



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: August 17, 2017 REPORT NO. PC-17-061

HEARING DATE: August 24, 2017

SUBJECT: T-MOBILE BLACK MOUNTAIN. Process Four Decision.

PROJECT NUMBER: [513210](#)

OWNER/APPLICANT: PACIFIC BELL MOBILE SERVICES/T-MOBILE WEST CORPORATION

### SUMMARY

Issue: Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 14565 Black Mountain Road within the Rancho Penasquitos Community Plan?

Staff Recommendations: APPROVE Planned Development Permit (PDP) No. 1978960 and Neighborhood Use Permit (NUP) No. 1978961.

Community Planning Group Recommendation: On April 21, 2017, the Rancho Penasquitos Planning Board (RPPB) voted 10-0-0 to support the T-Mobile Black Mountain project (Attachment 13). As a condition of approval, the RPPB requested placing a shroud around the cables on the pole as well as painting the pole, shroud, and antenna one color. DSD staff and the applicant are amenable to the proposed condition and thus it has been added to the permit (Attachment 12).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 12, 2017, and the opportunity to appeal that determination ended on May 26, 2017 (Attachment 7).

Fiscal Impact Statement: None. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

## BACKGROUND

The project site is located at 14565 Black Mountain Road (Attachment 3) in the Agricultural Residential AR-1-1 zone within the Rancho Penasquitos Community Plan. The existing WCF supports six panel antennas on a 37-foot tall wood pole. The site is surrounded by five additional communication towers on top of Black Mountain. The equipment associated with this WCF includes three ground mounted cabinets enclosed behind a chain link fence immediately adjacent to the WCF pole (Attachment 9).

Cingular Wireless PCS was granted the original Conditional Use Permit (CUP) No. 950-350-110 on May 6, 1997. At the time, the antennas were much smaller due to the inception of the technology. This site was subsequently acquired by T-Mobile West Corporation from Cingular Wireless PCS in 2001. T-Mobile's current application is to bring the site into compliance with the current Land Development Code (LDC) Regulations under Section 141.0420 as part of the project modification.

## DISCUSSION

Project Description: This T-Mobile WCF modification will continue to support six antennas mounted to the existing 37-foot tall wooden pole design. However, this new mounting design brings the antennas much closer to the pole which reduces the antenna offset while concealing all conduits inside a shroud on the pole (Attachment 8). Furthermore, the pole, antenna, shroud, and all associated mounting apparatus will be painted brown to match the surface of the wooden pole. The ground mounted cabinet equipment will have no exterior modifications. To account for the latest technology, T-Mobile is proposing to update the interior of an existing equipment cabinet to include six remote radio units. The entire lease area is approximately 180 square feet.

The project site is surrounded by five communication towers, with the tallest facility belonging to AT&T at 131 feet and the shortest pole belonging to the City of San Diego at 38 feet. In comparison, T-Mobile is the shortest pole at 37 feet. The nearest developed residential land use is over  $\frac{3}{4}$  of a mile away to the west from the project location. This T-Mobile pole is the least visible structure from the nearest residential use as compared to other lattice towers existing on site. Normally, a WCF located in an AR-1-1 zone and set back from certain uses would typically require only a Neighborhood Use Permit, Process 2 decision, pursuant to LDC Section 141.0420(d)(3). However, a Planned Development Permit is also required for the proposed WCF deviations to operate above the AR-1-1 zone height limit of 30 feet, and to be located within the required rear and side yard setbacks. In order to continue using the wooden pole, T-Mobile is also proposing to deviate from LDC Sections 141.0420(g)(1) (smallest and least visually intrusive components) and 141.0420(g)(2) (integration through architecture, landscape and siting solutions). This deviation is required since the antennas are exposed and will not be integrated or camouflaged. As a result, the PDP and the NUP will be consolidated into a Process 4, Planning Commission decision.

Deviations:

<b>Proposing</b> to maintain a 0-foot rear yard setback.	<b>Required</b> to obtain a 25-foot rear yard setback.
<b>Proposing</b> to maintain a 2-foot side yard setback.	<b>Required</b> to obtain a 20-foot side yard setback.
<b>Proposing</b> to maintain a 37-foot tall wooden pole supporting six antennas.	<b>Required</b> to obtain a 30-foot height limit.
<p><b>Proposing</b> to maintain the existing exposed antenna appearance without integration and/or camouflaging techniques.</p> <p>Modifications are proposed to reduce the antenna offset distance by bringing the antennas closer to the pole as reflected below:</p> <ul style="list-style-type: none"> <li>Existing dimension from FACE of wooden pole to widest part of antenna/mounting arm = 7'-8"</li> <li>Proposed dimension from FACE of wooden pole to widest part of antenna/mounting arm 2'-10"</li> </ul>	<p><b>Required</b> to comply with Sections 141.0420(g)(1) and 141.0410(G)(2).</p> <p>141.0420(g)(1) - Wireless communication facilities shall utilize the smallest, least visually intrusive antennas, components and other necessary equipment.</p> <p>141.0420(g)(2) - The applicant shall 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.</p>

**Community Plan Analysis:** The project location has been designated as the Black Mountain Transmission Towers (Attachment 3) with the intended use solely for communication purposes. In order to minimize the negative visual impacts from this site location, the Rancho Penasquitos Community Plan makes the following recommendations:

- All transmission towers should be removed when technology becomes available that would render the structures obsolete.*
- All tower, dishes, and antennas should be painted with a non-reflective, low contrast color.*
- Landscape screening should be required around the site to shield all associated equipment buildings.*
- All future needed transmission facilities should utilize the existing towers as an alternative to building additional towers.*
- The construction of additional towers is discouraged. If additional towers are necessary, they should not exceed the height or bulk of the existing facilities.*
- Long range master plans (five to ten years) should be submitted.*

Consistent with the community plan, T-Mobile will not be adding any additional towers to the location by maintaining the existing 37-foot tall wooden pole. The number of antennas will remain the same as the current amount of antennas. Additionally, the pole will remain at the current height

of 37 feet with the proposed modification to reduce the bulk by bringing the antennas closer and reducing the offset distance. Additionally, consistent with the RPPB's condition, a shroud will be installed to manage the conduits and the entire pole and all attachments will be painted to match. The 37-foot tall WCF is also the shortest facility and screened by other taller lattice towers and communication facilities. No new landscaping is being requested by staff to screen the base of the structure since the equipment cabinets are not visible unless you are standing on the premises.

General Plan: The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflaging and screening techniques to hide or blend facilities into the surrounding area. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. T-Mobile's WCF will be updated to include a reduced antenna offset, cable management plan that conceals all conduits within a shroud and the entire WCF pole will be painted to match the pole. Staff has concluded that the T-Mobile's WCF design is acceptable for this location due to the community designation and since it is the shortest tower and blends in with the much taller and bulkier lattice towers on site. Therefore, staff has determined that the proposed WCF modification has been designed to the extent possible to be integrated and respectful of the neighborhood context considering the site is designated for communication use in the Rancho Penasquitos Community Plan.

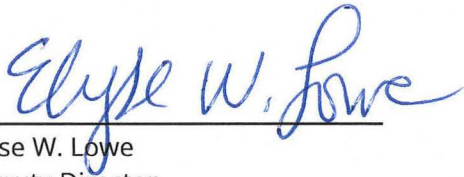
Council Policy 600-43: These guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4). The T-Mobile Black Mountain project is within a Preference 2 location according to Council Policy 600-43. Furthermore, no Preference 1 sites were identified in the site justification analysis (Attachment 12) and the current site is designated for communication facilities within the Rancho Penasquitos community plan.

Conclusion: The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the AR-1-1 zone and the Wireless Communication Facilities Regulations Section 141.0420. Staff supports the Rancho Penasquitos Planning Board's recommendation to approve the T-Mobile WCF modification. The project complies with all applicable zoning requirements with exceptions to the requested height and setback deviations and the WCF design requirements, which require a PDP. The WCF has been determined to be consistent with the General Plan and the Rancho Penasquitos Community Plan. Staff recommends that the Planning Commission approve PDP No. 1978960 and NUP. No. 1978961.

## ALTERNATIVES

1. Approve PDP No. 1978960 and NUP. No. 1978961, with modifications.
2. Deny PDP No. 1978960 and NUP. No. 1978961, if the Planning Commission makes findings based on substantial evidence that the approval is not authorized by state or local zoning law and if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Elyse W. Lowe  
Deputy Director  
Development Services Department

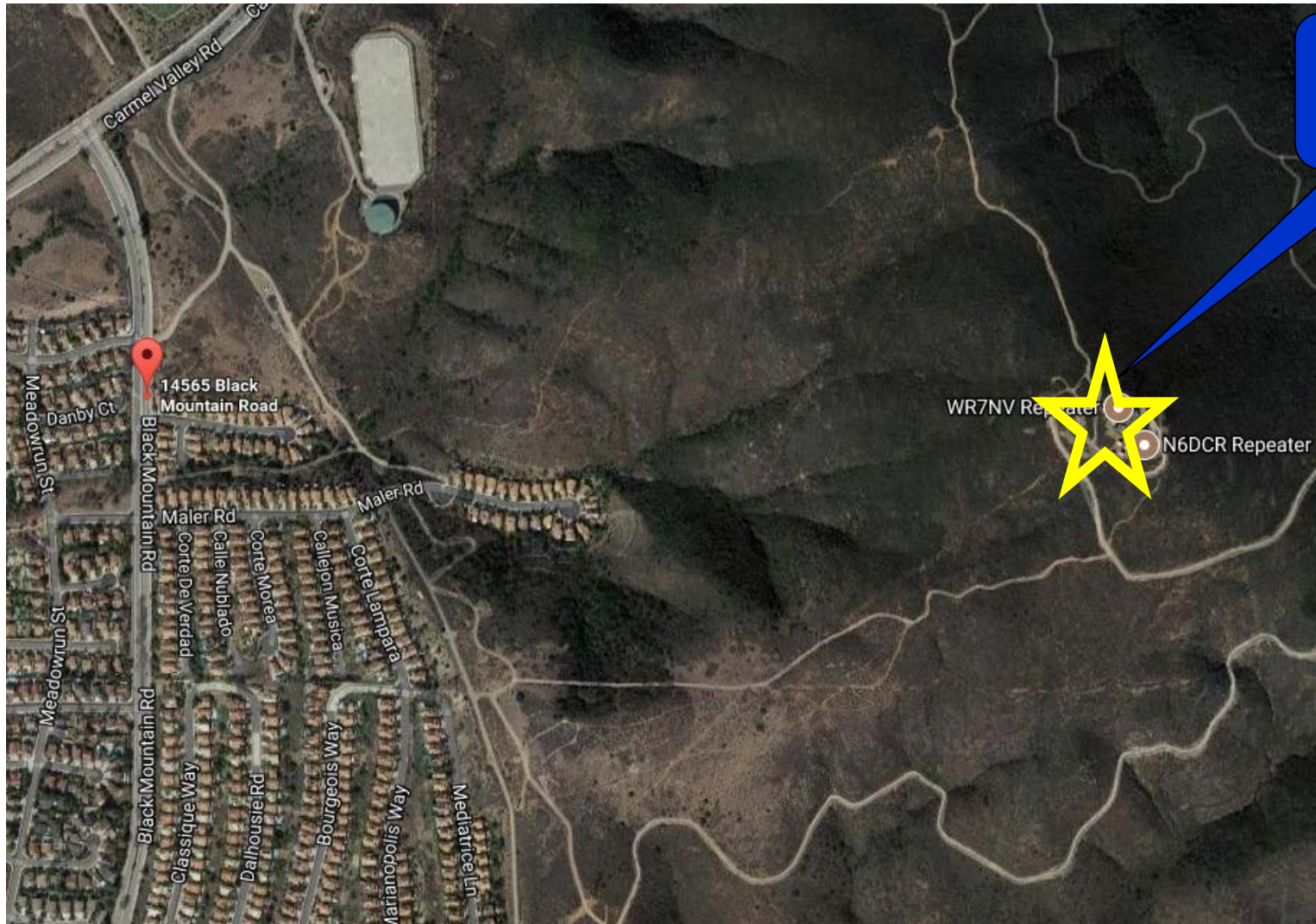


Simon Tse  
Development Project Manager  
Development Services Department

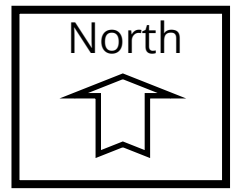
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photosimulations
9. Photo Survey
10. Project Plans
11. Site Justification
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement

## Aerial Photo



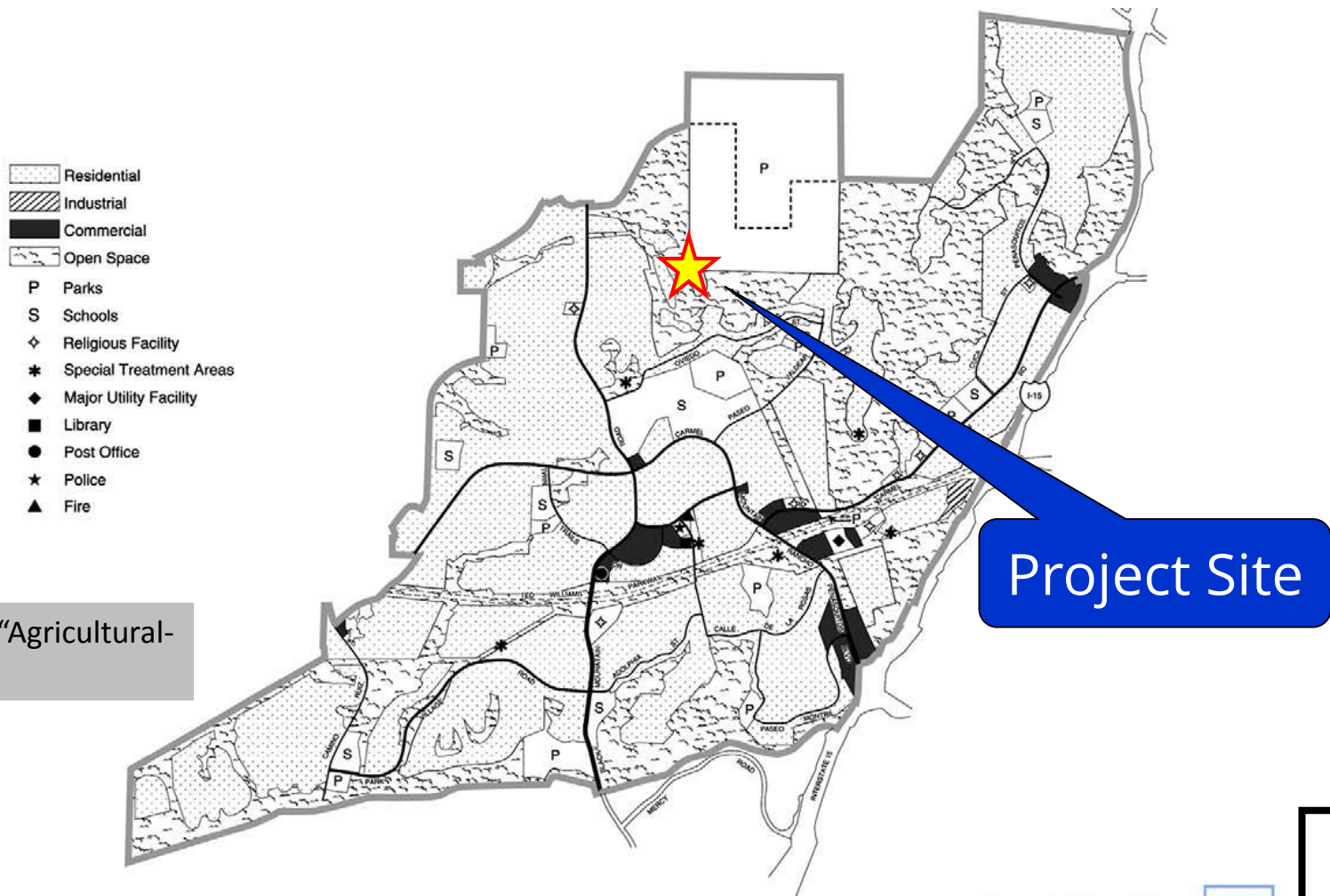
Project  
Site



**T-Mobile Black Mountain (Rancho Penasquitos Community)**  
**14565 Black Mountain Road**



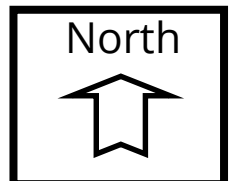
# Community Plan



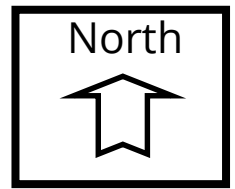
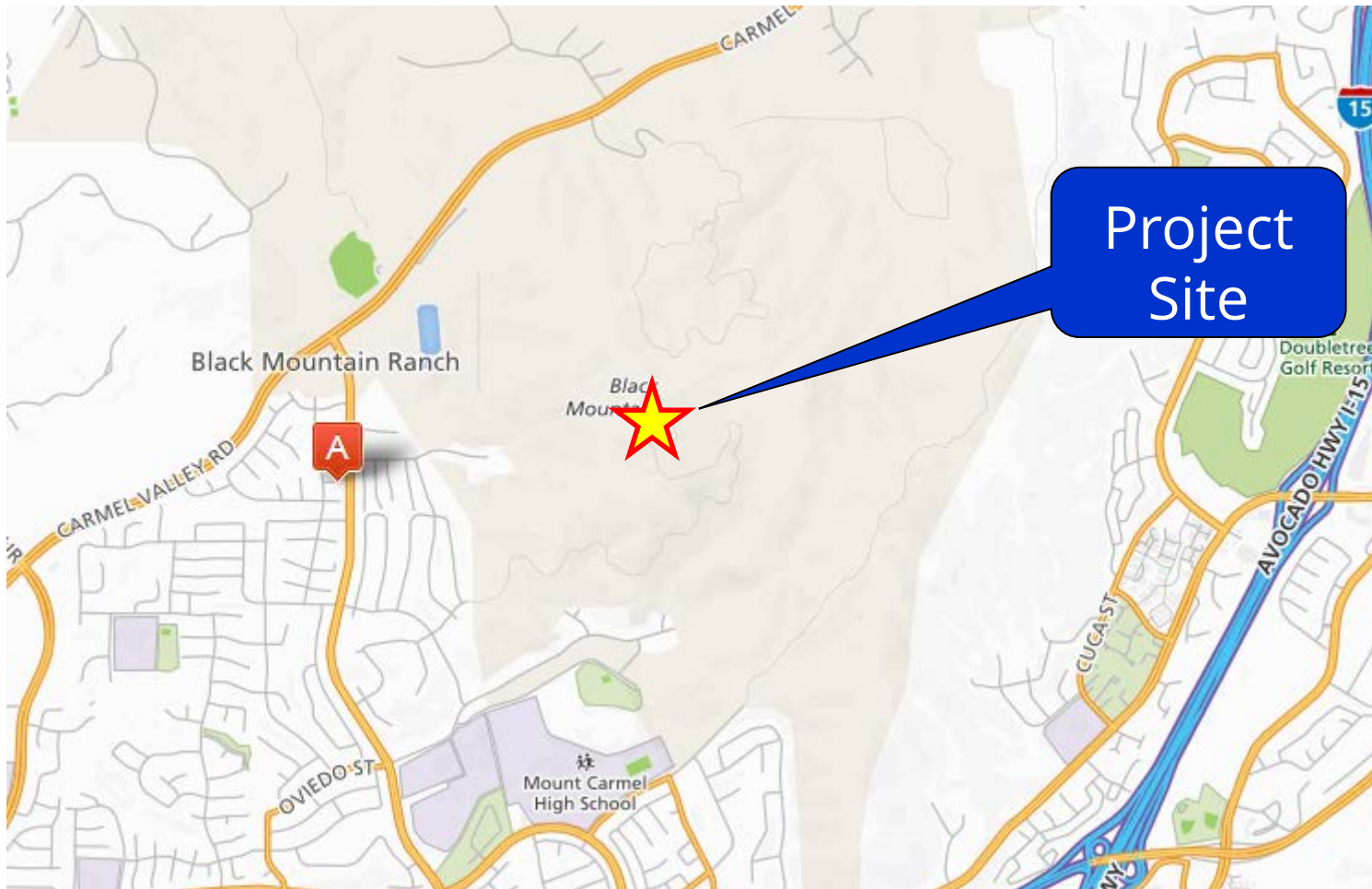
**T-Mobile Black Mountain (Rancho Peñasquitos Community)**  
**14565 Black Mountain Road**

Land Use Map  
Rancho Peñasquitos Community Plan

4  
FIGURE



# Project Location Map



**T-Mobile Black Mountain (Rancho Penasquitos Community)**  
**14565 Black Mountain Road**

PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	T-Mobile Black Mountain	
<b>PROJECT DESCRIPTION:</b>	Planned Development Permit and Neighborhood Use Permit (Process 4) application for a Wireless Communication Facility located at 14565 Black Mountain Road in the AR-1-1 zone of the Rancho Penasquitos Planning area. The project supports six panel antennas on a wooden pole with ground-mounted equipment. Deviations are being proposed to keep the equipment within the required setbacks and to operate above the 30-foot height limit	
<b>COMMUNITY PLAN AREA:</b>	Rancho Penasquitos	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit and Neighborhood Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Agricultural-Residential	
<b>ZONING INFORMATION:</b>  <b>ZONE:</b> AR-1-1 <b>HEIGHT LIMIT:</b> 30 feet <b>FRONT SETBACK:</b> 25 feet <b>SIDE SETBACK:</b> 20 feet <b>STREETSIDE SETBACK:</b> N/A <b>REAR SETBACK:</b> 25 feet <b>PARKING:</b> N/A		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Agricultural-Residential; AR-1-1	Open Space
<b>SOUTH:</b>	Single Family; RS-1-14	Single Dwelling Residential
<b>EAST:</b>	Agricultural-Residential; AR-1-1	Open Space
<b>WEST:</b>	Single Family; RS-1-14	Single Dwelling Residential
<b>DEVIATION REQUESTED:</b>	A 7-inch deviation to the 30-foot height limit	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On June 7, 2017, the Rancho Penasquitos Planning Board voted 10-0-0 to recommend approval with the condition that the project provides a shroud around the cables and paints the entire pole, shroud, and antennas one color	

PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_  
PLANNED DEVELOPMENT PERMIT NO. 1978960  
NEIGHBORHOOD USE PERMIT NO. 1978961  
**T-MOBILE BLACK MOUNTAIN PROJECT NO. 513210**

WHEREAS, PACIFIC BELL MOBILE SERVICES, Owner, and T-MOBILE WEST CORPORATION, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) supporting six antennas on a 37-foot tall wooden pole with three ground mounted equipment cabinets (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit (PDP) No. 1978960 and Neighborhood Use Permit (NUP) No. 1978961); and

WHEREAS, the project site is located at 14565 Black Mountain Road in the Agricultural-Residential (AR)-1-1 zone of the Rancho Penasquitos Community Plan; and

WHEREAS, the project site is legally described as:

All that portion of Lot 5 of Section 5, Township 14 South , Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego , State of California, according to the United States Government Survey, approved November 19, 1880, described as follows:

Beginning at the southwest corner of said Section 5, said corner being a 2-inch iron pipe with a brass cap as shown on Record of Survey No.6204 , Records of said County , from which 2-inch iron pipe the west quarter corner of said Section 5 bears N 0°05'37" East , 2,266.41 feet; thence North 20°51 '20" East (Record North 20°21 '30" East), 1,288.30 feet to the southwest corner of that certain. Real property described in and designated as Parcel 1 of EXHIBIT "A" of the deed to AT&T COMMUNICATIONS OF CALIFORNIA, INC. • a California corporation, recorded in the office of the Recorder of said County on January 9, 1984, as Instrument No. 84-007660 of Official Records; thence along the south line of said Parcel 1, North 89°29 '10" East (Record North 88°09'57" East), 107.88 feet to the True Point of Beginning of this description; thence retracing said south line South 89°29'10" West, 95.16 feet; thence North 02° 50 '00" East, 103.60 feet; thence North 89°29 '10" East, 95.16 feet; thence South 02°50 ' 00" West, 103.60 feet to the True Point of Beginning;

WHEREAS, on August 24, 2017, the Planning Commission of the City of San Diego considered PDP No. 1978960 and NUP No. 1978961 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on May 12, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 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 August 24, 2017.

FINDINGS:

**A. Planned Development Permit - Section 126.0604**

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

The proposed development will not adversely affect the applicable land use plan. The Rancho Penasquitos Community Plan specifically identifies this area as the Black Mountain Transmission Tower site. This location has been designated for communication use within the community plan. Additionally, the community plan recommends that these facilities to be removed when technology becomes available that would render these structures obsolete. Presently, T-Mobile and other carriers at this location rely on these existing facilities to provide cellular and data coverage to users within this coverage area. The T-Mobile Wireless Communication Facility (WCF) is the shortest facility at 37 feet compared to the surrounding lattice towers at the project site. Consistent with the community plan, T-Mobile will not be increasing the height of the existing wooden pole. However, the current technology still requires T-Mobile to maintain their antennas at the current height to maintain their existing coverage area. As part of this project modification, T-Mobile is proposing to reduce the antenna offset and shroud all conduits associated with the wooden pole. As a result, the overall appearance of the wooden pole would appear even slimmer compared to the current configuration.

Additionally, Section UD-A.15 of the Urban Design Section of the City of San Diego's General Plan requires that the visual impact of all wireless facilities be minimized. Furthermore, the General Plan requires that all WCF must be concealed in existing structures when possible, or otherwise use camouflaging and screening techniques to hide or blend the facilities into the surrounding area. This project is consistent with the General Plan's requirement by further reducing the bulk of the original design. T-Mobile's WCF is also set back from the hillside and screened by other much taller communication facilities on site. No additional landscaping is necessary due to the existing use of the site based on the Rancho Penasquitos Community Plan and potential interference issues with other switch stations on the premises. As designed, T-Mobile's WCF is consistent with the Rancho Penasquitos Community Plan and the City's General Plan for Wireless

Facilities and the proposed development will not adversely affect the applicable land use plan.

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

The project is located at 14565 Black Mountain Road in the Rancho Penasquitos Community Plan area. The WCF consists of a 37-foot-tall wooden pole supporting six antennas and associated mounting components. As part of this modification, T-Mobile will be reducing the antenna offset to achieve a slimmer overall design. The existing antennas will also be replaced to support the latest technology. The three existing ground mounted equipment cabinets will continue to operate with minor interior modifications. The interior modifications consist of six new remote radio units.

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

The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by T-Mobile, which concluded that the project is 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 and the proposed development will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any 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 requires an NUP pursuant to Land Development Code (LDC) Section 141.0420(d)(3) which would typically be a Process 2, Development Services Department Decision. However, the project is requesting deviations to the development regulations applicable in the AR-1-1 zone. The deviations

consist of exceeding the 30-foot height limit as well as encroaching into the required rear and side yard setbacks. The project is also proposing to deviate from the Wireless Communication Facility (WCF) regulations LDC Section 141.0420(g)(1) and 141.0420(g)(2) which requires integration. As a result of these deviations, the project requires a Planned Development Permit, consolidated Process 4, Planning Commission decision, appealable to City Council.

Moving T-Mobile's WCF to comply with the required 25-foot rear and 20-foot side yard setbacks would require a redesign resulting in taller facility to achieve the same coverage objective. Such modification is discouraged by the Rancho Penasquitos Community Plan which opposes increasing the existing height or bulk of the existing facilities. Furthermore, the proposed T-Mobile modification improvements will result in a slimmer wooden pole design. T-Mobile's WCF is already the shortest structure on site at 37 feet compared to other taller communication lattice towers. Due to current coverage needs and to avoid any significant gap in coverage, T-Mobile is unable to reduce the height of the pole.

The current wooden monopole design deviates from the WCF Regulations LDC Sections 141.0420(g)(1) and 141.0420(g)(2). These deviations are only appropriate for this location due primarily to the Rancho Penasquitos Community Plan's land use designation as the Black Mountain Transmission Tower Site. Additionally, the proposed height deviation is appropriate due to the higher topographical elevation and remoteness of this site, with limited direct views of the T-Mobile tower compound and the fact that this tower is the shortest and set back amongst other larger sized lattice towers in an area designated for communication facilities.

**B. Neighborhood Use Permit – Section 126.0201**

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

For the reasons described within Planned Development Permit Finding (A)(1)(a), listed above and incorporated by reference herein, the proposed development will not adversely affect the applicable land use plan.

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

For the reasons described within Planned Development Permit Finding (A)(2), listed above and incorporated by reference herein, the proposed development will not be detrimental to the public health, safety, and welfare.

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

For the reasons described within Planned Development Permit Finding (A)(3), listed above and incorporated by reference herein, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code, as allowed through a Planned Development Permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PDP No. 1978960 and NUP No. 1978961 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in PDP No. 1978960 and NUP No. 1978961, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: August 24, 2017

3-3-16

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501**

INTERNAL ORDER NUMBER: 24006999

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT (PDP) NO. 1978960  
NEIGHBORHOOD USE PERMIT (NUP) NO. 1978961  
**T-MOBILE BLACK MOUNTAIN PROJECT NO. 513210**  
PLANNING COMMISSION

This Planned Development Permit No. 1978960 and Neighborhood Use Permit No. 1978961 are granted by the Planning Commission of the City of San Diego to PACIFIC BELL MOBILE SERVICES, Owner, and T-MOBILE WEST CORPORATION, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0205, 126.0604, 131.0301, and 141.0420. The site is located at 14565 Black Mountain Road in the AR-1-1 zone of the Rancho Penasquitos Community Plan. The project site is legally described as:

All that portion of Lot 5 of Section 5, Township 14 South , Range 2 West, San Bernardino Base and Meridian, in the City of San Diego, County of San Diego , State of California, according to the United States Government Survey, approved November 19, 1880, described as follows:

Beginning at the southwest corner of said Section 5, said corner being a 2-inch iron pipe with a brass cap as shown on Record of Survey No.6204, Records of said County , from which 2-inch iron pipe the west quarter corner of said Section 5 bears N 0°05'37" East , 2,266.41 feet; thence North 20°51 '20" East (Record North 20°21 '30" East), 1,288.30 feet to the southwest corner of that certain. Real property is described in and designated as Parcel 1 of EXHIBIT "A" of the deed to AT&T COMMUNICATIONS OF CALIFORNIA, INC. • a California corporation, recorded in the office of the Recorder of said County on January 9, 1984, as Instrument No. 84-007660 of Official Records; thence along the south line of said Parcel 1, North 89°29 '10" East {Record North 88°09'57" East), 107.88 feet to the True Point of Beginning of this description; thence retracing said south line South 89°29'10" West, 95.16 feet; thence North 02° 50 '00" East, 103.60 feet; thence North 89°29 '10" East, 95.16 feet; thence South 02°50 ' 00" West, 103.60 feet to the True Point of Beginning.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to modify an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 24, 2017, on file in the Development Services Department.

The project shall include:

- a. A WCF supporting six antennas on a 37-foot tall wooden pole. The mounting arms shall be reduced and all conduits to and from the antennas shall be concealed inside a shroud attached alongside the side of the pole. All antennas, mounting apparatus and shroud shall be painted and textured to match the surface of the wooden pole.
- b. Six antennas with the following dimensions:
  - Three antennas - 59" by 11.9" by 6.3"
  - Three antennas - 96.6" by 11.9" by 7.1"
- c. Three ground mounted equipment cabinets with internal modification that consists of six new remote radio units.
- d. Deviation to exceed the AR-1-1 zone height limit of 30 feet with a 37-foot tall wooden pole.
- e. Deviation to encroach into the required AR-1-1 front and side yard setbacks.
- f. Deviations to Land Development Code Sections 141.0420(g)(1) and 141.0420(g)(2) to allow a wooden monopole with exposed antennas.
- g. 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 September 7, 2020.
2. This PDP and NUP and corresponding use of this site shall expire on **September 7, 2027**. Upon expiration of this Permit, the entire WCF 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 approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

10. The 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 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.

**ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards

**PLANNING/DESIGN REQUIREMENTS:**

15. 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.

16. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

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

18. Photo simulations shall be printed on the construction plans.

19. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
20. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
21. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
22. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
23. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
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. 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.

**INFORMATION ONLY:**

- A Telecom Inspection is required prior to construction permit completion.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on August 24, 2017 and PC-####.

**ATTACHMENT 6**

PDP No. 1978960 & NUP No. 1978961  
August 24, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Simon Tse  
Development Project Manager

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

---

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

**Pacific Bell Mobile Services**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**T-Mobile West Corporation**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

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

**NOTICE OF EXEMPTION***(Check one or both)*

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

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

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

**Project Name:** T-Mobile Black Mountain

**Project No.:** 513210

**Project Location-Specific:** The project is located at 14565 Black Mountain Road, San Diego, CA 92129.

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project proposes a Planned Development Permit (PDP) and Neighborhood Use Permit (NUP) application for a Wireless Communication Facility (WCF) in the Rancho Penasquitos Community Plan area. The project supports six panel antennas on a wooden pole with ground-mounted equipment. Deviations are being proposed to keep the equipment within the required setbacks and to operate above the 30-foot height limit. The project site is zoned AR-1-1.

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

**Name of Person or Agency Carrying Out Project:** Dail Richard  
 SAC Wireless  
 5865 Avenida Encinas, Ste 142B  
 Carlsbad, CA 92008  
 (858) 200-6541

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption: CEQA Section 15301 (Existing Facilities)

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

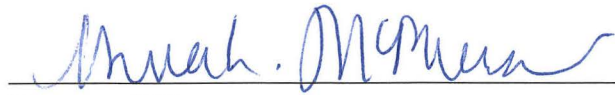
**Lead Agency Contact Person:** Anna L. McPherson, AICP

**Telephone:** (619) 446-5276

If filed by applicant:

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

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



/Senior Planner

May 12, 2017

Signature/Title

Date

Check One:

☒ Signed By Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or OPR:

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



T-Mobile  
10509 VISTA SORRENTO PKWY #206  
SAN DIEGO, CA 92121  
T-MOBILE.COM

SAC WIRELESS  
SAC AE DESIGN GROUP, INC.  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
www.sacw.com  
619.736.3766

SITE NUMBER: SD06287A  
SITE NAME: SD287 PACBELL-BLACK MOUNTAIN  
ADDRESS: 14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129  
COUNTY: SAN DIEGO  
PROJECT: VoLTE/L700

DESIGN CRITERIA

1. CRITERIA:

THIS STRUCTURAL ANALYSIS WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF GENERAL ORDER 95 FOR A DESIGN WIND LOAD OF 8 PSF FOR A LIGHT LOADING DISTRICT:

- ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

2. DESIGN LOADS:

- SHORT PERIOD SPECTRAL RESPONSE COEFFICIENT, S<sub>ds</sub>: 0.70g
- SOIL SITE CLASS: D
- SEISMIC DESIGN CATEGORY: D
- WIND EXPOSURE CATEGORY: C
- BASIC WIND SPEED, V<sub>ult</sub>: 110 mph

PROJECT INFORMATION

SITE NAME: SD287 PACBELL-BLACK MOUNTAIN  
SITE NUMBER: SD06287A  
SITE ADDRESS: 14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129  
JURISDICTION: CITY OF SAN DIEGO  
COUNTY: SAN DIEGO  
LEASE AREA: 178.2329 SQ. FT.

LATITUDE: 32.98149667°N  
LONGITUDE: 117.11636000°W  
CONSTRUCTION TYPE: N/A  
A.P.N. : 312-010-28-00  
ZONING CLASSIFICATION: AR-1-1  
PROPOSED USE: UNMANNED  
TELECOMMUNICATION FACILITY

PROPERTY OWNER: PACIFIC BELL MOBILE SERVICES  
3848 7TH AVENUE ROOM 120  
SAN DIEGO, CA 92103

T-MOBILE PROJECT MANAGER: JOSEPH ROSE  
(858) 334-6112  
joseph.rose41@T-Mobile.com

APPLICANT: SAC WIRELESS ON  
BEHALF OF T-MOBILE  
DAIL RICHARD  
(858) 200-6541  
dail.richard@sacw.com

PROJECT TEAM

ARCHITECT: SAC WIRELESS  
NESTOR POPOWYCH, A.I.A.  
5015 SHOREHAM PLACE, STE 150  
SAN DIEGO, CA 92122  
CONTACT: DENNIS YOSHII  
PHONE: (619) 736-3766 X105  
EMAIL: dennis.yoshii@sacw.com

ZONING: SAC WIRELESS  
DAIL RICHARD  
5015 SHOREHAM PLACE, STE 150  
SAN DIEGO, CA 92122  
PHONE: (858) 200-6541  
EMAIL: dail.richard@sacw.com

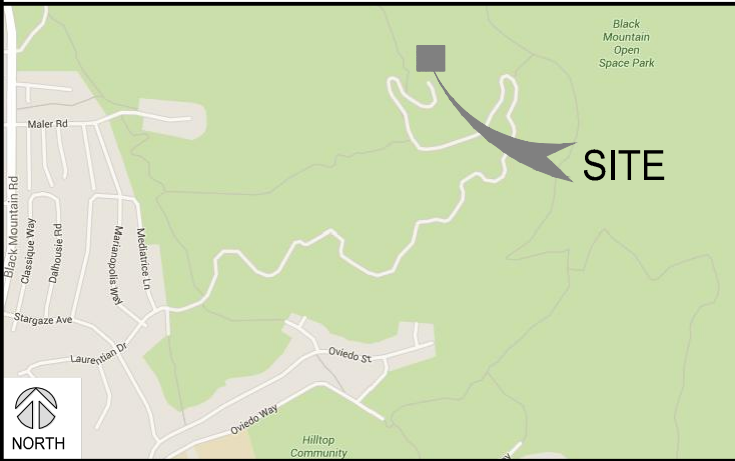
ENGINEER: SAC WIRELESS  
TAHZAY RAMIREZ, P.E.  
5015 SHOREHAM PLACE, STE 150  
SAN DIEGO, CA 92122  
PHONE: (619) 736-3766 X114  
EMAIL: tahzay.ramirez@sacw.com

RF ENGINEER: T-MOBILE USA  
MUSTAFA AJMAL  
10509 VISTA SORRENTO PKWY  
STE 206  
SAN DIEGO, CA 92121  
PHONE: -  
EMAIL: mustafa.ajmal@T-Mobile.com

PLANNING CONSULTANT: SAC WIRELESS  
DAIL RICHARD  
5015 SHOREHAM PLACE, STE 150  
SAN DIEGO, CA 92122  
PHONE: (858) 200-6541  
EMAIL: dail.richard@sacw.com

CONSTRUCTION MANAGER: T-MOBILE USA  
KIRT BABCOCK  
10509 VISTA SORRENTO PKWY  
STE 206  
SAN DIEGO, CA 92121  
PHONE: (858) 334-6139  
EMAIL: kirt.babcock@T-Mobile.com

VICINITY MAP



LOCATION MAP



SCOPE OF WORK

T-MOBILE PROPOSES TO:

- REMOVE (6) EXISTING ANTENNAS
- REMOVE EXISTING ANTENNA MOUNT
- INSTALL (3) NEW VoLTE PANEL ANTENNAS
- INSTALL (3) NEW L700 8' PANEL ANTENNAS
- INSTALL (2) NEW ANTENNA MOUNTS
- INSTALL (3) NEW RET CABLES
- INSTALL (1) NEW RBS 6201 CABINET W/ (6) RRUSB12 AND DUL

LEGAL DESCRIPTION

SEE TOPOGRAPHIC SURVEY, SHEETS C-1 & C-2

GENERAL NOTES

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 REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DO NOT SCALE DRAWINGS

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

SPECIAL NOTES

1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE.
2. EXISTING CONDITIONS WILL BE VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY.
3. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS
4. THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"x34" SHEET SIZE & ARE NOT REDUCED IN SIZE.
5. STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	GENERAL NOTES
T-4	REFERENCED DOCUMENTS, SIGNAGE, ABBREVIATIONS, & LEGEND
T-5	LETTER OF AUTHORIZATION
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
C-3	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EXISTING & PROPOSED ANTENNA PLANS, MOUNTING DETAIL, & ANTENNA SCHEDULES
A-4	EXISTING & PROPOSED EQUIPMENT PLANS, CABINET ANCHORAGE, & BATTERY CALCULATIONS
A-5	EXISTING & PROPOSED NORTHWEST ELEVATIONS
A-6	EXISTING & PROPOSED NORTHEAST ELEVATIONS
A-7	EXISTING & PROPOSED SOUTHEAST ELEVATIONS
A-8	EXISTING & PROPOSED SOUTHWEST ELEVATIONS
A-9	EQUIPMENT DETAILS & SPECIFICATIONS
A-9.1	EQUIPMENT DETAILS & SPECIFICATIONS
A-10	EQUIPMENT CONFIGURATION
G-1	SCHEMATIC GROUNDING PLANS, NOTES & DETAILS

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE

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.

T-MOBILE PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
T-MOBILE CONSTRUCTION MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
T-MOBILE RF ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
1	07/19/16	100% CD's	CA
2	09/14/16	ER COMMENTS	JL
3	10/11/16	LL COMMENTS	MD
4	12/01/16	CITY COMMENTS	CA
5	03/27/17	CITY COMMENTS	AS
6	05/02/17	CITY COMMENTS	JP

NOT FOR CONSTRUCTION UNLESS LABELED  
AS CONSTRUCTION SET



"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

GENERAL NOTES:

1. THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER CBC SECTION 1105B.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL.

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

3. CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND CONSTRUCTION SPECIFICATIONS 80-T1196-1 REV H. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PREVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING THAT THE WORK MAY BE ACCOMPLISH AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.

5. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:

A. TRANSMITTER

B. RF FILTER

C. MFTS RACKS

D. AUXILIARY EQUIPMENT IN MFTS RACK

E. PUMP ASSEMBLY

F. HEAT EXCHANGE

G. HOSE AND HOSE MANIFOLD (ANY COPPER OR STEEL SECTION PROVIDED BY CONTRACTOR)

H. UHF ANTENNA AND MOUNTING BRACKET, GPS ANTENNA AND KU ANTENNAS

I. UHF COAX AND HANGERS

J. 480-208 & 208-400 ELECTRICAL TRANSFORMER (RE: E-2 FOR SPECIALIZED TRANSFORMER PROVIDED BY CONTRACTOR)

K. AUTOMATIC TRANSFER SWITCH AND GENERATOR

L. EQUIPMENT SHELTER (SHELTER FURNISH IN FACTORY W/HVAC EQUIPMENT AND ELECTRICAL DISTRIBUTION PANEL)

M. INTEGRATED LOAD CENTER

N. ANTENNAS, RADIOS & CABLES

6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

7. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENT.

8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.

10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF THE BUILDING & GROUNDS & SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.

12. INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACE, EQUIPMENT, IMPROVEMENTS, PIPING, ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.

14. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.

15. REPAIR ALL EXISTING WALL SURFACE DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACE.

16. SEAL PENETRATION THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.

17. KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITIONS AND FREE FROM PAINT SPOT, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.

18. MINIMUM BEND RADIUS OF ANTENNA CABLE SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURER'S RECOMMENDATIONS.

19. DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.

20. ALL CONSTRUCTION IS TO ADHERE TO T-MOBILE'S INTEGRATED CONSTRUCTION STANDARDS UNLESS CALIFORNIA CODE IS MORE STRINGENT.

21. THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 19 AND 24, CALIFORNIA CODE REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISH WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK.
- SITE WORK NOTES:
1. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.

2. SIZE, LOCATION, AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT OR ENGINEER OF RECORD AT COMPLETION OF PROJECT.
3. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT OR ENGINEER OF RECORD AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORK SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.

4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTAL AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT OR ENGINEER OF RECORD FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT OR ENGINEER OF RECORD. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.

5. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPER, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.

6. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
- FIRE DEPARTMENT NOTES:
1. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.

2. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [CFC 807.1.2]

3. CONTRACTOR SHALL VERIFY IN FIELD THE EXISTENCE OR INSTALLATION OF A FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10BC, WITH A CHARGE STATUS ACCEPTABLE TO THE LOCAL FIRE AUTHORITY HAVING JURISDICTION
- GROUNDING NOTES:
1. COMPRESSION CONNECTIONS (2) 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.

2. EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.

3. ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.

4. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.

5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.

6. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.

7. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.

8. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), CALIFORNIA BUILDING STANDARDS AND MANUFACTURER.
- PROJECT SCOPE NOTES:
1. THE PROJECT PROPOSES A NEIGHBORHOOD USE PERMIT (NUP) TO MODIFY AN EXISTING WCF TO REMOVE AND REPLACE 6 EXISTING ANTENNAS, INSTALL NEW ANTENNA MOUNTING, ASSOCIATED CABLES AND NEW EQUIPMENT CABINETS.

2. THE PROJECT DOES NOT INCREASE THE BULK OF THE EXISTING FACILITY AS PER CEQA GUIDELINES SECTION 15302.
- STRUCTURAL SPECIFICATIONS:
- A. GENERAL
3. GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

4. SHORING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTINGS WHERE APPLICABLE.

5. SAFETY: THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE, INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- B. STEEL
1. ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.

2. ALL BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED ON PLANS.

3. STEEL PIPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM A53.

4. STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500.

5. ALL WELDING SHOULD BE DONE IN CERTIFIED WELDER'S SHOP UNLESS NOTED OTHERWISE.

6. ALL STRUCTURAL STEEL SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.

7. ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE INSPECTOR.

C. CONCRETE

1. STRENGTH: CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 33 DAYS:

LOCATION	STRENGTH	WT.	SLUMP	ADMIXTURE
A. SLAB & FOOTING	2500 PSI	150 PCF	4"	NONE

2. REBAR GRADES: REINFORCING STEEL SHALL BE CLEAN PREFORMED BARS CONFORMING TO ASTM A615 AS FOLLOWS:

#4 & SMALLER BARS.....GRADE 40

#5 & LARGER BARS.....GRADE 60

3. CEMENT: FOUNDATIONS & SLABS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150. PIER/CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.

4. AGGREGATE: USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:

A. FOUNDATIONS & SLABS 9" OR LESS: 3/4" GRAVEL

B. PIER/CAISSON FOOTING: 1" GRAVEL

5. WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.

6. MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.

7. SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.

8. D. TIMBER

1. ALL LUMBER SHALL BE NO. 2 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE

2. ROOF PLYWOOD SHALL MATCH EXISTING PLYWOOD SHEATHING WITH A PANEL SPAN RATING 32/16. EDGE NAIL WITH 8d AT 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. NAIL WITH 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS.

3. THE MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19% AT THE TIME OF INSTALLATION.

4. MINIMUM NAILING SHALL COMPLY WITH TABLE 2304.9.1 OF CALIFORNIA BUILDING CODE. ALL NAILS SHALL BE COMMON WIRE NAILS.

5. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.

6. LAG BOLTS SHALL BE SCREWED INTO PLACE, NOT DRIVEN. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER EQUAL TO 75% DIAMETER OF BOLTS.

7. CONNECTORS: ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE SIMPSON STRONG-TIE CONNECTORS. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.

8. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE WOLMANIZED PRESSURE TREATED LUMBER OR A NATURALLY DECAY RESISTANT LUMBER SUCH AS REDWOOD OR CEDAR.
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- 
- | REVISIONS                                               |          |               |          |
|---------------------------------------------------------|----------|---------------|----------|
| REV.                                                    | DATE     | DESCRIPTION   | INITIALS |
| 1                                                       | 07/19/16 | 100% CD's     | CA       |
| 2                                                       | 09/14/16 | ER COMMENTS   | JL       |
| 3                                                       | 10/11/16 | LL COMMENTS   | MD       |
| 4                                                       | 12/01/16 | CITY COMMENTS | CA       |
| 5                                                       | 03/27/17 | CITY COMMENTS | AS       |
| 6                                                       | 05/02/17 | CITY COMMENTS | JP       |
| NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET |          |               |          |
- 
- SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129
- SHEET TITLE
- GENERAL NOTES
- SHEET NUMBER
- T-2
- THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PAINTING NOTES & SPECIFICATIONS:

- A. GENERAL

1. ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.

2. CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.

3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.

4. FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.

5. ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER.

6. PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.

7. FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.

8. APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.

9. APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.

10. CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.

B. COATING SYSTEM SPECIFICATIONS

1. DTM ACRYLIC COATING (SERIES B66) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B66A50).

2. 100% ACRYLIC, LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER.

C. ANTENNAS

PRIMER - KEM AQUA E61-W525

TOPCOAT - COROTHANE II B65W200/B60V22

BTS CABINET

PRIMER - KEM AQUA E61-W525

TOPCOAT - COROTHANE II B65W200/B60V22

COAXIAL JUMPER CABLES

PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E61W25 REDUCED 25%

TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

RAW STEEL

PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER

TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

GALVANIZED METAL

ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)

STAINLESS STEEL

PRIMER - OTM WASH PRIMER, B71Y1

TOPCOATS - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

PRE-PRIMED STEEL

TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, SS0WZ4

ALUMINUM & COPPER

PRIMER - DTM WASH PRIMER, B71Y1

TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2

CONCRETE MASONRY

PRIMER - PRO MAR EXTERIOR BLOCK FILLER

TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

CONCRETE STUCCO (EXISTING)

2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH

STUCCO

PRIMER - PRO MAR MASONRY CONDITIONED B-46 W21000

TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS

WOOD

PRIMER - A-100 EXTERIOR ALKYD W009D PRIMER Y-24W20

TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/ DAMAGE (PRIOR TO PRIME & PAINT)

FIRST & SECOND COAT - CUPRINOL CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CAULKED WITH "SIKAFLEX" SEALANT

STEEL TOUCH UP

STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH COLD GALVANIZED PAINT.

BATTERY NOTES:

- A. QUANTITIES OF 500 GAL. OR LESS ARE EXEMPT PER TABLE 3-E OF THE 1997 U.B.C.

B. SINGLE VESSEL CAPACITIES OF 20 GAL. OR LESS, AND AGGREGATE QUANTITIES NOT IN EXCESS OF 100 GAL. ARE EXEMPT PER ARTICLE 64 OF THE 2013 C.F.C.

C. QUANTITIES LESS THAN 50 GAL. ARE EXEMPT FROM C.F.C. ARTICLE 80, AND SHALL NOT REQUIRE PERMIT.

D. ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2013 C.F.C. ARTICLE 64, AND SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50

FIRE DEPARTMENT NOTES:

- A. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.

B. A CFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.

C. A CFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.

D. A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING: "CLASS 1 WATER REACTIVE LIQUID TOXIC LIQUID CORROSIVE LIQUID OTHER HEALTH HAZARD LIQUID"

E. AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.

F. BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.

G. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR.

H. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.

I. EXIST DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

J.ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.

K. REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.

L.REQUIRED SIGNAGE SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN (SEE SIGNAGE).



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
1	07/19/16	100% CD's	CA
2	09/14/16	ER COMMENTS	JL
3	10/11/16	LL COMMENTS	MD
4	12/01/16	CITY COMMENTS	CA
5	03/27/17	CITY COMMENTS	AS
6	05/02/17	CITY COMMENTS	JP
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			



SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-3

LEGEND	SCALE	5
	N.T.S.	

- **CONSTRUCTION DRAWINGS:** SD06337A - PacBell-Black Mount\_CD100\_Rev0\_For Submittal\_08122015, BY: ZALZALI; 08/12/2015
- **SCOPE OF WORK:** RFDS\_SD06337A\_6\_(L700)\_Signed\_040816
- **SITE WALK:** 06/03/2016
- **SITE SURVEY:** NO CURRENT SURVEY AVAILABLE
- **BATTERY INFORMATION:** SD06337A\_Other\_SD06337A SITE SURVEY FORM\_BDR; 04/19/2012



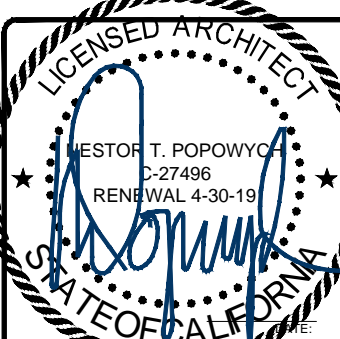
<div data-bbox="1094 112 1420 207" style="background-color: #0070C0; color: white; text-align: center; padding: 5px;"><b>NOTICE</b></div> <div data-bbox="1174 237 1342 389" style="text-align: center;"> </div> <p>Radio frequency fields beyond this point may exceed the FCC general public exposure limit.</p> <p>Obey all posted signs and site guidelines for working in radio frequency environments.</p> <p><small>In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)</small></p>	<div data-bbox="1516 112 1815 199" style="background-color: #FF0000; color: white; text-align: center; padding: 5px;"><b>DANGER</b></div> <div data-bbox="1526 207 1628 294" style="text-align: center;"> </div> <p style="text-align: center;">HAZARDOUS MATERIAL STORAGE AREA</p>
<div data-bbox="1094 633 1420 727" style="background-color: #FFFF00; text-align: center; padding: 5px;"> <b>CAUTION</b> </div> <div data-bbox="1149 735 1367 925" style="text-align: center;"> </div> <p>Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.</p> <p>For your safety, obey all posted signs and site guidelines for working in radio frequency environments.</p> <p><small>In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)</small></p>	<div data-bbox="1516 342 1815 411" style="background-color: #FF0000; color: white; text-align: center; padding: 5px;"><b>WARNING</b></div> <p style="text-align: center;">THIS FACILITY CONTAINS CORROSIVE LIQUID TOXIC LIQUID CLASS 1 WATER REACTIVE LIQUID</p>
<div data-bbox="1094 1155 1420 1249" style="background-color: #FF0000; color: white; text-align: center; padding: 5px;"> <b>WARNING</b> </div> <div data-bbox="1149 1255 1367 1445" style="text-align: center;"> </div> <p>Beyond this point: Radio frequency fields at this site exceed the FCC rules for human exposure.</p> <p>Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.</p> <p><small>In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)</small></p>	<div data-bbox="1516 612 1815 737" style="text-align: center;"> <b>IN CASE OF EMERGENCY</b>  <hr style="width: 20%; display: inline-block; vertical-align: middle;"/> <b>CALL</b> <hr style="width: 20%; display: inline-block; vertical-align: middle;"/>  <b>1-866-400-6040</b> </div> <p>SITE NUMBER: SD06287A SITE NAME: SD287 PACBELL-BLACK MOUNTAIN</p>
<div data-bbox="1494 876 1833 1219" style="margin: 0 auto;"> </div> <p><u>INFORMATION SIGN</u></p>	

ABBREVIATION	DEFINITION		
A.B.	ANCHOR BOLT	GRND.	GROUND
ABV.	ABOVE	HDR.	HEADER
AC	AIR CONDITIONING	HGR.	HEIGHT
ACU	AIR CONDITIONING UNIT	ICGB.	ISOLATED COPPER GROUND BUS
ACCA	ANTENNA CABLE COVER ASSY.	IGR	INTERIOR GROUND RING
ADDL	ADDITIONAL	IN. (")	INCH(ES)
A.F.F.	ABOVE FINISHED FLOOR	INT.	INTERIOR
A.F.G.	ABOVE FINISHED GRADE	L.B. (#)	POUND(S)
A.G.L.	ABOVE GRADE LEVEL	L.B.	LAG BOLTS
ALUM.	ALUMINUM	L.F.	LINEAR FEET (FOOT)
ALT.	ALTERNATE	L.	LONG(ITU)DINAL
ANT.	ANTENNA	MGB	MASTER GROUND BUS
APPRX.	APPROXIMATE(LY)	MAS.	MASONRY
APX	APEX	MAX.	MAXIMUM
ARCH.	ARCHITECT(URAL)	M.B.	MACHINE BOLT
ASSY.	ASSEMBLY	MECH.	MECHANICAL
AWG.	AMERICAN WIRE GAUGE	MFR.	MANUFACTURER
BCN	BEACON	MIN.	MINIMUM
BD.	BOLLARD	MISC.	MISCELLANEOUS
BDK	BRASS DISK	MTL.	METAL
BLDG.	BUILDING	MW	MICROWAVE
BLK.	BLOCK	(N)	NEW
BLKG.	BLOCKING	NO. (#)	NUMBER
BM	BEAM / BENCH MARK	N.T.S.	NOT TO SCALE
B.N.	BOUNDARY NAILING	O.C.	ON CENTER
BTCW.	BARE TINNED COPPER WIRE	OH.	OVERHEAD
B.O.F.	BOTTOM OF FOOTING	OHF	OVERHEAD POWER LINE
BTM.	BOTTOM	OPNG.	OPENING
BRC.	BRACE	P/C	PRECAST CONCRETE
BTS	BASE TRANSCEIVER STATION	PLY.	PLYWOOD
B.W.F.	BARBED WIRE FENCE	PPC	POWER PROTECTION CABINET
B/U	BACK-UP CABINET	P.S.F.	POUNDS PER SQUARE FOOT
CAB.	CABINET	P.S.I.	POUNDS PER SQUARE INCH
CANT.	CANTILEVER(ED)	P.T.	PRESSURE TREATED
C.I.P.	CAST IN PLACE	PWR.	POWER (CABINET)
C.L.F.	CHAIN LINK FENCE	QTY.	QUANTITY
CLG.	CEILING	R.	RADIUS
CLR.	CLEAR	RAD. CTR.	RADIATION CENTER
COL.	COLUMN	RBS	RADIO BASE STATION
CONC.	CONCRETE	REF.	REFERENCE
CONN.	CONNECTION(OR)	REINF.	REINFORCEMENT(ING)
CONST.	CONSTRUCTION	REQD.	REQUIRED
CONT.	CONTINUOUS	RF	RADIO FREQUENCY
CPD	CONCRETE PAD	RGS	RIGID GALVANIZED STEEL
C.T.	CABLE TRAY	RRU	REMOTE RADIO UNIT
d	PENNY (NAILS)	RRH	REMOTE RADIO HEAD
DBL.	DOUBLE	SCH.	SCHEDULE
DEF.	DEFINITION	SHT.	SHEET
DEPT.	DEPARTMENT	SIM.	SIMILAR
D.F.	DOUGLAS FIR	SPEC.	SPECIFICATION(S)
DIA. (Ø)	DIAMETER	SP	STEEL PLATE
DIAG.	DIAGONAL	SQ.	SQUARE
DIM.	DIMENSION	S.S.	STAINLESS STEEL
DR.	DOOR	STD.	STANDARD
DWG.	DRAWING(S)	STL.	STEEL
DWL.	DOWEL(S)	STRUC.	STRUCTURAL
EA.	EACH	T.B.D.	TO BE DETERMINED
EBX	ELECTRICAL BOX	T.B.R.	TO BE RESOLVED
EG	EQUIPMENT GROUND	TEMP.	TEMPORARY
EGR	EQUIPMENT GROUND RING	THK.	THICK(NESS)
EL.	ELEVATION	TMA	TOWER MOUNTED AMPLIFIER
ELEC.	ELECTRICAL	T.N.	TOE NAIL
ELEV.	ELEVATOR	T.O.A.	TOP OF ANTENNA
EM	ELECTRICAL METER	T.O.C.	TOP OF CURB
E.M.T.	ELECTRICAL METALLIC TUBING	T.O.F	TOP OF FOUNDATION
E.O.P.	EDGE OF PAVEMENT	T.O.P.	TOP OF PLATE (PARAPET)
EQ. (=)	EQUAL	T.O.S.	TOP OF STEEL
EVLT	ELECTRICAL VAULT	T.O.W.	TOP OF WALL
ENG.	EXPANSION	TWR.	TOWER
EXST.	EXISTING	TYP.	TYPICAL
EXT.	EXTERIOR	U.G.	UNDER GROUND
FAB.	FABRICATION(OR)	U.L.	UTILITY POLE
F.N.	FINISH FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
F.O.	FINISH GRADE	V.I.N.	VERIFY IN FIELD
FIN.	FINISH(ED)	W.	WIDE(WIDTH)
FLR.	FLOOR	WD.	WOOD
FDN.	FOUNDATION	W.P.	WEATHERPROOF
F..C.	FACE OF CONCRETE	WT.	WEIGHT
F..M.	FACE OF MASONRY		
F..S.	FACE OF STUD		
F..W.	FACE OF WALL		
F.S.	FINISHED SURFACE		
FT. (')	FOOT(FEET)		
FTG.	FOOTING		
GA.	GAUGE		
GL.	GALVANIZE(D)		
G.F.I.	GROUND FAULT INTERRUPTER		
GEN	GENERATOR		
GLB.	GLOBAL POSITIONING SYSTEM		
GRC.	GROWTH RADIO CABINET		

ABBREVIATIONS

SCALE

N.T.S.

 <p>10509 VISTA SORRENTO PKWY #206 SAN DIEGO, CA 92121 T-MOBILE.COM</p>			
 <p>SAC AE DESIGN GROUP, INC. 5015 SHOREHAM PLACE, SUITE 150 SAN DIEGO, CA 92122 www.sacw.com 619.736.3766</p>			
<b>REVISIONS</b>			
REV.	DATE	DESCRIPTION	INITIALS
1	07/19/16	100% CD's	CA
2	09/14/16	ER COMMENTS	JL
3	10/11/16	LL COMMENTS	MD
4	12/01/16	CITY COMMENTS	CA
5	03/27/17	CITY COMMENTS	AS
6	05/02/17	CITY COMMENTS	JP
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			
			
<small>"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"</small>			
SD287 PACBELL-BLACK MOUNTAIN SD06287A 14565 BLACK MOUNTAIN ROAD SAN DIEGO, CA 92129			
<b>SHEET TITLE</b>  <b>REFERENCED DOCUMENTS, SIGNAGE, ABBREVIATIONS, &amp; LEGEND</b>			
<b>SHEET NUMBER</b>  <b>T-4</b>			

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T-Mobile West LLC  
A subsidiary of T-Mobile USA Inc.  
10509 Vista Sorrento Parkway, #206  
San Diego, CA 92121

January 14, 2016

City of San Diego  
Development Services Department  
1222 First Avenue, MS 301  
San Diego, CA 92101

Re: Letter of Authorization for Obtaining Land Use Entitlements

To Whom It May Concern,

T-Mobile hereby authorizes SAC Wireless, its employees, agents, and contractors to file and complete any applications necessary to obtain required land use entitlements on T-Mobile's behalf for all T-Mobile projects.

If you have any questions or concerns, please contact me at (858) 334-6112.

Regards,

Joseph Rose

Joey Rose, Esq.

Site Development Manager  
T-Mobile USA



AT&T Towers  
Program Management Office  
5001 Executive Pkwy, #3W050  
San Ramon, CA 94583

LETTER OF AUTHORIZATION

To: THE CITY OF SAN DIEGO  
1222 First Avenue, MS 301  
San Diego, CA 92101

Re: APPLICATION FOR ZONING/USE/BUILDING PERMIT


Pacific Bell Telephone Company, dba AT&T California ("AT&T"), as owner of the below-described property, does hereby appoint T-Mobile ("TMO"), as agent for the purpose of consummating any application necessary to ensure TMO's ability to use and/or construct improvements to the property licensed to it, for the purpose of modifying its existing wireless communications site. AT&T and TMO both understand that the application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

TMO understands and acknowledges that any construction of improvements is subject to the full execution of a license agreement with AT&T, and that any action on the part of TMO to proceed with any applications with governmental agencies is at TMO's sole risk and liability. TMO shall protect, defend, indemnify and hold AT&T and its parent, affiliates and its and their directors, officers, employees, successors and assigns free and harmless from and against any and all injury, damage, loss, liability, lien, penalty, claim or expense ("Liabilities") including without limitation, attorneys' fees, expert witness fees and legal costs suffered by reason of any claim, cause of action, suit or judgment, Liabilities as a result of injury to or death of any person, of damage to or loss or destruction of any property, violation of any laws affecting or concerning any properties owned by AT&T, claims for personal injury, emotional distress, infringement of any patent, trademark, copyright, trade secret or other legally protected proprietary right, which arises out of, is occasioned by or in any way attributable to the acts or omissions of TMO, its agents or contractors in connection with this Letter of Authorization, except to the extent caused by the active negligence or willful misconduct of AT&T, its agents or contractors.

Property Location: 0 5.4 MI WNW/O BLK MTN  
San Diego, CA 92029

Assessor's Parcel Number(s): 312-010-39-00

Signature of Property Owner: PACIFIC BELL TELEPHONE COMPANY

By:   
Sonny Pieper

Title: Area Manager, Network Engineering & Sales Support

Date: September 13, 2016



10509 VISTA SORRENTO PKWY #206  
SAN DIEGO, CA 92121  
T-MOBILE.COM

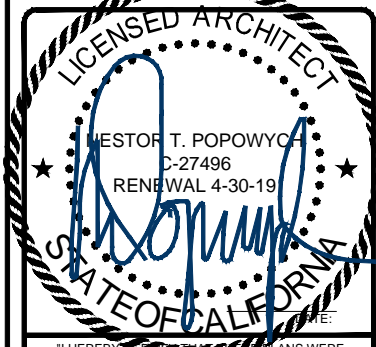


WIRELESS  
SAC AE DESIGN GROUP, INC.  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
www.sacw.com  
619.736.3766

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
1	07/19/16	100% CD's	CA
2	09/14/16	ER COMMENTS	JL
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6	05/02/17	CITY COMMENTS	JP

NOT FOR CONSTRUCTION UNLESS LABELED  
AS CONSTRUCTION SET



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SUPERVISION AND THAT I AM DULY REGISTERED  
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CALIFORNIA"

SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
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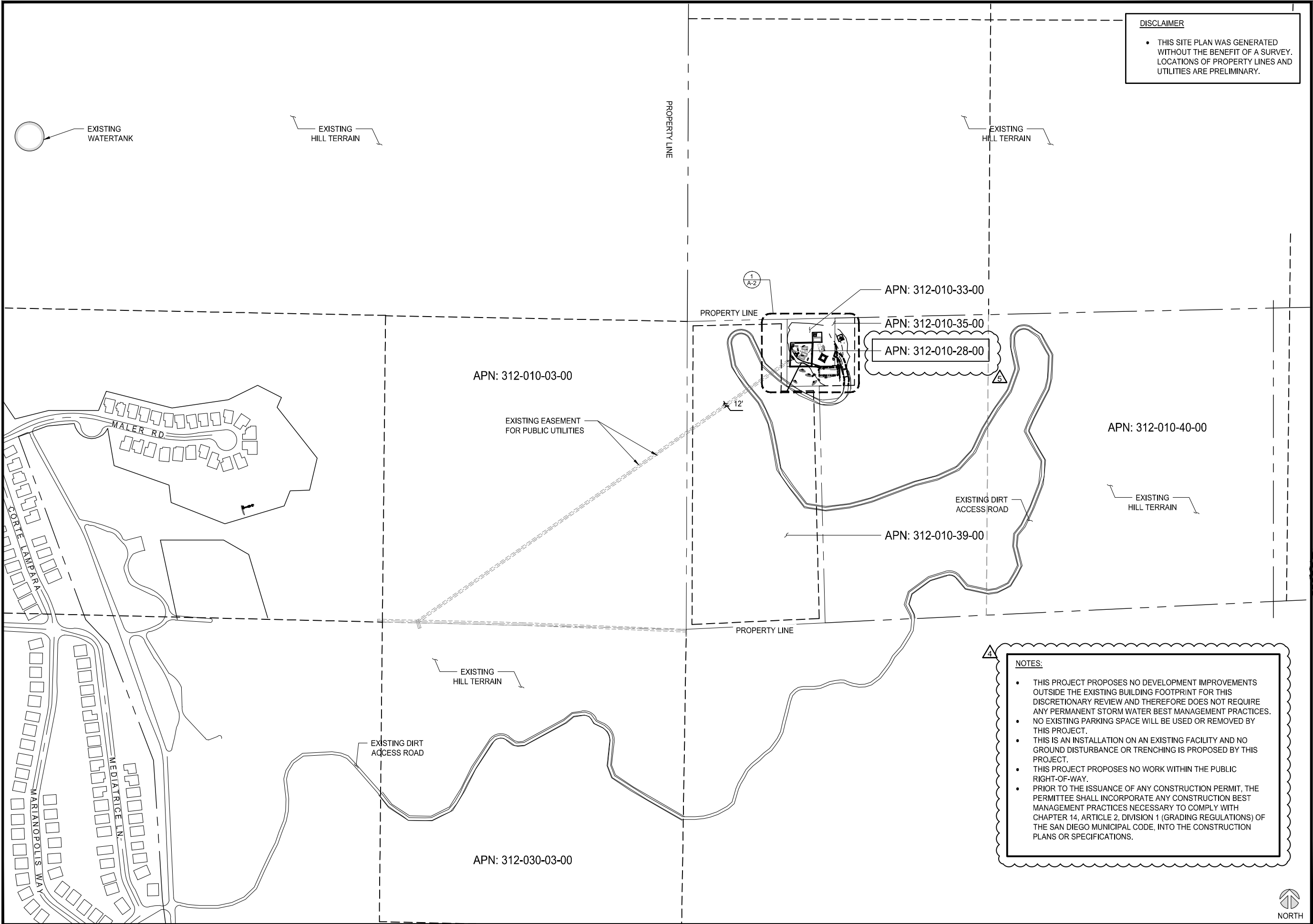
SHEET TITLE

LETTER OF AUTHORIZATION

SHEET NUMBER

T-5

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



DISCLAIMER

- THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES AND UTILITIES ARE PRELIMINARY.

**T-Mobile**  
10509 VISTA SORRENTO PKWY #206  
SAN DIEGO, CA 92121  
T-MOBILE.COM

**SAC**  
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SAC AE DESIGN GROUP, INC.  
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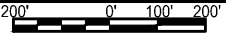
SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

SHEET TITLE  
  
OVERALL SITE PLAN

SHEET NUMBER  
  
A-1

NOTES:

- THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
- THIS IS AN INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
- THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.



SCALE: 1"=200'-0" (22x34)  
(OR) 1/2"=200'-0" (11x17)



**T-Mobile**  
10509 VISTA SORRENTO PKWY #206  
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AS CONSTRUCTION SET

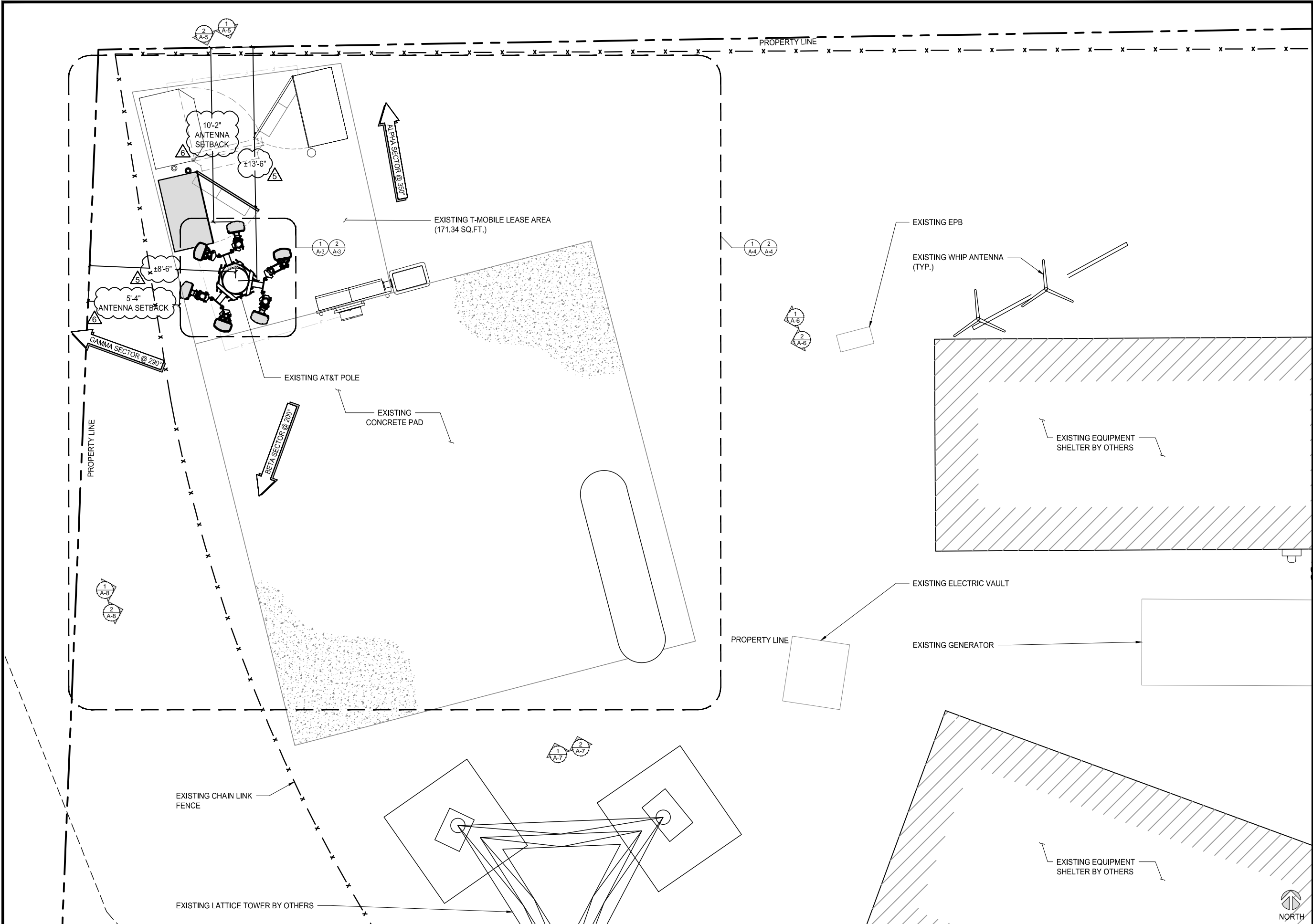


SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

SHEET TITLE  
  
ENLARGED SITE PLAN

SHEET NUMBER  
  
A-2

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ENLARGED SITE PLAN

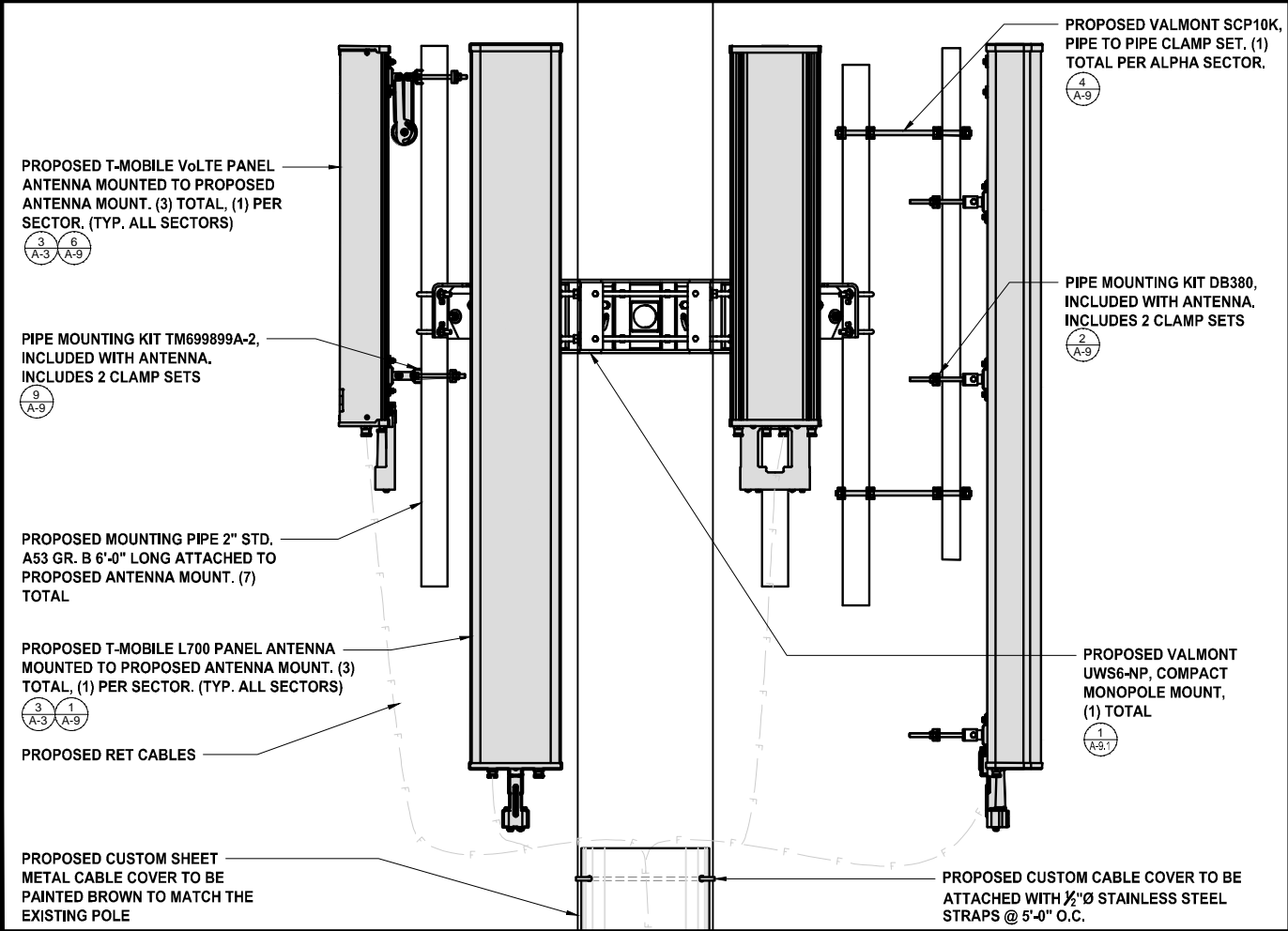


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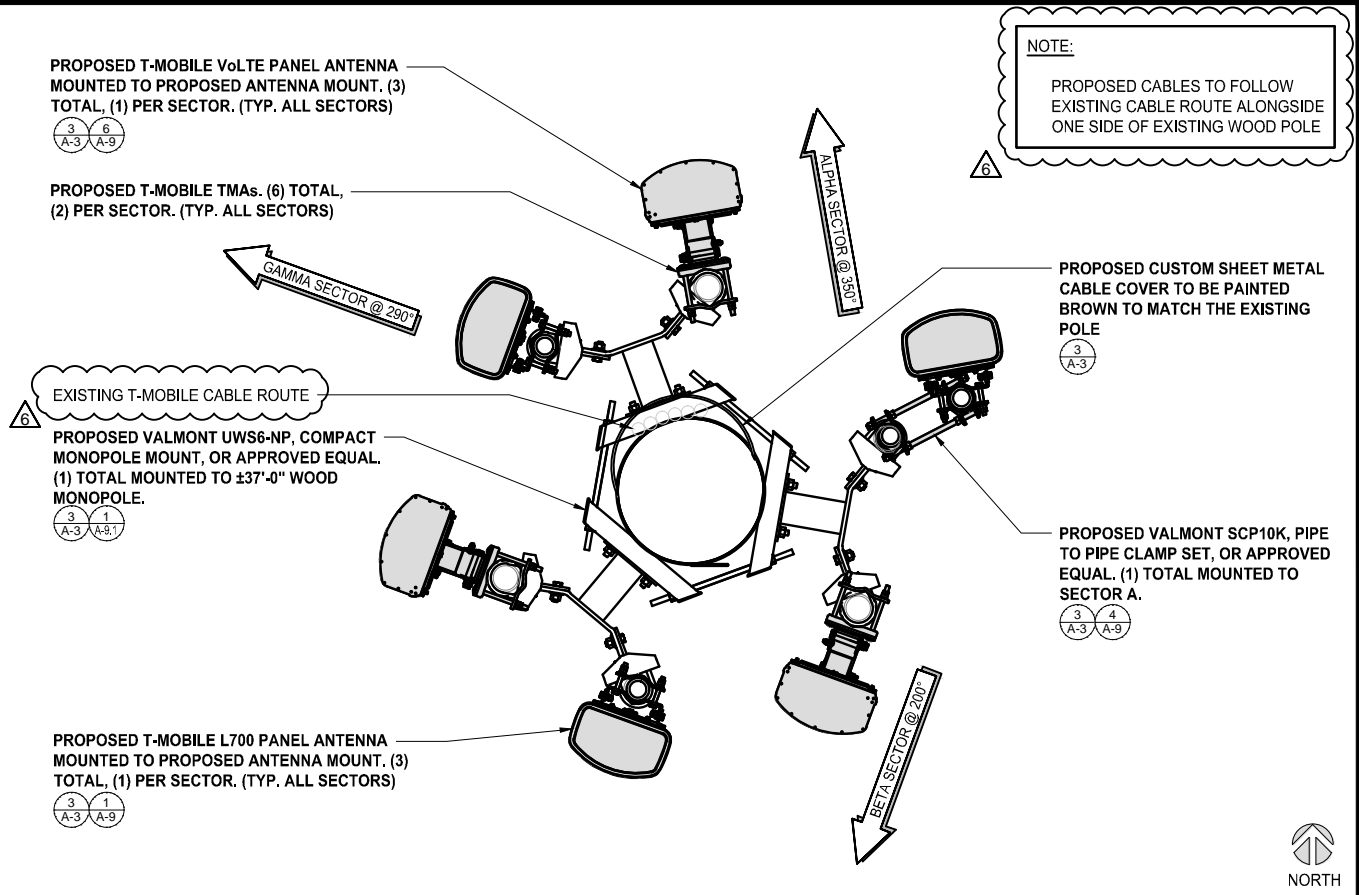
PROPOSED ANTENNA SCHEDULE								
SECTOR	AZIMUTH	RAD CENTER	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA/RRU	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	350°	33'-0"	1	PROPOSED	TMBXX-6516-R2M	(1) TWIN PCS	(2) 7/8" COAX	40'-0"
		31'-0"	2	PROPOSED	LNXX-6515DS-A1M	(1) TWIN AWS	(2) 7/8" COAX	40'-0"
BETA	200°	33'-0"	1	PROPOSED	TMBXX-6516-R2M	(1) TWIN PCS	(2) 7/8" COAX	40'-0"
		31'-0"	2	PROPOSED	LNXX-6515DS-A1M	(1) TWIN AWS	(2) 7/8" COAX	40'-0"
GAMMA	290°	33'-0"	1	PROPOSED	TMBXX-6516-R2M	(1) TWIN PCS	(2) 7/8" COAX	40'-0"
		31'-0"	2	PROPOSED	LNXX-6515DS-A1M	(1) TWIN AWS	(2) 7/8" COAX	40'-0"

EXISTING ANTENNA SCHEDULE								
SECTOR	AZIMUTH	RAD CENTER	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA/RRU	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	350°	33'-0"	1	TO BE REMOVED	UMWDP-06516-R2DH	(1) PCS	(2) 7/8" COAX	40'-0"
			2	TO BE REMOVED	UMWDP-06516-R2DH	(1) PCS	(2) 7/8" COAX	40'-0"
BETA	200°		1	TO BE REMOVED	UMWDP-06516-R2DH	(1) PCS	(2) 7/8" COAX	40'-0"
			2	TO BE REMOVED	UMWDP-06516-R2DH	(1) PCS	(2) 7/8" COAX	40'-0"
GAMMA	290°		1	TO BE REMOVED	UMWDP-06516-R2DH	(1) PCS	(2) 7/8" COAX	40'-0"
			2	TO BE REMOVED	UMWDP-06516-R2DH	(1) PCS	(2) 7/8" COAX	40'-0"

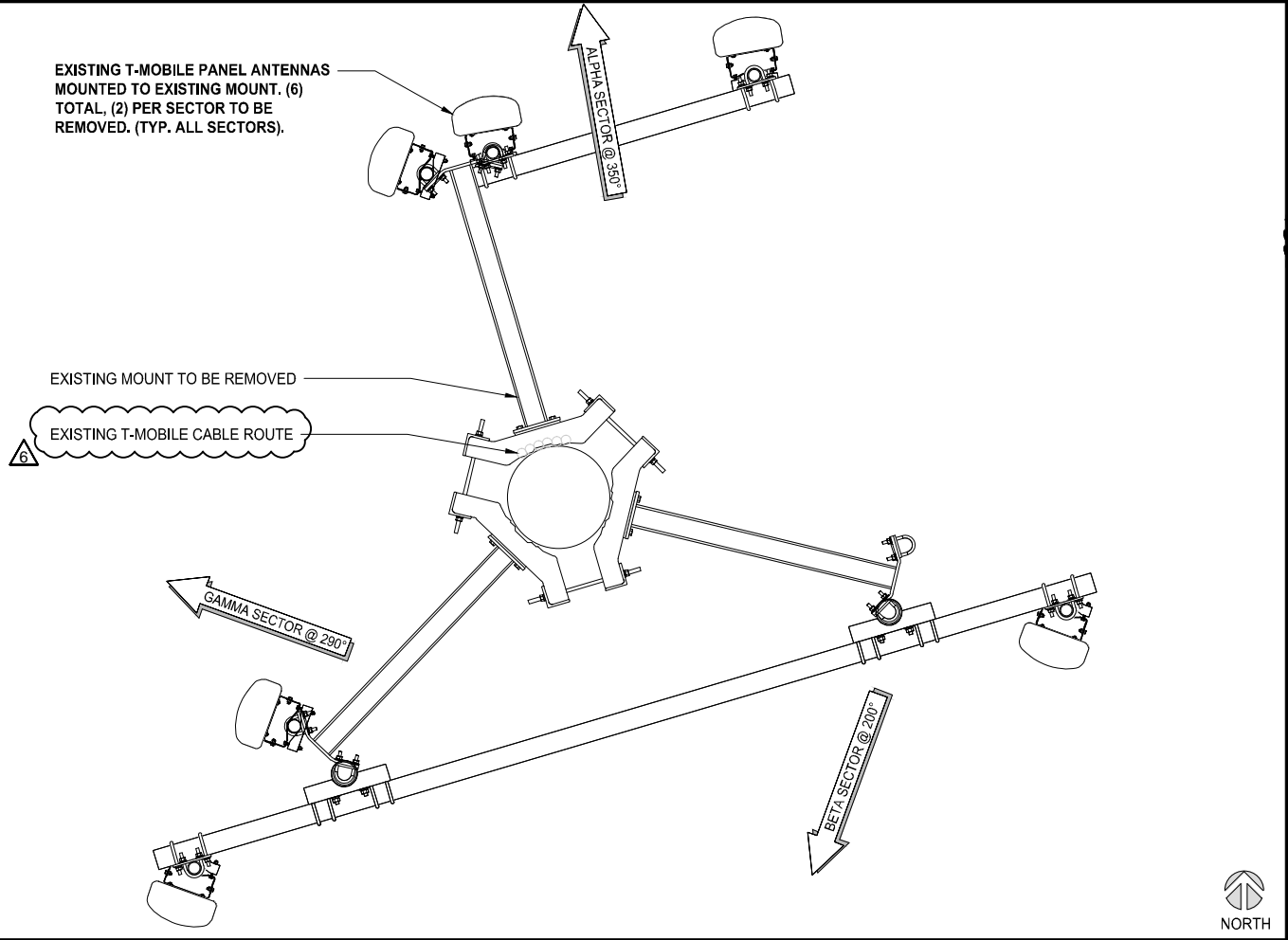
EXISTING & PROPOSED ANTENNA SCHEDULE						SCALE N.T.S.	4
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ANTENNA MOUNTING DETAIL						SCALE: 1"=1'-0" (22x34) (OR) 1/2"=1'-0" (11x17)	3
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PROPOSED ANTENNA PLAN						SCALE: 1"=1'-0" (22x34) (OR) 1/2"=1'-0" (11x17)	2
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EXISTING ANTENNA PLAN						SCALE: 3/4"=1'-0" (22x34) (OR) 3/8"=1'-0" (11x17)	1
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10509 VISTA SORRENTO PKWY #206  
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SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

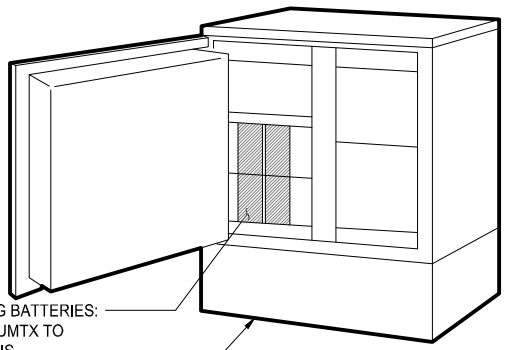
SHEET TITLE

EXISTING & PROPOSED  
ANTENNA PLANS,  
MOUNTING DETAIL, &  
ANTENNA SCHEDULES

SHEET NUMBER

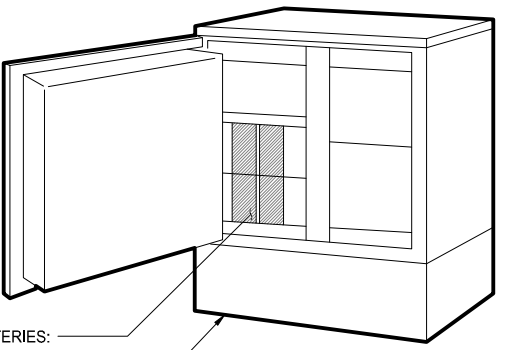
A-3

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(4) EXISTING BATTERIES:  
MONOLITE UMTX TO  
REMAIN AS IS

EXISTING 2106



(4) EXISTING BATTERIES:  
MARATHON M12V45FT  
TO REMAIN AS IS

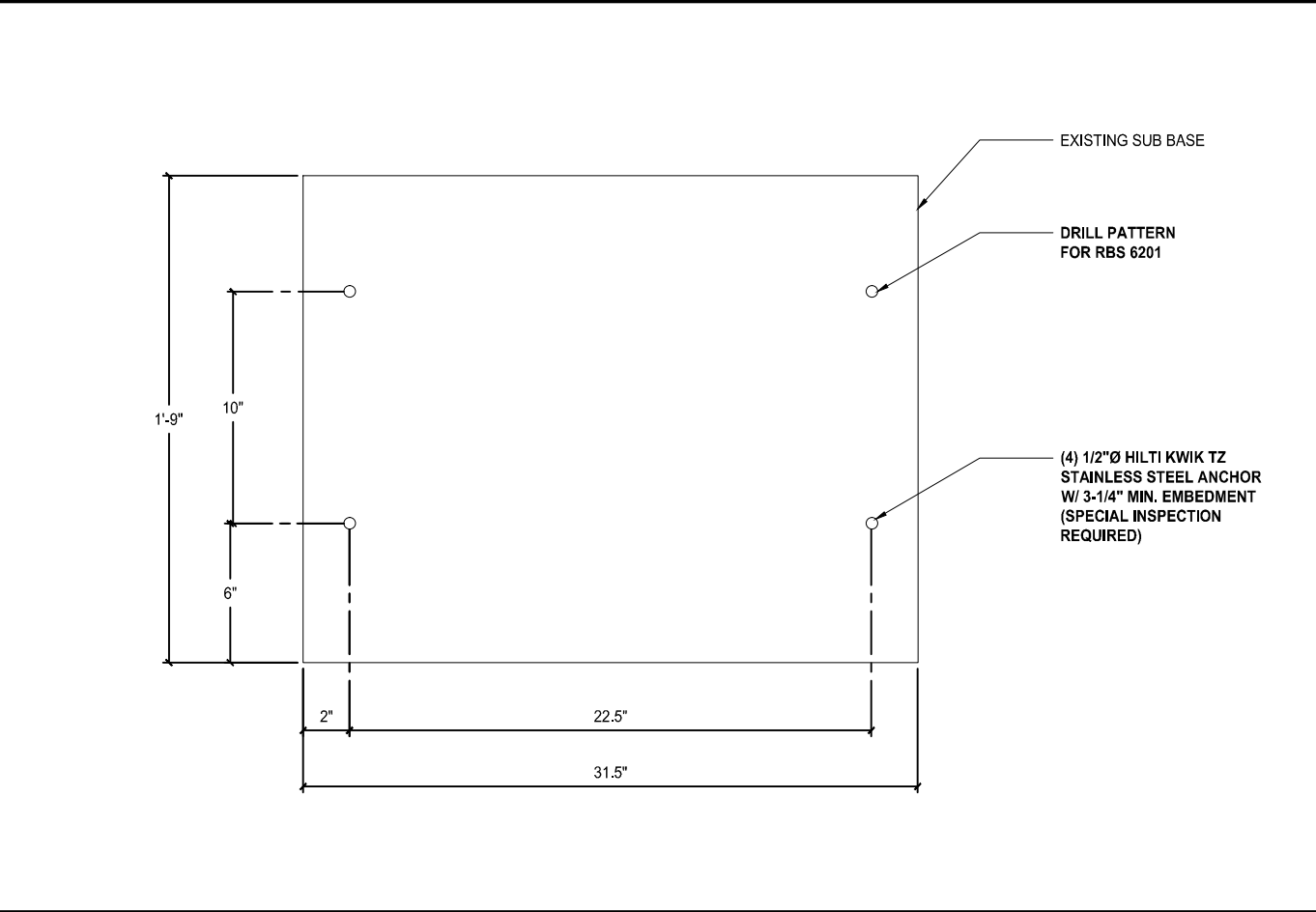
EXISTING 2102

BATTERY MANUFACTURER:	MONOLITE	BATTERY MANUFACTURER:	MARATHON
MODEL NUMBER:	MONOLITE UMTX	MODEL NUMBER:	M12V45FT
ELECTROLYTE CONTENT PER BATTERY:	1.2 GALLONS	ELECTROLYTE CONTENT PER BATTERY:	1.2 GALLONS
ELECTROLYTE HAZARD CLASSIFICATION PER '13 C.F.C. (8.7% SULFURIC ACID):	CORROSIVE	ELECTROLYTE HAZARD CLASSIFICATION PER '13 C.F.C. (8.7% SULFURIC ACID):	CORROSIVE
NUMBER OF BATTERIES INSTALLED:	4 (4 MAX PER CABINET)	NUMBER OF BATTERIES INSTALLED:	4 (4 MAX PER CABINET)
TOTAL ELECTROLYTE CONTAINED ON CABINET (1.2GAL. X 4 X 1 CABINET):	4.8 GAL. (24 GAL. MAX)	TOTAL ELECTROLYTE CONTAINED ON CABINET (1.2GAL. X 4 X CABINETS):	4.8 GAL. (24 GAL. MAX)
TOTAL ELECTROLYTE CONTAINED ON SITE (4.8 GAL. PER CABINET X 2 CABINETS):		9.6 GAL. (24 GAL. MAX)	

EXISTING BATTERY CALCULATIONS

SCALE  
N.T.S.

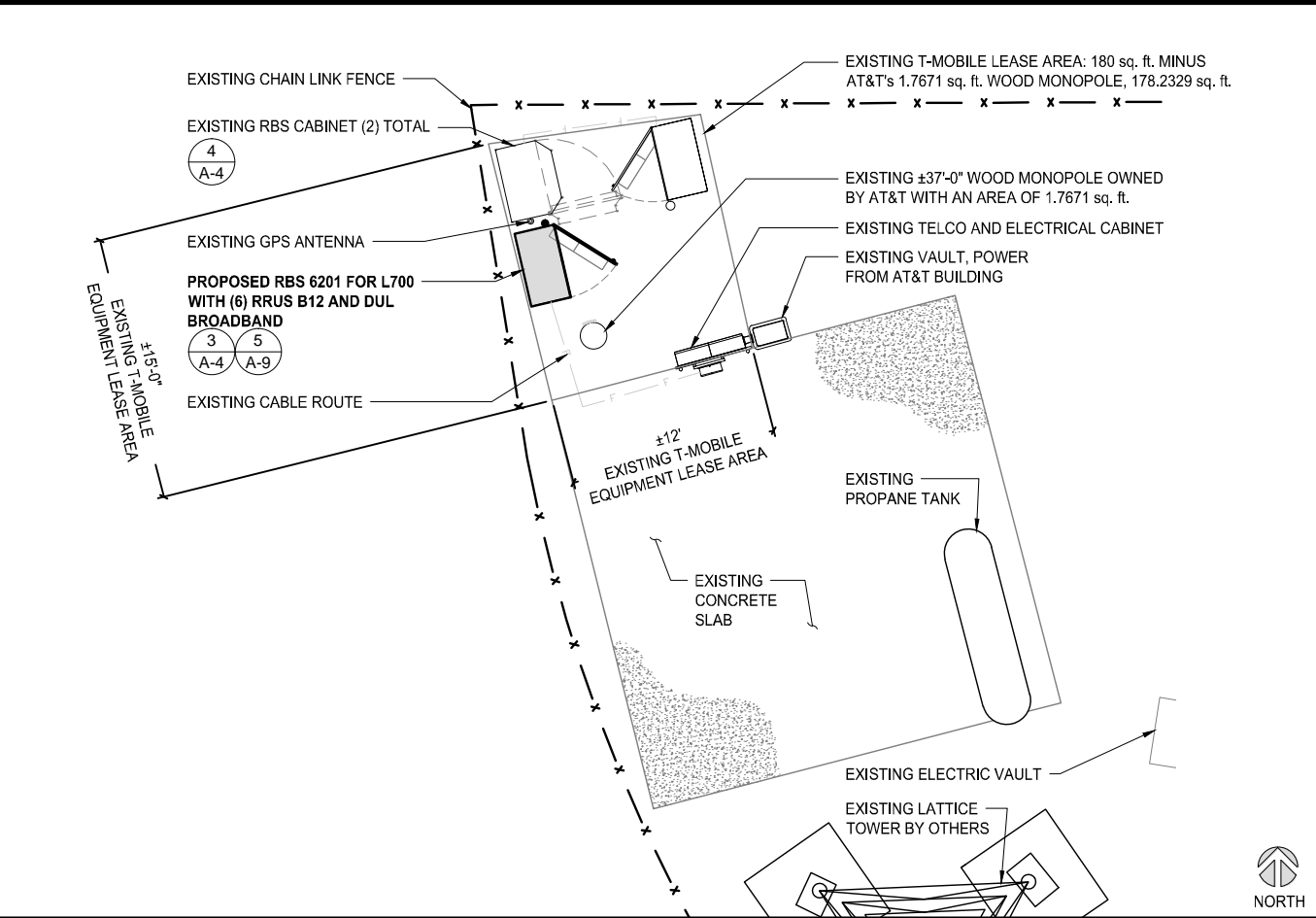
4



CABINET ATTACHMENT

SCALE: 1"=1'-0" (22x34)  
(OR) 1/2"=1'-0" (11x17)

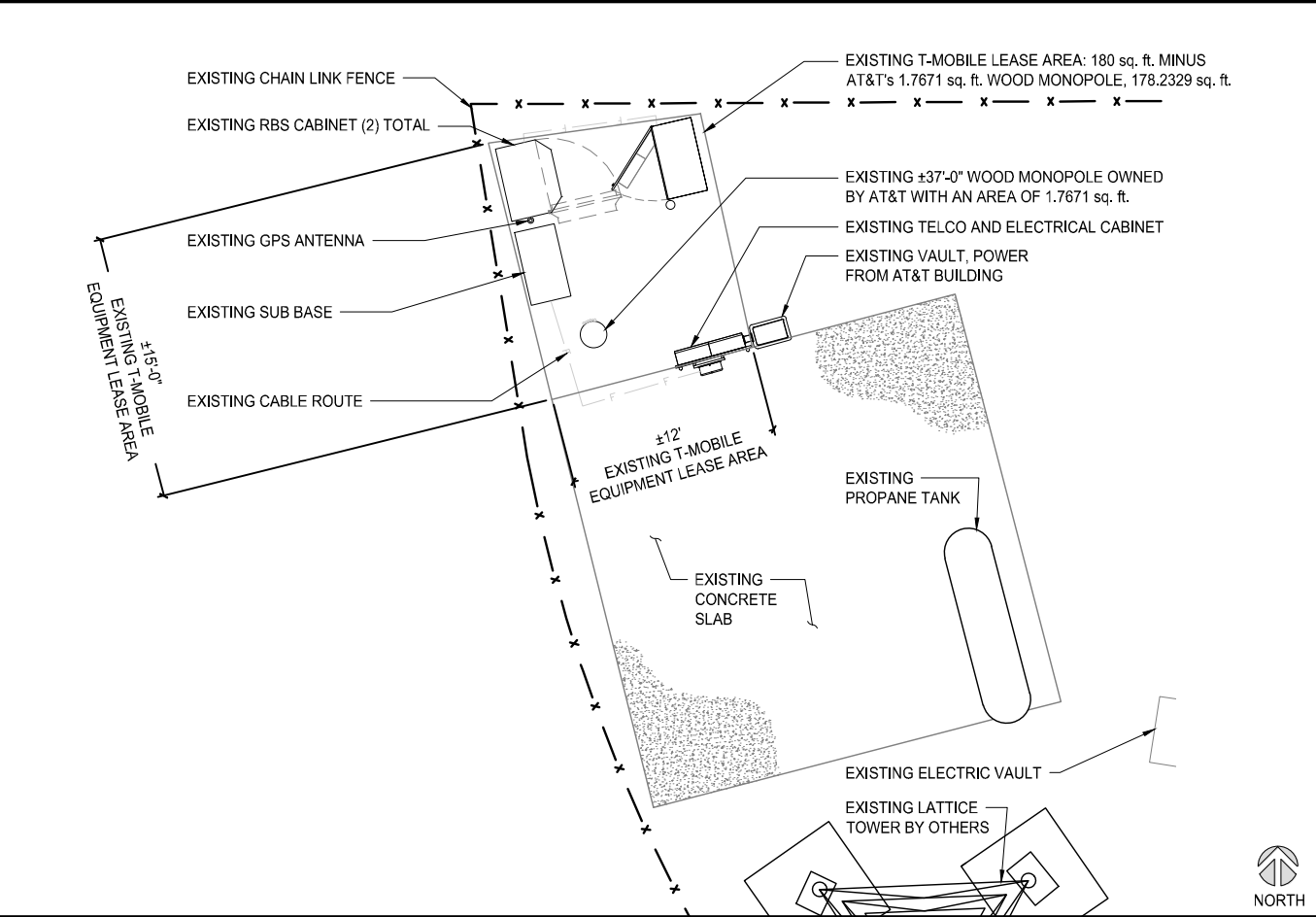
3



PROPOSED EQUIPMENT PLAN

SCALE: 3/16"=1'-0" (22x34)  
(OR) 3/32"=1'-0" (11x17)

2



EXISTING EQUIPMENT PLAN

SCALE: 3/16"=1'-0" (22x34)  
(OR) 3/32"=1'-0" (11x17)

1



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SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

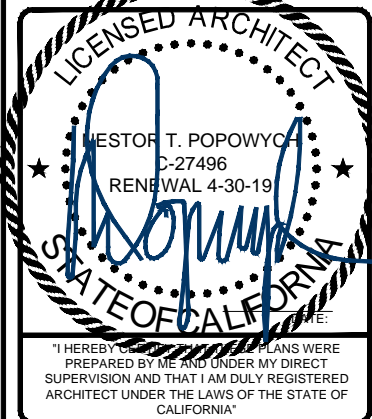
SHEET TITLE  
EXISTING & PROPOSED  
EQUIPMENT PLANS,  
CABINET ANCHORAGE, &  
BATTERY CALCULATIONS

SHEET NUMBER  
A-4



REVISIONS			
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SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
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SAN DIEGO, CA 92129

SHEET TITLE

EXISTING & PROPOSED  
NORTHWEST ELEVATIONS

SHEET NUMBER

A-5

NOTE:

- ALL ANTENNA'S AND EQUIPMENT TO BE PAINTED TO MATCH EXISTING WOODEN POLE.
- PROPOSED CABLES TO FOLLOW EXISTING CABLE ROUTE ALONGSIDE ONE SIDE OF EXISTING WOOD POLE

TOP OF WOOD MONOPOLE  
ELEV. ±37'-0" AGL

TOP OF PROPOSED T-MOBILE PANEL ANTENNAS  
ELEV. ±35'-0" AGL

RAD CENTER OF PROPOSED T-MOBILE L700 ANTENNAS  
ELEV. 33'-0" AGL

RAD CENTER OF PROPOSED T-MOBILE VoLTE ANTENNAS  
ELEV. 31'-0" AGL

PROPOSED ANTENNA LAYOUT

EXISTING T-MOBILE CABLE ROUTE

PROPOSED EQUIPMENT LAYOUT

TOP OF GRADE (0'-0")  
ELEV. ±1,558'-0" AMSL

TOP OF WOOD MONOPOLE  
ELEV. ±37'-0" AGL

TOP OF EXISTING T-MOBILE PANEL ANTENNAS  
ELEV. 35'-0" AGL

RAD CENTER OF EXISTING T-MOBILE PANEL ANTENNAS  
ELEV. 33'-0" AGL

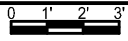
EXISTING ANTENNA LAYOUT

EXISTING T-MOBILE CABLE ROUTE

EXISTING EQUIPMENT LAYOUT

TOP OF GRADE (0'-0")  
ELEV. ±1,558'-0" AMSL

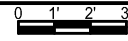
PROPOSED NORTHWEST ELEVATION



SCALE: 3/8"=1'-0" (22x34)  
(OR) 3/16"=1'-0" (11x17)

2

EXISTING NORTHWEST ELEVATION



SCALE: 3/8"=1'-0" (22x34)  
(OR) 3/16"=1'-0" (11x17)

1



REVISIONS			
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SHEET TITLE  
  
EXISTING & PROPOSED  
NORTHEAST ELEVATIONS

SHEET NUMBER

A-6

NOTE:

- ALL ANTENNA'S AND EQUIPMENT TO BE PAINTED TO MATCH EXISTING WOODEN POLE.
- PROPOSED CABLES TO FOLLOW EXISTING CABLE ROUTE ALONGSIDE ONE SIDE OF EXISTING WOOD POLE

TOP OF WOOD MONOPOLE  
ELEV. ±37'-0" AGL

TOP OF PROPOSED T-MOBILE PANEL ANTENNAS  
ELEV. ±35'-0" AGL

RAD CENTER OF PROPOSED T-MOBILE L700 ANTENNAS  
ELEV. 33'-0" AGL

RAD CENTER OF PROPOSED T-MOBILE VoLTE ANTENNAS  
ELEV. 31'-0" AGL

PROPOSED ANTENNA LAYOUT

PROPOSED EQUIPMENT LAYOUT

TOP OF GRADE (0'-0")  
ELEV. ±1,558'-0" AMSL

TOP OF WOOD MONOPOLE  
ELEV. ±37'-0" AGL

TOP OF EXISTING T-MOBILE PANEL ANTENNAS  
ELEV. 35'-0" AGL

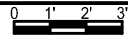
RAD CENTER OF EXISTING T-MOBILE PANEL ANTENNAS  
ELEV. 33'-0" AGL

EXISTING ANTENNA LAYOUT

EXISTING EQUIPMENT LAYOUT

TOP OF GRADE (0'-0")  
ELEV. ±1,558'-0" AMSL

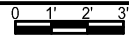
PROPOSED NORTHEAST ELEVATION



SCALE: 3/8"=1'-0" (22x34)  
(OR) 3/16"=1'-0" (11x17)

2

EXISTING NORTHEAST ELEVATION



SCALE: 3/8"=1'-0" (22x34)  
(OR) 3/16"=1'-0" (11x17)

1



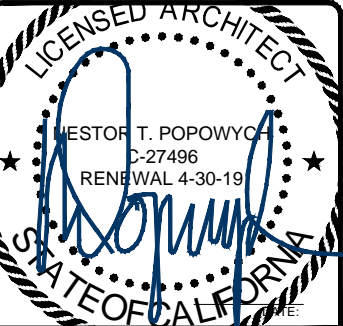
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NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



WESTOR T. POPOWICH  
C-27496  
RENEWAL 4-30-19

"I HEREBY CERTIFY THAT THE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

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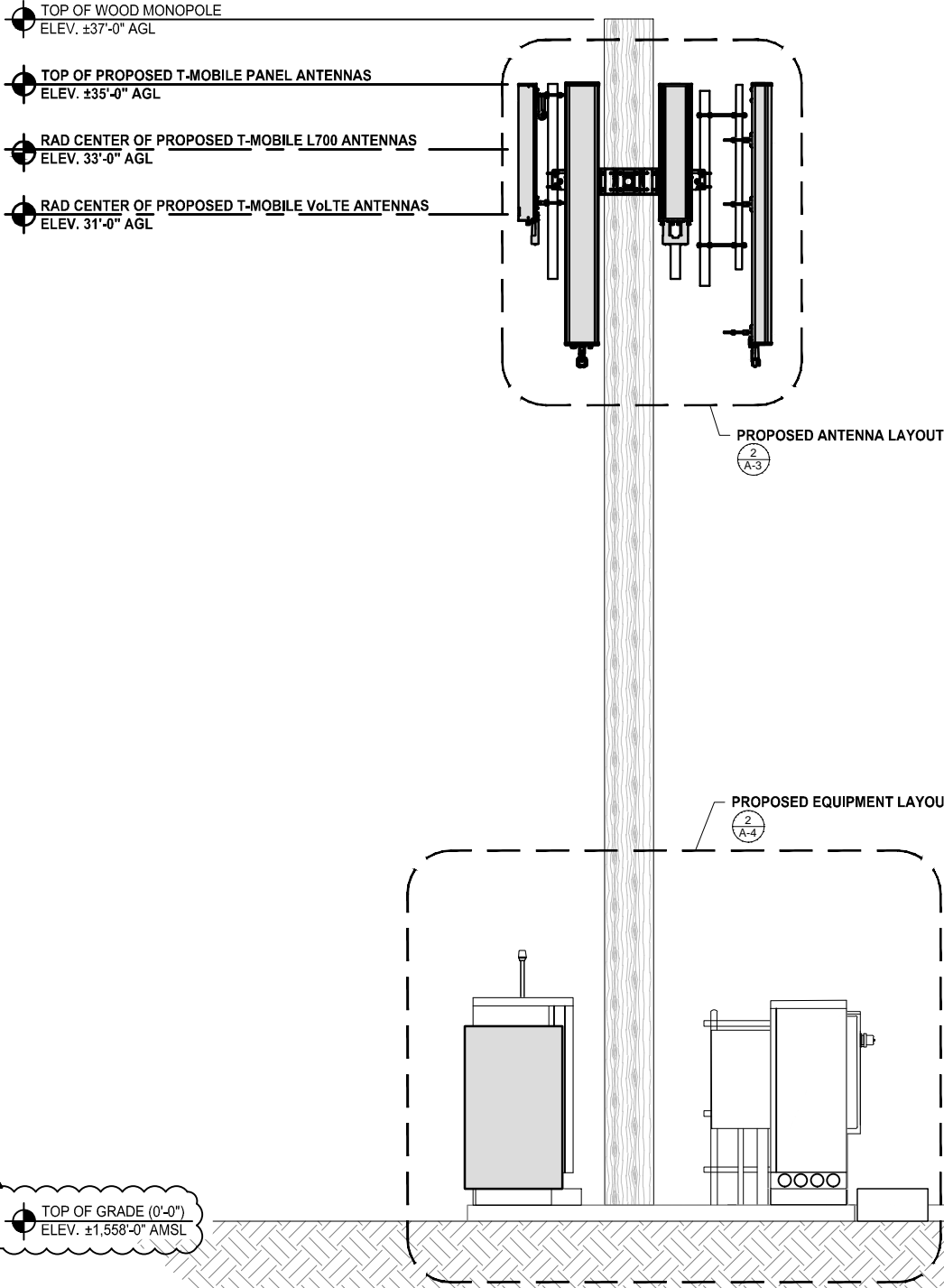
SHEET TITLE

EXISTING & PROPOSED  
SOUTHEAST ELEVATIONS

SHEET NUMBER

A-7

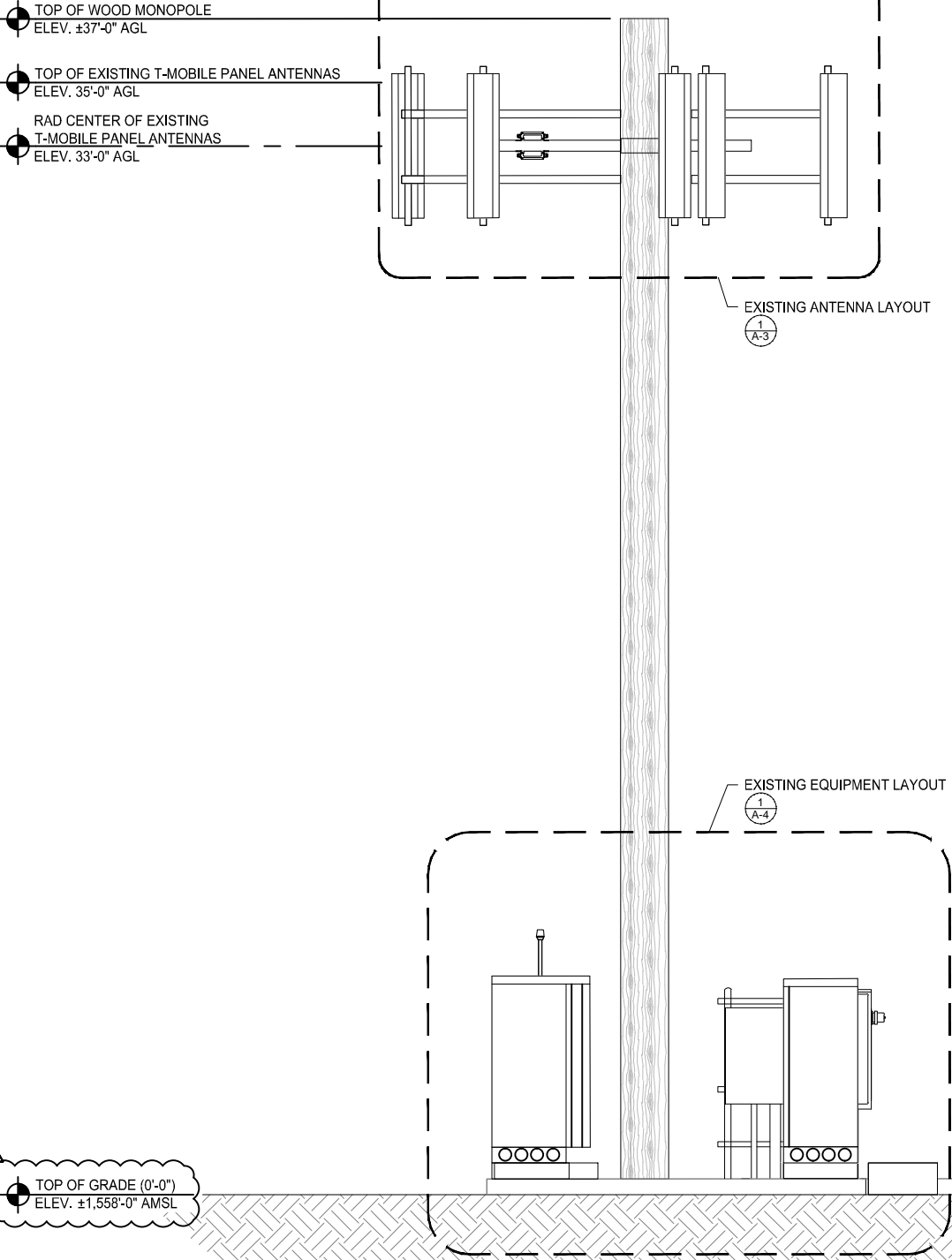
- NOTE:
- ALL ANTENNA'S AND EQUIPMENT TO BE PAINTED TO MATCH EXISTING WOODEN POLE.
  - PROPOSED CABLES TO FOLLOW EXISTING CABLE ROUTE ALONGSIDE ONE SIDE OF EXISTING WOOD POLE



PROPOSED SOUTHEAST ELEVATION

0 1' 2' 3' SCALE: 3/8"=1'-0" (22x34)  
(OR) 3/16"=1'-0" (11x17)

2



EXISTING SOUTHEAST ELEVATION

0 1' 2' 3' SCALE: 3/8"=1'-0" (22x34)  
(OR) 3/16"=1'-0" (11x17)

1

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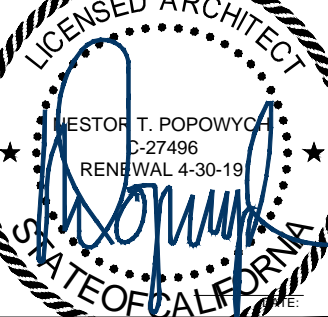
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REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
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NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA"

SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

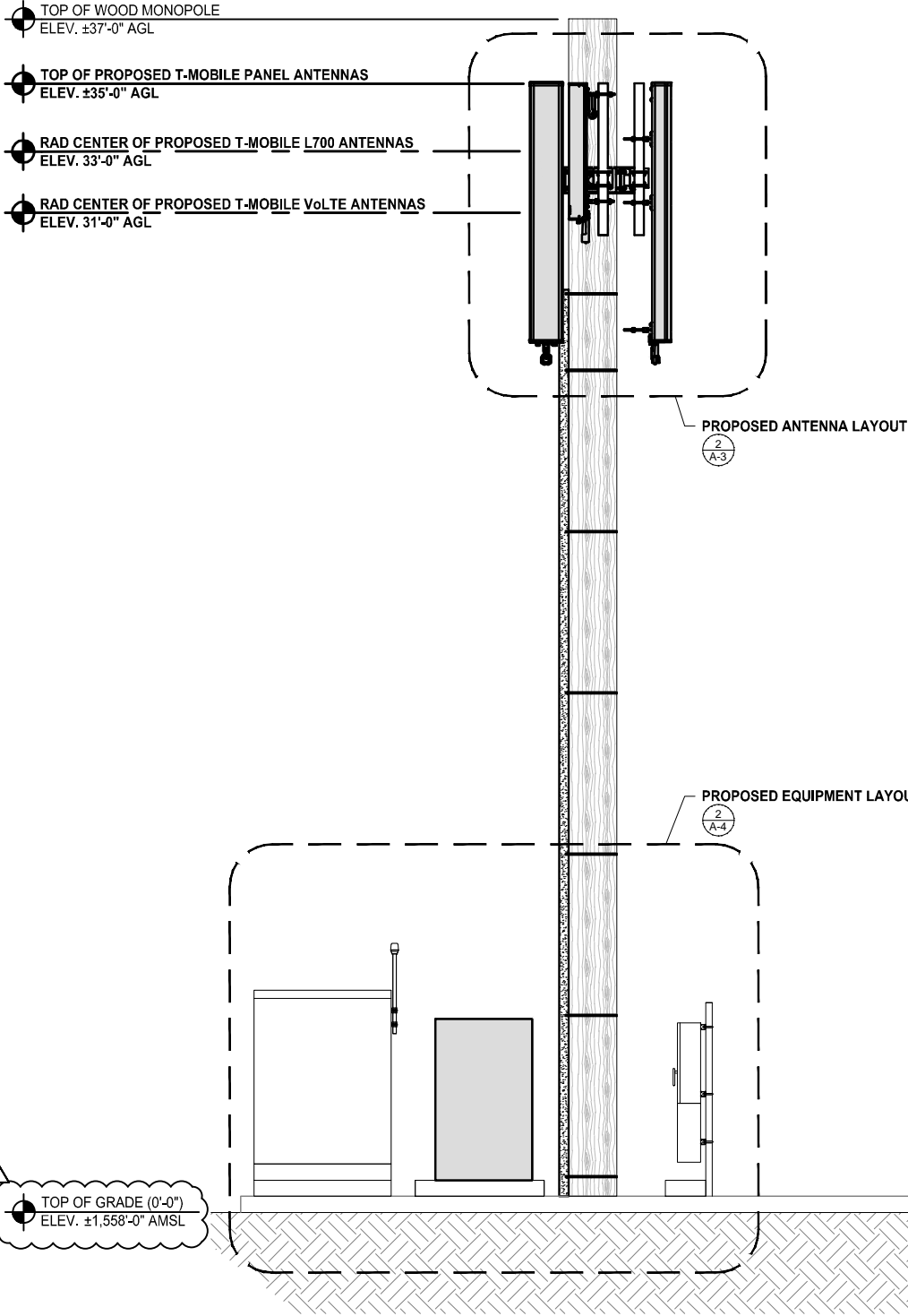
SHEET TITLE

EXISTING & PROPOSED  
SOUTHWEST ELEVATIONS

SHEET NUMBER

A-8

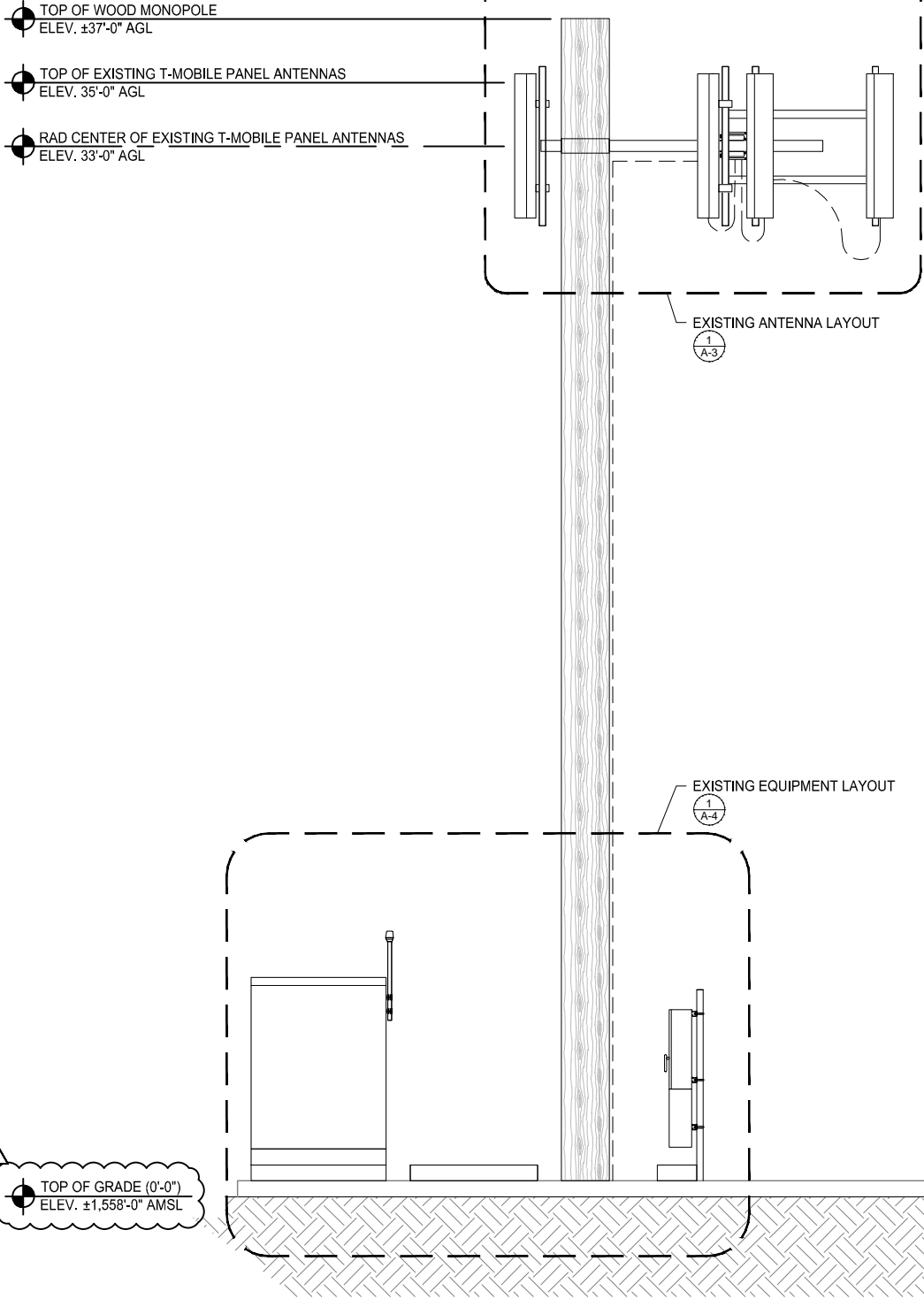
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PROPOSED SOUTHWEST ELEVATION

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(OR) 3/16"=1'-0" (11x17)

2



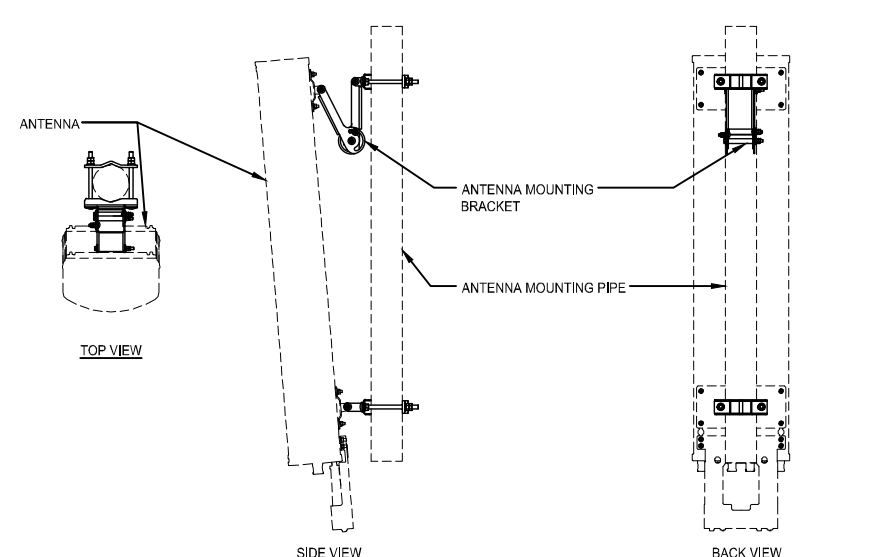
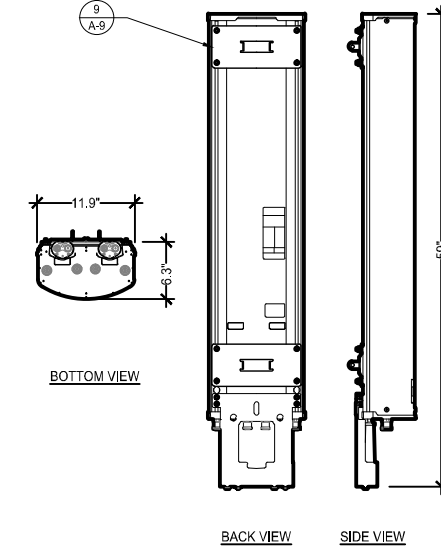
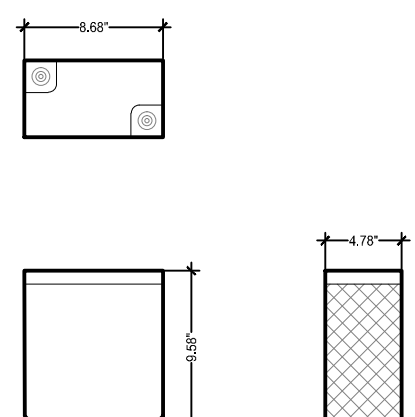
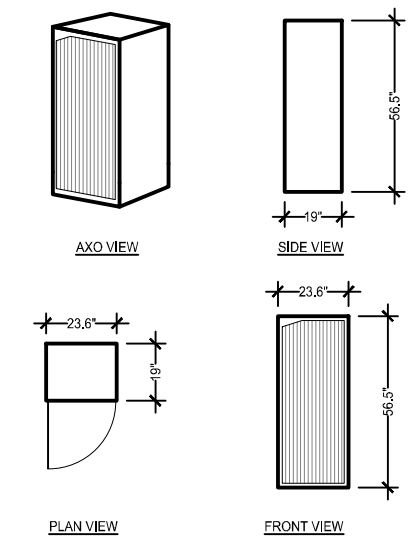
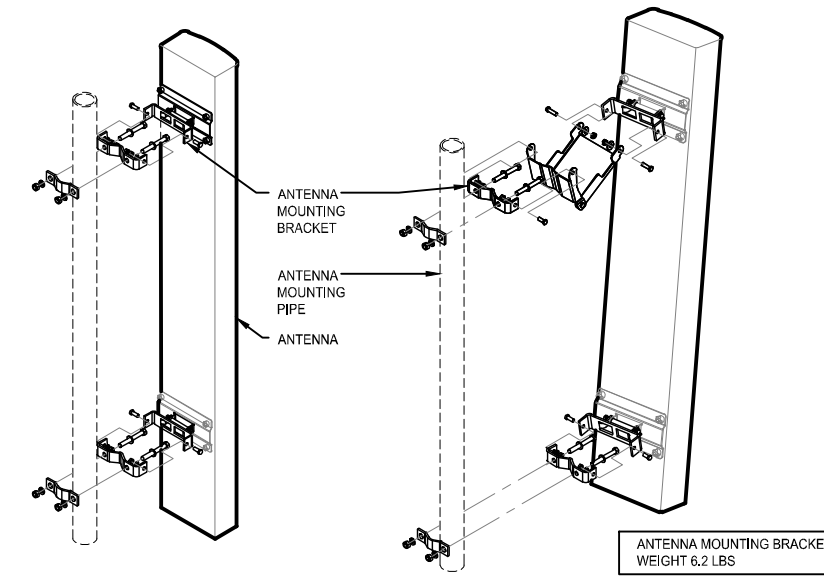
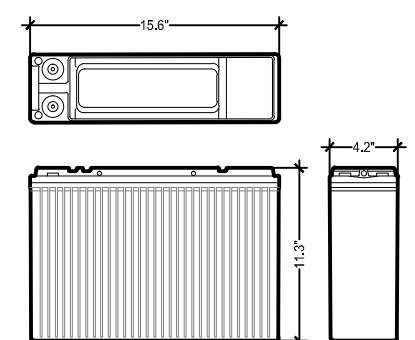
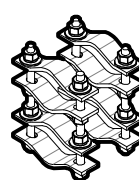
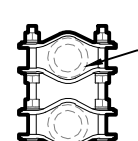
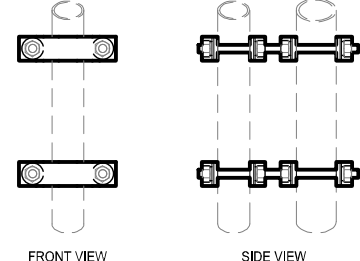
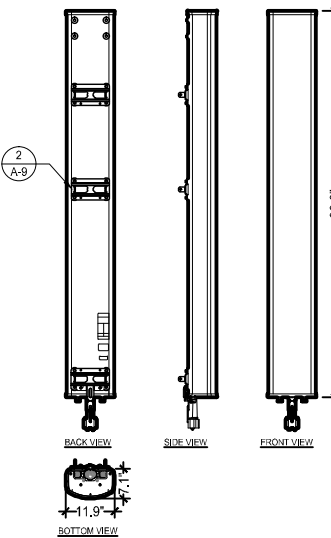
EXISTING SOUTHWEST ELEVATION


0 1' 2' 3' SCALE: 3/8"=1'-0" (22x34)  
(OR) 3/16"=1'-0" (11x17)

1


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 <p>ANTENNA</p> <p>ANTENNA MOUNTING BRACKET</p> <p>ANTENNA MOUNTING PIPE</p> <p>TOP VIEW</p> <p>SIDE VIEW</p> <p>BACK VIEW</p>			<p>MANUFACTURER: ANDREW</p> <p>MODEL: TMBXX-6516-R2M QUAD</p> <p>FREQUENCY RANGE: 1710 - 2155 MHZ</p> <p>IMPEDANCE: 50 OHMS</p> <p>AZIMUTH BW: 64.5° ± 8°</p> <p>ELEVATION BW: 7.2° ± 1.2°</p> <p>GAIN, dBi: 17.5 ± 0.8</p> <p>POLARIZATION: ±45°</p> <p>VSWR: 1.35:1 / 16.5</p> <p>PORT-TO-PORT ISOLATION: &gt;30 dB</p> <p>ELECTRICAL TILT RANGE: 2° - 10°</p> <p>ELECTRICAL DOWNTILT: ± 0.9°</p> <p>MAX. INPUT POWER: 250 WATTS</p> <p>LIGHTNING PROTECTION: DC GROUND</p> <p>GAIN VARIATION: 1.3 dB</p> <p>ELECTRICAL TILT ACC.: &lt;0.55°</p> <p>AZIMUTH HPBW: 11.5°</p> <p>MECHANICAL</p> <p>NET WEIGHT: 34.6 LBS</p> <p>DIMENSION (LxWxD): 59"x11.9"x6.3"</p> <p>MAX. WIND AREA: 2.9 FT²</p> <p>MAX. WIND LOAD: 164 LBF</p> <p>MAX. WIND SPEED: 150 MPH</p> <p>HARDWARE MATERIAL: HOT DIP GALVANIZED</p> <p>CONNECTOR TYPE: 7 - 16 DIN, FEMALE (4)</p> <p>COLOR: OFF WHITE</p> <p>STANDARD MOUNTING: TM600899A-2</p>  <p>BACK VIEW</p> <p>SIDE VIEW</p>											
TM600899A-2 - MOUNTING BRACKET			N.T.S	9	TMBXX-6516-R2M QUAD ANTENNA			1"=1'-0" (22x34)	6	NOT USED			3	
<p>MANUFACTURER: GNB</p> <p>MODEL: M12V45F</p> <p>8 HOUR CAPACITY TO 1.75VPC @ 25°C (77°F): 46Ah</p> <p>FLOAT VOLTAGE: 6V</p> <p>NOMINAL VOLTAGE: 6V</p> <p>IMPEDANCE (1kHz): 1.0</p> <p>SHORT CIRCUIT CURRENT: 6,343 A</p> <p>MAXIMUM CHARGE CURRENT: NO LIMIT</p> <p>WEIGHT: 38Lbs.</p> <p>HEIGHT: 9.58 in.</p> <p>WIDTH: 4.78 in.</p> <p>DEPTH: 8.68 in.</p> 			<p>MANUFACTURER: RBS6201-ODE</p> <p>MODEL: WIRUSB12 &amp; DUS41</p> <p>DIMENSIONS (HxWxD): 23.6" x 19" x 56.5"</p> <p>WEIGHT: 474 LB</p> <p>COLOR: N/A</p> <ul style="list-style-type: none"><li>ENTIRE SITE IN A CABINET.</li><li>FLEXIBLE CHANNEL SIZED FROM 5 TO 20 MHz</li><li>2x2 MIMO SUPPORT</li><li>4 WAY RECEIVE DIVERSITY</li><li>REMOTE ELECTRICAL TILT (RET) SUPPORT</li><li>VSWR ANTENNA SUPERVISION</li><li>TIGHTLY INTEGRATED NETWORK &amp; SITE MANAGEMENT SYSTEM</li><li>FULL IP CONNECTIVITY</li><li>GIGABIT ETHERNET TRANSPORT NETWORK INTERFACE</li><li>INTEGRATED POWER SYSTEM FOR EFFICIENT ON-DEMAND POWER</li><li>BATTERY BACKUP OPTION AVAILABLE</li><li>ENCRYPTED BACKHAUL FOR BEARER &amp; CONTROL PLANE TRAFFIC</li></ul>  <p>AXO VIEW</p> <p>SIDE VIEW</p> <p>PLAN VIEW</p> <p>FRONT VIEW</p>			 <p>ANTENNA MOUNTING BRACKET</p> <p>ANTENNA MOUNTING PIPE</p> <p>ANTENNA</p> <p>ANTENNA MOUNTING BRACKET WEIGHT 6.2 LBS</p>								
BATTERY - EXISTING			2"=1'-0" (22x34)	8	RBS6201 CABINET			3/8"=1'-0" (22x34)	5	DB380 - ANTENNA MOUNTING BRACKET			N.T.S	2
<p>MANUFACTURER: FIAMM</p> <p>MODEL: 12VUMTX100/19FT</p> <p>10 HOUR CAPACITY TO 1.80VPC @ 20°C (68°F): 100Ah</p> <p>FLOAT VOLTAGE: 12V</p> <p>NOMINAL VOLTAGE: 12V</p> <p>IMPEDANCE (1kHz): 3.7</p> <p>CONDUCTANCE: 1.288 S</p> <p>SHORT CIRCUIT CURRENT: 3,500 A</p> <p>MAXIMUM CHARGE CURRENT: NO LIMIT</p> <p>WEIGHT: 74.8Lbs.</p> <p>HEIGHT: 10.83 in.</p> <p>WIDTH: 4.25 in.</p> <p>DEPTH: 15.55 in.</p> <p>TERMINAL: FEMALE M6</p> 			<p>MANUFACTURER: VALMONT</p> <p>MODEL: ACP08K, ACP10K, SCP08K, SCP10K, DCP12K, DCP18K</p> <p>CROSSOVER PLATE KIT 1-1/2" - 3-1/2", 1-1/2" - 5"</p> <p>PIPE SIZE: 1/4", 1/2"</p> <p>CLAMP THICKNESS: 1/2" X 8", 1/2" X 10", 5/8" X 12", 5/8" X 18"</p> <ul style="list-style-type: none"><li>USED FOR ATTACHING SIMILAR SIZED PIPES IN PARALLEL ORIENTATION.</li><li>ALL HARDWARE INCLUDED.</li><li>HOT DIPPED GALVANIZED.</li><li>KIT INCLUDES (2) CLAMPS</li></ul> 			<p>PIPE NOT INCLUDED</p>  <p>PLAN VIEW</p>  <p>FRONT VIEW</p> <p>SIDE VIEW</p>			<p>MANUFACTURER: COMMSCOPE</p> <p>MODEL: LNX-6515DS</p> <p>FREQUENCY RANGE: 698-806, 806-896 MHz</p> <p>IMPEDANCE: 50 ohms</p> <p>VSWR: 1.4/15.6 dB</p> <p>POLARIZATION: ±45°</p> <p>CONNECTOR: 2 X 7-16DIN female BOTTOM</p> <p>ISOLATION: 30dB</p> <p>MAXIMUM INPUT POWER: 400 WATTS</p> <p>MECHANICAL</p> <p>WEIGHT: 43.7LBS</p> <p>DIMENSIONS (HxWxD): 96.6"x11.9"x7.1"</p> <p>WIND LOAD: 878.0 N @ 150KM/H</p> <p>197.4 LBF @ 150KM/H</p> <p>DB380 (INCLUDED)</p> <p>MOUNTING HARDWARE:</p> 					
BATTERY - EXISTING			2"=1'-0" (22x34)	7	PIPE TO PIPE CLAMP			2"=1'-0" (22x34)	4	LNx-6515DS-A1M ANTENNA			1/2"=1'-0" (22x34)	1
			1"=1'-0" (11x17)					1"=1'-0" (11x17)					1/4"=1'-0" (11x17)	



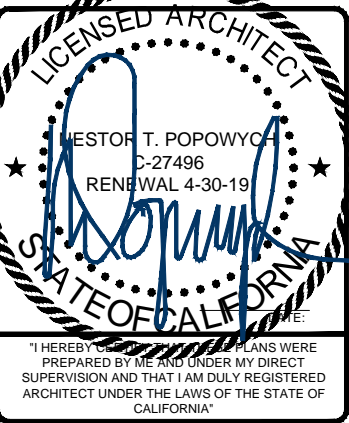
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REV.	DATE	DESCRIPTION	INITIALS
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WESTOR T. POPOWYC

C-27496

RENEWAL 4-30-19

STATE OF CALIFORNIA

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SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

SHEET TITLE

EQUIPMENT DETAILS & SPECIFICATIONS

SHEET NUMBER

A-9

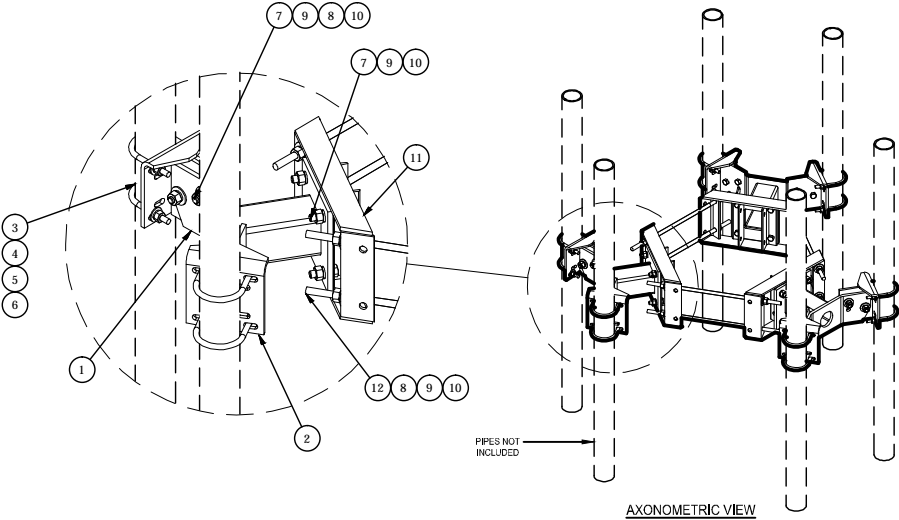
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NOT USED	9	NOT USED	6	NOT USED	3
NOT USED	8	NOT USED	5	NOT USED	2
NOT USED	7	COMPACT MONOPOLE MOUNT	1"=1'-0" (22x34) 1/2"=1'-0" (11x17)		1

MANUFACTURER: VALMONT  
MODEL: UWS6-NP  
POLE SIZE RANGE: COMPACT MONOPOLE MOUNT  
10'-1/2"-28"

- ANTENNA MOUNTING PIPES STAND 14-1.2" OFF POLE  
- ANTENNA SEPARATION IS 21-5/8"  
- 0° - 30° DOWN-TILT ADJUSTMENT  
- ACCEPTS 2-3/8" OD, 2-7/8" OD, AND 3-1/2" OD ANTENNA MOUNTING PIPES

PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	X-210717	STANDOFF BRACKET WELDMENT		28.58	85.74
2	6	X-ATB	PIPE ATTACHMENT BRACKET		10.68	64.10
3	12	X-UB1358	1/2" X 3-5/8" X 5-1/2" X 3" U-BOLT (HDG.)		0.66	7.88
3	12	X-UB1300	1/2" X 3" X 5" X 2" U-BOLT (HDG.)		0.70	8.40
3	12	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)		0.63	7.56
4	24	G12FW	1/2" HDG USS FLATWASHER		0.03	0.82
5	24	G12LW	1/2" HDG LOCKWASHER		0.01	0.33
6	24	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	1.72
7	24	G5802	5/8" x 2" HDG HEX BOLT GR5		0.27	6.52
8	23	G58FW	5/8" HDG USS FLATWASHER		0.07	1.62
9	35	G58LW	5/8" HDG LOCKWASHER		0.03	0.91
10	35	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	4.55
11	3	X-UGLM	MINI RING MOUNT WELDMENT		21.67	65.00
12	6	G58R-24	5/8" x 24" THREADED ROD (HDG.)		0.35	2.11
12	6	G58R-14	5/8" x 14" THREADED ROD (HDG.)		0.35	2.11



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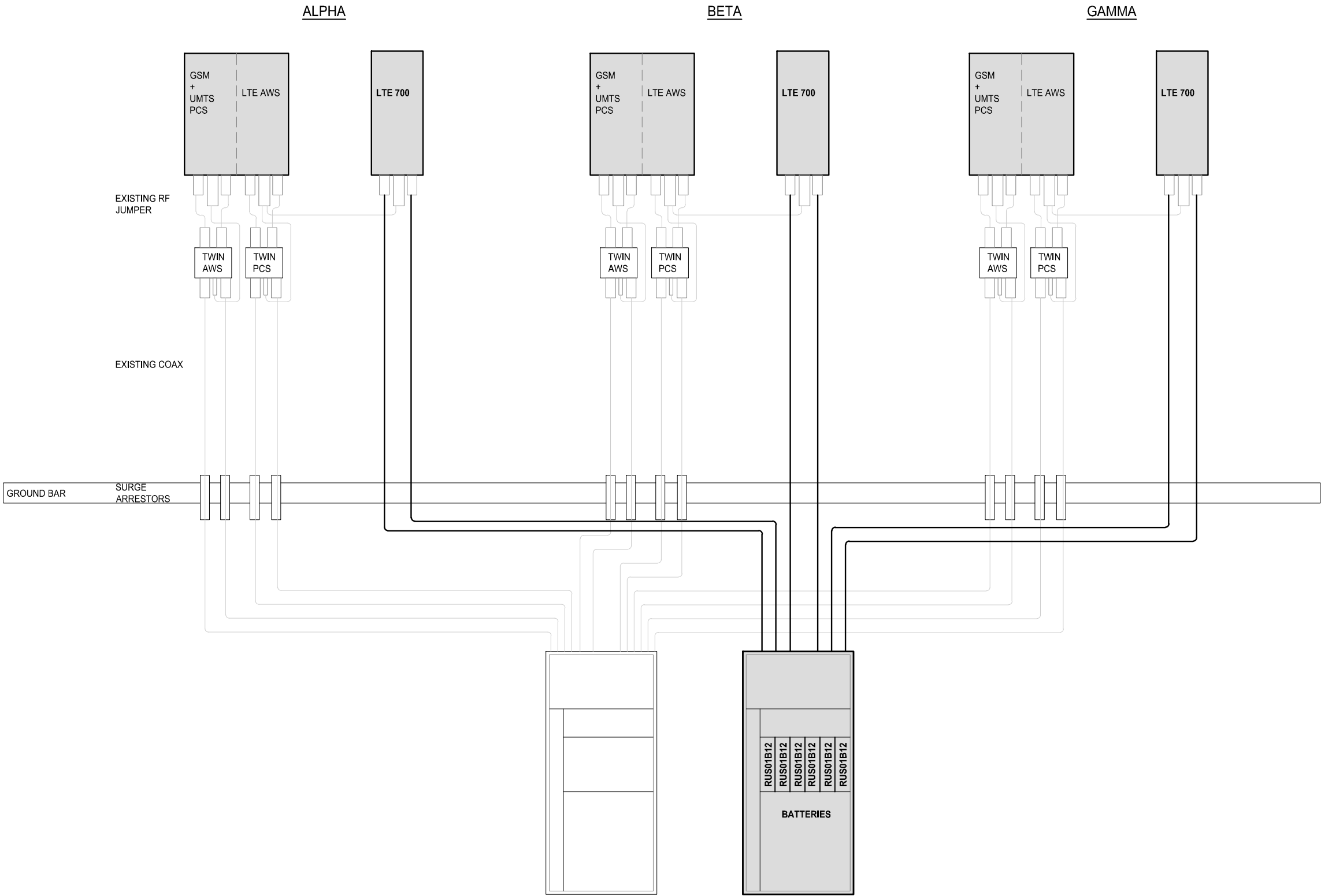
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SD06287A  
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SAN DIEGO, CA 92129

SHEET TITLE  
  
EQUIPMENT DETAILS &  
SPECIFICATIONS

SHEET NUMBER

A-9.1

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EQUIPMENT CONFIGURATION

SCALE  
N.T.S.

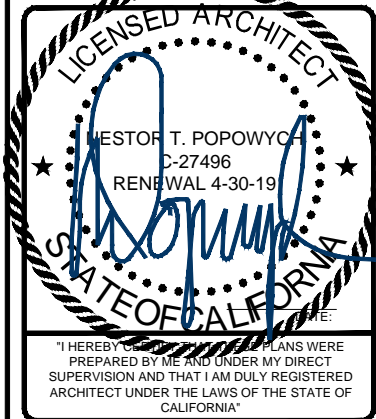
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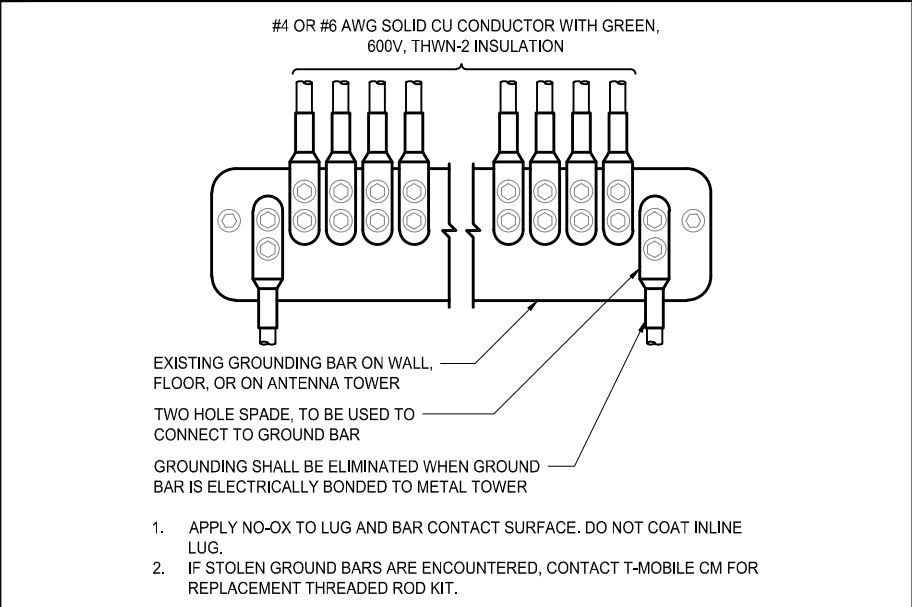


SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

SHEET TITLE  
  
EQUIPMENT  
CONFIGURATION

SHEET NUMBER  
  
A-10

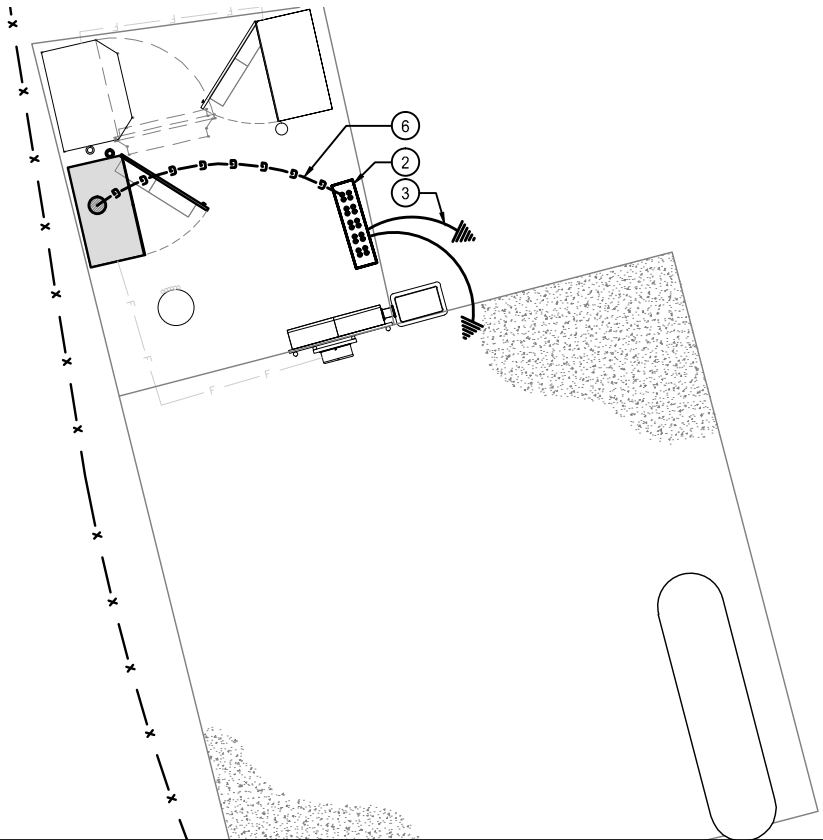
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- 1 ANTENNA GROUND BUS BAR NEAR ANTENNA MOUNTS WITH COAX GROUND KIT. SEE DETAIL 5/G-1.
- 2 EQUIPMENT GROUND BUS BAR NEAR EQUIPMENT WITH COAX GROUND KIT. SEE DETAIL 6/G-1.
- 3 #6 AWG GROUND FROM ANTENNA GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES). SEE DETAIL 6/G-1.
- 4 #6 AWG GROUND FROM ANTENNAS TO ANTENNA GROUND BUS BAR. SEE DETAIL 5/G-1.
- 5 #6 AWG GROUND FROM RADIOS TO ANTENNA GROUND BUS BAR. SEE DETAIL 5/G-1.
- 6 #6 AWG GROUND MMBTS GROWTH CABINET TO EQUIPMENT GROUND BUSS BAR. SEE DETAIL 6/G-1.
- 7 #6 AWG GROUND FROM NEW GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES). SEE DETAIL 4/G-1.

GROUNDING LEGEND

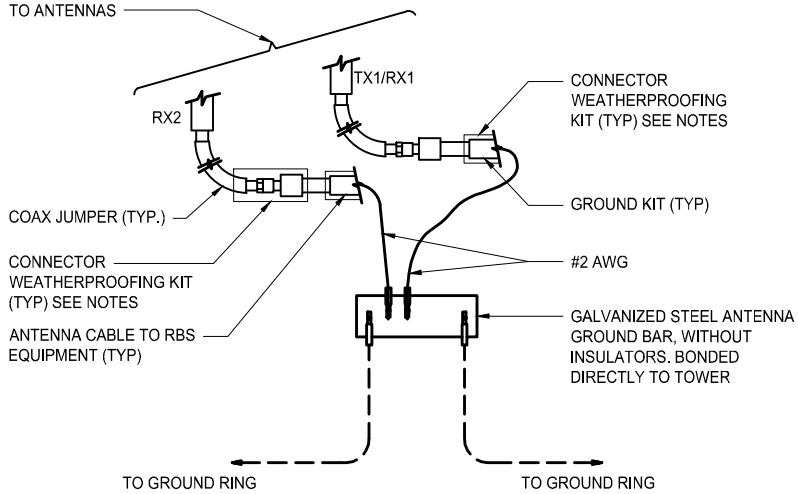
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	COPPER GROUND ROD		TEST WELL
	MECHANICAL CONNECTION		GROUND BAR
	CADWELD CONNECTION		GROUNDING WIRE
	FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM		



WIRE INSTALLATION

SCALE  
N.T.S.

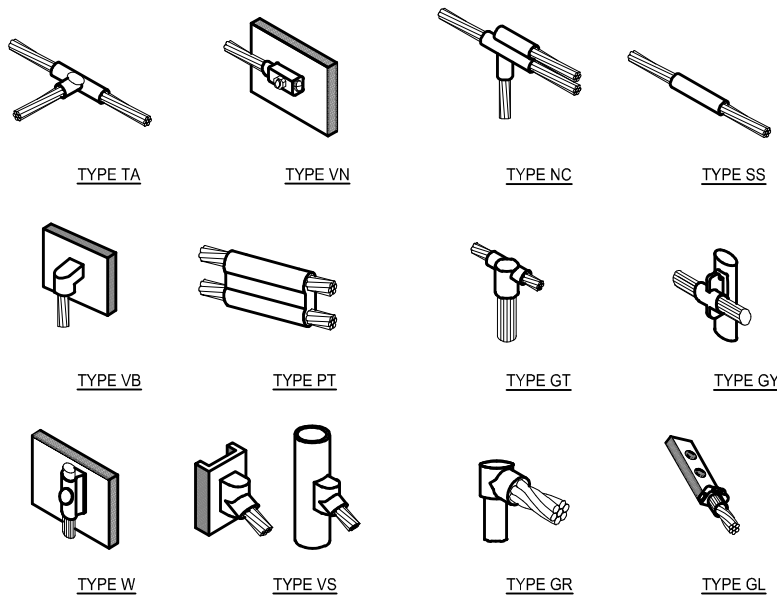
7



GROUND CABLE CONNECTION

SCALE  
N.T.S.

6



EXOTHERMIC WELD CONNECTIONS

SCALE  
N.T.S.

5

GROUNDING KEY

SCALE  
N.T.S.

4

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURES PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELDS AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MFR'S PRACTICES.
3. ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY A T-MOBILE REPRESENTATIVE.
5. REFER TO DIVISION 16 GENERAL ELECTRIC; GENERAL ELECTRICAL PROVISION AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
6. CONTRACTOR TO ABIDE BY ALL T-MOBILE SAFETY STANDARDS DURING SITE CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO T-MOBILE STANDARDS FOR GROUNDING CONNECTIONS & INSTALLATION METHODS.
8. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED T-MOBILE REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CADWELDS AND GROUND RING.
9. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
10. GROUNDING ROD NOTES (WHERE APPLICABLE)
11. ELECTRICAL CONTRACTOR SHALL ORDER GROUND RESISTANCE TESTING ONCE THE GROUND SYSTEM HAS BEEN INSTALLED; A QUALIFIED INDIVIDUAL, UTILIZING THE FALL OF POTENTIAL METHOD, SHOULD PERFORM THE TEST. THE REPORT WILL SHOW THE LOCATION OF THE TEST AND CONTAIN NO LESS THAN 9 TEST POINTS ALONG THE TESTING LINE, GRAPHED OUT TO SHOW THE PLATEAU.
12. POINT GROUND TEST OR 3 POINT 62% TESTS WILL NOT BE ACCEPTED AS ALTERNATIVES TO THE AFORE MENTIONED GROUND TESTS. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED FROM THE A/C SYSTEM GRIDS AND EXISTING COMMUNICATIONS FACILITY.

GENERAL GROUNDING NOTES

SCALE  
N.T.S.

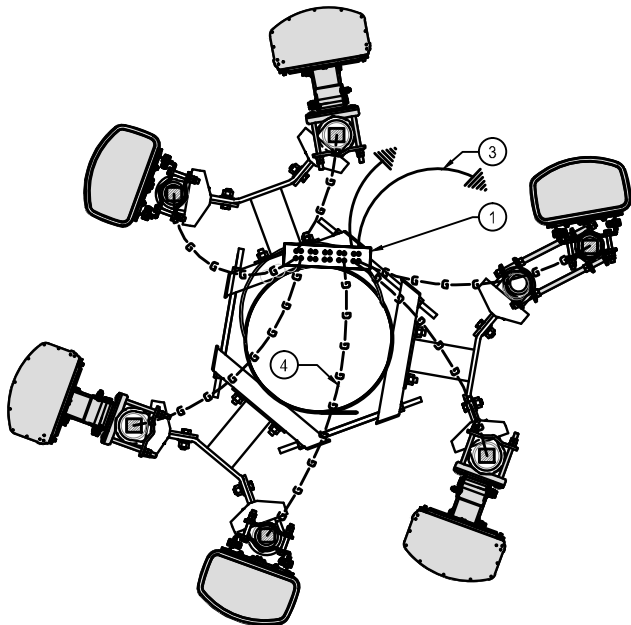
3

SCHEMATIC EQUIPMENT GROUNDING PLAN

0 1' 2' 4'

SCALE: 1/4"=1'-0" (22x34)  
(OR) 1/8"=1'-0" (11x17)

2



SCHEMATIC ANTENNA GROUNDING PLAN

0 3' 6" 1'

SCALE: 1"=1'-0" (22x34)  
(OR) 1/2"=1'-0" (11x17)

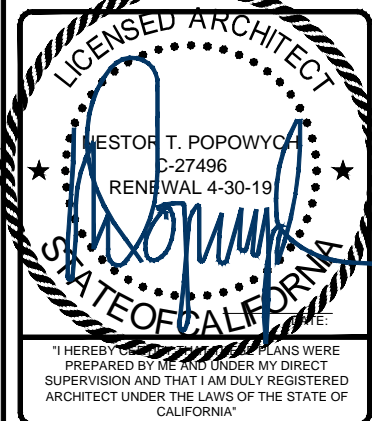
1

**T-Mobile**  
10509 VISTA SORRENTO PKWY #206  
SAN DIEGO, CA 92121  
T-MOBILE.COM

**SAC**  
WIRELESS  
SAC AE DESIGN GROUP, INC.  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
WWW.SACW.COM  
619.736.3766

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
1	07/19/16	100% CD's	CA
2	09/14/16	ER COMMENTS	JL
3	10/11/16	LL COMMENTS	MD
4	12/01/16	CITY COMMENTS	CA
5	03/27/17	CITY COMMENTS	AS
6	05/02/17	CITY COMMENTS	JP

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



SD287 PACBELL-BLACK MOUNTAIN  
SD06287A  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

SHEET TITLE  
  
SCHEMATIC GROUNDING  
PLANS, NOTES & DETAILS

SHEET NUMBER

G-1

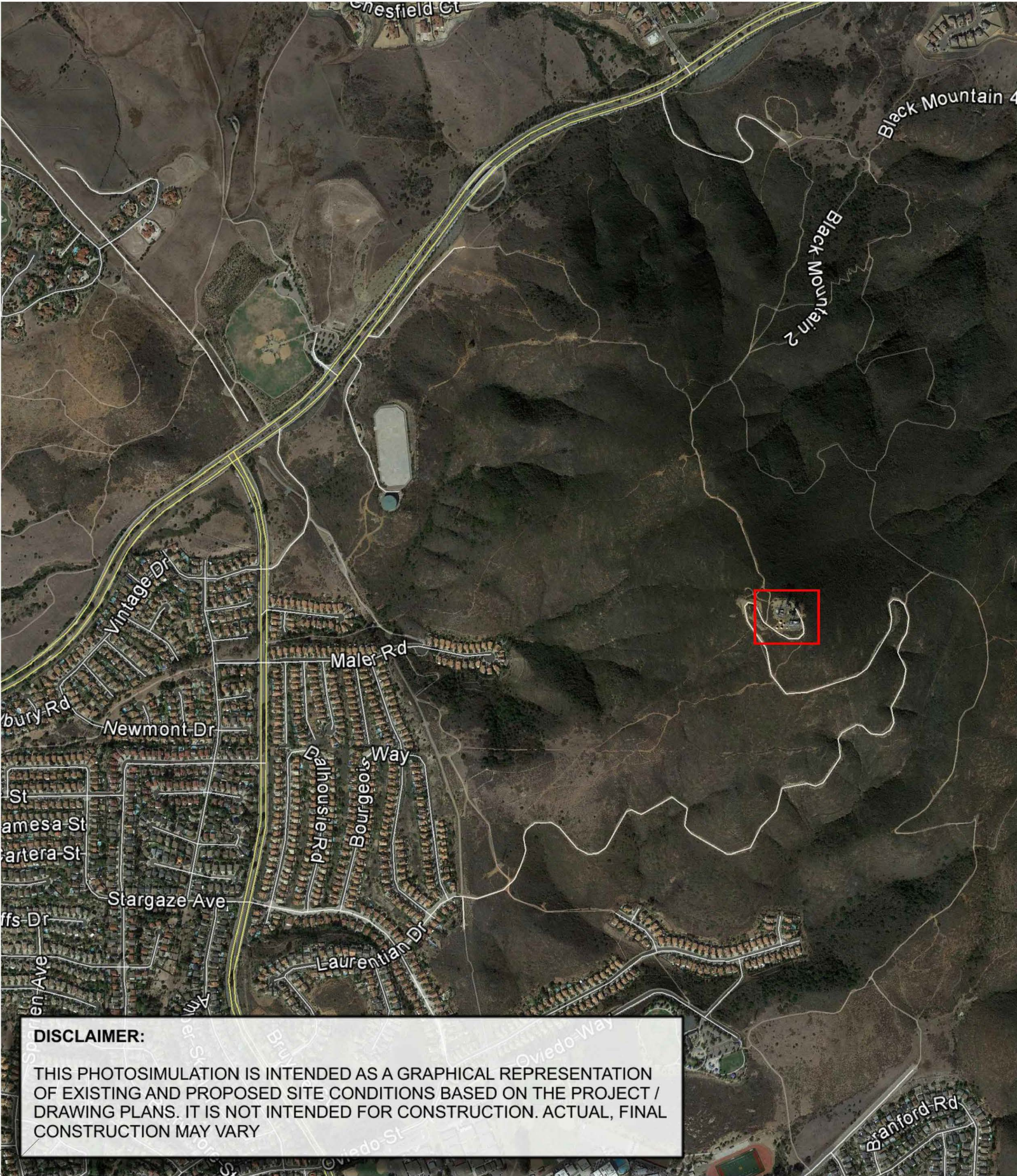
VICINITY MAP  
PHOTOSIMULATION VIEWPOINTS



VolTE/L700 PROJECT  
SD06287A  
SD287 PACBELL-BLACK MOUNTAIN  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

Attachment 9

SAC  
WIRELESS  
5015 SHOREHAM PLACE, SUITE 150  
SAN DIEGO, CA 92122  
OFFICE: (619) 736-3766



**PHOTOSIMULATION VIEW 1**  
LOOKING SOUTHWEST



VoLTE/L700 PROJECT  
SD06287A  
SD287 PACBELL-BLACK MOUNTAIN  
14565 BLACK MOUNTAIN ROAD  
SAN DIEGO, CA 92129

Attachment 9



**EXISTING**

EXISTING T-MOBILE PANEL  
ANTENNAS MOUNTED TO  
EXISTING MOUNT, (6) TOTAL,  
(2) BE SECTOR TO BE  
REMOVED (TYP. ALL SECTORS)

EXISTING ANTENNA MOUNT  
TO BE REMOVED

EXISTING ±37'-0" WOOD  
MONOPOLE

**PROPOSED**

PROPOSED T-MOBILE VoLTE  
PANEL ANTENNAS MOUNTED  
TO PROPOSED ANTENNA  
MOUNT, (3) TOTAL, (1) PER  
SECTOR (TYP. ALL SECTORS)

EXISTING ±37'-0" WOOD  
MONOPOLE

PROPOSED VALMOUNT  
UWS6-NP COMPACT  
MONOPOLE MOUNT, OR  
APPROVED EQUAL, (1)  
TOTAL MOUNTED TO  
±37'-0" WOOD MONOPOLE

PROPOSED T-MOBILE L700  
PANEL ANTENNAS MOUNTED  
TO PROPOSED ANTENNA  
MOUNT, (3) TOTAL, (1) PER  
SECTOR (TYP. ALL SECTORS)

PROPOSED T-MOBILE TMA5,  
(6) TOTAL, (2) PER SECTOR  
(TYP. ALL SECTORS)

PROPOSED T-MOBILE CABLE  
COVER, PAINTED AND  
TEXTURED TO MATCH  
EXISTING WOOD MONOPOLE

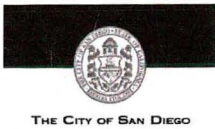


THE CITY OF SAN DIEGO

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

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> T-Mobile Black Mountain		<b>Project Number:</b> 513210	<b>Distribution Date:</b> 4/21/2017
<b>Project Scope/Location:</b> Planned Development Permit and Neighborhood Use Permit (Process 4) application for a Wireless Communication Facility located at 14565 Black Mountain Road in the AR-1-1 zone of the Rancho Penasquitos Planning area. The project supports six panel antennas on a wooden pole with ground-mounted equipment. Deviations are being proposed to keep the equipment within the required setbacks and to operate above the 30-foot height limit.			
<b>Applicant Name:</b> Dail Richard		<b>Applicant Phone Number:</b> 858.200.6541	
<b>Project Manager:</b> Simon Tse	<b>Phone Number:</b> (619) 687-5984	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> stse@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	Members Yes <b>10</b>	Members No <b>0</b>	Members Abstain <b>0</b>
<input checked="" type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	Members Yes <b>10</b>	Members No <b>0</b>	Members Abstain <b>0</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	Members Yes	Members No	Members Abstain
<input type="checkbox"/> <b>Vote to Deny</b>	Members Yes	Members No	Members Abstain
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b> <b>PROVIDE A SHROUD AROUND THE CABLES AND PAINT THE ENTIRE POLE, SHROUD, &amp; ANTENNA ONE COLOR</b>			
<b>NAME:</b> <b>CORRY S. BUCKNER</b>		<b>TITLE:</b> <b>CHAIR RPPB</b>	
<b>SIGNATURE:</b> <i>Corry S. Buckner</i>		<b>DATE:</b> <b>6/7/2017</b>	
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 <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



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 \_\_\_\_\_

**Project Title**

TMO SD06287A Black Mountain

**Project No. For City Use Only**

**Project Address:**

14565 Black Mountain Road, San Diego, CA 92129

**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):

T-Mobile

☐ Owner ☒ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

10509 Vista Sorrento Parkway, Suite 206

City/State/Zip:

San Diego, CA 92121

Phone No:

858 334 6112

Fax No:

Signature :

Date:

9-19-16

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):

Pacific Bell Mobile Services

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

3848 7th Avenue Room 120

City/State/Zip:

San Diego, CA 92103

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:

<b>Project Title:</b> TMO SD06287A Black Mountain	<b>Project No. (For City Use Only)</b>
------------------------------------------------------	----------------------------------------

**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? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ 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): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> <hr/> Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> <hr/> Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> <hr/>	Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> <hr/> Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> <hr/> Corporate/Partnership Name (type or print): <hr/> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <hr/> Street Address: <hr/> City/State/Zip: <hr/> Phone No: _____ Fax No: _____ <hr/> Name of Corporate Officer/Partner (type or print): <hr/> Title (type or print): <hr/> Signature : _____ Date: _____ <hr/> <hr/>
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# SAC Wireless Photo Survey

T-Mobile VoLTE / L700 Project

SD06287A Black Mountain

14565 Black Mountain Road

# Index

Attachment 12

Page	Subject
3	Aerial View of Site
4	View of Site from North
5	View of Site from East
6	View of Site from South
7	View from Site to North
8	View from Site to East
9	View from Site to South
10	View from Site to West
11	Equipment Cabinets

# Aerial View of Site

T-Mobile Antennas  
and Equipment Area



# View of Site from North

Attachment 12



# View of Site from East

Attachment 12



## View of Site from South

Attachment 12



# View from Site to North

(note: equipment/enclosures shown in photo are not T-Mobile's)

Attachment 12



# View from Site to East

Attachment 12



# View from Site to South

(note: equipment/enclosures shown in photo are not T-Mobile's)

Attachment 12



# View from Site to West

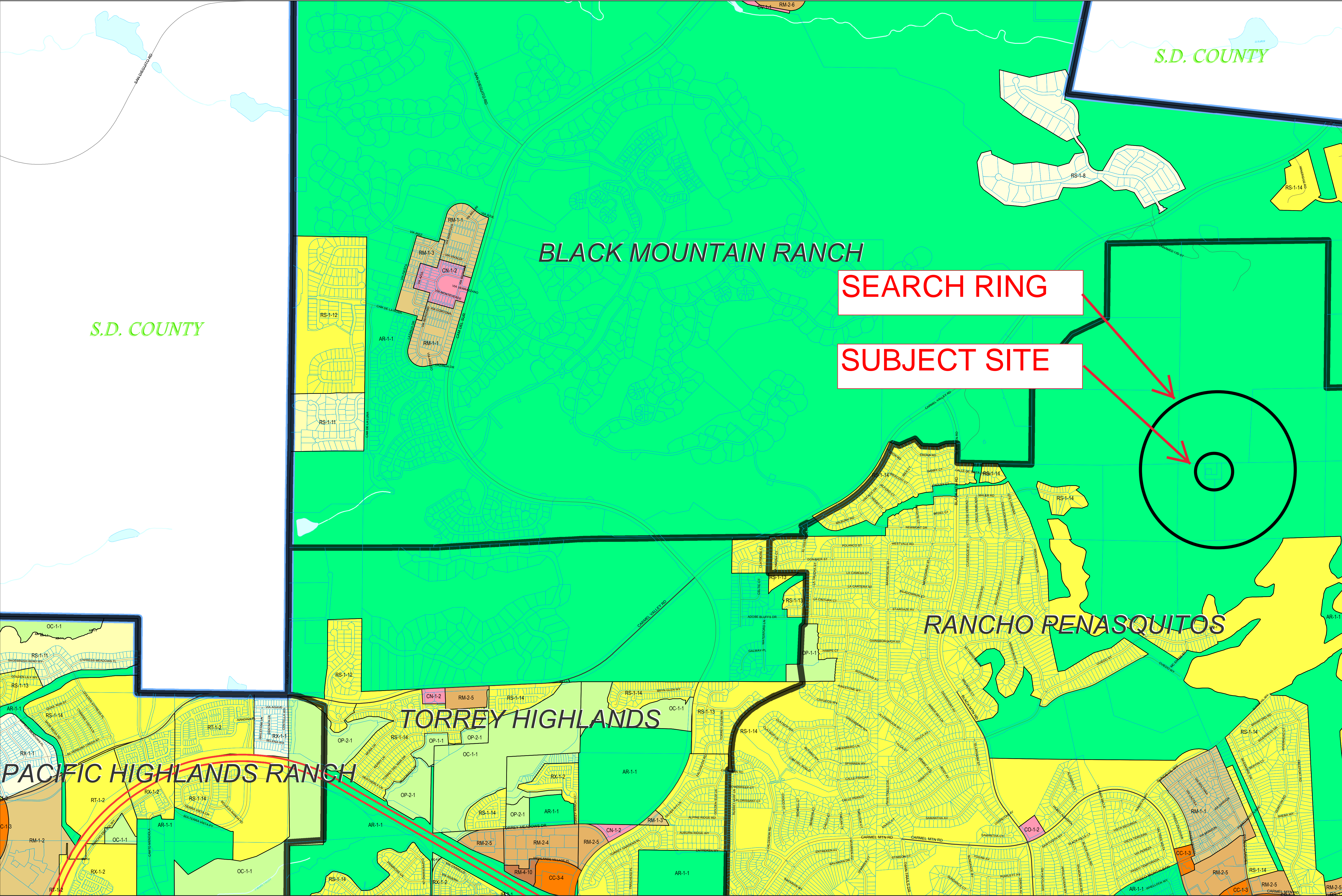
Attachment 12



# Equipment Area

Attachment 12



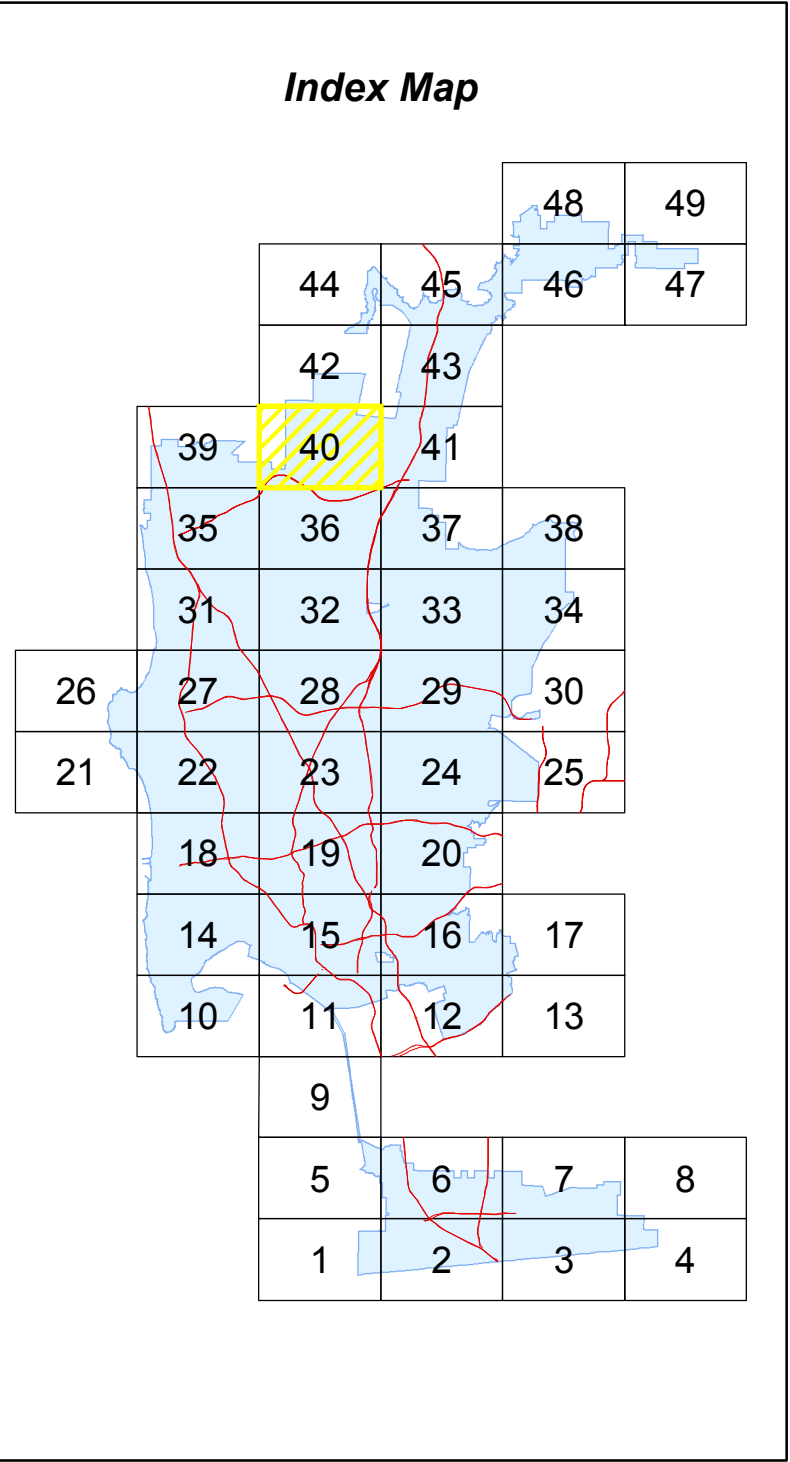


**Legend**

- City of San Diego Boundary
- Community Plan Areas
- Parcels

**Zoning**

ZONE_NAME	Color
AR-1-1	Green
CC-1-3	Orange
CC-3-4	Orange
CN-1-2	Pink
CO-1-2	Pink
CP-1-1	Pink
CV-1-1	Pink
IP-2-1	Light Blue
OC-1-1	Light Green
OP-1-1	Light Green
OP-2-1	Light Green
RM-1-1	Light Yellow
RM-1-2	Light Yellow
RM-1-3	Light Yellow
RM-2-4	Light Yellow
RM-2-5	Light Yellow
RM-2-6	Light Yellow
RM-4-10	Light Yellow
RS-1-11	Light Yellow
RS-1-12	Light Yellow
RS-1-13	Light Yellow
RS-1-14	Light Yellow
RS-1-8	Light Yellow
RT-1-2	Light Yellow
RX-1-1	Light Yellow
RX-1-2	Light Yellow



SanGIS Basemap Accuracy

SanGIS Land (Lot) basemap data for the City of San Diego tested 20.7' horizontal accuracy at the 95% confidence level.

This data meets the ASPRS Standard for Class 1 Map Accuracy at a scale of 1:12,000 (1"=1,000').

This assessment assumes utilization of the data on a citywide basis. Localized data may exceed or fail to meet this accuracy with errors in excess of 100' possible.

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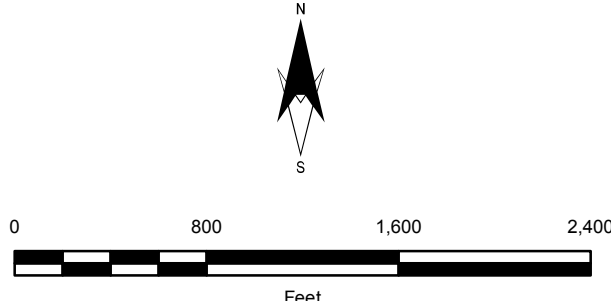
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**City of San Diego**

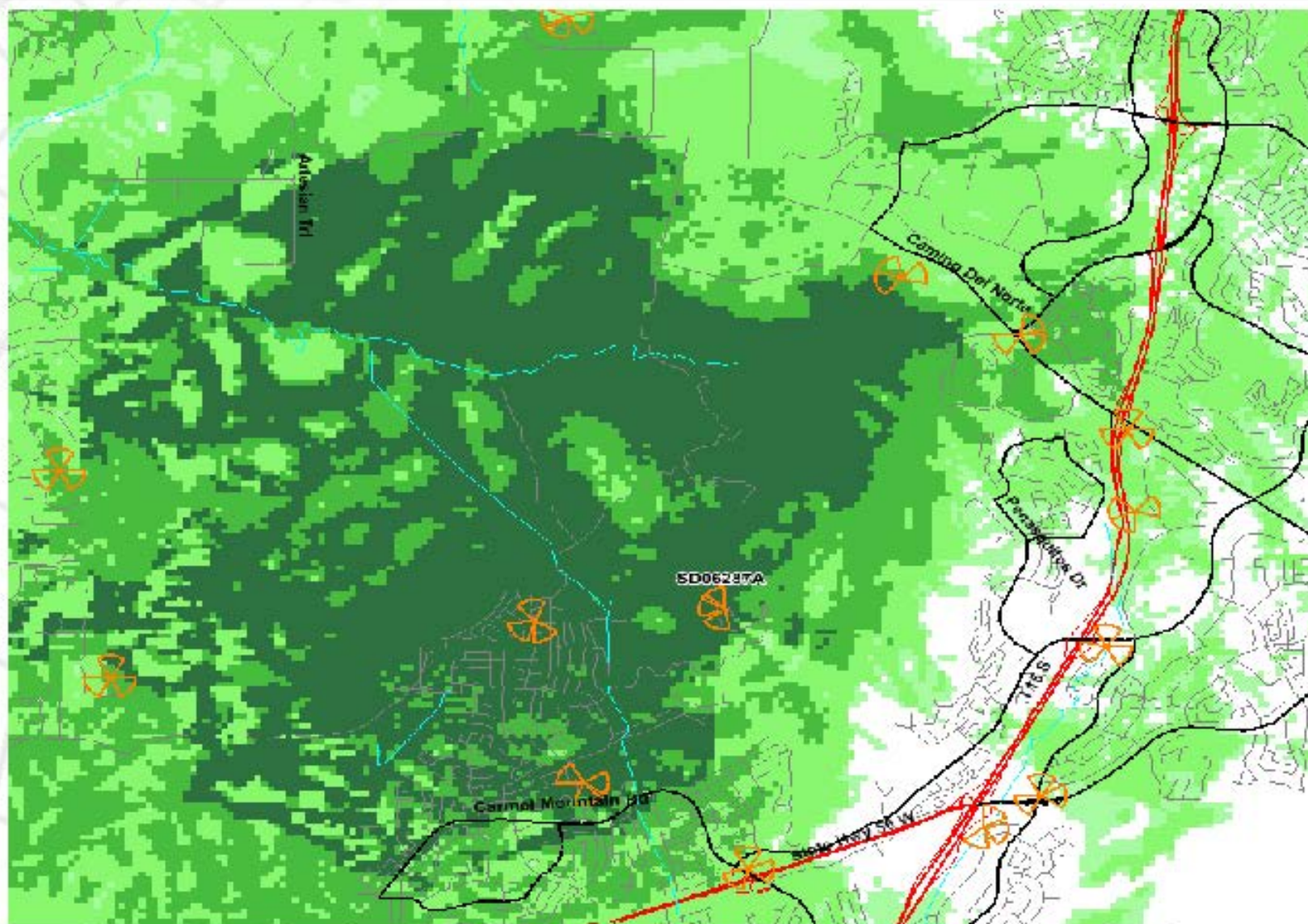
**Development Services Department**



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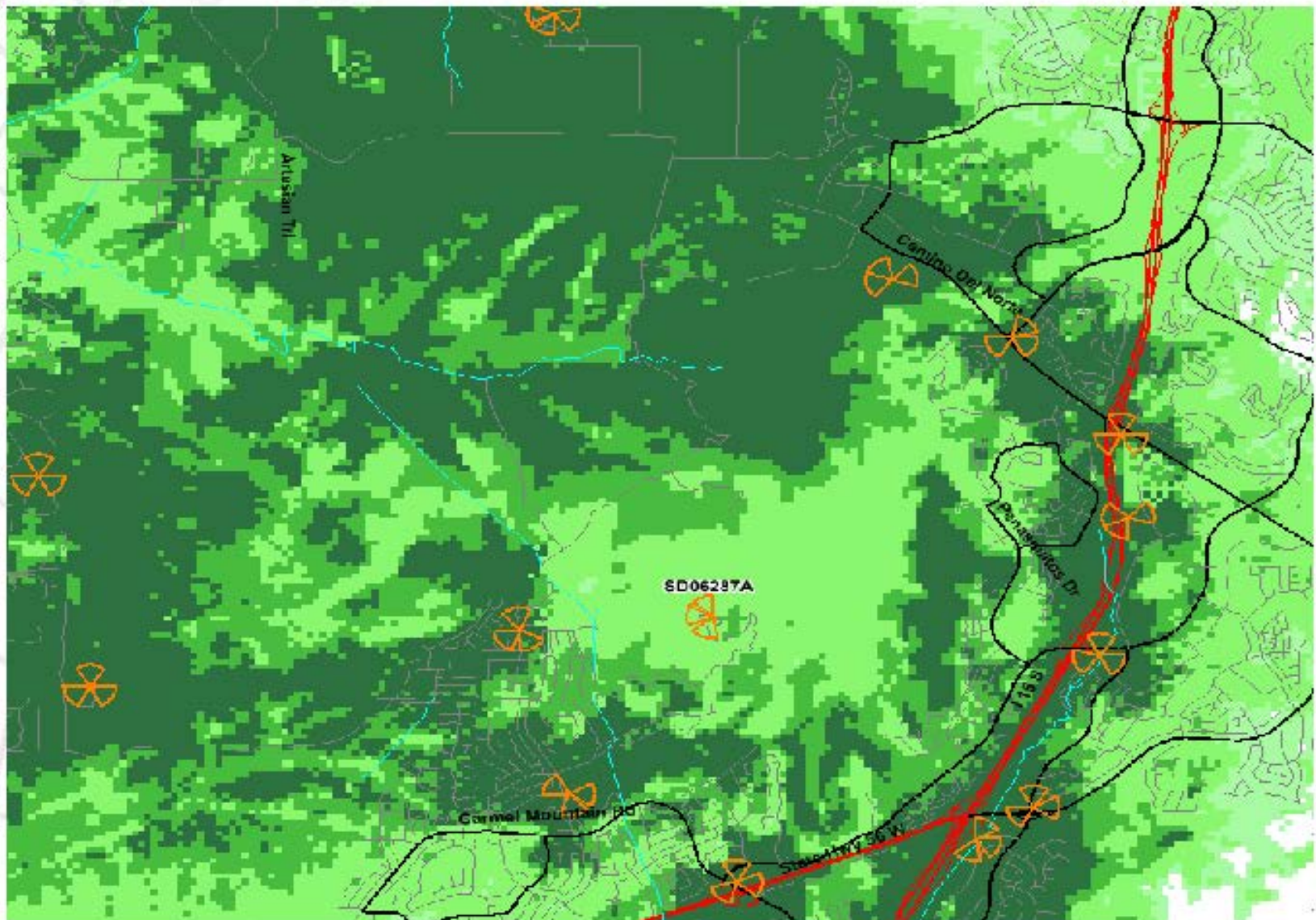
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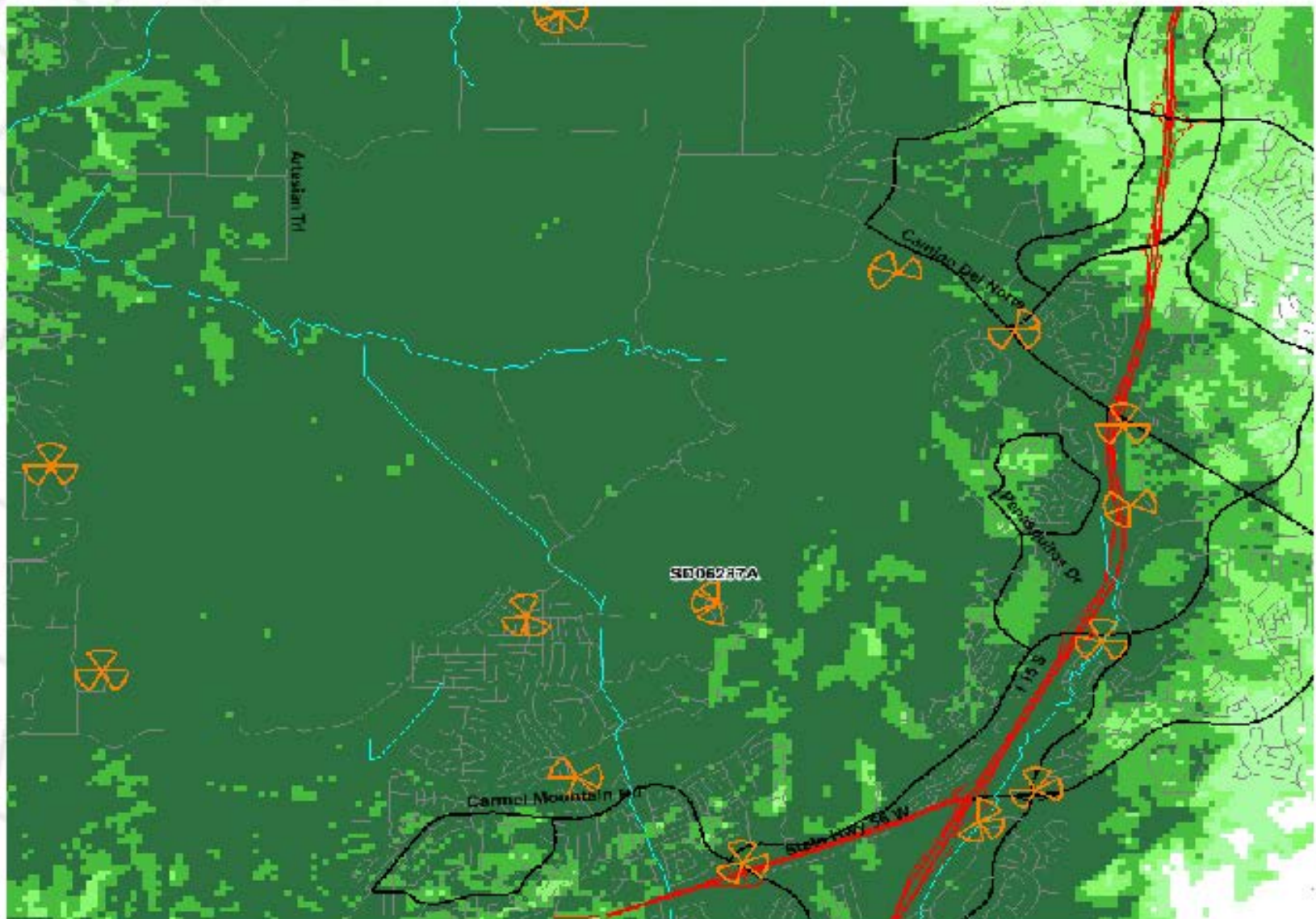
Legend: Coverage Level





**Legend: Coverage Level**





**Legend: Coverage Level**

● GOOD	● FAIR	● POOR
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