



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 20, 2016 REPORT NO. PC-16-078

HEARING DATE: October 27, 2016

SUBJECT: CROWN CASTLE TOMMY DRIVE Process Four Decision

PROJECT NUMBER: [378984](#)

OWNER/APPLICANT: East San Diego Masonic Hall Association, Owner, and Crown Castle GT Company, LLC, Applicant

SUMMARY:

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 7849 Tommy Drive in the Navajo Community Planning Area?

Staff Recommendation: Approve Neighborhood Development Permit No. 1324797, Conditional Use Permit 1791822, and Planned Development Permit No. 1791792.

Community Planning Group Recommendation: On April 8, 2015, the Navajo Community Planners, Inc. voted 10-4 to approve the Crown Castle Tommy Drive project with conditions (Attachment 10).

Environmental Review: This project was determined to be categorically exempt from CEQA pursuant to Article 19, Section 15301, Existing Facilities (Attachment 8). This project is not pending an appeal of the Environmental Determination. The environmental exemption determination for this project was made on July 8, 2016 and the opportunity to appeal that determination ended July 22, 2016.

Fiscal Impact Statement: Processing costs paid for by applicant deposit.

BACKGROUND

The Crown Castle Tommy Drive project is an application for a Neighborhood Development Permit (NDP), Conditional Use Permit (CUP), and Planned Development Permit (PDP) for a WCF located at 7849 Tommy Drive in the RS-1-7 zone of the Navajo Community Plan. The site is designated Single Family in the [Navajo Community Plan](#). Surrounding uses include multi-unit residential to the west, institutional uses to the north (Tifereth Israel Synagogue) and south (San Carlos United Methodist

Church), and single-unit residential to the east (Attachments 1-3). Although the project site and adjoining properties contain a mix of recreational, institutional, and residential uses, the surrounding area is predominantly single-unit residential in character.

The site is currently occupied by a previously permitted WCF consisting of an equipment area and a monopine as approved in 2004 under Neighborhood Use Permit 109774 (Project No. 13684). This approval expired June 22, 2014. The proposed project was submitted prior to that date (June 18, 2014) however, the site has been operating without a valid permit while the application is in process. To continue operating, a new permit subject to the current regulations is required.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. Because it is proposed on a property containing a non-residential use in a residential zone with antennas located within 100 feet of the property line of an adjacent residential use, this project is in the Preference 3 category. Such projects typically require a Process Three CUP, with the Hearing Officer as the decision maker pursuant to [SDMC 141.0420\(e\)\(1\)](#). However, this project seeks a setback deviation, which requires a Process Four PDP, Planning Commission decision pursuant to [SDMC 126.0602\(b\)\(1\)](#).

In addition to the CUP and PDP, an NDP is required to allow an equipment area in excess of 250 square feet pursuant to [SDMC 141.0420\(g\)\(3\)](#). The three permits are consolidated for consideration under Process Four per [SDMC 112.0103\(a\)](#) and are further discussed below.

DISCUSSION

Project Description:

The Crown Castle Tommy Drive project proposes to re-permit an as-built facility owned by Crown Castle and operated by T-Mobile. This facility was originally placed at a non-residential location in order to minimize effects on the surrounding area.

The proposed project does not change the configuration of existing antennas or equipment; however, it does propose a complete re-branching of the existing faux tree, to include fuller, more natural-looking branches that extend beyond the antennas in all directions, along with antenna socks. Together, these elements provide more effective concealment than the previous permit. Additional landscape screening is proposed, which will further integrate the existing faux tree into its surroundings.

In addition, the draft permit contains language to address community-driven operational concerns regarding potential vandalism and appearance issues (see [Project-Related Issues](#) below for more information). This language ensures that the facility remains integrated into the site over the life of the project.

Although the previously permitted facility required only a Neighborhood Use Permit, the Land Development Code has since been updated. The proposed project now requires three separate permits to remain in its current configuration as shown below in Table 1:

Table 1: Required Permit Types

Permit Type	Required by	Justification
1. Neighborhood Development Permit (NDP)	SDMC 141.0420(g)(3) to allow an equipment area larger than 250 square feet.	<p>The existing 317-square-foot enclosure exceeds this requirement by 67 square feet.</p> <p>An NDP is required where proposed development may be desirable but may have some limited physical impacts on the surrounding properties.</p> <p>The proposed project installs landscaping and is located and configured to minimize impacts to adjacent properties. NDP findings are located on Page 1 of Attachment 5.</p>
2. Conditional Use Permit (CUP)	SDMC 141.0420(e)(1) to allow a WCF on a parcel with a non-residential use in a residential zone within 100 feet of adjacent residential uses.	<p>The project site is zoned RS-1-7 but occupied by a meeting hall, and the proposed WCF is located within approximately 16 feet of an adjacent residential property line.</p> <p>A CUP is required where a use may be desirable under appropriate circumstances when it is not permitted by right in the applicable zone, and to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site to fully protect the community health, safety, and welfare.</p> <p>The proposed project installs landscaping and is located and configured to minimize impacts to adjacent properties. CUP findings are located on page 4 of Attachment 5.</p>
3. Planned Development Permit (PDP)	SDMC 126.0602(b)(1) to allow a deviation from the required 40-foot, 8-inch side yard setback.	<p>The project proposes a setback of approximately 16 feet where 40 feet, 8 inches is otherwise required.</p> <p>A PDP is required when the City wishes to encourage imaginative and innovative planning and to assure that the approved deviation it would be preferable to what</p>

		<p>would be achieved by strict conformance with the regulations.</p> <p>Setbacks in the RS-1-7 zone are typically 0.08 multiplied by the lot width (see SDMC Table 131-04D). However, this table allows setbacks to be reallocated on lots wider than 50 feet. Due to the existing four-foot building setback on the west side of the lot, the east side requires a setback of 40 feet, 8 inches.</p> <p>By enabling the project to occupy the unusually large side setback area, the requested deviation allows the tree to be near the edge of the lot, which provides more opportunity for landscape screening to soften the visual impact of the project. To observe the required setback would place the tree near the center of the property, where it could impact parking and circulation, and could also present a greater visual impact.</p> <p>PDP findings are located on Page 6 of Attachment 5.</p>
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Community and General Plan Analysis:

Because it was written in 1982, the Navajo Community Plan did not contemplate WCFs. The City's General Plan addresses WCFs in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed project screens antennas from view using a faux pine tree, which will be updated to current standards as a part of the project. The landscaping of the site will be upgraded, to include four screening trees that will enable the existing site to blend in to a background of other trees. This meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

Project-Related Issues:

Multiple interested parties have reported that the property owner and wireless tenants onsite have not maintained the property and leaseholds in accordance with previous promises to the

community, that landscaping has been allowed to die, that adjacent right of way trees have begun to die, that the Crown Castle faux tree faded in the sun and was not properly maintained, that the Crown Castle tree and equipment enclosure have been vandalized, and that the faux tree does not look natural. This represents a significant community concern that is greater than just the proposed project; however, the Crown Castle facility is a significant contributing factor to the negative public perception of the site.

At its April 8, 2015 meeting, the Navajo Community Planners (NCPI) approved the project by a vote of 10 to 4 with the following conditions (Attachment 10):

1. Crown Castle shall publish an annual maintenance record
2. Require that Masonic Lodge and T-Mobile share responsibility for upkeep of site
3. Crown Castle shall come before the NCPI Board annually for review of CUP
4. Power emitting from existing tower shall not exceed current emission levels.

The applicant understands community concerns and proposes to plant new screening trees and landscaping. In addition, they propose to remove existing faux foliage, and replace it with foliage that meets current standards, and also to conceal antennas with antenna socks.

To further address community concerns, City staff has included strict conditions in the attached permit designed to address the issues raised (Attachment 6). Additionally, timeframes for compliance have been written into the permit, which the applicant and property owner will sign prior to recordation. While it is assumed that private agreements between the property owner and Crown Castle will address which party is responsible for maintenance, penalties can and will be addressed to both if the site is not maintained.

Permit compliance and code enforcement in the City of San Diego are generally addressed by citizen complaints. The new permit conditions give the City and the community tools to address issues as they arise. The included permit timelines make it clear to the owner and applicant that, should performance issues not be addressed as written, fines and/or civil penalties will result.

A site alternatives analysis was provided identifying other possible locations for the Crown Castle site. However, it can be difficult to provide certain residential areas with wireless service, and the City's regulations and policies incentivize the use of non-residential properties. As they previously did in 2004, the applicant explored institutional and commercial properties in the vicinity. The scale of the surrounding neighborhood is predominantly one and two-story, and elevational differences within the community make selecting alternative sites challenging.

The identified alternatives would require the creation of potentially out-of-scale architectural elements or stand-alone structures, or require alteration of existing facades in a way that is not architecturally preferable. None of these were deemed preferable to maintaining the existing site; which is required to maintain existing T-Mobile service in the area.

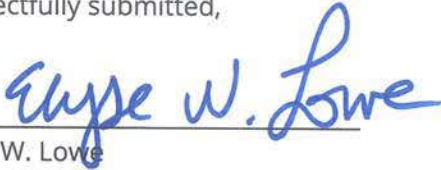
Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the NDP, CUP, and PDP and recommends approval of Neighborhood Development Permit No. 1324797, Conditional Use Permit 1791822, and Planned Development Permit No. 1791792 (Attachment 6).

ALTERNATIVES

1. Approve Neighborhood Development Permit No. 1324797, Conditional Use Permit 1791822, and Planned Development Permit No. 1791792 with modifications.
2. Deny Neighborhood Development Permit No. 1324797, Conditional Use Permit 1791822, and Planned Development Permit No. 1791792 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Travis Cleveland
Development Project Manager
Development Services Department

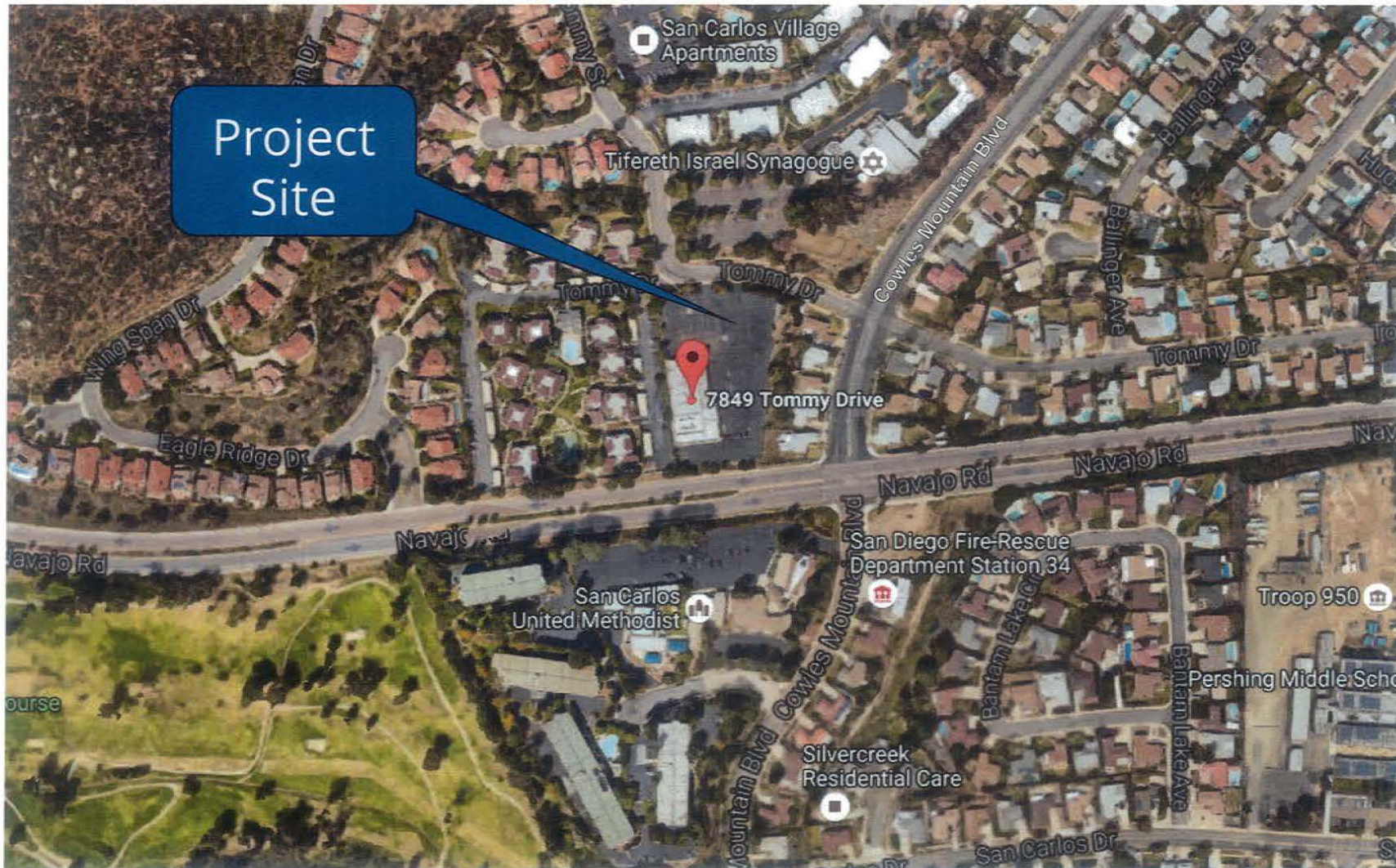
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Attachments:

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. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure
12. Photosimulations
13. Project Plans



Aerial Photo

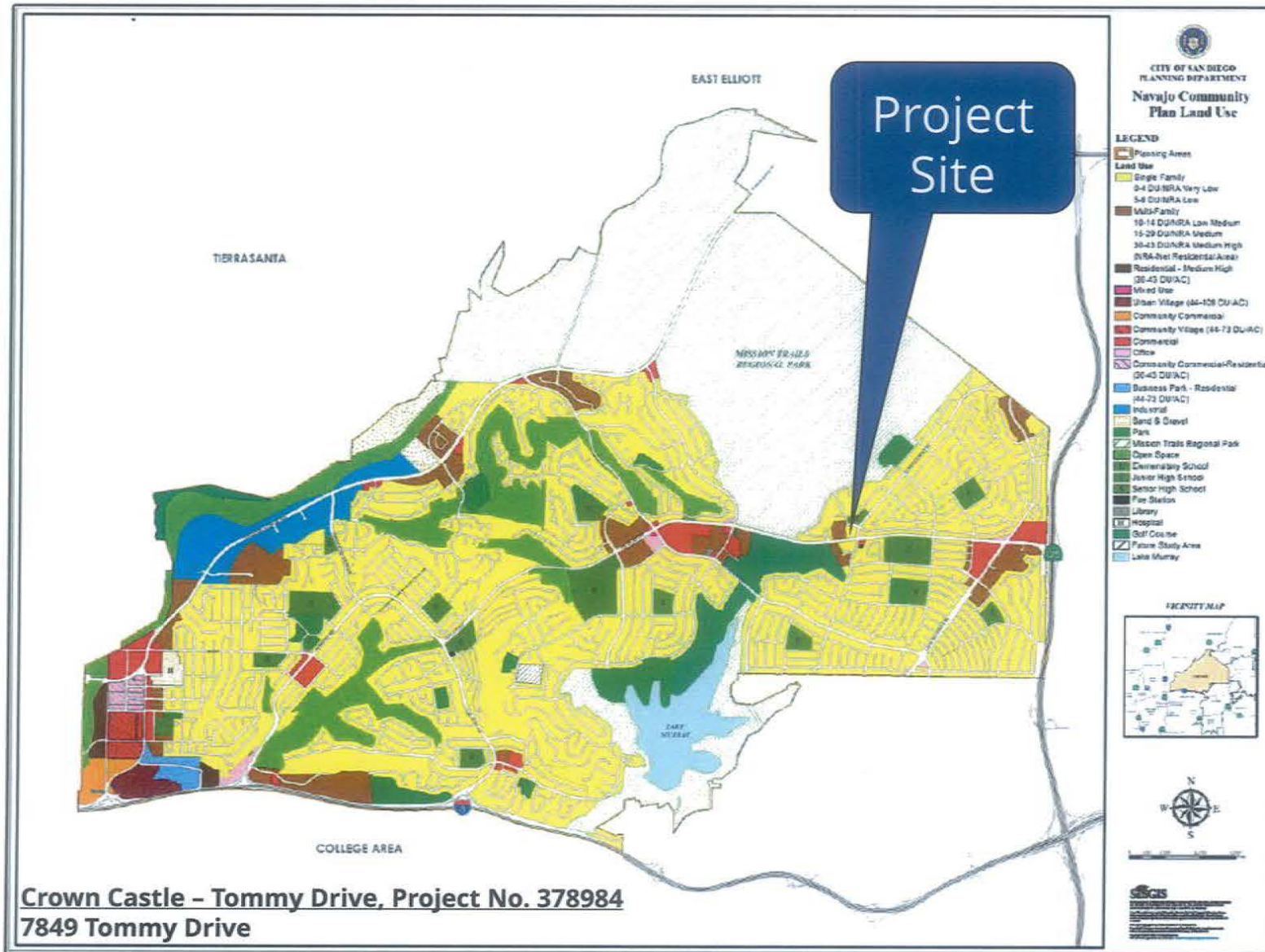


Crown Castle – Tommy Drive, Project No. 378984
7849 Tommy Drive



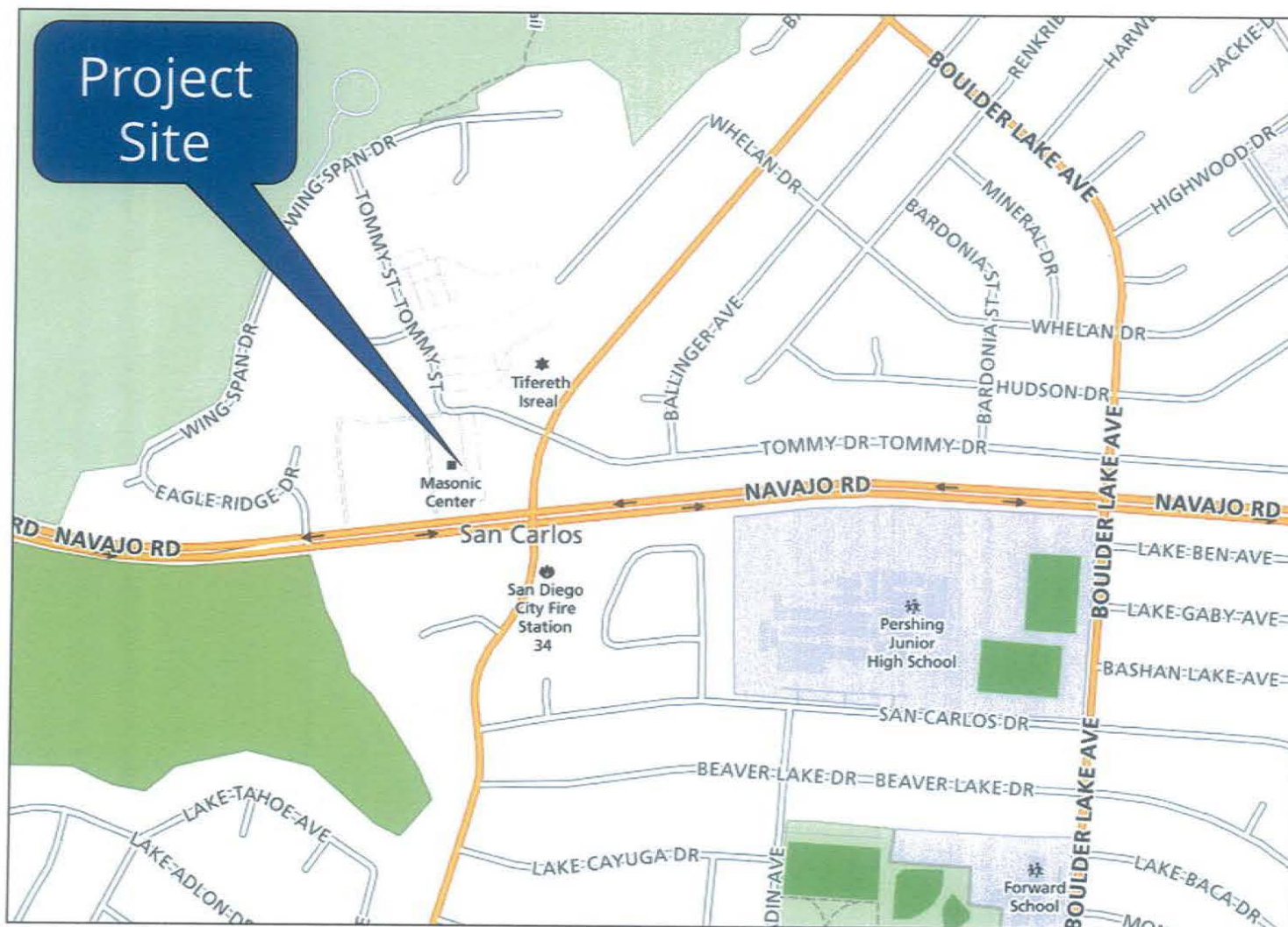


Community Plan



Crown Castle - Tommy Drive, Project No. 378984
7849 Tommy Drive

Project Location Map



Crown Castle – Tommy Drive, Project No. 378984
7849 Tommy Drive



PROJECT DATA SHEET

PROJECT NAME:	Crown Castle – Tommy Drive	
PROJECT DESCRIPTION:	Maintain as-built, previously permitted Wireless Communication Facility (WCF) consisting of a faux pine tree containing 6 antennas and associated equipment in a 314 sf equipment enclosure. Tree to be re-branched and antennas covered in antenna “socks”. Project will plant five screening trees.	
COMMUNITY PLAN AREA:	Navajo	
DISCRETIONARY ACTIONS:	Planned Development Permit (PDP), Conditional Use Permit (CUP), and Neighborhood Development Permit (NDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential.	
ZONING INFORMATION:		
<div style="text-align: center;"> ZONE: RS-1-7 LOT SIZE: 2.0 acres HEIGHT LIMIT: 35 feet EXISTING HEIGHT: 30 feet PROPOSED HEIGHT: 30 feet </div>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family; RS-1-7	Religious
SOUTH:	Multiple Family; RM-1-1	Religious
EAST:	Single Family; RS-1-7	Single Dwelling Units
WEST:	Single Family; RS-1-7	Multiple Dwelling Units
DEVIATION REQUESTED:	The project proposes a setback of approximately 16 feet where 40 feet, 8 inches is otherwise required.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	At its April 8, 2015 meeting, the Navajo Community Planners (NCPI) approved the project by a vote of 10 to 4 with conditions: <ol style="list-style-type: none"> 1. Crown Castle shall publish an annual maintenance record 2. Require that Masonic Lodge and T-Mobile share responsibility for upkeep of site 3. Crown Castle shall come before the NCPI Board annually for review of CUP 4. Power emitting from existing tower shall not exceed current emission levels. 	

PLANNING COMMISSION
RESOLUTION NO. XXXX-PC
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1324797
CONDITIONAL USE PERMIT NO. 1791822
PLANNED DEVELOPMENT PERMIT NO. 1791792
CROWN CASTLE TOMMY DRIVE
PROJECT NO. 378984

WHEREAS, EAST SAN DIEGO MASONIC HALL ASSOCIATION, Owner, AND CROWN CASTLE GT COMPANY, LLC, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits, Neighborhood Development Permit No. 1324797, Conditional Use Permit 1791822, and Planned Development Permit No. 1791792), on portions of a 2.0-acre site;

WHEREAS, the project site is located at 7849 Tommy Drive in RS-1-7 zone of the Navajo Community Planning Area;

WHEREAS, the project site is legally described as: Lot 1 of East San Diego Masonic Lodge per map 6296, in the City of San Diego, County of San Diego, State of California, filed in the Office of Said County Recorder, February 20, 1969.;

WHEREAS, on October 27, 2016, the Planning Commission of the City of San Diego considered Development Permit No. 1324797, Conditional Use Permit 1791822, and Planned Development Permit No. 1791792, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated October 27, 2016.

FINDINGS:

Neighborhood Development Permit Approval – Section §126.0404(a)

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

Because it was written in 1982, the Navajo Community Plan did not contemplate WCFs. However, The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which

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 a 30-foot-tall faux pine tree supporting 6 panel antennas. The associated equipment is located in a 317-square-foot concrete block enclosure.

A Neighborhood Development Permit (NDP) is required per SDMC 141.0420(g)(3) to allow an equipment area larger than 250 square feet. The 317-square-foot enclosure exceeds this requirement by 67 square feet. To address potential impacts, the project proposes to plant screening trees along the eastern property line, which will serve to reduce the visual impact of the facility.

In addition to the NDP, a Conditional Use Permit (CUP) is required to allow a WCF on a parcel with a non-residential use in a residential zone within 100 feet of adjacent residential uses because the project is 16 feet from an adjacent residential property line. A Planned Development Permit (PDP) is also required, to allow a setback deviation for a side setback of 16 feet where 40 feet, 8 inches is otherwise required.

The faux pine tree is proposed to camouflage the WCF because there are existing trees in the vicinity that provide a visual context for the tree. The project proposes five additional screening trees to further this visual effect. The tree is part of a previously permitted WCF with an expired permit. The proposed project will re-branch the tree to provide a fuller structure and more realistic color, and will also screen all antennas with antenna "socks" made of radio frequency transparent materials.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will 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 at 7849 Tommy Drive in the Navajo Community Planning Area. It consists of a 30-foot-tall faux pine tree supporting 6 panel antennas. The associated equipment is located in a 317-square-foot concrete block enclosure.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure

the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

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

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

Because the equipment area is larger than 250 square feet, the project requires an NDP pursuant to SDMC 141.0420(g)(3). The purpose of the NDP, as stated in SDMC 126.0401, is to establish a review process for proposed development that may be desirable but may have some limited physical impacts on the surrounding properties. The intent is to determine if the proposed development complies with the development regulations of the applicable zone, as well as supplemental regulations for the type of development proposed, and to apply limited conditions if necessary to achieve conformance with these regulations.

The equipment area is slightly larger than 250 square feet, but it is a typical size for WCF in certain configurations. To screen the equipment area and mitigate potential negative effects on surrounding properties, screening trees have been proposed along the eastern property line. To address community concerns regarding the appearance of the facility, conditions of approval have also been included in the permit requiring vandalism to be addressed within 72 hours.

The project is located in the RS-1-7 zone of the Navajo Community Plan. The project meets all applicable requirements of this zone, except that it seeks a PDP for a setback deviation pursuant to SDMC 126.0602(b)(1). This deviation is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Planned Development Permit Approval**" below.

Because it is proposed on a property containing a non-residential use in a residential zone with antennas located within 100 feet of the property line of an adjacent residential use, this project requires a CUP pursuant to SDMC 141.0420(e)(1). This conditional use is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Conditional Use Permit Approval**" below.

In addition to the NDP, CUP, and PDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCF, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing a faux tree and equipment area that will integrate with existing and proposed landscaping at the site, meets these requirements. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

Conditional Use Permit Approval – Section §126.0305

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

Because it was written in 1982, the Navajo Community Plan did not contemplate WCFs. However, The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which 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 a 30-foot-tall faux pine tree supporting 6 panel antennas. The associated equipment is located in a 317-square-foot concrete block enclosure with a trellis roof top.

A Conditional Use Permit (CUP) is required to allow a WCF on a parcel with a non-residential use in a residential zone within 100 feet of adjacent residential uses because the project is 16 feet from an adjacent residential property line.

A Planned Development Permit (PDP) is also required, to allow a setback deviation for a side setback of 16 feet where 40 feet, 8 inches is otherwise required. An NDP is required per SDMC 141.0420(g)(3) to allow an equipment area larger than 250 square feet.

The faux pine tree is proposed to camouflage the WCF because there are existing trees in the vicinity that provide a visual context for the tree. The project proposes five additional screening trees to further this visual effect. The tree is part of a previously permitted WCF with an expired permit. The proposed project will re-branch the tree to provide a fuller structure and more realistic color, and will also screen all antennas with antenna "socks" made of radio frequency transparent materials.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will 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 at 7849 Tommy Drive in the Navajo Community Planning Area. It consists of a 30-foot-tall faux pine tree supporting 6 panel antennas. The associated equipment is located in a 317-square-foot concrete block enclosure.

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

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

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

Because it is proposed on a property containing a non-residential use in a residential zone with antennas located within 100 feet of the property line of an adjacent residential use, this project requires a CUP pursuant to SDMC 141.0420(e)(1). The purpose of the CUP, as stated in SDMC 126.0301, is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site.

The project represents a use that could be considered to have a negative impact on the neighborhood if certain performance and appearance issues aren't addressed. However, the proposed project proposes additional landscaping, will re-branch the existing tree, and will be subject to several performance and appearance-related permit conditions designed to address neighborhood concerns.

Because the equipment area is larger than 250 square feet, the project requires an NDP pursuant to SDMC 141.0420(g)(3). An NDP is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Neighborhood Development Permit Approval**" above.

The project is located in the RS-1-7 zone of the Navajo Community Plan. The project meets all applicable requirements of this zone, except that it seeks a PDP for a setback deviation pursuant to SDMC 126.0602(b)(1). This deviation is allowed by the Land Development Code if findings can be made. These findings are discussed under **"Planned Development Permit Approval"** below.

In addition to the CUP, NDP, and PDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCF, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing a faux tree and equipment area that will integrate with existing and proposed landscaping at the site, meets these requirements. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

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

The project site contains landscaping around the northern and eastern perimeter that makes the proposed location ideal for a faux tree to integrate into the site. Five additional landscaping trees will supplement the existing plant palette, and the previously approved faux tree will be re-branched to improve its appearance.

In addition to landscaping and re-branching, 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. Certain of these conditions were based on input received during the public review process. 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.

Because the project design and permit conditions address approval and operational concerns, the proposed use is appropriate at the proposed location.

Planned Development Permit Approval - Section §126.0604(a)

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

Because it was written in 1982, the Navajo Community Plan did not contemplate WCFs. However, The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which 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 a 30-foot-tall faux pine tree supporting 6 panel antennas. The associated equipment is located in a 317-square-foot concrete block enclosure with a trellis roof top.

A Planned Development Permit (PDP) is requested to allow a setback deviation for a side setback of 16 feet where 40 feet, 8 inches is otherwise required. A Neighborhood Development Permit (NDP) is required per SDMC 141.0420(g)(3) to allow an equipment area larger than 250 square feet. z

A Conditional Use Permit (CUP) is required to allow a WCF on a parcel with a non-residential use in a residential zone within 100 feet of adjacent residential uses because the project is 16 feet from an adjacent residential property line.

The faux pine tree is proposed to camouflage the WCF because there are existing trees in the vicinity that provide a visual context for the tree. The project proposes five additional screening trees to further this visual effect. The tree is part of a previously permitted WCF with an expired permit. The proposed project will re-branch the tree to provide a fuller structure and more realistic color, and will also screen all antennas with antenna "socks" made of radio frequency transparent materials.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's General Plan. The proposed WCF will 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 at 7849 Tommy Drive in the Navajo Community Planning Area. It consists of a 30-foot-tall faux pine tree supporting 6 panel antennas. The associated equipment is located in a 317-square-foot concrete block enclosure.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An

Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project is located in the RS-1-7 zone of the Navajo Community Plan. The project meets all applicable requirements of this zone, except that it seeks a PDP for a setback deviation pursuant to SDMC 126.0602(b)(1). The requested deviation is to allow a setback deviation for a side setback of 16 feet where 40 feet, 8 inches is otherwise required.

The purpose of a PDP, as stated in SDMC 126.0601, is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The subject property has a required side setback of approximately 24 feet on each side. However, because the existing building observes a 4-foot side yard setback on the west side, the remaining 20 feet are shifted to the east side, resulting in a required east side setback of approximately 40 feet, 8 inches.

The project requests a setback of 16 feet at this location to accommodate a faux tree and associated equipment. The deviation is more desirable than strict conformance with the regulations because it enables the project to occupy the unusually large side setback area, allowing the faux tree to be near the edge of the lot. This provides more opportunity for landscape screening to soften the visual impact of the project. To observe the required setback would place the tree closer to the center of the property, where it could impact parking and circulation, and could also present a greater visual impact.

In addition to the PDP, the project requires an NDP pursuant to SDMC 141.0420(g)(3) because the equipment area is larger than 250 square feet. An NDP is allowed by the Land Development Code if findings can be made. These findings are discussed under **"Neighborhood Development Permit Approval"** above.

The project also requires a CUP pursuant to SDMC 141.0420(e)(1) because it is proposed on a property containing a non-residential use in a residential zone with antennas located within 100 feet of the property line of an adjacent residential use. This conditional use is allowed by the Land Development Code if findings can be made. These findings are discussed under **"Conditional Use Permit Approval"** above.

In addition to the PDP, NDP, and CUP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project, in proposing a faux tree and equipment area that will integrate with existing and proposed landscaping at the site, meets these requirements. The requested deviation provides the applicant the flexibility to reduce visual impacts to adjacent residential uses by preserving the existing parking field, and integrating it with nearby existing and proposed trees. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project and all deviations will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Development Permit No. 1324797, Conditional Use Permit 1791822, and Planned Development Permit No. 1791792 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Development Permit No. 1324797, Conditional Use Permit 1791822, and Planned Development Permit No. 1791792, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: October 27, 2016

IO#: 24004874

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004874

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1324797
CONDITIONAL USE PERMIT NO. 1791822
PLANNED DEVELOPMENT PERMIT NO. 1791792
CROWN CASTLE TOMMY DRIVE
PROJECT NO. 378984
PLANNING COMMISSION

This Neighborhood Development Permit No. 1324797, Conditional Use Permit 1791822, and Planned Development Permit No. 1791792 are granted by the Planning Commission of the City of San Diego to EAST SAN DIEGO MASONIC HALL ASSOCIATION, Owner, AND CROWN CASTLE GT COMPANY, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0404(a), 126.0305, 126.0404(a), and 141.0420.

The 2.0-acre site is located at 7849 Tommy Drive in RS-1-7 zone of the Navajo Community Planning Area. The project site is legally described as: Lot 1 of East San Diego Masonic Lodge per map 6296, in the City of San Diego, County of San Diego, State of California, filed in the Office of Said County Recorder, February 20, 1969.

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 October 27, 2016, on file in the Development Services Department.

The project shall include:

- a. A 30-foot-tall faux eucalyptus tree supporting 6 panel antennas;
- b. A 317-square-foot concrete block enclosure housing two outdoor equipment cabinets and associated components;

ATTACHMENT 6

- c. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.
- d. Deviation to Land Development Code (LDC) Section 131.0431(b) to allow the facility to observe a east side setback of 16 feet where 40 feet, 8 inches are otherwise required;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. 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 November 14, 2019.
2. This Planned Development Permit (PDP) and corresponding use of this site shall expire on November 14, 2026. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

ATTACHMENT 6

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
 7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
 10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will

ATTACHMENT 6

promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

15. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

16. All required landscape shall be maintained by the Owner in a disease, weed and litter free condition at all times. Severe pruning or "topping" of any trees on the project site that serve to screen the project shall not be permitted, whether or not they are physically located within the leasehold for the WCF.

17. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection. This requirement shall apply to all landscaping on the project site that serves to screen the project, whether or not it is physically located within the leasehold for the WCF.

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 building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

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

ATTACHMENT 6

20. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.
21. Branches shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department. The completed tree must have the same appearance as the approved photo simulations in order to receive a final telecom inspection clearance.
22. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."
23. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
24. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
25. Radio-frequency transparent "socks" fully covering the front and back of the antennas (and any other current or future components) shall be installed.
26. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by the Project Manager must be identical to the as-built faux tree and must remain so for the life of the project.
27. Faux trees rely on existing and proposed trees to integrate with the surroundings. Additional trees may be required at any time during the life of the project to effectively integrate the faux tree, to the satisfaction of the Development Services Department.
28. 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.
29. 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, with the exception of graffiti, which shall be removed within 72 hours.
30. All surfaces within 10 feet of ground level must be finished with graffiti-resistant coatings, including the tree trunk, equipment enclosure and the adjacent block wall.
31. Faux foliage must be maintained in the condition in which it was installed, in accordance with approved photo simulations. Faded, damaged, or otherwise deficient foliage must be replaced within thirty (30) calendar days of notification by the City of San Diego.

ATTACHMENT 6

32. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
33. The photo simulation(s) for the proposed project shall be printed on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
34. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
35. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval. Minor variations in site configuration may be considered under the Substantial Conformance Review process, except that deviation from the approved photosimulations will not receive final inspection approval unless approved by the Planning Commission.
36. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
37. All current and future 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.
38. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.
39. Maintenance of the site and adherence to these conditions is the responsibility of both the Owner and the Permittee. Failure to adhere to any of the conditions herein will result in penalties against both parties, including (but not limited to) code enforcement action and permit revocation.

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) 446-5407 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested Final inspection.

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

APPROVED by the Planning Commission of the City of San Diego on October 27, 2016, by Resolution No. XXXX-PC.

DRAFT

ATTACHMENT 6

Permit Type/PTS Approval No.: NDP 1324797, CUP 1791822, and PDP 1791792

Date of Approval: October 27, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

DRAFT

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

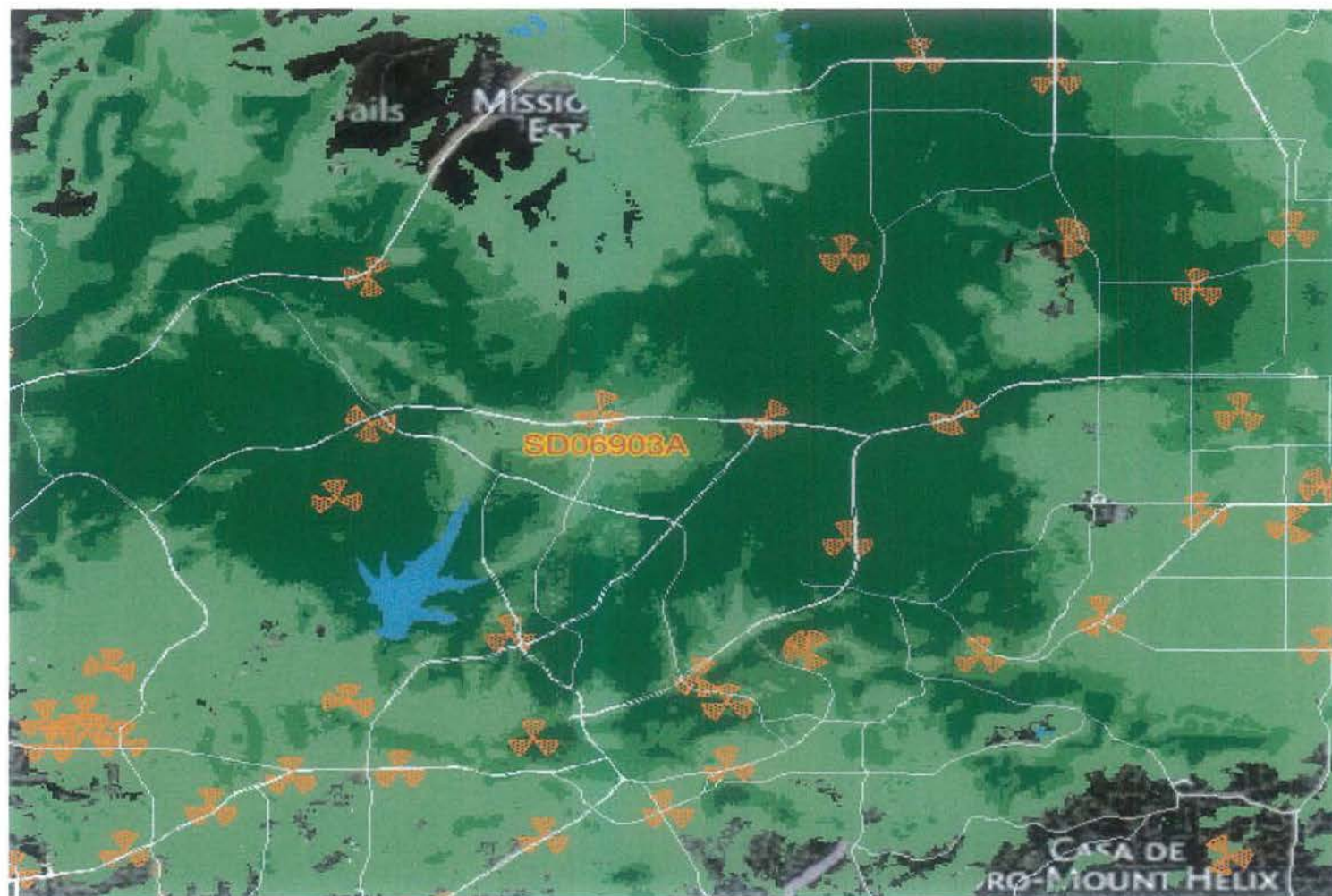
East San Diego Masonic Hall Association
Owner

By _____
NAME:
TITLE:

Crown Castle GT Company, LLC
Permittee

By _____
NAME:
TITLE:

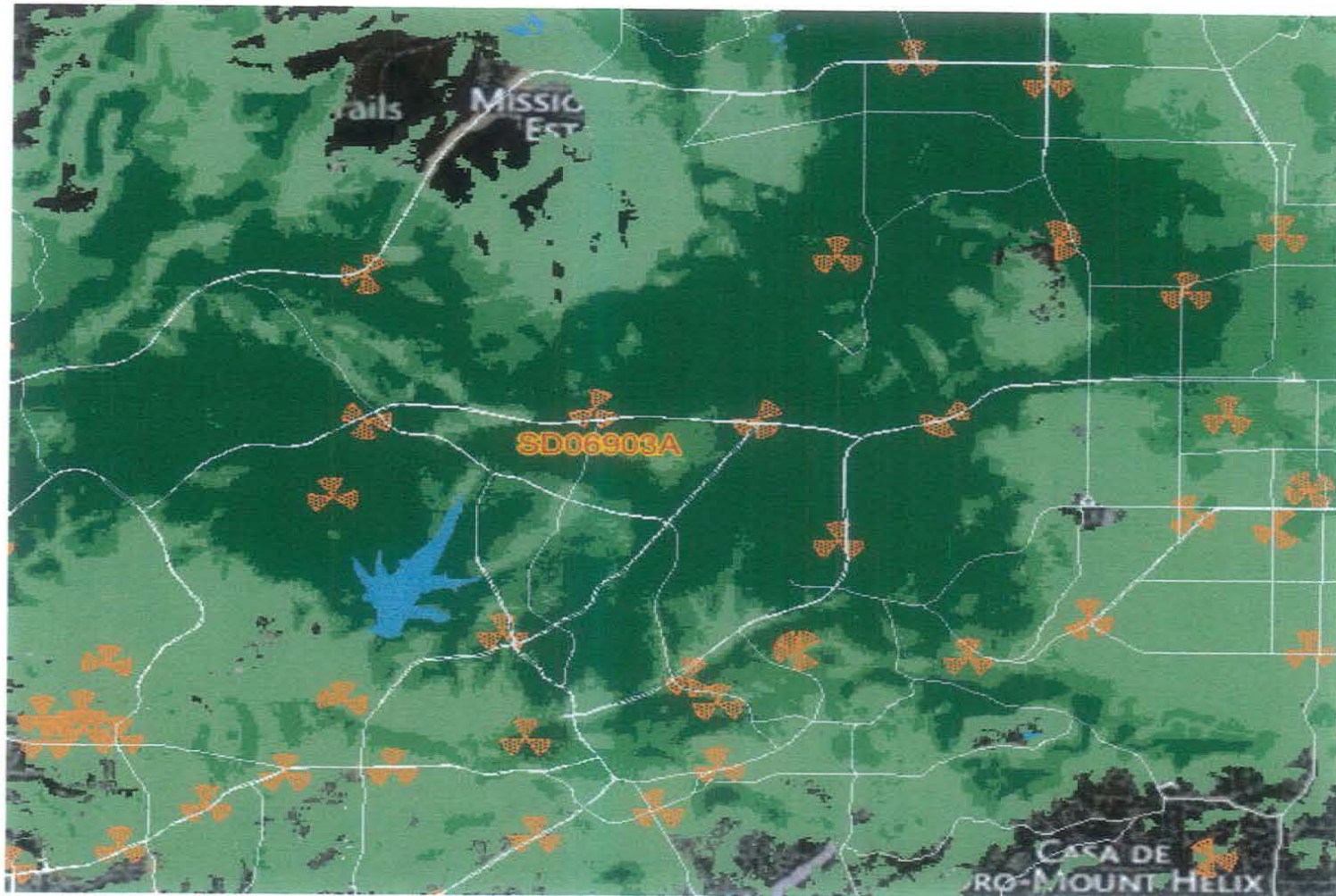
**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**



Legend: Coverage Level

● In Building ● In Car ● On Street





Legend: Coverage Level

● In Building ● In Car ● On Street



NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 378984

PROJECT TITLE: Crown Castle Tommy Drive

PROJECT LOCATION-SPECIFIC: 7849 Tommy Drive, San Diego, CA 92119

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project includes a Conditional Use Permit (CUP), Neighborhood Development Permit (NDP), and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of a 30-foot faux pine tree ("monopine"), 12 supporting panel antennas, and a 314-square-foot equipment area and new landscaping. The project proposes the continued use and operation of the monopine; needles would be removed, replaced, and extended a minimum of 2 feet beyond the existing antennas, and the antennas would be covered with pine needle socks to match the monopine branches. The project is located at 7849 Tommy Drive in the Navajo Community Plan area. The project site is designated for Residential use and it is zoned RS-1-7.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Crown Castle GT Company LLC
 Jonathan Dohm
 222 E. Carrillo Street, STE 107
 Santa Barbara, California 93101

(805) 560-7844

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))
- (X) CATEGORICAL EXEMPTION: CEQA EXEMPTION 15301 (EXISTING FACILITIES)
- () STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP, PDP, and NDP for an existing WCF, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

LEAD AGENCY CONTACT PERSON: Anna L. McPherson, AICP
 Revised 010410mjh

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

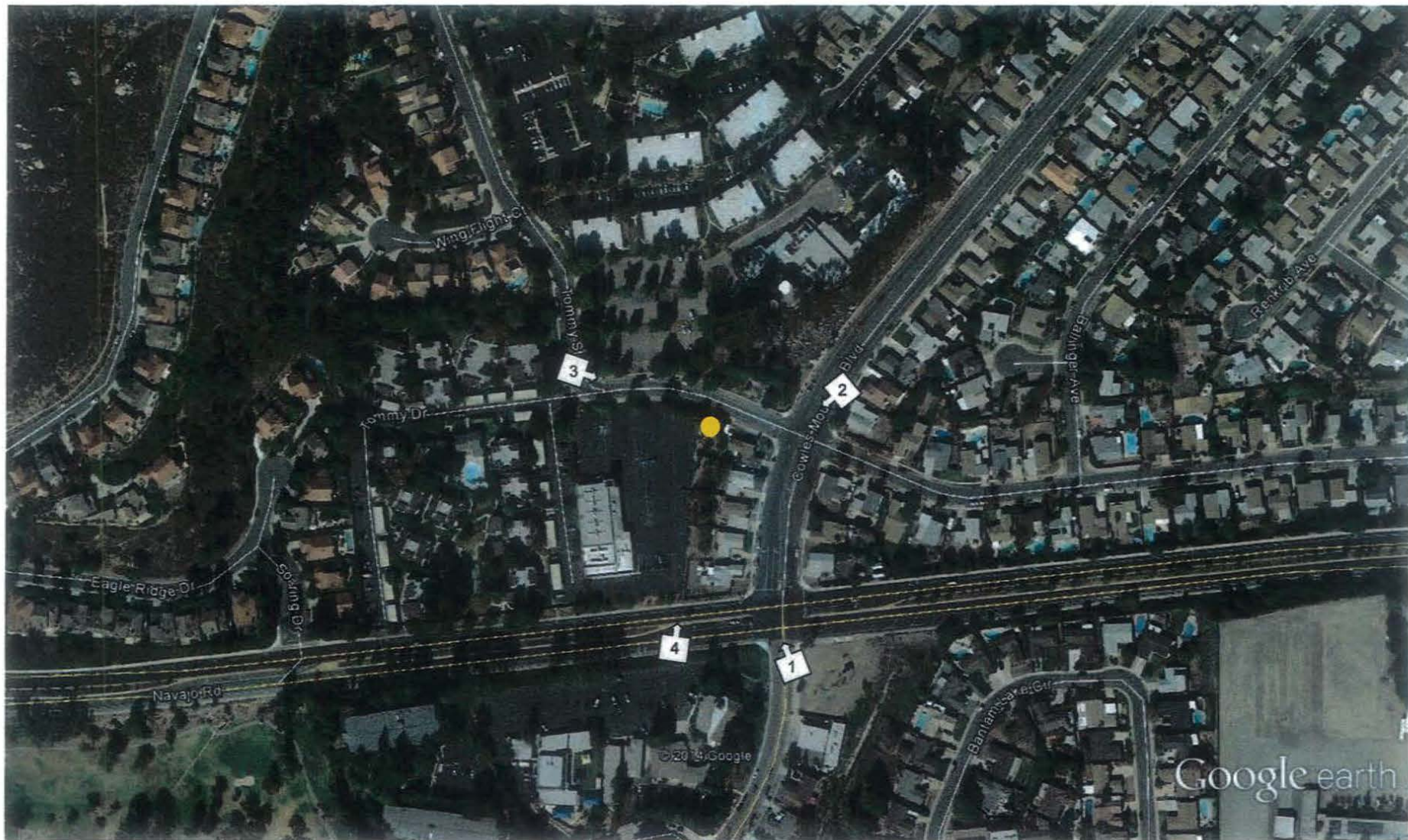

_____/SENIOR PLANNER
SIGNATURE/TITLE

JULY 8, 2016
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
() SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



Crown Castle – Tommy Drive
Photo Location Map
7849 Tommy Drive
San Diego, CA 92119



Photo 1. View from the Southeast



Photo 2. View from the Northeast



Photo 3. View from the Northwest



Photo 4. View from the Southwest



THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: Crown Castle Tommy Dr WCF		Project Number: 378984	Distribution Date: 2/11/2015
Project Scope/Location: NAVAJO. Conditional Use Permit (CUP) and Neighborhood Development Permit (NDP), Process 3, for a Wireless Communication Facility (WCF) consisting of a 30-foot faux pine tree ("monopine") supporting antennas and an equipment area. 7849 Tommy Dr. CD: 7. RS-1-7.			
Applicant Name: Mark Linman		Applicant Phone Number: (619) 997-8288	
Project Manager: Hempton, Alex	Phone Number: (619) 446-5349	Fax Number: (619) 446-5245	E-mail Address: AHempton@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	10	4	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: 1) Crown Castle shall publish an annual maintenance record; 2) Require that Masonic Lodge and T-Mobile share responsibility for upkeep of site; 3) Crown Castle come before the NCPI Board annually for review of CUP; and 4) Power emitting from existing tower shall not exceed current emission levels.			
NAME: Matthew J. Adams		TITLE: Chair	
SIGNATURE:		DATE: 4.08.15	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Crown Castle - Tommy Drive

Project No. For City Use Only

378984

Project Address:

7849 Tommy Drive, San Diego, CA 92119

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

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

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:	Project No. (For City Use Only)
----------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General) What State? CA Corporate Identification No. C0199555
☐ Partnership

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

Corporate/Partnership Name (type or print): <u>East San Diego Masonic Hall Association</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>7849 Tommy Drive</u> City/State/Zip: <u>San Diego, CA 92119</u> Phone No: Fax No: <u>(619) 589-7272</u> <u>(619) 589-7273</u> Name of Corporate Officer/Partner (type or print): <u>KATHLEEN ZDRAVKOVA</u> Title (type or print): <u>PRESIDENT MASONIC HALL ASSOC.</u> Signature: <u>[Signature]</u> Date: _____	Corporate/Partnership Name (type or print): <u>Crown Castle GT Company LLC</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant/Lessee Street Address: <u>222 E. Castillo Street, Suite 107</u> City/State/Zip: <u>Santa Barbara, CA 93101</u> Phone No: Fax No: <u>(805) 560-7844</u> <u>(805) 560-7841</u> Name of Corporate Officer/Partner (type or print): <u>SEANATHAN DORRILL</u> Title (type or print): <u>PROPERTY MGR. / CROWN CASTLE</u> Signature: <u>[Signature]</u> Date: <u>6/25/14</u>
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: Fax No: Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

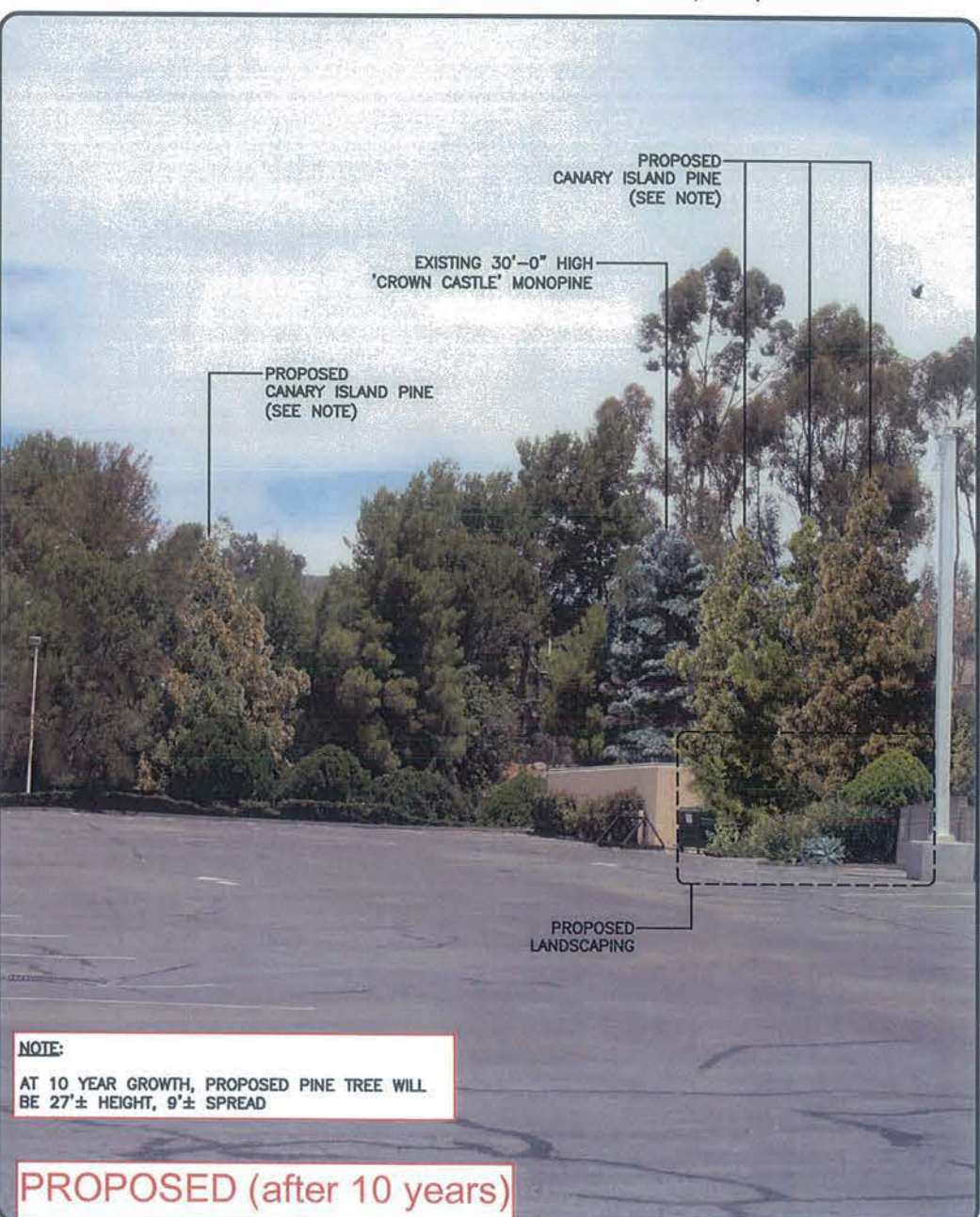
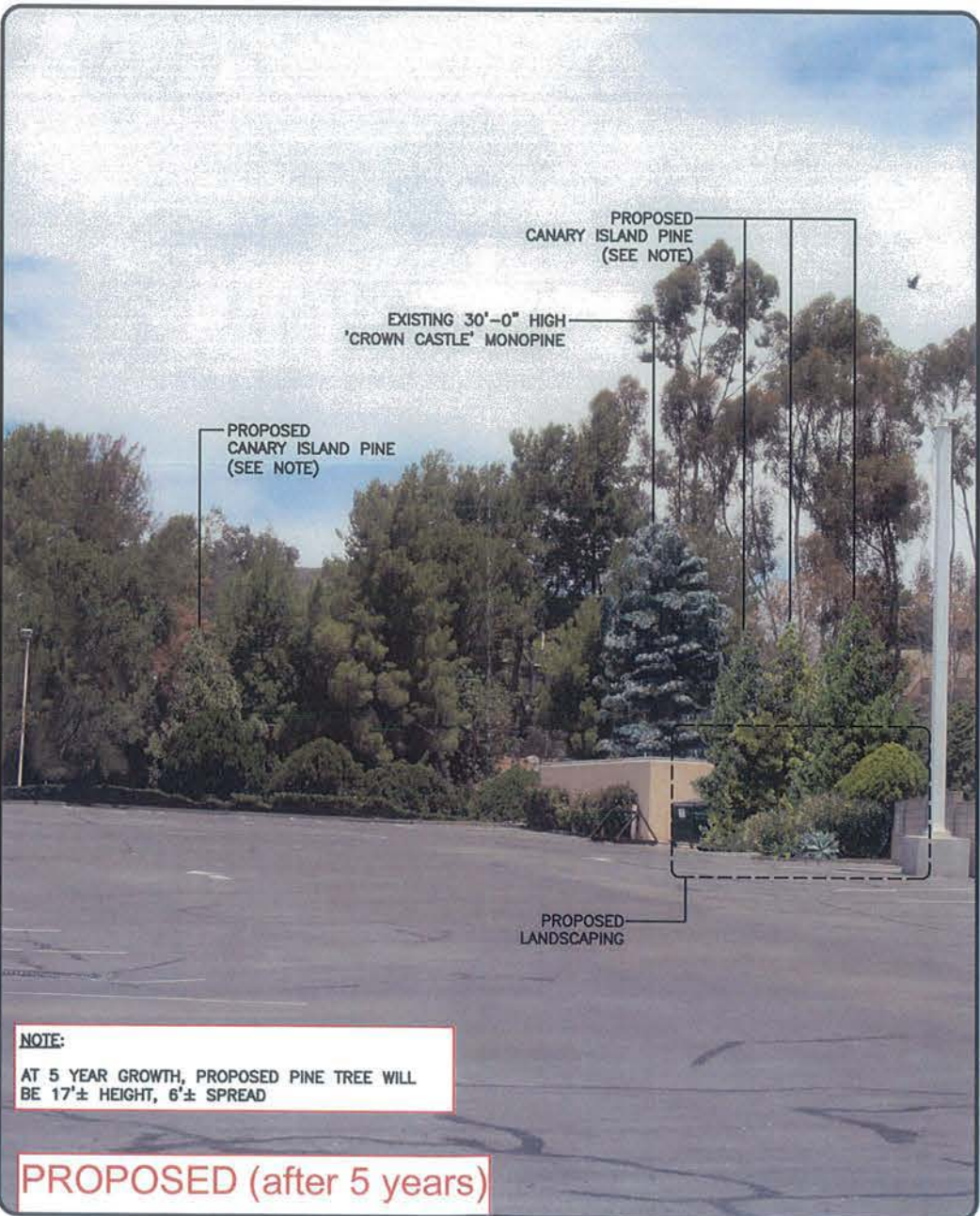
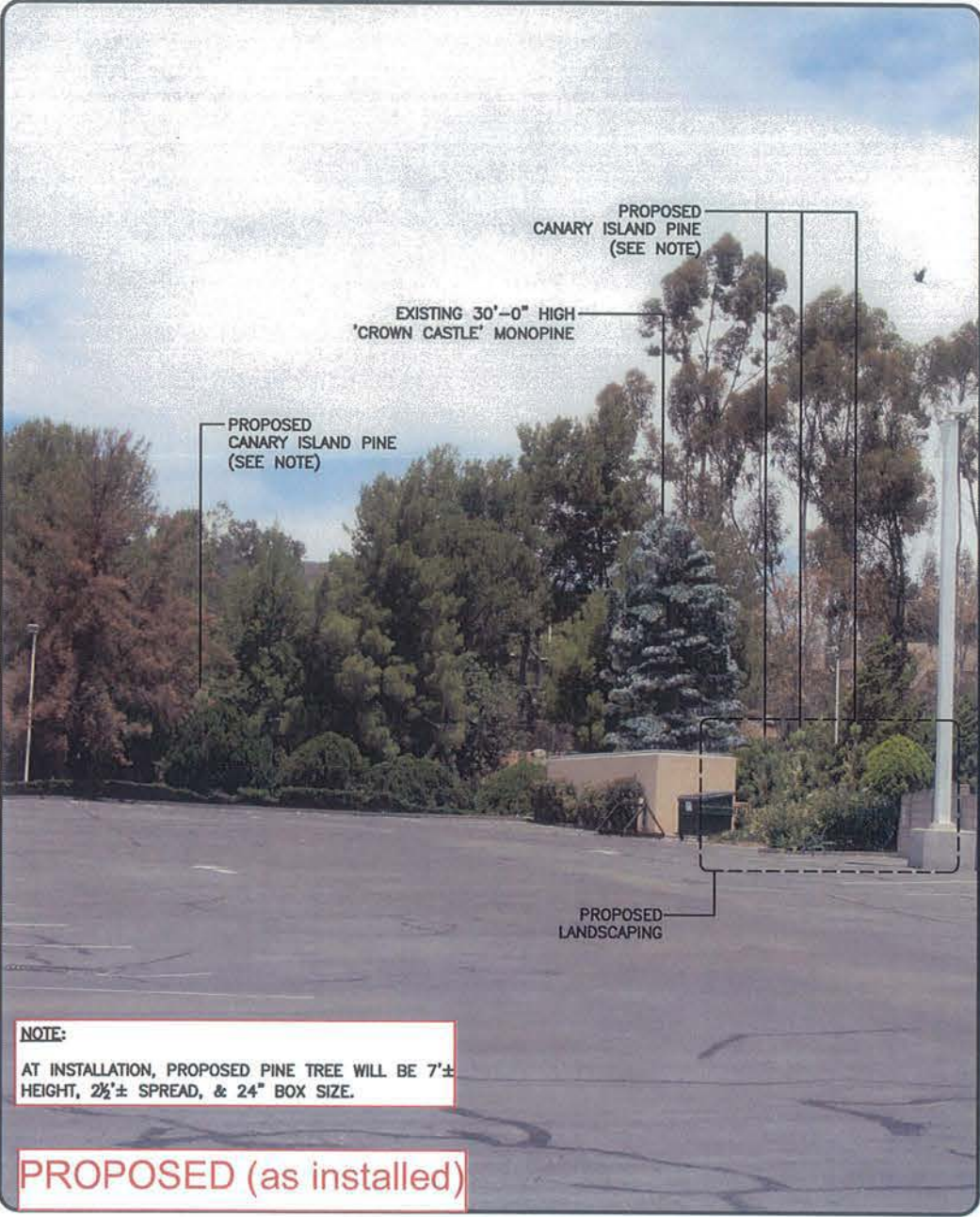


2125 E KATELLA AVE, SUITE 225
ANAHEIM CA 92808

SD903 - 827633
7849 TOMMY DRIVE SAN DIEGO, CA 92119

SOUTHWEST ELEVATION

DATE: 05/17/16

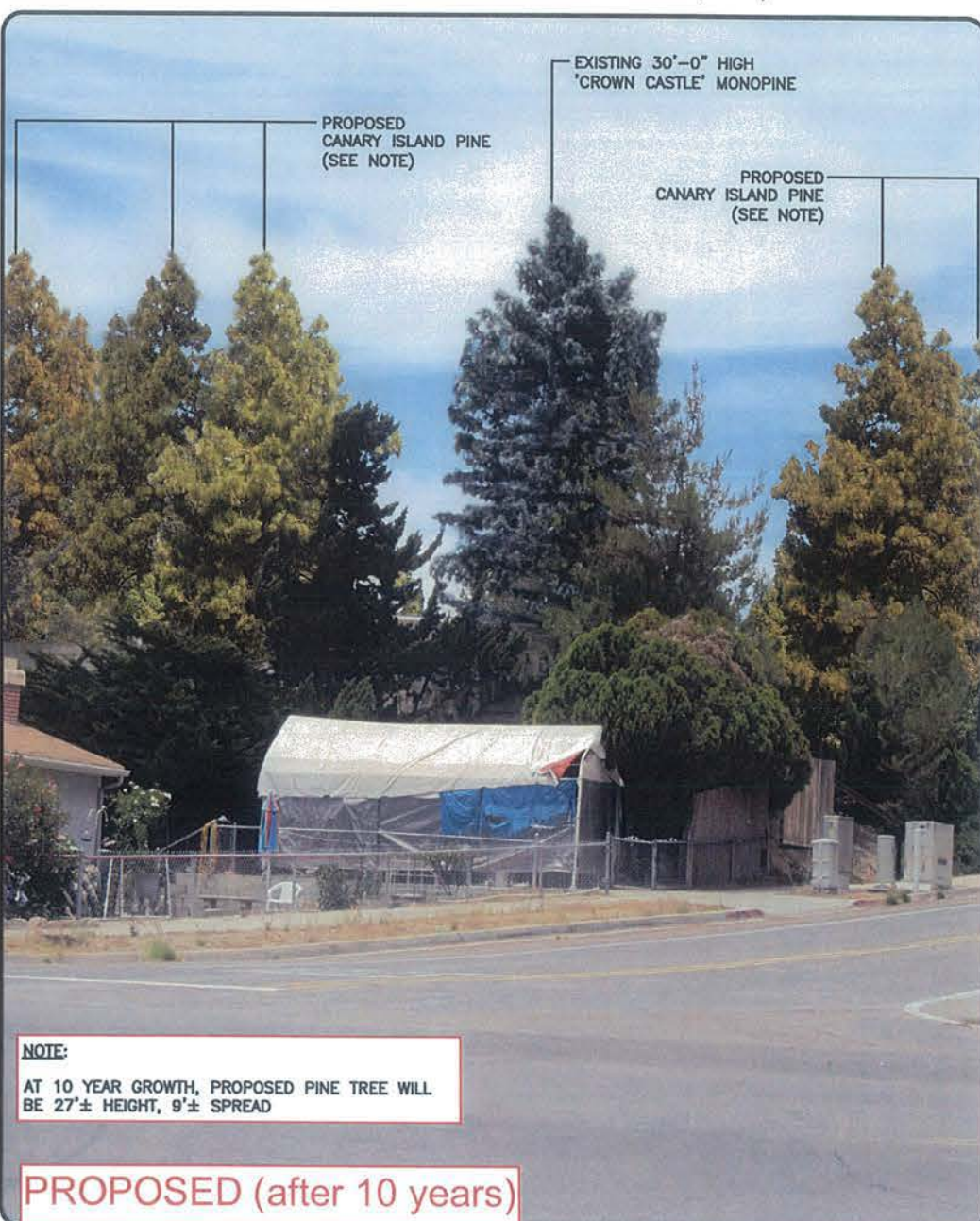
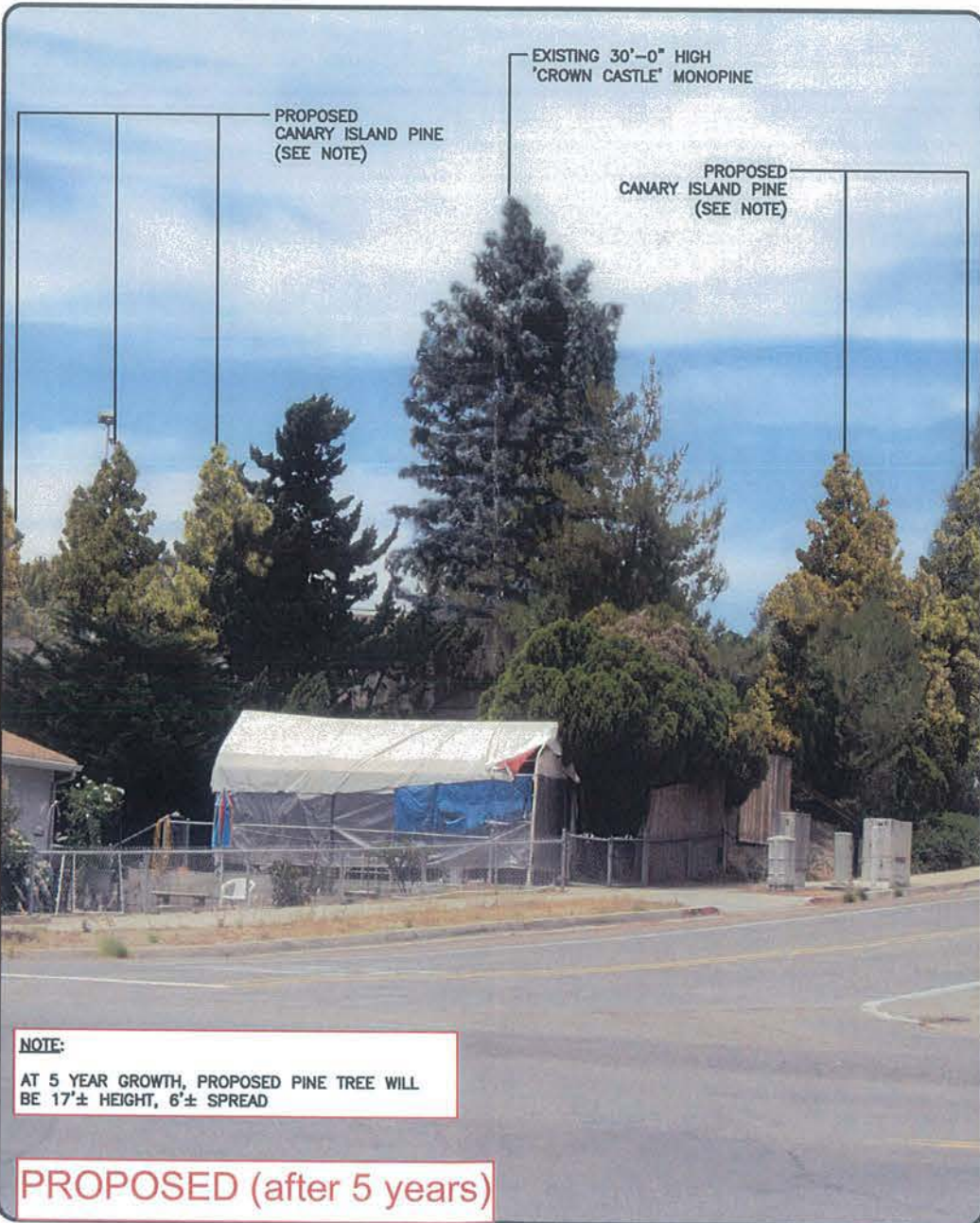
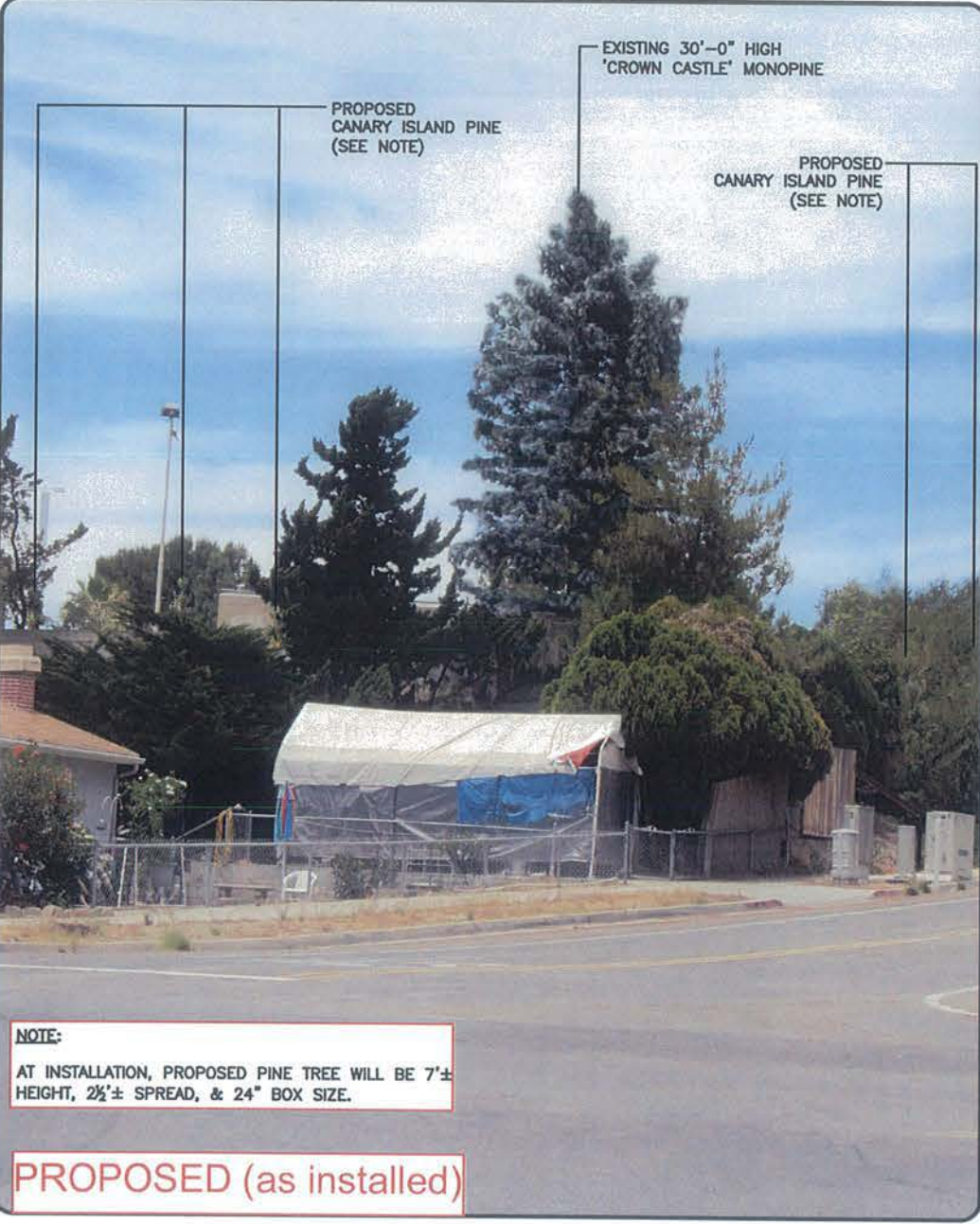




SD903 - 827633
7849 TOMMY DRIVE SAN DIEGO, CA 92119

EAST ELEVATION

DATE: 05/17/16



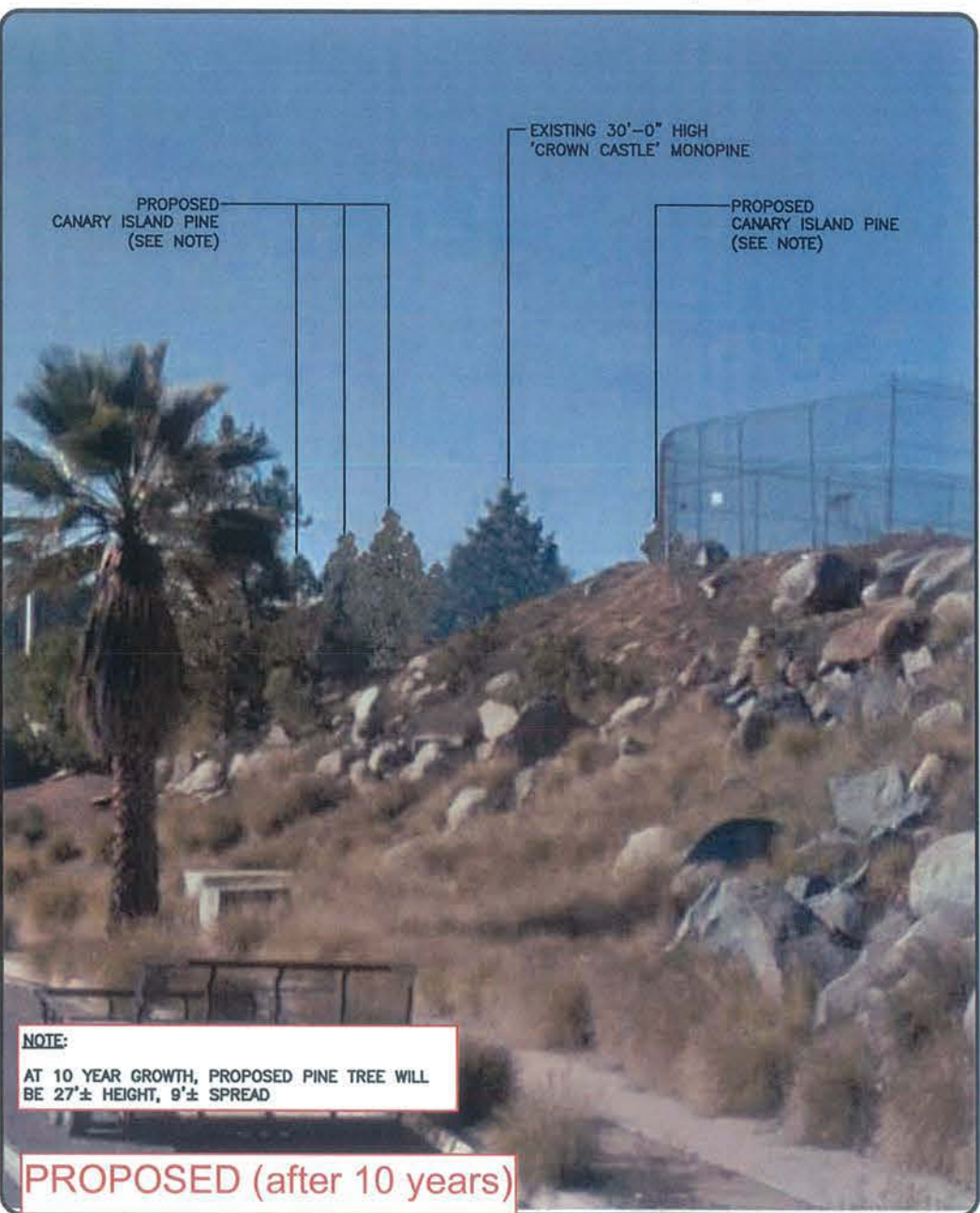
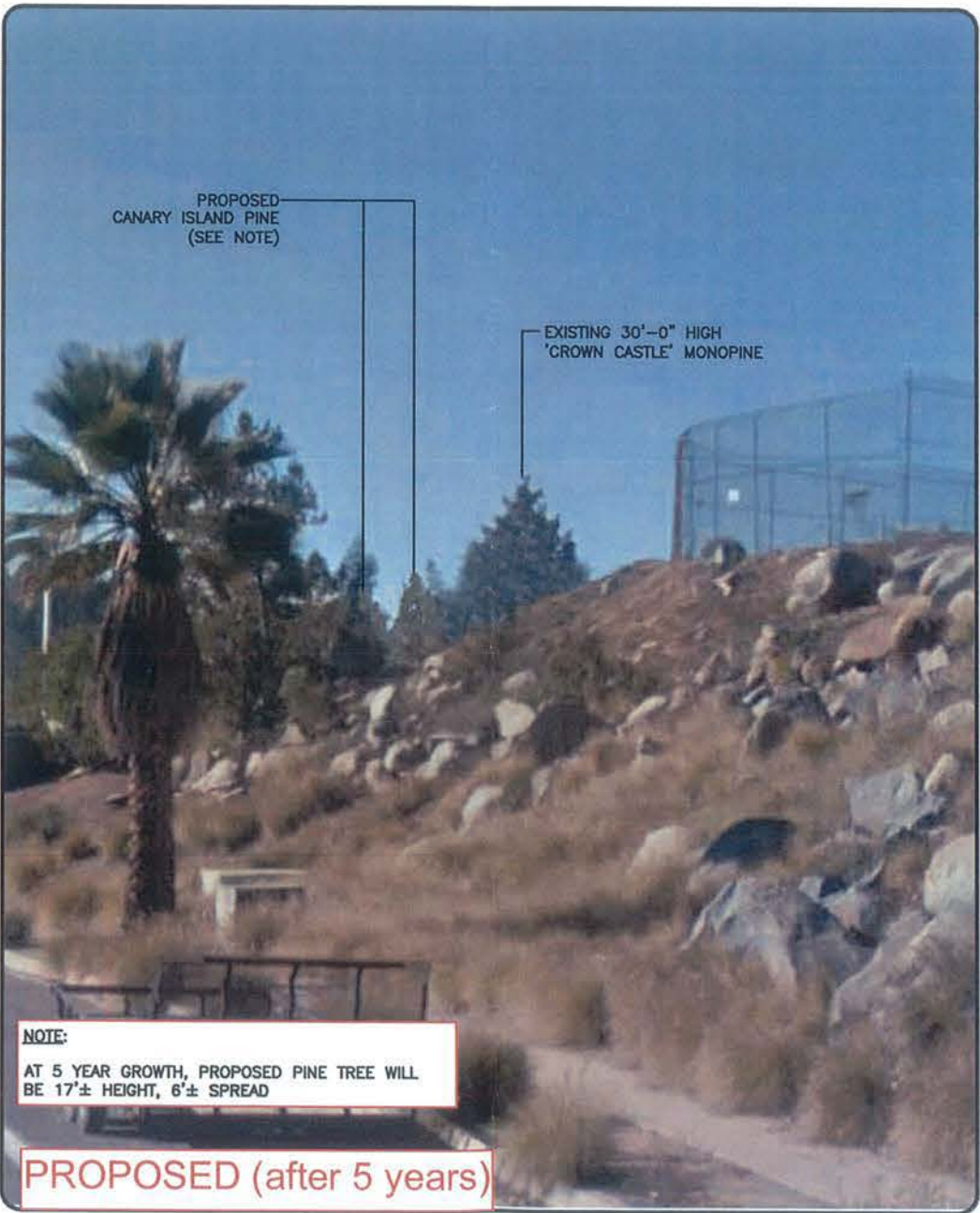
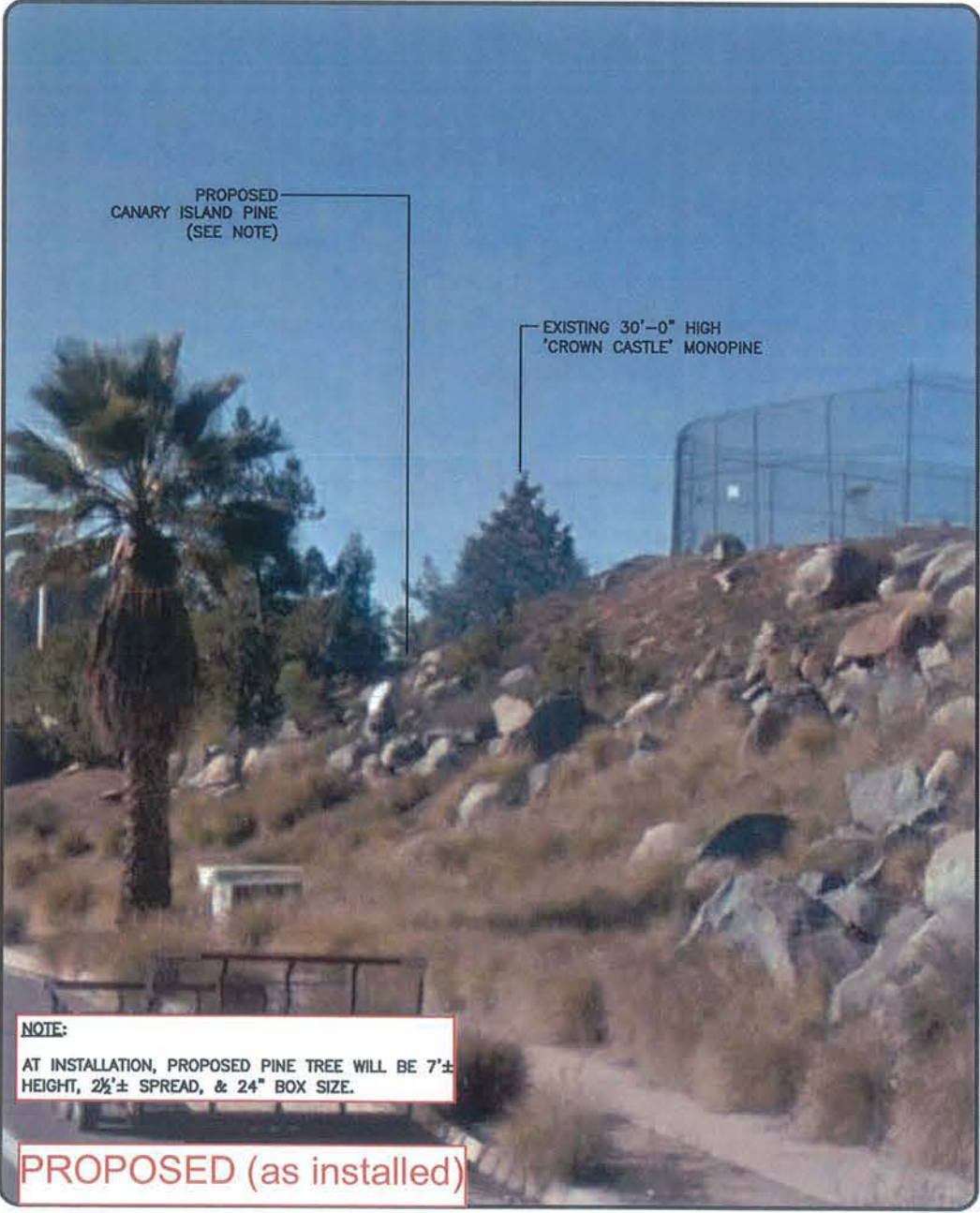


2125 E KATELLA AVE, SUITE 225
ANAHEIM CA 92806

SD903 - 827633
7849 TOMMY DRIVE SAN DIEGO, CA 92119

NORTHEAST ELEVATION

DATE: 05/17/16



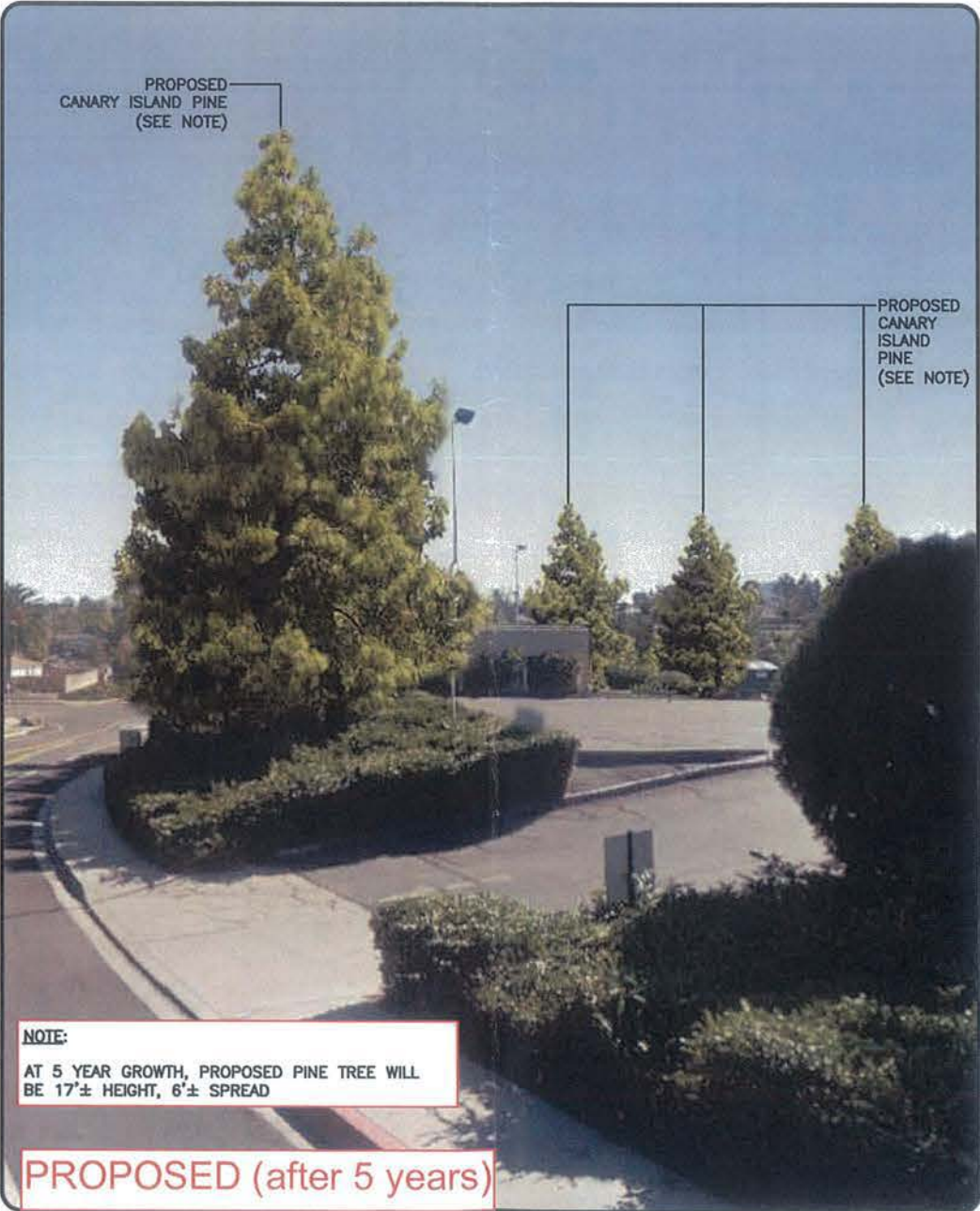
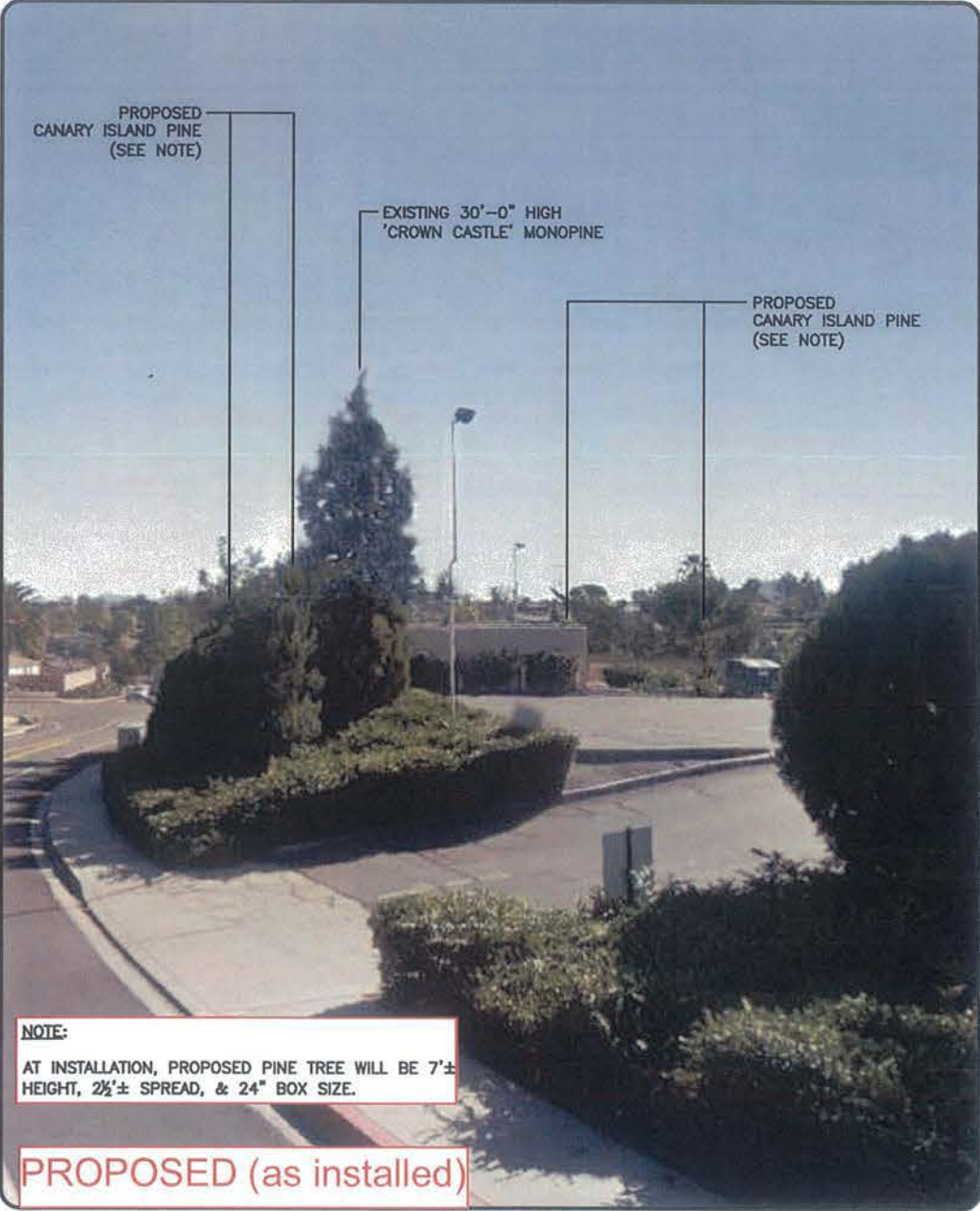


2125 E KATELLA AVE, SUITE 225
ANAHEIM CA 92806

SD903 - 827633
7849 TOMMY DRIVE SAN DIEGO, CA 92119

NORTHWEST ELEVATION

DATE: 05/17/16



ENGINEERING

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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2008 CALIFORNIA ENERGY CODE
2013 CALIFORNIA BUILDING CODE, VOL 1 & 2
2013 CALIFORNIA ELECTRIC CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA GREEN BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA REFERENCE STANDARDS CODE
2013 CALIFORNIA RESIDENTIAL CODE
COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
COUNTY FIRE CODE ORDINANCE - TITLE 26
COUNTY LAND USE ORDINANCE - TITLE 22

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 1103B.

GENERAL NOTES

HANDICAP REQUIREMENTS:

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.



UNDERGROUND
SERVICE ALERT OF
SOUTHERN CALIFORNIA
800-227-2600

48 HOURS BEFORE YOU DIG

SITE INFORMATION

PROPERTY OWNER: EAST SAN DIEGO MASONIC TEMPLE
ADDRESS: 7849 TOMMY DRIVE
SAN DIEGO, CA 92119
CONTACT: GEORGE MARTIN
PHONE: (619) 589-7272

TOWER SITE OWNER: CROWN CASTLE
BU# 827633 / 'SD903 TOMMY DR'
ADDRESS: 222 E CASTILLO STREET, SUITE 107
SANTA BARBARA, CA 93101
PHONE: (877) 486-9377

LATITUDE (NAD 83): 34° 13' 20.05" N
LONGITUDE (NAD 83): 116° 24' 39.43" W
LONGITUDE/LATITUDE TYPE: NAD 83
GROUND ELEVATION: 818' AMSL
APN #: 457-930-01
ZONING JURISDICTION: CITY OF SAN DIEGO
LEGAL DESCRIPTION: LOT 1 OF EAST SAN DIEGO MASONIC LODGE
PER MAP 6296
CURRENT ZONING: RS-1-7
CURRENT OCCUPANCY: S-2, NO SPRINKLERS
PRIOR APPROVAL: NUP No. 109774
NEW USE: UNMANNED TELECOMMUNICATIONS FACILITY

POWER COMPANY: SAN DIEGO GAS AND ELECTRIC COMPANY
PHONE: (619) 696-2000
TELCO COMPANY: AT&T
PHONE: (619) 238-3638

PROJECT TEAM

PROJECT MANAGER: CROWN CASTLE
222 E CASTILLO STREET, SUITE 107
SANTA BARBARA, CA 93101
CONTACT: JON DOHM
PHONE: (805) 560-7844
FAX: (805) 560-7841
EMAIL: jon.dohm@crowncastle.com

ENGINEER: CALTROP CORPORATION
2125 E KATELLA AVE., SUITE 225
ANAHEIM, CA 92806
CONTACT: JOHN RODRIGUEZ
PHONE: (714) 335-7559
EMAIL: johnrodriguez@caltrop.com

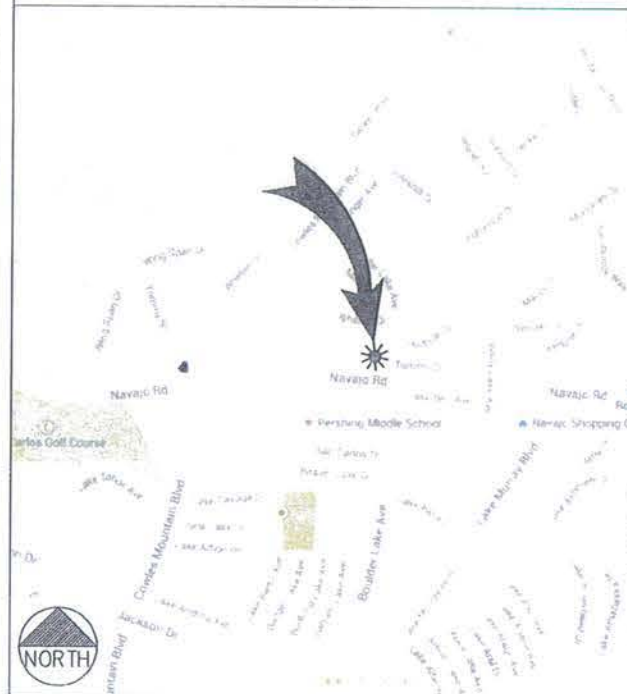
SITE ACQUISITION / ZONING
CONSULTING
11316 ROLLING HILLS DRIVE
EL CAJON, CA 92020
CONTACT: MARK J LINMAN
PHONE: (619) 997-8288
EMAIL: mjlinman@cox.net

SITE NUMBER: 827633
SITE NAME: SD903 TOMMY DR

PROJECT: CUP RENEWAL
SITE TYPE: MONOPINE
SITE ADDRESS: 7849 TOMMY DRIVE
SAN DIEGO, CA 92119

LOCATION MAPS

VICINITY MAP



LOCAL MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM CROWN CASTLE OFFICE:
GET ON US-101 SO AND HEAD EAST ON CASTILLO ST TOWARD W HALEY ST. LEFT TO MERGE ONTO US-101 S. CONTINUE ON US-101 S. TAKE I-405 S/SAN DIEGO FWY, CA-73 S AND I-5 S TO NAVAJO RD IN SAN DIEGO. TAKE THE NAVAJO RD EXIT FROM CA-125 S. MERGE ONTO US-101 S. EXIT ONTO I-405 S/SAN DIEGO FWY. EXIT ONTO CA-73 S TOWARD SAN DIEGO. PARTIAL TOLL RD. EXIT ONTO I-5 S. KEEP LEFT TO CONTINUE ON I-805 S. FOLLOW SIGNS FOR INTERSTATE 805 S. TAKE THE CA-52 EXIT. KEEP LEFT AT THE FORK. FOLLOW SIGNS FOR STATE 52 E MERGE ONTO CA-52 E/STATE 52 E MERGE ONTO CA-125 S. EXIT ON NAVAJO RD. DRIVE TO TOMMY DRIVE. RIGHT ONTO NAVAJO RD. RIGHT ONTO COWLES MOUNTAIN BOULEVARD. TAKE THE 1ST LEFT ONTO TOMMY DRIVE. KEEP LEFT TO STAY ON TOMMY DRIVE. DESTINATION WILL BE ON THE LEFT.

ZONING DRAWING

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

APPROVALS

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

SITE ACQUISITION MANAGER: _____ DATE: _____

ZONING VENDOR: _____ DATE: _____

LEASING VENDOR: _____ DATE: _____

A/E MANAGER: _____ DATE: _____

PROJECT DESCRIPTION

CROWN CASTLE PROPOSES TO CONTINUE USE AND OPERATION OF AN EXISTING WCF CONSISTING OF 3 SECTORS OF 4 ANTENNAS EACH LOCATED ON AN EXISTING 30' MONOPINE WITH EQUIPMENT LOCATED WITHIN A 314 SQ FT CONCRETE BLOCK ENCLOSURE. (E) MONOPINE NEEDLES TO BE REMOVED, REPLACED AND EXTENDED 2' MIN. BEYOND ANTENNAS. (E) PANEL ANTENNAS SHALL BE COVERED WITH PINE NEEDLE SOCKS TO MATCH MONOPINE BRANCHES.

DRAWING INDEX

SHEET NO:	SHEET TITLE	REV
T-1	TITLE SHEET	4
T-2	GENERAL NOTES, LEGEND & ABBREVIATIONS	4
T-3	GENERAL SIGNAGE	4
A-1	OVERALL SITE PLAN	4
A-2	ENLARGED SITE PLAN, EXISTING EQUIPMENT & ANTENNA PLAN	4
A-3	EXISTING NORTH & EAST ELEVATION	4
A-4	EXISTING SOUTH & WEST ELEVATION	4
A-5	DETAILS	4
L-1	LANDSCAPE PLANTING PLAN	4
L-2	LANDSCAPE PLANTING DETAIL & SPECS	4

CROWN CASTLE
222 E Castillo Street, Suite 107
Santa Barbara, California 93101
(877) 486-9377
www.crowncastle.com

CALTROP Telecom
2125 E. KATELLA AVE., SUITE 225
ANAHEIM, CA 92806

PROJECT NO: SS-616-01

DRAWN BY: DM

CHECKED BY: SC

REV	DATE	DESCRIPTION	BY
1	09/27/16	CITY COMMENTS	DM
2	06/20/16	CITY COMMENTS	DM
3	10/02/15	CITY COMMENTS	SC
4	07/26/15	CITY COMMENTS	JR
5	11/17/14	CITY COMMENTS	JR
6	06/13/14	90% ZONING	DM

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

827633
SD903 TOMMY DR
7849 TOMMY DRIVE,
SAN DIEGO, CA, 92119

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

	NEW ANTENNA		GROUT OR PLASTER		TELCO RUN
	EXISTING ANTENNA		(E) BRICK		POWER/TELCO RUN
	GROUND ROD		(E) MASONRY		GROUNDING CONDUCTOR
	GROUND BUS BAR		CONCRETE		GROUNDING CONDUCTOR
	MECHANICAL GRND. CONN.		EARTH		GROUNDING CONDUCTOR
	CADWELD		GRAVEL		CONDUIT UNDERGROUND
	GROUND ACCESS WELL		PLYWOOD		FUSE, SIZE AND TYPE AS INDICATED.
	ELECTRIC BOX		SAND		SAFETY SWITCH, 2P-240V-60A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NRB
	TELEPHONE BOX		WOOD CONT.		MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE
	LIGHT POLE		WOOD BLOCKING		LIGHTING FIXTURE, FLUORESCENT, 10.94" x 4'-0", 2/40W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T
	FND. MONUMENT		STEEL		LIGHTING FIXTURE, FLUORESCENT, 10.94" x 8'-0", 2/95W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TWSM232T
	SPOT ELEVATION		CENTERLINE		LIGHTING FIXTURE, HIGH PRESSURE SODIUM, 1/70W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #NRG-307 OR 1/50W, HUBBELL LIGHTING CATALOG #NRG-121
	SET POINT		PROPERTY/LEASE LINE		EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, W/BATTERY PACK, HUBBELL LIGHTING CATALOG #PRB
	REVISION		MATCH LINE		COMBINATION, EXIT SIGN & EMERGENCY LIGHTING, HUBBELL LIGHTING CATALOG #PRC
	GRID REFERENCE		WORK POINT		EMERGENCY LIGHTING, 2/50W, HUBBELL LIGHTING CATALOG #HEG-50-2-R91
	DETAIL REFERENCE		GROUND CONDUCTOR		LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH-100-06-1
	ELEVATION REFERENCE		COAXIAL CABLE		LIGHTING FIXTURE, HALOGEN, QUARTZ, 1/300W, HUBBELL LIGHTING CATALOG #OL-505
	SECTION REFERENCE		OVERHEAD SERVICE CONDUCTORS		LIGHTING FIXTURE, 1/175W, METAL HALIDE, HUBBELL CAT #MC-D175H-336
			CHAIN LINK FENCING		
			OVERHEAD TELEPHONE/OVERHEAD POWER		
			OVERHEAD TELEPHONE LINE		
			OVERHEAD POWER LINE		
			POWER RUN		
			FIBER/POWER RUN		

LEGEND 2

A.B. ANCHOR BOLT	EXT. EXTERIOR	P/C PERSONAL COMMUNICATION SERVICES	WD WIDE(WIDTH)
ABV. ALTERNATE	FAB. FABRICATION(OR)	PH. PHASE	W/O WITHOUT
AC. ANTENNA	FAC. FACTOR	PLY. PLYWOOD	W/ WITH
ACCA. ANTENNA CABLE COVER ASSEMBLY	F/A. FIRE ALARM	PNLBD. PANELBOARD	WO. WOOD
ADD'L. ADDITIONAL	F.F. FINISH FLOOR	PPC. POWER PROTECTION CABINET	WP. WEATHERPROOF
A.F.F. ABOVE FINISHED FLOOR	F.G. FINISH GRADE	PRC. PRIMARY RADIO CABINET	WT. WEIGHT
A.F.G. ABOVE FINISHED GRADE	F.I. FINISH (ED)	PRI. PRIMARY	XFMR. TRANSFORMER
AIC. AMPERE INTERRUPTING CAPACITY	FLR. FLOOR	P.S.F. POUNDS PER SQUARE FOOT	XLPE. CROSS-LINK POLYETHYLENE
ALUM. ALUMINUM	FLUOR. FLUORESCENT	P.S.I. POUNDS PER SQUARE INCH	PLATE. PROPERTY LINE
ALT. ALTERNATE	FDN. FOUNDATION	P.T. PRESSURE TREATED	
ANT. ANTENNA	F.O.C. FACE OF CONCRETE	PWR. POWER (CABINET)	
APPROX. APPROXIMATE(LY)	F.O.M. FACE OF MASONRY	QTY. QUANTITY	
ARCH. ARCHITECT(URAL)	F.O.S. FACE OF STUD	RAD.(R) RADIO	
AT. AMPERE TRIP	F.O.W. FACE OF WALL	RBS. RADIO BASE STATION	
AWG. AMERICAN WIRE GAUGE	F.S. FINISH SURFACE	(BASE STATION 3G NETWORKS)	
BATT. BATTERY	FT.(") FEET	RCPT. RECEPTACLE	
BD. BOARD	FU. FUSE	REF. REFERENCE	
BLDG. BUILDING	FU. FUSE	REINF. REINFORCEMENT(ING)	
BLK. BLOCK	G. GROUND	REQ'D. REQUIRED	
BLKG. BLOCKING	GR. GROWTH (CABINET)	RGS. RIGID GALVANIZED STEEL	
BM. BEAM	GA. GALVNEZ(D)	RRU. REMOTE RADIO UNIT	
B.N. BOUNDARY NAILING	GEN. GENERATOR	(RADIO TRANSCEIVER)	
BR. BRANCH	GL. G.L.C. I	RECEIVER AIR INTERFACE TRAY	
BRKR. BREAKER	GLB. (GLU-LAM)	SAF. SAFETY	
BTOW. BARE TINNED COPPER WIRE	GND. GROUND	SCH. SCHEDULE	
BTS. BASE TRANSMISSION SYSTEM	GPS. GLOBAL POSITIONING SYSTEM	SDBC. SECONDARY	
B.O.F. BOTTOM OF FOOTING	GRND. GROUND	SEC. SECONDARY	
B/U. BACK-UP CABINET	GSM. GLOBAL SYSTEM MOBILE (2G+ MOBILE TECH.)	SH. SHEET	
C. CONDUIT	HARD DRAWN COPPER WIRE	SIM. SIMILAR	
CAB. CABINET	HEADER	S.N. SOLID NEUTRAL	
CANT. CANTILEVER(ED)	HGR. HANGER	SPEC. SPECIFICATION(S)	
CB. CIRCUIT BREAKER	HPS. HIGH PRESSURE SODIUM	SQ. SQUARE	
CDMA. CODE-DIVISION MULTIPLE ACCESS (2G & 3G)	HT. HEIGHT	S.S. STAINLESS STEEL	
CDLK. CONSOLIDATION DISTRIBUTION UNIT KIT	ICGB. INCH(ES)	STD. STANDARD	
C.I.P. CAST IN PLACE	INT. INTERIOR	STL. STEEL	
CKT. CIRCUIT	INT.(#) POUND(S)	STRUC. STRUCTURAL	
CLG. CEILING	LAG BOLTS	SURF. SURFACE	
CLR. CLEAR	LINEAR FEET (FOOT)	SW. SWITCH	
CMU. CONCRETE MASONRY UNIT (JAMB BLOCKS)	LONG(TUDINAL)	TEL. TELEPHONE	
COL. COLUMN	LPS. LOW PRESSURE SODIUM	TEMP. TEMPORARY	
CONC. CONCRETE	LTE. LONG TERM EVOLUTION (4G MOBILE TECH.)	THK. THICKNESS	
CONN. CONNECTION(OR)	MAS. MASONRY	TOW. TOWER	
CONST. CONSTRUCTION	MAX. MAXIMUM	T.O.C. TOP OF CURB	
CONT. CONTINUOUS	M.B. MACHINE BOLT	T.O.F. TOP OF FOUNDATION	
DBL. DOUBLE	MCH. MECHANICAL	T.O.P. TOP OF PLATE (PARAPET)	
DC. DIRECT CURRENT	MFR. MANUFACTURER	T.O.S. TOP OF STEEL	
DEM. DEMAND	MIN. MINIMUM	T.O.W. TOP OF WALL	
DEPT. DEPARTMENT	MISC. MISCELLANEOUS	TYP. TYPICAL	
D.F. DOWEL AS FIR	MTH. METAL	U.G. UNDER GROUND	
DIA. DIAMETER	MTG. MOUNTING	U.L. UNDERWRITERS LABORATORY INC.	
DIA. DIAGONAL	MTS. METAL	UNTS. UNIVERSAL MOBIL TECH. SYS.	
DIM. DIMENSION	N. NEUTRAL	(3G MOBILE TECH.)	
DWG. DRAWING(S)	N. NATIONAL ELECTRICAL MANUFACTURERS ASSOC.	VAC. VOLT	
DWL. DOWEL(S)	N. NEUTRAL	V.A.F. VOLT ALTERNATING CURRENT	
EACH. EACH	N. NATIONAL ELECTRICAL MANUFACTURERS ASSOC.		
EGR. EMERGENCY GENERATOR RECEPTACLE	N. NEUTRAL		
EL. ELEVATION	N. NEUTRAL		
ELEC. ELECTRICAL	N. NEUTRAL		
ELEV. ELEVATOR	N. NEUTRAL		
ENC. ENCLOSURE	N. NEUTRAL		
ENG. ENGINEER	N. NEUTRAL		
ENCL. ENCLOSURE	N. NEUTRAL		
EQ. EQUAL	N. NEUTRAL		
EXST.(E) EXISTING	N. NEUTRAL		

ABBREVIATIONS 4 EXISTING T-MOBILE CELL SITE NOTES 3

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE DESIGNER IS NOT RESPONSIBLE FOR STRUCTURAL INTEGRITY OF THE TOWER, MONOPOLE, ARMS, COMPONENTS AND FOOTING DUE TO THE ADDITIONAL LOADS IMPOSED BY PROPOSED ANTENNA EQUIPMENT.
8. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
9. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
10. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
11. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
12. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET L51 OR SHEET C-1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
13. THE CONTRACTOR SHALL MAKE NECESSARY PROMISONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF 'T-MOBILE'.
14. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
15. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERIGHT USING LIQUID MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
16. BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
17. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
18. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
19. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
20. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK. AS SPECIFIED ON SITE PLAN.
21. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
22. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.

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PROJECT NO: SS-616-01

DRAWN BY: DM

CHECKED BY: SC

09/27/16	CITY COMMENTS	CU
06/20/16	CITY COMMENTS	CU
10/02/15	CITY COMMENTS	BC
07/20/15	CITY COMMENTS	JR
11/17/14	CITY COMMENTS	JR
06/13/14	90% ZONING	DM
REV	DATE	DESCRIPTION

827633
SD903 TOMMY DR
7849 TOMMY DRIVE,
SAN DIEGO, CA, 92119

SHEET TITLE
GENERAL NOTES, LEGEND
AND ABBREVIATIONS

SHEET NUMBER
T-2

GENERAL NOTES:

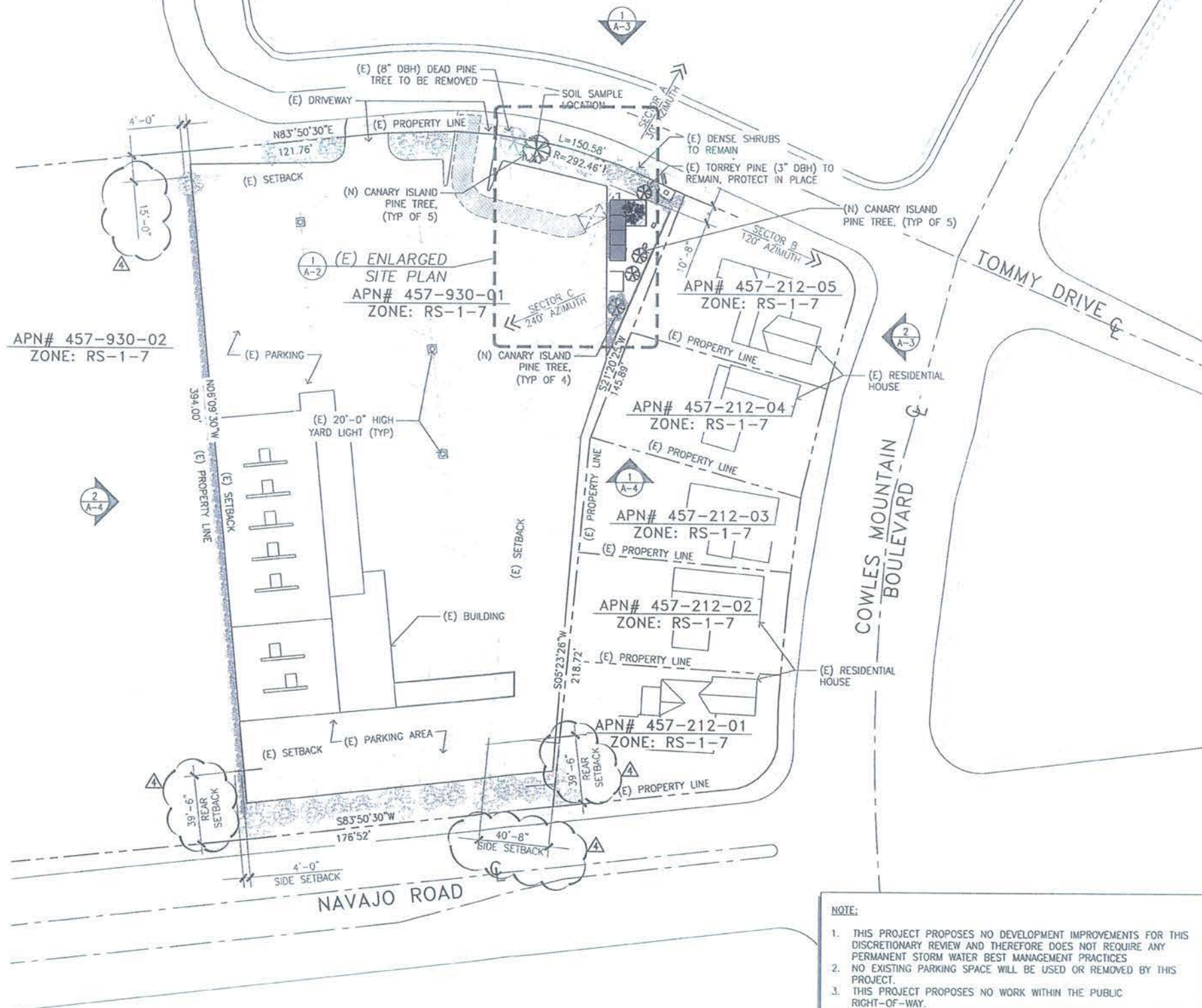
1. THE EXISTING FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE.
2. THE EXISTING FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED).
3. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY T-MOBILE TECHNICIANS.
4. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL.
5. OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT NEW.
6. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATION.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTION REQUIRED FOR CONSTRUCTION.
9. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
10. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND DRAWINGS PROVIDED BY THE SITE OWNER. SUBCONTRACTOR SHALL NOTIFY T-MOBILE OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.

SITE WORK GENERAL NOTES:

1. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
2. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
4. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
5. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
6. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
7. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING, OWNER AND/OR LOCAL UTILITIES.
8. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
9. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
10. ADD ELECTRICAL CONNECTIONS IN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED UNDERGROUND TO THE NEAREST UTILITY POLE.
11. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPARTMENT - ADMINISTRATIVE SERVICES.
12. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGED OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK.
13. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
14. NO RUNOFF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
15. ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST POLE.
16. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DISCLAIMER NOTE:

CALTROP HAS GENERATED A SITE PLAN WITHOUT USING A TOPOGRAPHIC SURVEY. PROPERTY LINES, POWER/TELCO UTILITY POINT OF CONNECTIONS/ROUTES AND EASEMENT SHOWN ON THIS PLANS ARE ESTIMATED. CALTROP HIGHLY RECOMMENDS GETTING A TOPOGRAPHIC SURVEY FOR THE PROPERTY TO VERIFY THE MEASUREMENTS AND ACCURACY.



NOTE:

1. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES
2. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.



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3	10/02/15	CITY COMMENTS	BC
4	07/20/15	CITY COMMENTS	JR
5	11/17/14	CITY COMMENTS	JR
6	06/13/14	90% ZONING	DM

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827633
SD903 TOMMY DR
7849 TOMMY DRIVE,
SAN DIEGO, CA, 92119

SHEET TITLE
OVERALL SITE PLAN

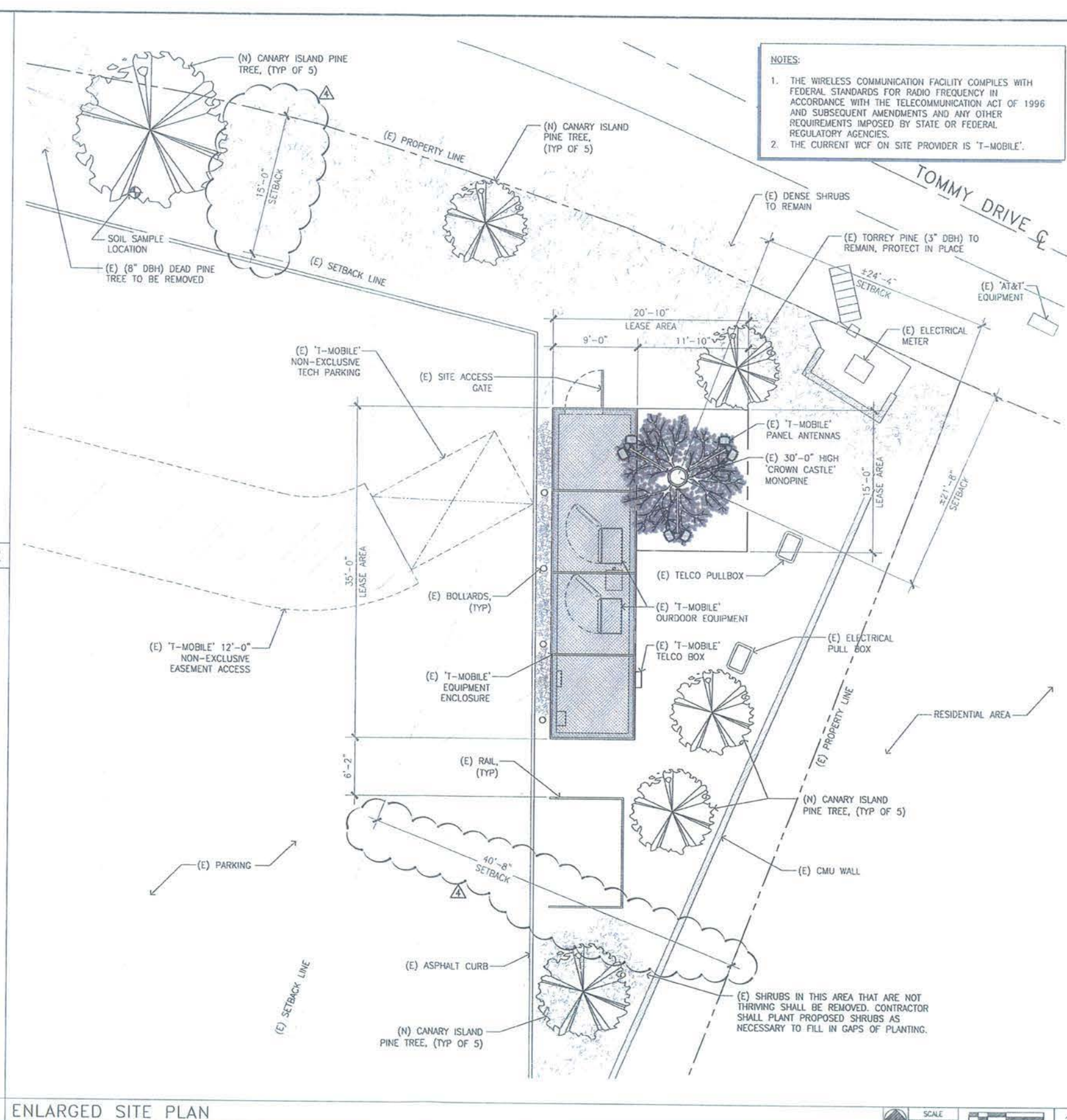
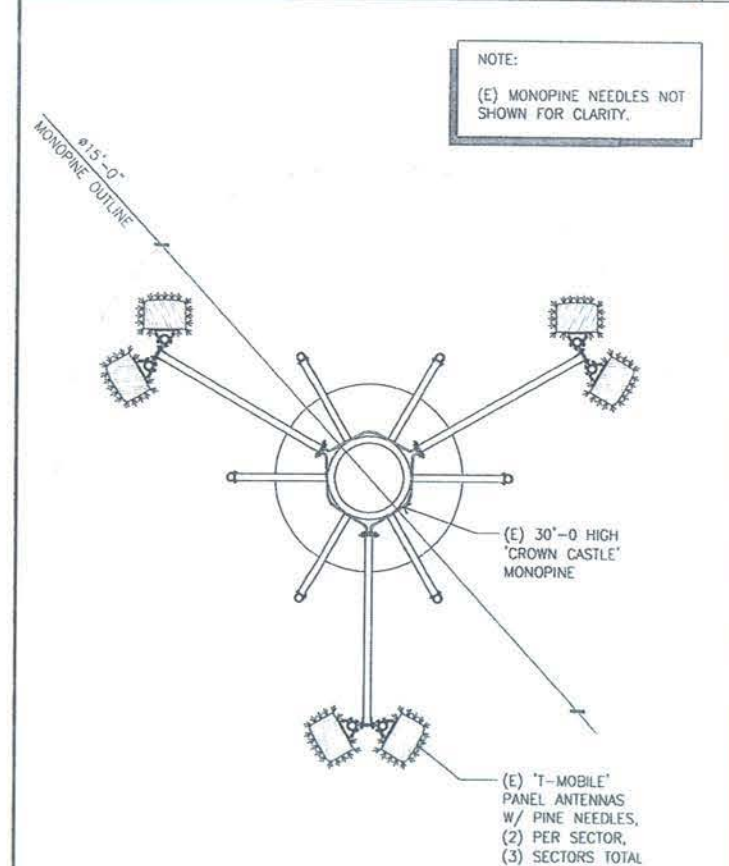
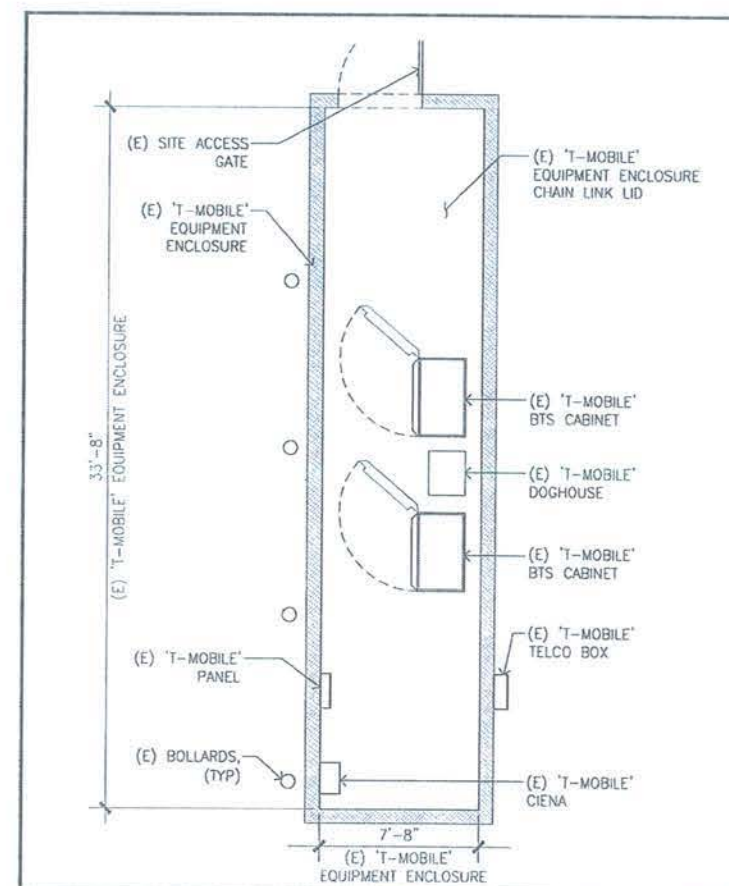
SHEET NUMBER
A-1

GENERAL NOTES

2 OVERALL SITE PLAN

SCALE
1/16"=1'-0"
0 4' 8' 16' 32'

1



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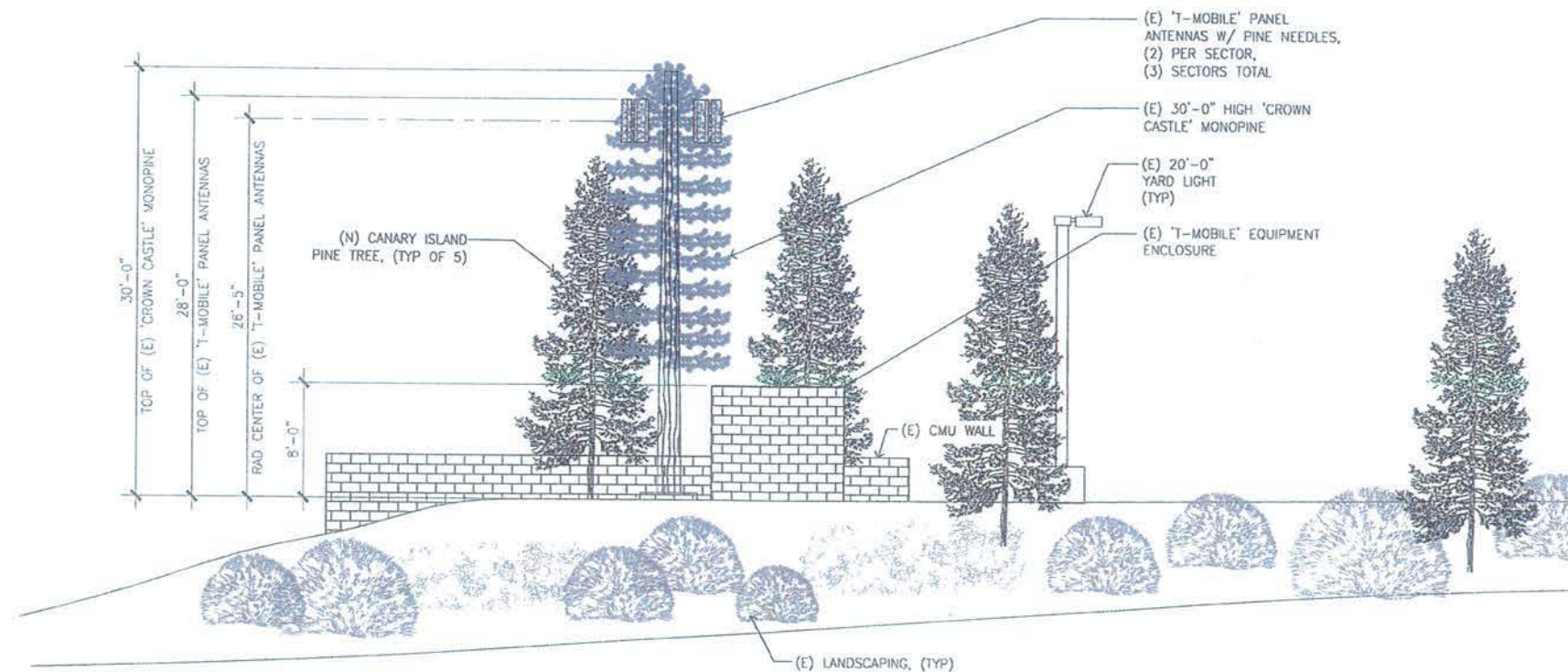
827633
SD903 TOMMY DR
7849 TOMMY DRIVE,
SAN DIEGO, CA, 92119

SHEET TITLE
ENLARGED SITE PLAN,
EXISTING EQUIPMENT &
ANTENNA PLAN

SHEET NUMBER
A-2

NOTES:

1. (E) MONOPINE BRANCHES TO BE REMOVED, REPLACED AND EXTENDED 2' MIN. BEYOND ANTENNAS.
2. (E) PANEL ANTENNAS SHALL BE COVERED WITH PINE NEEDLE SOCKS TO MATCH MONOPINE BRANCHES.
3. (E) MONOPINE MANUFACTURER: SABRE COMMUNICATIONS.
4. (N) MONOPINE RETROFIT COMPANY: CELL TREES

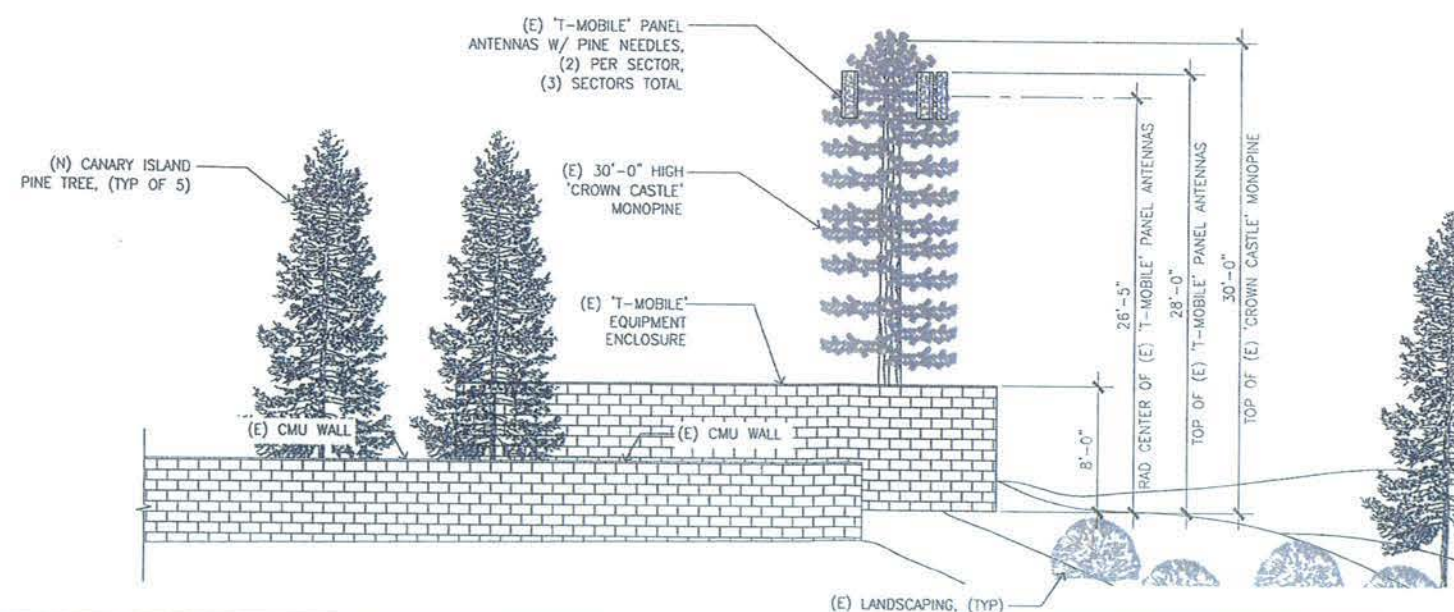


EXISTING NORTH ELEVATION

SCALE
3/16"=1'-0"

NOTES:

1. (E) MONOPINE BRANCHES TO BE REMOVED, REPLACED AND EXTENDED 2' MIN. BEYOND ANTENNAS.
2. (E) PANEL ANTENNAS SHALL BE COVERED WITH PINE NEEDLE SOCKS TO MATCH MONOPINE BRANCHES.



EXISTING EAST ELEVATION

SCALE
3/16"=1'-0"

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6	06/13/14	90% ZONING	DM

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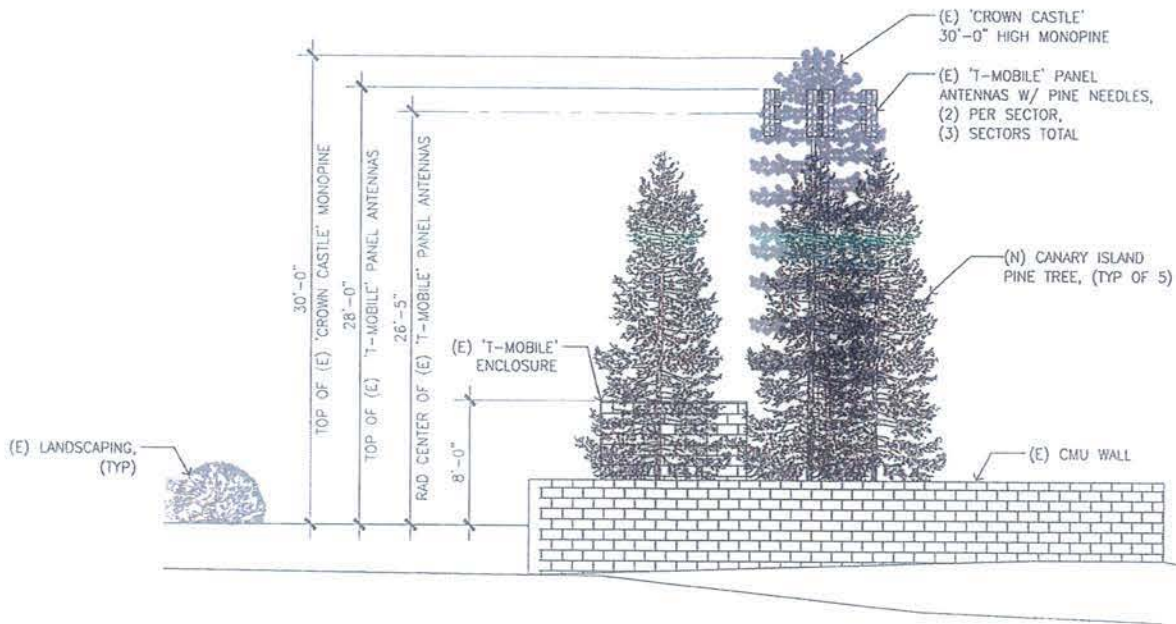
827633
SD903 TOMMY DR
7849 TOMMY DRIVE,
SAN DIEGO, CA, 92119

SHEET TITLE
EXISTING NORTH
& EAST ELEVATION

SHEET NUMBER
A-3

NOTES:

- 1. (E) MONOPINE BRANCHES TO BE REMOVED, REPLACED AND EXTENDED 2' MIN. BEYOND ANTENNAS.
- 2. (E) PANEL ANTENNAS SHALL BE COVERED WITH PINE NEEDLE SOCKS TO MATCH MONOPINE BRANCHES.
- 3. (E) MONOPINE MANUFACTURER: SABRE COMMUNICATIONS
- 4. (N) MONOPINE RETROFIT COMPANY: CELL TREES

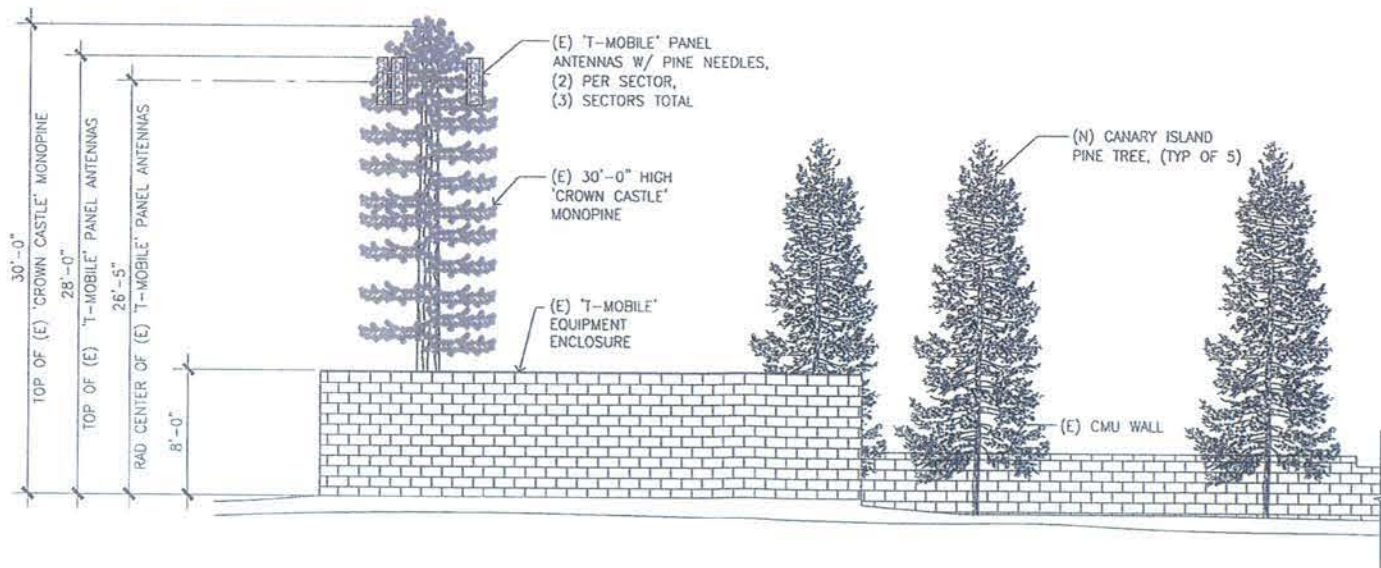


EXISTING SOUTH ELEVATION

SCALE
3/16"=1'-0"

NOTES:

- 1. (E) MONOPINE BRANCHES TO BE REMOVED, REPLACED AND EXTENDED 2' MIN. BEYOND ANTENNAS.
- 2. (E) PANEL ANTENNAS SHALL BE COVERED WITH PINE NEEDLE SOCKS TO MATCH MONOPINE BRANCHES.



EXISTING WEST ELEVATION

SCALE
3/16"=1'-0"

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PROJECT NO:	SS-616-01
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REV	DATE	DESCRIPTION	BY
1	09/27/18	CITY COMMENTS	DJ
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3	10/02/15	CITY COMMENTS	BC
4	07/20/15	CITY COMMENTS	JR
5	11/17/14	CITY COMMENTS	JR
6	06/13/14	90% ZONING	DM

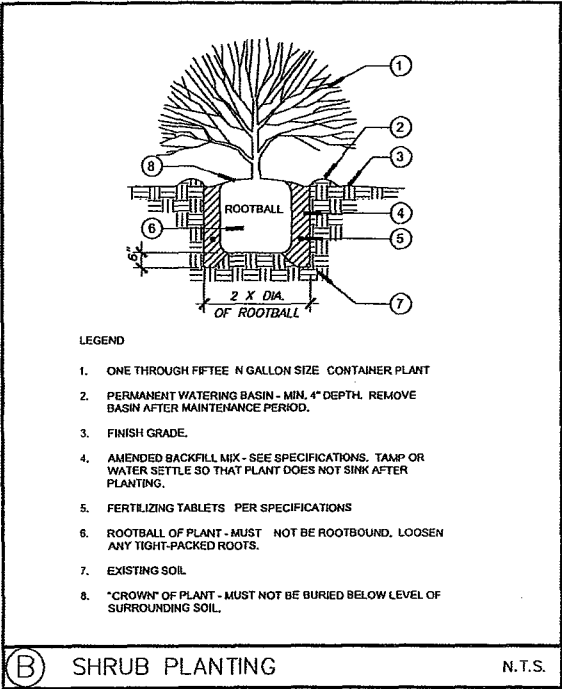
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SD903 TOMMY DR
7849 TOMMY DRIVE,
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SHEET TITLE
EXISTING SOUTH
& WEST ELEVATION

SHEET NUMBER
A-4





PLANTING NOTES

- REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.
- NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
- REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
- LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.
- LOCATION OF ALL CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
- OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL, BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.
- AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED BY DESIGNATION. HAVE SOIL SAMPLES TAKEN BY SOIL AND PLANT LAB, (714) 558-8333, FOR SOIL FERTILITY, AGRICULTURAL SUSTAINABILITY TEST AND SOIL PREPARATION RECOMMENDATIONS. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACKFILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM THE OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- KILL AND REMOVE ALL EXISTING WEEDS FROM SITE AREAS PER SPECIFICATIONS.
- ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.
- LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHFUL APPEARANCE OR NON-COMFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
- ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.
- DURING THE LENGTH OF THE GUARANTEE PERIOD, BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.
- MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF) HAVING LESS THAN A 2:1 SLOPE WITH A 2" DEEP LAYER OF "MEDIUM GRAIN MULCH" SUPPLIED BY BLUE RIBBON NURSERY, (714) 653-3666 AT THE CONCLUSION OF PLANTING OPERATIONS (OR APPROVED EQUAL). PROVIDE SAMPLES PER SPEC.
- LANDSCAPE MAINTENANCE PERIOD IS TO BE NO LESS THAN 90 DAYS.

PLANT LEGEND

SYMBOL BOTANICAL / COMMON NAME SIZE QUANT. SEE DETAIL

PROPOSED TREES



NOTES:

- CONTRACTOR TO SUBMIT SOIL PREPARATION AND BACKFILL SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL AT LEAST FOURTEEN (14) DAYS PRIOR TO INSTALLATION OF SOIL PREPARATION OR PLANT MATERIALS.
- SOIL PREPARATION AND BACKFILL AMENDMENTS PER SPECIFICATION AS RECOMMENDED BY AGRONOMIC SOIL TEST REPORT.
- PROVIDE LINEAR ROOT BARRIERS TO ALL TREES WITHIN 5'-0" OF HARDSCAPE.
- APPLY 2" DEEP LAYER OF APPROVED MULCH TO AREA SURROUNDING NEWLY PLANTED TREES PER SPECIFICATIONS.

SYMBOL DESCRIPTION

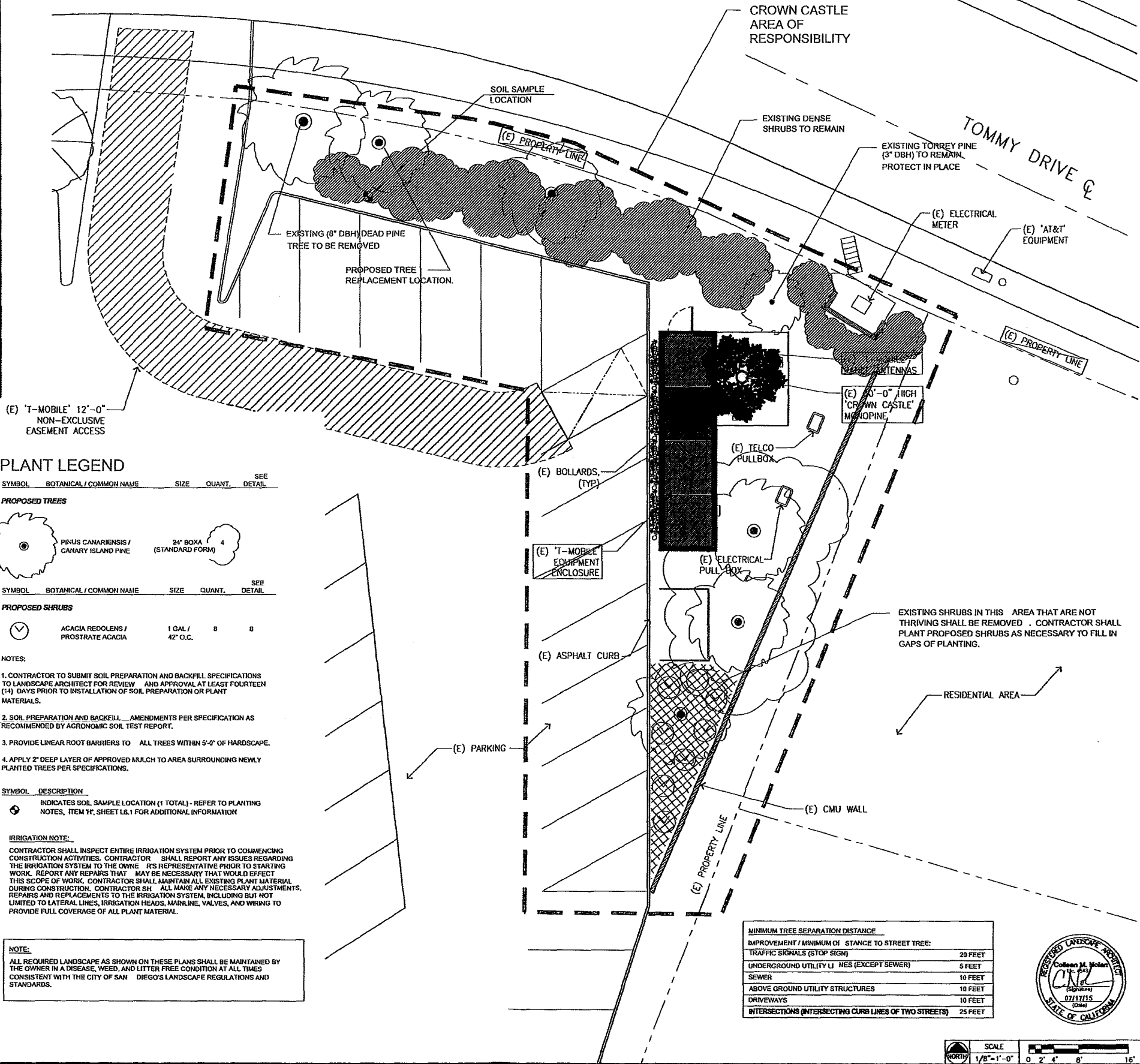
INDICATES SOIL SAMPLE LOCATION (1 TOTAL) - REFER TO PLANTING NOTES, ITEM 1F, SHEET L&S.1 FOR ADDITIONAL INFORMATION

IRRIGATION NOTE:

CONTRACTOR SHALL INSPECT ENTIRE IRRIGATION SYSTEM PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL REPORT ANY ISSUES REGARDING THE IRRIGATION SYSTEM TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK. REPORT ANY REPAIRS THAT MAY BE NECESSARY THAT WOULD EFFECT THIS SCOPE OF WORK. CONTRACTOR SHALL MAINTAIN ALL EXISTING PLANT MATERIAL DURING CONSTRUCTION. CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS, REPAIRS AND REPLACEMENTS TO THE IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO LATERAL LINES, IRRIGATION HEADS, MAINLINE, VALVES, AND WIRING TO PROVIDE FULL COVERAGE OF ALL PLANT MATERIAL.

NOTE:

ALL REQUIRED LANDSCAPE AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE OWNER IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATIONS AND STANDARDS.



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827633
SD903 TOMMY DR
7849 TOMMY DRIVE,
SAN DIEGO, CA, 92119

SHEET TITLE
LANDSCAPE PLANTING PLAN

SHEET NUMBER
L-1

SECTION 02850
LANDSCAPE PLANTING

Part 1 - GENERAL

1.01 WORK INCLUDED

- A. Soil Preparation.
- B. Planting.
- C. Staking.
- D. Sodding.
- E. Clean up.

1.02 RELATED WORK

- A. Section 02811 - Landscape Irrigation System.

1.03 QUALITY ASSURANCE

- A. Source Quality:
 - 1. Submit documentation at least 60 days prior to planting that all plant materials are available. Materials are subject to inspection after confirmation of delivery.
 - 2. Materials are subject to inspection at place of growth and upon delivery, for conformity to specifications. Inspection, approval and rejection can also take place at other times during progress of work.
 - 3. Request, in writing, inspection of plant materials at place of growth. Identify place of growth and quantity of plants to be inspected.
 - 4. As described in the planting notes for tree tagging, the Architect may opt to either visit the tree nursery or review photographs submitted by the Contractor. In either case visit the nursery and select trees conforming to specifications prior to review by the Architect.

1.04 SUBMITTALS

- A. Prior to installation, submit for review and approval specifications and product information on items being used on project. Submit bound with list of items as cover sheet. Conform to Section 01300.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trade mark, and conformance to State law.
- B. Provide copies of receipts for all amendments specified in these specifications or in the Site Report.
- C. Deliver plants with legible identification labels. Label trees, evergreens, bundles of containers of life shrubs and groundcover plants. State correct plant name and size indicated on plant list. Use durable waterproof labels with water-resistant ink which will remain legible for at least 60 days.
- D. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
- E. Notify Architect 7 days in advance of delivery of plant materials and submit itemization of plants in each delivery.
- F. Store plants in shade and protect from weather.
- G. Maintain and protect plant material in a healthy, vigorous condition.
- H. Exercise care in handling, loading, unloading and storing of plant materials. Replace damaged materials.

1.06 JOB CONDITIONS

- A. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.
- B. Coordinate this work of this section with installation of underground irrigation system, utilities, piping and watering heads.

1.07 SAMPLES AND TESTS

- A. Architect reserves the right to take and analyze samples of materials for conformity to specifications. Provide samples for testing upon request. Remove rejected materials from site immediately upon rejection at no additional cost. Testing costs will be paid for by Owner if materials prove to be in compliance with specifications.
- B. Prior to amending soils, contractor shall have soil tested for agricultural suitability as described in planting notes.
- C. Provide 1 cubic foot sample of medium grain topping mulch to Architect for review and approval.

1.08 GUARANTEE

- A. Guarantee materials against poor, inadequate, diseased and inferior materials and workmanship for one year after 90 day maintenance agreement expiration.

Part 2 - PRODUCTS

2.01 MATERIALS

- A. The following organic, soil amendments and fertilizer are to be used for all purposes only. Specific amendments and fertilizer will be selected and specified after rough grading operations are complete and Contractor has had soil samples tested.
- B. Provide standard, approved and first-grade quality materials, in prime condition when installed and accepted. Deliver commercially processed and packaged material in manufacturer's unopened containers bearing the manufacturer's guaranteed analysis. Supply a sample of all supplied materials accompanied by analytical data from an approved laboratory source illustrating compliance, or bearing the manufacturer's guaranteed analysis.
- C. Organic Amendment:
 - 1. Nitrogen Stabilized: 0.56 to 0.84 percent N based on dry weight for wood residual or rice hulls.
 - 2. Particle Size: 95 to 100 percent passing 0.35 mm standard sieve; 80 to 100 percent passing 2.33 mm standard sieve.
 - 3. Salinity: Ensure that saturation extract conductivity does not exceed 3.5 millimhos per centimeter at 25 degrees C, as determined by saturation extract methods.
 - 4. Iron Content: Minimum 0.06 percent (0.06 g/l) as iron on dry weight basis.
 - 5. Ash: 0 to 6 percent dry weight.
- D. Soil Amendment:
 - 1. Soil Sulfur: Agricultural grade sulfur containing minimum of 98 percent sulfur expressed as elemental.
 - 2. Iron Sulfate: 20 percent iron expressed as anhydrous iron, derived from ferrous and ferrous sulfate, 10 percent sulfur expressed as elemental.
 - 3. Calcium Carbonate: 95 percent lime as derived from oyster shells.
 - 4. Gypsum: Agricultural grade product containing 98 percent minimum calcium sulfate.
- E. Fertilizer:
 - 1. Planting Fertilizer: pelleted or granular form consisting of the following percent by weight and mixed by commercial fertilizer supplier: 6-nitrogen, 20-phosphoric acid, 20-potash.
 - 2. Planting Tablets: Provide slow-release type with potential acidity of not more than 5 percent by weight containing the following percent by weight of nutrients: 16-nitrogen, 10-phosphoric acid, 6-potash, 2.6-combined calcium, 1.6-combined sulfur, 0.35-iron elemental from ferrous sulfate. Provide in 21 gram tablets manufactured by AgriForm, or other approved.
 - 3. Hydroseeded Fertilizer: provide ammonium phosphate which consists of the following percent by weight and mixed by a commercial fertilizer supplier: 16-nitrogen, 20-phosphoric acid, 0-potash.
 - 4. Pre-Sod Fertilizer: Provide type consisting of the following percent by weight and mixed by a commercial fertilizer supplier: 16-hydrogen, 20-phosphoric acid, 0-potash.

- 5. Sulfate of potash: 0-0-50.
- 6. Stage super-phosphate: Commercial product containing 18 to 20 percent available phosphorus (P₂O₅), with a minimum 95 percent passing the 2.0 mm sieve. Do not allow urea formaldehyde: 38-0-0.
- 7. Urea formaldehyde: 38-0-0.
- 8. Hydroseeded fertilizer: provide ammonium phosphate which consists of the following percent by weight and mixed by a commercial fertilizer supplier: 16-nitrogen, 20-phosphoric acid, 0-potash.

- F. Import or Amended Top Soil: Ensure silt plus clay content of top soil does not exceed 20 percent by weight, with a minimum 95 percent passing the 2.0 mm sieve. Do not allow the sodium absorption ratio (SAR) to exceed 6. The electrical conductivity (ECe) of the saturation extract cannot exceed 3.0 millimhos per centimeter at 25 degrees C. Ensure boric content is less than 1 part per million as measured on the saturation extract. To ensure compliance with these requirements, submit samples of soil for analysis prior to, and following, landfilling.

- G. Plant Materials:
 - 1. Provide plant materials in accordance with State Department of Agriculture's regulation for nursery inspections, rules and ratings. Provide plants with a normal habit of growth, sound, healthy, vigorous and free from insect infestations, plant diseases, sunscalds, and other deformations. Ensure tree limbs are sturdy and have well hardened systems and vigorous and fibrous root systems which are not root or pot-bound. In the event of disagreement as to condition of root system, the root conditions of the finished plants in containers will be determined by removal of earth from the roots of not less than two plants, or more than 2 percent of the total number of plants of each species or variety. Where container grown plants are from several sources, roots of not less than two plants of each species or variety from each source will be inspected. In the event that the sample plants inspected are found to be defective, the entire lot or lots of plants represented by the defective sample may be rejected. Plants rendered unsuitable for planting due to this inspection will be considered samples and will be provided at no cost to the Owner.
 - 2. Size of plants will correspond with that normally expected for species and variety of commercially available nursery stock or as specified on drawings. The minimum acceptable size of plants measured before pruning with the branches in normal position, must conform with the measurements specified in plant list.
 - 3. If approved by the Owner, larger sized plants may be used, but without additional cost. If larger plants are approved for use, the ball of earth or spread of roots for each plant will be increased proportionately.
 - 4. Plants not meeting requirements of these specifications are considered to be defective whether in place or not. They must be immediately removed and replaced with new acceptable and approved plants of the required size, species and variety at no additional cost to the Owner.
 - 5. Pruning: Do not prune, trim, top or alter the shape of trees or plants except as approved.
 - 6. Provide plant material true to botanical and common name and variety as specified in Amended Checklist of Woody Ornamental Plants in California, Oregon and Washington, published by University of California School of Agriculture (latest edition).
 - 7. Nursery Grown and Collected Stock: Grow under climatic conditions similar to those in locality of project; container-grown stock in vigorous, healthy condition, not root-bound or with root system hardened off. Use only those stock plant material which is well established in removable containers or formed homogeneous soil sections.
 - 8. Soil: Provide medium grain bark, consisting of organic, fibrous, woody bark residue of varied particle size such that 90 to 100 percent passes 1 inch sieve, 80 to 100 percent passes 1/2 inch sieve, and 20 to 60 percent passes 1/4 inch sieve, or approved equal. Mulch shall be free of contaminants and weed seed and shall have a pleasant musty or nutty soil-like odor. Mulch shall be free of any pre-existing materials which are deemed unacceptable. Reprobed construction materials will not be permitted.
 - 9. Seed: Label seed and provide in sealed containers with signed copies from vendor certifying that container is fully labeled in compliance with State Agricultural Code and is in compliance with minimum requirements of these specifications. Wet, moldy or damaged seed will not be permitted. Provide seed mix per plan.

- H. Hydroseeded Fiber Mulch: Provide Hydro-mulch as manufactured by Cornwell, or other approved equal, composed of wood cellulose fiber and containing no germination or growth inhibiting factors. Ensure a consistent texture which disperses evenly and remains suspended in agitated water. Provide with a minimum grain size and the following percentage: moisture content 5 plus or minus 0.5; 3-o.d. basis; organic matter 98.2 plus or minus 0.8; ash content 0.8 plus or minus 0.2; pH 4.5 plus or minus 0.5; water holding capacity (grams of H₂O per 100grams of mulch) 1150 minimum.
- I. Hydroseeded Additive (Binder): Provide Ecology Control M-Binder organic seeding additive.
- J. Graying and Staking Materials:
 - 1. Wood Tree Stakes: lodge pole pine, full treated with Copper-nephthate Wood Preservative in strict accordance with FS IT-W-572 Type I, Composition B, 2 inch minimum nominal size diameter by 10 foot long, no split slakes.
 - 2. Tree: Provide rigid tie stock No. CT, also corresponding to tree box size as manufactured by VTI Company or other approved.
- K. Tree Paint: Provide Morrison Tree Seal, Cabot Tree Paint, or other approved.
- L. Water: Provide clean, potable water.
- M. Mulch: Provide medium grain bark, consisting of organic, fibrous, woody bark residue of varied particle size such that 90 to 100 percent passes 1 inch sieve, 80 to 100 percent passes 1/2 inch sieve, and 20 to 60 percent passes 1/4 inch sieve, or approved equal. Mulch shall be free of contaminants and weed seed and shall have a pleasant musty or nutty soil-like odor. Mulch shall be free of any pre-existing materials which are deemed unacceptable. Reprobed construction materials will not be permitted.
- N. Wood Headboards:
 - 1. Provide 2-inch by 4-inch pressure treated Douglas fir or redwood construction grade headboards. Make splices with 1-inch by 4-inch pieces no less than 12 inches long. Place 1-inch by 5-inch by 18-inch stakes at intervals of not more than 5 feet. Cut stakes level and set below top of headboards.
 - 2. On steep lanes and curves, four 1/2-inch by 4-inch laminated boards may be permitted.
 - 3. Nail stakes and splices with galvanized common nails. Nail as required for solid installation.
 - 4. Provide header as shown on drawings, laid true to line and grade, protect in-place against improvements, shrubbery and other properties. Place stakes on ground cover side of header.
- O. Sand: Provide washed silica sand.
- P. Root Barrier: US24-2 by Deep Root Corp., (800)458-7888. Install at all trees within 6' of concrete paving, curbs or mow strips, or on sloped areas. Install barrier with vertical ribs facing toward the tree and with the top edge 7" above finish grade.

- H. Hydroseeded Fiber Mulch: Provide Hydro-mulch as manufactured by Cornwell, or other approved equal, composed of wood cellulose fiber and containing no germination or growth inhibiting factors. Ensure a consistent texture which disperses evenly and remains suspended in agitated water. Provide with a minimum grain size and the following percentage: moisture content 5 plus or minus 0.5; 3-o.d. basis; organic matter 98.2 plus or minus 0.8; ash content 0.8 plus or minus 0.2; pH 4.5 plus or minus 0.5; water holding capacity (grams of H₂O per 100grams of mulch) 1150 minimum.

- I. Hydroseeded Additive (Binder): Provide Ecology Control M-Binder organic seeding additive.

- J. Graying and Staking Materials:
 - 1. Wood Tree Stakes: lodge pole pine, full treated with Copper-nephthate Wood Preservative in strict accordance with FS IT-W-572 Type I, Composition B, 2 inch minimum nominal size diameter by 10 foot long, no split slakes.
 - 2. Tree: Provide rigid tie stock No. CT, also corresponding to tree box size as manufactured by VTI Company or other approved.

- K. Tree Paint: Provide Morrison Tree Seal, Cabot Tree Paint, or other approved.

- L. Water: Provide clean, potable water.

- M. Mulch: Provide medium grain bark, consisting of organic, fibrous, woody bark residue of varied particle size such that 90 to 100 percent passes 1 inch sieve, 80 to 100 percent passes 1/2 inch sieve, and 20 to 60 percent passes 1/4 inch sieve, or approved equal. Mulch shall be free of contaminants and weed seed and shall have a pleasant musty or nutty soil-like odor. Mulch shall be free of any pre-existing materials which are deemed unacceptable. Reprobed construction materials will not be permitted.

- N. Wood Headboards:
 - 1. Provide 2-inch by 4-inch pressure treated Douglas fir or redwood construction grade headboards. Make splices with 1-inch by 4-inch pieces no less than 12 inches long. Place 1-inch by 5-inch by 18-inch stakes at intervals of not more than 5 feet. Cut stakes level and set below top of headboards.
 - 2. On steep lanes and curves, four 1/2-inch by 4-inch laminated boards may be permitted.
 - 3. Nail stakes and splices with galvanized common nails. Nail as required for solid installation.
 - 4. Provide header as shown on drawings, laid true to line and grade, protect in-place against improvements, shrubbery and other properties. Place stakes on ground cover side of header.

- O. Sand: Provide washed silica sand.
- P. Root Barrier: US24-2 by Deep Root Corp., (800)458-7888. Install at all trees within 6' of concrete paving, curbs or mow strips, or on sloped areas. Install barrier with vertical ribs facing toward the tree and with the top edge 7" above finish grade.

Part 3 - EXECUTION

3.01 INSPECTION

- A. Obtain certification that final grades to 1/10 foot have been established prior to commencing landscaping operations. Provide for inclusion of all amendments, settings, etc. Be responsible for shaping all planting areas as indicated on drawings or as required.
- B. Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning.
- C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

3.02 PREPARATION

- A. Soil Preparation:
 - 1. After proper finished grades have been verified or established, cross-up all planting areas to a depth of 12" condition and fertilize soil in accordance with recommendations of soil testing laboratory and as approved by Owner. The following is for all purposes only:
 - Uniformly spread and cultivate amendments thoroughly by means of mechanical tillage into top 6 inches of soil.
 - Application rates per 1,000 square feet:
 - Nitrogen stabilized organic amendment 4 cubic yards
 - 16-16-16 Commercial Fertilizer 15 lbs.
 - Agricultural gypsum 100 lbs.
 - Soil sulfur 20 lbs.

- 2. At time of planting, ensure that top 2 inches of all areas to be planted or seeded are free of stones, stumps, and other deleterious matter 1 inch in diameter or larger, and free from wire, plaster, concrete, wood, and similar materials which would cause hindrance to planting or maintenance.
- B. Final Grading: Make minor modifications to grade as may be necessary to establish required final grade. Ensure that final grade provides proper drainage of the site and surface drainage is away from building. Final grades are to be 1 inch below adjacent paved areas, sidewalks, valve boxes, basements, clean outs, drains, manholes, etc., or as shown on drawings or required by City. Eliminate erosion scars prior to commencing maintenance period.

3.03 PLANTING INSTALLATION

A. General:

- 1. Perform actual planting only during those periods when weather and soil conditions are suitable and in accordance with locally accepted practice, as approved.
- 2. Distribute in planting areas only as many plants as can be planted and watered that same day.
- 3. Ensure that containers which are opened and plants removed are handled with care such that ball of earth surrounding roots is not broken and that plants are planted and watered immediately. Do not open containers prior to planting plants in planting areas.
- 4. The irrigation system shall be operational and approved prior to planting.

B. Pre-Plant Weed Control:

- 1. Use a non-selective systemic contact herbicide as recommended and applied by an approved licensed landscape pest control advisor and applicator. Leave sprayed plants intact for at least 15 days.
- 2. Clear and remove these existing weeds by mowing or grubbing off all plant parts at least 2 inches below surface of soil over entire areas to be planted.
- 3. After irrigation system is operational, apply water for 10 days as needed to achieve weed germination. Apply contact herbicides and walk as needed before planting. Repeat as required.
- 4. Maintain weed free site until acceptance by Owner.

C. Lay-Out: Mark locations for plants and outlines of areas to be planted before any plant

- are dug. Obtain City approval. If underground construction or utility lines are located in the excavation of planting areas, other locations for planting may be selected by Owner. Accomplish layout with flagged grade stakes indicating plant names and specified container size on each stake. Confirm location and depth of underground utilities and obstructions.

D. Planting of Trees and Shrubs:

- 1. Strip and stock approved excavation for planting which is encountered within areas for trenches, tree holes, plant pits and planting beds.
- 2. Remove from site excess soil generated from planting holes and not used for backfilling.
- 3. Protect areas from excessive compaction when trucking plants or other materials to planting areas.
- 4. Provide excavated holes with vertical sides with roughened surfaces and of a size before the diameter and 1-1/2 times the depth of the root ball for all trees and shrubs.
- 5. Cut ends on two sides with acceptable can cutter only. Do not injure root ball. Superficially loosen edge roots on three sides after removing from can.
- 6. Remove bottom of plant boxes before planting. Remove sides without damage to root ball after positioning plant and partially backfilling.
- 7. Center plant in pit or trench.
- 8. Face plants with fullest growth into prevailing wind.
- 9. Set plant plumb and hold rigidly in position until soil has been firmed around ball of roots.
- 10. Backfill container plants with:
 - 8 parts by volume on-site soil
 - 4 parts by volume organic amendment
 - 1 pound 5-20-20 fertilizer mixture, yd. of mix
 - 2 pounds from sulfate per cubic yard of mix.Note: The above is for all purposes only. Specific backfill recommendations are made as a result of the soil testing described on the planting plan.
- 11. Raise all plants which settle deeper than the surrounding grade. After plant has been placed, add sufficient backfill to hole to cover approximately 1/2 of root ball. Add water to the top and thoroughly saturate root ball and adjacent soil. After water has completely drained, place planting tablets:
 - 1 tablet per 1-gallon container
 - 2 tablets per 5-gallon container
 - 3 tablets per 15-gallon container
 - 4 tablets per 24 inch box
 - 5 tablets per 36 inch box
 - 6 tablets per 36 inch box
 - 7 tablets per 42 inch box
 - 8 tablets per 48 inch and larger boxesSet planting tablets with each plant on top of root ball while plants are still in their containers so the required number of tablets can be verified.
- 12. Backfill remainder of hole and tamp firm. Construct an earthen basin around each plant after backfilling. Provide basin of depth sufficient to hold at least 2 inches of water. Construct basins with amended backfill. Remove basin in all turf areas after initial watering.
- 13. Limit pruning to minimum necessary. Remove injured limbs and branches. Pruning may not be done prior to delivery of plants. Plant cuts over 3/4 inch in diameter with tree paint.
- 14. Stake trees immediately after planting, install stakes plumb.
- 15. Do not bring any sulfate into contact with concrete surfaces due to potential staining. Contractor is responsible for cleaning or replacing stained surfaces.

E. Planting Groundcover:

- 1. Ensure that groundcover remains in the flats until transplanting. Flats' soil must contain sufficient moisture so it will not fall apart when lifting plants.
- 2. Plant groundcovers in straight rows evenly spaced unless shown otherwise, and at intervals required by drawings. Use triangular spacing unless otherwise noted on drawings.
- 3. Plant each rooted plant with its proportionate amount of flat soil. Immediately sprinkle after planting until entire area is soaked to full depth of each hole. Protect plants from damage and trampling.

F. Hydroseeding:

- 1. Install large trees and shrubs (5 gallon and larger) if they occur in hydroseeded areas.
- 2. Install trees and shrubs (1 gallon) and groundcovers from flats if they occur in hydroseeded areas.
- 3. Provide seed mixes as shown on plan.
- 4. Apply hydro-seed by an approved hydro-mulch company.
- 5. Apply in a form of slurry consisting of cellulose fiber, seed, chemical additives, commercial fertilizer and water. When hydraulically sprayed on soil, ensure that hydro-mulch forms a blotter like groundcover impregnated uniformly with seed and fertilizer and allows the absorption of moisture and rainfall to permeate to the underlying soil.
- 6. Prepare the slurry at the site by first adding water to the tank when first engine is at half throttle. When water level has reached height of water shaft, provide full circulation, then add seed, followed by fertilizer, then mulch. Only add the mulch to the mixture after the seed and the tank is at least 1/3 filled with water. By the time the tank is 2/3 to 3/4 full, all mulch shall be in. Commence spraying immediately when tank is full.
- 7. Spray with uniform visible coat by using the green cone as a guide. Apply the slurry in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers to bind on each other until a good coat is achieved and the material is spread at the required rate.
- 8. Remove slurry not used within two hours from the site.
- 9. Fill out the daily worksheets by the nozzle man, with the following information: Seed type and amount, mulch type and amount, number of tanks and amount of water, seeding additive type and amount, area covered and equipment used, capacity and license number.
- 10. Do not allow any slurry to be sprayed into any reservoir basin or drainage ditches and channels which may impede the flow of rain or irrigation water. Clean up any spilled slurry.
- 11. After application of hydro-mulch, wash excess material from previously planted materials and architectural features. Avoid washing or eroding mulch material.
- 12. Ensure that application equipment has built-in agitation system and operating capacity sufficient to agitate, suspend and mix a slurry containing not less than 40 pounds of fiber mulch plus a combined total of 7 pounds fertilizer solids for each 100 gallons of water.
- 13. Slurry distribution lines shall be large enough to prevent clogging and shall be equipped with a set of hydraulic spray nozzles which will provide a continuous non-fluctuating discharge. Capacity requirement is 1,600 gallons, mounted on a traveling unit, either self-propelled or towed by a separate unit which will place slurry tank and nozzle within sufficient proximity of areas to be seeded.

- 14. Hydraulic equipment used for pesticide applications shall consist of a clean 150 gallon capacity fiberglass tank, complete with mechanical agitation. Pump volume shall be 10 gallons per minute, while operating at a pressure of 100 pounds per square inch. Distribution lines shall be large enough to carry the volume of water necessary for even chemical distribution. Spray nozzle must cover a 15-foot swath, with a minimum output of 5 gallons per minute at 80 pounds per square inch.

G. Sod Planting:

- 1. Remove rocks, weeds and debris from areas to be sodded. Work top soil to a depth of 6 inches, and break up all clods.
- 2. Carefully smooth all surfaces to be sodded. Roll area to expose soil depressions or surface irregularities. Re-grade as required.
- 3. Spread turf fertilizer 16-20-0 onto soil evenly at rate of one pound per 100 square feet of lawn area. Roll in lightly. Be sure soil is level and smooth before laying sod. Avoid laying sod on bone dry soil.
- 4. Lay first strip of sod along a straight line using a string in irregular areas. Butt joints tightly, do not overlap edges. On second strip, stagger joints such as in laying masonry. Use a sharp blade to cut sod to fit curves, edges, sprinker heads.
- 5. Do not lay whole lawn before watering. When a conveniently large area has been sodded, water lightly preventing drying. Continue to lay sod, and to water until installation is complete.
- 6. After laying sod, roll lightly to eliminate irregularities and to form good contact between sod and soil. Avoid heavy roller or excessive initial watering which may cause roller marks.
- 7. Water thoroughly the completed lawn surface. Soil should be moistened at least 8 inches deep. Repeat watering at regular intervals to keep sod moist at all times until rooted. After root is established, decrease frequency and increase amount of water per application as necessary.
- 8. Replace all dead or dying sod with equal material.

- I. Mulch Cover: Dress all groundcover, perennial and annual beds with 2" layer of mulch, except 2-1/2 slopes and turf areas.

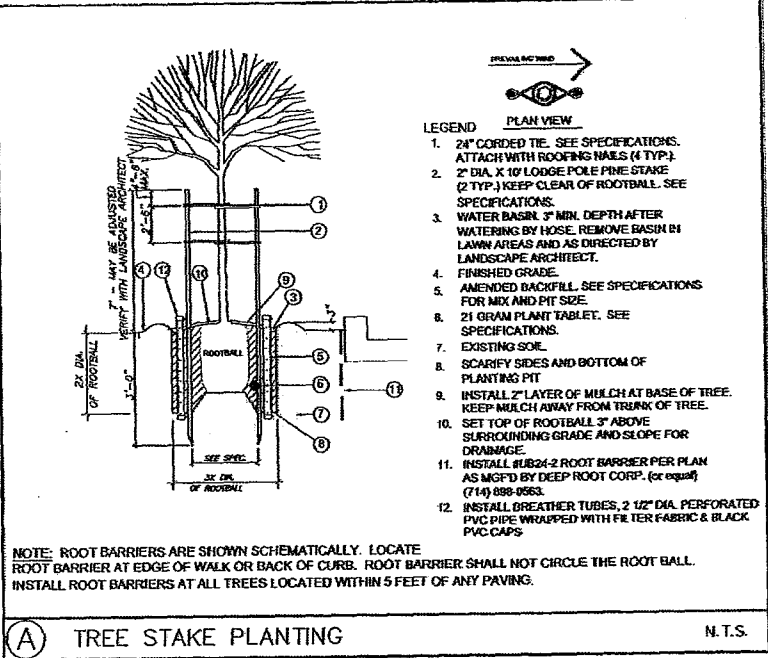
3.04 CLEANUP

- A. After all planting operations are complete, remove all trash, excess soil, empty plant containers, and rubbish from the property. Repair scars, ruts and other marks in the ground and leave ground in a neat and orderly condition.
- B. Leave the site in a broom-clean condition, and wash down all paved areas within the project site. Leave walks in a clean and safe condition.

3.05 OBSERVATION SCHEDULE

- A. Notify Owner in advance for the following inspections, according to the time specified:
 - 1. Pre-Job conference - 7 days.
 - 2. Final grade review - 48 hours.
 - 3. Plant material review - 48 hours.
 - 4. Plant layout review - 48 hours.
 - 5. Soil preparation and planting operations 48 hours.
 - 6. Pre-maintenance - 7 days.
 - 7. Final inspection - 7 days.
- B. No site visits shall commence without all items noted in previous observation reports either completed or remedied unless such compliance has been verified by the Architect.

END OF SECTION



NOTE: ROOT BARRIERS ARE SHOWN SCHEMATICALLY. LOCATE ROOT BARRIER AT EDGE OF WALK OR BACK OF CURB. ROOT BARRIER SHALL NOT CIRCLE THE ROOT BALL. INSTALL ROOT BARRIERS AT ALL TREES LOCATED WITHIN 5 FEET OF ANY PAVING.

(A) TREE STAKE PLANTING

N.T.S.

SCALE
1/16"=1'-0"

827633
SD903 TOMMY DR
7849 TOMMY DRIVE,
SAN DIEGO, CA, 92119

SHEET TITLE
LANDSCAPE PLANTING
DETAIL & SPECS

SHEET NUMBER
L-2

CROWN
CASTLE
222 E Castillo Street, Suite 107
Santa Barbara, California 93101
(877) 486-9377
www.crowncastle.com

CALTRIP
Telecom
2125 E. KATELLA AVE., SUITE 225
ANAHEIM, CA 92806

PROJECT NO: SS-616-01

DRAWN BY: DM

CHECKED BY: SC

REV	DATE	DESCRIPTION	BY
1	09/27/16	QTY COMMENTS	DM
2	06/26/16	QTY COMMENTS	DM
3	10/02/15	QTY COMMENTS	BC
4	07/20/15	QTY COMMENTS	JR
5	11/17/14	QTY COMMENTS	JR
6	06/15/14	BOX ZONING	DM

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.