



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 7, 2016 REPORT NO. PC-16-024

HEARING DATE: April 14, 2016

SUBJECT: T-Mobile San Carlos Recreation Center. Process Four Decision.

PROJECT NUMBER: 417126

OWNER/APPLICANT: City of San Diego/T-Mobile

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at the San Carlos Recreation Center (6445 Lake Badin Avenue) within the Navajo Community Planning Area?

Staff Recommendations:

1. Approve Conditional Use Permit No. 1648965;
2. Approve Neighborhood Use Permit No.1671974; and
3. Approve Neighborhood Development Permit No. 1648966.

Community Planning Group Recommendation: On December 9, 2015, the Navajo Community Planners, Inc. voted 13-0 to deny the T-Mobile San Carlos Recreation Center project due to issues involving the visual impact associated with the project (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures) and is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on February 8, 2016, and the opportunity to appeal that determination ended February 23, 2016 (Attachment 7).

Fiscal Impact Statement: T-Mobile is the Financially Responsible Party and is responsible for costs associated with the processing of this permit application.

BACKGROUND

T-Mobile San Carlos Recreation Center is an application for a Conditional Use Permit (CUP), Neighborhood Use Permit (NUP) and Neighborhood Development Permit (NDP) for a Wireless Communication Facility (WCF). T-Mobile is proposing to install a new WCF at the San Carlos Recreation Center located at 6445 Lake Badin Avenue in the OP-1-1 zone (Open Space-Park) in the Navajo Community Plan area. Single-unit residential uses surround the park to the west, south and north, and Springall and Sierra Academies, both private schools operating on San Diego Unified School District (SDUSD) property, are located to the east (Attachments 1, 2 and 3). A Joint-Use Agreement is in place with SDUSD for the fields to the east.

A new WCF is necessary to address T-Mobile's poor coverage and capacity in this area as reflected in the coverage map (Attachment 8). T-Mobile submitted a search area for a new site centered in the area of Jackson Drive and Lake Murray Boulevard, where non-residential and some commercial uses exist. The majority of the remaining search area contains residential uses currently exist (Attachment 8). T-Mobile selected the San Carlos Recreation Center as their preferred location due to the topography and to avoid placement on a residential property. Topography plays an important role in this area, as the intended coverage objective is primarily for the surrounding residential areas.

WCFs are permitted in Open Space zones with a CUP and in dedicated parks where the antennas associated with the WCF are more than 100 feet away from the nearest residential property line, an NUP is required. In parks when a WCF proposes an above-ground equipment enclosure greater than 250-square feet in size, an NDP is required. Pursuant to LDC Section 112.0103(a), when an applicant applies for more than one permit for a single development, the application shall be consolidated and reviewed by the highest level of authority and in this case, the CUP requires a Process Four decision by the Planning Commission appealable to the City Council.

DISCUSSION

Project Description:

T-Mobile selected the San Carlos Recreation Center because it is a non-residential use within a residential area. LDC Section 141.0420(i)(1) requires, when practicable, that WCF antennas be mounted to sport field light poles (or similar structures) as T-Mobile is proposing with this project. The project consists of two 70-foot tall sport field lights, each supporting three antennas and six Remote Radio Units (RRU). An associated 297- square foot equipment enclosure and a 200-square foot recreation equipment room for park use are also proposed. The WCF will be located along the east side of the park property, behind an existing walkway, between the basketball courts and the sport fields to the east. The equipment enclosure and the recreation equipment room are proposed in between the two light poles (Attachment 14). The lights are proposed to illuminate the fields to the east.

Wireless Communication Facility Regulations:

The project site is located within the OP-1-1 zone. WCFs are permitted in Open Space (OP) zones with a CUP pursuant to the City of San Diego LDC Section 141.0420(f)(3) and in dedicated parkland with an NUP pursuant to LDC Section 141.0420(f)(1). There is no height limit in the OP-1-1 zone.

Additionally, an NDP is required to locate a WCF in dedicated parkland with an above ground equipment enclosure pursuant to LDC Section 141.0420(i)(2). LDC Section 141.0420(g)(3) also requires an NDP for equipment enclosures greater than 250 square feet. The CUP, NUP and NDP have been consolidated as a Process Four Planning Commission decision.

The City's WCF regulations require applicants to use all reasonable means to conceal or minimize the visual impacts through integration with existing structures or among other existing uses. For park sites, the WCF regulations require antennas to be mounted on sport field light poles, security light poles, foul line poles or flagpoles. Since the park users currently bring in temporary sport field lighting on a regular basis, T-Mobile opted to provide the City with permanent sport field lighting in an effort to provide a support structure for their antennas, while addressing a demonstrated park need. The proposed lights will partially address the Navajo Community Plan recommendation and the Navajo Public Facilities Financing Plan for the addition of permanent sport field lighting at this Recreation Center.

The sport field light poles are proposed at 70 feet, and the antennas and associated components will be concealed within a radome mounted below the lights. The top of the radome will be at 62 feet and will extend down the pole for 17 feet. The 38 inch diameter radome will have the same appearance as the pole and all associated cables will be routed through the pole (Attachment 13). The equipment enclosure and sports equipment room are proposed of concrete block with a sloped tile roof to match the buildings on site (Attachment 14).

The City's Park and Recreation Department typically lights sport fields with 70 foot tall light poles. This is the maximum height the City can maintain the lights with existing equipment. T-Mobile will maintain all aspects of the WCF. Additionally, the lights will include glare shields and the height of the poles allows the light fixtures to be aimed more directly down at the fields, reducing glare and light spill into adjacent areas compared to the temporary lighting. Homes surrounding the park are at a minimum more than 500 feet away to the south, more than 1500 feet away to the east, more than 900 feet away to the west and more than 700 feet away to the north (Attachment 1).

For this project, the sports field light poles and the equipment enclosure meet the WCF integration requirement. The light poles and both the equipment and recreation storage rooms are sited on the eastern side of the park behind an existing walkway and adjacent to the sport fields to the east. The sport fields are partially on City of San Diego property with the remaining on the fields associated with the Springall and Sierra Academies to the east (Attachment 10). The equipment enclosure is designed to match the other outlying structure in the park. It's location, on the eastern edge of the park will not interfere with park uses, which is consistent with requirements in Charter Section 55 and Council Policies 600-43 and 700-06.

Council Policy 600-43; Wireless Communication Facilities:

Council Policy 600-43 categorizes WCFs according to the land uses in which they are located. These categories establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4). Each of the preference levels generally correspond with the process levels outlined in the LDC. The regulations and Council Policy encourage WCFs on non-residential properties. However, due to the location within a park and the OP-1-1 zone, this project is a Preference Level 4 location.

T-Mobile's technical analysis identified the area of intended coverage as primarily residential uses. The following sites were investigated as potential locations for a new WCF prior to submitting an application for the San Carlos Recreation Center (Attachment 8):

1. College Ranch Standpipe on Lake Ashmere Drive (RS-1-7 and Preference Level 3). This property is higher in elevation than the San Carlos Recreation Center; however, the property is closely surrounded by residential uses. Although there appears to be space available for a standalone WCF, the Public Utilities Department has plans to replace the standpipe with a pump station within the next two years so the property is unavailable at this time.
2. Pershing Middle School (RS-1-7 and Preference Level 2). This property is also higher in elevation than the Recreation Center; however, T-Mobile and the San Diego Unified School District could not come to an agreement on light pole placement. The School District also had significant concerns about disturbance of the expensive synthetic turf field.
3. Commercial properties located near the intersection of Jackson Drive and Lake Murray Boulevard. (CO-1-2 and Preference Level 1). These properties are approximately 20 feet lower in elevation than the Recreation Center, thus less preferable locations. A WCF here would require significant height in order to provide the same coverage as the San Carlos Recreation Center site. Both commercial properties are small in size and the surrounding neighborhood is low in scale. It would be difficult to develop a solution that complies with the WCF regulations yet does not create a significant visual impact.

Criteria in Council Policy 600-43 related to the design of WCFs in parks requires the proposed facility to be disguised so that it does not detract from the recreational or natural character of the parkland. It further states that proposed WCFs must be integrated with existing park facilities and must not disturb the environmental integrity of the park. T-Mobile is proposing to construct two 70-foot tall sport field light poles in a community park. The light poles will each support three antennas and associated components concealed within a radome minimizing any potential for visual impacts. The associated equipment and the proposed recreation storage room will both be located in enclosures designed to integrate with the other outlying building on the park property (Attachment 13).

Community Plan Analysis:

Because it was written in 1982, the Navajo Community Plan did not contemplate WCFs; however, the Parks & Recreation Facilities section (page 77) identifies that future improvements to the San Carlos Community Park (San Carlos Recreation Center) should include sport field lighting as a means to expand the use of the fields (Attachment 12).

The City of San Diego's General Plan addresses Wireless Facilities 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.

The project complies with the General Plan recommendations by concealing the antennas in a radome attached to sport field light poles, which are typically found on community park sites with active uses. There are at least seven parks within the City either with light poles supporting WCF antennas or approved for light poles supporting WCF antennas. The radomes are proposed beneath the lights at approximately 62 feet. They are proposed to be 17 feet long and 38-inches in diameter, which represents 24 percent of the pole. The proposed equipment enclosure and recreation equipment room are proposed in close proximity to the light poles on the eastern side of the park and will not impact use of the fields or the park (Attachments 13 and 14).

Conclusion:

Wireless coverage within the City of San Diego is generally very good, but there are areas within the City that do not have reliable coverage due to topography. It can be challenging to provide certain residential areas with wireless service, and the City's regulations and policies incentivize the use of non-residential properties. T-Mobile has investigated alternative sites and found that the San Carlos Recreation Center, a non-residential use, affords the best coverage for their needs while also addressing the lighting needs of the park.

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.

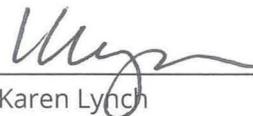
ALTERNATIVES

1. Approve CUP No. 1648965, NUP No. 1671974 and NDP No. 1648966, with modifications.
2. Deny CUP No. 1648965, NUP No. 1671974 and NDP No. 1648966, 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



Karen Lynch
Development Project Manager
Development Services Department

VACCHI /KAL

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. Coverage Map and Justification
9. Photo Survey
10. San Carlos Park & Recreation Center General Development Plan
11. Community Planning Group Recommendation
12. Navajo Community Plan Parks & Recreation Element Pages 76-78
13. Photo-simulations
14. Project Plans

Rev 07/15/15 pzf



Aerial Photo



T-Mobile San Carlos Recreation Center (Navajo Community)
6445 Lake Badin Avenue



Community Plan

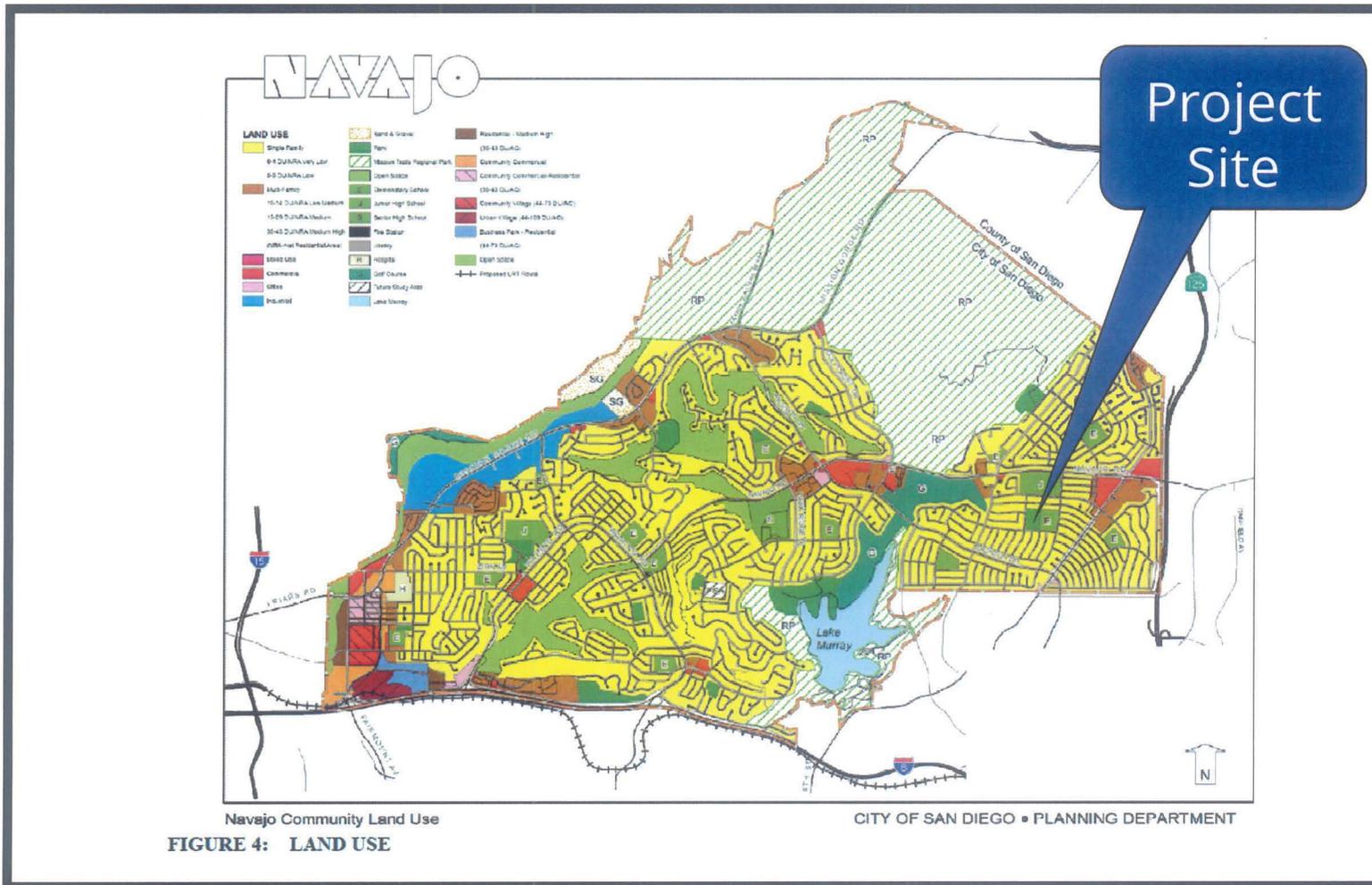
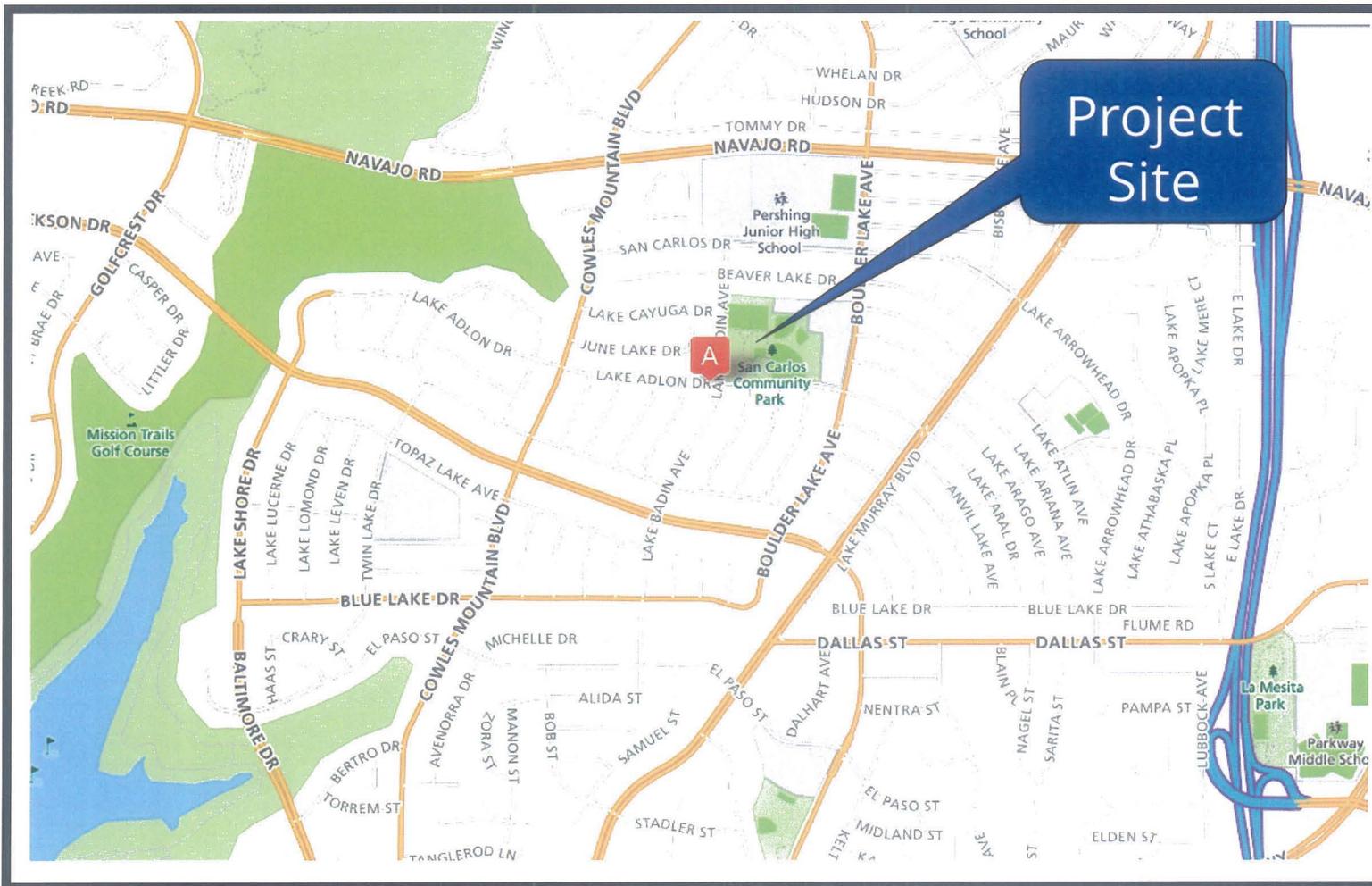


FIGURE 4: LAND USE

T-Mobile San Carlos Recreation Center (Navajo Community)
6445 Lake Badin Avenue



Project Location Map



T-Mobile San Carlos Recreation Center (Navajo Community)
6445 Lake Badin Avenue

PROJECT DATA SHEET

PROJECT NAME:	T-Mobile San Carlos Recreation Center	
PROJECT DESCRIPTION:	A Wireless Communication Facility consisting of two 70-foot tall sport field lights supporting three antennas and associated components with associated equipment located in a 279 sq ft enclosure.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	CUP/NUP/NDP	
COMMUNITY PLAN LAND USE DESIGNATION:	Park	
ZONING INFORMATION:		
ZONE:	OP-1-1 (Open Space-Park)	
HEIGHT LIMIT:	None	
LOT SIZE:	10.5-acres	
FLOOR AREA RATIO:	N/A	
FRONT SETBACK:	None	
SIDE SETBACK:	None	
STREETSIDE SETBACK:	None	
REAR SETBACK:	None	
PARKING:	N/A	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family 0-4 du/acre; RS-1-7	Residential: Single-Unit
SOUTH:	Single Family 0-4 du/acre; RS-1-7	Residential: Single-Unit
EAST:	Elementary School; RS-1-7	School; Elementary School
WEST:	Single Family 0-4 du/acre; RS-1-7	Residential: Single-Unit
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 9, 2015, the Navajo Community Planners, Inc. voted 13-0 to recommend denial of the project.	

**PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 1648965
NEIGHBORHOOD USE PERMIT NO. 1671974
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1648966
T-MOBILE SAN CARLOS RECREATION CENTER
PROJECT NO. 417126**

WHEREAS, CITY OF SAN DIEGO, Owner and T-MOBILE USA, INC., Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1648965/1671974/1648966), on portions of a 10.5 acre site;

WHEREAS, the project site is located at 6445 Lake Badin Avenue in the OP-1-1 zone of the Navajo Community Plan;

WHEREAS, the project site is legally described as all that real property situated in the County of San Diego, State of California, described as follows: All of Lots 579, 580 and the westerly 145.00 feet of Lot 578 of San Carlos Unit No. 7, in the City of San Diego, County of San Diego, State of California, according to Map No. 4927, filed in the Office of the County Recorder of San Diego County, on March 2, 1962;

WHEREAS, on April 14, 2016, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1648965, Neighborhood Use Permit No. 1671974 and Neighborhood Development Permit No. 1648966, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 8, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et seq.) under CEQA Guideline Section 15303 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 April 14, 2016.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

The Navajo Community Plan did not contemplate WCFs when it was written in 1982, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

ATTACHMENT 5

This project consists of two 70 foot tall sport field light poles, each supporting three panel antennas, six Remote Radio Units (RRU) and one surge suppressor concealed within a radome. The associated equipment is proposed in a 297-square foot concrete block enclosure with a sloped tiled roof. T-Mobile is also proposing a 200-square foot recreation equipment storage room for park use. The project site is zoned OP-1-1. Pursuant to LDC Section 141.0420(f)(3), a WCF in the OP-1-1 zone is allowed with a Conditional Use Permit (CUP). Additionally, pursuant to LDC Section 141.0420(f)(1), a WCF in a dedicated park is permitted with a Neighborhood Use Permit (NUP). The athletic field light poles and equipment enclosures are proposed to be located on the eastern perimeter of the park in between the existing basketball courts and the fields to the east. The proposed location of the WCF will not interfere with park activities.

The Navajo Community Plan identifies the need for sport field lighting at San Carlos Recreation Center (San Carlos Community Park) as a means to expand use of the fields. Park users currently rent temporary lights for evening sporting activities, and T-Mobile's need for a WCF at this location afforded the park an opportunity to acquire two sport field lights. The radome containing the antennas and associated components will be mounted below the lights at approximately 62 feet. The light poles will be installed by Musco Lighting, a sports field lighting specialist. The closest homes in the vicinity of the park are approximately 568 feet to the south, 740 feet to the north, 925 feet to the west and 1500 feet to the east.

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

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

The project is located on the San Carlos Recreation Center property at 6445 Lake Badin Avenue, in the Navajo Community Planning area. The project consists of two new 70-foot tall sport field light poles, each supporting three panel antennas, six Remote Radio Units (RRU) and a surge suppressor, concealed within a radome. Equipment associated with the antennas will be located in a 297-square foot enclosure, which will be located in between the two poles along the eastern side of the park.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by Dtech, which concluded that the project will be in compliance with FCC standards for RF emissions; however, the report recommends caution signs on the access points on the towers where maintenance workers may climb the poles. 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

Land Development Code Section 141.0420 permits WCFs on sites zoned OP-1-1, as this one is, with a CUP. The project consists of two 70-foot tall sport field light poles that will each support three antennas, six RRUs and one surge suppressor concealed within a radome. The equipment enclosure is proposed to be constructed of concrete block with a sloped, tiled roof, which will have a similar appearance to other park buildings on the property. The project complies with the development regulations of the OP-1-1 zone and no deviations are proposed. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. For park sites, the WCF regulations further require antennas to be mounted on sport field light poles, security light poles, foul line poles or flagpoles. Since park users currently rent temporary sports field lighting, T-Mobile opted to provide permanent sport field lighting in an effort to provide a support structure for their antennas. The proposed lights will also partially address the Navajo Community Plan recommendation and the Navajo Public Facilities Financing Plan for lighting at this park.

The project has been designed to comply with the regulations of the Land Development Code and there are no deviations proposed.

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

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

According to T-Mobile's site justification analysis, their search ring encompasses two coverage objective areas. One centered around Gage Elementary School, located approximately three-quarters of a mile to the northeast of San Carlos Recreation Center, which is primarily residential. The other is centered around the intersection of Lake Murray Boulevard and Jackson Drive, approximately .4 miles to the southeast of the recreation center. This coverage area is also primarily residential with two small commercial areas in the center; however, they are small in size, lower in elevation and within a low scale neighborhood. The City's Public Utilities Department rejected a Preference Level 3 proposal for T-Mobile to locate on their water tank property on Lake Ashmere Drive, due to plans to replace the water tank with a pump station in the next few years. T-Mobile made attempts with the San Diego Unified School District to locate sport field lights on Pershing Middle School (Preference Level 2), but agreement could not be reached for sport field lights on their synthetic turf athletic field.

The overall objective of the WCF regulations is to identify process levels and provide design requirements. The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. T-Mobile's choice of a non-residential property in a residential area and the proposal to add permanent sport field lights (to an active park site that currently uses temporary lighting) as a means to support their antennas is a benefit for both the park users and T-Mobile customers. The antennas and associated components will be concealed within a radome located below the lights and will not create a significant visual impact. The equipment enclosure will be designed similar to the existing outlying building in the park.

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It will be located on the eastern edge of the park between the basketball courts and the sport fields, and will not impact park activities. The proposed use is appropriate based on the site justification analysis and the project design and siting solution.

Neighborhood Use Permit - Section 126.0205

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

The Navajo Community Plan did not contemplate WCFs when it was written in 1982, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of two 70 foot tall sport field light poles, each supporting three panel antennas, six Remote Radio Units (RRU) and one surge suppressor concealed within a radome. The associated equipment is proposed in a 297-square foot concrete block enclosure with a sloped tiled roof. T-Mobile is also proposing a 200-square foot recreation equipment storage room for park use. The project site is zoned OP-1-1. Pursuant to LDC Section 141.0420(f)(3), a WCF in the OP-1-1 zone is allowed with a Conditional Use Permit (CUP). Additionally, pursuant to LDC Section 141.0420(f)(1), a WCF in a dedicated park is permitted with a Neighborhood Use Permit (NUP), when the antennas associated with the facility are located more than 100 feet away from the nearest residential property line. The athletic field light poles and equipment enclosures are proposed to be located on the eastern perimeter of the park between existing basketball courts and the sport fields to the east. The proposed location of the WCF will not interfere with park activities.

The Navajo Community Plan and the Navajo Public Facilities Financing Plan identify the need for sport field lighting at San Carlos Recreation Center (San Carlos Community Park) as a means to expand use of the fields. Park users currently rent temporary lights to provide extended use of the fields in the evenings and T-Mobile's need for a WCF at this location afforded the park an opportunity to acquire two permanent sport field lights. The radome containing the antennas and associated components will be mounted below the lights at approximately 62 feet. The light poles will be installed by Musco Lighting, a sports field lighting specialist. The closest homes in the vicinity of the park are approximately 568 feet to the south, 740 feet to the north, 925 feet to the west and 1500 feet to the east.

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

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

The project is located on the San Carlos Recreation Center property at 6445 Lake Badin Avenue, in the Navajo Community Planning area. The project consists of two new 70-foot tall sport field light poles, each supporting three panel antennas, six Remote Radio Units (RRU) and a surge suppressor, concealed within a radome. Equipment associated with the antennas will be located in a 297-square foot enclosure, which will be located in between the two poles along the eastern side of the park.

The project was determined to be exempt from the California Environmental Quality Act (CEQA)

ATTACHMENT 5

pursuant to Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by Dtech, which concluded that the project will be in compliance with FCC standards for RF emissions; however, the report recommends caution signs on the access points on the towers where maintenance workers may climb the poles. 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.

Land Development Code Section 141.0420(f)(1) permits wireless communication facilities on dedicated park sites when the antennas are more than 100 feet away from a residential property line with an NUP. The project consists of two 70-foot tall sport field light poles that will each support three antennas, six RRUs and one surge suppressor concealed within a radome. The equipment enclosure is proposed to be constructed of concrete block with a sloped, tiled roof, which will have a similar appearance to other park buildings on the property. The project complies with the development regulations of the OP-1-1 zone and no deviations are proposed. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. For park sites, the WCF regulations require antennas to be mounted on sport field light poles, security light poles, foul line poles or flagpoles. Since park users currently rent temporary sports field lighting, T-Mobile opted to provide permanent sport field lighting in an effort to provide a support structure for their antennas. The proposed lights will also partially address the Navajo Community Plan recommendation and the Navajo Public Facilities Financing Plan for lighting at this park.

The project has been designed to comply with the regulations of the Land Development Code and there are no deviations proposed.

Neighborhood Development Permit Approval – Section §126.0404

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

The Navajo Community Plan did not contemplate WCFs when it was written in 1982, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

ATTACHMENT 5

This project consists of two 70 foot tall sport field light poles, each supporting three panel antennas, six Remote Radio Units (RRU) and one surge suppressor concealed within a radome. The associated equipment is proposed in a 297-square foot concrete block enclosure with a sloped tiled roof. T-Mobile is also proposing a 200-square foot recreation equipment storage room for park use. The project site is zoned OP-1-1. Pursuant to LDC Section 141.0420(f)(3), a WCF in the OP-1-1 zone is allowed with a Conditional Use Permit (CUP). Additionally, pursuant to LDC Section 141.0420(f)(1), a WCF in a dedicated park is permitted with a Neighborhood Use Permit (NUP). The athletic field light poles and equipment enclosures are proposed to be located on the eastern perimeter of the park between the existing basketball courts and the sport fields to the east. The proposed location of the WCF will not interfere with park activities.

The Navajo Community Plan identifies the need for sport field lighting at San Carlos Recreation Center (San Carlos Community Park) as a means to expand use of the fields. Park users currently rent temporary lights in order to extend use of the fields into the evenings and T-Mobile's need for a WCF at this location afforded the park an opportunity to acquire two sports field lights. The radome containing the antennas and associated components will be mounted below the lights at approximately 62 feet. The light poles will be installed by Musco Lighting, a sports field lighting specialist. The closest homes in the vicinity of the park are approximately 568 feet to the south, 740 feet to the north, 925 feet to the west and 1500 feet to the east.

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

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

The project is located on the San Carlos Recreation Center property at 6445 Lake Badin Avenue, in the Navajo Community Planning area. The project consists of two new 70-foot tall sport field light poles, each supporting three panel antennas, six Remote Radio Units (RRU) and a surge suppressor, concealed within a radome. Equipment associated with the antennas will be located in a 297-square foot enclosure, which will be located in between the two poles along the eastern side of the park.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by Dtech, which concluded that the project will be in compliance with FCC standards for RF emissions; however, the report recommends caution signs on the access points on the towers where maintenance workers may climb the poles. 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.

Land Development Code Section 141.0420 permits wireless communication facilities on sites zoned OP-1-1, as this one is, with a CUP and an NUP in dedicated park sites when the antennas are more than 100 feet away from a residential property line . The project consists of two 70-foot tall sport field light poles that will each support three antennas, six RRUs and one surge suppressor concealed within a radome. The proposed 297-square foot equipment enclosure will be constructed of concrete block with a sloped, tiled roof and will have a similar appearance to other park buildings on the property. For park sites, the WCF regulations requires equipment enclosures to be placed underground unless the Park and Recreation Director determines that an above-ground equipment enclosure would not violate Charter Section 55 and a Neighborhood Development Permit (NDP) is granted. The Park and Recreation Department participated in the review of the T-Mobile San Carlos Recreation Center project and determined that it would not violate Charter Section 55.

The project complies with the development regulations of the OP-1-1 zone and no deviations are proposed. The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. For park sites, the WCF regulations require antennas to be mounted on sport field light poles, security light poles, foul line poles or flagpoles. Since the park currently has temporary sports field lighting, T-Mobile opted to provide permanent sport field lighting in an effort to provide a support structure for their antennas. The proposed lights will also partially address the Navajo Community Plan recommendation and the Navajo Public Facilities Financing Plan for lighting at this park.

The project has been designed to comply with the regulations of the Land Development Code and there are no deviations proposed.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 1648965/Neighborhood Use Permit No. 1671974/Neighborhood Development No. 1648966 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. 1648965/1671974/1648966, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: April 14, 2016

SAP or WBS Number: 24005734

Modified HMD 1-26-15

RECORDING REQUESTED BY

CITY OF SAN DIEGO
DEVELOPMENT SERVICES

PROJECT MANAGEMENT

**PERMIT CLERK
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005734

**CONDITIONAL USE PERMIT NO. 1648965
NEIGHBORHOOD USE PERMIT NO. 1671974
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1648966
T-MOBILE SAN CARLOS RECREATION CENTER
PROJECT NO. 417126
PLANNING COMMISSION**

This Conditional Use Permit No. 1648965, Neighborhood Use Permit No. 1671974 and Neighborhood Development Permit No. 1648966 is granted by the Planning Commission of the City of San Diego to the City of San Diego, Owner, and T-Mobile USA, Inc., Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0303 and 126.0402. The 10.5-acre site is located at 6445 Lake Badin Avenue in the OP-1-1 zone of the Navajo Community Plan. The project site is legally described as: All that real property situated in the County of San Diego, State of California, described as follows: All of Lots 579, 580 and the westerly 145.00 feet of Lot 578 of San Carlos Unit No. 7, in the City of San Diego, County of San Diego, State of California, according to Map No. 4927, filed in the Office of the County Recorder of San Diego County, on March 2, 1962.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 14, 2016, on file in the Development Services Department.

The project shall include:

- a. Two 70-foot-tall sport field light poles, each supporting three panel antennas and six Remote Radio Units concealed within a radome;
- b. A 297-square-foot concrete block enclosure with a sloped tile roof to house the associated equipment;

- c. A 200-square-foot concrete block enclosure with a sloped tile roof to be used for park recreation equipment storage; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by April 29, 2019.
2. This Conditional Use Permit (CUP)/Neighborhood Use Permit (NUP)/Neighborhood Development Permit (NDP) and corresponding use of this site shall **expire on April 29, 2026**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export 28 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"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

PARK AND RECREATION REQUIREMENTS:

17. The Permittee shall ensure that the Park & Recreation Department review and approve construction plans prior to building permit issuance.

PLANNING/DESIGN REQUIREMENTS:

18. 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 structure(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.

19. Every aspect of this project is considered an element of concealment, including (but not limited to) the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

20. 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.

21. All facilities and related equipment shall be: maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

22. 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 requiring the removal and the restoration of this site to its original condition.

23. The photosimulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with the approved Exhibit "A."

24. The approved antenna dimensions include three that are 93" x 14.5" x 6.9" and three that are 51" x 15.8" x 5.2" as illustrated on the Exhibit "A" dated April 14, 2016. Replacement of the antennas may occur in the future, subject to the Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of providing an updated Radio Frequency (RF) report demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

25. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

26. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

27. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

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

INFORMATION ONLY:

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

ATTACHMENT 6

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 14, 2016, by Resolution No. _____.

ATTACHMENT 6

Permit Type/PTS Approval No.: CUP No. 1648965/NUP No. 1671974/NDP No 1648966

Date of Approval: April 14, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

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

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 _____

Cybele Thompson
Director, Real Estate Assets

T-Mobile USA, Inc.

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 FROM: CITY OF SAN DIEGO
 P.O. BOX 1750, MS A-33 DEVELOPMENT SERVICES DEPARTMENT
 1600 PACIFIC HWY, ROOM 260 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101-2422 SAN DIEGO, CA 92101

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

PROJECT NO.: 417126 PROJECT TITLE: T-Mobile San Carlos Recreation

PROJECT LOCATION-SPECIFIC: 6445 Lake Badin Avenue, San Diego, California 92119

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The applicant is requesting a Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) for a wireless communication facility (WCF). The WCF would consist of two new 70-foot tall light standards, each supporting three panel antennas, six Remote Radio Units and one surge suppressor on the sports field at San Carlos Recreation Center. The associated equipment is proposed in a 297-square-foot above-ground enclosure. T-Mobile is also proposing an adjacent 200-square-foot park equipment storage room. The park is located at 6445 Lake Badin Ave. in the OP-1-1 zone in the Navajo Community Planning area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Jerrod Ploof (Agent)
 Smart Link
 3580 Arnold Avenue
 San Diego, CA 92104
 (858)-344-4444

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: 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)
- STATUTORY EXEMPTIONS:

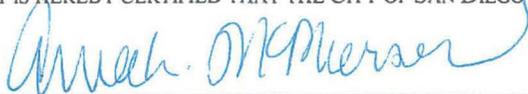
REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described in the *Description of Nature and Purpose of the Project* section of this Notice of Exemption, meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Anna L. McPherson AICP TELEPHONE: (619) 446-5276

IF FILED BY APPLICANT:

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

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



/SENIOR PLANNER

FEBRUARY 8, 2016

SIGNATURE/TITLE

DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

November 18, 2015

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

From: Jerrod Ploof
Smartlink LLC
3580 Arnold Ave.
San Diego, CA 92104

RE: Telecom **REVISED** Site Justification Letter
T-Mobile Side SD07022A, San Carlos Rec Center

The proposed T-Mobile wireless communication facility, located at 6445 Lake Badin Ave., San Diego, CA 92119 (the "Subject Property") is needed for the following reasons:

Coverage Objective: As depicted on the site coverage maps, the proposed wireless communication facility located at the Subject Property will provide essential communication and improved service to the surrounding area. The facility will ensure uninterrupted wireless service in the area. Without the facility at the proposed location, there is a significant gap in coverage that would negatively impact the surrounding community. The coverage objective is shown on the Justification Map as the 2 red circles. The existing sites 1 and 2, indicated by red stars with white numbers, provide adequate coverage along Navajo Rd in between the two areas that are currently lacking in coverage. The existing sites do not provide adequate coverage to the desired residential neighborhoods though.

Minimal Visual Impact: The visual impact to the surrounding community will be minimized by installing the antennas on stadium light poles, which will be installed for the benefit of the park and community. The equipment will be enclosed within a CMU enclosure designed to match other park structures with additional storage space for the park's use. Parks and Rec recommended the stadium lights to benefit users of the park. The lighting will be designed to minimize glare and direct the light downward toward the playing field.

Site Selection: 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 has several sites within approximately 1.5 miles of the search ring center, but none provide adequate coverage to the target neighborhoods. The search ring is shown on the Justification Map by a green oval area, which overlaps the two coverage objective areas. Nearby sites of other carriers either would not provide adequate coverage or are not available for collocation.

Most of the targeted area is zoned Residential with small sections of Open Space zones, including the subject property at the San Carlos Recreation Center and Park. The nearby commercial zones would not allow adequate coverage due to the local topography as explained below. The commercial zones are located along the main roads of Lake Murray Blvd and Navajo Rd. The below site options are shown on the attached Justification Map:

Option 1: Proposed site at San Carlos Rec Center
 Justification Map: Blue Star
 Ground Elevation: 655 ft.
 Proposed antenna rad center of 58' AGL

This site, while at a lower elevation than some of the other options, was chosen due to a favorable response from Parks & Rec staff with a recommendation that would allow an antenna height adequate to provide improved coverage in the surrounding neighborhood. Parks & Rec informed T-Mobile that the park and its users would benefit from stadium lights if they could provide adequate lighting to the sports field for night play. Musco Lighting was consulted to provide a lighting plan to meet Parks & Rec's minimum lighting requirements for the field. This plan includes 70 ft. light poles, which allow the antennas to be installed below the lights at a rad center of 58' AGL. Parks & Rec input was valuable in design of both the lighting solution as well as the equipment enclosure, which is designed to provide additional storage for the Park and match the existing nearby structures.

Option 2: Pershing Middle School
 Justification Map: Red number 2
 Ground Elevation: 700 ft.

Pershing Middle School on the south side of Navajo Rd. was also considered due to favorable elevation. The school soccer fields were considered, but ruled out due to challenges in light placement at the school, including disturbance of the expensive synthetic turf that is already in place.

Option 3: Commercial zone at Jackson Dr. and Lake Murray Blvd.
 Justification Map: Red number 3
 Ground Elevation: 631 ft
 Favorable Commercial Zoning

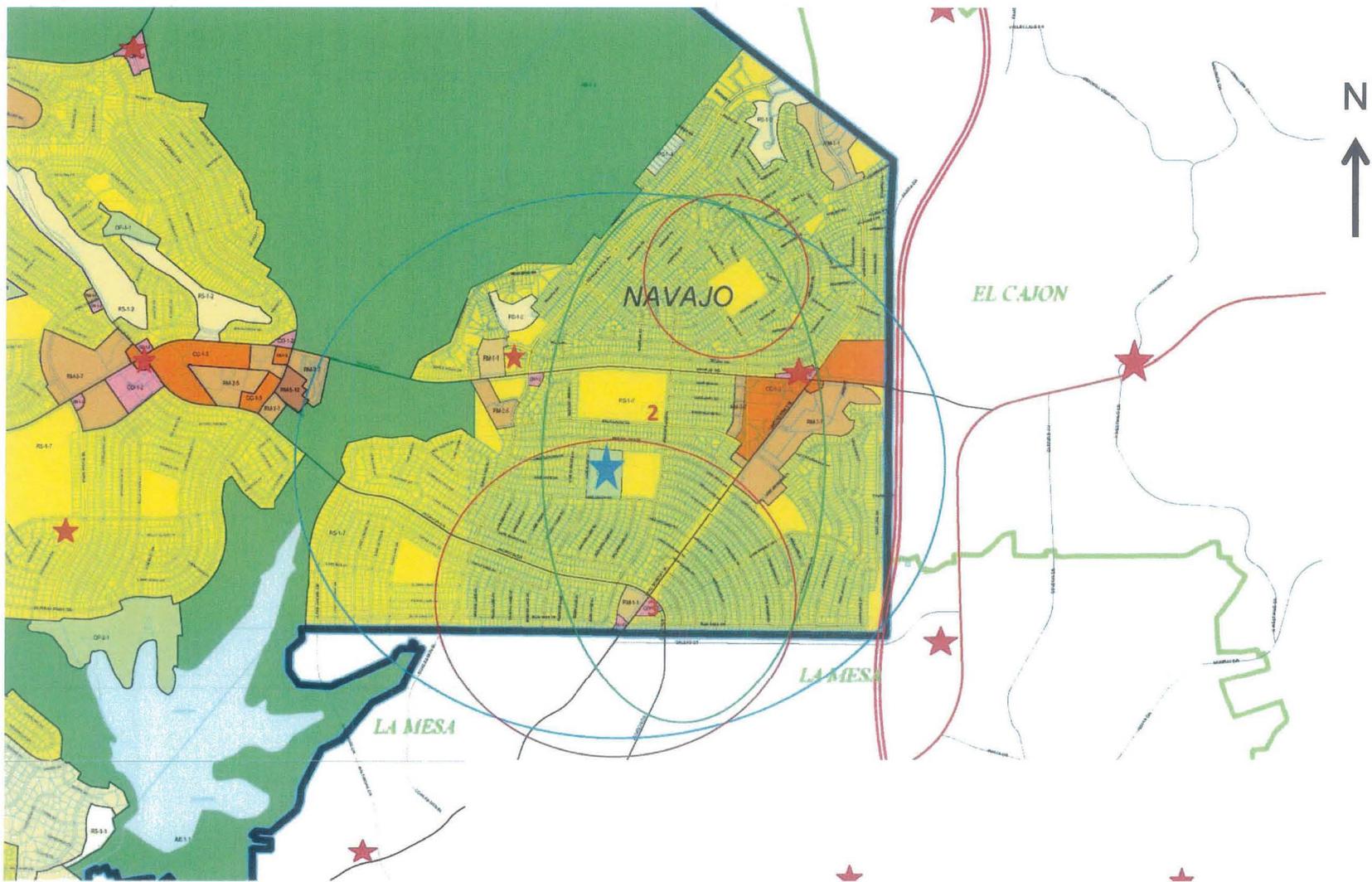
Another commercial zone is located at the intersection of Jackson Dr. and Lake Murray Blvd. The lower elevation here prevented this site from consideration as a viable candidate.

Conclusion: Other commercial locations outside of the search ring were considered, but were ruled out due to a lack of coverage potential within the search ring. After careful consideration of these factors the determination was made that the proposed location will provide the best option to install a new wireless facility to provide much needed service to the community while minimizing the impact of a new site installation and providing a benefit to the community park.

If you have any additional questions, I can be reached at (858) 344-4444 or by e-mail at jerrod.ploof@smartlinkllc.com

Sincerely,

Jerrod Ploof
Real Estate Specialist
Smartlink



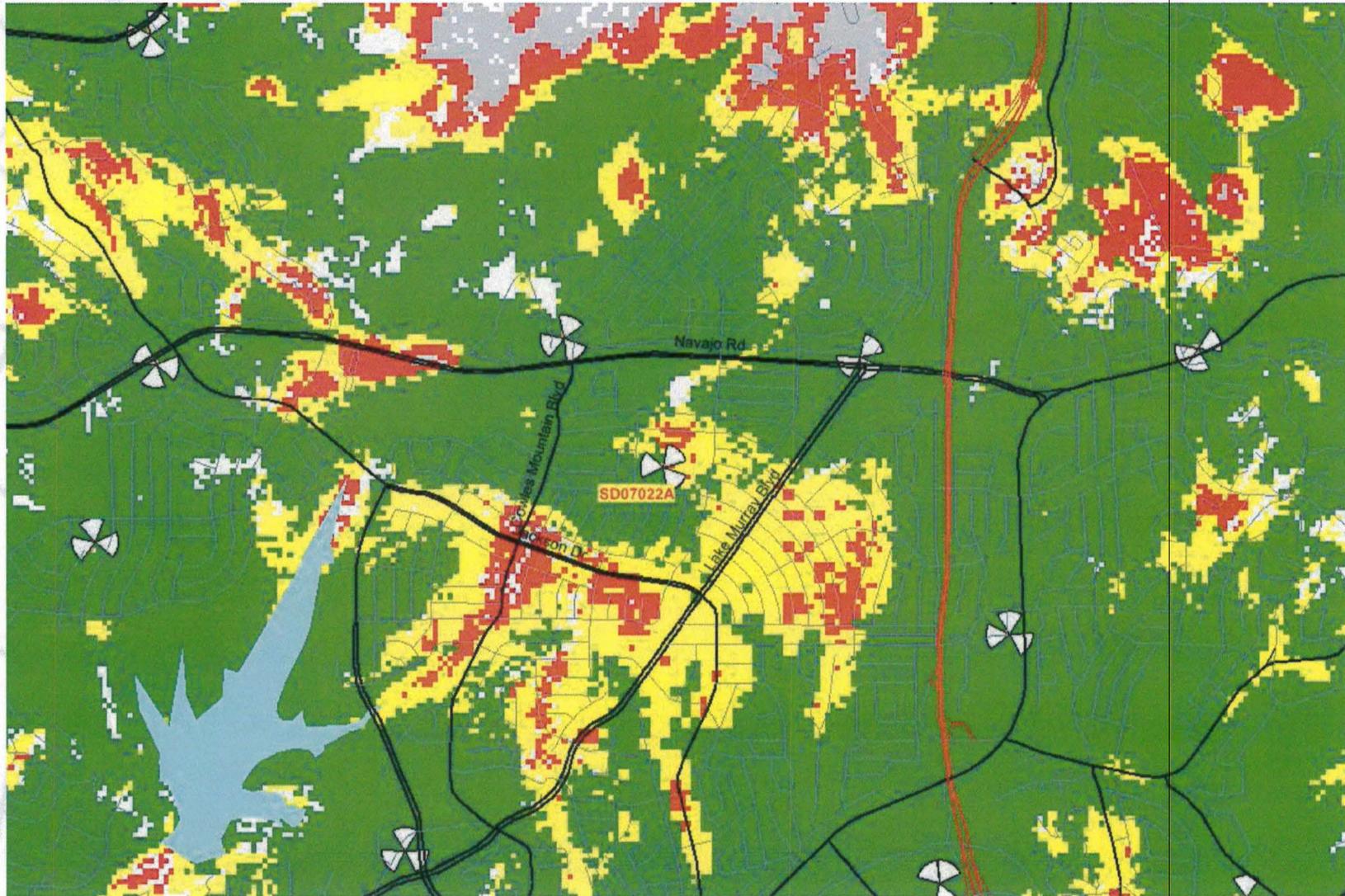
- Excellent
- Good
- Poor
- No coverage



Legend	
	City of San Diego Boundary
	Community Plan Areas
	Parcels
Zoning	
ZONE_NAME	
	AR-1-1
	AR-1-2
	CC-1-3
	CC-4-2
	CN-1-2
	CO-1-2
	IL-2-1
	IL-3-1
	OC-1-1
	OF-1-1
	OP-1-1
	OP-2-1
	RM-1-1
	RM-2-5
	RM-3-7
	RM-3-9
	RM-4-10
	RM-5-12
	RS-1-1
	RS-1-14
	RS-1-2
	RS-1-4
	RS-1-7
	RS-1-8

	Existing T-Mobile Site
	Proposed Site
	Coverage Objective
	Search Ring
	1 Mile Radius
2,3	Alternate Candidates

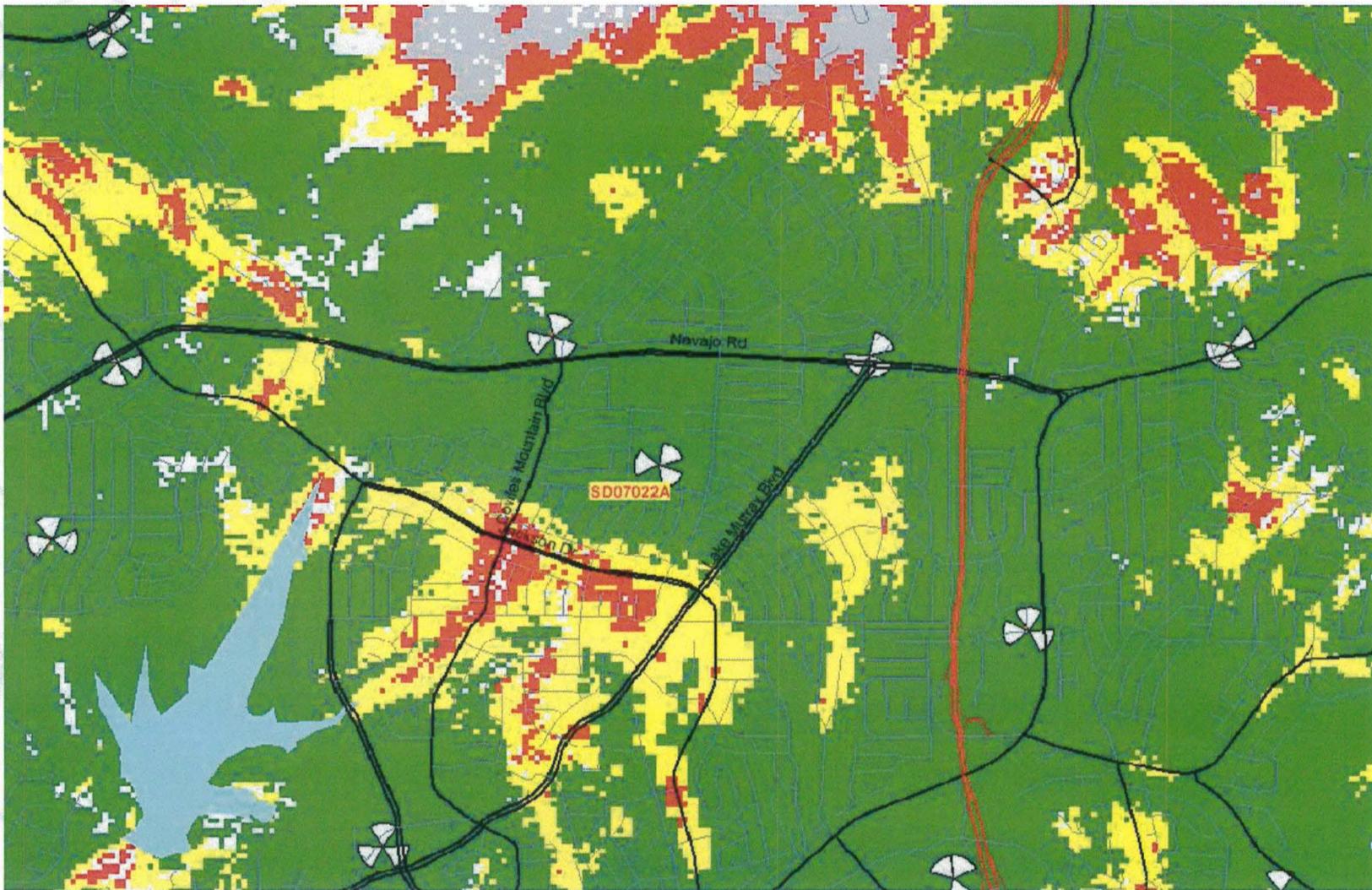




9

- Excellent
- Good
- Poor
- No coverage





7

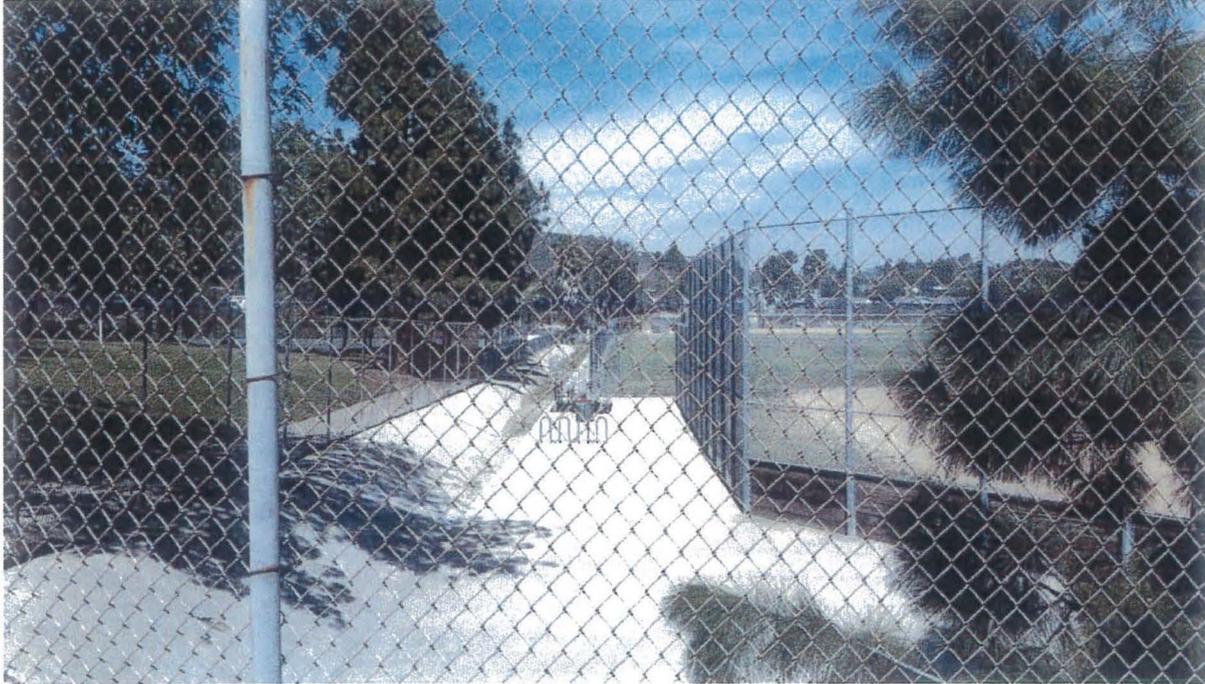
- Excellent
- Good
- Poor
- No coverage



PHOTOGRAPHIC SURVEY

T-MOBILE SD07022A, San Carlos Rec Center

- **VIEW OF THE SUBJECT PROPERTY**



(1) View of the subject property looking north.



(2) View of the subject property looking west.



(3) View of the subject property looking south.



(4) View of the subject property looking east.

- **VIEW FROM THE SUBJECT PROPERTY**



(5) View from the subject property looking north.



(6) View from the subject property looking west.



(7) View from the subject property looking south.



(8) View from the subject property looking east.

Key Map:





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

**Community Planning
 Committee
 Distribution Form Part 2**

Project Name: T-Mobile San Carlos Rec CUP		Project Number: 417126		Distribution Date: 9/18/2015	
Project Scope/Location: NAVAJO. Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP), Process 4, for a Wireless Communication Facility (WCF) consisting of two new 70-foot tall light standards supporting antennas and an above-ground equipment enclosure and park equipment storage room. 6445 Lake Badin Ave. @ San Carlos Recreation Center park. CD: 7. FAA Part 77. OP-1-1.					
Applicant Name: Jerrod Ploof			Applicant Phone Number: (858) 344-4444		
Project Manager: Karen Lynch		Phone Number: (619) 446-5351	Fax Number: (619) 321-3200	E-mail Address: klynchash@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes	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 checked="" type="checkbox"/> Vote to Deny		Members Yes 13	Members No 0	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:					
NAME: MATTHEW J. ADAMS			TITLE: CHAIR		
SIGNATURE: <i>[Signature]</i>			DATE: 12-9-15		
<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.					

NAVAJO COMMUNITY PLANNERS, INC.

Allied Gardens-Del Cerro-Grantville-San Carlos

Meeting materials are available at navajoplanners.org

Wednesday, December 9, 2015

Approved by NCPI Board 1-13-2016

Start Time

6:30 P.M.

Tifereth Israel Synagogue

6660 Cowles Mountain Blvd.

San Diego, 92119

navajoplanners@cox.net

Agenda

Call To Order: 6:30 P.M.

- Roll Call of Board Members (in attendance)

Matthew Adams (San Carlos)	March 2017
Eric Aguilera (Grantville)	March 2016
Richard Burg (San Carlos)	March 2017
Terry Cords (Allied Gardens)	March 2017
Tim Flodin (San Carlos)	March 2016
Steve Grimes (Del Cerro)	March 2017
David Hardy (Allied Gardens)	March 2016
John LaRaia (Grantville)	March 2017
Douglas Livingston (Del Cerro)	March 2016
Michael McSweeney (Del Cerro)	March 2016 missed approval of minutes vote.
Lynn Murray (Allied Gardens)	March 2016
Marilyn Reed (Allied Gardens)	March 2017 missed approval of minutes vote.
Dan Smith (Grantville)	March 2016
Daron Teemsma (Grantville)	March 2017
Jay Wilson (Del Cerro)	March 2017
Dan Northcutt (San Carlos)	March 2016

- Modifications to Agenda (Informational items can be changed to action items by 2/3 vote before the agenda has been adopted): None
- Approval of the October 14, 2015, Meeting Minutes: J Wilson makes motion L. Murray seconds D. Teemsma, D. Northcutt, and D. Smith abstain

Officers Reports:

- Chair's Report: None
- Vice Chair's Report: None
- Treasurer's Report: \$30.00 verified by D. Hardy

Elected Officials' Reports:

- Councilman Scott Sherman – (Liz Saidkhanian): Del Cerro and Airoso Ave to be paved early winter completed by 3/16, Chaparral canyon transients living in canyon Env. Services posted canyon and full sweep to occur 12/11. Rancho mission park 1.2 mill for play center 1/4/2016 allied garden rec center 7 pm first community meeting. Del Cerro medium beautification project SDGE donating money to plant drought tolerant plants in Jan/Feb 2016. Audience member asks about proposed new Apts on Mission Gorge and why was community not informed earlier.

- Officer Adam McElroy (Community Relations Officer): Crime stats. Spikes in crime 29, 30, 1st Nov/Dec in San Carlos (Cowles Mt. Blvd/Bantam Lake) area. Stolen items were small items and paperwork. Probably a person on foot. Allied Gardens (11 break-ins over same period). Passed around map to audience. Violent crimes in Navajo area down 15 total (11 were domestic violence) Residential burglaries at 10 from 13 previous month, commercial burglaries down 4 last month thefts down to 21 from 28 previous month. Shooting at local motel struck female in abdomen. Dec 3 commercial burglary at Iowa Meat farms. SDPD setting up meeting in Allied Gardens for neighborhood watch at Assentation Lutheran on Zion.
- Representative Susan Davis – (Daniel Hazzard):
- Mayor Kevin Faulconer – (Anthony George):
- Assembly member Shirley Webber (Jannell Jackson):
- Senator Marty Block (Sarah Fields):
- Seth Litchney City of SD Planning Dept.:

Public Comment on Non-Agenda Items (3 minutes each)

Dan Smith: Mission Community Plan updates starting in July. CPC water rates hikes, climate action plan, permanent care sharing programs, by law review. Public input on infrastructure priorities (Cap Improvement). Where do we want to spend the money the Community gets? We (the community) need to speak up.

John Pilch: New manager at San Carlos library starting in Feb. Terrific Halloween party at San Carlos Rec Center more than 400 in attendance.

Terry Cords: New assistant director at rec center at Allied Gardens. Rancho Park (Margerum) to get an upgrade in early 2016. Upgrades include ADA amenities and tot-lot.

Informational Presentations:

Pipeline Rehabilitation AD-1

Rehabilitate approximately 8.43 miles of existing sewer main and replace 0.14 miles of existing sewer main along the right of way and easements. Jess Arcillas, EIT Assistant Engineer – Civil City of San Diego | Public Works

Passed out pamphlet to Board. Short presentation given. Ongoing program for rehab of all sewer mains to reduce future breaks and maintenance. Trenchless construction. Manhole rehab and replacement included. Map on back of paper shows lines to be upgraded/replaced. Audience member asks how long to finish filling trenches after work to repairing roadway. D. Livingston noticed contractor left debris on street in recent work along College Blvd. Will that happen at this location? No! Voicemail set up for construction foreman when constituents call with an issue they cannot get through. M Adams asks if there is an email address the public can use to address issues. Yes there is (not given out).

Action Items:

T-Mobile, San Carlos Recreational Center Conditional Use Permit, Project #417126

Proposal to install two new 70 ft. light standards supporting antennas and an above-ground equipment enclosure located at 6445 Lake Badin Ave. Jerrod Ploof, Smartlink

Applicant: Passed out booklet with pics and info. Objective is improving cellular coverage in neighborhood around park. Two (2) 70' light standards. Rec Dept. would like stadium lights to light field. Lights facing east (Boulder Lake). Due to topography additional site is needed for cell coverage. T-Mobile looked at water tank site but water District would not allow due to water tank redevelopment. Highest emission is 2.4% of max allowed by the Govt. States will create potential for

additional usage at San Carlos Area Park.

Board: J. Wilson asks if lights are meant to be security lighting. They are Rec lighting for soccer use (minimum). Mentions Fed Regs about health concerns (we cannot make decision on this). D. Hardy asks how far out lighting goes (affecting homes). T. Cords had conversation with Parks Dept. staff and states Parks staff doesn't make public appearance to answer questions but refers to planning group. He also gave Parks staff a list of 10 statements/questions.

R. Burg makes motion to oppose cell tower CUP. E. Aguilera seconds. Unanimous opposed (13-0). E. Aguilera states audience did an excellent job speaking agrees another site should be found. M. McSweeney asks if Councilmember has position. (L. Saidkhanian states Councilman cannot have an official position yet). M. McSweeney states in SD fashion a wrong way of doing it. A 70' tower with the wrong lights does not pass the laugh test. Angry as a citizen that city staff does not come discuss at NCPI meeting and do not get straight answers. Convey to council member we need safe lite places for kids to play but need to change rules so City staff can discuss with NCPI Board. J. Wilson states this was the best organized presentation from any community and will oppose the project. 70' lights no appropriate. D. Smith has not seen any group quote page an verse (Planning docs) as much as they have. Not in favor of project. Resents talk of property values not appropriate. Commends audience on Navajo Community Plan facts. T. Cords – Crusaders soccer uses field on Saturdays. T-Mobile presentation was not very well presented. In favor of lights need for lighted fields. 70' poles are hideous. Ignoring real problem of lighted fields if they are occupied they stay out of trouble. M. Reed asks if voted down at planning commission what would T-Mobile do. (Not sure most likely look for other sites). M. Adams came in wanting to support lights on field and still does support lighted fields (just not this proposed project) because our kids need areas from sports. When kids are involved in sports they stay out of trouble and we should take seriously. Would like a discussion about that!

Audience: Approximately 55-opposed 1-neutral 0-favored (speaking slips): Megan Hulbert: Speaks for 9 minutes and is opposed. God-awful ugly towers that would see from her house. Would make San Carlos much less beautiful. Andy Schwarz-Thanks Board for serving. Understand city planner are not bound by NCPI decision but can be swayed by. Believes that cell towers by their self would not fly. 70' structures may block views of Cowles Mt. Wishes to preserve Rec Center view at dusk. Mentions the Navajo Community Plan Section discussing "design". Worth voting no for. Bob Walker refers to numerous sections in the Navajo Community Plan including page 125. Accepting towers would destroy views page 121: Community Plan describes poles as distracting and unattractive. Page 1: retain residential character of area walkable community. Degrade environment page 77: who would want to use Rec Center and Park around 70' towers. Page 76: intended to serve need of community but these serve T-Mobile not community. Page 121: mentions petition with >300 signatures collected. Blake Beaver – student at Benchley likes to go to the Park with her dog who loves it. Unhealthy does not know what she would do if she could not go. Opposes cell towers does not agree with towers being installed. Ashley Beaver - has taken her daughters to the Park since they were babies. Park is heart of our community. Hideous towers are not wanted. Bummed out so bad. Adjacent to Park is school and having those cell towers there with the kids seeing them is not god. Emma Young Walker – 2 minute walk to park from house. Counted 69 trees in park. Unpleasant visual pollution if towers installed. Park helps maintain property value. Would be blight on natural beauty of park. Proposed cell towers would stand out as monstropolies. Collected over 300 signatures opposed to towers. Majority of residents spoken to agree they will have detrimental effect on community. Are not harmonious to existing environment. Eric Mueller- Lived across Rec center of 13 yrs. And states proposed lights will not illuminate ball fields. A rouse to pay off city. Please vote no on issue. J. Pilch – San Carlos Rec Council held meeting as requested by Park and Rec with no attendance by Park and Rec. Unable to take a vote and will not take a position. Travis Harness – Lives one block away for 6 yrs. and worried additional athletic events at park would ruin calm. Do not need lights and poles. Thanks everyone for their support. Kevin Mallory-project requires approval of CUP and 4

finding need to be made showing no adverse impacts, detrimental effects to public, Believes cannot make all 4 findings. Not a modern stealth design no existing 70' light standards recommend to planning commission to deny project. Barbara Carter – discusses Navajo Comm. Plan “in no case shall a structure exceed 50' height”. Wireless communication facilities must not disturb existing park space. She spoke with numerous people and only 4 did not care if installed. Mentions submission of petition with >320 signatures against authorizing a CUP for light poles and cell towers. Chuck Carter – opposed to cell towers. Recently read Navajo Comm. Plan and discusses various sections of plan. Permit being sought is contrary to the Comm. Plan. Sates towers will lower property values in neighborhood. Read letter from Kevin Sheedy (Real estate broker) stating cell towers would have a negative impact on real estate values in area. Boulder Lake, Lake Badin, Lake Adlon. Left copy of letter and is opposed to towers. Liz Beala – opposed to cell towers is a realtor who states cell towers will affect property values and selling. Cell towers will detract from neighborhood. Loraine Overture found out about meeting by seeing posted signs. People move to area for calmness and beauty of area not cell coverage. More lights would be an intrusion into your privacy and suggests finding a spot where it blends with environment. Joanie Macally is confused, T-Mobile says it is sports lighting but Parks and Rec staff calling it Security lighting.

Matthew Adams (San Carlos)	March 2017 (aye)
Eric Aguilera (Grantville)	March 2016 (aye)
Richard Burg (San Carlos)	March 2017 (aye)
Terry Cords (Allied Gardens)	March 2017 (aye)
Tim Flodin (San Carlos)	March 2016
Steve Grimes (Del Cerro)	March 2017
David Hardy (Allied Gardens)	March 2016 (aye)
John LaRaia (Grantville)	March 2017
Douglas Livingston (Del Cerro)	March 2016 (aye)
Michael McSweeney (Del Cerro)	March 2016 (aye)
Lynn Murray (Allied Gardens)	March 2016 (aye)
Marilyn Reed (Allied Gardens)	March 2017 (aye)
Dan Smith (Grantville)	March 2016 (aye)
Daron Teemsma (Grantville)	March 2017 (aye)
Jay Wilson (Del Cerro)	March 2017 (aye)
Dan Northcutt (San Carlos)	March 2016 (aye)

Verizon Wireless Masonic Lodge, Project 365747

Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP), Process 3, for a Wireless Communication Facility (WCF) consisting of antennas located in a new 30-foot tall architectural element with equipment located at the base of the building at 7849 Tommy Drive. Andrea Urbas, Cortel, Inc.

No PowerPoint capability at this evenings meeting and will continue at next NCPI meeting.

Mission Square Market

6171 Mission Gorge Road
 Proposal to allow sale of beer and wine
 Steve Rawlings
 Alcoholic Beverage Consulting

Applicant not present.

Community Group Reports:

- Allied Gardens Community Council - Marilyn Reed ; 12/10/ 15 18th annual tree lighting ceremony at 6 pm at the triangle. Holiday festival 12/11 7 pm at Lewis Middle School

Auditorium.

- Del Cerro Action Council - Jay Wilson; 1/28/2015 Dan McAlister speaking. Will discuss proposed 26 home housing community off of College Ave. with ingres/egress off of College Ave
- San Carlos Area Council - John Pilch; wishes everyone a Happy Hanukah, Christmas, and New Year. Next meeting 1/06/2016 6 pm at San Carlos Branch Library.
- Mission Trails Regional Park Advisory Board; M. Reed staes the Advisory Board has picked name for proposed building going in close to the Santee "Mission Trails Regional Park Field Station"

Future Agenda Items: Invite SD City Traffic engineer about traffic relief in Grantville, Public Works, new City Planning Director Jeff Murphy

Old Business

New Business

Adjourn

PARKS & RECREATION FACILITIES

OVERVIEW

The park system in the Navajo Community is made up of population-based parks, resource-based parks and open space lands. Population-based parks and recreation facilities are located within close proximity to residents and are intended to serve the daily needs of the community. The City's General Plan population-based park standard is to provide a minimum of 2.8 useable acres per 1000 residents. In communities that are built out and where there are land constraints, the City's General Plan states that Park Equivalencies should be considered to satisfy some of the community's population-based park needs during a community plan update or amendment. Park equivalencies could include Joint Use Facilities, Trails, Portions of Resource-based parks, Privately-owned Park Sites, and Non-traditional Park Sites.

Within the redevelopment of the Grantville area, public recreational opportunities should provide connections to Navajo's regional recreational and open space areas through linear parks along Alvarado Creek and the San Diego River. Locating neighborhood parks and/or pocket parks in centralized locations within Grantville, such as adjacent to the Trolley Station and along the San Diego River, would foster the re-establishment of the community's relationship with the San Diego River and Alvarado Creek. In addition, locating linear and pocket parks within the Grantville boundaries will enhance the community's character and create a sense of place by providing opportunities for social interaction and passive and active recreation for residents, employees and visitors.

The following is a discussion of the existing and proposed population-based parks and recreation facilities, including park equivalencies that are consistent with the General Plan's policies (See Table 3, Summary of Existing and Future Population-based Parks and Recreation Facilities), Resource-based parks and open space land are discussed at the end of the Parks and Recreation Element.

POPULATION-BASED PARKS, RECREATION CENTERS AND AQUATIC COMPLEXES

Per the General Plan Park standards, population-based parks consist of six facility types: 1) major park; 2) community park; 3) neighborhood park; 4) mini-park; 5) pocket park or plaza; and 6) special activity park. Typically, major parks are a minimum of 20 acres and serve single or multiple communities and provide specialized facilities that serve large populations. Community parks are a minimum of 13 useable acres, serve a population of 25,000, and provide a wide range of facilities including active and passive recreation, recreation centers, aquatic complexes and multi-purpose sports fields. Neighborhood parks are 3 – 13 useable acres; serve a population of 5,000 persons within approximately one mile radius. These parks generally provide picnic areas; children's play areas, multi-purpose courts, multi-purpose turf areas, comfort stations, walkways and landscaping. Mini parks are 1 to 3 useable acres within a half mile radius; Pocket parks and plazas are typically less than 1 useable acres within a quarter mile radius from residents to be served. Special activity parks vary depending upon the activity and population served.

The General Plan also established minimum standards for recreation centers and aquatic complexes based on population. A recreation center, typically 17,000 square feet in size, should be provided for every 25,000 residents, and an aquatic complex should be provided for every 50,000 residents. The following existing and future population-based parks, recreation centers and aquatic complexes are described below:

San Carlos Community Park and Recreation Center

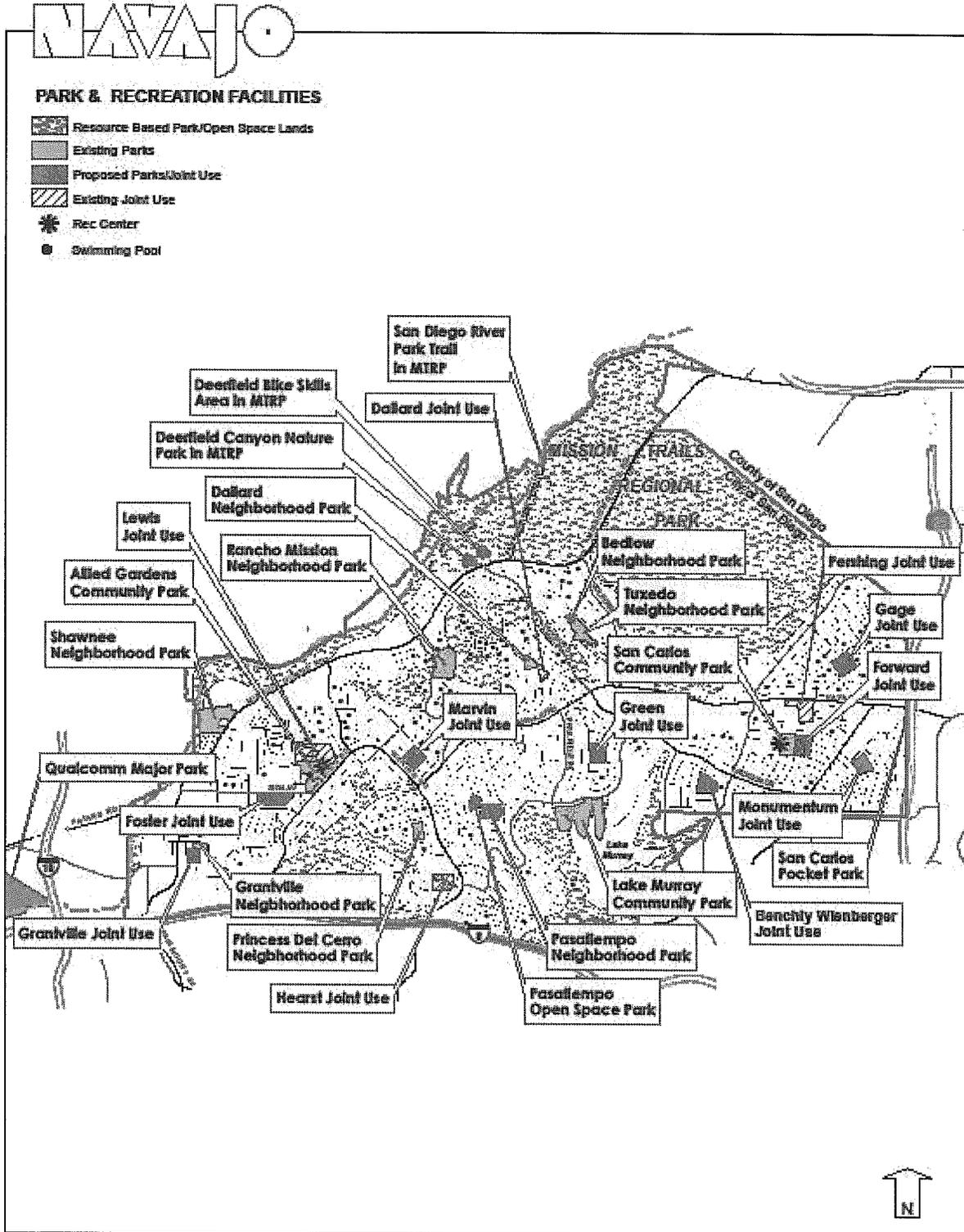
The existing community park, 10.5 acres with 9.41 useable acres, is located on Lake Adlon Drive and adjacent to the Forward Elementary School. This existing park features a recreation center, multi-purpose courts, on-site parking, walkways, picnic areas, children's play area, multi-purpose fields and passive lawn areas. The existing Recreation Center (11,880 square feet) provides indoor multi-purpose courts and community meeting rooms. Future improvements to the San Carlos Community Park should include sports field lighting to expand the use of the fields and the expansion of the recreation center to a 17,000 square foot building.

Allied Gardens Community Park, Recreation Center and Aquatic Complex

The existing community park, 13.5 acre site with 13.5 useable acres, is located on Greenbrier Drive and adjacent to Lewis Middle School. This existing park features a recreation center, an aquatic complex, multi-purpose courts, on-site parking, picnic areas, walkways, children's play area, and passive lawn areas. The existing recreation center (9,186 square feet) provides indoor multi-purpose courts and community meeting rooms. Future improvements to the Allied Gardens Community Park should include the replacement of the existing recreation center and providing a new 17,000 square foot building. The existing aquatic complex should be expanded to provide indoor locker rooms and showers, a new therapeutic pool and children's pool, expansion of the spectator areas and necessary upgrades to the existing pool. In addition, upgrades to the existing children's play areas to meet accessibility standards should be provided.

Lake Murray Community Park

The existing community park, 45.83-acre site with 41.86 useable acres, is located on Murray Park Drive and contiguous to Lake Murray. This existing park features tennis courts, ball fields, parking, comfort station, children's play area, passive lawn areas, walkways and trails through natural open space areas. Future improvements to the Lake Murray Community Park should include; the expansion of the parking lot (approximately 200 cars) and roadway adjacent to the central ball fields; the expansion of the children's play area with additional play equipment, site furnishings, picnic shelters and a comfort station; and the design and construction of a ball field and parking at Cowles Point, as shown on the approved General Development Plan. Synthetic turf and sports field lighting for several fields should be considered to expand the use of the fields.



CITY OF SAN DIEGO • PLANNING DEPARTMENT

FIGURE 20: PARK AND RECREATION FACILITIES



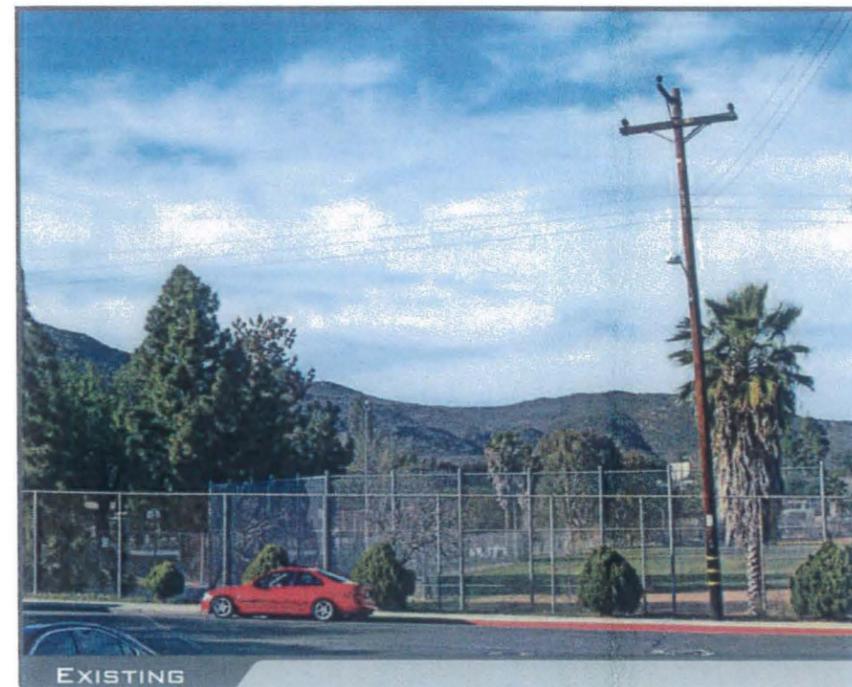
SD07022A

SAN CARLOS RECREATION CENTER

6445 LAKE BADIN AVENUE SAN DIEGO CA 92119



VIEW 1





SD07022A

SAN CARLOS RECREATION CENTER

6445 LAKE BADIN AVENUE SAN DIEGO CA 92119



VIEW 2





SD07022A

SAN CARLOS RECREATION CENTER

6445 LAKE BADIN AVENUE SAN DIEGO CA 92119



VIEW 3



LOCATION

©2015 Google Maps



EXISTING



PROPOSED LOOKING EAST FROM LAKE BADIN AVENUE

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



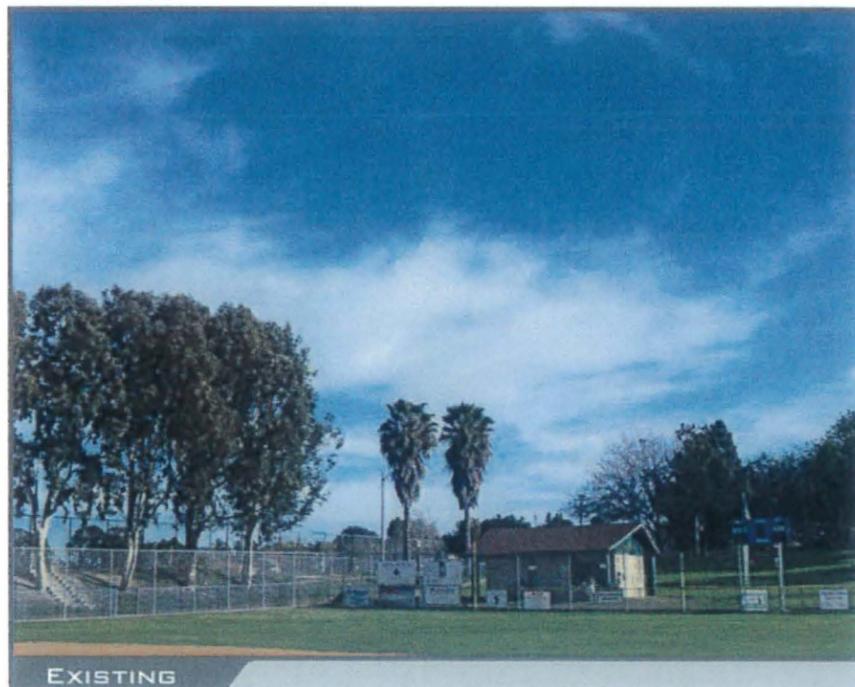
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SAN CARLOS RECREATION CENTER

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VIEW 4



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PHONE: (949) 716-9990 | FAX: (949) 716-9997

CONSULTANT:
smartlink
18301 VON KARMAN AVENUE
SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265
FAX: (949) 387-1275

SITE NUMBER: SD07022A **CITY: SAN DIEGO**
SITE NAME: SAN CARLOS RECREATION CENTER **COUNTY: SAN DIEGO**
SITE TYPE: DEVELOPED PARK **JURISDICTION: CITY OF SAN DIEGO**

ZONING DRAWING
IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT SUMMARY:

SITE ADDRESS:
5445 LAKE BADIN AVE.
SAN DIEGO, CA 92119

PROPERTY OWNER:
CITY OF SAN DIEGO

CONTACT:
PHONE: (619) 236-6052

PROJECT DESCRIPTION:
PROJECT ENTAILS THE FOLLOWING:
SITE #SD07022
INSTALL (2) NEW 70'-0" STADIUM LIGHT POLE
INSTALL (1) NEW CMU ENCLOSURE WITH SLOPED TILE ROOF
INSTALL (6) NEW PANEL ANTENNAS INSIDE 38" FRP RADIOME
INSTALL (4) NEW ERICSSON RBS 6102 CABINET
INSTALL (12) NEW T-MOBILE PRU'S
INSTALL (1) SURGE SUPPRESSOR PER POLE, (2) TOTAL

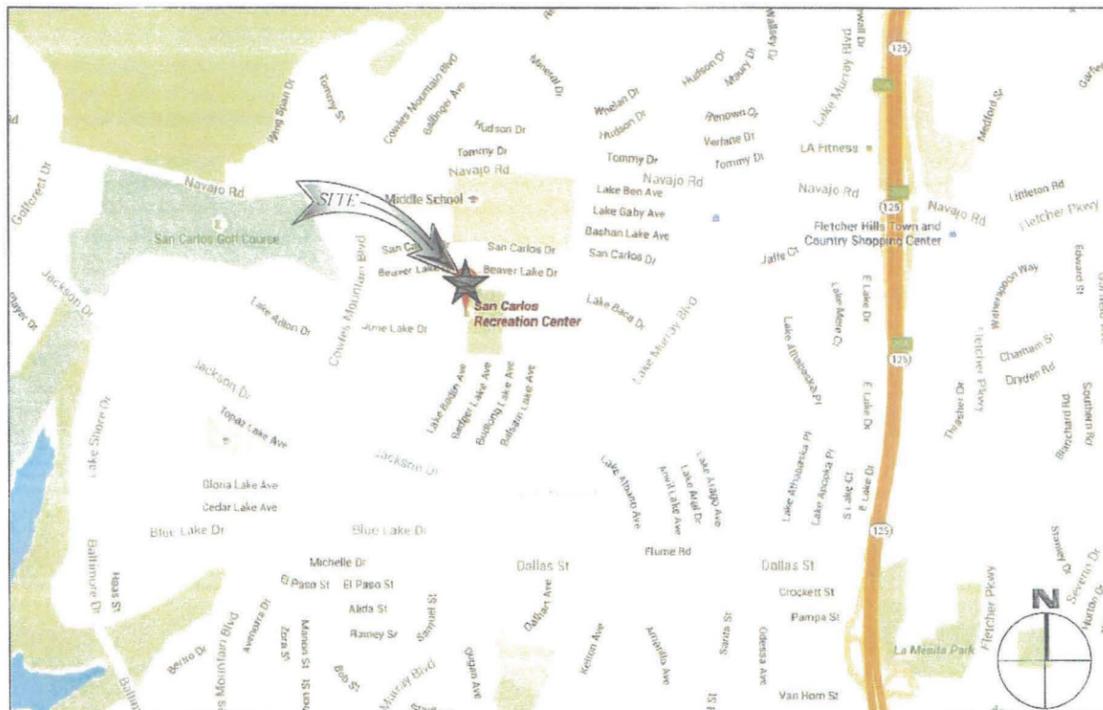
ZONING: OP-1-1 (OPEN SPACE PARK)
LATITUDE: 32.798019 N.
LONGITUDE: -117.022032 W.

APN: 457-400-06-00

PROPOSED EQUIPMENT SQ. FT. LEASE AREA: 297 SQ. FT.

SHEET INDEX:

SHEET:	DESCRIPTION:
T-1	TITLE SHEET
T-2	NOTES & SIGNAGE
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
A-6	EQUIPMENT DETAILS



NO.	DATE:	DESCRIPTION:	BY:
1	02/03/15	90% ZD'S	AZ
2	03/04/15	100% ZD'S	EVT
3	03/16/15	CLIENT REVISION	EVT
4	03/23/15	CLIENT REVISION	EVT
5	05/06/15	PC COMMENTS	DP
6	09/17/15	CITY COMMENTS	JGD
7	12/03/15	CITY COMMENTS	MM

SITE INFORMATION:

SD07022
SAN CARLOS RECREATION CENTER
6445 LAKE BADIN AVE
SAN DIEGO, CA 92119

CONSULTING TEAM:

PROJECT MANAGER:
T-MOBILE
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: ROCKI LAM
PHONE: (858) 334-6112
EMAIL: rachel.lam2@tmobile.com

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

SITE ACQUISITION:
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FAX: (410) 263-5470
EMAIL: jerrod.ploof@smartlinkinc.com

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IRVINE, CA 92612
CONTACT: JERROD PLOOF
MOBILE: (858) 344-4444
FAX: (410) 263-5470
EMAIL: jerrod.ploof@smartlinkinc.com

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SUITE 206
SAN DIEGO, CA 92121
CONTACT: NICK HASS
PHONE:
EMAIL: nick.hass@tmobile.com

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SAN DIEGO, CA 92121
CONTACT: KIRT BABCOCK
PHONE: (858) 334-6139
EMAIL: kirt.babcock@tmobile.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
LANDLORD			
ZONING REP.			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
ZONING MGR.			
RF ENGINEER			
OPERATIONS			
SAC REP.			

DIRECTIONS FROM SAN DIEGO T-MOBILE OFFICE:

1. HEAD SOUTHEAST ON VISTA SORRENTO PKWY
2. TURN RIGHT ONTO SORRENTO VALLEY RD
3. SLIGHT RIGHT ONTO THE INTERSTATE 805 S RAMP
4. MERGE ONTO I-805 S
5. TAKE THE CA-52 EXIT
6. KEEP LEFT AT THE FORK. FOLLOW SIGNS FOR STATE 52 E AND MERGE ONTO CA-52 E/STATE 52 E
7. TAKE THE CALIFORNIA 125 S EXIT
8. MERGE ONTO CA-125 S
9. TAKE THE NAVAJO RD EXIT
10. TURN RIGHT ONTO NAVAJO RD
11. TURN LEFT ONTO BOULDER LAKE AVE
12. TAKE THE 2ND RIGHT ONTO BEAVER LAKE DR
13. TAKE THE 1ST LEFT ONTO LAKE BADIN AVE

DESTINATION WILL BE ON THE LEFT

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:
POWER COMPANY: SDG&E
CONTACT:
PHONE:

TELCO:
PHONE COMPANY:
CONTACT:
PHONE:

SEAL:

SHEET TITLE:
TITLE SHEET

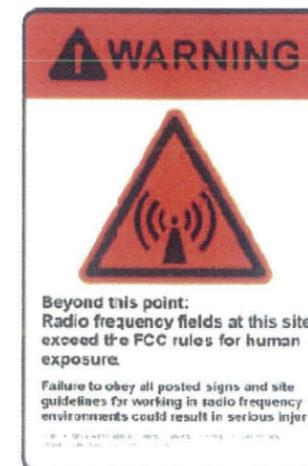
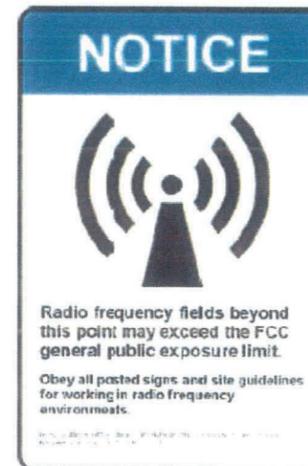
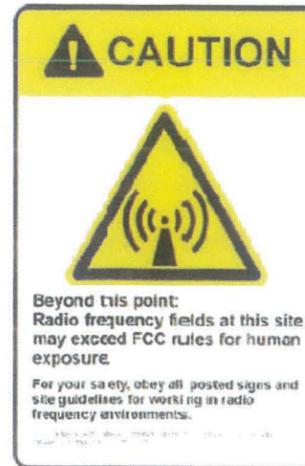
SHEET NUMBER:
T-1

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 SUITE 206
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 FAX: (949) 357-1211



NO.	DATE	DESCRIPTION	BY:
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5	05/06/15	PC COMMENTS	DP
6	09/17/15	CITY COMMENTS	JGD
7	12/03/15	CITY COMMENTS	MM

RF SIGNAGE

SCALE: 3
 N.T.S.

NOT USED

SCALE: 2
 N.T.S.

SITE INFORMATION:
SD07022
SAN CARLOS RECREATION CENTER
 6445 LAKE BADIN AVE
 SAN DIEGO, CA 92119

SEAL:

SHEET TITLE:
NOTES & SIGNAGE

SHEET NUMBER:
T-2

BATTERY ROOM SAFETY SIGN

SCALE: 4
 N.T.S.

NOT USED

SCALE: 1
 N.T.S.



PLANS PREPARED BY:
NATIONAL
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2400 FINE CREEK LANE, SUITE 100, SAN DIEGO, CA 92108
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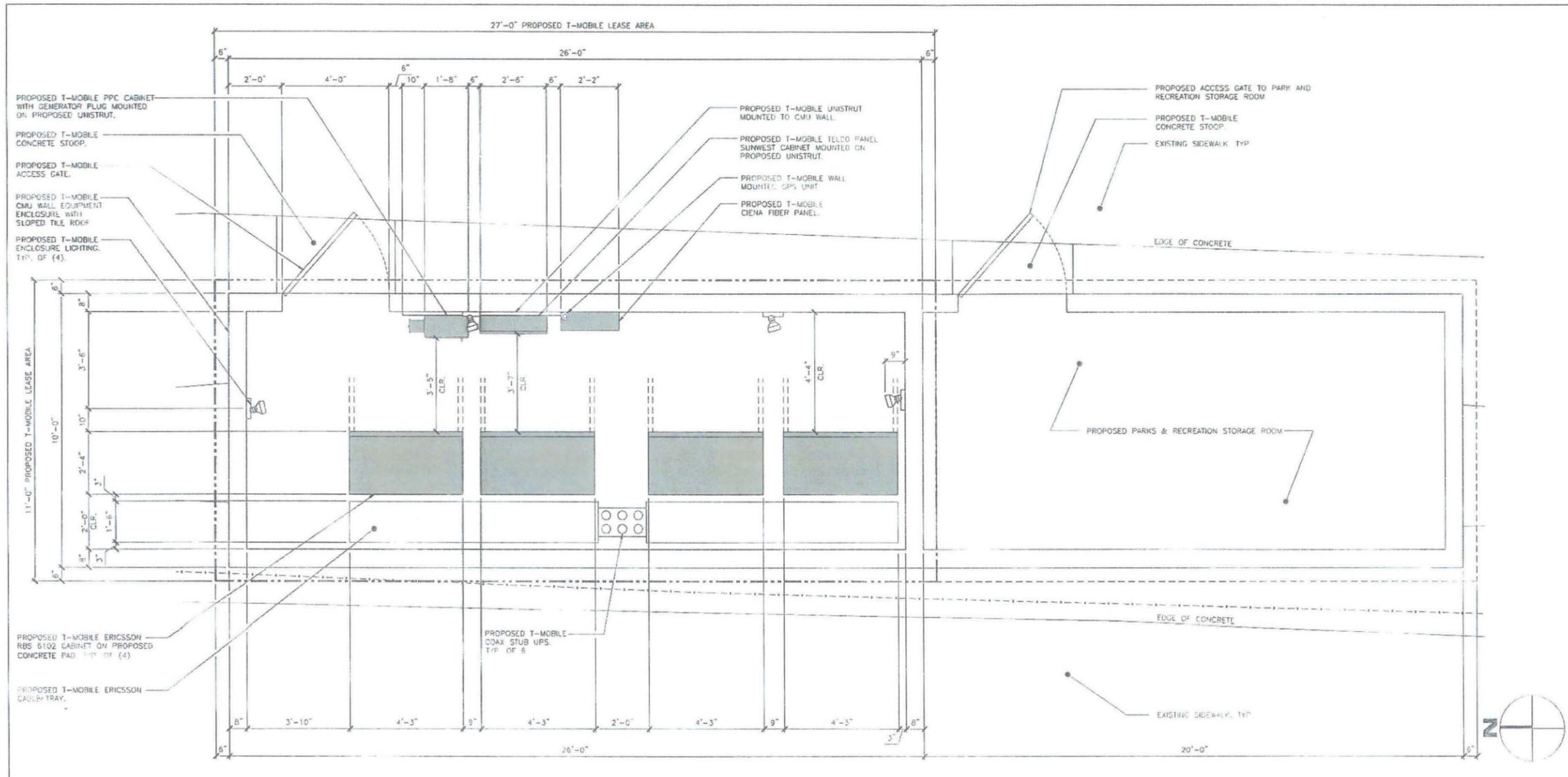
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 SAN DIEGO, CA 92119

SEAL:

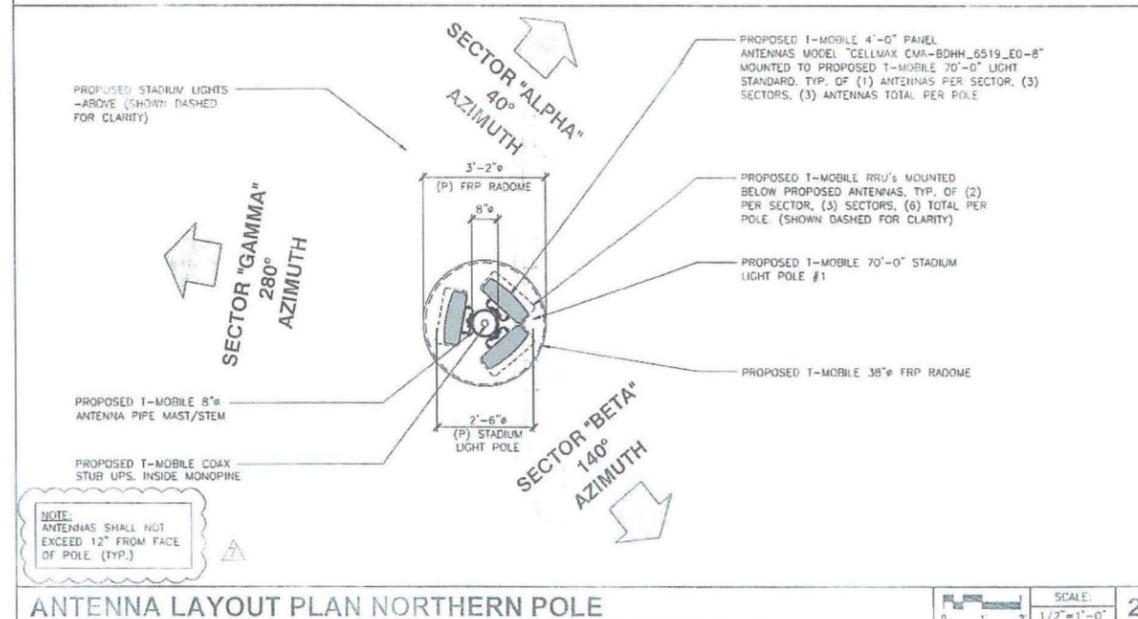
SHEET TITLE:
EQUIPMENT AND ANTENNA LAYOUT PLANS

SHEET NUMBER:
A-3



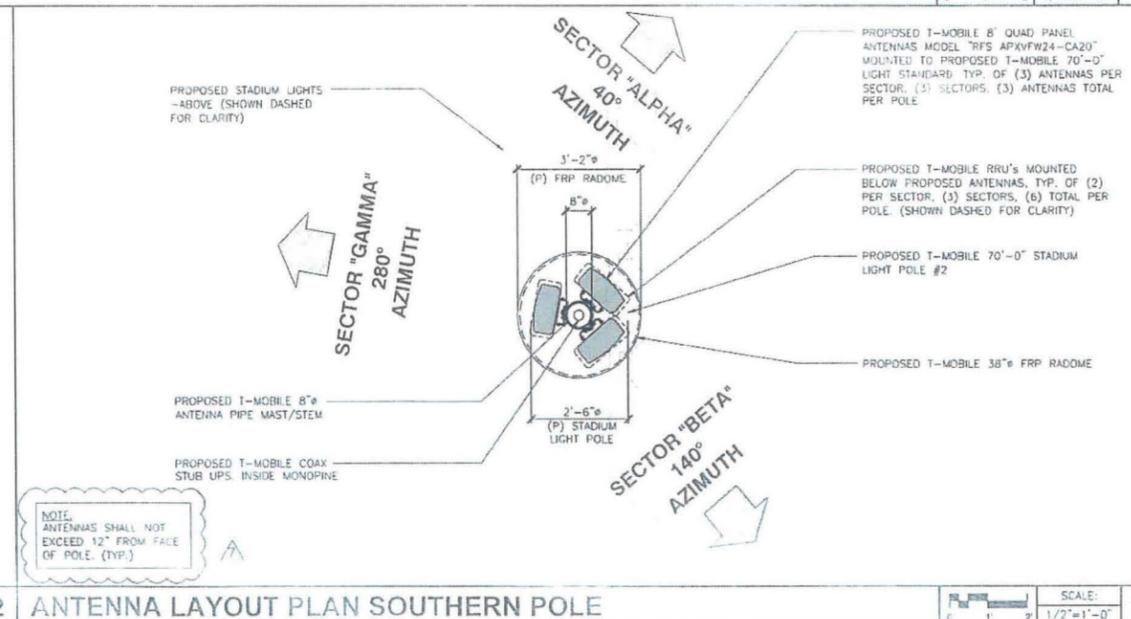
EQUIPMENT LAYOUT PLAN

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



ANTENNA LAYOUT PLAN NORTHERN POLE

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



ANTENNA LAYOUT PLAN SOUTHERN POLE

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



PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC.
 200 CANTON TOWER SQUARE, FORT LAUDERDALE, FL 33301
 PHONE: (954) 776-9900 | FAX: (954) 776-9977

CONSULTANT:

 18301 MON KARMAN AVENUE, SUITE 910
 IRVINE, CA 92612
 PHONE: (949) 387-1266
 FAX: (949) 387-1275

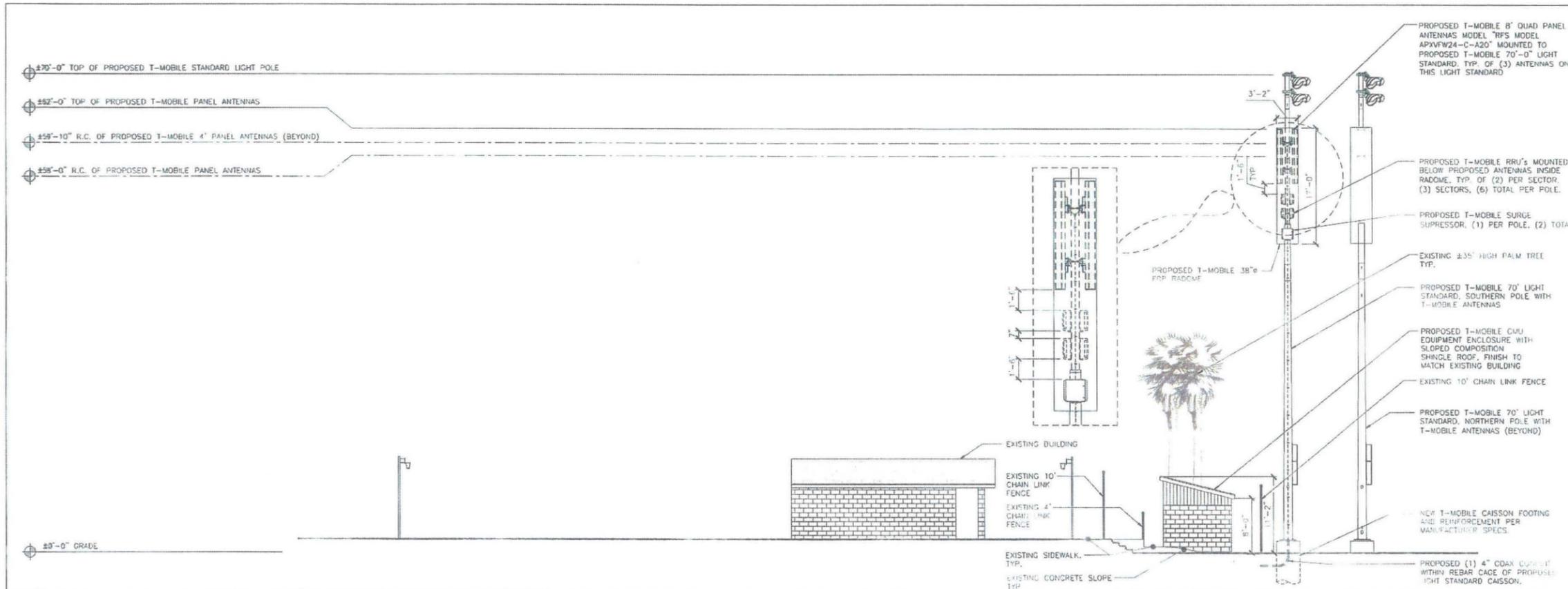
NO.	DATE	DESCRIPTION	BY
1	02/03/15	90% ZD'S	AZ
2	03/04/15	100% ZD'S	EVT
3	03/16/15	CLIENT REVISION	EVT
4	03/23/15	CLIENT REVISION	EVT
△	05/06/15	PC COMMENTS	DP
△	09/17/15	CITY COMMENTS	JGD
△	12/03/15	CITY COMMENTS	MM

SITE INFORMATION:
SD07022
SAN CARLOS RECREATION CENTER
 6445 LAKE BADIN AVE
 SAN DIEGO, CA 92119

SEAL:

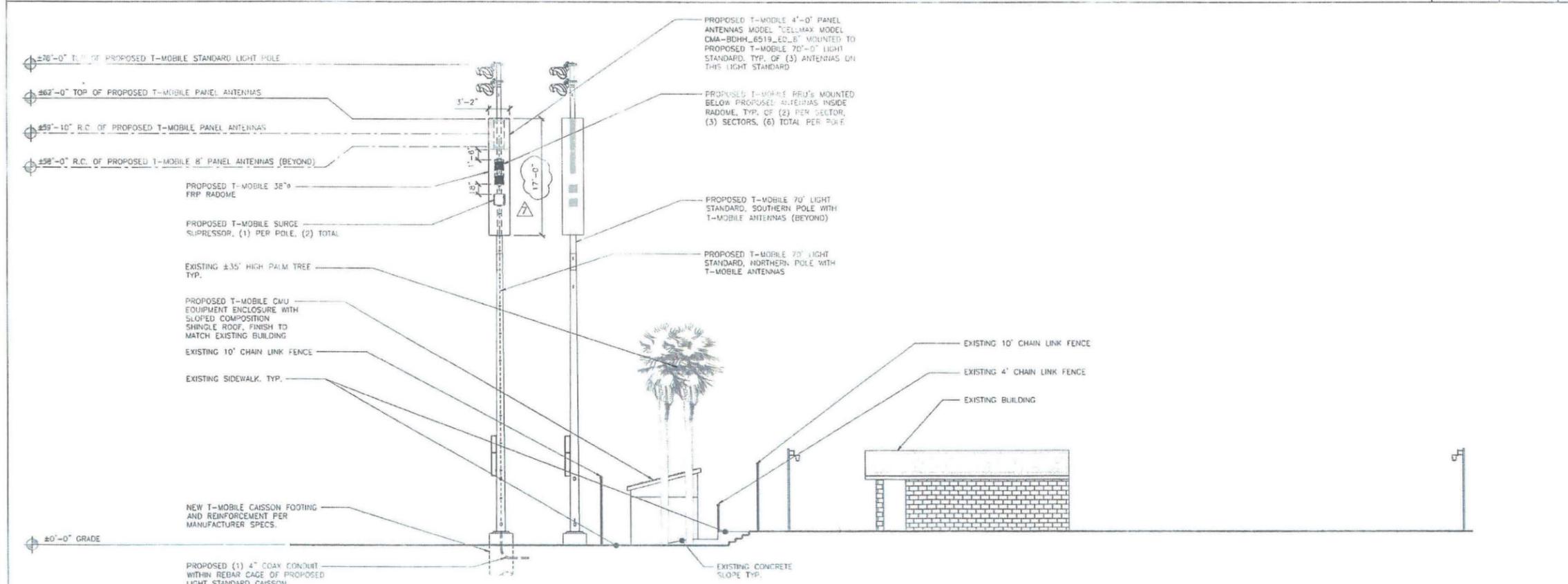
SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4



SOUTH ELEVATION

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



NORTH ELEVATION

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

<p>APXVF24-C-A20</p> <p>COLOR RADIO MATERIAL: ASA DIMENSIONS, HxWxD: 236.3x268x174mm (9.3"x14.5"x6.9") NET WEIGHT: 50.7 lbs WIND LOAD, MAXIMUM: WIND SPEED, MAXIMUM: 200 FM/H 125.0 MPH CONNECTOR INTERFACE, LOCATION, QUANTITY: 7-16 LONG NECK FEMALE, BOTTOM, 2</p>	<p>CMA-BDHH-6519-E0-8</p> <p>COLOR RADIO MATERIAL: LIGHT GREY PA 7035, ASA DIMENSIONS, HxWxD: 1290x403x133mm (51"x15.8"x5.2") NET WEIGHT: 44 lbs WIND LOAD, MAXIMUM: 688 N (154 lbf) WIND SPEED, MAXIMUM: 134.0 MPH CONNECTOR INTERFACE, LOCATION, QUANTITY: 7-16 FEMALE, BOTTOM, 4</p>	<p>ERICSSON RRUS-11B4</p> <p>DIMENSIONS, WxDxH: 431x184x452mm (17"x7.2"x17.8") POWER CONSUMPTION: 200 WATTS TOTAL WEIGHT: 55 lbs TEMPERATURE: -40° TO 55° C</p>	<p>RCMDC-3315V-PF-48</p> <p>SPECIFICATIONS: DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD APPLICATION: TOWER I BASE I ROOFTOP I ROOFTOP DISTRIBUTION MODELS WEIGHT: 32 LBS (14.51 KG) (PROVIDED WITH MOUNTING BRACKET)</p> <p>MOUNTING BRACKET INCLUDED</p>
<p>ANTENNA SPECIFICATIONS</p> <p>SCALE: N.T.S.</p>	<p>ANTENNA SPECIFICATIONS</p> <p>SCALE: N.T.S.</p>	<p>RRUS-11 DETAIL</p> <p>SCALE: N.T.S.</p>	<p>RCMDC-3315V-PF-48 DETAIL</p> <p>SCALE: N.T.S.</p>
<p>NOT USED</p> <p>SCALE: N.T.S.</p>	<p>NOT USED</p> <p>SCALE: N.T.S.</p>	<p>NOT USED</p> <p>SCALE: N.T.S.</p>	<p>NOT USED</p> <p>SCALE: N.T.S.</p>
<p>NOT USED</p> <p>SCALE: N.T.S.</p>	<p>NOT USED</p> <p>SCALE: N.T.S.</p>	<p>NOT USED</p> <p>SCALE: N.T.S.</p>	<p>NOT USED</p> <p>SCALE: N.T.S.</p>

T-Mobile
Stick Together
 10509 VISTA SORRENTO PARKWAY
 SUITE 205
 SAN DIEGO, CA 92121

PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING INC.
 27 CIRCLEHARTER SQUARE, FORT BRIDGE, CA 94042
 PHONE: (925) 714-9955 FAX: (925) 714-4507

CONSULTANT:

smartlink
 18301 VON KARMAN AVENUE, SUITE 810
 IRVINE, CA 92612
 PHONE: (949) 387-1265
 FAX: (949) 387-1276

NO.	DATE	DESCRIPTION	BY:
1	02/03/15	90% ZD'S	AZ
2	03/04/15	100% ZD'S	EVT
3	03/16/15	CLIENT REVISION	EVT
4	03/23/15	CLIENT REVISION	EVT
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6	09/17/15	CITY COMMENTS	JGD
7	12/03/15	CITY COMMENT	MM

SITE INFORMATION:
SD07022
SAN CARLOS RECREATION CENTER
 6445 LAKE BADIN AVE
 SAN DIEGO, CA 92119

SEAL:

SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER:
A-6

T-Mobile®

Stick Together®

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
18301 VON KARMAN AVENUE
SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1266
FAX: (949) 387-1275

SITE NUMBER: SD07022A

SITE NAME: SAN CARLOS RECREATION CENTER

SITE TYPE: DEVELOPED PARK

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:

6445 LAKE BADIN AVE.
SAN DIEGO, CA 92119

PROPERTY OWNER:

CITY OF SAN DIEGO

CONTACT:

PHONE: (619) 236-6052

PROJECT DESCRIPTION:

PROJECT ENTAILS THE FOLLOWING:
SITE #SD07022

- INSTALL (2) NEW 70'-0" STADIUM LIGHT POLE
- INSTALL (1) NEW CMU ENCLOSURE WITH SLOPED TILE ROOF
- INSTALL (6) NEW PANEL ANTENNAS INSIDE 38" FRP RADOME
- INSTALL (4) NEW ERICSSON RBS 6102 CABINET
- INSTALL (12) NEW T-MOBILE RRU'S
- INSTALL (1) SURGE SUPPRESSOR PER POLE, (2) TOTAL

ZONING: OP-1-1 (OPEN SPACE PARK)

LATITUDE: 32.798019 N.

LONGITUDE: -117.022032 W.

APN: 457-400-06-00

PROPOSED EQUIPMENT SQ. FT. LEASE AREA: 297 SQ. FT.

SHEET INDEX:

SHEET:

T-1

T-2

LS-1

LS-2

A-1

A-2

A-3

A-4

A-5

A-6

DESCRIPTION:

TITLE SHEET

NOTES & SIGNAGE

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

SITE PLAN

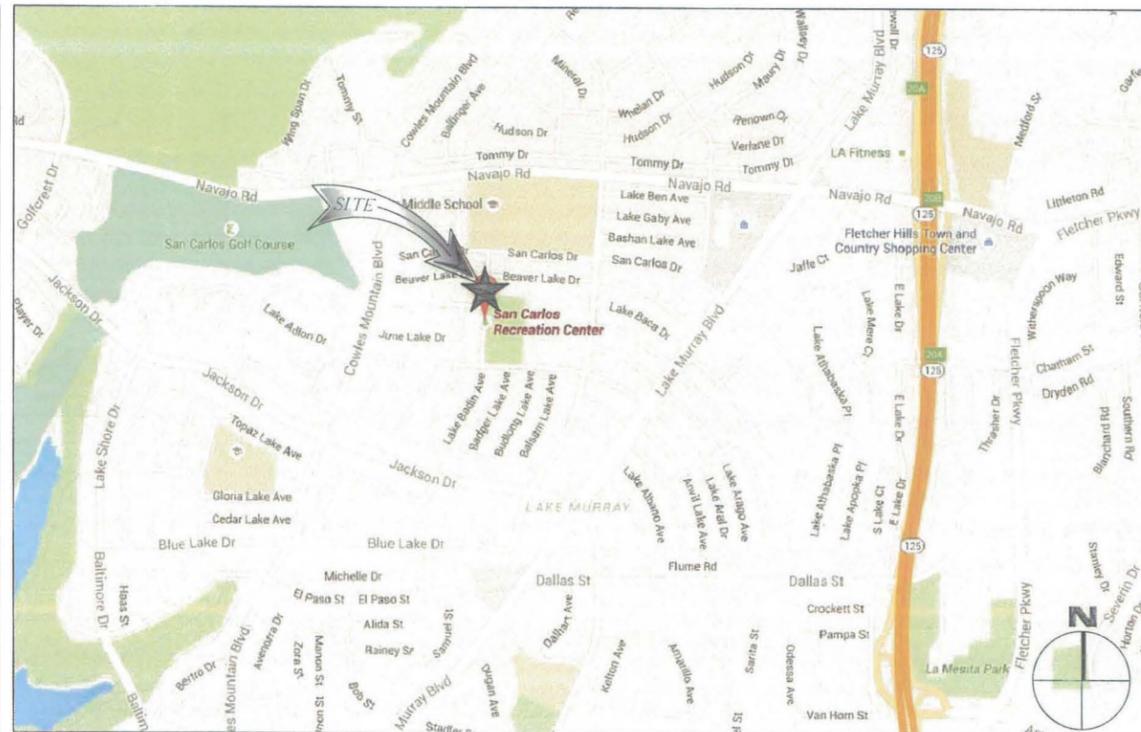
ENLARGED SITE PLAN

EQUIPMENT & ANTENNA LAYOUT PLANS

ARCHITECTURAL ELEVATIONS

ARCHITECTURAL ELEVATIONS

EQUIPMENT DETAILS



NO.	DATE:	DESCRIPTION:	BY:
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2	03/04/15	100% ZD'S	EVT
3	03/16/15	CLIENT REVISION	EVT
4	03/23/15	CLIENT REVISION	EVT
5	05/06/15	PC COMMENTS	DP
6	09/17/15	CITY COMMENTS	JGD
7	12/03/15	CITY COMMENTS	MM

SITE INFORMATION:
SD07022
SAN CARLOS RECREATION CENTER
6445 LAKE BADIN AVE
SAN DIEGO, CA 92119

CONSULTING TEAM:

PROJECT MANAGER:

T-MOBILE
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: ROCKI LAM
PHONE: (858) 334-6112
EMAIL: rochele.lam2@tmobile.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: JERROD PLOOF
MOBILE: (858) 344-4444
FAX: (410) 263-5470
EMAIL: jerrod.ploof@smartlinkllc.com

ZONING:

SMARTLINK
18301 VON KARMAN AVE., STE 910
IRVINE, CA 92612
CONTACT: JERROD PLOOF
MOBILE: (858) 344-4444
FAX: (410) 263-5470
EMAIL: jerrod.ploof@smartlinkllc.com

RF ENGINEER:

T-MOBILE USA
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: NICK HASS
PHONE:
EMAIL: nick.hass@tmobile.com

CONSTRUCTION MANAGER:

T-MOBILE
10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121
CONTACT: KIRT BABCOCK
PHONE: (858) 334-6139
EMAIL: kirt.babcock@tmobile.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
LANDLORD			
ZONING REP.			
DEVELOP. MGR			
CONST. MGR			
PROJECT MGR			
ZONING MGR.			
RF ENGINEER			
OPERATIONS			
SAC REP.			

DIRECTIONS FROM SAN DIEGO T-MOBILE OFFICE:

1. HEAD SOUTHEAST ON VISTA SORRENTO PKWY
 2. TURN RIGHT ONTO SORRENTO VALLEY RD
 3. SLIGHT RIGHT ONTO THE INTERSTATE 805 S RAMP
 4. MERGE ONTO I-805 S
 5. TAKE THE CA-52 EXIT
 6. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR STATE 52 E AND MERGE ONTO CA-52 E/STATE 52 E
 7. TAKE THE CALIFORNIA 125 S EXIT
 8. MERGE ONTO CA-125 S
 9. TAKE THE NAVAJO RD EXIT
 10. TURN RIGHT ONTO NAVAJO RD
 11. TURN LEFT ONTO BOULDER LAKE AVE
 12. TAKE THE 2ND RIGHT ONTO BEAVER LAKE DR
 13. TAKE THE 1ST LEFT ONTO LAKE BADIN AVE
- DESTINATION WILL BE ON THE LEFT



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

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

POWER & TELCO UTILITY CONTACTS

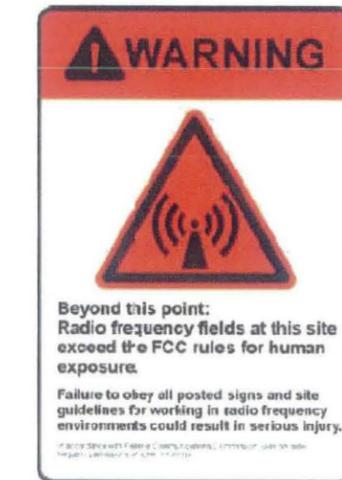
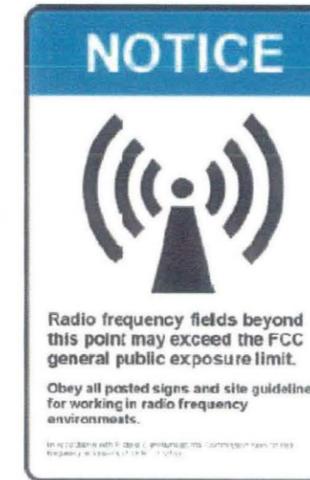
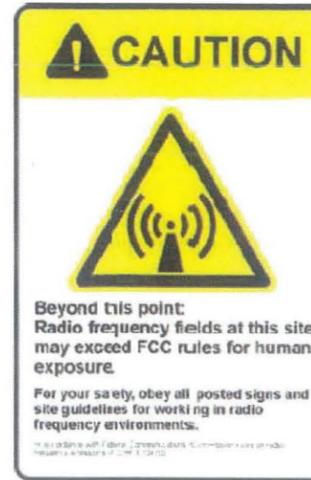
POWER: POWER COMPANY: SDG&E
CONTACT: PHONE:

TELCO: TELCO COMPANY:
CONTACT: PHONE:

SEAL:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



RF SIGNAGE

SCALE: N.T.S. 3

NOT USED

SCALE: N.T.S. 2

BATTERY ROOM SAFETY SIGN

SCALE: N.T.S. 4 NOT USED

SCALE: N.T.S. 1

T-Mobile
Stick Together®
10509 VISTA SORRENTO PARKWAY
SUITE 205
SAN DIEGO, CA 92121

PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD LAKE FOREST, CA 92620
PHONE (949) 716-9990 | FAX (949) 716-9997

CONSULTANT:

smartlink
18301 VON KARMAN AVENUE
SUITE 910
IRVINE, CA 92612
PHONE (949) 387-1265
FAX (949) 387-1275

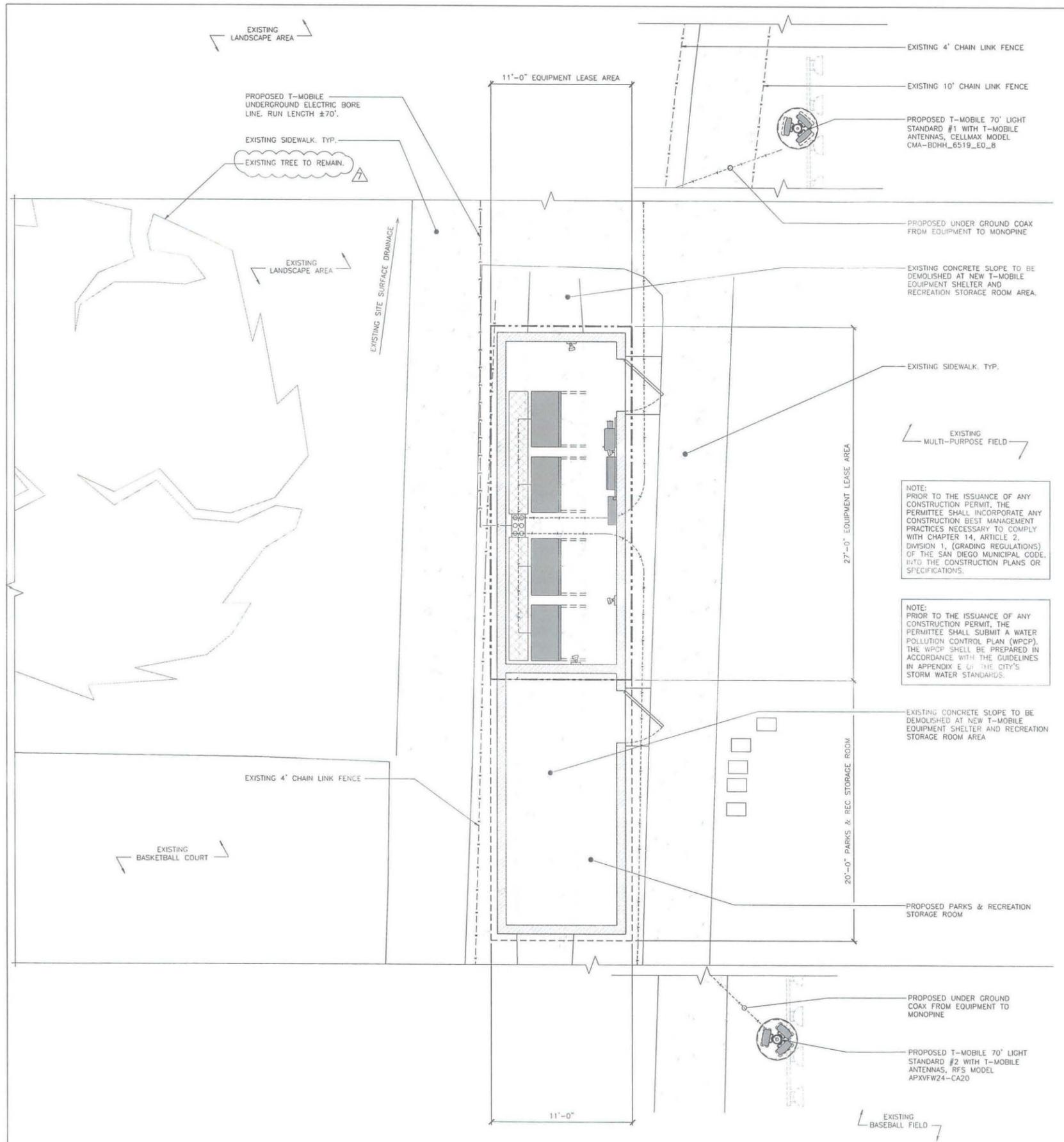
NO.	DATE	DESCRIPTION	BY
1	02/03/15	90% ZD'S	AZ
2	03/04/15	100% ZD'S	EVT
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△	05/06/15	PC COMMENTS	DP
△	09/17/15	CITY COMMENTS	JGD
△	12/03/15	CITY COMMENTS	MM

SITE INFORMATION:
SD07022
SAN CARLOS
RECREATION CENTER
6445 LAKE BADIN AVE
SAN DIEGO, CA 92119

SEAL:

SHEET TITLE:
NOTES & SIGNAGE

SHEET NUMBER:
T-2



NOTE:
 THE PROPOSED EQUIPMENT ENCLOSURE WILL NOT BLOCK OR ALTER THE EXISTING DRAINAGE PATTERN.
CUT & FILL TOTAL FOR PROPOSED CONSTRUCTION
 FILL = 0 CU. YD. / CUT = 28 CU. YD.
 IMPORT = 0 CU. YD. / EXPORT = 28 CU. YD.

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

I/we the undersigned as Lessee(s) of the property described as
6445 Lake Badin Ave, San Diego, CA 92119
 (Address or legal description)

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

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

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

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

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

Additionally I/we will:
 Minimize the use of pesticides
 Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

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

Lessee Jerrud Ploof Company Name Smartlink LLC, Agent for T-Mobile
 (print name)
 Lessee Jerrud Ploof Date 5/28/2015

T-Mobile
 Stick Together®
 10509 VISTA SORRENTO PARKWAY
 SUITE 205
 SAN DIEGO, CA 92121

PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC
 27 CIRCULAR LAKE FOREST, CA 92030
 PHONE: (949) 716-9999 | FAX: (949) 716-9997

CONSULTANT:

smartlink
 18301 VON KARMAN AVENUE
 SUITE 910
 IRVINE, CA 92612
 PHONE: (949) 387-1265
 FAX: (949) 387-1275

NO.	DATE	DESCRIPTION	BY:
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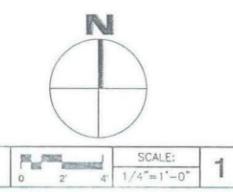
SITE INFORMATION:
SD07022
SAN CARLOS RECREATION CENTER
 6445 LAKE BADIN AVE
 SAN DIEGO, CA 92119

SEAL:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

EQUIPMENT PLAN



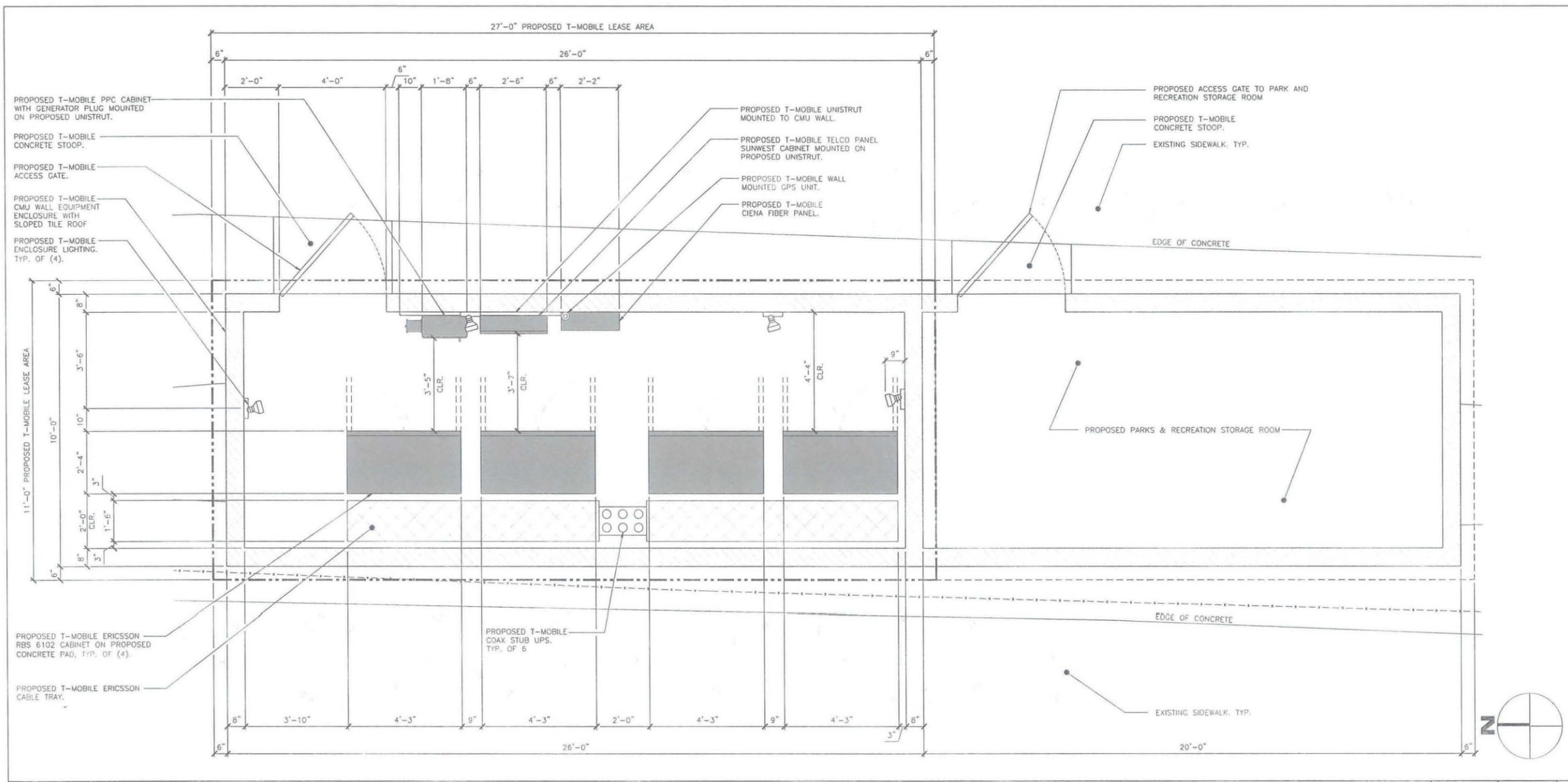
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SITE INFORMATION:
SD07022
SAN CARLOS
RECREATION CENTER
6445 LAKE BADIN AVE
SAN DIEGO, CA 92119

SEAL:

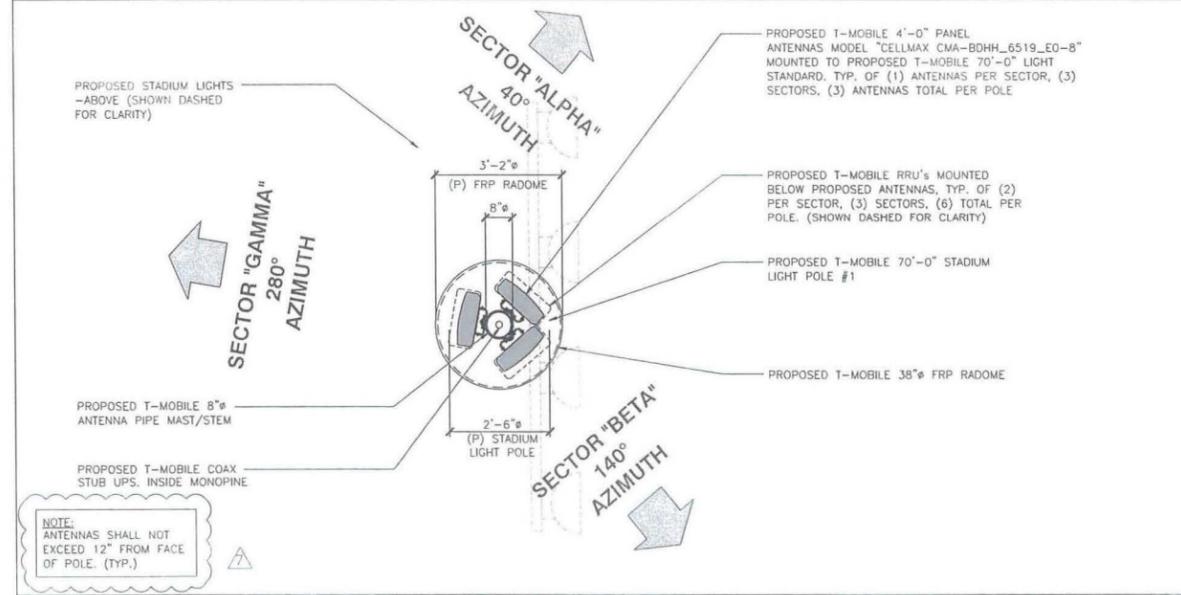
SHEET TITLE:
EQUIPMENT AND
ANTENNA LAYOUT
PLANS

SHEET NUMBER:
A-3



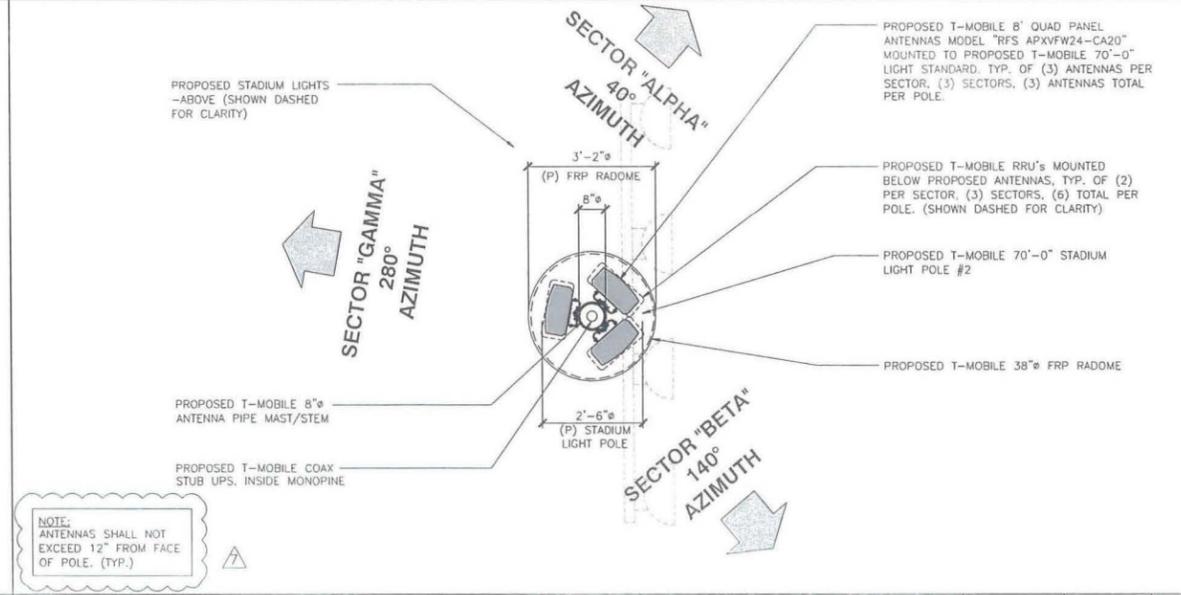
EQUIPMENT LAYOUT PLAN

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



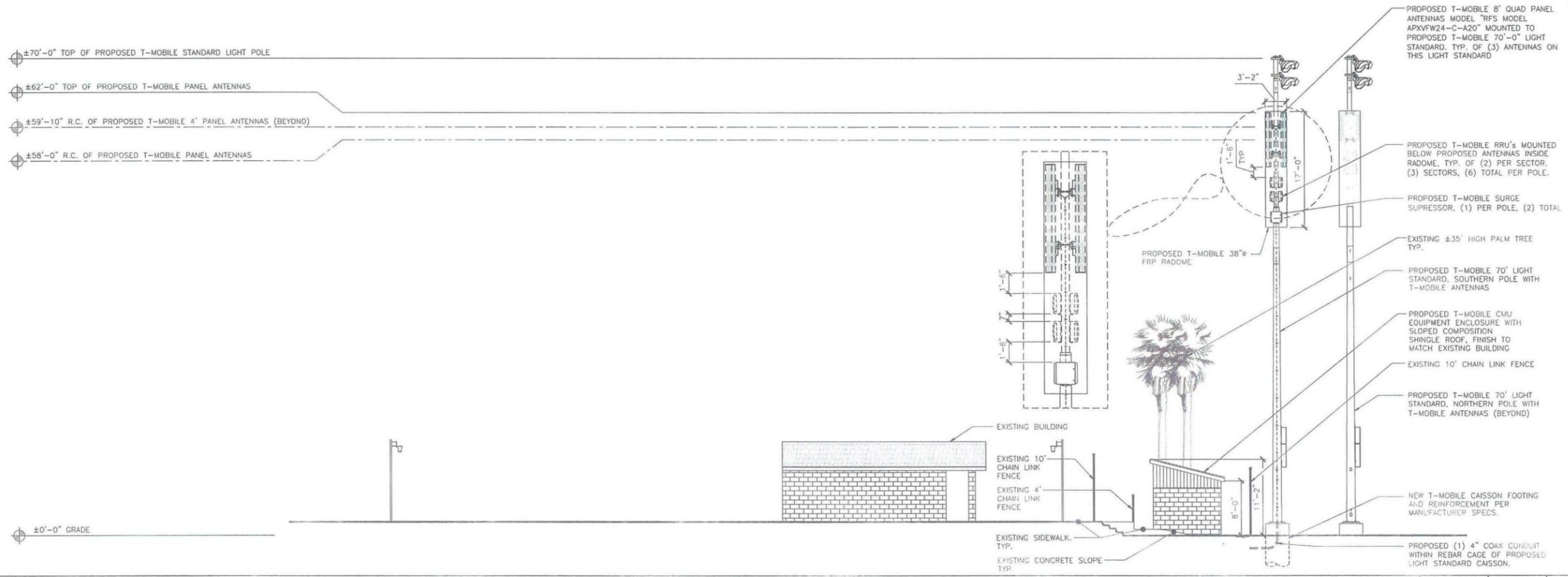
ANTENNA LAYOUT PLAN NORTHERN POLE

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

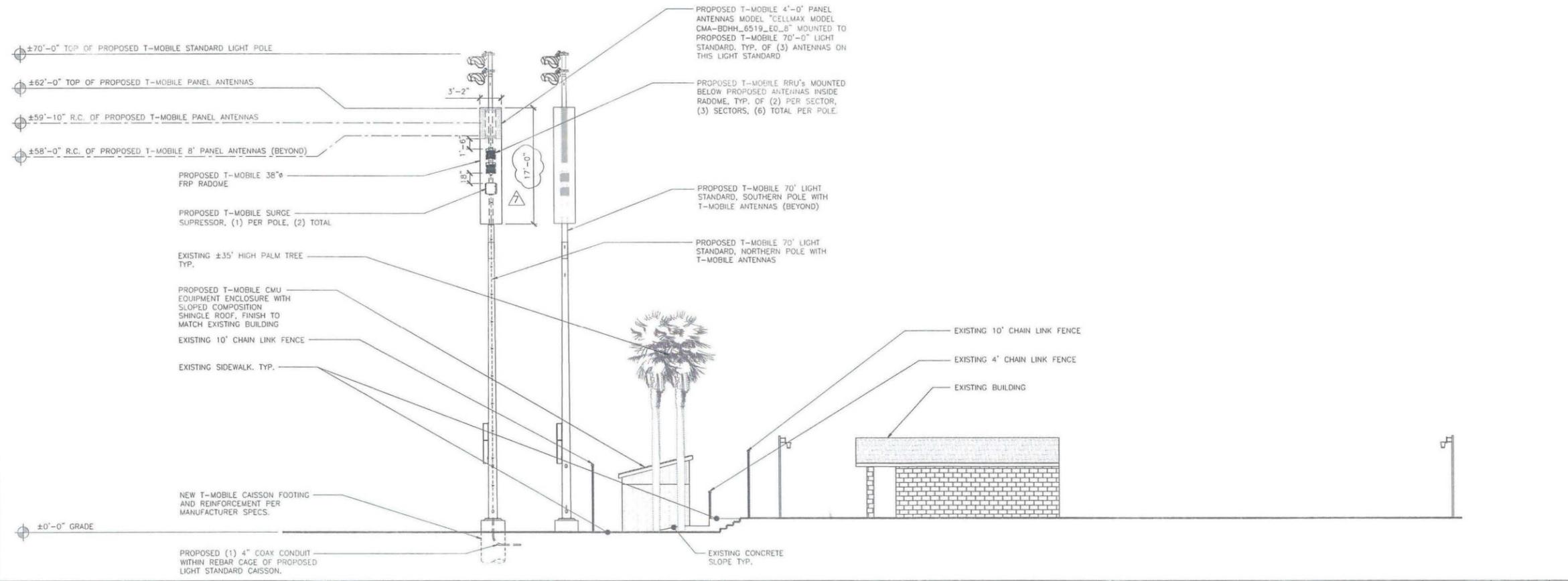
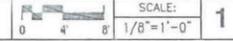


ANTENNA LAYOUT PLAN SOUTHERN POLE

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



SOUTH ELEVATION



NORTH ELEVATION



T-Mobile
Stick Together®
10509 VISTA SORRENTO PARKWAY
SUITE 205
SAN DIEGO, CA 92121

PLANS PREPARED BY:
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PHONE: (949) 716-9900 | FAX: (949) 716-9907

CONSULTANT:
smartlink
16301 VON KARMAN AVENUE
SUITE, 910
IRVINE, CA 92612
PHONE: (949) 387-1265
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SITE INFORMATION:
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SAN CARLOS
RECREATION CENTER
6445 LAKE BADIN AVE
SAN DIEGO, CA 92119

SEAL:

SHEET TITLE:
ARCHITECTURAL
ELEVATIONS

SHEET NUMBER:
A-4

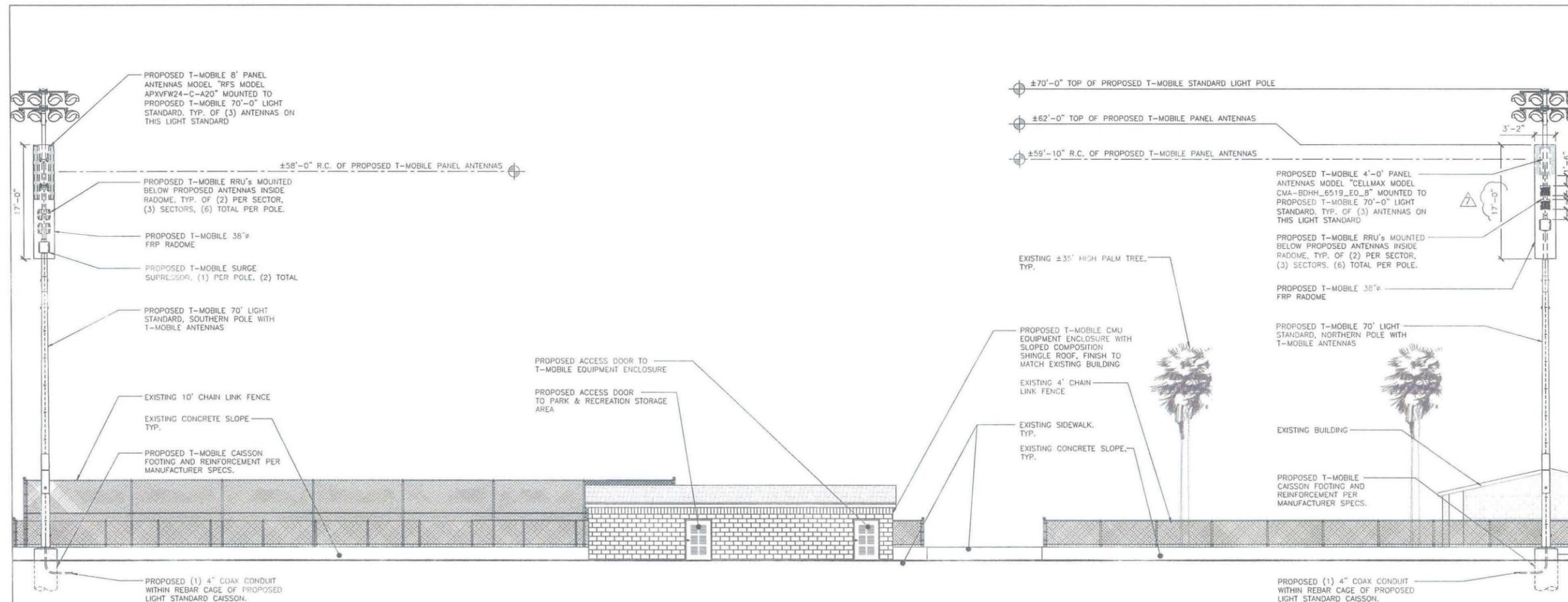
PLANS PREPARED BY:



CONSULTANT:

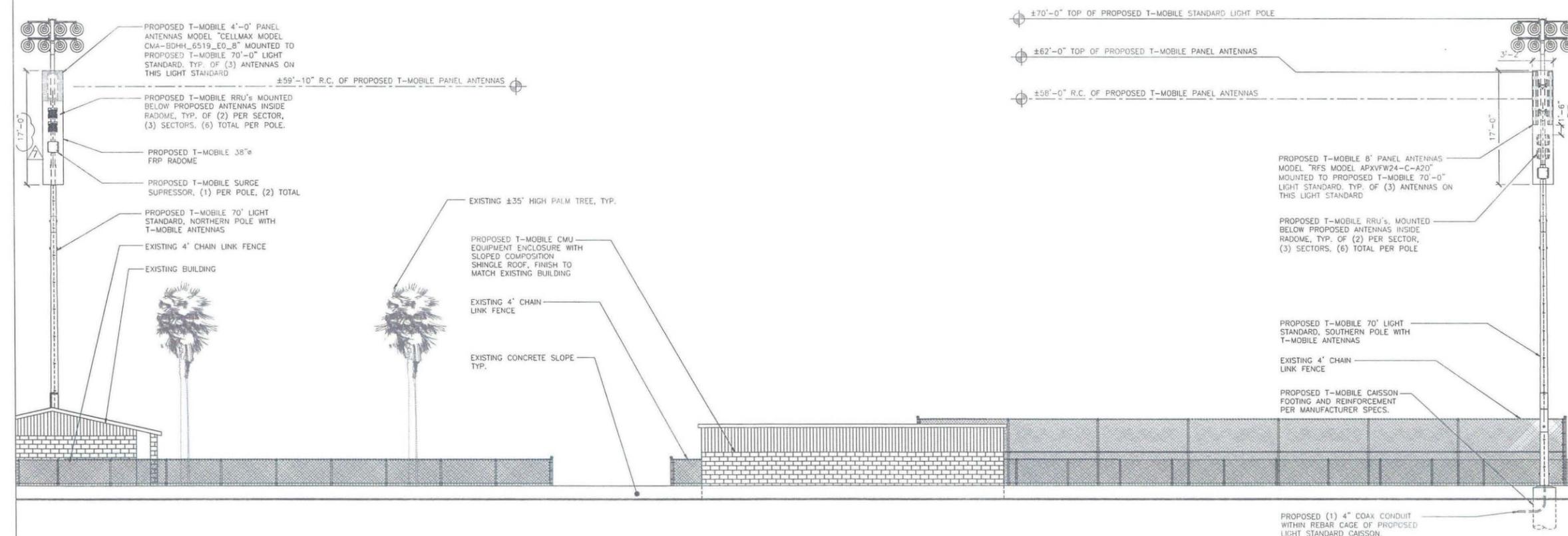


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6	09/17/15	CITY COMMENTS	JGD
7	12/03/15	CITY COMMENTS	MM



EAST ELEVATION

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



WEST ELEVATION

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

SITE INFORMATION:

SD07022
SAN CARLOS
RECREATION CENTER

6445 LAKE BADIN AVE
SAN DIEGO, CA 92119

SEAL:

SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER:

A-5

APXVF24-C-A20

COLOR | RADOME MATERIAL: ASA
 DIMENSIONS, HxWxD: 2363x368x174mm (93"x14.5"x6.9")
 NET WEIGHT: 50.7 lbs
 WIND LOAD, MAXIMUM: -
 WIND SPEED, MAXIMUM: 200 KM/H | 125.0 MPH
 CONNECTOR INTERFACE, LOCATION, QUANTITY: 7-16 LONG NECK FEMALE, BOTTOM, 2

FRONT OF ANTENNA: 9.3" height, 14.5" width, 6.9" depth
 FRONT VIEW: 9.3" height, 14.5" width
 SIDE VIEW: 9.3" height, 5.9" depth
 BOTTOM VIEW (CONNECTIONS): 14.5" width, 6.9" depth

CMA-BDHH-6519-E0-8

COLOR | RADOME MATERIAL: LIGHT GREY RAL 7035, ASA
 DIMENSIONS, HxWxD: 1290x403x133mm (51"x15.8"x5.2")
 NET WEIGHT: 44 lbs
 WIND LOAD, MAXIMUM: 688 N (154 lbf)
 WIND SPEED, MAXIMUM: 134.0 MPH
 CONNECTOR INTERFACE, LOCATION, QUANTITY: 7-16 FEMALE, BOTTOM, 4

FRONT OF ANTENNA: 5.1" height, 15.8" width, 5.2" depth
 FRONT VIEW: 5.1" height, 15.8" width
 SIDE VIEW: 5.1" height, 5.2" depth
 BOTTOM VIEW (CONNECTIONS): 15.8" width, 5.2" depth

ERICSSON RRUS-11B4

DIMENSIONS, WxDxH: 431x184x452mm (17"x7.2"x17.8")
 POWER CONSUMPTION: 200 WATTS
 TOTAL WEIGHT: 55 lbs
 TEMPERATURE: -40° TO 55° C

FRONT VIEW: 17" width, 7.2" height
 SIDE VIEW: 17.8" height, 7.2" depth
 BOTTOM VIEW: 17.8" width, 7.2" depth

RCMDC-3315V-PF-48

SPECIFICATIONS: DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD
 APPLICATION: TOWER I BASE I ROOFTOP I
 ROOFTOP DISTRIBUTION MODELS
 WEIGHT: 32 LBS (14.51 KG) (PROVIDED WITH MOUNTING BRACKET)

FRONT VIEW: 10.25" height, 15.73" width, 1.61" depth
 SIDE VIEW: 19.16" height, 19.16" width, 22.98" depth
 BOTTOM VIEW: 25.66" width, 19.16" depth

ANTENNA SPECIFICATIONS

SCALE: N.T.S.

1

ANTENNA SPECIFICATIONS

SCALE: N.T.S.

2

RRUS-11 DETAIL

SCALE: N.T.S.

3

RCMDC-3315V-PF-48 DETAIL

SCALE: N.T.S.

4

NOT USED

SCALE: N.T.S.

5

NOT USED

SCALE: N.T.S.

6

NOT USED

SCALE: N.T.S.

7

NOT USED

SCALE: N.T.S.

8

NOT USED

SCALE: N.T.S.

9

NOT USED

SCALE: N.T.S.

10

NOT USED

SCALE: N.T.S.

11

NOT USED

SCALE: N.T.S.

12

T-Mobile
 Stick Together®
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 FAX: (949) 387-1275

NO.	DATE:	DESCRIPTION:	BY:
1	02/03/15	90% ZD'S	AZ
2	03/04/15	100% ZD'S	EVT
3	03/16/15	CLIENT REVISION	EVT
4	03/23/15	CLIENT REVISION	EVT
5	05/06/15	PC COMMENTS	DP
6	09/17/15	CITY COMMENTS	JGD
7	12/03/15	CITY COMMENTS	MM

SITE INFORMATION:
SD07022
SAN CARLOS RECREATION CENTER
 6445 LAKE BADIN AVE
 SAN DIEGO, CA 92119

SEAL:

SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER:
A-6