37-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | C3 | | COMMSCOPE SBNHH-1D65B | 37-0" | 0 | 0 deg | RRUS-11 | 2 | |
| | C4 | | COMMSCOPE SBNHH-1D65B | 37-0" | 0 | 0 deg | RRUS-11 | 2 | |
| DELTA | D1 | N/A | - | - | - | - | - | 0 | - |
| | D2 | | - | - | - | - | - | 0 | |
| | D3 | | - | - | - | - | - | 0 | |
| | D4 | | - | - | - | - | - | 0 | |

24

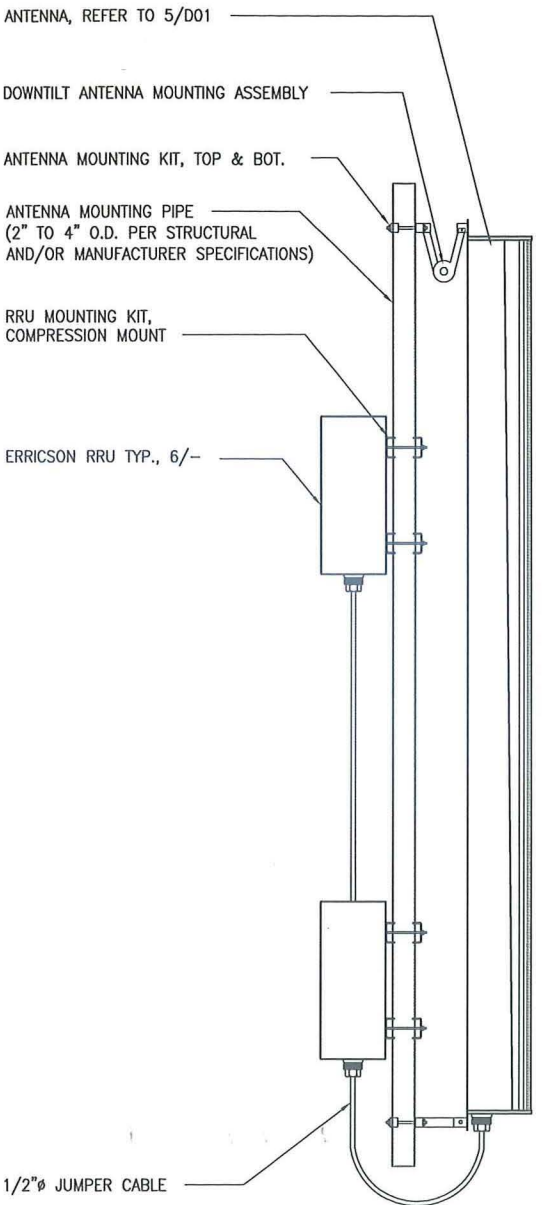
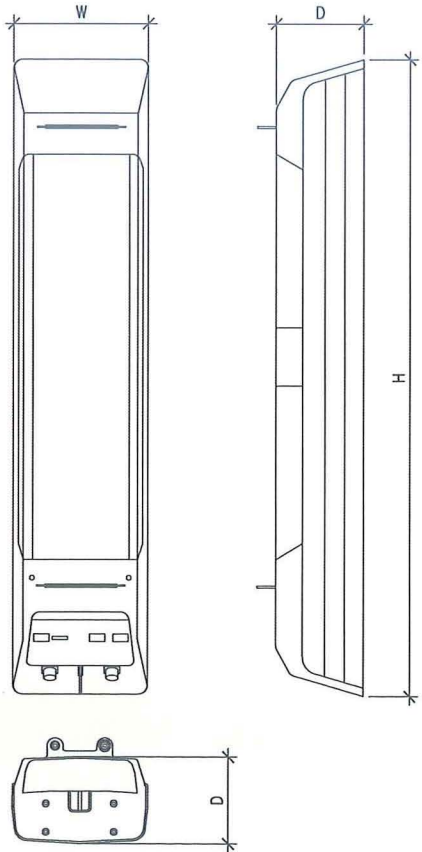
| | | | | | |
|-----|--------|-----|----------------------------|------------------------------------|-----|
| GPS | GPS #1 | N/A | KATHREIN OG-860/1920/GPS-A | INSTALL (2) 1/2" COAX PER GPS, L = | 20' |
| | GPS #2 | N/A | KATHREIN OG-860/1920/GPS-A | INSTALL (2) 1/2" COAX PER GPS, L = | 20' |

FIBER AND DC INFORMATION:

| | | |
|--|----|----------------------------------|
| TOTAL FIBER INNERDUCTS FROM LEASE AREA TO SURGE SUPPRESSOR = | 4 | 2" DIAMETER INNERDUCT (STANDARD) |
| TOTAL DC-6 (SQUID) = | 4 | PCS (STANDARD) |
| TOTAL NUMBER OF CONDUIT FOR DC (ONE PER SQUID) = | 4 | 2" DIAMETER INNERDUCT (STANDARD) |
| TOTAL REQUIRED FIBER RIBBONS FROM SURGE SUPPRESSOR TO RRUS = | 48 | RIBBONS |
| TOTAL DC LINES FROM SURGE SUPPRESSOR TO RRUS = | 24 | PAIRS |

| | | |
|--|----|-------------------|
| EACH FIBER INNERDUCT CONTAINS 24 FIBER RIBBONS, MAXIMUM RIBBONS = | 96 | RIBBONS AVAILABLE |
| | 48 | RIBBONS REQUIRED |
| | 48 | RIBBONS SPARE |
| EACH CONDUIT FOR DC CABLES CONTAINS 6 PAIRS DC LINES, MAXIMUM DC LINES = | 24 | PAIRS AVAILABLE |
| | 24 | PAIRS REQUIRED |
| | 0 | PAIRS SPARE |

| | | |
|------------------------|---|------------------------------------|
| ANTENNA MODEL | AIR KRC118 055/1 (6') | COMMSCOPE SBNHH-1D65B (6') |
| ACTIVE ANTENNA/RADIO | PCS 2 TX / 4 RX | - |
| BYPASS ANTENNA | 700/850 MHz +/- 45° | - |
| ANTENNA HBW | 68° (700/850 MHz) 65° (PCS) | 60°-70° |
| ANTENNA VBW | TBD | 4.8°-12° |
| ANTENNA GAIN | 13.3 dBi (700/850 MHz) 17.5 dBi (AWS) | 14.3 dBi / 17.2 dBi |
| ANTENNA TILTING RANGE | 2-12° (700/850 MHz) 2-12° (PCS) | - |
| INTERFACE | TWO OPTICAL FIBER PORTS (CPRI) FOR ACTIVE ANTENNA/RADIO ONE POWER CONNECTOR, -48 V DC TWO 7/16 FEMALE CONNECTORS FOR PASSIVE ANTENNA, WITH RET SUPPORT (AISG 2.0) | 7-16 DIN FEMALE AT BOTTOM, 6 TOTAL |
| NUMBER OF UMTS CARRIER | UP TO 4 | - |
| LTE | UP TO 20 MHz 2X2 MIMO | - |
| SUPPORTED BASEBAND | DUW, DUL1, DUS2 | - |
| DIMENSION | 78"H x 14.8"W x 8.6"D | 72"H x 11.85W x 7.1"D |
| WEIGHT | 110 LBS | 50.71 LBS |
| HW AVAILABILITY | 3Q '13 | - |
| SW DEPENDENCY | L13A L13B (MIXED MODE) | - |



ANTENNA SPECIFICATION

4

ANTENNA AND RRU MOUNTING DETAIL

1



TECOLOTE PARK
SD0201

3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

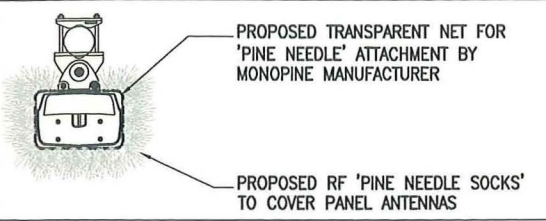
DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

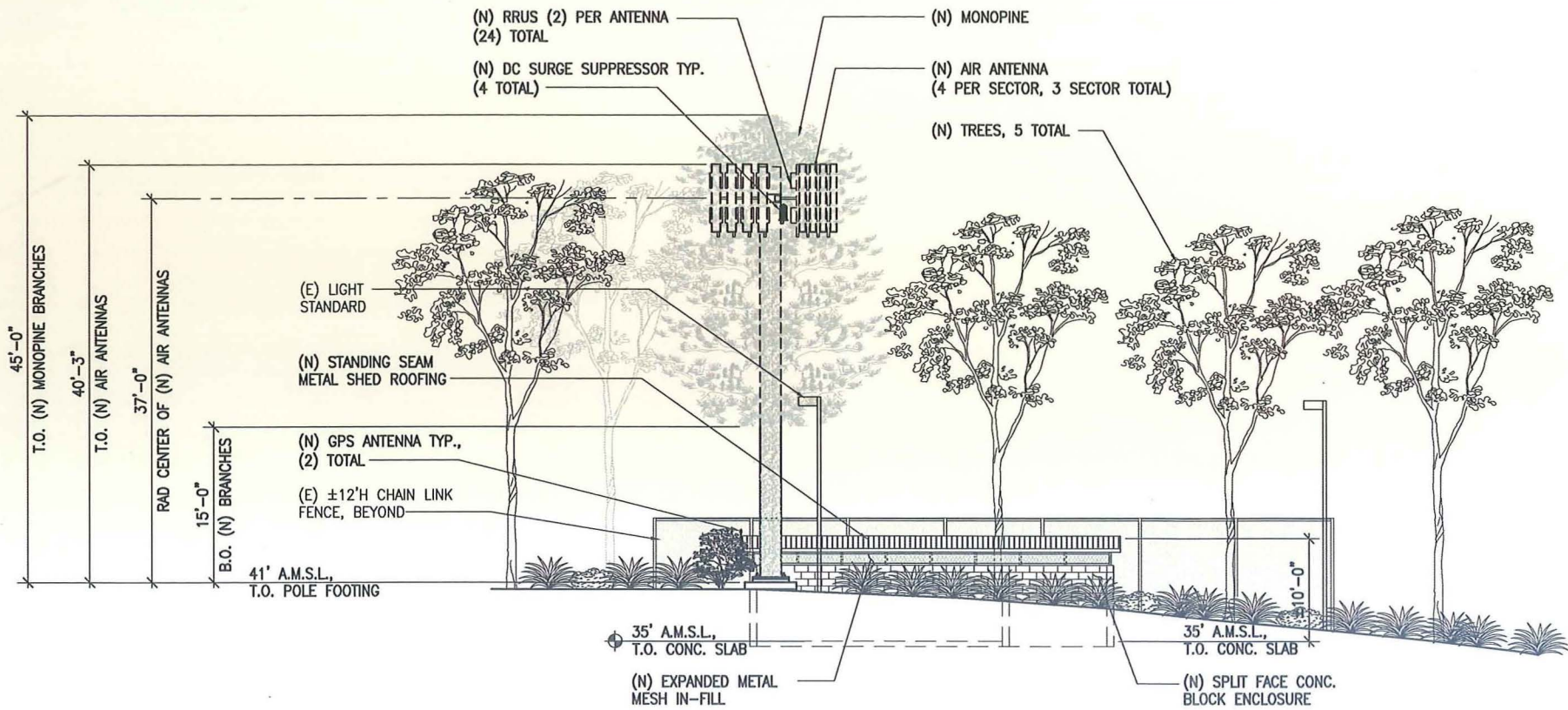


| SHEET TITLE | | | | SHEET NUMBER | | | |
|-------------------------------|----------|-----------------------------------|----------|--------------|-------|--|--|
| ANTENNA AND RRU SPECIFICATION | | | | A04 | | | |
| NO. | DATE | REVISIONS | BY | CHK | APP'D | | |
| 0 | 04/02/14 | INCORPORATE DRM COMMENTS | IP | BOK | DKD | | |
| A | 03/13/14 | ISSUED FOR CD REVIEW AND COMMENTS | IP | BOK | DKD | | |
| SCALE | | AS SHOWN | DESIGNED | DRAWN | | | |

NOTE:
• NEW EQUIPMENT ENCLOSURE TO COLOR, TEXTURE AND ROOFING TO MATCH EXISTING RESTROOM BUILDING.
• APPLY ANTI-GRAFFITI COATING TO THE BLOCK WALL ENCLOSURE.

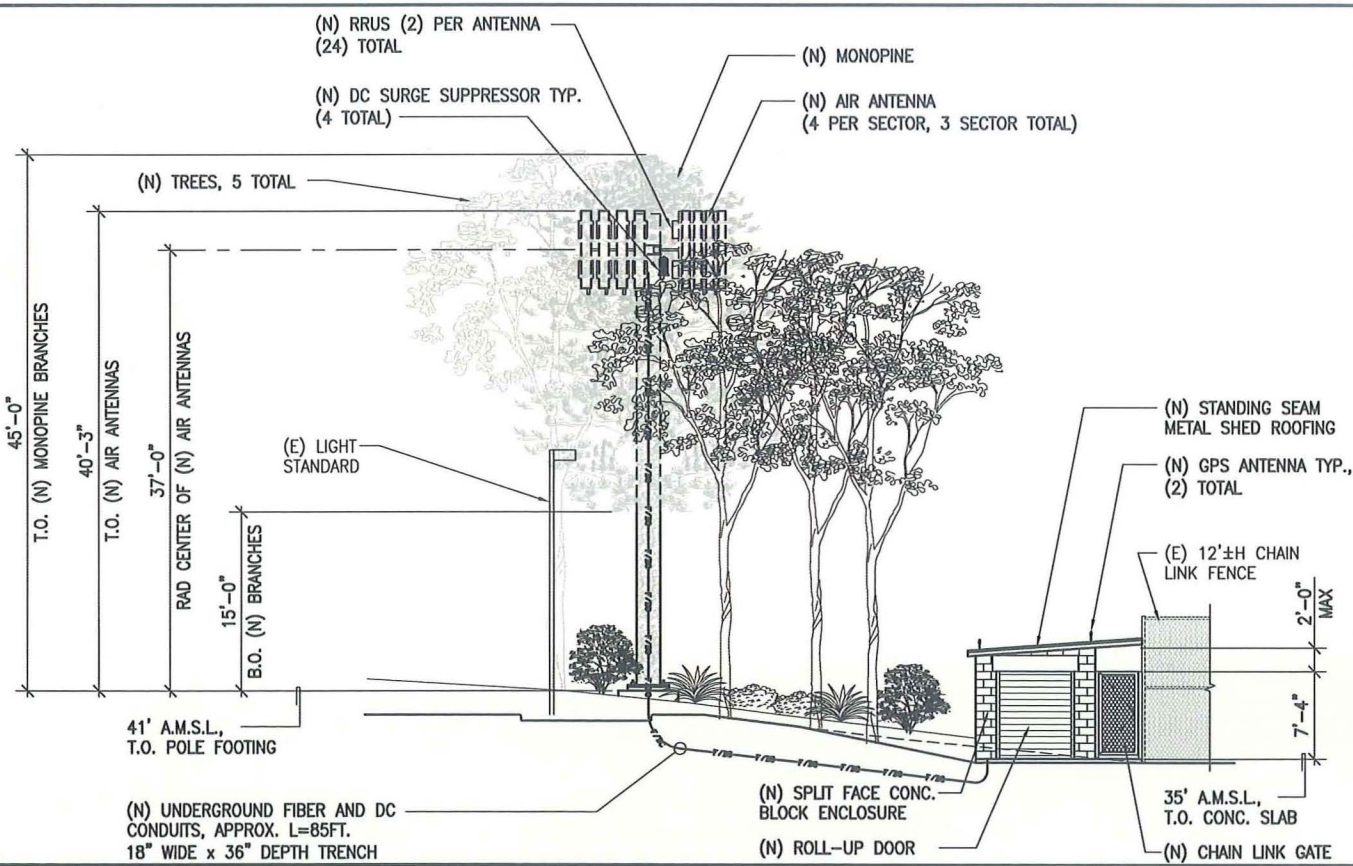


| BRANCH TABLE | |
|-----------------------|----------|
| MONOPINE POST HT. | = 40'-0" |
| BRANCH START AT | = 15'-0" |
| TOTAL LENGTH | = 25'-0" |
| BRANCH PER LINEAR FT. | = 3 |
| (LENGTH x LINEAR FT.) | = 25 x 3 |
| TOTAL QUANTITY | = 75 |



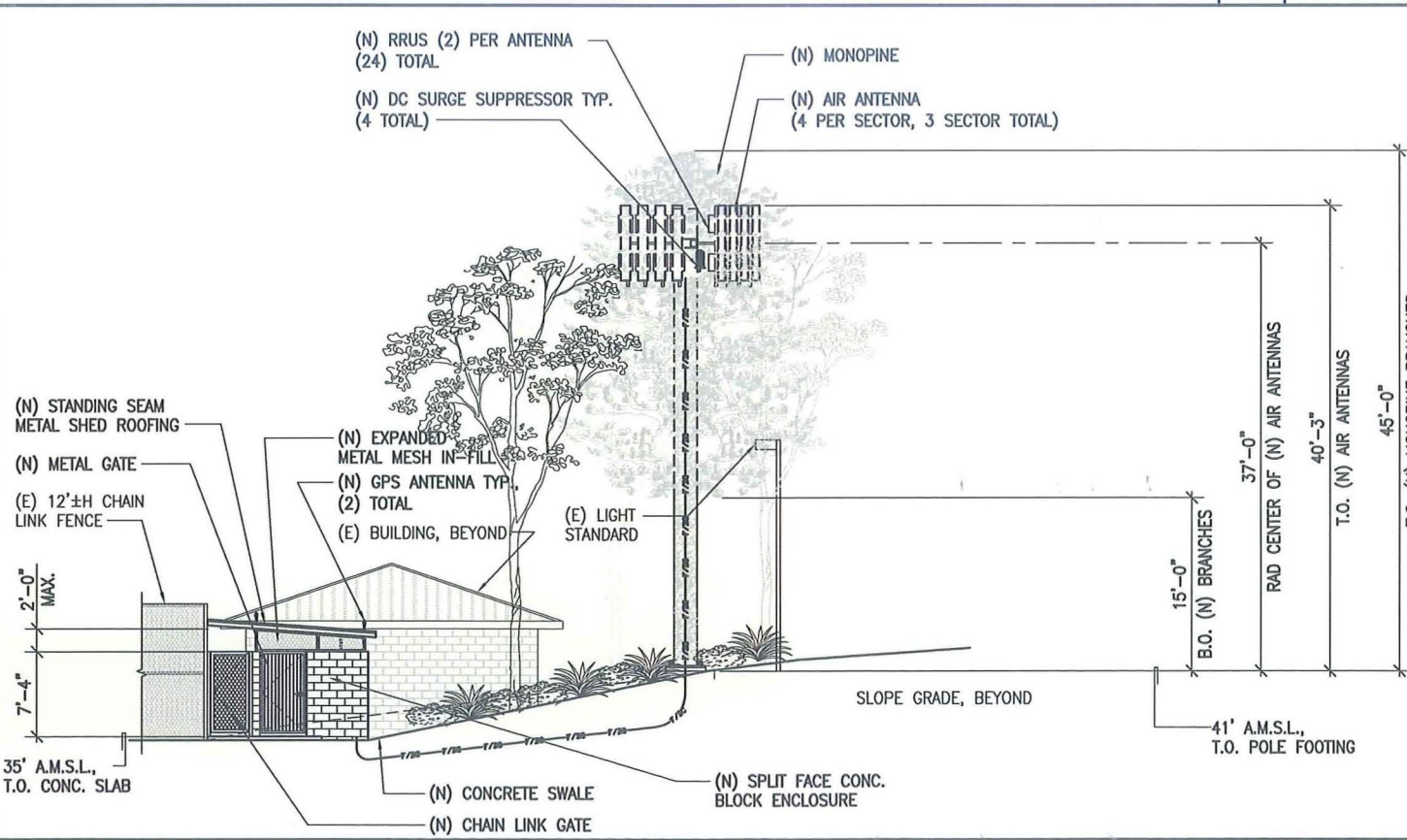
NORTHEAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 1



NORTHWEST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 3



SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 2



TECOLOTE PARK
SD0201
3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

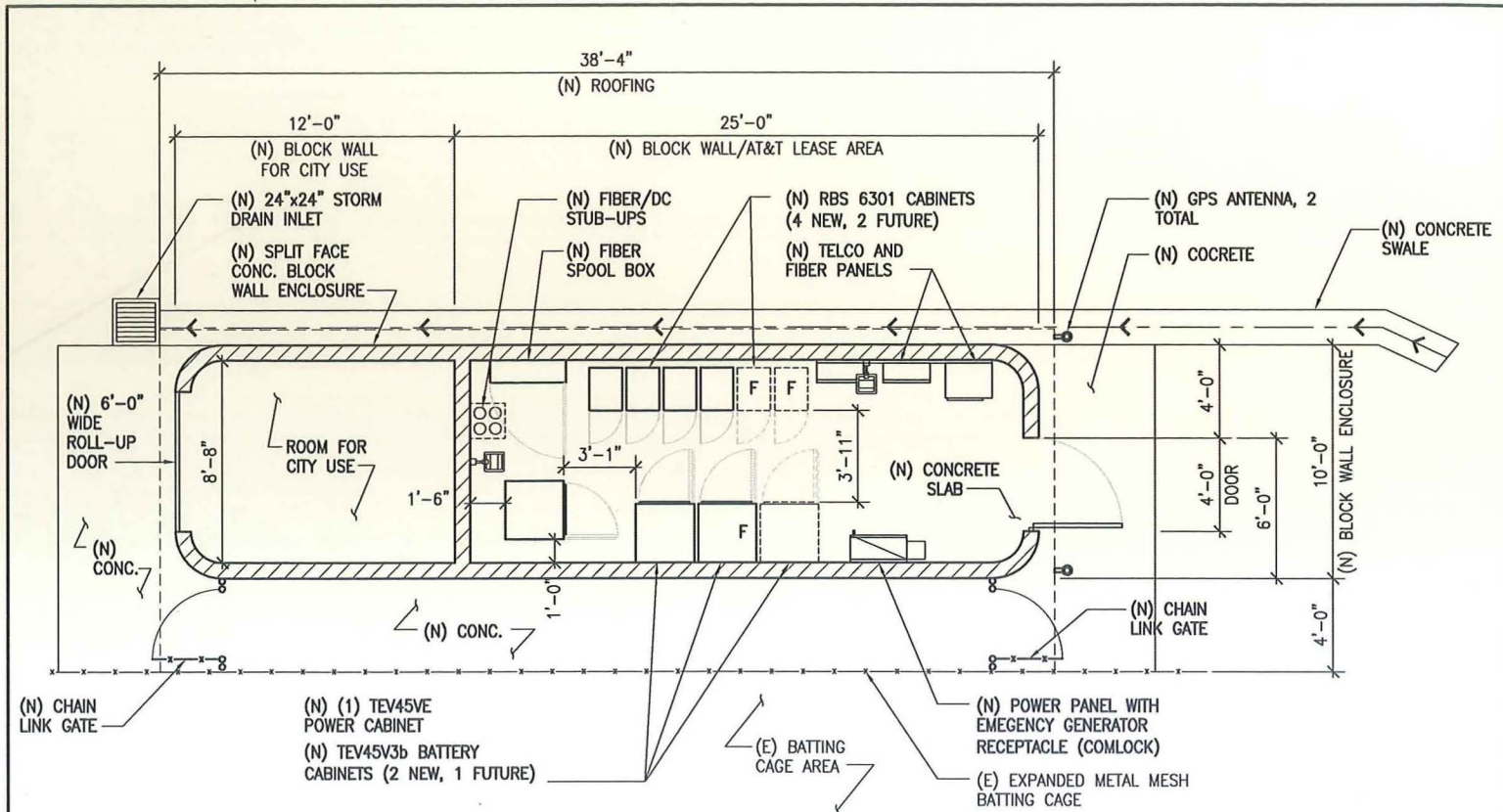
DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|----------------------------|----|-----|-------|
| 6 | 02/11/14 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 5 | 01/21/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 4 | 10/16/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 3 | 09/05/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |
| 2 | 04/29/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |

ELEVATIONS

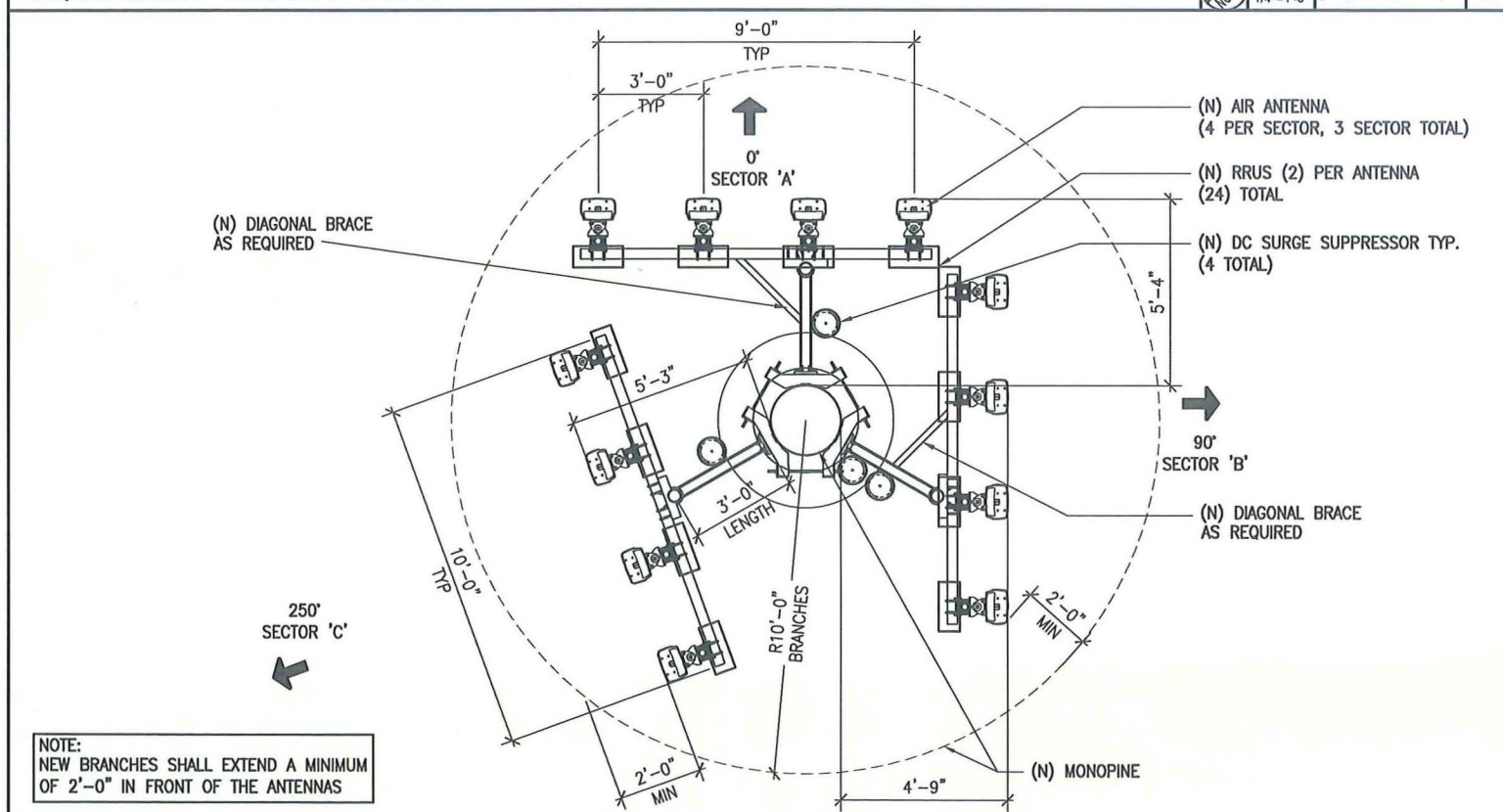
A03

REDUCED PLOT: DO NOT SCALE THIS DRAWING



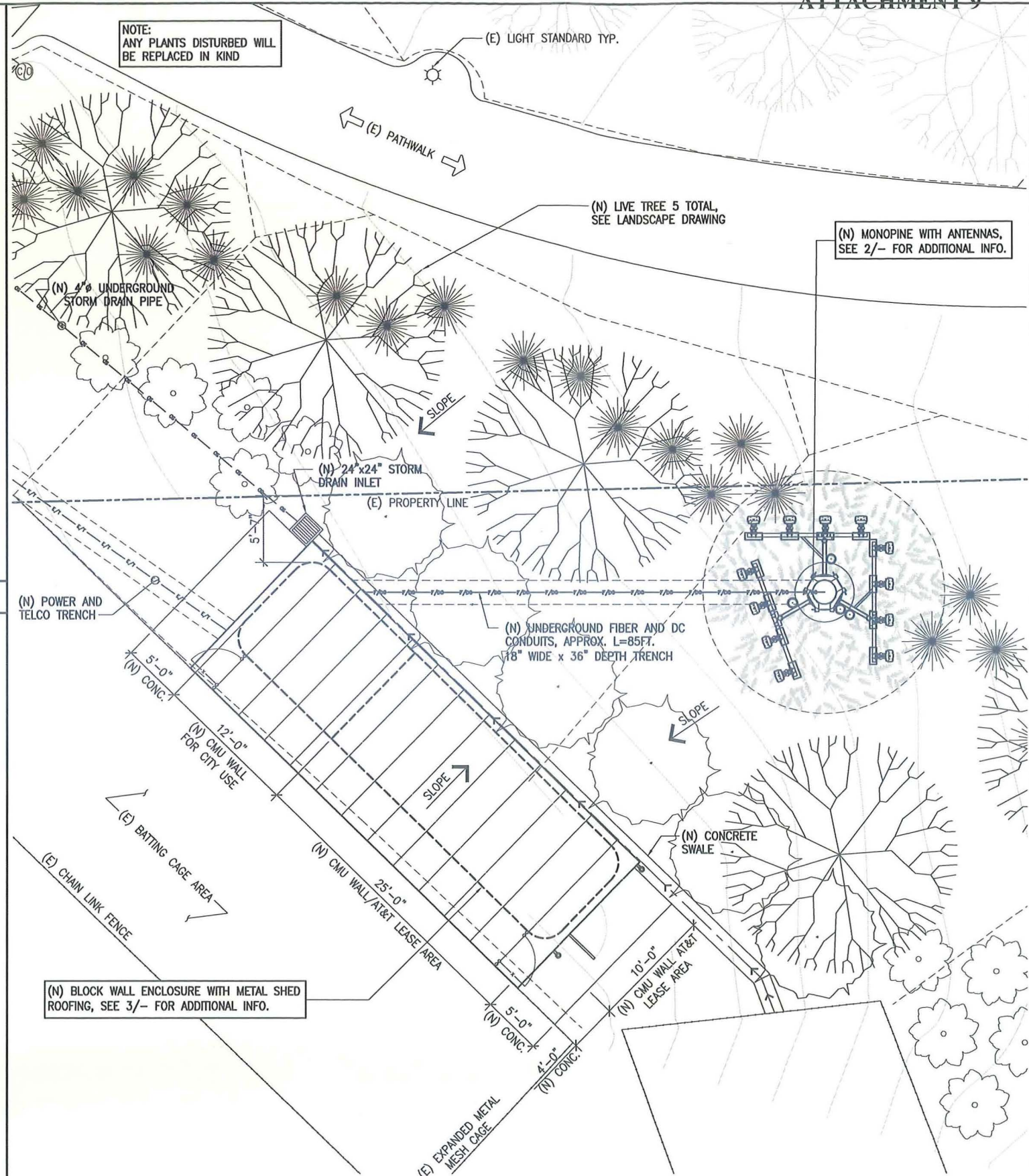
EQUIPMENT LAYOUT PLAN

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



ANTENNA LAYOUT PLAN

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



EQUIPMENT AREA PLAN

SCALE: 3/16"=1'-0" 0 1' 3' 6' 1



TECOLOTE PARK
SD0201
3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

| NO. | DATE | REVISIONS | BY | CHK | APP'D |
|-----|----------|----------------------------|----|-----|-------|
| 6 | 02/11/14 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 5 | 01/21/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 4 | 10/16/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 3 | 09/05/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |
| 2 | 04/29/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |

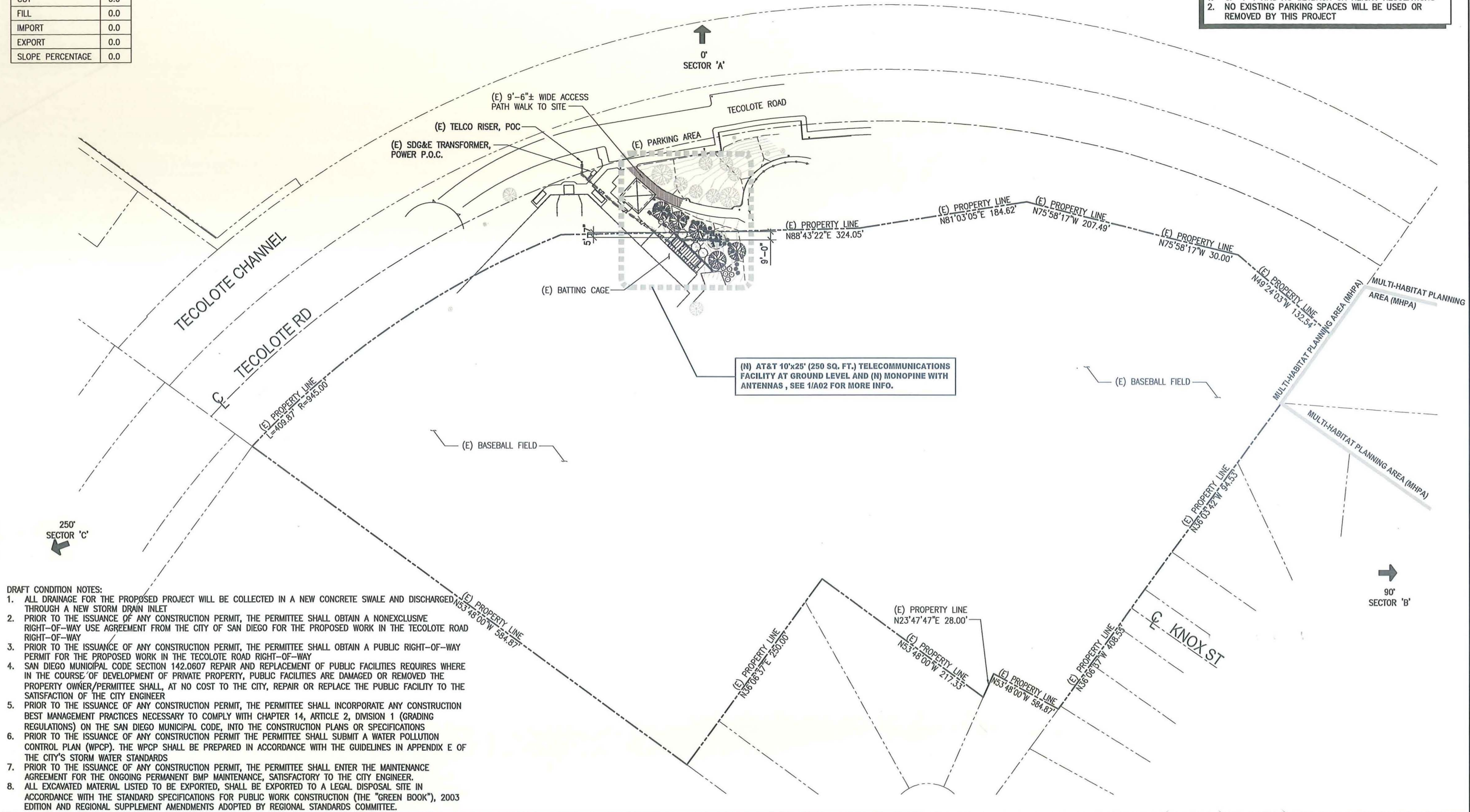
EQUIPMENT & ANTENNA
LAYOUT PLANS

A02

REDUCED PLOT: DO NOT SCALE THIS DRAWING

| GRADING DATA TABLE | |
|--------------------|-----|
| CUT | 0.0 |
| FILL | 0.0 |
| IMPORT | 0.0 |
| EXPORT | 0.0 |
| SLOPE PERCENTAGE | 0.0 |

NOTE:
1. OP-1-1 HAS NO SETBACK OR HEIGHT REGULATIONS
2. NO EXISTING PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT



- DRAFT CONDITION NOTES:
1. ALL DRAINAGE FOR THE PROPOSED PROJECT WILL BE COLLECTED IN A NEW CONCRETE SWALE AND DISCHARGED THROUGH A NEW STORM DRAIN INLET
 2. 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 TECOLOTE ROAD RIGHT-OF-WAY
 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE TECOLOTE ROAD RIGHT-OF-WAY
 4. SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES REQUIRES WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER/PERMITTEE SHALL, AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER
 5. 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) ON THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
 6. 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
 7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER THE MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
 8. ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION (THE "GREEN BOOK"), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.

SITE PLAN



TECOLOTE PARK
SD0201
3981 TECOLOTE ROAD
SAN DIEGO, CA 92110

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

| | | | | | |
|-------|----------|----------------------------|----------|-------|-------|
| 6 | 02/11/14 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 5 | 01/21/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 4 | 10/16/13 | INCORPORATE CITY COMMENTS | IP | BOK | DKD |
| 3 | 09/05/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |
| 2 | 04/29/13 | ISSUED FOR ZONING APPROVAL | IP | BOK | DKD |
| NO. | DATE | REVISIONS | BY | CHK | APP'D |
| SCALE | | AS SHOWN | DESIGNED | DRAWN | |



SITE PLAN

A01



THE CITY OF SAN DIEGO

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

Community Planning Committee

Distribution Form Part 1

| | | | | | |
|--|--|--------------------------------------|---|--|--|
| Project Name: AT&T Tecolote Park | | Project Number: 325656 | | Distribution Date: 2/10/2014 | |
| Project Scope/Location: Project Description: A new Wireless Communication Facility (WCF) located at 3981 Tecolote Road in the OP-2-1 zone of the Linda Vista Community planning area. The WCF consists of a 45-foot tall monopine with 12 antennas and a 250-square foot equipment enclosure. The project as designed requires a Conditional Use Permit, a Neighborhood Development Permit and a Neighborhood Use Permit, consolidated Process 4, Planning Commission decision. CD 2/Part 77 FAA - One Noticing Card | | | | | |
| Applicant Name: Tim Henion (Deprattinc.) | | | Applicant Phone Number: 503-519-8591 | | |
| Project Manager: Simon Tse | Phone Number: (619) 687-5984 | Fax Number: (619) 321-3200 | E-mail Address: stse@sandiego.gov | | |
| Project Issues (To be completed by Community Planning Committee for initial review): | | | | | |
| <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 www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities. | | | | | |



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

| | | | |
|--|--|--|---|
| Project Name: AT&T Tecolote Park | | Project Number: 325656 | Distribution Date: 2/10/2014 |
| Project Scope/Location: Project Description: A new Wireless Communication Facility (WCF) located at 3981 Tecolote Road in the OP-2-1 zone of the Linda Vista Community planning area. The WCF consists of a 45-foot tall monopine with 12 antennas and a 250-square foot equipment enclosure. The project as designed requires a Conditional Use Permit, a Neighborhood Development Permit and a Neighborhood Use Permit, consolidated Process 4, Planning Commission decision. CD 2/Part 77 FAA - One Noticing Card | | | |
| Applicant Name: Tim Henion (Deprattinc.) | | Applicant Phone Number: 503-519-8591 | |
| Project Manager: Simon Tse | Phone Number: (619) 687-5984 | Fax Number: (619) 321-3200 | E-mail Address: stse@sandiego.gov |
| Committee Recommendations (To be completed for Initial Review): | | | |
| <input checked="" type="checkbox"/> Vote to Approve | Members Yes 11 | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Approve With Conditions Listed Below | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> Vote to Deny | Members Yes | Members No | Members Abstain |
| <input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.) | | | <input type="checkbox"/> Continued |
| CONDITIONS: <div style="text-align: center; font-size: 1.5em; margin-top: 10px;">None</div> | | | |
| NAME: Drew Corley | | TITLE: Chair | |
| SIGNATURE: | | DATE: 2-24-14 | |
| <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 www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities. | | | |

**SD0201 Tecolote Park
Neighborhood Use Permit Findings**

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

AT&T Mobility is requesting to construct a communications facility in Tecolote Park. The project consists of 12 antennas mounted in a 45' faux pine tree and a 10'x25' equipment enclosure.

The project was been designed to integrate well with the existing Park and the surrounding neighborhood.

Issuance of the permit will not adversely affect the City of San Diego Municipal Code or General Plan.

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

AT&T been authorized by the Federal Communications Commission (FCC) to construct and operate telecommunication system in the United States. The proposed use of this project will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The FCC has established safety standards for wireless communication facilities. Wireless telecommunication facilities by their design and operation are low power devices.

An EMF Report demonstrating compliance has been prepared and submitted with this application.

The requested permit will not be detrimental to the public health, safety and welfare of the site.

3. The proposed development will comply with the regulations of the Land Development Code.

AT&T Mobility is requesting to construct a communications facility in Tecolote Park. The project consists of 12 antennas mounted in a 45' faux pine tree and a 10'x25' equipment enclosure.

The project was been designed to integrate well with the existing Park and the surrounding neighborhood its use will not have an adverse effect upon either adjacent or abutting properties and the site will comply with all city codes and regulations.

**SD0201 Tecolote Park
Conditional Use Permit Findings**

Conditional Use Permit Findings:

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

AT&T Mobility is requesting to construct a communications facility in Tecolote Park. The project consists of 12 antennas mounted in a 45' faux pine tree and a 10'x25' equipment enclosure.

The project was been designed to integrate well with the existing park and the surrounding neighborhood.

Approval of the permit will not adversely affect the City of San Diego Municipal Code or General Plan.

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

AT&T been authorized by the Federal Communications Commission (FCC) to construct and operate telecommunication system in the United States. The proposed use of this project will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The FCC has established safety standards for wireless communication facilities. Wireless telecommunication facilities by their design and operation are low power devices.

An EMF Report demonstrating compliance will be prepared and submitted with this building permit application.

The requested permit will not be detrimental to the public health, safety and welfare of the site.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

AT&T Mobility is requesting to construct a communications facility in Tecolote Park. The project consists of 12 antennas mounted in a 45' faux pine tree and a 10'x25' equipment enclosure.

The project was been designed to integrate well with the existing park and the surrounding neighborhood its use will not have an adverse effect upon either adjacent or abutting properties and the site will comply with all city codes and regulations.

4. The proposed use is appropriate at the proposed Location.

The facility complies with and is allowed per the San Diego Municipal Code with a Conditional Use Permit.

VERIZON WIRELESS BEELE CANYON
PROJECT CHRONOLOGY
PTS #343018 INT # 24004134

| Date | Action | Description | City Review | Applicant Response |
|------------------------------------|-----------------------------|---|-----------------|--------------------|
| 5/30/2013 | Completeness Check | Project Deemed Complete | | |
| 7/11/2013 | First Assessment Letter | | 42 days | |
| 1/22/2014 | Resubmittal | | | 195 days |
| 2/12/2014 | Second Assessment Letter | | | 21 days |
| 3/4/2014 | Resubmittal | | 22 days | |
| 3/17/2014 | | All issues cleared | 13 days | |
| 4/24/2014 | Planning Commission Hearing | | 38days | |
| Total Staff Time: | | Does not include City Holidays and Furlough | 115 days | |
| Total Applicant Time: | | Does not include City Holidays and Furlough | | 216 days |
| Total Project Running Time: | | From Deemed Complete to HO Hearing | 331 days | |



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 10, 2014

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: April 24, 2014
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: CONDITIONAL USE PERMIT, NEIGHBORHOOD USE
PERMIT & NEIGHBORHOOD DEVELOPMENT
PERMIT, ENVIRONMENTAL EXEMPTION
PROCESS FOUR

PROJECT NUMBER: 325656
PROJECT NAME: AT&T MOBILITY TECOLOTE PARK
APPLICANT: DEBRA GARDNER

COMMUNITY PLAN AREA: LINDA VISTA
COUNCIL DISTRICT: 2

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 687-5984, Stse@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application to install a new Wireless Communication Facility (WCF) located at 3981 Tecolote Road within Tecolote Park in the Linda Vista Community plan area. The WCF consists of twelve antennas, twenty-four Remote Radio Units, and four surge suppressors on a 45-foot tall monopine. The equipment associated with this project is located inside a 370-square foot equipment enclosure, designed with features from the existing restroom building.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be

accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on March 21, 2014 and the opportunity to appeal that determination ended April 7, 2014.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24003805

Revised 10-4-12 HMD-

**SD0201 Tecolote Park
TELECOM SITE JUSTIFICATION LETTER**

1. **Description of the location, type, capacity, field strength or power density, and calculated geographic service area of the proposed antenna or antenna array.**

LOCATION AND TYPE

AT&T Mobility is requesting to construct a communications facility in Tecolote Park. The project consists of 12 antennas mounted in a 45' faux pine tree and a 10'x25' equipment enclosure. This proposed facility is unmanned, operating 24 hours a day. The only visits to the site will consist of any emergency calls as well as regular maintenance visits once every four to six weeks.

FREQUENCY AND POWER SPECIFICATIONS

AT&T Mobility Frequencies / San Diego Market

Transmitting Frequencies

GSM

869 - 874.6 MHz, 890 - 891.4 MHz, 1950 - 1952.8 MHz, 1970 - 1980 MHz

UMTS

874.6 - 879.6 MHz, 1945 - 1950 MHz

LTE

704.0 - 716.0 MHz

Receiving Frequencies

GSM

824 - 829.4 MHz, 845 - 846.4 MHz, 1870 - 1872.8 MHz, 1890 - 1900 MHz

UMTS

829.6 - 834.4 MHz, 1865 - 1869.8 MHz

LTE

734.0 - 746.0 MHz

Power Output

MAX ERP:

850 MHz: 54 WATTS

1900 MHz: 54.5 WATTS

LTE: 500 WATTS

SD0201
Telecom Site Justification

COVERAGE AND CAPACITY

This site provides AT&T Mobility coverage within the residential area and roadways to the North, South, East and West. Please refer to the coverage map that illustrates the coverage that this site provides and the coverage gap closed by constructing this site. This site is required to close a coverage gap and to provide expanded and enhanced coverage in this area.

- 2. Location of all existing, proposed and anticipated wireless communications facilities in the Applicant/Permittee's network located within a 1 mile radius from proposed site.**

Please see refer to justification map and to coverage maps.

- 3. A description of how the proposed facility fits into, and is a necessary part of, the Applicant/Permittee's network.**

This site provides AT&T Mobility coverage within the residential area and roadways to the North, South, East and West. Please refer to the coverage map that illustrates the coverage that this site provides and the coverage gap closed by constructing this site. This site is required to close a coverage gap and to provide expanded and enhanced coverage in this area.

- 4. If the proposal does not include co-location, written documentation of all efforts made to co-locate at another site, and a justification for the decision not to co-locate.**

There are no other carries on the property, however the tree proposed by AT&T can accommodate additional carriers.

- 5. Discuss Alternative Sites and why they were not selected.**

Alternative sites were not evaluated. The search ring is entirely residential outside this zone. This site was selected because of its height above the coverage area and ability to fill the coverage gap and connect to surrounding sites. The only other non-residential use in the ring was the tennis club. The ground elevation is 35' compared to 46' at the proposed location. The proposed location was selected due to the additional elevation, as well as it's geographic position which provides the best location to provide the coverage to the Southwest and Southeast as indicated on the aerial.

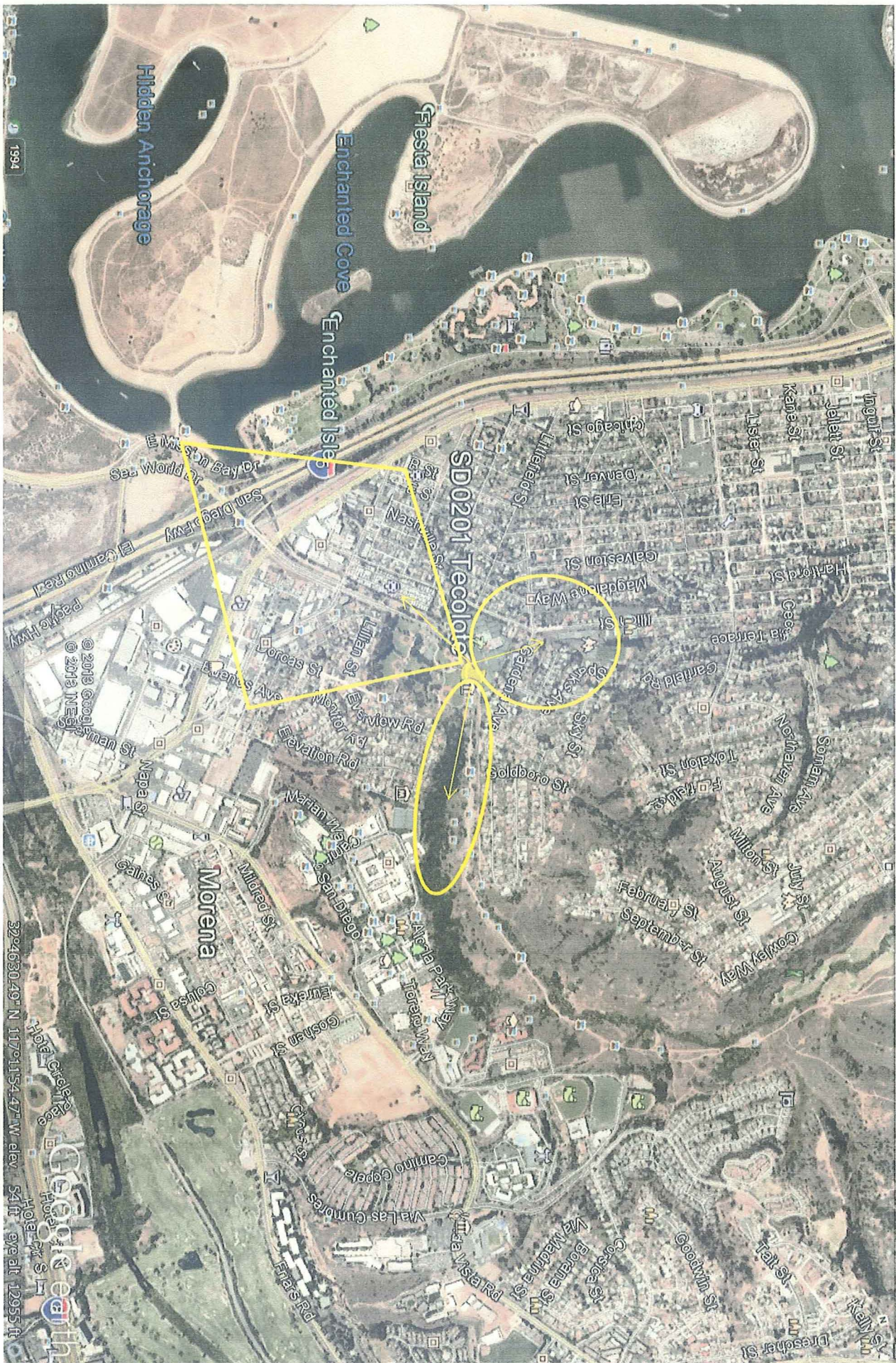
6. Noise Information for sites located near residential

This site is not located adjacent to residential and there are no air conditioning units associated with this project.

SD0201 Tecolote Distance to Residential

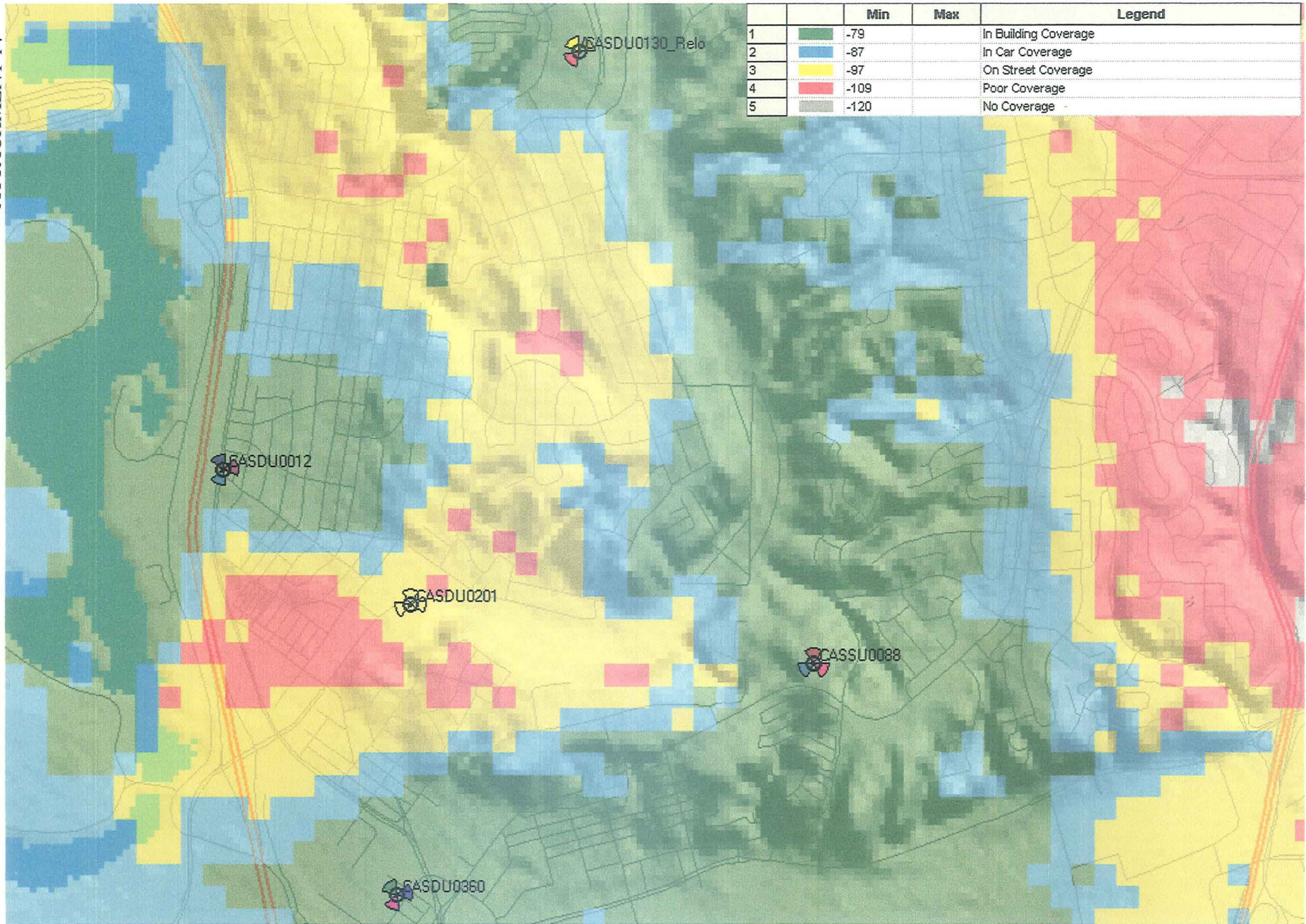


Desired Coverage for SD0201



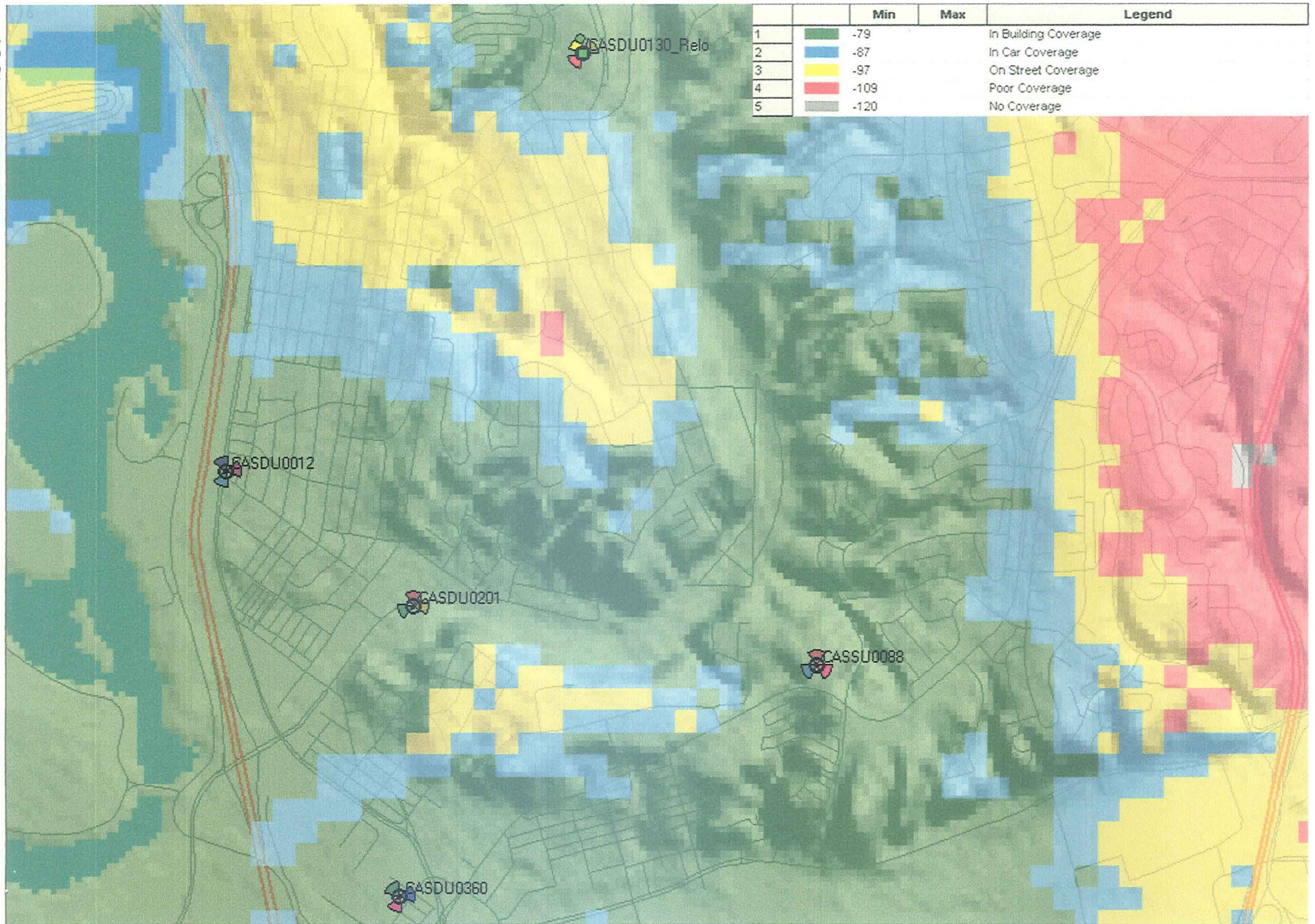
COVERAGE WITHOUT SD0201

ATTACHMENT 14



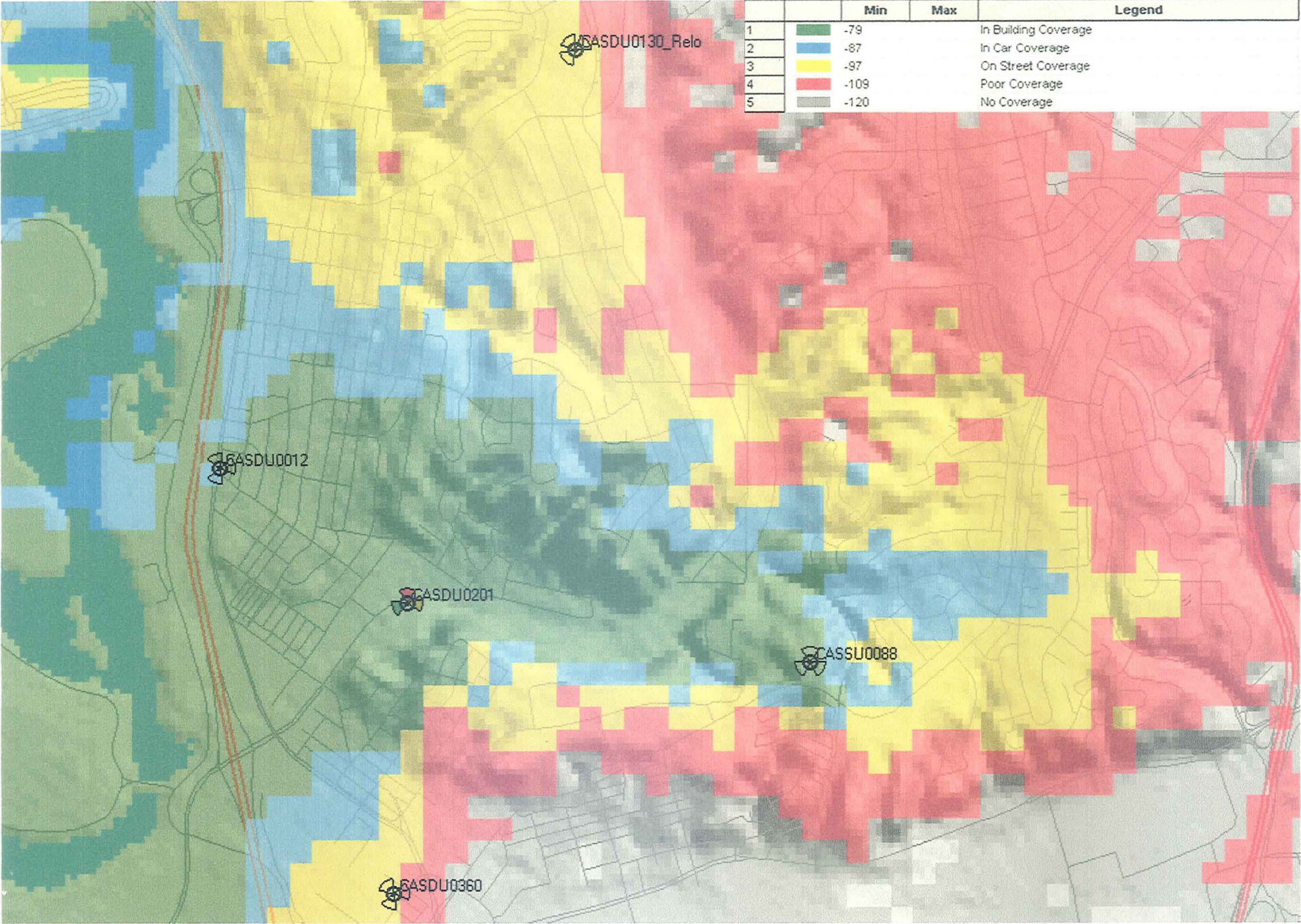
COVERAGE WITH SD0201

ATTACHMENT 14



SD0201 COVERAGE ONLY

ATTACHMENT 14



AT&T Tecolote Park Photo Survey Key Map





1. View of Site location looking south
2. View of Site location looking West



AT&T TECOLOTE PARK PHOTO
SURVEY



3 View of Site location looking North.
4 View of Site location looking East



AT&T TECOLOTE PARK PHOTO
SURVEY



- 5 Looking South from proposed Equipment are
6 Looking West from Site



AT&T TECOLOTE PARK PHOTO
SURVEY



- 7 View Looking North from site
8. View Looking East from site.



AT&T TECOLOTE PARK PHOTO
SURVEY