



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: May 5, 2016 REPORT NO. PC-16-009

HEARING DATE: May 12, 2016

SUBJECT: T-Mobile Linda Vista Park Wireless Communication Facility  
Process Four Decision

PROJECT NUMBER: [416927](#)

OWNER: City of San Diego

APPLICANT: T-Mobile USA

### SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 7064 Levant Street (Linda Vista Park) in the Open Space OP-1-1 zone of the Linda Vista Community Plan area?

Staff Recommendations:

1. Approve Conditional Use Permit (CUP) No. 1468667.
2. Approve Neighborhood Development Permit (NDP) No. 1468668.

Community Planning Group Recommendation: On August 24, 2015, the Linda Vista Planning Group voted 8-1-1 to recommend approval of the T-Mobile Linda Vista Park project (Attachment 10).

Other Recommendations: On May 12, 2015, the Linda Vista Recreation Council voted 9-0-0 to approve the proposed T-Mobile project (Attachment 11).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Sections 15301 (Existing Facilities) and 15303 (New Construction) of the California Environmental Quality Act. This project is not pending an appeal of the environmental determination. The Environmental Exemption determination for this project was made on November 13, 2015 and the opportunity to appeal that determination ended November 30, 2015 (Attachment 7).

Fiscal Impact Statement: All costs associated with processing this project are recovered from a deposit account maintained by the applicant.



## **BACKGROUND**

T-Mobile has an existing wireless facility located at 7245 Linda Vista Road (American Legion Hall) at the intersection of Genesee Avenue and Linda Vista Road (Attachments 1 and 3). This site consists of three antennas concealed inside a 50-foot-tall flagpole with a 250-square-foot equipment enclosure under permit no. 99-0464-22. This permit expired on September 17, 2009. The antennas within this first generation flagpole can no longer support the demand in this area. Subsequently, designs were submitted under a separate application to modify the existing flagpole, but the visual impacts as a result of these designs would be inconsistent with the WCF regulations and the [City's General Plan](#). There is also a separate wireless facility camouflaged as a monument tower at this location but due to limited interior spacing, this facility could only accommodate the two carriers that it was originally designed for. Consequently, T-Mobile focused on searching for an alternative location.

The existing coverage objective is concentrated at the intersection of Linda Vista Road and Genesee Avenue and continues west onto Genesee Avenue. As illustrated on the aerial map (Attachment 1), the area to the north of Genesee Avenue consists of residential uses and to the south of Genesee Avenue is the San Diego Cooperative Charter School and Linda Vista Park. In an effort to maintain and improve the coverage in these areas, T-Mobile's Radio Frequency engineer issued search ring SD028442A. The search ring focuses on maintaining and extending the existing coverage footprint as illustrated on the coverage map. A justification analysis was submitted for review that identified the zones, alternative candidates and the coverage search ring (Attachment 9).

T-Mobile is proposing a WCF at Linda Vista Park located at 7064 Levant Street in the OP-1-1 zone after considering two alternative locations. The Linda Vista Park provided a design opportunity using existing park elements with the Athletic Field Light (AFL) poles. The replacement AFL poles will continue to support lighting for park recreational uses while providing a secondary use for wireless communication. Linda Vista Park is surrounded by residential uses to the north, open space to the east, and residential and commercial uses to the south and to the west.

## **DISCUSSION**

### **Project Description:**

T-Mobile is proposing to install a new WCF that consists of six antennas concealed on two replacement 70-foot-tall AFL poles (Attachments 13 and 14) on the westerly portion of the Linda Vista Park. The replacement AFL poles will be set back a minimum of 50 feet from the nearest apartment buildings to the west. Each AFL pole has been designed with a built-in radome to completely conceal the antennas from view while minimizing bulk to the uppermost portion of the pole. The built-in radome uses a smaller diameter mounting apparatus allowing the antennas to be mounted much closer to the AFL pole resulting in a significantly smaller radome appearance (Attachments 12 and 13). T-Mobile is also proposing a 288-square-foot multi-use equipment enclosure designed to accommodate four equipment cabinets and City park storage. The equipment side of the enclosure consists of a trellis roof allowing the equipment to be air-cooled and a chain-link lid for security. The City park storage side of the building will include a Spanish tile roof and a separate entrance. Landscaping is also proposed around the enclosure for added screening.



### **Wireless Communication Facility Regulations:**

The site is located within the OP-1-1 zone. WCF are permitted in open space zones and on dedicated parkland with a CUP, pursuant to the [City of San Diego Land Development Code \(LDC\) Sections 141.0420\(f\)\(1\) and 141.0420\(f\)\(3\)](#). Additionally, a NDP is required to locate a WCF in a dedicated parkland with an above ground equipment enclosure that exceeds 250 square feet pursuant to LDC Sections 141.0420(i)(2) and 141.0420(g)(3). The CUP and NDP have been consolidated as a Process 4, Planning Commission decision (Attachment 6). The WCF regulations require the applicant to use all reasonable means to conceal or minimize the visual impacts through integration with existing structures or among other existing uses. Integration shall be accomplished through the use of architecture, landscape and siting solutions.

For this project, the AFL poles and the associated equipment enclosure design meet the integration requirement. The proposed replacement AFL poles design is consistent with the latest WCF Guidelines. The AFL poles are existing vertical elements with the necessary height to support T-Mobile's coverage objective. The antennas will be concealed inside a radome that is much slimmer than ones approved in the past for AFL poles. Additionally, the AFL poles presented a multi-use opportunity while eliminating the need for a new vertical element like a faux tree. The replacement AFL poles will not interfere with any park related uses and will continue to provide lighting to Linda Vista Park. The equipment enclosure is located away from the field of play so as not to interfere with park uses consistent with Charter Section 55 and Council Policies [700-06](#) and [600-43](#).

### **Council Policy 600-43:**

These guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCF. The project is proposed within a Preference Level 4 location according to Council Policy 600-43, which categorizes WCF according to land uses in which they are located. T-Mobile's technical analysis identified the area of intended coverage as primarily residential uses. T-Mobile's representative identified and investigated two alternative sites (Attachment 9):

1. The first site is the San Diego Unified School District Administrative Offices located at the 2441 Cardinal Lane in the CC-1-3 zone. T-Mobile considered pursuing this Preference 1 location but the RF engineer was concerned with the distance to the intended coverage objective. The site is over one mile away from the center of the search ring and approximately a half-mile from the search ring's southeast edge. This would have resulted in a coverage gap for the residential uses located to the west of Linda Vista Road. T-Mobile decided not to proceed with this site because it would not have been able to secure the antenna height necessary to meet the coverage objective without a major visual impact.
2. The second site is the Kearny Senior High School located at 7651 Wellington Way in the RM-2-5 zone. This Preference 2 site was considered for a WCF design to replace the existing AFL light poles at the high school similar to the Linda Vista Park design. However, this candidate was still a mile away from the center of the search ring and over a mile away from the location of the site this project is looking to replace. The replacement AFL pole will also be limited to 50 feet in height in comparison to the current 70-foot tall AFL poles at Linda Vista Park. As a result, T-Mobile opted to pursue the closer of the two locations at Linda



Vista Park which offered a taller vertical element for their final design. Based on the information submitted by T-Mobile, staff was unable to identify any other lower preference level locations within the search ring.

### **Conclusion:**

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the OP-1-1 zone and the Wireless Communication Facilities regulations Section 141.0420. The AFL poles have been designed to integrate within the existing park setting. The project is proposing to use existing vertical elements which will primarily provide lighting for on-field recreation with a secondary as a wireless facility. The antennas will be concealed inside a slim profile radome consistent with the [WCF design guidelines](#). The equipment is located away from the field of play so as not to interfere with park uses and designed for multi-use purposes. The Findings to approve the project are attached (Attachment 5) and staff recommends approval of the proposed T-Mobile Linda Vista Park project.

### **ALTERNATIVE**

1. **Approve** CUP No. 1468667 and NDP No. 1468668, **with modifications.**
2. **Deny** CUP No. 1468667 and NDP No. 1468668, **if the Planning Commission makes written Findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Elyse Lowe  
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. Photo Survey
9. Site Justification

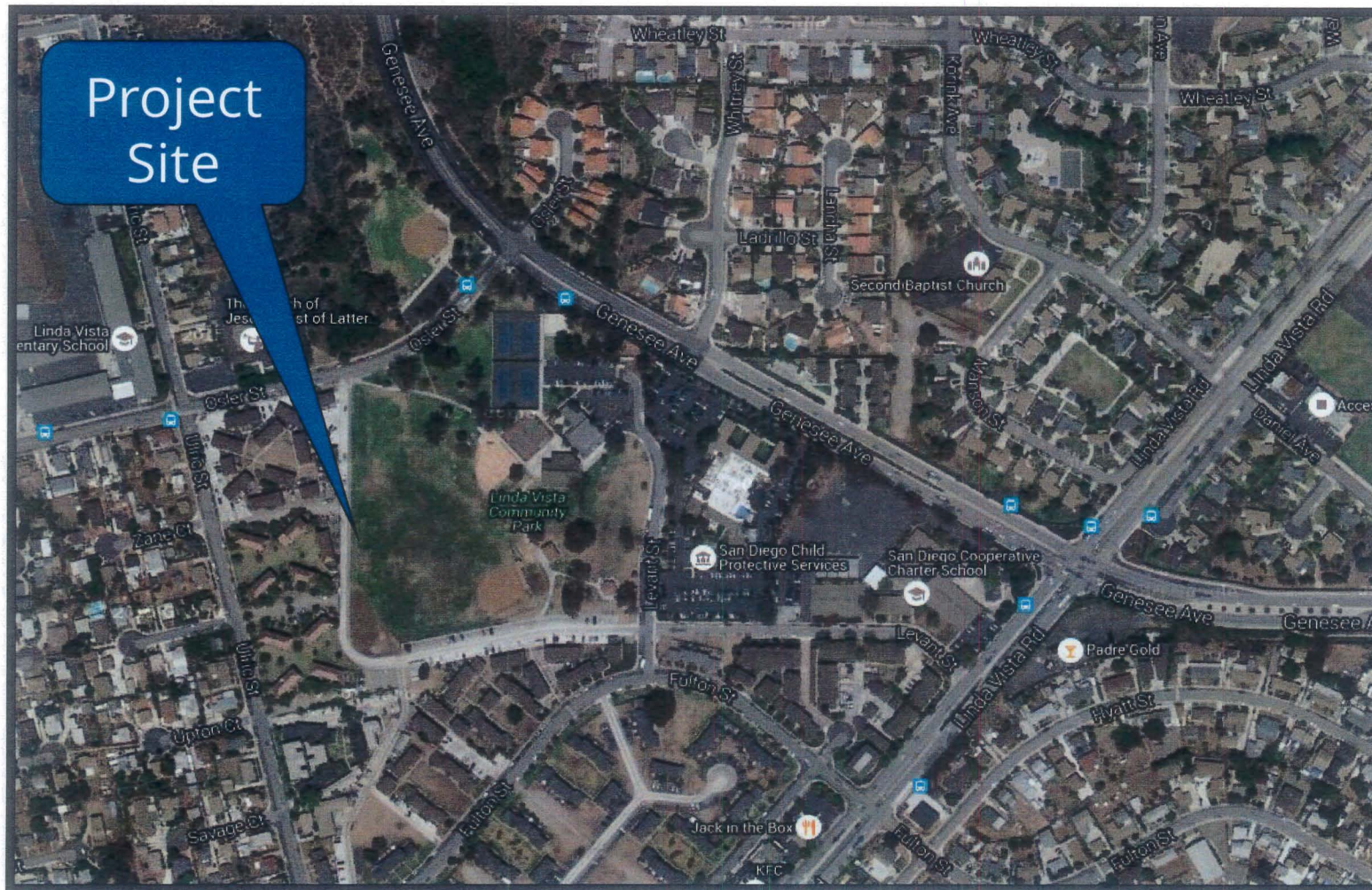


10. Linda Vista Community Planning Group Minutes
11. Linda Vista Recreation Council Minutes
12. AFL Pole example with the proposed radome design
13. Photo Simulations
14. Project Plans





## Aerial Photo



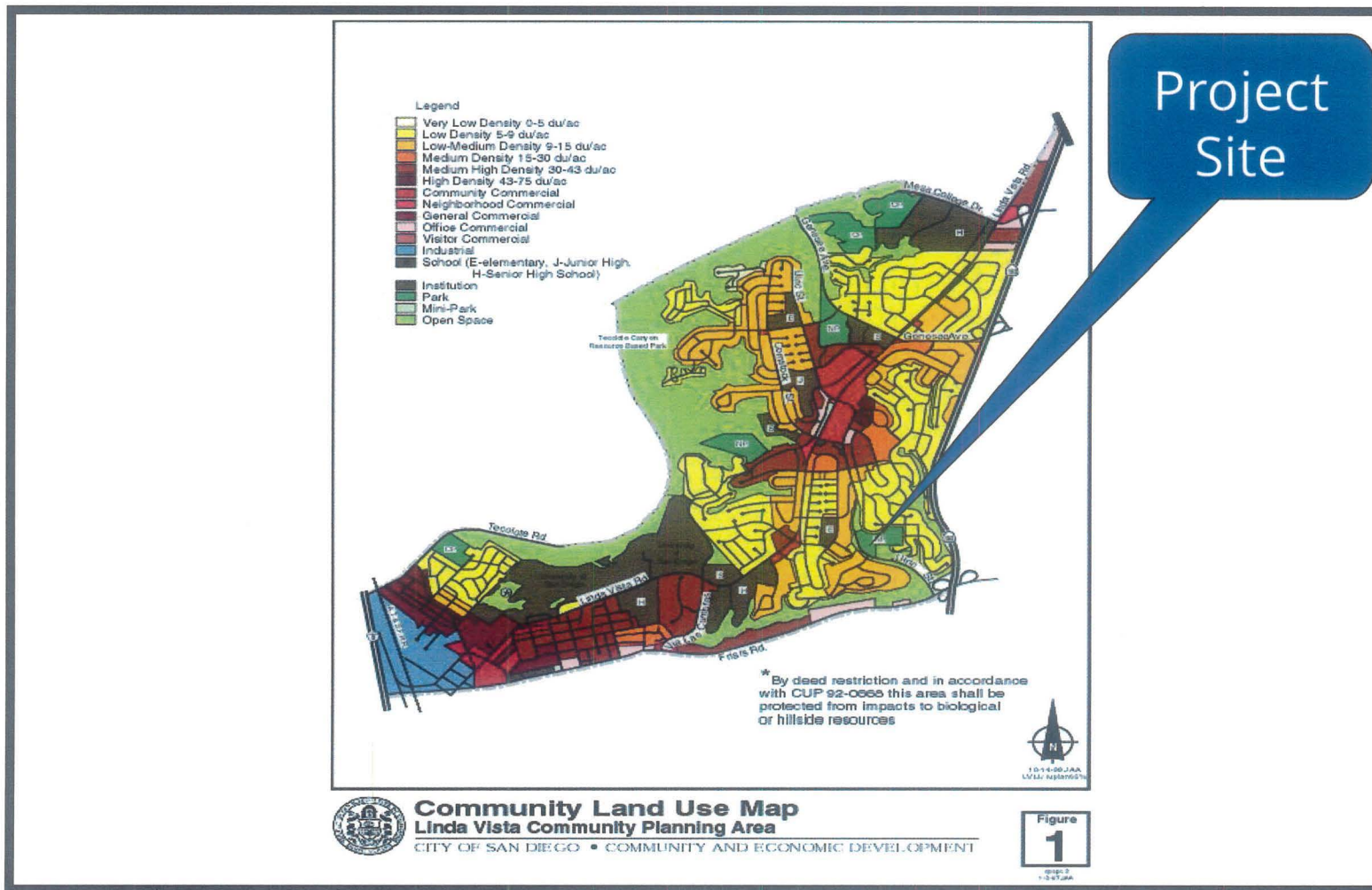
**T-Mobile Linda Vista Park (Linda Vista)**  
7064 Levant Street, San Diego, CA 92111







# Community Plan



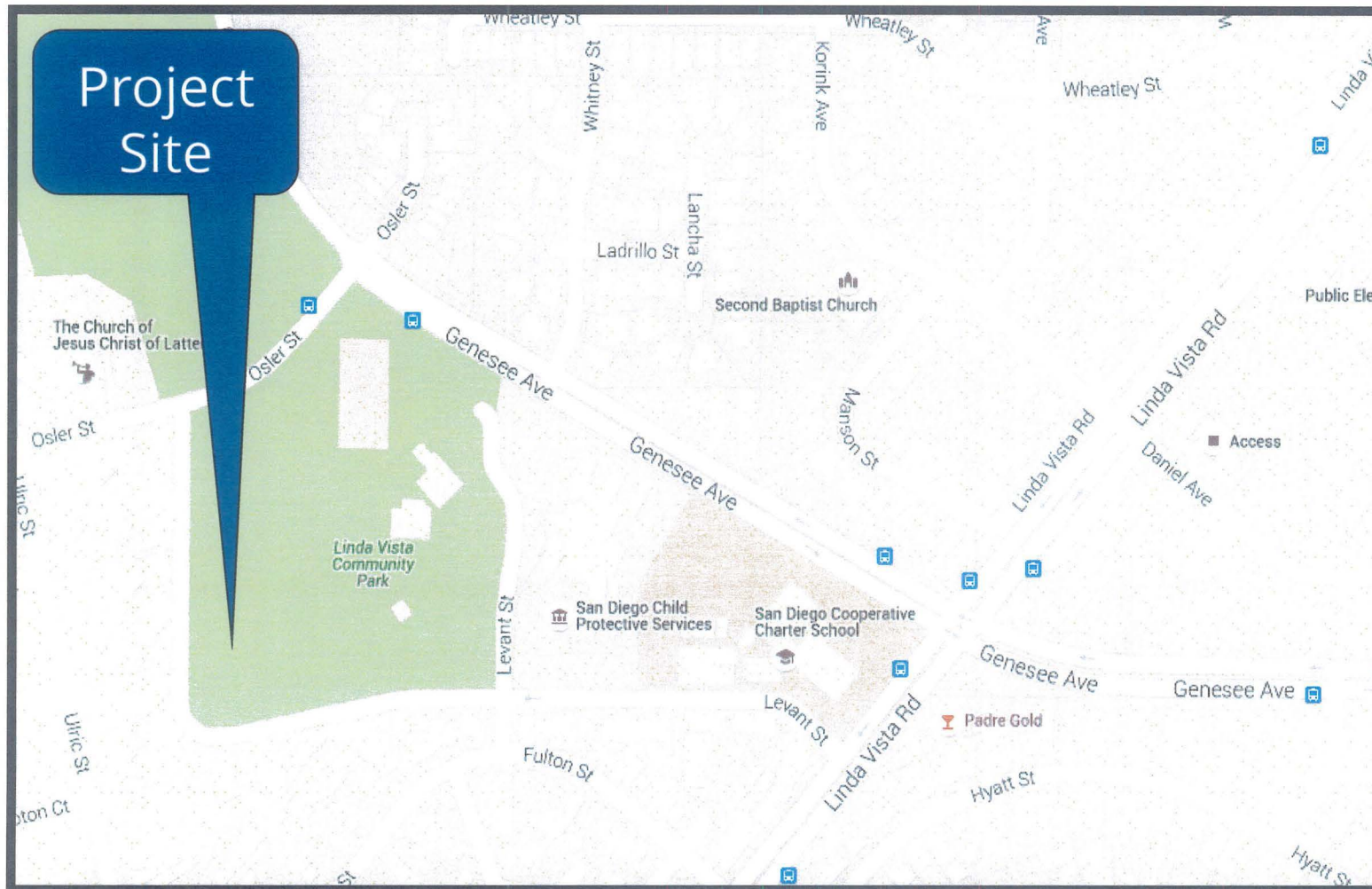
**T-Mobile Linda Vista Park (Linda Vista)**  
**7064 Levant Street, San Diego, CA 92111**







## Project Location Map



**T-Mobile Linda Vista Park (Linda Vista)**  
**7064 Levant Street, San Diego, CA 92111**





PROJECT DATA SHEET																
<b>PROJECT NAME:</b>	<b>T-Mobile Linda Vista Park</b>															
<b>PROJECT DESCRIPTION:</b>	Installation of a new Wireless Communication Facility (WCF) that consists of six antennas concealed on two replacement 70-foot tall athletic field light poles (three antennas per pole). The equipment associated with this project is located inside a 288-square foot multi-use equipment enclosure with landscaping.															
<b>COMMUNITY PLAN AREA:</b>	Linda Vista															
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit and Neighborhood Development Permit															
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Park															
<p align="center"><b><u>ZONING INFORMATION:</u></b></p> <table border="1"> <tr> <td><i>Setback Requirements</i></td> <td></td> <td rowspan="5"> <div>OP-</div> <div>1- 2-</div> <div>1</div> </td> </tr> <tr> <td>Min Front <i>Setback</i> (ft)</td> <td>Not Required</td> </tr> <tr> <td>Min Side <i>Setback</i> (ft)</td> <td>Not Required</td> </tr> <tr> <td>Min <i>Street Side Setback</i> (ft)</td> <td>Not Required</td> </tr> <tr> <td>Min Rear <i>Setback</i> (ft)</td> <td>Not Required</td> </tr> <tr> <td><i>Max Structure Height</i> (ft)</td> <td>Not Required</td> <td></td> </tr> </table>			<i>Setback Requirements</i>		<div>OP-</div> <div>1- 2-</div> <div>1</div>	Min Front <i>Setback</i> (ft)	Not Required	Min Side <i>Setback</i> (ft)	Not Required	Min <i>Street Side Setback</i> (ft)	Not Required	Min Rear <i>Setback</i> (ft)	Not Required	<i>Max Structure Height</i> (ft)	Not Required	
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<i>Max Structure Height</i> (ft)	Not Required															
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>														
<b>NORTH:</b>	Open Space & OP-1-1	Residential														
<b>SOUTH:</b>	Commercial & RM-3-7	Commercial														
<b>EAST:</b>	Open Space/Residential & RM-1-1	Open Space/Commercial														
<b>WEST:</b>	Open Space/Residential & RM-3-7	Residential														
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None															
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On August 24, 2015, the Linda Vista Planning Group voted 8-1-1 to recommend approval of the T-Mobile Linda Vista Park project															



PLANNING COMMISSION  
RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 1468667  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1468668  
**T-MOBILE LINDA VISTA PARK – PROJECT NO. 416927**

WHEREAS, CITY OF SAN DIEGO, Owner and T-MOBILE USA, Permittee, filed an application with the City of San Diego for a permit to install a new Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1468667 and Neighborhood Development Permit No. 1468668.

WHEREAS, the project site is located at 7064 Levant Street in the OP-1-1 zone of the Linda Vista Community Plan;

WHEREAS, the project site is legally described as Lot 12 and portions of Lots 4, 5, 6, and 11 of Lemona, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 684, filed in the Office of the Recorder of said San Diego County, September 15, 1891, together with the portion of streets unmanned officially, but commonly known as Plumas Street, and Placer Street, lying easterly and westerly of said lots.

WHEREAS, on May 12, 2016, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1468667 and Neighborhood Development Permit No. 1468668 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 13, 2015, 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 Sections 15301 (Existing Facilities) and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 May 12, 2016.

FINDINGS:

**§126.0305 Findings for Conditional Use Permit**

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

WCFs are separately regulated uses that are not identified in the Linda Vista Community Plan. Instead, WCFs rely on the City's General Plan for wireless facilities design requirements. In the City's General Plan under section UD-A.15, all WCFs are required to minimize visual impacts using the following criteria. Each WCF shall be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. The WCF design must be aesthetically pleasing and respectful of the neighborhood context. The equipment associated with the WCF must be concealed in underground vaults or unobtrusive structures.



T-Mobile's WCF will result in two replacement Athletic Field Light (AFL) poles concealing a total of six antennas. T-Mobile is proposing to use existing vertical elements to comply with the General Plan requirements. The proposed replacement AFL poles will continue to provide park lighting as the primary use with a secondary use as a wireless facility. In order to camouflage and screen the WCF, the antennas and all associated mounting apparatus will be concealed inside a slim profile radome. To achieve this slim profile appearance, a maximum of three antennas is proposed per pole. The slim line AFL pole design has been successfully implemented in other City parks resulting in an aesthetically pleasing and well integrated WCF. The equipment associated with this project is located away from the field on the most southwesterly portion of Linda Vista Park. The 288-square-foot enclosure was designed for multi-use which includes housing T-Mobile's equipment on one side and park storage on the other. The exterior appearance of the enclosure was designed to incorporate a Spanish tile roof above the park storage and an open trellis with a chain link lid above the equipment for air cooling. To screen the equipment enclosure, T-Mobile is proposing a landscape palette that includes 24 five-gallon Indian Hawthorn shrubs. As designed, the equipment enclosure is consistent with the General Plan's requirement to conceal the WCF equipment in unobtrusive structures.

The WCF as a whole is consistent with the City's General Plan for wireless facilities and the proposed development will not adversely affect the applicable land use plan.

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

The project consists of six antennas concealed on two replacement 70-foot-tall AFL poles (three antennas per pole) located on the western side of Linda Vista Park. The equipment associated with this project is located inside a 288-square-foot multi-use enclosure which is approximately 169 feet south from the nearest replacement AFL pole and on the park perimeter.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the California Environmental Quality Act pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 13, 2015 and the opportunity to appeal that determination ended November 30, 2015.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." T-Mobile submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.



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

T-Mobile's WCF design consists of two replacement 70-foot-tall AFL poles with the antennas concealed inside a 42-inch diameter radome. In order to maintain a slim profile, a maximum of three antennas will be supported per pole. Unlike previous AFL pole designs, the current proposal tapers down from 42-inches to 36-inches with an 8-inch diameter pole supporting the upgraded Musco lighting. This design has been recently used for other City parks resulting in an integrated appearance while minimizing bulk and visual impacts. The mounting apparatus and the conduits for the antennas will also be concealed within the radome and routed internally to minimize all visibility.

The 288-square-foot multi-use equipment enclosure will be located approximately 169 feet south from the nearest replacement AFL pole and on the park perimeter. The design will support four T-Mobile equipment cabinets on one side of the enclosure. This side of the enclosure will include a trellis roof and a chain link lid allowing the equipment to be air cooled. The other side of the enclosure, approximately 144 square feet, will be used for park storage and will include a Spanish tile roof with a separate entrance. Landscaping will also be proposed around the enclosure for added screening.

Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an Neighborhood Development Permit (NDP) and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the T-Mobile Linda Vista Park project and determined that it would not violate Charter Section 55. Pursuant to Land Development Code (LDC) Section 141.0420(i)(2), WCF located above ground on city-owned property that has been formally dedicated in perpetuity by ordinance for park purposes, must have a NDP and a determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55.

Additionally, an NDP is required pursuant to LDC Section 141.0420(g)(3), which states that WCF equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet, unless a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402. Staff is able to supports the additional 33 feet for a multi-use enclosure designed to accommodate additional storage space for Linda Vista Park.

The project also requires a Conditional Use Permit pursuant to LDC Sections 141.0420(f)(1) and 141.0420(f)(3). In conclusion, the proposed T-Mobile WCF, as designed and located, complies with the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and will comply with the applicable regulations of the Land Development Code.



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

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

According to the applicant's Site Justification analysis, the proposed search ring, "SD028442A" focused on the intersection of Linda Vista Road and Genesee Avenue and continues west onto Genesee Avenue. As illustrated on the aerial map, the area to the north of Genesee Avenue consists of residential uses and to the south of Genesee Avenue includes the San Diego Cooperative Charter School and Linda Vista Park. T-Mobile's site selection included the investigation of two alternative sites. The first alternate location, 2441 Cardinal Lane, was over a mile away from the center of the search ring. Additionally, a WCF at this preference 1 location would require a significant height deviation to reach the coverage objective and any such design would result in a major visual impacts. As a result, T-Mobile's team rejected this site as the final candidate.

The second alternate site was 7651 Wellington Way (Kearny Senior High School) with a design to install antennas on the school's 40-foot-tall AFL poles. This preference 2 location was heavily considered but T-Mobile would prefer to locate closer to the original intended coverage area and opted to pursue the Linda Vista Park site. The Linda Vista Park site also provided T-Mobile with taller AFL poles in comparison to the Kearny Senior High School site. Based on the information submitted by T-Mobile, staff was unable to identify any other lower preference level locations within the search ring.

T-Mobile's 70-foot-tall replacement AFL poles at Linda Vista Park are appropriately designed and well integrated with the park setting. Additionally, the proposed design focused on using existing vertical elements to minimize any park disturbance. The proposed multi-use equipment enclosure would also benefit the park for future storage use and is located away from the playing field. As designed, the proposed WCF use is appropriate at the proposed location based on the site justification analysis and the project design and siting solutions within the current park location.

**§126.0404 Findings for Neighborhood Development Permit**

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

WCFs are separately regulated uses that are not identified in the Linda Vista Community Plan. Instead, WCFs rely on the City's General Plan for wireless facilities design requirements. In the City's General Plan under section UD-A.15, all WCFs are required to minimize visual impacts using the following criteria. Each WCF shall be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. The WCF design must be aesthetically pleasing and respectful of the neighborhood context. The equipment associated with the WCF must be concealed in underground vaults or unobtrusive structures.



T-Mobile's WCF will result in two replacement Athletic Field Light (AFL) poles concealing a total of six antennas. T-Mobile is proposing to use existing vertical elements to comply with the General Plan requirements. The proposed replacement AFL poles will continue to provide park lighting as the primary use with a secondary use as a wireless facility. In order to camouflage and screen the WCF, the antennas and all associated mounting apparatus will be concealed inside a slim profile radome. To achieve this slim profile appearance, a maximum of three antennas is proposed per pole. The slim line AFL pole design has been successfully implemented in other City parks resulting in an aesthetically pleasing and well integrated WCF. The equipment associated with this project is located away from the field on the most southwesterly portion of Linda Vista Park. The 288-square-foot enclosure was designed for multi-use which includes housing T-Mobile's equipment on one side and park storage on the other. The exterior appearance of the enclosure was designed to incorporate a Spanish tile roof above the park storage and an open trellis with a chain link lid above the equipment for air cooling. To screen the equipment enclosure, T-Mobile is proposing a landscape palette that includes 24 five-gallon Indian Hawthorn shrubs. As designed, the equipment enclosure is consistent with the General Plan's requirement to conceal the WCF equipment in unobtrusive structures.

The WCF as a whole is consistent with the City's General Plan for wireless facilities and the proposed development will 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 six antennas concealed on two replacement 70-foot-tall AFL poles (three antennas per pole) located on the western side of Linda Vista Park. The equipment associated with this project is located inside a 288-square-foot multi-use enclosure which is approximately 169 feet south from the nearest replacement AFL pole and on the park perimeter.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the California Environmental Quality Act pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 13, 2015 and the opportunity to appeal that determination ended November 30, 2015.

The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare, including the requirement to obtain building permits which requires compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." T-Mobile submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.



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

T-Mobile's WCF design consists of two replacement 70-foot-tall AFL poles with the antennas concealed inside a 42-inch diameter radome. In order to maintain a slim profile, a maximum of three antennas will be supported per pole. Unlike previous AFL pole designs, the current proposal tapers down from 42-inches to 36-inches with an 8-inch diameter pole supporting the upgraded Musco lighting. This design has been recently used for other City parks resulting in an integrated appearance while minimizing bulk and visual impacts. The mounting apparatus and the conduits for the antennas will also be concealed within the radome and routed internally to minimize all visibility.

The 288-square-foot multi-use equipment enclosure will be located approximately 169 feet south from the nearest replacement AFL pole and on the park perimeter. The design will support four T-Mobile equipment cabinets on one side of the enclosure. This side of the enclosure will include a trellis roof and a chain link lid allowing the equipment to be air cooled. The other side of the enclosure, approximately 144 square feet, will be used for park storage and will include a Spanish tile roof with a separate entrance. Landscaping will also be proposed around the enclosure for added screening.

Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an Neighborhood Development Permit (NDP) and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the T-Mobile Linda Vista Park project and determined that it would not violate Charter Section 55. Pursuant to Land Development Code (LDC) Section 141.0420(i)(2), WCF located above ground on city-owned property that has been formally dedicated in perpetuity by ordinance for park purposes, must have a NDP and a determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55.

Additionally, an NDP is required pursuant to LDC Section 141.0420(g)(3), which states that WCF equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet, unless a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402. Staff is able to supports the additional 33 feet for a multi-use enclosure designed to accommodate additional storage space for Linda Vista Park.

The project also requires a Conditional Use Permit pursuant to LDC Sections 141.0420(f)(1) and 141.0420(f)(3). In conclusion, the proposed T-Mobile WCF, as designed and located, complies with



the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and 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. 1468667 and Neighborhood Development Permit No. 1468668 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1468667 and Neighborhood Development Permit No. 1468668, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: May 12, 2016

SAP Number: 24005729

Modified HMD 1-26-15



**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: 24005729

CONDITIONAL USE PERMIT NO. 1468667  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1468668  
T-MOBILE LINDA VISTA PARK PROJECT NO. 416927  
PLANNING COMMISSION

This Conditional Use Permit No. 1468667 and Neighborhood Development Permit No. 1468668 is granted by the Planning Commission of the City of San Diego to the City of San Diego, Owner, and T-Mobile USA, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0605, 126.0404, 131.0222, and 141.0420. The site is located at 7064 Levant Street (Linda Vista Park) in the OP-1-1 zone of the Linda Vista Community Plan. The project site is legally described as all of Lot 12 and portions of Lots 4, 5, 6, and 11 of Lemona, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 684, filed in the Office of the Recorder of said San Diego County, September 15, 1891, together with the portion of streets unmanned officially, but commonly known as Plumas Street, and Placer Street, lying easterly and westerly of said lots.

The project shall include:

- a. A Wireless Communication Facility (WCF) that consists of six (6) antennas concealed on two replacement athletic field light poles (three antennas per pole).
- b. The antennas shall be concealed within a 42-inch-diameter radome. The radome shall be ten (10) feet in length and painted to match the athletic field light pole.
- c. A total of four (4) ground mounted equipments and three (3) wall mounted cabinets concealed inside a 12'-0" by 12'-0" equipment building with an additional 144 square feet for park use. The equipment room shall be designed to include a combination of trellis roof and Spanish tile roof as illustrated on the approved 'Exhibit A'. The building shall also be coated with anti-graffiti paint.



- d. Landscaping (planting, irrigation and landscape related improvements);
- e. 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 26, 2019**.
2. This approval and corresponding use of this site shall **expire on May 26, 2026**. 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 Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
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 Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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



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

#### **ENGINEERING REQUIREMENTS:**

14. 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.

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

#### **PARK & RECREATION REQUIREMENTS:**

16. The WCF requires the installation of the following landscaping but may not be limited to: twenty-four 5-gallon *Rhaphiolepis Indica* "Clara". The proposed landscape specie may be substituted if authorized by the Park & Recreation Department.

17. The Permittee shall ensure that construction plans are reviewed and approved by the Park & Recreation Department prior to building permit issuance.

18. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

19. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.

20. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

21. 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 Park & Recreation Department and the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.



**PLANNING/DESIGN REQUIREMENTS:**

22. Every aspect of the athletic field light pole and the associated radome is considered an element of concealment, including (but not limited to) the dimensions, bulk and scale, color, materials, and texture. Any future modifications to this radome (including increase to the bulk and scale) must not be defeat concealment.
23. This approval permits six (6) antennas with the following dimensions: 96.4" by 12" by 10".
24. A bottom cap shall be installed to the bottom of the radome to conceal the antennas, mounting apparatus, and cables from view.
25. The WCF shall conform to the approved construction plans.
26. Photosimulations in color shall be printed on the construction plans.
27. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
28. The accuracy and validity of the Radio Frequency Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
29. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
30. All coaxial conduits shall be routed up through the caisson and into the replacement athletic field light poles to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
31. Any future modifications to the antennas must be approved by Development Services. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
32. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
33. The Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition shall be required.
34. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.



**INFORMATION ONLY:**

- 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.
- 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.
- 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 May 12, 2016 and Approved Resolution No. PC-XXXX.



Conditional Use Permit No. 1468667  
Neighborhood Development Permit No. 1468668  
May 12, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Simon Tse  
Development Project Manager

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



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**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

**T-Mobile USA**

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

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

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

PROJECT TITLE/ No.: **T-MOBILE LINDA VISTA PARK / 416927**

PROJECT LOCATION-SPECIFIC: 7064 Levant Street, San Diego, California 92111

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A CONDITIONAL USE PERMIT and NEIGHBORHOOD DEVELOPMENT PERMIT to operate and construct a T-Mobile wireless communications facility within Linda Vista Community Park. The project would remove two existing stadium light standards and replace them with two 70-foot light standards; install a 288-square-foot equipment enclosure with open roof ventilation; mount a total of six new panel antennas (3 antennas on each proposed stadium light standard); install two raydomes; and install four equipment cabinets within the proposed equipment enclosure. The two proposed stadium light standards would be placed along the western boundary of the park, and the proposed equipment enclosure would be constructed in the southwest corner of the project site. Trenching is proposed. Project implementation would also include a Right-Of-Entry permit. The project site is located at 7064 Levant Street. The project site is designated park (neighborhood park) and within the OP-1-1 zone (Open Space – Park, allows developed, active parks). Additionally, the project site is within the Residential Tandem Overlay Zone; Airport Influence Areas (Montgomery Field), Federal Aviation Administration (FAA) Part 77 Noticing Area (Montgomery Field), Airport Land Use Compatibility Overlay Zone (Montgomery Field), and the Linda Vista Community Plan. (LEGAL DESCRIPTION: Assessor's Parcel Number 427-310-15-00.)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Joseph Guyer, T-Mobile USA, Inc., 10509 Vista Sorrento Parkway, Suite 206, San Diego, California 92121, (858) 334-6153

## EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268)  
☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))  
☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))  
☒ CATEGORICAL EXEMPTION: 15301 (EXISTING FACILITIES) and 15303 (NEW CONSTRUCTION)  
☐ STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project meets the criteria set forth in CEQA Section 15301, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project also meets the criteria set forth in CEQA Section 15303, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Furthermore, the exceptions listed in 15300.2 would not apply.

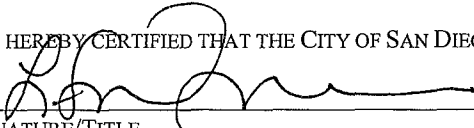
LEAD AGENCY CONTACT PERSON: ELIZABETH SHEARER-NGUYEN

TELEPHONE: 619-446-5369

## 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

November 13, 2015  
DATE

## CHECK ONE:

- ☒ SIGNED BY LEAD AGENCY  
☐ SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:











































November 4, 2015

To: City of San Diego  
Development Services Department  
1222 First Avenue, MS 301  
San Diego, CA 92101-5154

From: Adam Stone  
Smartlink LLC  
2777 A St. #1  
San Diego, CA 92102

RE: Telecom Site Justification Letter  
T-Mobile Side SD02842A, Linda Vista Community Park

The proposed T-Mobile wireless communication facility, located at 7064 Levant St., San Diego, CA 92111 (the "Property") is needed for the following reasons:

The Property is necessary to mitigate the coverage lost due to the demolition of a nearby site located at the American Legion Hall on the intersection of Genesee Ave. and Linda Vista Rd. As shown on the site coverage maps, the proposed site located at the Property provides essential communication and improved service to the surrounding area. The facility helps to ensure uninterrupted wireless service in the area, even during times of emergency. Without the proposed site at the Property, there would be a significant gap in coverage that would negatively impact the surrounding community.

The visual impact to the surrounding community will be minimized by installing two 70-foot light standards and mounting the antennas on those poles. The two light standards will replace two existing light standards on the park's western edge and will better illuminate the surrounding playing fields. The equipment will be enclosed within a CMU enclosure painted to match other park structures. Adjoined to the CMU enclosure will be an equipment shed intended for use by park staff. The CMU enclosure with adjoined shed will be placed near the light standards on the southwest corner of the park.

In determining the best location within the search ring and nearby areas, collocation was considered first, but ruled out due to lack of feasible options. T-Mobile considered rebuilding its site on the American Legion property grounds. However, relocating at that site is not feasible due to height restrictions and a lack of ground space on that parcel of land. Collocation options at that site are also not possible due to a lack of space within the other carriers' site. Nearby sites of other carriers either would not provide adequate coverage or are not available for collocation.



Without being able to rebuild at its current location, T-Mobile chose the Property as the best location to fit coverage needs. Although the Property is a Preference Level 4 site, the Project is in an ideal location based on T-Mobile's coverage objectives, the surrounding land uses, and the Project's integrative design. The Justification Map accurately depicts T-Mobile's search ring (orange rectangle) for this Project. Neither of the alternative sites (blue diamonds) is within this search ring; this is a significant factor in meeting the coverage objectives. Within the search ring, the Property provides the best option for the Project because it provides ample antenna height but does so using an integrated, dual-benefit design. By being able to mount on the antennas on 70 ft. light standards, this ensures the Project meets its coverage objectives. Other locations within the search ring would not have had similar height or clearance to meet the coverage capabilities provided by the Project on the Property.

In the updated Justification Map, you will see the alternative sites are numbered. The only other possible candidates for the site location are each about 2.0 miles away from the Property. T-Mobile investigated several other sites for this Project but the Property consistently presented the best option from a coverage and design integration perspective. Each of the other candidates considered failed to meet the coverage objectives, zoning requirements, or both. Here is an explanation behind why the alternative sites were unsuitable for the Project:

1) San Diego Unified School District Administrative Offices – 2441 Cardinal Lane, San Diego, CA 92123

T-Mobile considered a rooftop design for this site candidate. The design would have consisted of façade-mounted antennas extending from the building's roofline. Even using a rooftop design, a site here would have had a maximum height of 30 ft. without a variance. T-Mobile considered this a candidate because it is in a preferable zone (CC-1-3) and could've met some of the coverage objectives for the eastern portion of this Project's search ring.

Despite preferable zoning, T-Mobile did not consider this candidate the ideal site for this Project for multiple reasons. First, this site candidate is not located within this Project's search ring. The site candidate is over one mile from the center of the search ring and approximately a half-mile from the search ring's southeast edge. Since this candidate is not located in the Project's search ring, it would not have achieved the coverage objectives for this Project. Specifically, this candidate would have been unable to provide the coverage desired for residents and other consumers located west of Linda Vista Rd. Meeting the coverage objectives for the area west of Linda Vista Rd. is essential for this Project. T-Mobile decided not to proceed with this site candidate because it would not have been able to secure the antenna height necessary to have a chance of meeting this search ring's coverage objectives.

2) Kearney Senior High School – 7651 Wellington Way, San Diego, CA 92111



T-Mobile considered a light standard design for this site candidate. Similar to what is being proposed in this Project, T-Mobile wanted to mount antennas below the top of light standards. The zoning for this candidate is VR-10.9 and the maximum height is 50 ft. without variance. Residential zoning surrounds this candidate site. This proposed site would have been near a baseball field on the school grounds. This site was heavily considered because it would allow provide a good amount of antenna height in an area near the search ring. The proposed design for this candidate would not have created a negative impact on the property based on current land use.

Again, this candidate was not the best option for the Project in comparison to the Property. The Property allowed T-Mobile to mount the antennas at 50 ft., instead of 40 ft. or less. As mentioned earlier, this is very important because the Project's additional height is a crucial factor in achieving the necessary coverage objectives with as few sites as possible. Moreover, the candidate site is again not within or bordering the search ring related to this Project. This candidate site is about one mile from the center of the search ring and approximately a quarter-mile from the search ring's northeast edge. The candidate site's location is over a mile away from the location of the site this Project is looking to replace, the intersection of Genesee Ave. and Linda Vista Rd. Since the Property is less than a half-mile from the site being replaced, the Project is much more likely to meet the coverage objectives for that area.

After careful consideration of the factors discussed above, the Property is clearly the best location for the proposed wireless facility. It provides the highest likelihood of meeting the targeted area's significant coverage needs with a minimal amount of physical or visual impact on the park and surrounding community. In addition, the site is designed to benefit the Linda Vista Community Park and local residents by providing better park lighting and more storage space.

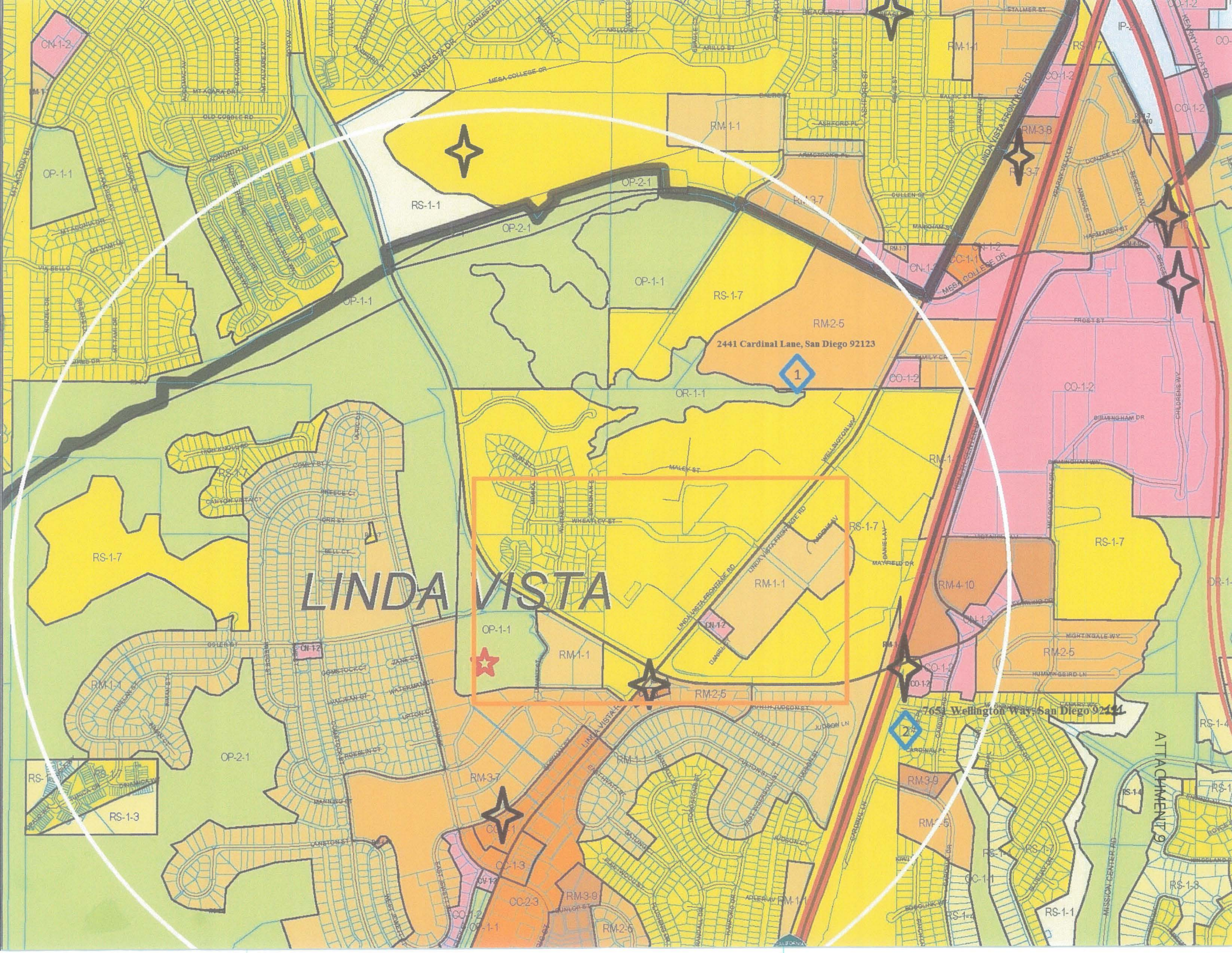
If you have any additional questions, I can be reached at (734) 904-3390 or by e-mail at [Adam.Stone@smartlinkllc.com](mailto:Adam.Stone@smartlinkllc.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'AS' followed by a stylized flourish.

Adam Stone, Esq.  
Real Estate Specialist  
Smartlink





# LINDA VISTA

2441 Cardinal Lane, San Diego 92123

7653 Wellington Way, San Diego 92144

ATTACHMENT 9





# SD02842 Coverage Map

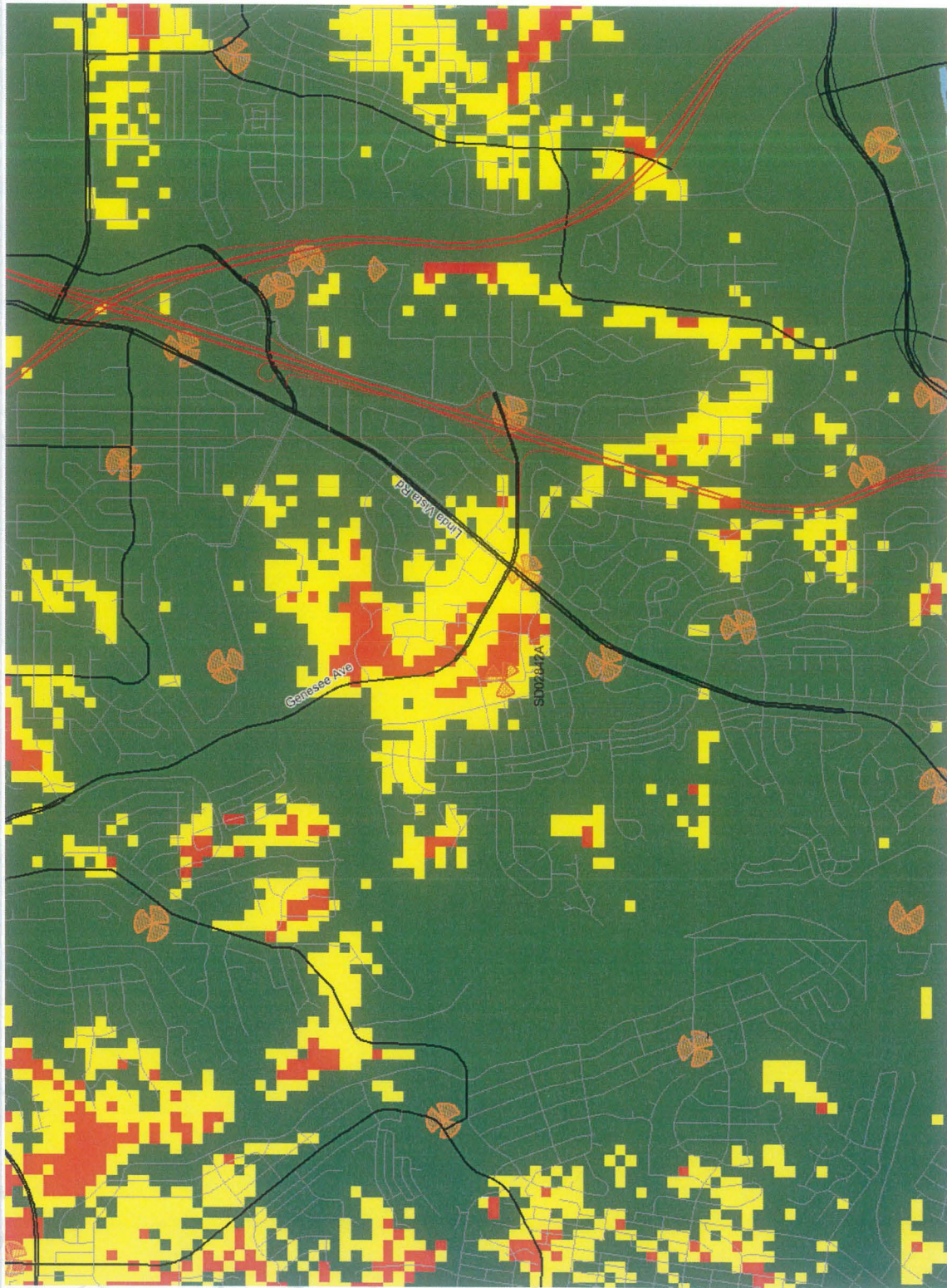
RF Team San Diego Market  
Jan 11, 2016





T-Mobile

On-Air neighbor sites coverage without SD02842A



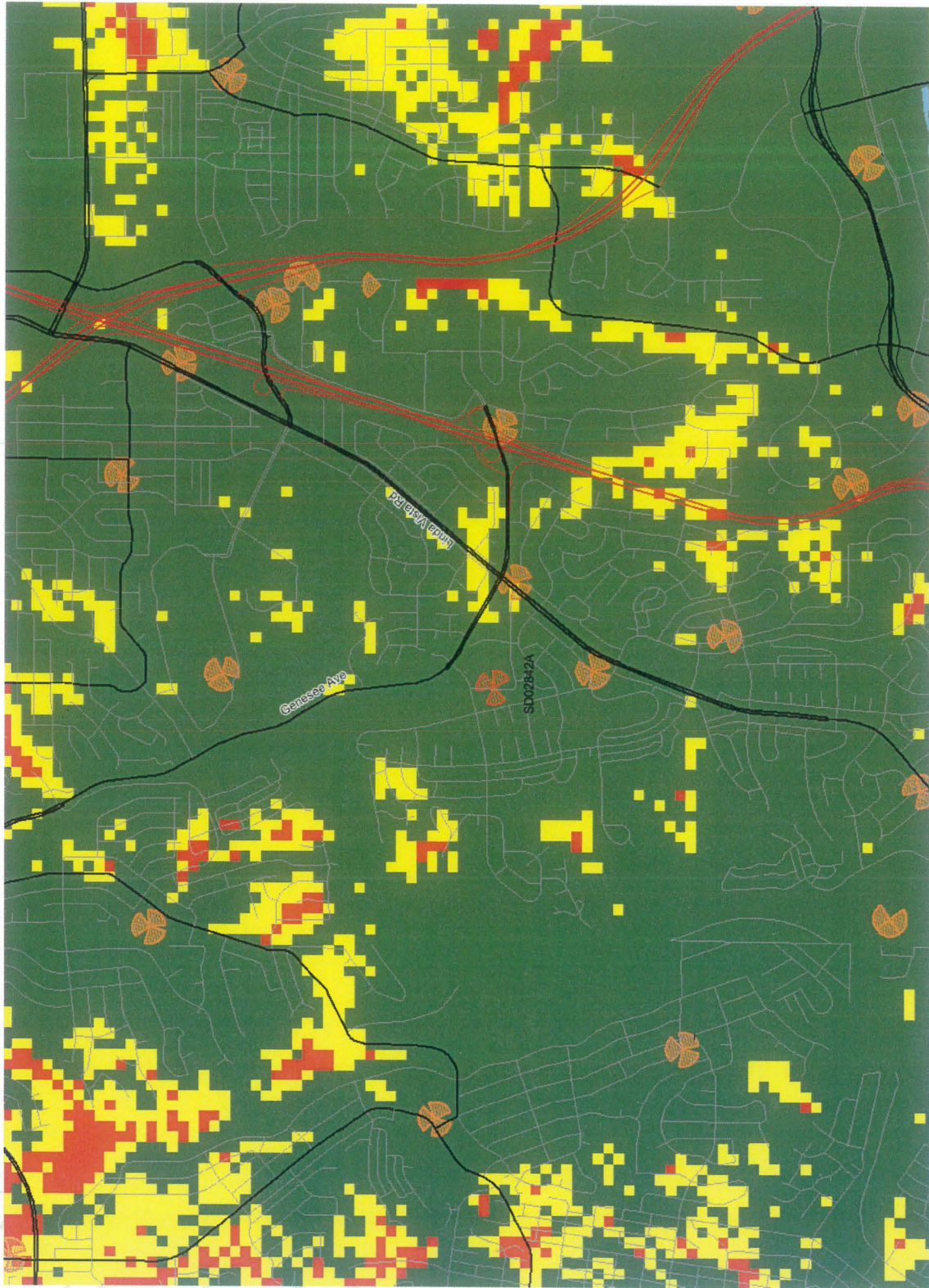
● Excellent ● Fair ● Poor





T-Mobile

SD02842A with On-Air neighbor sites coverage



● Excellent ● Fair ● Poor







# LINDA VISTA PLANNING GROUP

Post Office Box 710174, San Diego, CA 92171

[www.LindaVista.org/lvpg](http://www.LindaVista.org/lvpg)



## Minutes of the August 24, 2015 Meeting

Meeting opened at 5:32 pm by Tom Cleary, Chair. The Pledge of Allegiance was led by Vicki Van Dyke. Roll Call by Tom Cleary.

Members present: Tom Cleary, Doug Beckham, Jo-Ann Carini, Margarita Castro, Oscar Marin, John Pinzini, Dotty Perez, Vicki Van Dyk, Kimberly Weber.

Members absent: Lauree Camarato, Drew Corley, Guadalupe Flores, Ralph Perez, Tisha Rocha Keith Warner, Howard Wayne, and 5 vacancies.

9 members present. 43 visitors present. Total in attendance: 52

### **Approval of Draft Agenda:**

Addition of Jacques Chirazi to agenda to provide an info item on a new car sharing program. Motion by Beckham to approve the July 27, 2015 draft agenda, second by Castro. Agenda approved with a vote of 8-0-1.

### **Approval of July 2015 Meeting Minutes:**

Motion by D. Beckham to approve the meeting minutes with any needed corrections, second by R. Perez. Approved by vote of 7-0-2.

### **Reports by Government Representatives:**

- Senator Block – Joyce Temporal passed out latest newsletter and provided a legislative update.
- Councilman Sherman – Sheldon Zemen provided updates on city issues.

### **Announcements & Public Comment on Non-Agenda Items:**

- Erin Vounge – Franci Parker will hold a workshop with local residents on Sept. 16 at the Bahai Center.
- Doug Beckham announce Sen. Marty Block would be the speaker at the September town council meeting.
- Tom Cleary – USD starts up before Labor Day holiday. Move-in starts Aug. 28.

**Chairman's Report:** Rick Bussell submitted his resignation due to his health. Noli Zosa is nominated to replace him and he has met the necessary attendance requirements.

### **Committee Reports & Updates:**

- **Linda Vista Collaborative:** K. Heinle reported Resident Leadership Academy will have a graduation Aug. 25 at 5:00 PM.
- **Graffiti:** J. Pinzini – commented on latest visual blight in the community and his efforts to combat it.
- **Zoning & Land Use:** Margarita attended ad hoc committee in Clairemont on Morena Blvd. study.

### **Information Items:**

- 1.) **Linda Vista Health Clinic expansion:** Roberta Feinberg and Scott Kennedy, Steve Dodd and Dr. Waltman gave an update on the clinic and their 22,500 sf expansion at 7011 Linda Vista Road. New services should be open on March 2016.



- 2.) Friars Road Multi-family Residential Project:** Jeffrey Holbrook went over 5.43 acre project with 245 apartments in one building with 8 floors and 70 condominiums in a second building with 9 floors, atop a two-level, partially subterranean podium garage with 540 spaces. Extra floor allowed due to proximity to trolley line and transit oriented development. Average daily trips (ADT) now 800 with current use, but expected to increase to 1600 ADT. Greg Mueller of Tucker Sadler also spoke.
- 3.) Geographic Targeting Initiative:** Sima Thakkar and Joe Whitaker of the City's Economic Development Department outlined a proposal coming to council to help maximize HUD Community Development Block Grants in selected communities. Linda Vista is one of six communities to benefit from this approach
- 4.) Comprehensive Active Transportation Strategy (CATS):** Stephanie Cheng provided an update on this SANDAG-funded grant program being conducted in Linda Vista.
- 5.) City's Car Share Program:** Jacques Chirazi of the Business Development Division in the city's Economic Development Department talked about plans for the city's Car Share Program.

**Action Items:**

- 1) T-Mobil - Linda Vista (Project #416927):** Adam Stone of Smartlink presented on a new Wireless Communication Facility (WCF) located at 7064 Levant Street (Linda Vista Park). The WCF consists of two replacement ball field light standards with a total of six antennas. The equipment associated with this project is located inside a new 288-square-foot equipment enclosure designed to include park storage. Motion by Beckham, seconded by Marin. Motion passed 8-1-1 with opposition based on perceived health concerns.
- 2) Bylaw amendments** related to the Council Policy 600-24 changes approved by the City Council in the fall 2014. Tara Lieberman presented a draft version prepared by the Planning Dept. Motion by Pinzini, seconded by Weber to table item until next meeting so issue could be reviewed by Bylaws & Election Committee. Passed 8-0-1.

**Suggested Items for Next Month's Agenda:**

- Appointment of Noli Zosa to replace Rick Bussell
- Chair for Morena Study Ad Hoc Committee

Meeting adjourned at 8:06 pm

Respectfully submitted,

Tom Cleary (on behalf of Lauree Camarato, Secretary)



City of San Diego Park and Recreation Department  
Linda Vista Recreation Council  
Minutes

May 12, 2015

**Time and Place of Meeting**

The regular meeting of the Linda Vista Recreation Council was held at Linda Vista Recreation Center, 7064 Levant Street, San Diego, CA 92111 at 5:00 p.m.

**Attendance**

Chairperson:	Doug Beckham
Vice-Chair:	Gill Abelson, Jr.
Corresponding Secretary:	Absent
Treasurer:	Lori Walker

**Members Present**

Margarita Castro	Dawn Essington
Sandy Duncan	Jim Gordon (non-voting)
Dorothy Perez	Xuan Nguyen
Alex Nguyen	Honora Byrne (non-voting)
Chris Limon	

**Staff**

Sheldon Zemen, Council District 7 Representative  
Mark Moncey, Area Manager II  
Ira L. Patron, Recreation Center Director III

**Guest**

Christina Duncan	Roberto Ramirez
John Pinzini	Kim Heinle
Adam Stone (Smart Link)	

**Call to Order**

The meeting was called to order at 5:04 pm by Chairperson Doug Beckham.

**Introductions**

Introductions were conducted.

**Approval of Minutes**

**Motion** If was moved/second (Castro/Essington) to approve the April 14, 2015 Minutes with the following corrections:

1. Page 4: Agenda Item: Skateboard Park Naming-There were three names suggested.  
Ms. Castro suggested the following "Linda Vista Skateboard Park".

**Communication**

None



City of San Diego Park and Recreation Department  
Linda Vista Recreation Council  
Minutes  
May 12, 2015

### Treasurer's Report

Apr-15  
Linda Vista Recreation Council  
Summary of Cash Receipts and Disbursements

Date	Account	Previous Balance	Receipts	Disbursements	Current Balance	Net Change
Apr. 2015	General Fund	\$ 2,793.71	\$ 65.00	\$ 160.00	\$ 2,698.71	\$ (95.00)
	Youth Activities	\$ 6,918.72	\$ 1,317.09	\$ 60.00	\$ 8,175.81	\$ 1,257.09
	Piano	\$ 871.75	\$ 319.00	\$ 500.25	\$ 690.50	\$ (181.25)
	Special Event	\$ 402.79	\$ 123.10	\$ -	\$ 525.89	\$ 123.10
	Penny Drive	\$ 113.23	\$ -	\$ -	\$ 113.23	\$ -
	Field Security Deposit	\$ 6,697.90	\$ 60.00	\$ -	\$ 6,757.90	\$ 60.00
	Gym Security Deposit	\$ 1,849.50	\$ -	\$ -	\$ 1,849.50	\$ -
	City Surcharge	\$ 695.00	\$ 187.00	\$ 338.25	\$ 543.75	\$ (151.25)
	Sefton Field	\$ 1,919.00	\$ -	\$ -	\$ 1,919.00	\$ -
	Jazz Dance	\$ 955.44	\$ 20.00	\$ -	\$ 975.44	\$ 20.00
	ANTennis	\$ 1,695.85	\$ 309.00	\$ 725.10	\$ 1,279.75	\$ (416.10)
	CTF-LVFR	\$ 1,053.58	\$ -	\$ -	\$ 1,053.58	\$ -
	Total	\$ 25,966.47	\$ 2,400.19	\$ 1,783.60	\$ 26,583.06	\$ 616.59
Date Savings Account Balance						
1-Apr	Beginning Balance	\$ 10,002.20				
	Interest Payment					
30-Apr	Ending Balance	\$ 10,002.20				

Grand Total \$ 36,585.26

City Revenue deposited for  
the month \$ 2,202.25

### Mayor's Report

None

### City Council District 7 Report

Mr. Zemen reported the following:

1. Provided an update on the Skate Park – out to bid.
2. Provided an update on Mission Heights Neighborhood Park electrical problem.
3. Updated the U.S. Post Office property landscape is getting a makeover.

### Police Report

None



City of San Diego Park and Recreation Department  
Linda Vista Recreation Council  
Minutes

May 12, 2015

**Community Parks Division I Committee Report**

None

**Neighborhood Parks**

Ms. Duncan inquired about the hole in Mission Heights Neighborhood Park. Staff reported that the irrigation leak has been fixed and that staff still needs to back fill the hole.

Ms. Heinle provided an update to the Kelly Street Neighborhood Park security light project.

**Chairperson's Report**

Mr. Beckham thanked everyone for coming to the meeting.

**Friends of the Linda Vista Skateboard Park**

Mr. Limon reported the following:

1. They raised about \$200 at the Linda Vista Multicultural Fair. The money will be used to purchase safety equipment for the Skate Park use.
2. Students from High Tech High (Point Loma) created 24 skateboard to be given out to deserving kids within Linda Vista.
3. Go Skate Boarding Day is June 12.
4. May 29, 2014 was Tony Hawk Day.

**Celebrate the Family: Linda Vista Family Reunion**

Ms. Essington reported the following:

1. We raised over \$1000 at the Applebee's Flap Jack Fundraiser.
2. We still need shoes for the Shoes with Heart Fundraiser. We need a total of 2000 pairs of shoes.
3. Informed the council that Tio Leo's was available if they wanted hold a fundraising dance.

**Staff Report**

Area Manager II, Mark Moncey reported the following:

1. Informed the council that Kelly Wood has reported back. Status on the timeframe that she will return for is to be determined.
2. Provided an update on Montgomery Middle School Joint Use project.

Recreation Center Director, Ira L. Patron reported the following:

1. This year's soccer season is not as strong as in the past.
2. This year we were selected to host Friday Teen Night. Teen Night is from July 10 through August 28 from 5:30 pm to 8:30 pm every Friday.



City of San Diego Park and Recreation Department  
Linda Vista Recreation Council  
Minutes  
May 12, 2015

3. Provided an update on the proposed budget. If passed, Linda Vista will get an Assistant Center Director and an additional 20 operating hours.
4. The portable pool will be here from August 10 through August 28 thanks to the Councilmember Scott Sherman.
5. The summer registration opens Saturday, May 16.
6. The comfort station roof was cleaned today.

**Action Items**

Mr. Stone made a presentation regarding T-Mobile antenna project. They will replace two existing field light pole with new antenna poles and build a 24'x12' building. Half the building will be of park use.

**Motion** It was moved/seconded (Castro/Limon) to approve T-Mobiles Conditional Use Permit request. Motion passed unanimously - 9 yeas 0 nays.

**Motion** It was moved/seconded (Castro/Perez) to remove the picnic shelter off the Unfunded Park Improvement list for Mission Heights Neighborhood Park. Motion passed unanimously - 9 yeas 0 nays.

**Motion** It was moved/seconded (Essington/Perez) to amend the February 2015 to include the motion to approve paying a portion of the cost, no more than \$160, to produce tennis flyers. Motion passed unanimously - 9 yeas 0 nays.

There was a heated discussion about the naming of the new skate park. Chairperson Beckham left the meeting (6:20 pm) after tabling this item.

Vice-Chair Gill Abelon, Jr. ran the meeting after Mr. Beckham left.

**Information and Announcements**

Mr. Pinzini requested staff to check the attendance record. He would like to become a member of the Linda Vista Recreation Center.

Ms. Heinle provided an update on the traffic review surrounding Kit Carson Elementary School.

Ms. Heinle informed the council that Twain High School is looking for community members to help with the Senior Presentation.

Ms. Heinle offered up Bayside as a place to hold a dance for the Celebrate the Family (CTF): Linda Vista Family Reunion.

**Adjournment**

There being no further business, Gill Abelon, Jr. adjourned the meeting at 6:36 pm.

**Next Meeting**

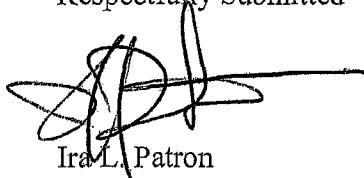


City of San Diego Park and Recreation Department  
Linda Vista Recreation Council  
Minutes

May 12, 2015

Linda Vista Recreation Council  
Tuesday, June 9, 2015 at 5:00 pm  
Linda Vista Recreation Center

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Ira L. Patron', with a long horizontal line extending to the right.

Ira L. Patron  
Recreation Center Director III

Mark Moncey  
Area Manager II





## AFL Pole example



ATTACHMENT 12





## AFL Pole example



ATTACHMENT 12





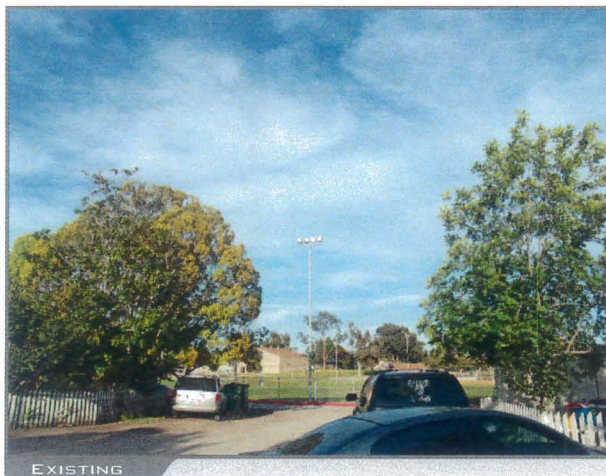
# SD02842

## LINDA VISTA PARK

7064 LEVANT STREET SAN DIEGO CA 92111



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





# SD02842

## LINDA VISTA PARK

7064 LEVANT STREET SAN DIEGO CA 92111

ATTACHMENT 13



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





# SD02842

## LINDA VISTA PARK

7064 LEVANT STREET SAN DIEGO CA 92111

ATTACHMENT 13



VIEW 3

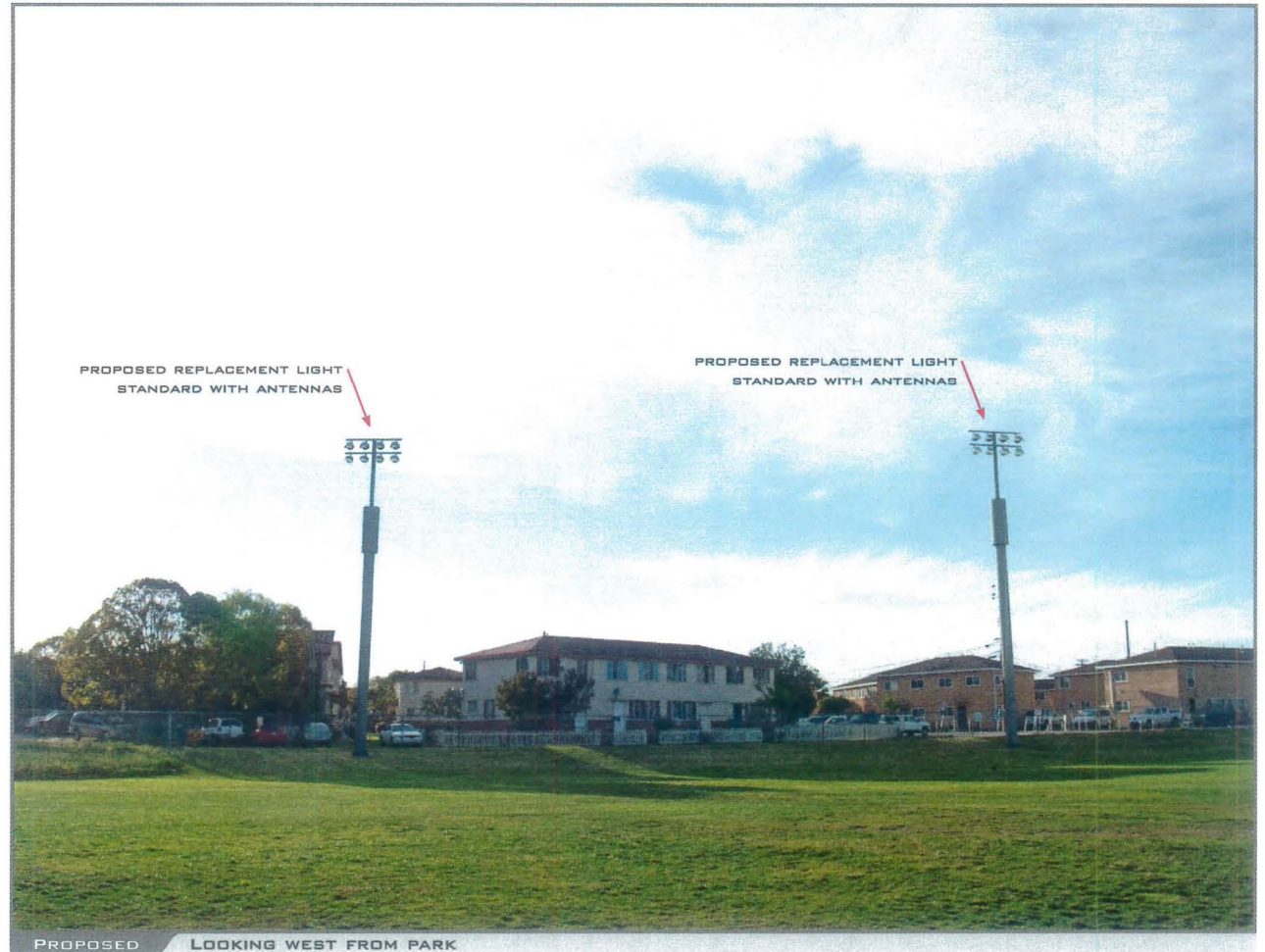


LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING WEST FROM PARK

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.





# SD02842

## LINDA VISTA PARK

7064 LEVANT STREET SAN DIEGO CA 92111



VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



# T-Mobile®

## Stick Together®

**SITE NUMBER: SD02842**

**SITE NAME: LINDA VISTA PARK**

**SITE TYPE: RAWLAND**

**CITY: SAN DIEGO**

**COUNTY: SAN DIEGO**

**JURISDICTION: CITY OF SAN DIEGO**

### ZONING DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

#### PROJECT SUMMARY:

##### SITE ADDRESS:

7064 LEVANT STREET  
SAN DIEGO, CA 92111

##### PROPERTY OWNER:

CITY OF SAN DIEGO  
1200 3RD AVE, SUITE 1700, SAN DIEGO, CA 92101  
CONTACT: ENZA CHARLES  
PHONE: (619) 236-6052

##### PROJECT DESCRIPTION:

PROJECT ENTAILS THE FOLLOWING:

- SITE #SD02842
- REMOVAL & REPLACEMENT OF (2) EXISTING STADIUM LIGHT WITH NEW LIGHT STANDARD
- INSTALL (2) 42" DIAMETER, 10'-0" HIGH RADOME
- INSTALL (6) NEW AIR 21 PANEL ANTENNAS
- INSTALL (4) ERICSON RBS 6102 CABINETS
- INSTALL CMU INCLOSURE WITH WOOD TRELLIS AND SPANISH TILE ROOFING

##### PERMITS REQUIRED:

CONDITIONAL USE PERMIT  
NEIGHBORHOOD DEVELOPMENT PERMIT

##### ZONING:

CONSTRUCTION TYPE: TYPE III OR V

BLDG Sq Ft: 144 Sq. Ft.

# OF STORIES: 1

BLDG. SPRINKLERED.: NO

##### ZONING:

SAN DIEGO

LATITUDE: N 32.79094281

LONGITUDE: W -117.16614200

A.P.N

427-310-15-00

### SHEET INDEX:

#### SHEET:

#### DESCRIPTION:

T-1

TITLE SHEET

LS-1

TOPOGRAPHIC SURVEY

LS-2

TOPOGRAPHIC SURVEY

A-1

SITE PLAN

A-2

ENLARGED SITE PLAN

A-3

EQUIPMENT & ANTENNA LAYOUT PLANS

A-4

ARCHITECTURAL ELEVATIONS

A-5

ARCHITECTURAL ELEVATIONS

L-1

LANDSCAPE PLANS

NOTE: THIS PROJECT SHALL COMPLY WITH 2013 CALIFORNIA BUILDING CODE, WHICH ADOPTS IBC, 2012, 2012 UMC, 2012 UPC AND THE 2011 NEC



### CONSULTING TEAM:

#### PROJECT MANAGER:

SMARTLINK  
18301 VON KARMAN AVE., STE 910  
IRVINE, CA 92612  
CONTACT: ADAM STONE  
PHONE: (734) 904-3390  
EMAIL: adam.stone@smartlinkllc.com

#### ARCHITECTURAL ENGINEERING:

NATIONAL ENGINEERING &  
CONSULTING, INC.  
27 ORCHARD  
LAKE FOREST, CA. 92630  
PHONE: (949) 716-9990  
FAX: (949) 716-9997

#### SITE ACQUISITION:

SMARTLINK  
18301 VON KARMAN AVE., STE 910  
IRVINE, CA 92612  
CONTACT: ADAM STONE  
PHONE: (734) 904-3390  
EMAIL: adam.stone@smartlinkllc.com

#### ZONING:

T-MOBILE USA  
10509 VISTA SORRENTO PARKWAY  
SUITE 206  
SAN DIEGO, CA 92121  
CONTACT: JOEY ROSE  
PHONE: (269) 720-4055  
EMAIL: joseph.rose41@T-Mobile.com

#### RF ENGINEER:

T-MOBILE USA  
10509 VISTA SORRENTO PARKWAY  
SUITE 206  
SAN DIEGO, CA 92121  
CONTACT: RAYMUND GUINALDA  
PHONE: (858) 334-6139  
FAX:  
EMAIL: Raymund.Guinaldo@T-Mobile.com

#### CONSTRUCTION MANAGER:

T-MOBILE USA  
10509 VISTA SORRENTO PARKWAY  
SUITE 206  
SAN DIEGO, CA 92121  
CONTACT: Kirt Babcock  
PHONE: (858) 334-6139  
FAX:  
EMAIL: Kirt.Babcock@T-Mobile.com

### APPROVALS:

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

PRINT NAME	SIGNATURE	DATE
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LANDLORD	_____	_____
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ZONING REP.	_____	_____
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DEVELOP. MGR	_____	_____
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CONST. MGR	_____	_____
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PROJECT MGR	_____	_____
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ZONING MGR.	_____	_____
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RF ENGINEER	_____	_____
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OPERATIONS	_____	_____
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SAC REP.	_____	_____
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#### DIRECTIONS FROM SAN DIEGO T-MOBILE OFFICE:

1. HEAD SOUTHEAST ON VISTA SORRENTO PKWY.
2. TAKE 1ST RIGHT ONTO SORRENTO VALLEY RD.
3. TAKE THE RAMP ONTO I-805 S.
4. MERGE ONTO I-805 S.
5. TAKE THE EXIT ONTO CA-163 S TOWARD DOWNTOWN
6. TAKE THE GENESEE AVE EXIT.
7. TURN RIGHT ONTO GENESEE AVE EXIT.
8. TURN LEFT ONTO LINDA VISTA RD.
9. TAKE THE 1ST RIGHT ONTO LEVANT ST.
10. TAKE THE 1ST RIGHT TO STAY ON LEVANT ST.

ARRIVE AT 7064 LEVANT ST SAN DIEGO, CA  
DESTINATION WILL BE ON THE RIGHT

### APPLICABLE CODES

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 THE LATEST EDITIONS OF THE FOLLOWING CODES.

1. 2013 CALIFORNIA ADMINISTRATIVE CODE.
2. 2013 CALIFORNIA BUILDING CODE (CBC).
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC).
4. 2013 CALIFORNIA ENERGY CODE.
5. 2013 CALIFORNIA MECHANICAL CODE (CMC).
6. 2013 CALIFORNIA PLUMBING CODE (CPC).
7. ANSI/TIA-222-G LIFE SAFETY CODE NFPA-101
8. LOCAL BUILDING CODE.
9. 2013 CALIFORNIA FIRE CODE. (CFC)
10. 2013 CALIFORNIA GREEN CODE

DIGALERT

DIAL TOLL FREE  
811  
AT LEAST TWO WORKING  
DAYS BEFORE YOU DIG  
USA NORTH UNDERGROUND SERVICE ALERT SERVING CALIFORNIA AND NEVADA

### POWER & TELCO UTILITY CONTACTS

POWER:

TELCO:

**T-Mobile®**  
**Stick Together®**  
10509 VISTA SORRENTO PARKWAY  
SUITE 206  
SAN DIEGO, CA 92121

PLANS PREPARED BY:

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
27 ORCHARD, LAKE FOREST, CA 92630  
PHONE: (949) 716-9990 | FAX: (949) 716-9997

CONSULTANT:

**smartlink**

18401 VON KARMAN AVENUE  
SUITE 400  
IRVINE, CA 92612  
TEL: (949) 861-2201  
FAX: (949) 387-1275

NO.	DATE:	DESCRIPTION:	BY:
1	02/2/15	90% ZD	FS
2	02/17/15	CLIENT REVISIONS	FS
3	02/24/15	100% ZD	EVT
4	05/07/15	PC COMMENTS	DP
5	06/15/15	RE-DESIGN EQUIPMENT BUILDING	JY
6	09/10/15	PC COMMENTS	MM
7	11/18/15	PC COMMENTS NO.2	MM
8	02/05/16	CLIENT COMMENTS	AE

SITE INFORMATION:

**SD02842**

**LINDA VISTA  
PARK**

7064 LEVANT STREET  
SAN DIEGO, CA 92111

SEAL:

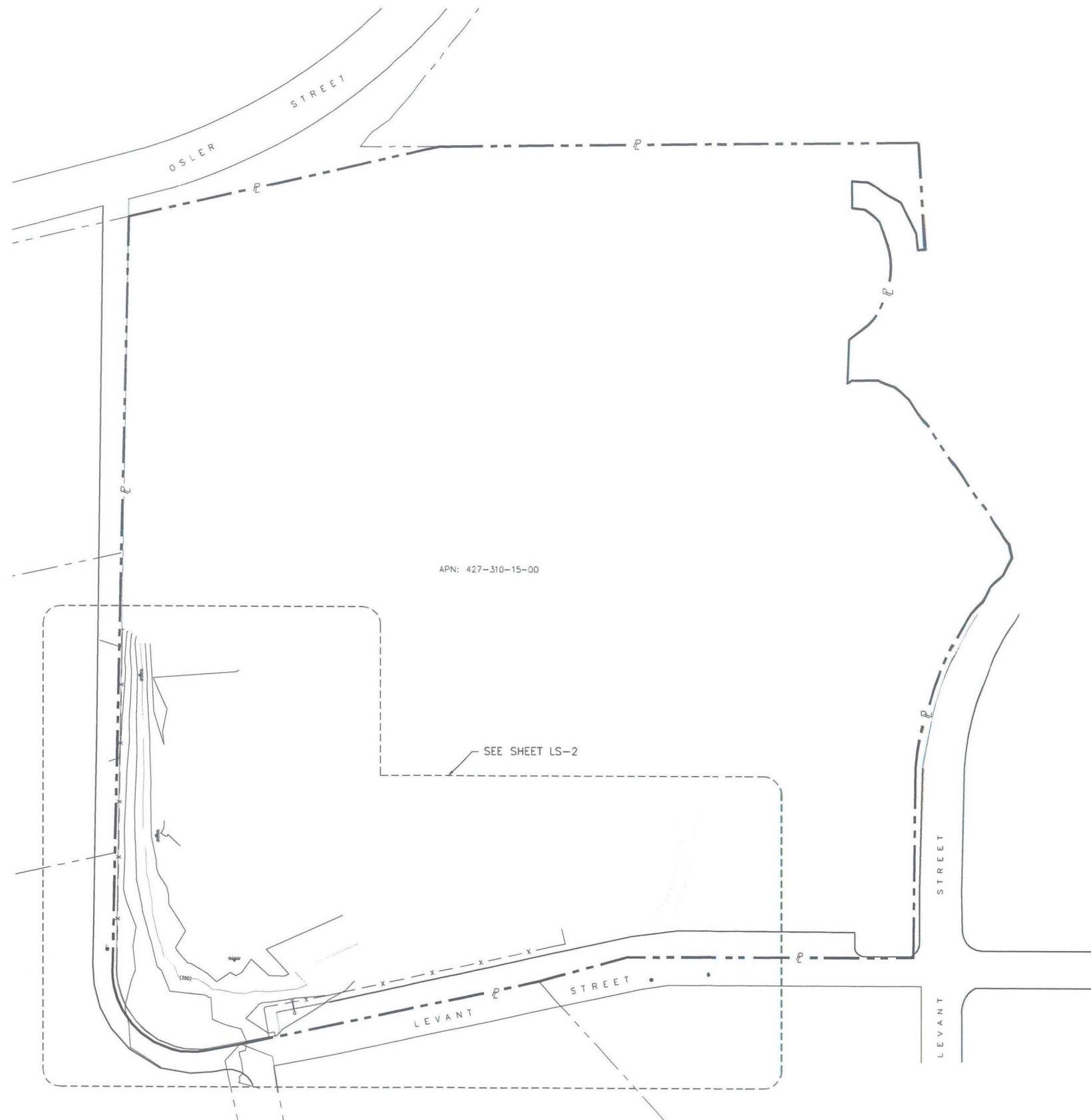
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**TITLE SHEET**

SHEET NUMBER:

**T-1**
























SHEET NUMBER: \_\_\_\_\_

**LS-1**

SCOOT □ □ □ □

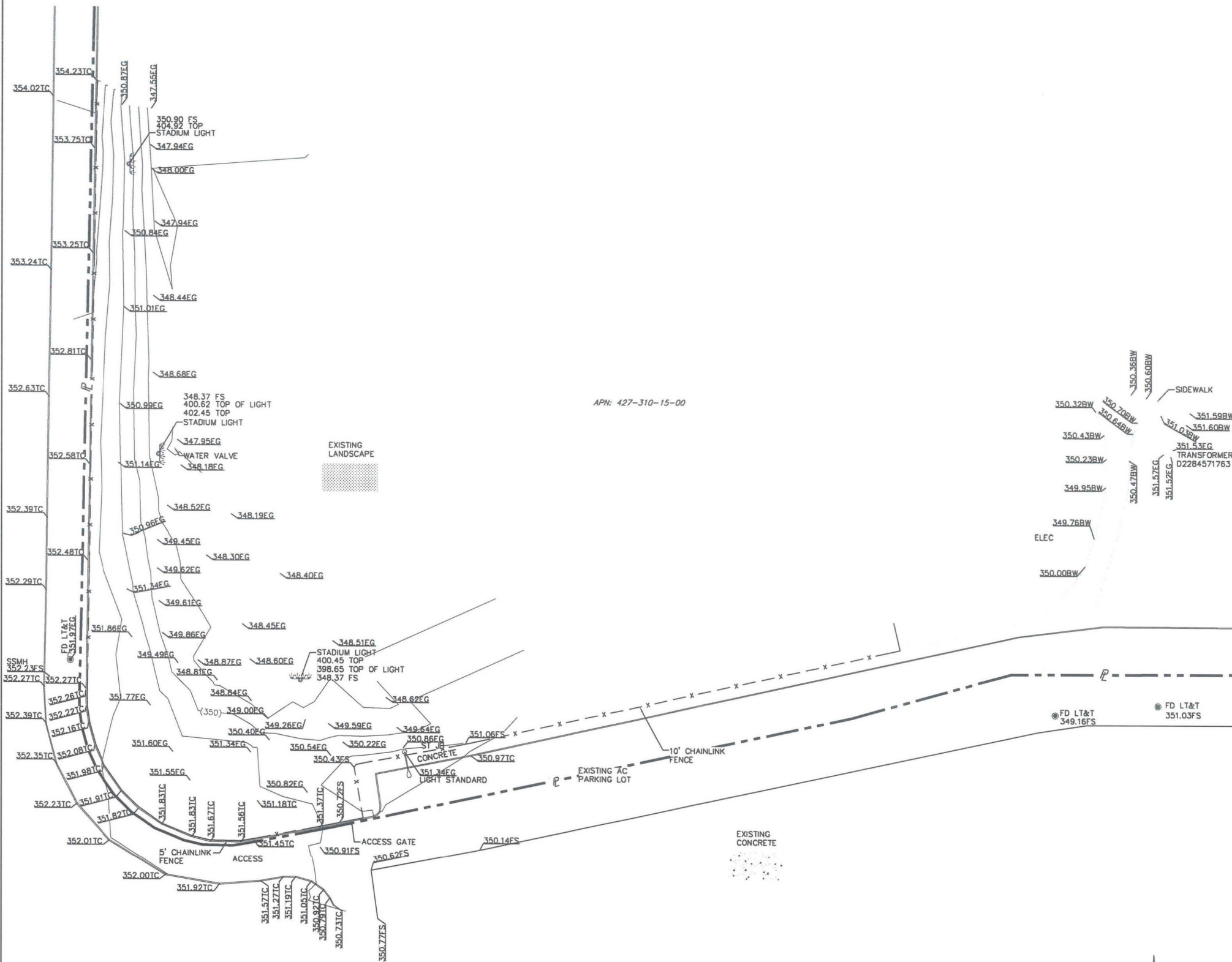


EG	EXISTING GROUND
FD	FOUND
GUY	GUY WIRE ANCHOR
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FS	FINISH SURFACE
HT	HEIGHT
NG	NATURAL GRADE
RF	ROOF GRADE
RP	RAISED PLATFORM
MB	MAIL BOX
PL	PROPERTY LINE
PP	POWER POLE
PB	PULL BOX
SSCO	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN/STOP SIGN
SDBC	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MAN HOLE
SGN	SIGN
TC	TOP OF CURB
TB	TOP OF AC BERM
TA	TOP OF ANTENNA
UA	UNDERGROUND ACCESS
BFP	BACK FLOW PREVENTER
WM	WATER METER
WV	WATER VALVE
	EXISTING LIGHT
	EXISTING ELECTRICAL MANHOLE
	EXISTING POLE
	EXISTING STREET LIGHT
	EXISTING SATELLITE DISH
	EXISTING CONDENSER
	ROOF DRAIN
	EXISTING TELE. MANHOLE
	EXISTING WATER METER
	EXISTING BACKFLOW PREVENTER
	EXISTING SIGN
	EXISTING TRAFFIC SIGNAL
	EXISTING ANTENNA
	EXISTING MICROWAVE DISH
	EXISTING SEWER MANHOLE
	POWER POLE
	GUY WIRE ANCHOR
	CATCH BASIN
	FIRE HYDRANT
	VALVE (UTILITY)

MONUMENT FD.  
(AS NOTED)

AT

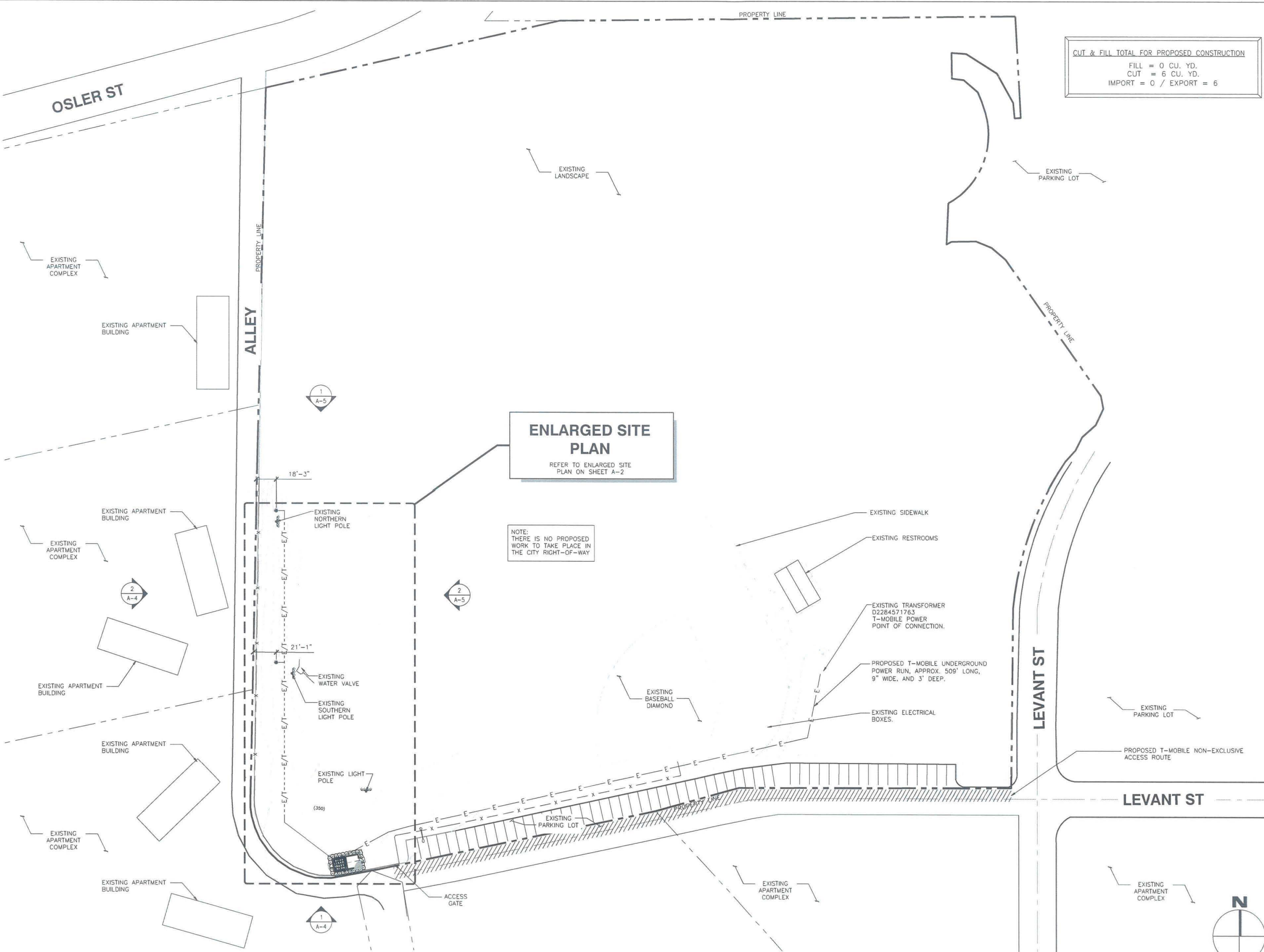
 LATITUDE: TO BE DETERMINED  
LONGITUDE: TO BE DETERMINED



SCALE: 1"=25'

SHEET 2 OF 2





CUT & FILL TOTAL FOR PROPOSED CONSTRUCTION  
FILL = 0 CU. YD.  
CUT = 6 CU. YD.  
IMPORT = 0 / EXPORT = 6

ENLARGED SITE PLAN  
REFER TO ENLARGED SITE PLAN ON SHEET A-2

NOTE:  
THERE IS NO PROPOSED WORK TO TAKE PLACE IN THE CITY RIGHT-OF-WAY

**T-Mobile**  
Stick Together®  
10509 VISTA SORRENTO PARKWAY  
SUITE 206  
SAN DIEGO, CA 92121

PLANS PREPARED BY:  
**NATIONAL**  
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PHONE: (949) 716-9990 | FAX: (949) 716-9997

CONSULTANT:  
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18401 VON KARMAN AVENUE  
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NO.	DATE:	DESCRIPTION:	BY:
1	02/2/15	90% ZD	FS
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3	02/24/15	100% ZD	EVT
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6	09/10/15	PC COMMENTS	MM
7	11/18/15	PC COMMENTS NO.2	MM
8	02/05/16	CLIENT COMMENTS	AE

SITE INFORMATION:  
**SD02842**  
**LINDA VISTA PARK**  
7064 LEVANT STREET  
SAN DIEGO, CA 92111

SEAL:

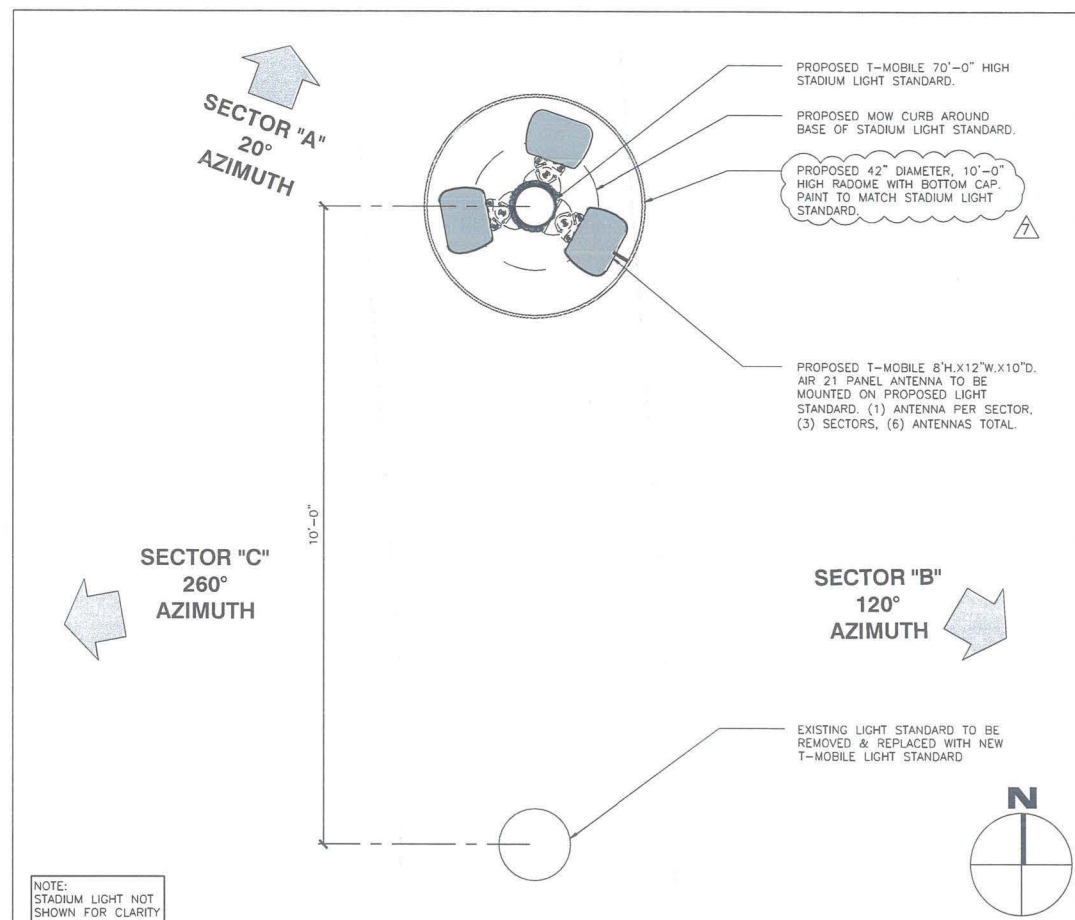
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**SITE PLAN**

SHEET NUMBER:  
**A-1**

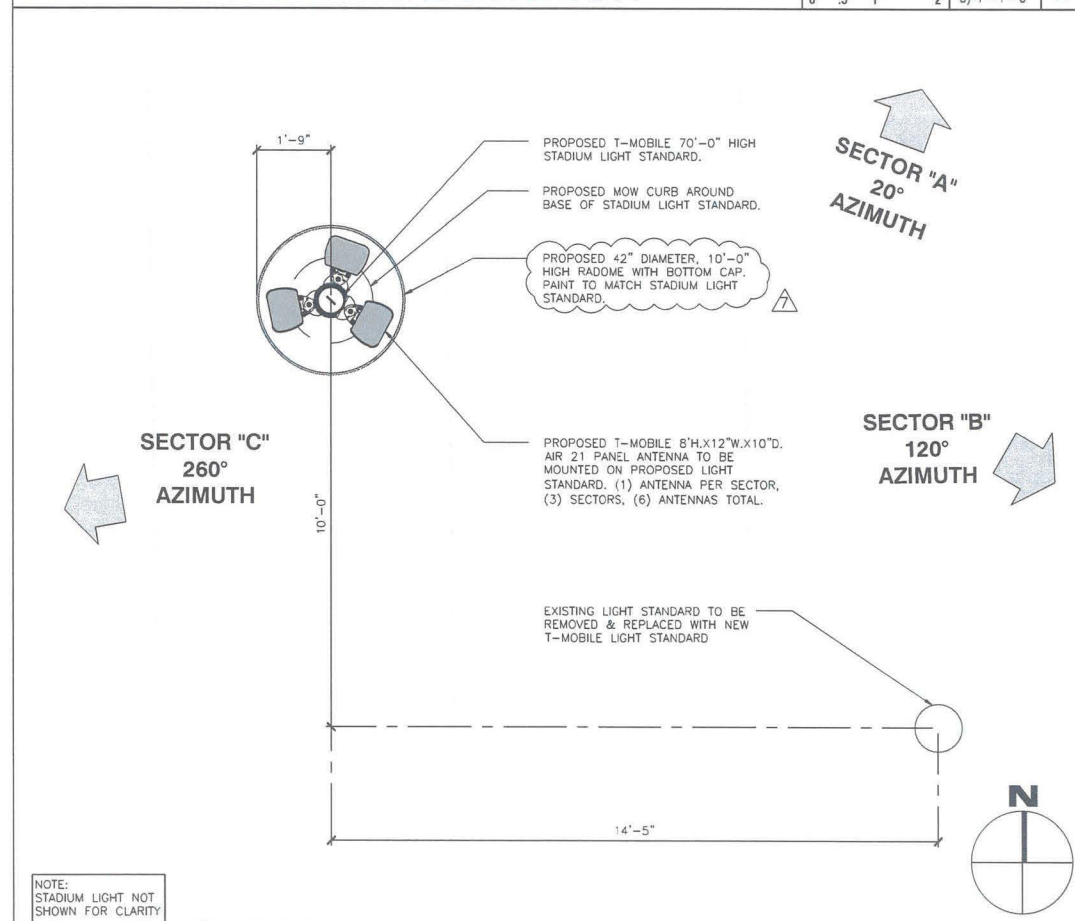




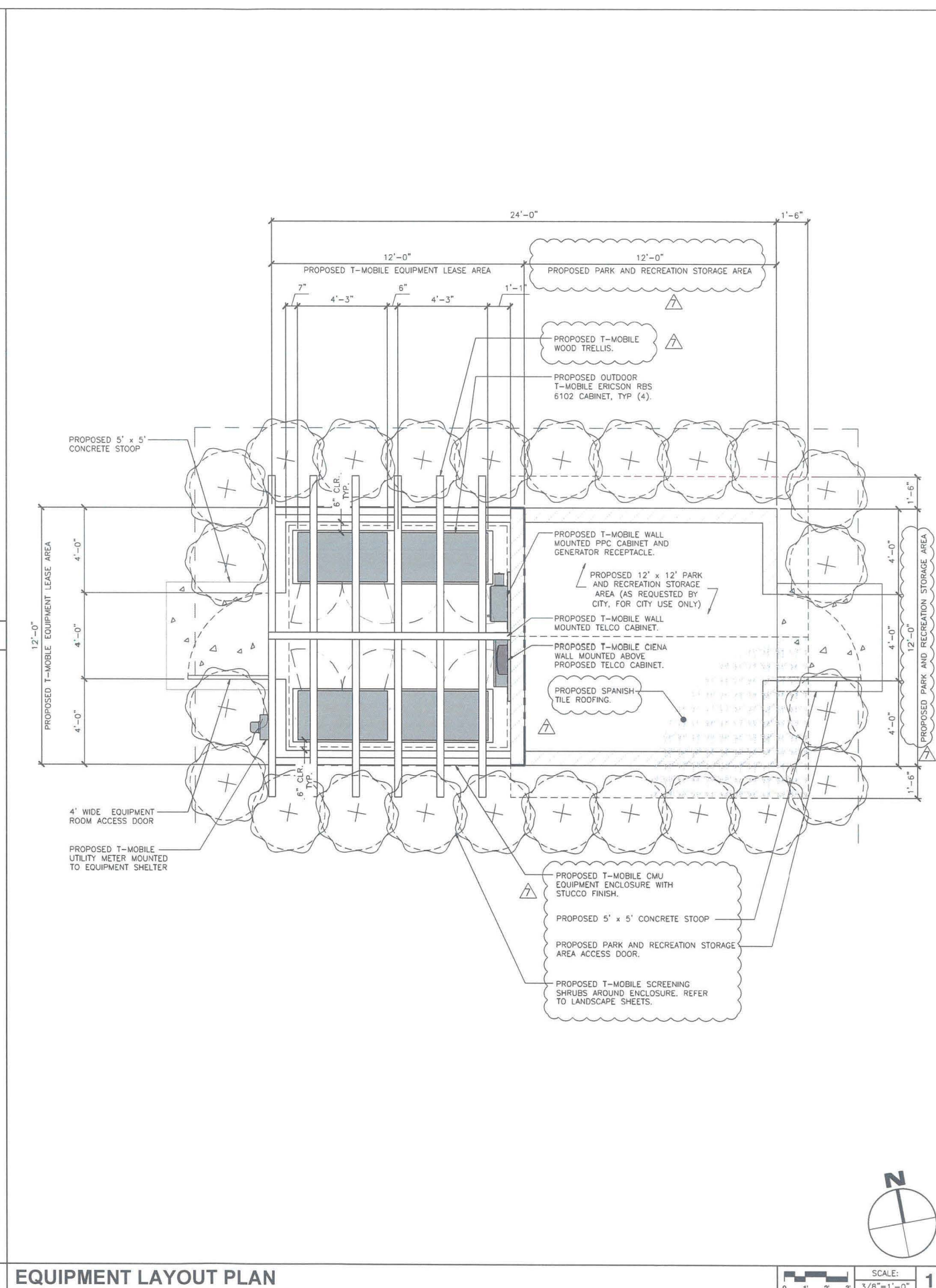




PROPOSED NORTHERN ANTENNA LAYOUT



PROPOSED SOUTHERN ANTENNA LAYOUT



EQUIPMENT LAYOUT PLAN

Stick Together®

10509 VISTA SORRENTO PARKWAY  
SUITE 206  
SAN DIEGO, CA 92121

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6	09/10/15	PC COMMENTS	MM
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8	02/05/16	CLIENT COMMENTS	AE

SITE INFORMATION:

**SD02842**

**LINDA VISTA PARK**

7064 LEVANT STREET  
SAN DIEGO, CA 92111

SEAL:

SHEET TITLE:

**EQUIPMENT & ANTENNA LAYOUT**

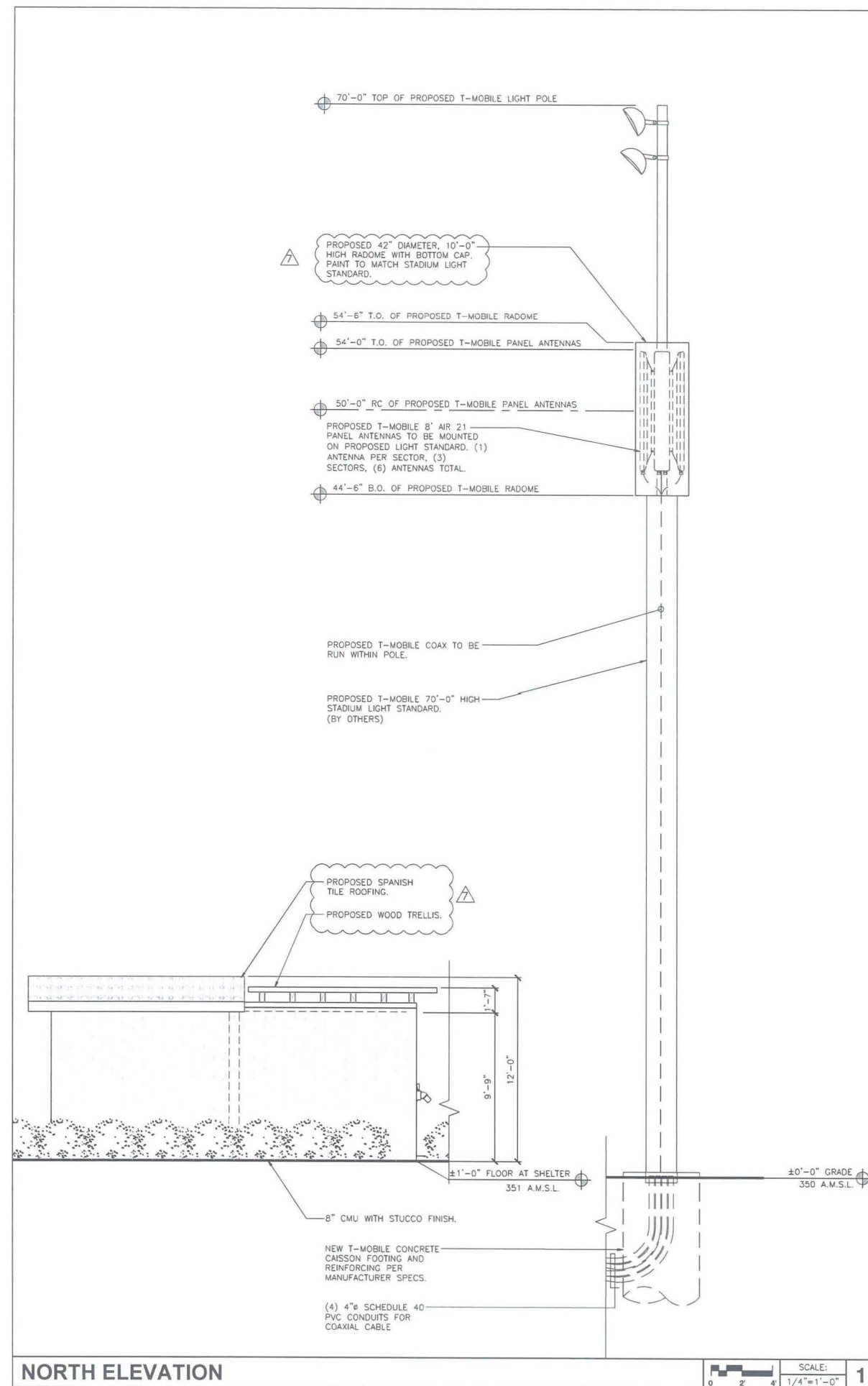
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**A-3**

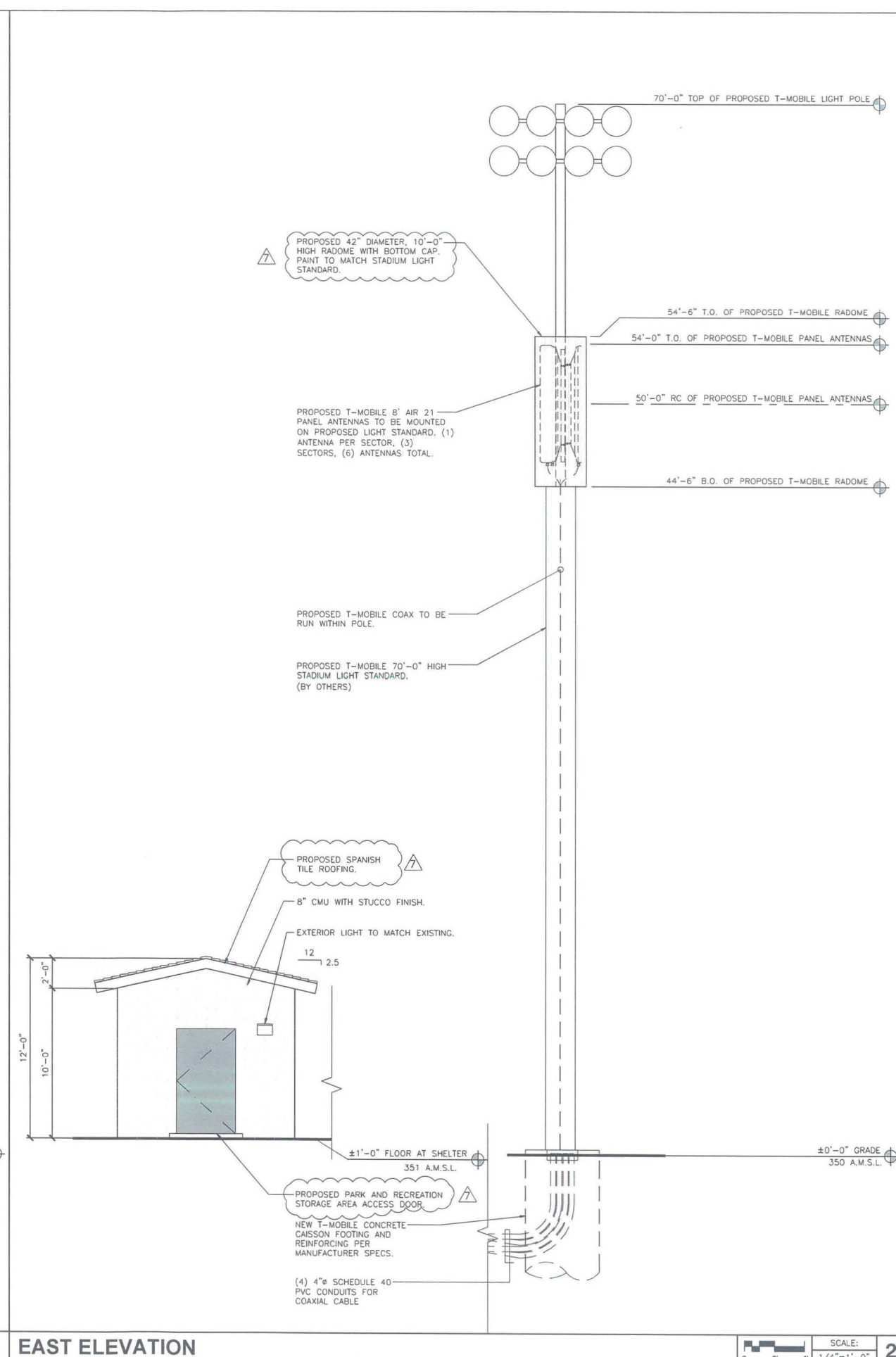








NORTH ELEVATION



EAST ELEVATION

**T-Mobile**  
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SUITE 206  
SAN DIEGO, CA 92121

PLANS PREPARED BY:

**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
27 ORCHARD, LAKE FOREST, CA 92650  
PHONE: (949) 715-9990 | FAX: (949) 715-9997

CONSULTANT:

**smartlink**

18401 VON KARMAN AVENUE  
SUITE 400  
IRVINE, CA 92612  
TEL: (949) 861-2201  
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SITE INFORMATION:

**SD02842**

**LINDA VISTA PARK**

7064 LEVANT STREET  
SAN DIEGO, CA 92111

SEAL:

SHEET TITLE:

**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:

**A-5**



-PLANS PREPARED BY:

-CONSULTANT:

[illegible]

☐ SITE INFORMATION:

**LINDA VISTA  
PARK**

SEAL:



SHEET TITLE:

SHEET NUMBER: \_\_\_\_\_

L-1



### PLANTING LEGEND

MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP, BETWEEN GROUND COVERS 1-1/2" DEEP- USE PARTIAL COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH 5 SCREENED COMPOST OR PRE-APPROVED EQUAL.

ARCHITECT OR DEVELOPER SHALL PERFORM AN AGRICULTURAL SOILS TEST FOR FERTILITY AND TO DETERMINE DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING.

LAB SHALL BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. GENERIC AMENDMENTS SHALL BE USED. PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

IRRIGATION NOTE:

THE EXISTING IRRIGATION SYSTEM WILL BE MODIFIED TO PARK AND RECREATION STANDARDS AND WILL PROVIDE 100% COVERAGE.



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