



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 24, 2017 REPORT NO. PC-17-063
HEARING DATE: August 31, 2017
SUBJECT: T-MOBILE EIDER STREET. Process Four Decision
PROJECT NUMBER: [413097](#)
OWNER/APPLICANT: Robert N. Miller/T-Mobile

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) on the south side of Eider Street, northeast of Scimitar Drive (new address 6365 Eider Street) in the Encanto Neighborhoods Community Planning area?

Staff Recommendation: **Approve** Conditional Use Permit No. 1980526 and Site Development Permit No. 1980528.

Community Planning Group Recommendation: On March 20, 2017, the Encanto Neighborhood Community Planning Group voted 6-1-1 to deny the T-Mobile Eider Street project due to the location in a residential zone (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 26, 2017, and the opportunity to appeal that determination ended July 11, 2017 (Attachment 7).

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

Code Enforcement Impact: None.

BACKGROUND

T-Mobile Eider Street is an application for a Conditional Use Permit (CUP) and Site Development Permit (SDP) for a WCF located on a vacant property, newly addressed as 6365 Eider Street in the RS-1-3 zone. T-Mobile is proposing a 30-foot tall faux eucalyptus tree supporting eight panel antennas

and two Tower Mounted Amplifiers (TMAs) with associated equipment located in a 192-square-foot enclosure. WCF on properties zoned for residential use require a CUP, Process Four. The project site is designated Residential-Very Low (0-4 du/ac) in the [Encanto Neighborhoods Community Plan](#). Surrounding uses include single-unit residential to the north, east and west and a vacant lot zoned RS-1-3 to the south (Attachments 1-3).

The site contains Environmentally Sensitive Lands (ESL) in the form of steep slopes, which requires an SDP. Pursuant to LDC Section [112.0103](#), when an applicant applies for more than one permit, the applications are consolidated and are decided upon by the highest level of authority, which in this case, is the Planning Commission.

DISCUSSION

Project Description:

The T-Mobile Eider Street project proposes a new WCF consisting of a 30-foot-tall faux eucalyptus tree supporting eight panel antennas and two Tower Mounted Amplifiers (TMAs) located on the east side of the property, approximately 52 feet upslope from Eider Street (Attachment 13-14). The associated equipment is proposed in a 192-square-foot enclosure to the west of the faux tree. A new driveway from Eider Street will provide direct access to the equipment.

The residentially zoned lot is vacant and is sloped steeply from Eider Street, approximately 35 feet to the highest point at the back of the lot. The entire project site has been disturbed and the site contains primarily non-native grasslands and a small concrete pad on the western side of the property. An approximately 26-foot-tall California Pepper tree exists on the property immediately adjacent to Eider Street and a large mass of mature shrubs (Lemonade Berry, Laurel Sumac and Toyon) exists just to the south of the Pepper tree. Another 38-foot tall California Pepper tree exists on the property to the east, adjacent to where the faux eucalyptus tree is proposed (Attachment 8). These elements will provide a backdrop to help integrate the faux tree. To further integrate the WCF, T-Mobile is proposing to add four 15-gallon Red Iron Eucalyptus trees and three 24-inch box California Pepper trees around the faux tree as well as at the drive entrance. Lemonade Berry shrubs (5-gallon) will be planted on the west side of the equipment enclosure and 1-gallon Coyote Brush will be planted on all three sides of the new driveway and behind the equipment enclosure (Attachment 14).

Approximately 42.5 percent of the .43-acre lot is considered steep slopes (25 percent or greater). The steep slopes are located along the front of the property adjacent to Eider Street with a small area on the east side of the property and a larger area mid-lot that transects the property from northeast to southwest. Encroachment into the steep slopes is limited to 498.40 square feet (0.01144 acres and a 6.2 percent encroachment), which includes the cut for the driveway entrance and very small areas for proposed revegetation (Attachment 14).

[Council Policy 600-43](#) These guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCF. The project is located on a vacant lot in a residential zone, which requires a Conditional Use Permit (Land Development Code

(LDC) Section 141.0420(f)(2)) and is considered a Preference 4 location according to Council Policy 600-43. T-Mobile's Site Justification Map (Attachment 9) shows a search ring around an exclusively residential area. Within that area, there are some vacant lots and paper streets, but no other higher preference sites exist. The faux eucalyptus tree is proposed at approximately 443 feet Above Mean Sea Level (AMSL), which is one of the highest elevations within the search ring. T-Mobile's coverage objective is primarily the residential areas to the north and northeast of the project site. The site justification submitted with the project indicates that T-Mobile explored nine other sites within the vicinity, but because of low elevation or locations too far from the search ring, none of the sites provided the same technical benefits to meet their coverage objective. Crown Castle recently installed small cells on SDG&E utility poles within the area. These antennas will help to offload some of the traffic that is anticipated to be associated with the T-Mobile Eider Street project as well as other nearby sites. The small cells alone would not be able to provide the coverage as the proposed project site.

Community/General Plan Analysis:

The [Encanto Neighborhoods Community Plan](#) (Plan) addresses WCFs, communication infrastructure and hillsides.

WCFs: the Plan refers to Land Development Code (LDC) Section 141.0420 (WCF regulations) and the WCF Design Guidelines for regulations and design guidance in development of WCFs for the City of San Diego. The T-Mobile Eider Street project complies with the WCF regulations and Design Guidelines.

Communication Infrastructure: The [Public Facilities, Services and Safety Element](#) related to communication and information infrastructure recommends infrastructure be provided to ensure seamless communications and universally available access to data for all groups in addition to maintaining an integrated information infrastructure system. Based on coverage maps submitted by T-Mobile, coverage is currently poor in the area and the addition of the Eider Street project improves coverage significantly (Attachment 10).

Hillsides: The [Conservation and Sustainability Element](#) recommends that hillside development complement the natural character including disturbance to topography and biological resources. It also recommends that graded areas be revegetated with native vegetation to minimize erosion and soil instability. The project proposes minimal grading in order to provide access to the site and a level foundation for the equipment and faux tree. The slopes on both sides of the driveway and around the equipment enclosure are proposed to be revegetated with Lemonade Berry shrubs and Dwarf Coyote Brush (Attachment 14).

The City's General Plan addresses Wireless Facilities in the [Urban Design Element \(UD-A.15\)](#). The visual impact of WCFs should be minimized by concealing them in existing structures or by using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The T-Mobile Eider Street project is proposing a 30-foot tall faux eucalyptus tree and a 192-square-foot equipment enclosure on a vacant lot in a residential neighborhood. Existing mature trees and overgrown shrubs will help provide a backdrop for the faux tree, while a combination of new eucalyptus and California Pepper trees will provide further integration. The equipment enclosure was designed to have the appearance of a small garage or shed to fit in with the residential character of the neighborhood, meeting the intent of UD-A.15. A 6-foot tall, 8-foot long horizontal wood fence will provide screening to the front of the equipment enclosure where the electric meter and Radio Frequency (RF) signage are located (Attachment 13). The proposed additional landscape, which includes a combination of trees, shrubs and ground cover will help integrate and improve views of the proposed WCF. Therefore, the project meets the objectives of the General Plan.

Conclusion:

The T-Mobile Eider Street project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the RS-1-3 zone, ESL and the WCF regulations, Section 141.0420. Staff recommends approval of CUP No. 1980526 and SDP No. 1980528.

ALTERNATIVES

1. Approve CUP No. 1980526 and SDP No. 1980528 with modifications.
2. Deny CUP No. 1980526 and SDP No. 1980528, if the Planning Commission makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Elyse W. Lowe
Deputy Director
Development Services Department



Karen Lynch
Development Project Manager
Development Services Department

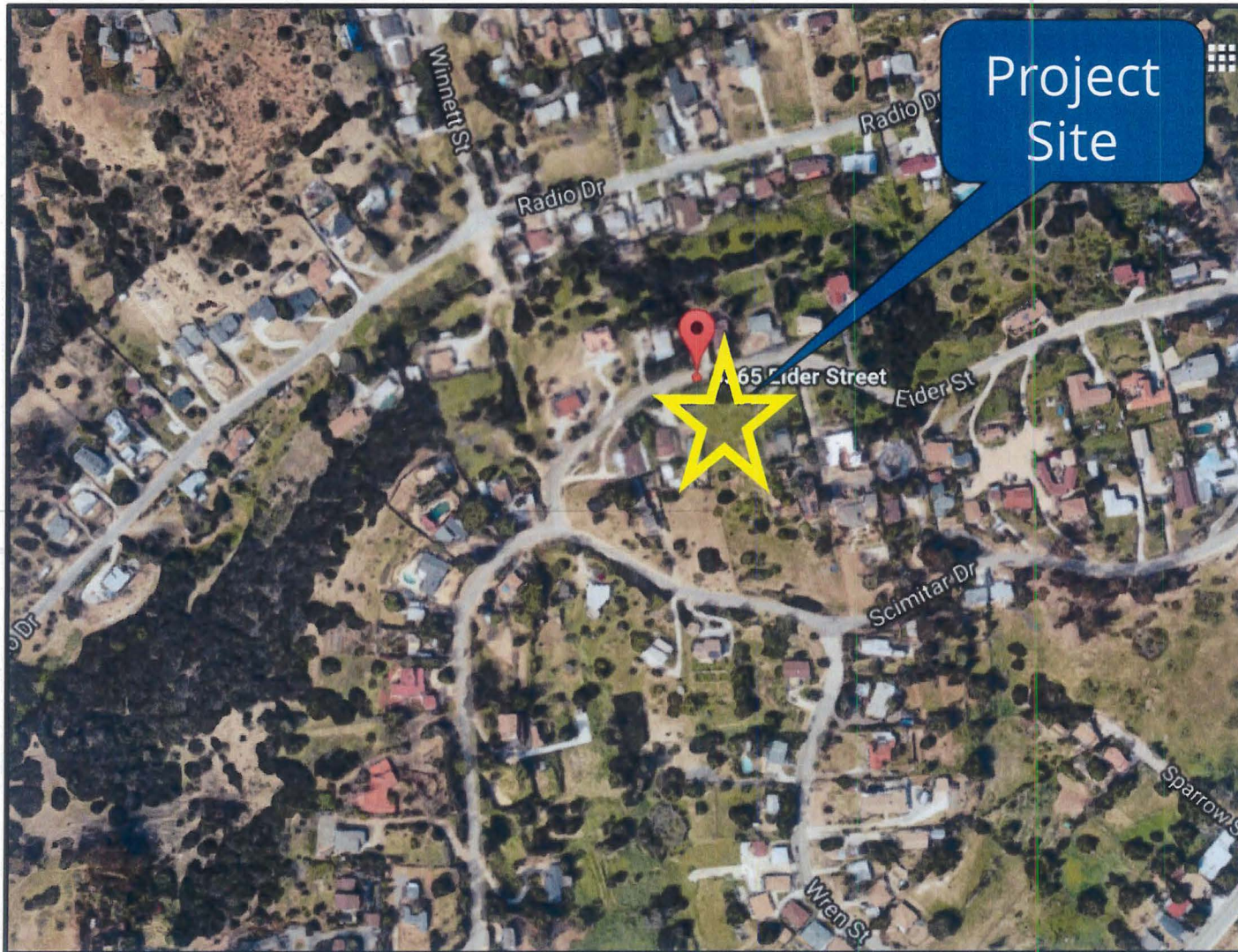
VACCHI/KAL

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings

6. Draft Permit with Conditions
7. Environmental Exemption
8. Photo Survey
9. Site Justification Map
10. Coverage Maps
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Photo Simulations
14. Project Plans

Aerial Photo



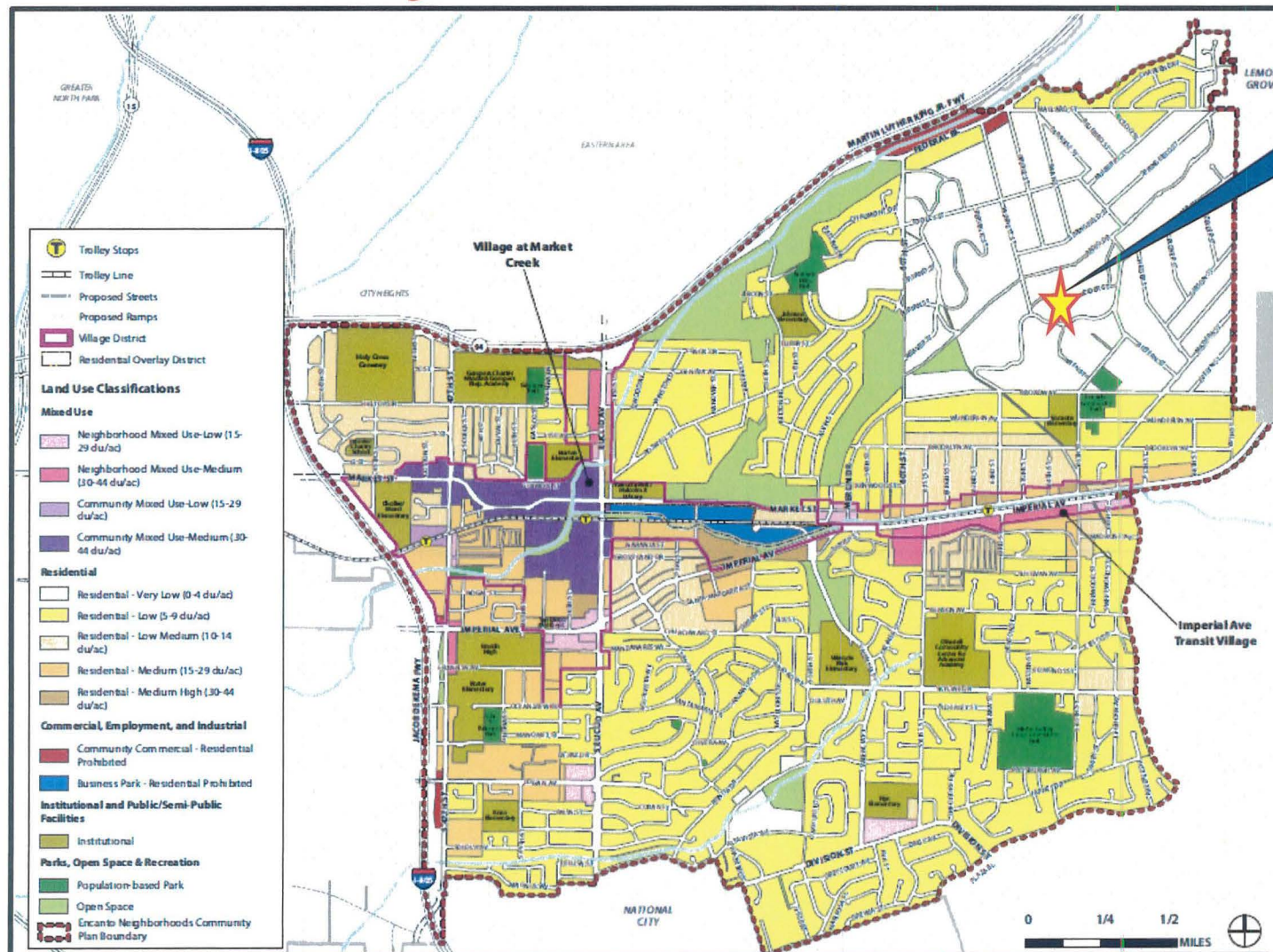
T-Mobile Eider Street (Encanto Neighborhoods Community)
6365 Eider Street





Community Plan

Project Site



Designated as
"Residential Very Low
(0-4 du/ac)"

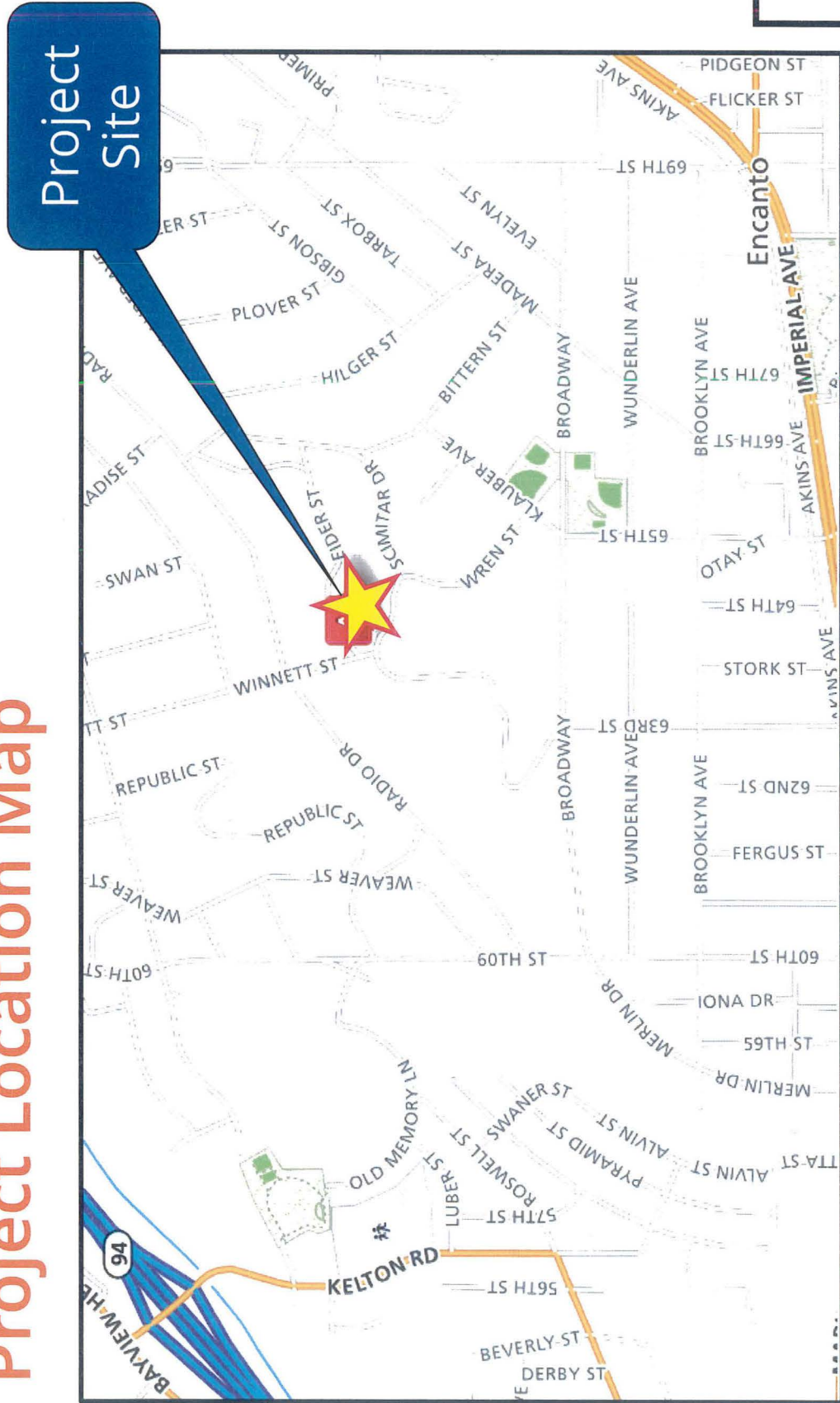


ATTACHMENT 2

T-Mobile Eider Street (Encanto Neighborhoods Community)
6365 Eider Street



Project Location Map



PROJECT DATA SHEET		
PROJECT NAME:	T-Mobile Eider	
PROJECT DESCRIPTION:	A Wireless Communication Facility (WCF) consisting of a 30' tall faux eucalyptus tree supporting 8 antennas with associated equipment located in a 192 sq ft. enclosure.	
COMMUNITY PLAN AREA:	Encanto Neighborhoods	
DISCRETIONARY ACTIONS:	Conditional Use Permit (CUP)/Site Development Permit (SDP)	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential Very Low (0-4 du/ac)	
ZONING INFORMATION: ZONE: RS-1-3 HEIGHT LIMIT: 30 feet FRONT SETBACK: 20 feet SIDE SETBACK: 8 feet REAR SETBACK: 20 feet		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential Very Low (0-4 du/ac); RS-1-3	Single-Family Residential
SOUTH:	Residential Very Low (0-4 du/ac); RS-1-3	Vacant Lot
EAST:	Residential Very Low (0-4 du/ac); RS-1-3	Single-Family Residential
WEST:	Residential Very Low (0-4 du/ac); RS-1-3	Single-Family Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 20, 2017, the Encanto Neighborhood Community Planning Group voted 6-1-1 to recommend denial of the project.	

PLANNING COMMISSION RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 1980526
SITE DEVELOPMENT PERMIT NO. 1980528
T-Mobile Eider Street PROJECT NO. 413097

WHEREAS, ROBERT N. MILLER, Owner and T-MOBILE, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 1980526 and 1980528), on portions of a .43-acre site;

WHEREAS, the project site is located at 6365 Eider Street in the RS-1-3 zone of the Encanto Neighborhoods Community Plan area;

WHEREAS, the project site is legally described as:

All that portion of Lot 40 of the Resubdivision of a portion of Rosemont Addition to Encanto Heights, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1240, filed in the Office of the County Recorder of said San Diego County, March 11, 1910, lying northerly of a line described as follows:

Commencing at the northeasterly corner of Lot 41 of said Resubdivision; thence south 13°24' east along the easterly line of said Lot, a distance of 172.3 feet; thence at right angles, south 76°36' west a distance of 100.76 feet to a point on the easterly line of said Lot 40, being the true point of beginning; thence continuing south 76°36' west, 100.76 feet to the westerly line of said Lot 40;

WHEREAS, on June 26, 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 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 31, 2017, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 1980526 and Site Development Permit (SDP) No. 1980528, pursuant to the Land Development Code of the City of San Diego; 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 31, 2017.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The Encanto Neighborhoods Community Plan (Community Plan) refers to Land Development Code (LDC) Section 141.0420 (Wireless Communication Facilities (WCF) regulations) and the WCF Design Guidelines for development of WCFs for the City of San Diego.

Additionally, the City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires the visual impact of wireless facilities to be minimized by concealing wireless facilities in existing structures or by using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view.

This project consists of a new 30-foot tall faux eucalyptus tree supporting a total of eight antennas and two Tower Mounted Amplifiers (TMAs) with associated equipment located within a 192-square-foot enclosure on a vacant residential property. A new driveway will provide access from Eider Street. The project site is zoned RS-1-3. WCFs are permitted in this zone with a Conditional Use Permit (CUP) pursuant to compliance with the underlying zone development regulations and the WCF regulations. The site is covered primarily with non-native grasslands and contains Environmentally Sensitive Lands (ESL) in the form of steep slopes, which requires a Site Development Permit (SDP). A 26-foot tall California Pepper tree exists immediately adjacent to Eider Street on the east side of where the new driveway will be located. A large mass of mature shrubs (Lemonade Berry, Laurel Sumac and Toyon) exists just to the south of the pepper tree. Another 38-foot tall California Pepper tree exists on the property to the east, adjacent to where the faux eucalyptus tree is proposed. All of these elements will help integrate the faux tree from some vantage points. To further integrate the WCF, T-Mobile is proposing to add four 15-gallon Red Iron Eucalyptus trees and three 24-inch box California Pepper trees around the faux tree as well as at the drive entrance. Lemonade Berry shrubs (5-gallon) will be planted on the west side of the equipment enclosure and a 1-gallon Coyote Brush will be planted on all three sides of the new driveway and behind the equipment enclosure. The Community Plan also contains policies regarding Communication Infrastructure. The Public Facilities, Services and Safety Element recommends infrastructure to be provided to ensure seamless communications and universally available access to data for all groups in addition to maintaining an integrated information infrastructure system. Based on coverage maps submitted by T-Mobile, coverage is currently poor in the area and the addition of Eider Street improves coverage significantly. Finally, the Community Plan contains policies for hillside development. The Conservation and Sustainability Element recommends that hillside development complement the natural character including disturbance to topography and biological resources. It also recommends graded areas to be revegetated with native vegetation to minimize erosion and soil instability. The T-Mobile Eider Street project proposes minimal grading in order to provide access to the site and a level foundation for the equipment and faux tree. The slopes on both sides of the driveway and around the equipment enclosure are proposed to be revegetated with Lemonade Berry shrubs and Dwarf Coyote Brush.

The proposed WCF complies with SDMC 141.0420, Wireless Communication Facilities, as well as the policies contained within the Encanto Neighborhoods Community Plan and the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 6365 Eider Street in the Encanto Neighborhoods Community Plan area. The project site is a vacant residential lot containing steep hillsides. The project consists of a new 30-foot-tall faux eucalyptus tree supporting eight panel antennas and two Tower Mounted Amplifiers (TMAs). The associated equipment is located in a 192-square-foot concrete block enclosure with a pitched roof.

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

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

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

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

The T-Mobile Eider Street project consists of a 30-foot tall faux eucalyptus tree supporting eight panel antennas and two Tower Mounted Amplifiers (TMAs). The tree is proposed to be located

on the east side of the steeply sloped lot, south of a large mass of mature shrubs (Lemonade Berry, Laurel Sumac and Toyon) and adjacent to a 38-foot tall California Pepper tree located on the adjoining property. A combination of three 24-inch box California Pepper trees and four 15-gallon Red Iron Bark Eucalyptus trees are proposed around the faux tree and on the west side of the equipment enclosure to help provide camouflage for the WCF. The equipment enclosure will be screened from the east by the existing large mass of shrubs and from the west with proposed 5-gallon Lemonade Berry shrubs. The slopes on both sides of the driveway will be planted with 1-gallon Dwarf Coyote Brush planted 48-inches on center.

The project site contains Environmentally Sensitive Lands (ESL) in the form of steep slopes. Approximately 42.5 percent of the .43-acre lot is considered steep slopes (25 percent or greater). The steep slopes are located along the front of the property adjacent to Eider Street with a small area on the east side of the property and a larger area mid-lot that transects the property from northeast to southwest. Encroachment into the steep slopes is limited to 498.40 square feet (0.01144 acres), which includes the cut for the driveway entrance and very small areas for proposed revegetation.

There are no deviations from the WCF regulations proposed with this application, therefore, the project is in full compliance with the applicable regulations of the LDC.

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

The proposed Wireless Communication Facility (WCF) is located in a Preference Four location as outlined in Council Policy 600-43. The Policy sets forth locational categories that correspond to the process levels contained within Land Development Code (LDC) Section 141.0420, WCF Regulations. These guidelines establish a hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used. In this case, T-Mobile's search ring is in an exclusively residential area. Within the search ring, there are some vacant lots and paper streets, but no other higher preference sites exist. The faux eucalyptus tree is proposed at approximately 443 feet Above Mean Sea Level (AMSL), which is one of the highest elevations within the search ring. T-Mobile's coverage objective is primarily the residential areas to the north and northeast of the project site. The site justification submitted with the project indicates that T-Mobile explored nine other sites within the vicinity, but because of low elevation or locations too far from the search ring, none of the sites provided the same technical benefits to meet their coverage objective. Crown Castle recently installed small cells for T-Mobile on SDG&E utility poles within the area. These antennas will help to offload some of the traffic that is anticipated to be associated with the T-Mobile Eider Street project as well as other nearby sites. The small cells alone would not be able to provide the coverage as the proposed project site.

The .43-acre project site is located in a single-unit residential neighborhood consisting of rolling hills with a rural development pattern. The south side of Eider Street slopes up from the street with many houses set back from the road, while the north side slopes downhill where many of the homes are closer to the street. The T-Mobile faux tree is set back from Eider Street approximately 52 feet and is proposed behind (to the south of) the large mass of existing

shrubs directly above Eider Street. A new 24-foot long driveway is proposed from Eider Street to provide access to the new 192-square-foot equipment enclosure designed to have the appearance of a small garage or shed. A 6-foot tall, 8-foot long horizontal wood fence will be located directly in front of the equipment enclosure to conceal the electric meter, the metal access door and the Radio Frequency (RF) signage. Therefore, the use is appropriate at this location because it is sensitively designed and integrates with the residential nature of the area.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.0504]

1. Findings for all Site Development Permits:

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

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see CUP Finding, No. 2, above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see CUP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. Supplemental Findings for Site Development Permits:

a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The T-Mobile Eider Street project is a Wireless Communication Facility (WCF) consisting of a 30-foot tall faux eucalyptus tree supporting eight panel antennas and two Tower Mounted Amplifiers (TMAs) with a new driveway providing access to an associated 192-square-foot equipment enclosure. The WCF is proposed on a vacant lot zoned for residential use in the Encanto Neighborhoods Community Plan area. The residentially zoned lot is vacant and is sloped steeply from Eider Street, approximately 35 feet to the highest point at the back of the lot. Non-native grasslands cover much of the property, however, an approximately 26-foot-tall California Pepper tree exists on the property immediately adjacent to Eider Street and a large mass of mature shrubs (Lemonade Berry, Laurel Sumac and Toyon) exist just to the south of the pepper tree. Another 38-foot tall California Pepper tree exists on the property to the east,

adjacent to where the faux eucalyptus tree is proposed. These elements will provide a backdrop to help integrate the faux tree.

Approximately 42.5 percent of the .43-acre lot is considered steep slopes (25 percent or greater). The steep slopes are located along the front of the property adjacent to Eider Street with a small area on the east side of the property and a larger area mid-lot that transects the property from northeast to southwest. Encroachment into the steep slopes is limited to 498.40 square feet (0.01144 acres), which includes the cut for the driveway entrance and very small areas for proposed revegetation. Therefore, the site is physically suitable for the design and siting of the WCF and the project will result in minimal disturbance to environmentally sensitive lands.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The lot where the T-Mobile Eider Street project is proposed is steeply sloped from Eider Street to the rear of the property which has an elevation difference of almost 35 feet. T-Mobile is proposing a 12-foot wide driveway up to the equipment enclosure which is set back from Eider Street 24 feet. The proposed location of the faux eucalyptus tree is to the south east of the equipment enclosure, approximately 17 feet above Eider Street. Grading for the facility will be limited to creating the driveway and pad area for the equipment enclosure and trenching for the telco between the equipment and faux tree (2,037 square feet) and for the footings for the faux tree (423 square feet). The total area of encroachment into steep slopes is 498 square feet. A total of 240 cubic yards of soil are proposed to be exported. The cuts for the driveway will use grading techniques designed to blend the edges of the slope and minimize erosion and geological impacts. The area around the equipment enclosure and the driveway will be revegetated with 1-gallon Dwarf Coyote Brush planted 48-inches on center. Therefore, there will be minimal alteration of land forms, which will not result in undue risk from geologic and erosional forces, flood hazards or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The T-Mobile Wireless Communication Facility (WCF) is located in areas of the lot that are less than 25 percent grade, however, the entire lot frontage (approximately 5-8 feet in width) is located in steep slopes. In order to provide access to the site, encroachment into the steep slope is required. Grading for the driveway will require approximately 409 square feet of encroachment into the steep slopes and an additional 1,500 square feet (\leq 25 percent slopes) for the remainder of the driveway, which includes contouring to blend the existing slopes into the newly created slopes. Minor encroachment into small areas of steep slopes (89 square feet) will take place behind the equipment enclosure and on both sides of the faux tree to blend the slopes and minimize erosion impacts. The project will not impact the existing large mass of shrubs on site nor the existing California Pepper tree at the front of the lot. The proposed WCF is sited and designed to prevent adverse impacts on the adjacent steep slopes.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The .43-acre site is not located within or adjacent to the City's Multi-Habitat Planning Area (MHPA) and therefore, is not subject to the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed project is located more than six miles from the Pacific Ocean, however the project will implement on-site Storm Water Standards in addition to any construction and permanent Best Management Practices so as not to contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The construction plans shall be reviewed and permitted and the project will be required to be inspected by the City for compliance with all applicable building, mechanical, electrical, fire code, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the San Diego Municipal Code (SDMC) in effect for this project. Such conditions are necessary to avoid adverse impacts to the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property as described in Site Development Permit No. 1980528 and Conditional Use Permit No. 1980526 and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 1980526 and SDP No. 1980528 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1980526/1980528, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: August 31, 2017

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: 24005677

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1980526
SITE DEVELOPMENT PERMIT NO. 1980528
T-MOBILE EIDER STREET PROJECT NO. 413097
PLANNING COMMISSION

This Conditional Use Permit No. 1980526 and Site Development Permit No. 1980528 are granted by the Planning Commission of the City of San Diego to Robert N. Miller, Owner, and T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303 and 126.0502. The .43-acre site is located on the south side of Eider Street, northeast of Scimitar Drive and addressed at 6365 Eider Street in the RS-1-3 zone of the Encanto Community Plan area. The project site is legally described as:

All that portion of Lot 40 of the Resubdivision of a portion of Rosemont Addition to Encanto Heights, in the City of San Diego, County of San Diego, State of California, according to the Map thereof No. 1240, filed in the Office of the County Recorder of said San Diego County, March 11, 1910, lying northerly of a line described as follows:

Commencing at the northeasterly corner of Lot 41 of said Resubdivision; thence south 13°24' east along the easterly line of said Lot, a distance of 172.3 feet; thence at right angles, south 76°36' west a distance of 100.76 feet to a point on the easterly line of said Lot 40, being the true point of beginning; thence continuing south 76°36' west, 100.76 feet to the westerly line of said Lot 40.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 31, 2017, on file in the Development Services Department.

The project shall include:

- a. A 30-foot tall faux eucalyptus tree supporting eight panel antennas and two Tower Mounted Amplifiers. Four panel antennas measure 56" x 12" x 7.9" and four panel antennas measure 50.9' x 12" x 6.5";

- b. A 192-square-foot equipment enclosure containing four outdoor equipment cabinets with a 6-foot tall, 8-foot long horizontal wood fence in front of the enclosure to screen the electric meter and Radio Frequency (RF) signage;
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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.

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 15, 2020.
2. This permit and corresponding use of this site shall expire **September 15, 2027**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

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

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

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

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

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

10. The 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. The project proposes to export 250 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The applicant shall obtain a Non-exclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Eider Street Right-of-Way.

16. The applicant shall obtain a Public Right-of-Way permit for the proposed work in the Eider Street Right-of-Way.

17. 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.

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

LANDSCAPE REQUIREMENTS:

19. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Development Services Department.

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

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

23. The Owner/Permittee shall print photo simulations on the construction plans.

24. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC if the City determines 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.

25. 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.

26. The accuracy and validity of the RF Compliance Report, submitted by the Owner/Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

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

28. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced by the Owner/Permittee within thirty (30) calendar days of notification by the City of San Diego.

29. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider.

Faux Trees

30. All proposed hand-holes shall be covered with bark material to match the monoecalyptus trunk to the satisfaction of the Development Services Department.
31. PVC plastic may not be used in the manufacturing of the faux eucalyptus tree branches or foliage.
32. To ensure a natural tree appearance, branches must be natural in appearance and may not be flat or straight. Branches shall be long enough to enable concealment and each branch shall maintain a minimum of 120 tips, unless a lower tip total is approved by the Development Services Department.
33. The faux tree shall be maintained for the life of the permit and the Permittee shall ensure that all aspects of the tree are preserved in a state that does not impact the overall appearance/silhouette including but not limited to color, branching, leaves, socks and antlers. Any time an application to modify the WCF is submitted, the Permittee will be required to restore any failing features mentioned above, regardless of the application scope of work.
34. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
35. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department. All antennas must be concealed by the branches. Antenna support arms shall be designed to be minimal in length so as not to alter the overall silhouette/appearance of the tree. One-dimensional antenna sectors are not permitted. The antennas must be concealed by the branches. Antenna socks do not qualify as branch extensions.
36. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."
37. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department. Ninety degree connectors shall be used unless technically infeasible. Such exposures shall be minimized; bunched or looped cables are not permitted, even if painted.
38. RF socks fully covering the front and back of the antennas (and any other components) shall be used. Such socks are complementary to the concealment provided by branches and are not intended as concealment by themselves.
39. The applicant shall provide color samples of the monoecalyptus branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built monoecalyptus.

40. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The 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 31, 2017 by Resolution No. _____

ATTACHMENT 6

Permit Type/PTS Approval No.: CUP No. 1980526/SDP No. 1980528
Date of Approval: August 31, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

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

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

Owner

By _____

NAME: Robert N. Miller

TITLE: Owner

T-Mobile
Permittee

By _____

NAME: Joseph Rose

TITLE: Site Development/Real Estate Manager

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

NOTICE OF EXEMPTION

(Check one or both)

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

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 Eider Street

Project No.: 413097

Project Location-Specific: The project is located at 6365 Eider Street, San Diego, CA 92114.

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

Description of nature and purpose of the Project: The project proposes a Conditional Use Permit (CUP) and Site Development Permit (SDP) for a new Wireless Communication Facility (WCF) consisting of a 30-foot tall faux eucalyptus tree supporting eight panel antennas. Associated equipment is proposed in a 192-square-foot concrete masonry unit (CMU) enclosure to be surrounded by landscaping. The project is located on a vacant lot designated for residential use and subject to the RS-1-3 zone.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Adam Stone
 Smart Link
 2037 Thomas Avenue
 San Diego, CA 92109
 (734) 904-3390

Exempt Status: (CHECK ONE)

- () Ministerial (Sec. 21080(b)(1); 15268);
- () Declared Emergency (Sec. 21080(b)(3); 15269(a));
- () Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- (X) Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures)

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

Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

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



/Senior Planner

July 11, 2017

Signature/Title

Date

Check One:

(X) Signed By Lead Agency

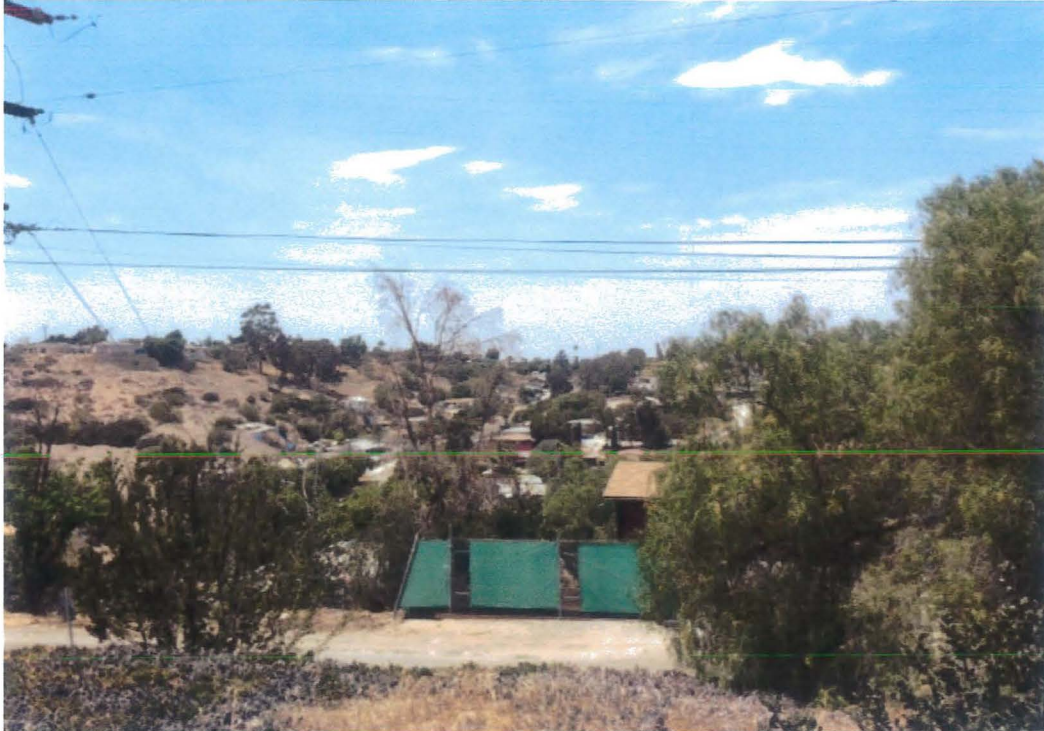
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

ATTACHMENT 8

PHOTO SURVEY SD06998A Eider St

View from Site looking North:



View from Site Looking South:



View from Site Looking West:



View from Site looking East:



View of Site from the North:



View of Site from the South:



View of site from the East:



View of Site from West:



**SD06998A (Eider St.)
PTS 413097**

**Justification Package
August 1, 2017**





























































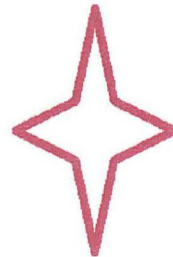
Legend

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

Zoning

ZONE_NAME

- | | |
|--|---|
|  AR-1-2 |  OP-1-1 |
|  CC-1-3 |  OP-2-1 |
|  CC-2-3 |  OR-1-1 |
|  CC-3-5 |  RM-1-1 |
|  CC-4-5 |  RM-1-2 |
|  CC-5-3 |  RM-1-3 |
|  CN-1-1 |  RM-2-4 |
|  CN-1-2 |  RM-2-5 |
|  CN-1-3 |  RM-2-6 |
|  CO-1-2 |  RM-3-7 |
|  CR-1-1 |  RM-3-9 |
|  CUPD-CU-1-1 |  RM-4-10 |
|  CUPD-CU-1-2 |  RS-1-1 |
|  CUPD-CU-3-6 |  RS-1-7 |
|  CUPD-CU-3-7 |  RT-1-4 |
|  CUPD-CU-3-8 |  RX-1-2 |
|  IL-2-1 |  SESDPD-CSF-1 |
|  IL-3-1 |  SESDPD-CSF-2 |
|  MCCPD-CL-5 |  SESDPD-CSF-3 |
|  MCCPD-MR-1000 |  SESDPD-CSR-1 |
|  MCCPD-MR-1500 |  SESDPD-CSR-3 |
|  MCCPD-MR-3000 |  SESDPD-CT-2 |
|  MHPD-SUBD-1 |  SESDPD-I-1 |
|  MHPD-SUBD-2 |  SESDPD-MF-1500 |
|  MHPD-SUBD-3 |  SESDPD-MF-2000 |
| |  SESDPD-MF-2500 |
| |  SESDPD-MF-3000 |
| |  SESDPD-SF-10000 |
| |  SESDPD-SF-15000 |
| |  SESDPD-SF-20000 |
| |  SESDPD-SF-40000 |
| |  SESDPD-SF-5000 |
| |  SESDPD-SF-6000 |



1-9

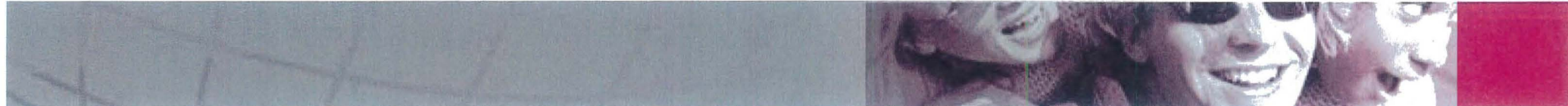
Proposed Site

Existing T-Mobile Sites

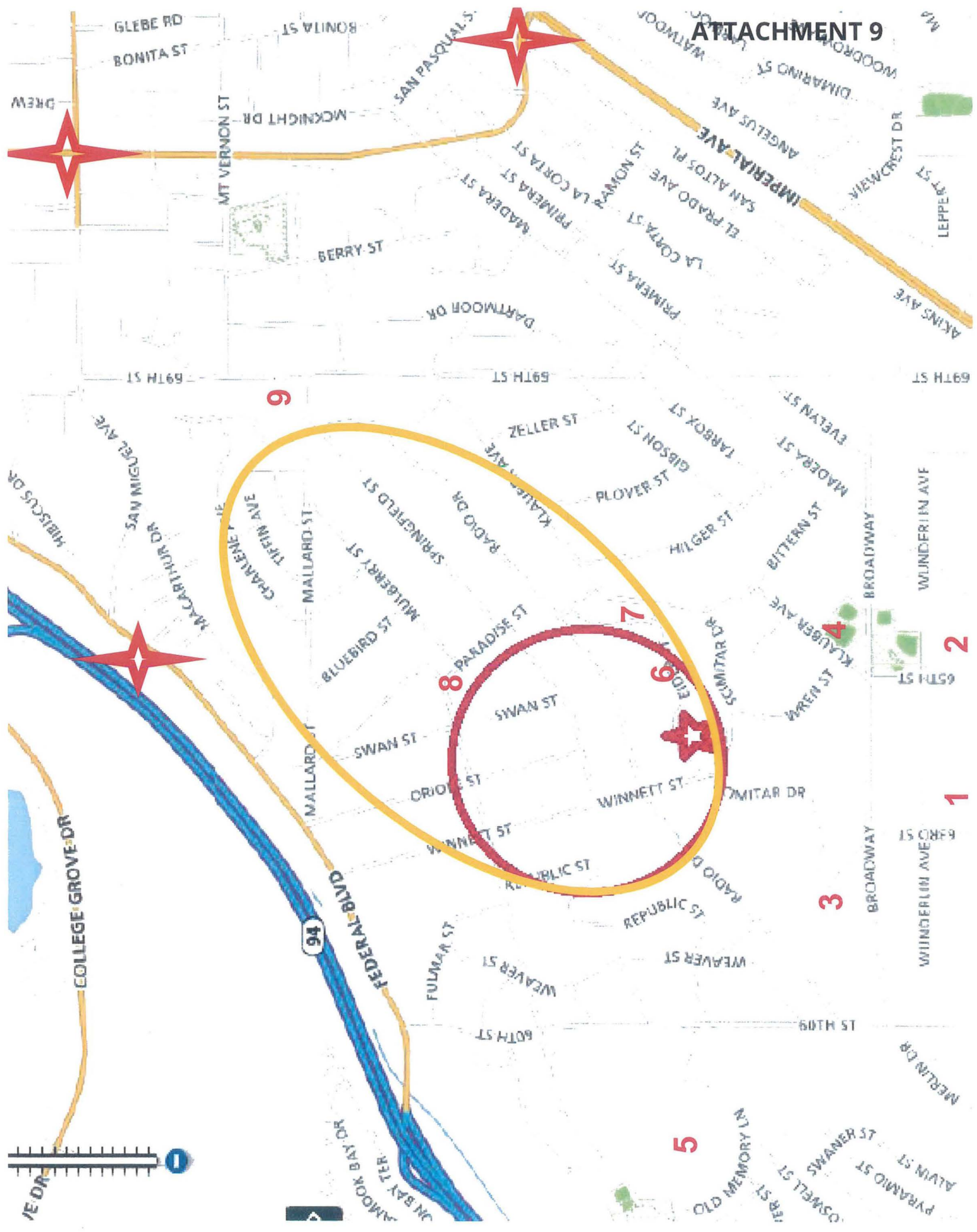
Coverage Objective

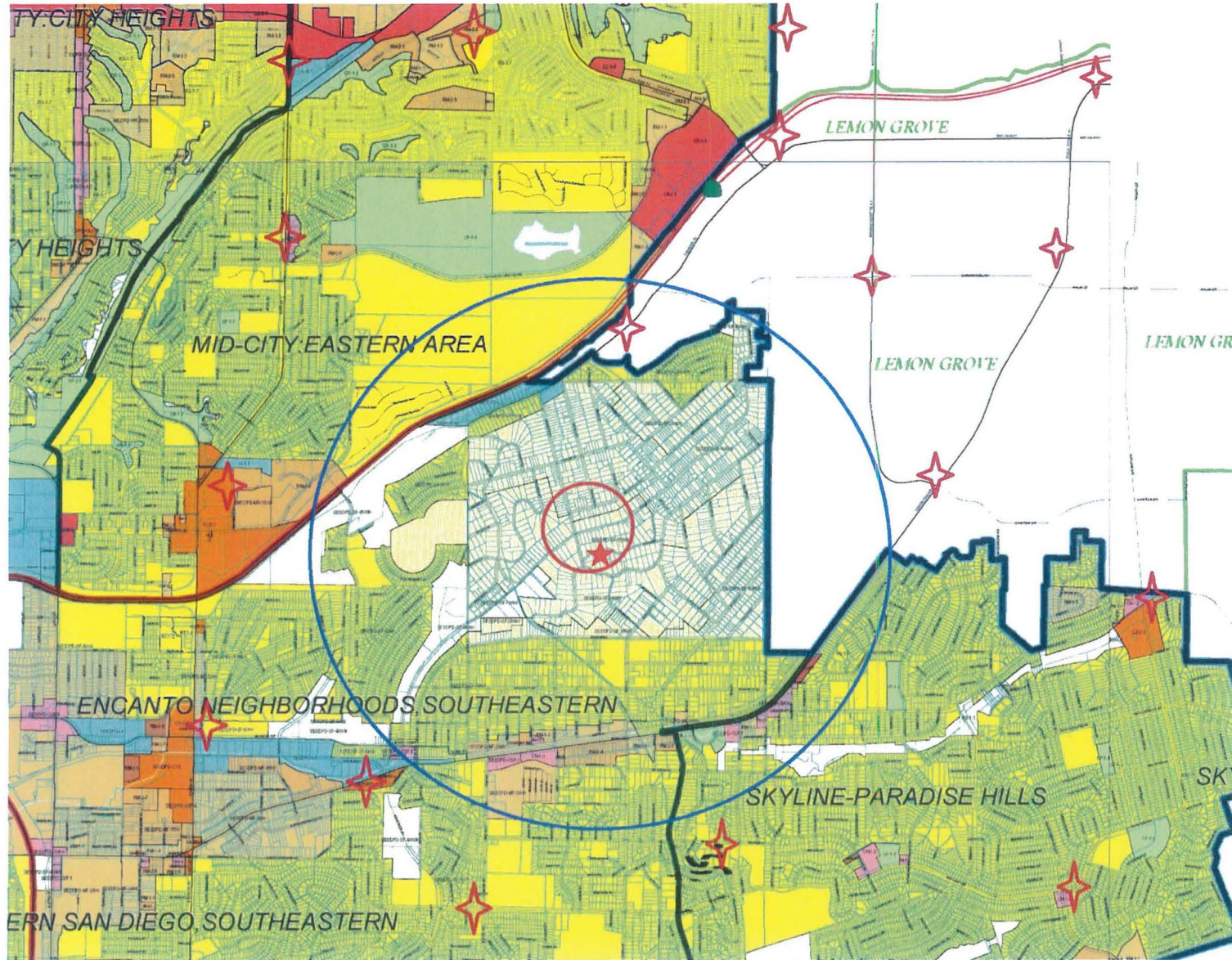
Search Ring

Alternative Candidates



ATTACHMENT 9





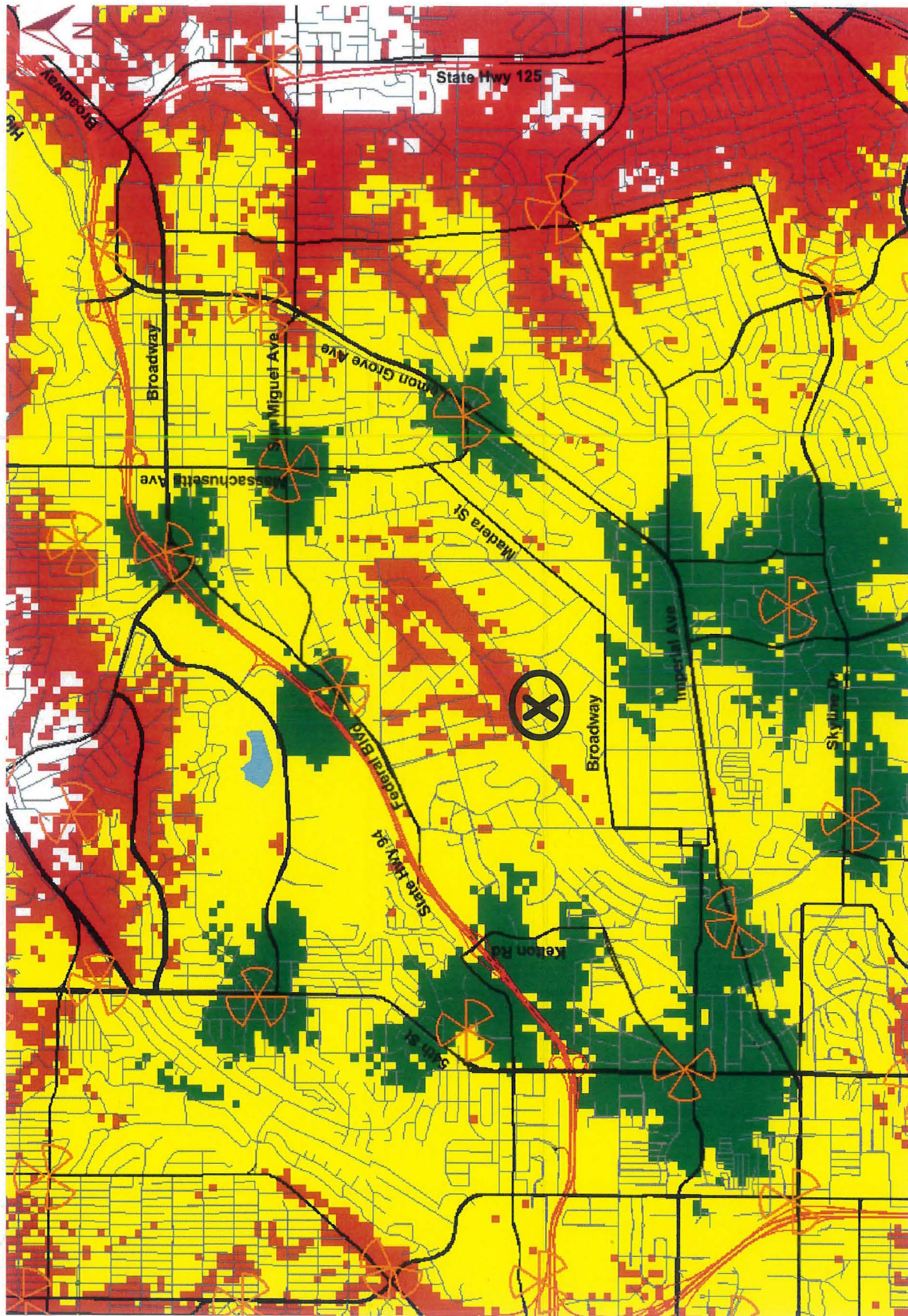
..T..Mobile Alternative Sites Summary

Alternative Site No.	Address	Zone	Use	Elevation	Notes/Reason Not to Select
1	6328 Brooklyn	RX-1-1	Grace Unity Missionary Baptist Church	275-295'	Low topography prevents adequate coverage and proximity to homes much less ideal than proposed site.
2	6540 Brooklyn	RS-1-6	Apostolic Faith Garden of Prayer	270-275'	Same as above.
3	Vacant lots west of 6252 Scimitar Dr.	RS-1-2	Vacant	310-395'	Too far from coverage gap to achieve coverage objective.
4	Park east of the Wren St./Klauber Ave. intersection.	OP-1-1	Verna Quinn Athletic Field	335-355'	Low topography prevents adequate coverage and proximity to homes much less ideal than proposed site.
5	Broadcast towers west of the 60 th St./Old Memory Ln. Intersection.	RS-1-2	KKLQ-FM Radio Station	315-380'	Too far from coverage gap to achieve coverage objective.
6	Vacant lot on north side of Eider St., west of Chicadee St.	RS-1-3	Vacant	365-435'	Low topography prevents adequate coverage and proximity to homes much less ideal than proposed site.
7	1530 Chicadee St.	RS-1-3	House	410-425'	Same as above.
8	Vacant lot north of the Swan St./Springfield St. intersection.	RS-1-4	Vacant	410-420'	Will not adequately resolve coverage gap and proximity to homes much less ideal than proposed site.
9	6800 Mallard St.	Unknown – Lemon Grove	Vacant	445-465'	Same as above.

SD06998 Coverage Map

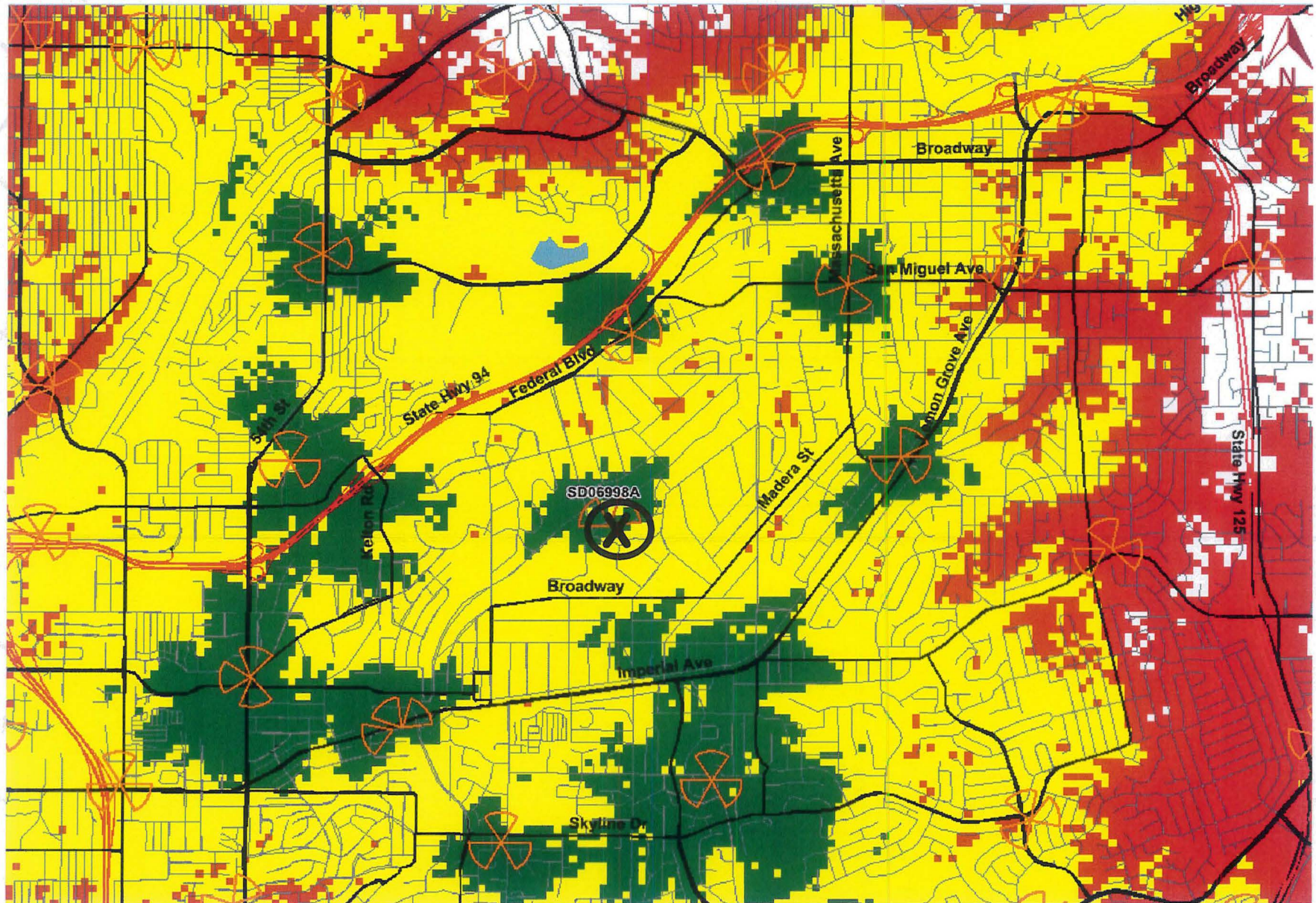
RF Team San Diego Market





- Excellent
- Good
- Poor
- No coverage





- Excellent
- Good
- Poor
- No coverage





THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 2

Project Name: T-Mobile Eider		Project Number: 413097		Distribution Date: 1/24/2017	
Project Scope/Location: ENCANTO NEIGHBORHOODS SOUTHEASTERN; Conditional Use Permit, Site Development Permit Process 3 for a new wireless facility consisting of a 30 ft tall faux eucalyptus tree supporting 8 panel antennas. Associated equipment is proposed in a 192 sq. ft. enclosure. The project is located on a vacant lot addressed as 6365 Eider Street in the RS-1-3 zone. CD: 4					
Applicant Name: Adam Stone, Smartlink, LLC				Applicant Phone Number: (734)904-3390	
Project Manager: Karen Lynch		Phone Number: (619) 446-5351	Fax Number: (619) 321-3200	E-mail Address: klynchash@sanidiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input type="checkbox"/> Vote to Approve		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input checked="" type="checkbox"/> Vote to Deny		Members Yes 6	Members No 1	Members Abstain 1 (Chair)	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: Kenneth Malbrough			TITLE: ENCPG Chair		
SIGNATURE:			DATE: 6/12/2017		
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



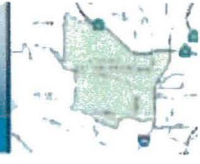
THE CITY OF SAN DIEGO

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

Community Planning Committee Distribution Form Part 1

Project Name: T-Mobile Eider		Project Number: 413097		Distribution Date: 1/24/2017	
Project Scope/Location: ENCANTO NEIGHBORHOODS SOUTHEASTERN; Conditional Use Permit, Site Development Permit Process 3 for a new wireless facility consisting of a 30 ft tall faux eucalyptus tree supporting 8 panel antennas. Associated equipment is proposed in a 192 sq. ft. enclosure. The project is located on a vacant lot addressed as 6365 Eider Street in the RS-1-3 zone. CD: 4					
Applicant Name: Adam Stone, Smartlink, LLC			Applicant Phone Number: (734)904-3390		
Project Manager: Karen Lynch		Phone Number: (619) 446-5351		Fax Number: (619) 321-3200 E-mail Address: klynchash@sanidiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review):					
<i>Attach Additional Pages If Necessary.</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					

Encanto Neighborhood Community Planning Group



ENCANTO NEIGHBORHOODS COMMUNITY PLANNING GROUP

MINUTES OF MEETING

Jacobs Center, 404 Euclid Avenue, San Diego, CA 92114, Community Room,
March 20, 2017 6:30 p.m. – 8:30 p.m.

Seat	Member	Here?	Seat	Member	Here?
Alta Vista	Marry Young	Y	At-Large	Kwame Oates	Y
Broadway Heights	Andrea Hill	Y		Steve Ward	Y
Chollas View	Ardelle Matthews	Y	At-Large	Brian Pollard	Y
Emerald Hills			At-Large	Khalada Salaam-Al	N
Encanto			At-Large		
O'Farrell	Kenneth Malbrough	N	At-Large		
Lincoln Park	Leslie Dudley	Y	At-Large		
Valencia Park	Monte Jones	Y	At-Large		
City Dept.	Name	Here?	Dept	Name	Here?
Planning	Bobby Mondenti		4 th District	Mathew Gordon	Y
Mayor's Office	Darnisha Hunter				

Number of Visitors: 23 Sign-in sheet on file: Y

1. Call to order & Introductions

6:47pm meeting called to order.

2. Adoption of the agenda

Motion made by Steve Ward seconded by Monte Jones approved unanimously.

3. Review and approval of minutes

Last meeting need minutes, (minutes were withdrawn until some grammatical errors were corrected.)

4. Communications from the public

- Kathleen McCloud: Construction trailer left on site Bobby, Symitar and Klauber. Code compliance complaint. Mathew Gordon indicated he will check int it and get back with Ms. McCloud.
- Karina Diamond BID announced a cleanup project on Earth Day April 22, and “save the date” on the Imperial Ave Street Fair scheduled for Saturday August 12, 2017.
Business Directory coming out at the end of June.

5. Chairs Report:

Landscaping project MTS no show.

Elections: Khalada and Kathleen McCloud are involved in the being the committee.

Encanto Neighborhood Community Planning Group



6. Staff Reports:

Mayor's Office,

Reported on the Homeless issue in our community. Diamond BID counted 80 people identified as "Homeless". As a result of the "count", 4 individuals took shelter and 6 people lived in their car. All different agencies are working in silos and the City wants to address through wraparound services style of system. Partnered with the County and other stakeholders.

CD4 Mathew Gordon;

Present and forming a committee on homelessness issues in the City of SD. Working with the other stakeholders voting on the ideas. Lastly, tomorrow afternoon Section 66 of City Charter being heard moving the School District to District only elections. Being discussed.

City Reports: Bobby Mondeti not in attendance

Civic SD: (nothing to report.)

JCNI (not here as well this month.)

Informational Items:

San Diego housing Commission, Lilliana Caracoza

Affordable Housing Annual Plan was discussed, (see attached). Public Comment ends on April 26.

Follow up item on "landlord engagement" and the number of housing units in our zip codes. Questions from Board members. By units? Or Planning Districts. Request was made for her to send to Chairperson for discussion.

Khalada discussed homeowners access i.e., funding, through their homebuyer program, and balanced home developers.

7. Action items:

A. Community Choice Energy Program Nicole Capritz

Implementation phase in 100% energy clean electricity. Nicole is requesting for a letter of support from the Planning Committee. Addressed to Myrtle Cole.

Letter of support motion Steve Ward seconded by me. Unanimous Nicole will send us letter.

B. T-Mobile site proposal: Adam Stone Project Mgr. Site link

Was here before regarding a site location, (see agenda for the name and position) The topography seems to be the main issue in the No. Encanto and Rosemount area. His second time here Rosemount discussed the specific site, residential zone is the least desirable locations.

Motion was made by Steve Ward and seconded by Ardelle Matthews. Discussion continued. Motion made by Steve Ward and seconded by A. Matthews. Vote: 6-1 in favor of denial the request by T. Mobile for the site located on 6449 Eider Street/#413097

C. Lenox Drive Proposal Patrice Baker, Groundworks. Vote needed to approve the. grant with the County. Marry brought up the 47th and Castana Gathering Place still an issue. Bayview CDC is handling the maintenance until the permit expires.

***Encanto Neighborhood
Community Planning Group***



Motion made by Steve and seconded by Ardelle voted 6-1 in favor of letter of support for the Grant with the County. Patrice will send to Chairperson.

8. Adjournment

Meeting ended at 8:45pm



THE CITY OF SAN DIEGO

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

Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

T-Mobile Eider St SD06998A

Project Address:

Eider St, San Diego, CA 92114

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):

Robert N. Miller

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

799 Laureles Grade Rd

City/State/Zip:

Carmel Valley, CA 93924

Phone No:

(858) 444-6263

Fax No:

Signature:

Date:

Feb 19, 2015

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

SD06998A EIDER STREET
EIDER STREET
SAN DIEGO, CA 92114

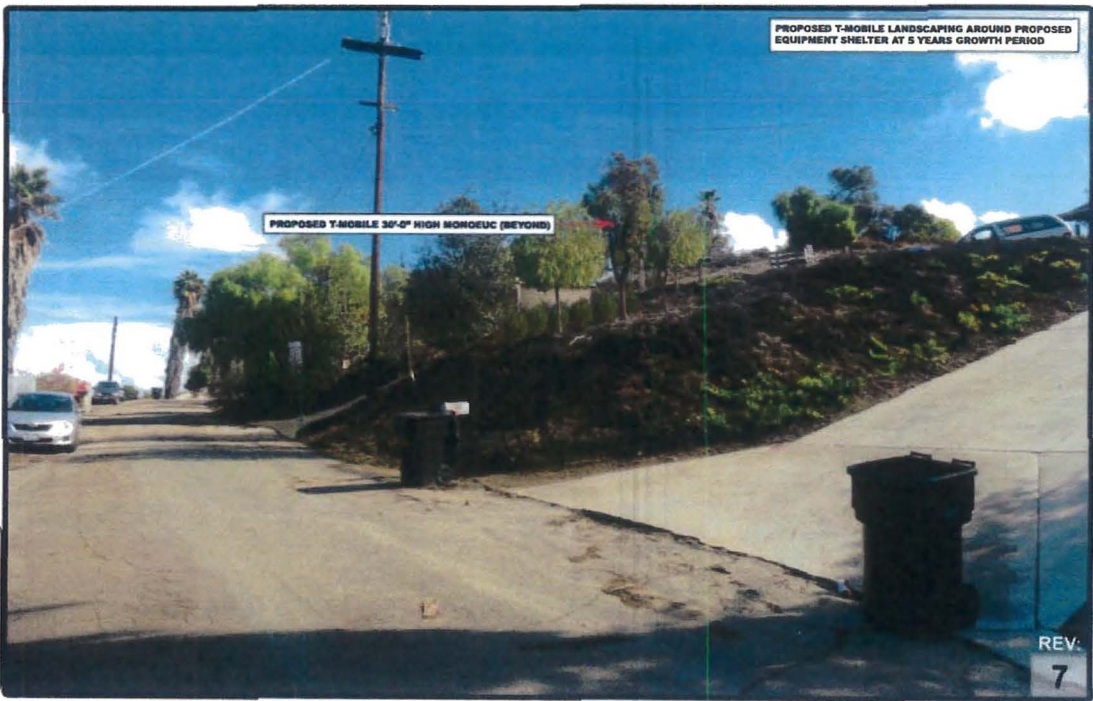
VIEW #: 1

MARCH 20, 2017

EXISTING



PROPOSED



The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on construction plans and therefore the A/E firm will not be held responsible for any post production design changes.

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



ALL STATES
ENGINEERING & SURVEYING
A TITIAL & ASSOCIATES COMPANY
23675 BIRCHER DR.
LAKE FOREST, CA 92630
949.273.0996
949.606.7222 (FAX)

SD06998A EIDER STREET
EIDER STREET
SAN DIEGO, CA 92114

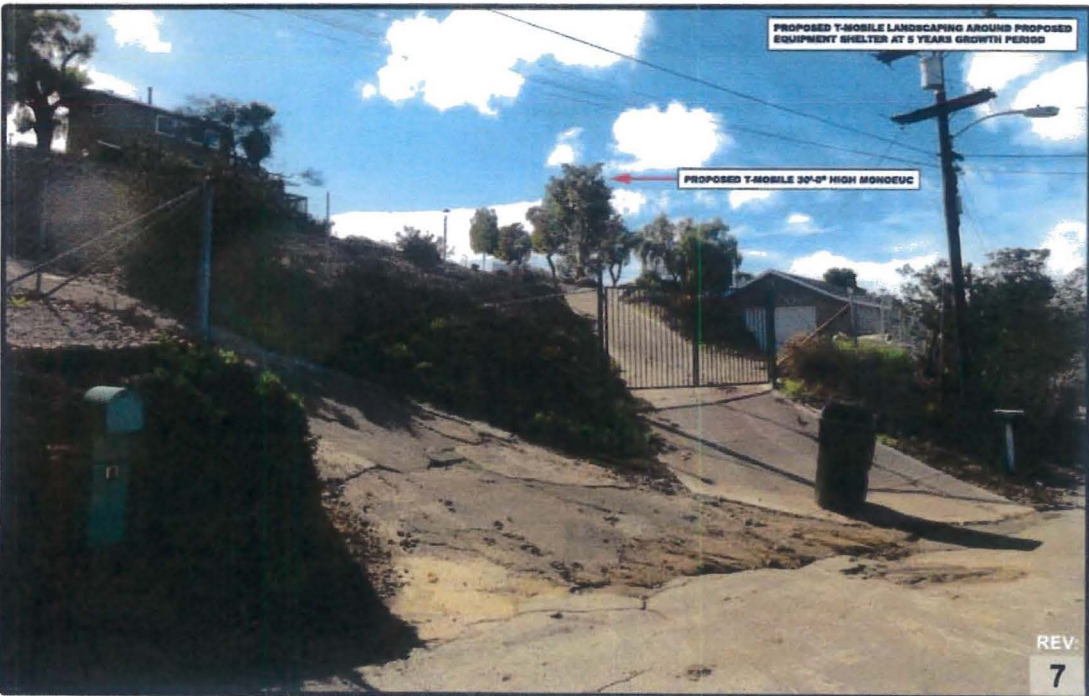
VIEW #: 2

MARCH 20, 2017

EXISTING



PROPOSED



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



ALL STATES
ENGINEERING & SURVEYING
A TITUS & ASSOCIATES COMPANY
23075 BIRCHER DR.
LAKE FOREST, CA 92630
949.273.0996
949.606.7222 (FAX)

SD06998A EIDER STREET
EIDER STREET
SAN DIEGO, CA 92114

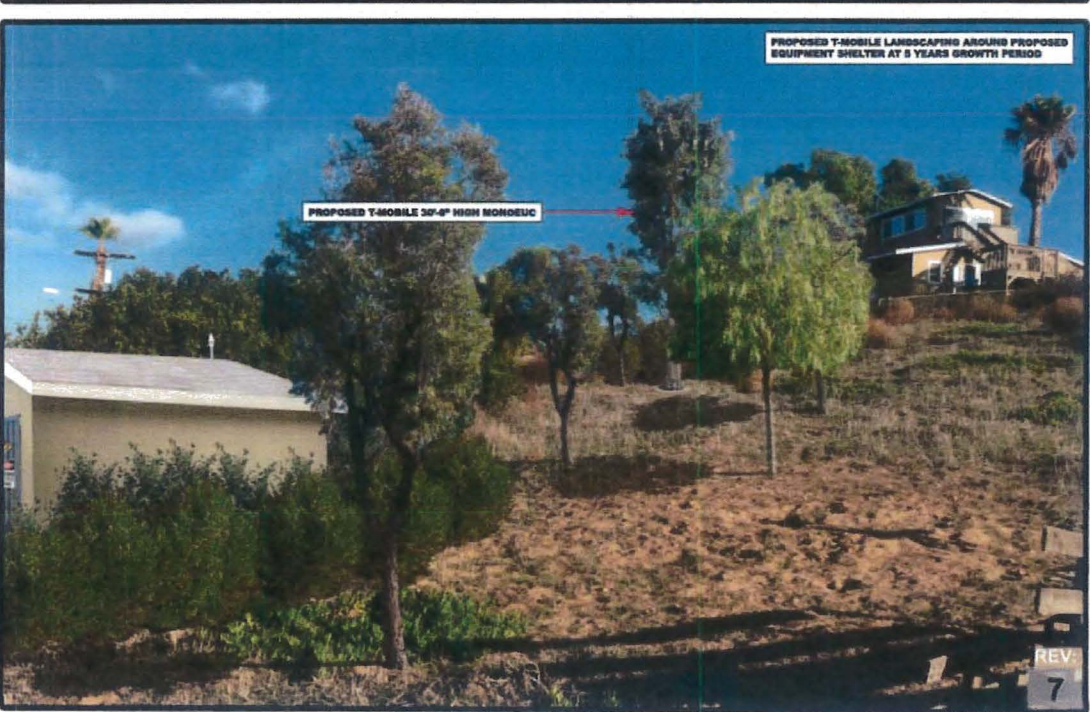
VIEW #: 3

MARCH 20, 2017

EXISTING



PROPOSED



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



ALL STATES
ENGINEERING & SURVEYING
A TRISTAR & MCDERMOTT COMPANY
23675 BIRTCHER DR.
LAKE FOREST, CA 92630
949.273.0896
949.606.7222 (FAX)

SD06998A EIDER STREET

EIDER STREET
SAN DIEGO, CA 92114

VIEW #: 4

MARCH 20, 2017

EXISTING



PROPOSED



The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary depending on construction plans and therefore the client firm will not be held responsible for any post production design changes.

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



ALL STATES
ENGINEERING & SURVEYING
A DESIGN & ASSOCIATE COMPANY
23675 BIRTCHER DR.
LAKE FOREST, CA 92630
949.273.0996
949.606.7222 (FAX)

SD06998A EIDER STREET
EIDER STREET
SAN DIEGO, CA 92114

VIEW #: 5

MARCH 20, 2017

EXISTING



PROPOSED



The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on construction plans and therefore the A/E firm will not be held responsible for any post prediction design changes.

REV.
7

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



ALL STATES
ENGINEERING & SURVEYING
A TRINITY & ASSOCIATES COMPANY
23675 BIRCHER DR.
LAKE FOREST, CA 92630
949.273.0996
949.606.7222 (FAX)

T

ENGINEERING

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA ELECTRICAL CODE
2012 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRICAL CODE
TIA/EIA-222-G OR LATEST EDITION
LOCAL BUILDING/PLANNING CODE

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, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: ROBERT N. MILLER
ADDRESS: 6365 EIDER STREET
SAN DIEGO, CA 92114

APPLICANT: T-MOBILE USA
ADDRESS: 10509 VISTA SORRENTO PKWY
STE 206
SAN DIEGO, CA 92121
CONTACT: KIRT BABCOCK
PHONE: (858) 334-6139

LATITUDE: 32° 43' 13.24" N (32.720344)
LONGITUDE: 117° 3' 34.70" W (-117.059639)
LAT/LONG TYPE: NAD 83
GROUND ELEVATION: 443.44' AMSL
APN #: 544-073-04-00
ZONING JURISDICTION/PERMIT: CITY OF SAN DIEGO
CURRENT ZONING: RS-1-3
OCCUPANCY/CONST. TYPE: U-MISC / TYPE V-B
PROPOSED USE: UNMANNED
TELECOMMUNICATIONS FACILITY

PROJECT TEAM

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

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

ZONING:
T-MOBILE USA
10509 VISTA SORRENTO PKWY
STE 206
SAN DIEGO, CA 92121
CONTACT: JOSEPH ROSE
PHONE: (269) 720-4055
EMAIL: Joseph.Rose41@T-Mobile.com

RF ENGINEER:
T-MOBILE USA
10509 VISTA SORRENTO PKWY
STE 206
SAN DIEGO, CA 92121
CONTACT: CHERYL CHEN
PHONE: (858) 366-2767
DESK: (858) 334-6124
EMAIL: Cheryl.Chen@T-Mobile.com

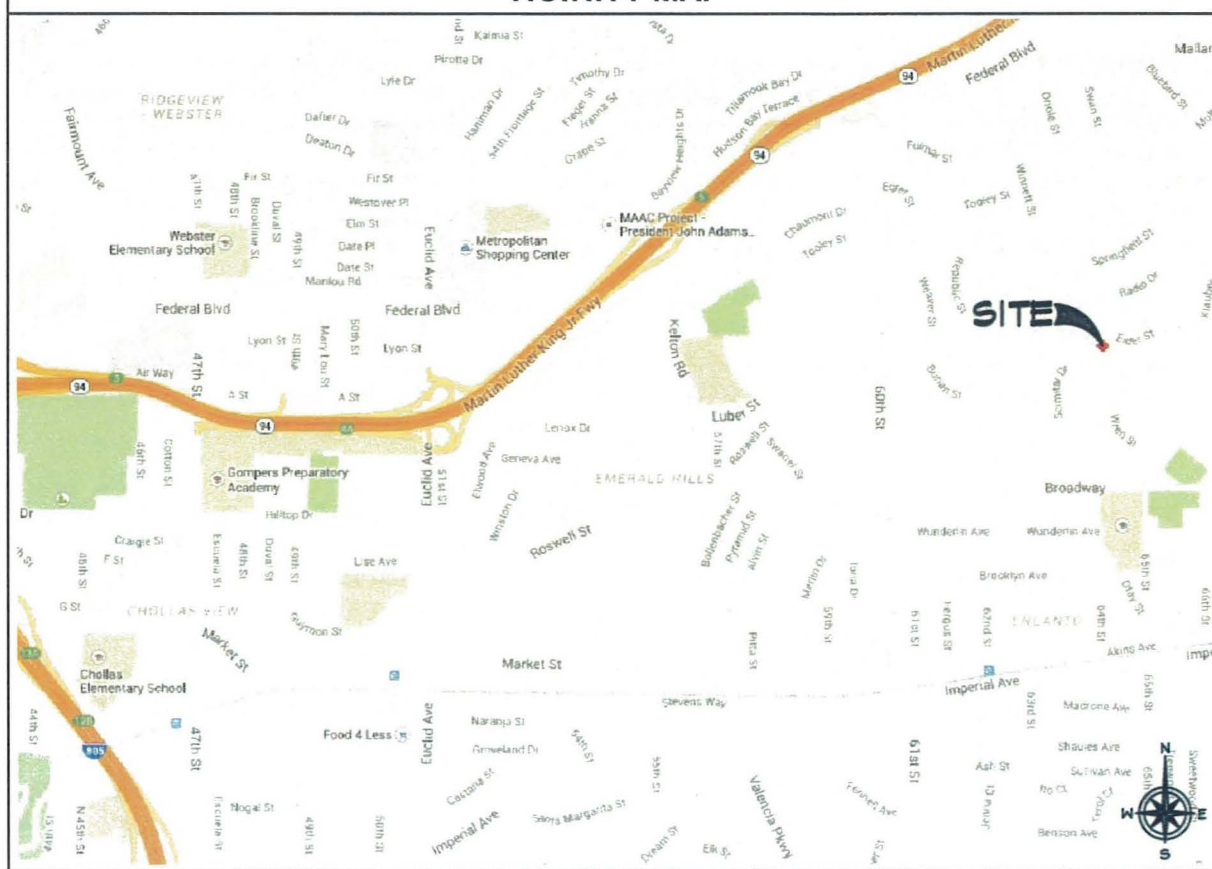
ENGINEER:
ZALZALI & ASSOCIATES INC. dba
ALL STATES ENGINEERING & SURVEYING
23675 BIRCHER DRIVE
LAKE FOREST, CA 92630
CONTACT: NATHANIEL CRAWFORD
PHONE: (949) 767-7018
Nathaniel@Zalzali.com / www.zalzali.com

GRADING ENGINEER:
NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92131
CONTACT: PETE RITCHEY
PHONE: (858) 292-7770
PETE@NASLAND.COM
WWW.NASLAND.COM

LANDSCAPE ARCHITECT:
DMLA LANDSCAPE ARCHITECTURE
34032 ALCAZAR DRIVE
DANA POINT, CA 92629
CONTACT: DAVID MIERTCHIN, LLA
PHONE: (949) 388-3369
DAVID@DMLAONLINE.COM
WWW.DMLAONLINE.COM

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

SITE NUMBER: SD06998A
SITE NAME: EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
COUNTY: SAN DIEGO

VICINITY MAP**DRIVING DIRECTIONS**

DIRECTIONS FROM T-MOBILE OFFICE:

HEAD NORTHWEST ON VISTA SORRENTO PKWY. MAKE A U-TURN ONTO VISTA SORRENTO PKWY. TURN RIGHT ONTO MIRA MESA BLVD. MERGE ONTO I-805 S. MERGE ONTO CA-94 E VIA EXIT 13A TOWARD M L KING JR Fwy. MERGE ONTO FEDERAL BLVD VIA EXIT 5. TURN RIGHT ONTO 60TH ST. TURN LEFT ONTO BROADWAY. TAKE THE 1ST LEFT ONTO SCIMITAR DR. TAKE THE 1ST LEFT ONTO EIDER ST.

6365 EIDER STREET
SAN DIEGO, CA 92114

LEGAL DESCRIPTION

A PORTION OF LOT 40, OF TRACT 1240 (ROSEMONT ADD RESUB POR)

ZONING DRAWING

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

PROJECT DESCRIPTION

T-MOBILE WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATION SITE ON A RESIDENTIAL LOT IN THE CITY OF SAN DIEGO. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) 8'-0"H. T-MOBILE CMU RETAINING WALL EQUIPMENT ENCLOSURE WITH A ROOF & FINISH/PAINT SIMILAR TO GARAGE AT 6445 EIDER STREET (ADJACENT EAST)
- INSTALL (1) 6'Hx8'W. FENCE AT ENCL. ENTRY TO HIDE SIGNAGE & SDG#E METER
- INSTALL (1) 30'-0"H. T-MOBILE 'MONOEUCALYPTUS' ANTENNA POLE, BY OTHERS
- INSTALL (4) EQUIPMENT CABINETS (MODEL RBS 6102) WITHIN CMU ENCLOSURE
- INSTALL (8) PANEL ANTENNAS MOUNTED ON 30'-0"H. T-MOBILE 'MONOEUCALYPTUS'
- INSTALL (2) TWIN AWS TMA'S AND (2) BIAS TEES AT ANTENNAS
- INSTALL (24) 7/8" COAX CABLES & (4) 3x6 HCS CABLES IN (4) 6" PVC CONDUITS ROUTING ±60' U.G. FROM EQUIPMENT TO POLE, THEN UP INSIDE OF POLE TO ANTENNAS
- INSTALL ELEC. & TELCO UTILITY CABINETS W/ GEN PLUG WITHIN CMU ENCLOSURE
- INSTALL ELECTRIC/TELCO UTILITY POWER AND FIBER SERVICE TO CMU ENCLOSURE
- INSTALL LANDSCAPING AS PER SAN DIEGO PLANNING/LANDSCAPING REQUIREMENTS, BY DMLA

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
T-2	LESEE'S POST-CONSTRUCTION BMP CERTIFICATE
C-1	SITE SURVEY
C-2	SLOPE ANALYSIS MAP
C-3	GRADING PLAN *(NASLAND ENGINEERING)
A-1	SITE PLAN & ENLARGED SITE PLAN
A-2	EQUIPMENT & ANTENNA LAYOUT
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	DETAILS
L-1*	IRRIGATION PLAN *(DMLA LANDSCAPE ARCHITECTURE)
L-2*	LANDSCAPE PLAN *(DMLA LANDSCAPE ARCHITECTURE)
L-3*	IRRIGATION, DETAILS & NOTES *(DMLA LANDSCAPE ARCHITECTURE)
L-4*	LANDSCAPE DETAILS & NOTES *(DMLA LANDSCAPE ARCHITECTURE)

DO NOT SCALE DRAWINGS

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



Dig Alert

Know what's below.
Call before you dig.

California South
Call Two Working Days Before You Dig!
811 / 800-227-2600

T-Mobile

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

smartlink

18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265

ALL STATES
ENGINEERING & SURVEYING
A ZALZALI & ASSOCIATES COMPANY

23675 BIRCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO: SD06998A

DRAWN BY: NC/RF

CHECKED BY: DW

Q	01/25/2017	ADDRESS CHANGE	NC
8	05/30/2017	REV. ELEVATION	NC
7	02/28/2017	NO BRUSH MGMT.	NC
6	10/06/2016	CYCLE ISSUES #3	NC
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DMLA LANDSCAPE	NC
3	11/20/2015	REV. PER CYC. 155.#2	NC
2	07/30/2015	REV. PER CLIENT REDLINES	NC
1	06/24/2015	REV. PER CYC. 155.#1	NC
O.A	03/02/2015	100% ZD'S FOR ZAP	NC
0	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL	SF/NC
A	12/15/2014	90% ZD'S FOR REDLINE	RF
REV	DATE	DESCRIPTION	

**NOT TO BE USED
FOR CONSTRUCTION**

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

SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

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

I / we the undersigned as Lessee(s) of the property described as
Elder St, San Diego, CA 92114 APN # 544-073-09-00;
(Address or legal description)

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

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

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

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

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

Additionally I/we will;

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

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

Lessee Rocki Lam

(print name)

Lessee

Paul M Z

Company Name

T-Mobile West LLC

Date

7/22/2015

T-Mobile

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

smartlink

18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265

ALL STATES
ENGINEERING & SURVEYING
A ZALZALI & ASSOCIATES COMPANY

23675 BIRCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO: SD06998A

DRAWN BY: NC/RF

CHECKED BY: DW

9	07/25/2017	ADDRESS CHANGE	NC
8	05/30/2017	REV. ELEVATION	NC
7	02/28/2017	NO BRUSH MGMT.	NC
6	10/06/2016	CYCLE ISSUES #3	NC
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DMILA LANDSCAPE	NC
3	11/20/2015	REV. PER CYC. ISS.#2	NC
2	07/30/2015	REV. PER CLIENT REDLINES	NC
1	06/24/2015	REV. PER CYC. ISS.#1	NC
O.A	03/02/2015	100% ZD'S FOR ZAP	NC
0	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL	SF/NC
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REV	DATE	DESCRIPTION	

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SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE
LESEE'S
POST-CONSTRUCTION
BMP CERETIFICATE

SHEET NUMBER

T-2

T

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121



18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265

ALL STATES
ENGINEERING & SURVEYING
A ZALZALI & ASSOCIATES COMPANY

23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO: SD06998A

DRAWN BY: NC

CHECKED BY: BC

REV	DATE	DESCRIPTION
6	02/28/2017	REMOVE ZONE 1 BRUSH MGMT.
5	09/07/2016	RELO. MONOTREE (CYC.#3)
4	06/03/2016	RELO. EQUIP. PER LDR/ESL
3	04/19/2016	REV. PER CYC. ISS #3
2	11/03/2015	REV. C-2 PER ESL REGS.
1	06/17/2015	ADD SLOPE ANALYSIS MAP
0	12/12/2014	FINAL SURVEY DRAWING
A	12/09/2014	PRELIMINARY DRAWING



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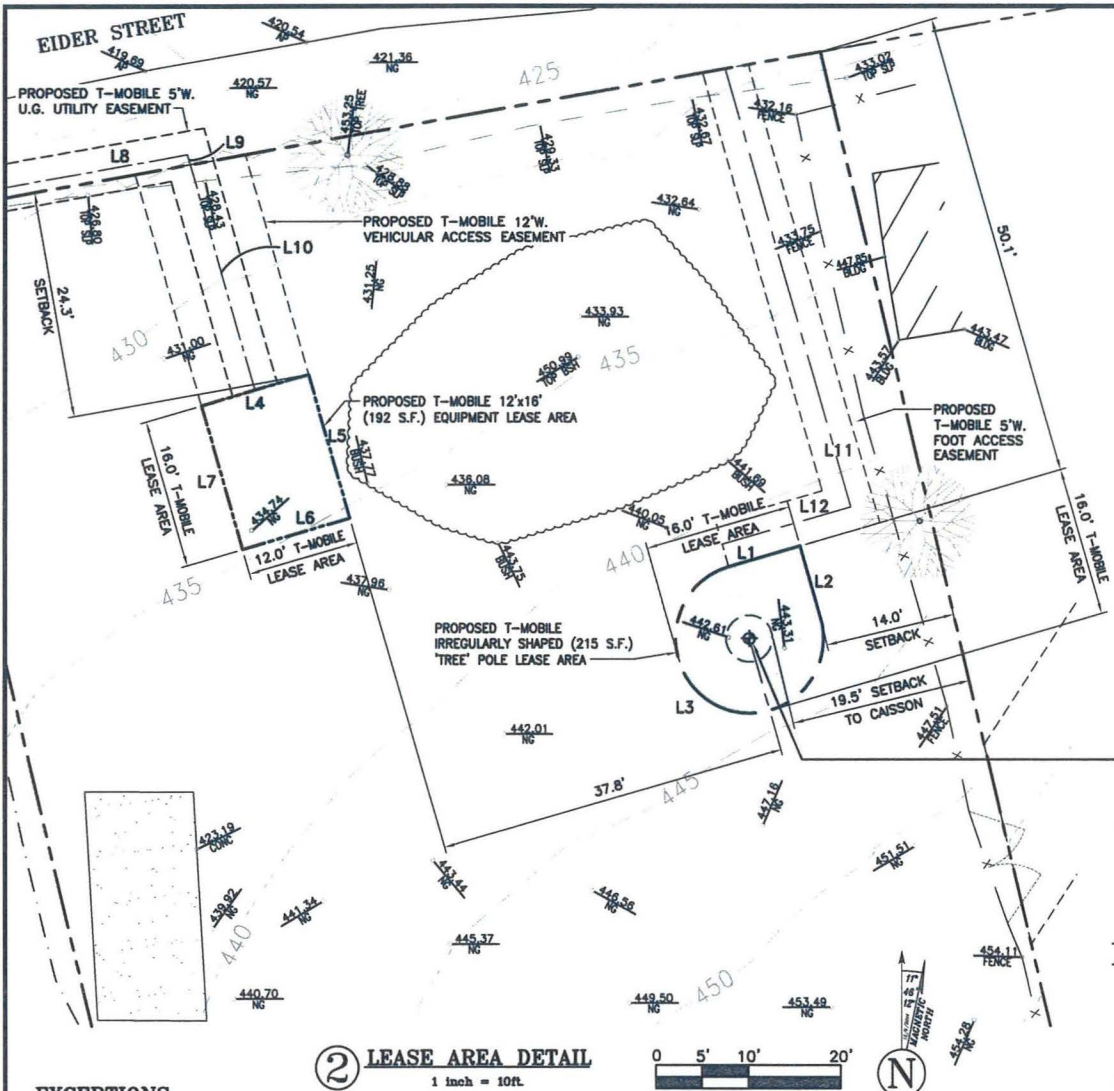
SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE

SITE SURVEY

SHEET NUMBER

C-1



EXCEPTIONS

ANY EXCEPTIONS/EASEMENTS/INSTRUMENTS/COVENANTS LISTED UNDER LEGAL DESCRIPTION/EXCEPTIONS/ADDITIONAL EXCEPTIONS PER CITED REFERENCE INFORMATION ARE NOT PLOTTABLE/SHOWN ON THIS PLAN, UNLESS NOTED OTHERWISE.

STANDARD EXCEPTIONS:

THE FOLLOWING EXCEPTIONS WILL APPEAR IN POLICIES WHEN PROVIDING STANDARD COVERAGE AS OUTLINED BELOW:

- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OF MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.

SCHEDULED EXCEPTIONS:

- ANY LIENS OR OTHER ASSESSMENTS, BONDS, OR SPECIAL DISTRICT LIENS INCLUDING WITHOUT LIMITATION, COMMUNITY FACILITY DISTRICTS, THAT ARISE BY REASON OF ANY LOCAL, CITY, MUNICIPAL OR COUNTY PROJECT OR SPECIAL DISTRICT.
- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT: RECORDING DATE: MARCH 30, 1914; RECORDING NO: IN BOOK 649, PAGE 20 OF DEEDS; AFFECTS: PARCEL A
- PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT: RECORDING DATE: OCTOBER 11, 1912; RECORDING NO: IN BOOK 577, PAGE 227 OF DEEDS; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE; AFFECTS: PARCEL B
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT: ENTITLED: TEMPORARY WATER SERVICE AGREEMENT; DATED: MAY 12, 1950; EXECUTED BY: CITY OF SAN DIEGO AND CHRIS A. BADGE; RECORDING DATE: MAY 29, 1950; RECORDING NO: IN BOOK 3638, PAGE 31 OF OFFICIAL RECORDS; REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.; AFFECTS: PARCEL B
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY; PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS; RECORDING DATE: MARCH 1, 1951; RECORDING NO: IN BOOK 3995, PAGE 115 OF OFFICIAL RECORDS; THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. AFFECTS: PARCEL B

LINE	BEARING	DIST.
ANTENNA LEASE AREA		
1	N 73° 53' 36" E	7.50'
2	S 16° 06' 24" E	7.50'
3	Δ=270° 0' 0" R=7.5'	35.34'
EQUIPMENT LEASE AREA		
4	N 73° 53' 36" E	12.00'
5	S 16° 06' 24" E	16.00'
6	S 73° 53' 36" W	12.00'
7	N 16° 06' 24" E	16.00'
UTILITY EASEMENT		
8	N 79° 56' 00" E	34.02'
9	N 16° 06' 24" E	26.20'
VEHICULAR ACCESS EASEMENT		
10	N 16° 06' 24" E	25.10'
FOOT ACCESS EASEMENT		
11	S 16° 06' 24" E	59.44'

CENTER OF PROPOSED ANTENNA ARRAY
POSITION OF GEODETIC COORDINATES
LATITUDE 32° 43' 13.24" NORTH (NAD83)
LONGITUDE 117° 3' 34.70" WEST (NAD83)
ELEVATION @ 443.44' AMSL (NGVD29)

LEGEND

BOL	BOLLARD	FL	FLOW LINE
TOP	TOP OF ITEM	FC	FACE OF CURB
BOT	BOTTOM OF ITEM	R.O.W.	RIGHT OF WAY
BLDG	TOP OF BUILDING	AP	ASPHALT
LP	LIGHT POLE	SW	SIDEWALK
---	LIMITS OF PROPERTY	FM	FOUND MONUMENT
---	CHAIN LINK FENCE	●	TREE
□	U.G. UTILITY VAULT	●	GEODETIC MARKER
○	MANHOLE	●	SPOT ELEVATION
○	UTILITY POLE	●	PALM TREE

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 50, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK (SD VERTICAL CONTROL DATUM)

60TH STREET AT RADIO DRIVE - NORTHING: 2010 - EASTING: 17487 - ELEVATION: 234.881 (U.S.C.G.S. 1970)
DESCRIPTION: SEBP SLY END HDWL CULVERT SELY 60TH & RADIO

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. ZALZALI & ASSOCIATES, INC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING THE TWO FOUND MONUMENTS SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ZALZALI & ASSOCIATES, INC.
- ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ZALZALI & ASSOCIATES, INC. RELIEVES ZALZALI & ASSOCIATES, INC. OF ANY AND ALL LIABILITY.
- THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ZALZALI & ASSOCIATES, INC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
- EXCEPTIONS/EASEMENTS/INSTRUMENTS/COVENANTS LISTED UNDER LEGAL DESCRIPTION/EXCEPTIONS/ADDITIONAL EXCEPTIONS PER TITLE INFORMATION ARE NOT SHOWN ON THIS PLAN.
- PROPERTY DESCRIBED/SHOWN ON THIS PLAN HAS BEEN PURPOSED FOR CLEARING OF ALL EXISTING STRUCTURES AND UTILITIES, FOR REDEVELOPMENT AND IMPROVEMENTS.

TITLE INFORMATION

TITLE INFORMATION (LEGAL DESCRIPTION AND PROPERTY RIGHTS AND EXCEPTIONS THERETO) CONTAINED HEREIN IS PER A PRELIMINARY TITLE REPORT PROVIDED BY: COMMONWEALTH LAND TITLE COMPANY - ORDER NO.: 08023537 - NOVEMBER 14, 2014 AT 7:30 A.M.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

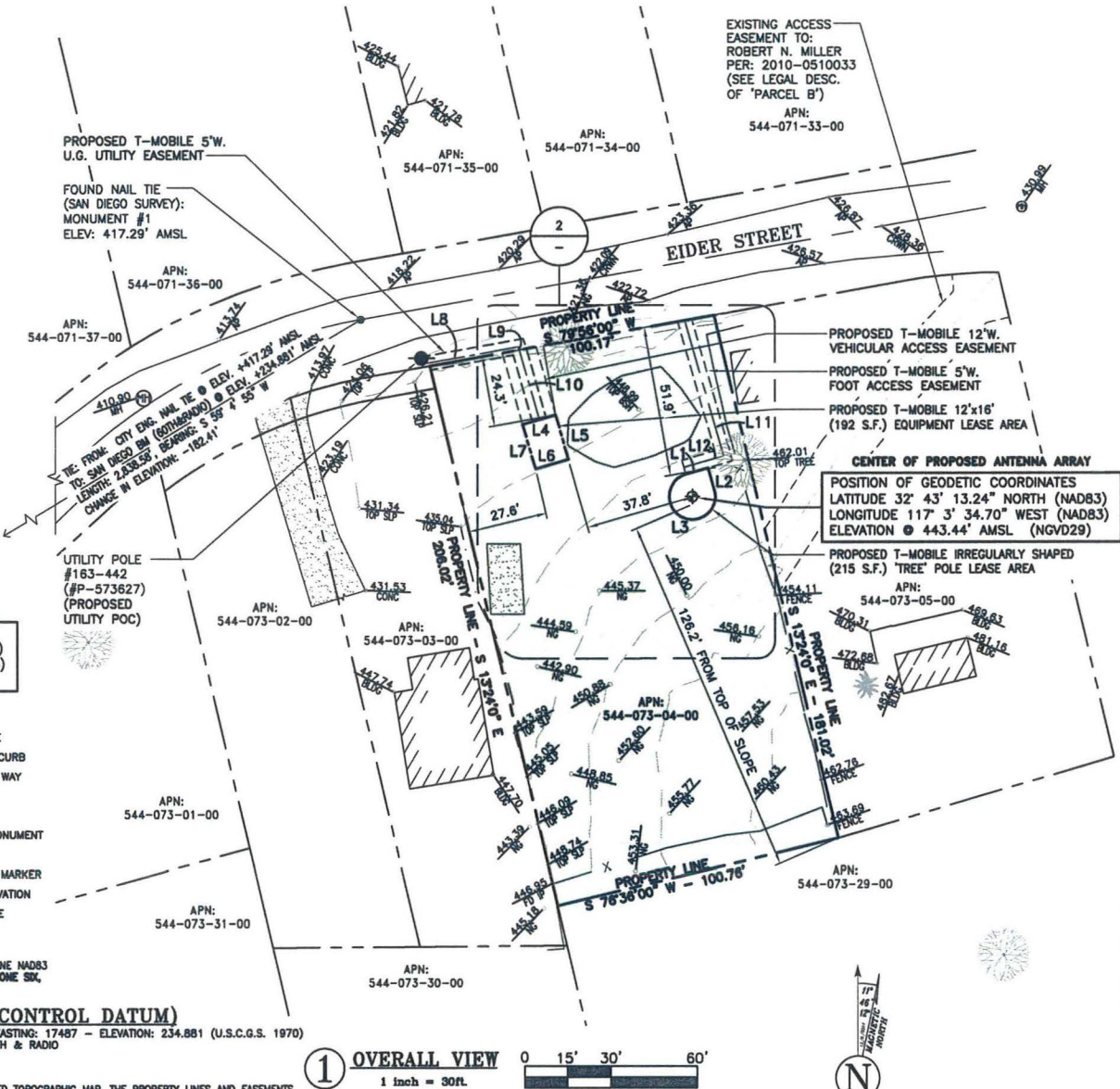
ALL THAT PORTION OF LOT 40 OF THE RESUBDIVISION OF A PORTION OF ROSEMOUNT ADDITION TO ENCLANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP NO. 1240, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 11, 1910, LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 41 OF SAID RESUBDIVISION; THENCE SOUTH 13° 24' EAST ALONG THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 172.3 FEET; THENCE AT RIGHT ANGLES, SOUTH 76° 38' WEST A DISTANCE OF 100.76 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 40, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 76° 38' WEST, 100.76 FEET TO THE WESTERLY LINE OF SAID LOT 40.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR DRIVEWAY ACCESS AND INCIDENTAL PURPOSES AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED GRANT DEED OF ACCESS RECORDED SEPTEMBER 24, 2010 AS INSTRUMENT NO. 2010-0510033 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 544-073-04



UTILITY NOTE:

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

FEMA FLOOD NOTES:

FEMA FLOOD ZONE DESIGNATION - REVISION DATE 5/16/2012
SAN DIEGO COUNTY - NATIONAL FLOOD INSURANCE PROGRAM
FEMA FLOOD ZONE "X" (PER FIRM PANEL MAP # 06073C16190)
060295-1619-0 (COMMUNITY-PANEL NUMBER-SUFFIX)

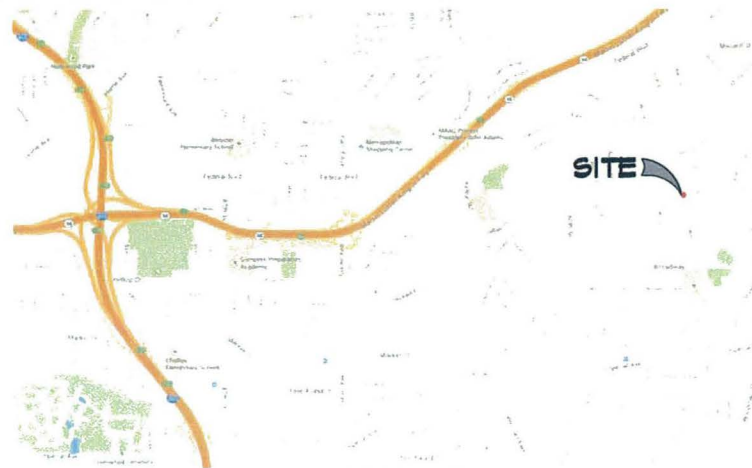
DIRECTIONS TO SITE

FROM SAN DIEGO INT'L AIRPORT:

- TAKE AIRPORT TERMINAL ROAD TO MERGE WITH NORTH HARBOR DRIVE
- TAKE NORTH HARBOR DRIVE EAST TO A LEFT TURN ONTO GRAPE STREET
- TAKE GRAPE STREET TO I-5 SOUTH, TAKE I-5 SOUTH FOR ABOUT 1 MI.
- TAKE EXIT 15B FOR CA-94 EAST, PROCEED ON CA-94 E FOR ±4-1/2 MILES
- TAKE EXIT 5 AND MERGE ONTO EASTBOUND FEDERAL BLVD. FOR 1/2 MI.
- TURN RIGHT ONTO WINNETT STREET, AND PROCEED FOR 1/2 MI. TO THE END
- TURN LEFT ONTO RADIO DR., THEN THE FIRST RIGHT ONTO ATTIX STREET
- TURN RIGHT ONTO KLAUSER AVE., THEN THE 1ST RIGHT ONTO EIDER STREET.
- SITE IS ON THE LEFT BETWEEN 6355 AND 6445 EIDER STREET.

SURVEY DATE

12/06/2014



VICINITY MAP

T

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121



18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265

ALL STATES
ENGINEERING & SURVEYING
A ZALZALI & ASSOCIATES COMPANY

23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO: SD06998A

DRAWN BY: NC

CHECKED BY: BC

REV	DATE	DESCRIPTION
6	02/28/2017	REMOVE ZONE 1 BRUSH MGMT.
5	09/07/2016	RELO. MONOTREE (CYC.#3)
4	06/03/2016	RELO. EQUIP. PER LDR/ESL
3	04/18/2016	REV. PER CYC. ISS #3
2	11/03/2015	REV. C-2 PER ESL REGS.
1	06/17/2015	ADD SLOPE ANALYSIS MAP
0	12/12/2014	FINAL SURVEY DRAWING
A	12/08/2014	PRELIMINARY DRAWING



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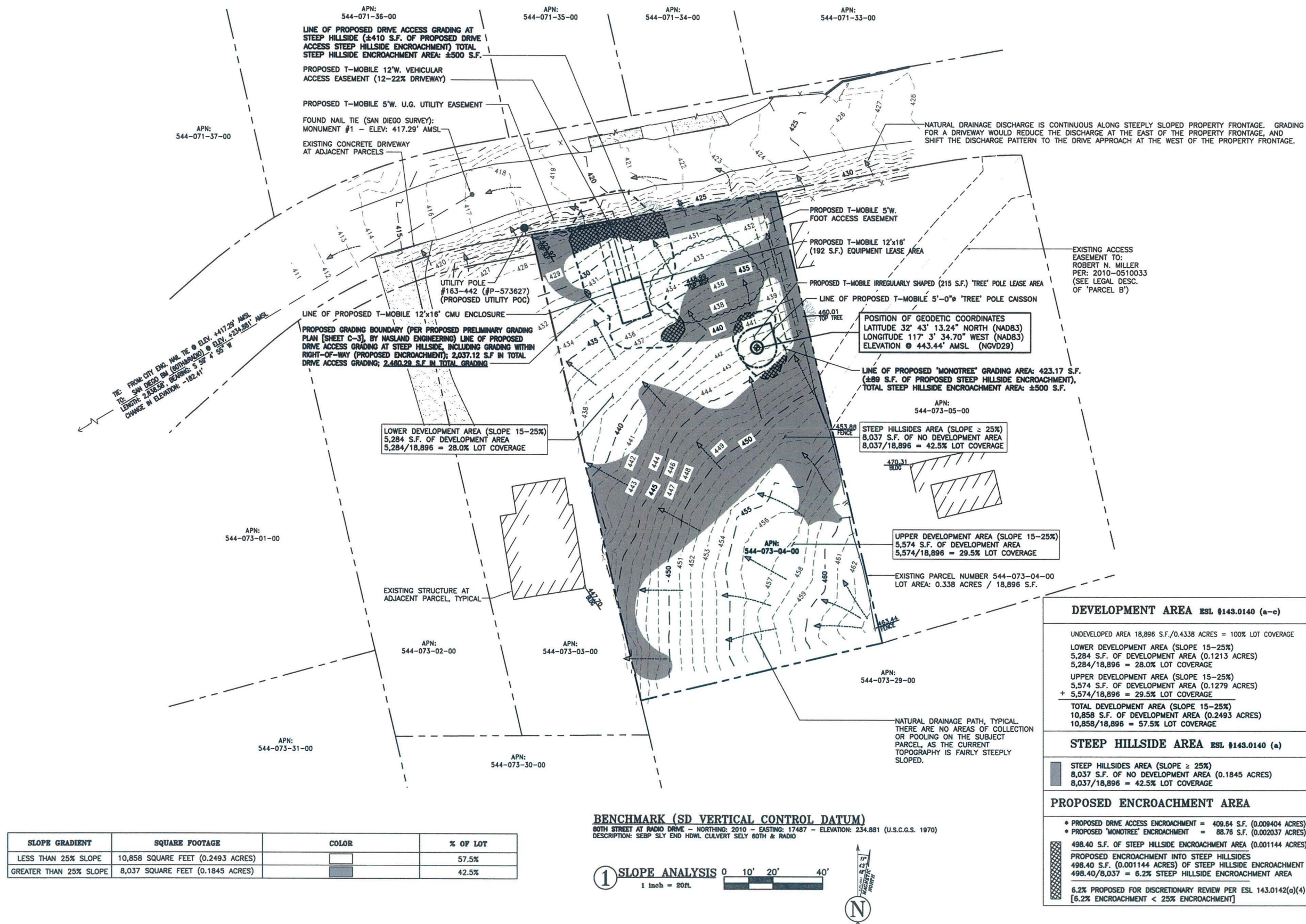
SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE

SLOPE ANALYSIS MAP

SHEET NUMBER

C-2





10509 VISTA SORRENTO PARKWAY
SUITE 208
SAN DIEGO, CA 92121



18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265



PROJECT NO: SD06998A

DRAWN BY: NC/RF

CHECKED BY: DW

6	08/28/2016	CYCLE ISSUES #3	NC
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DMLA LANDSCAPE	NC
3	11/20/2015	REV. PER CYC. ISS. #2	NC
2	07/30/2015	REV. PER CLIENT REDLINES	NC
1	06/24/2015	REV. PER CYC. ISS. #1	NC
O.A	03/02/2015	100% ZD'S FOR ZAP	NC
0	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL	SF/NC
A	12/15/2014	90% ZD'S FOR REDLINE	RF
REV	DATE	DESCRIPTION	

NOT TO BE USED
FOR CONSTRUCTION

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DOCUMENT.

SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-3

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PITS070112-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION.
PITS070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION.
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION.

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PITS070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD
-	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC SPECIFICATIONS (SDPWC), 2012 EDITION.

CONSTRUCTION NOTES

- ASPHALT DRIVEWAY (4" AC ON 4" CLASS 2 BASE) PER COUNTY DESIGN STANDARD DS-07
- TYPE E ASPHALT CONCRETE MOUNTABLE CURB PER SDPWC G-5
- CUT SLOPES TO A SLOPE OF 2:1 (HORIZONTAL TO VERTICAL). STABILIZE WITH HYDROSEED MIX
- RETAINING WALL (HEIGHT VARIES. MAX H=6')
- TYPE B BROW DITCH PER SDRSD SDD-106

GRADING NOTES

- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL.

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER OF RECORD.

TOTAL DISTURBED AREA

AREA DISTURBED IN RIGHT-OF-WAY	300 SF (0.01 ACRES)
AREA DISTURBED ON PRIVATE PROPERTY	2,170 SF (0.05 ACRES)
TOTAL AREA DISTURBED FOR THE PROJECT	2,470 SF (0.06 ACRES)
TOTAL IMPERVIOUS BEFORE CONSTRUCTION:	0 SF (0%)
TOTAL IMPERVIOUS AFTER CONSTRUCTION:	875 SF (35%)
TOTAL SITE AREA:	2,470 SF

GRADING QUANTITIES

CUT QUANTITIES: 250 CY	MAXIMUM CUT = 9.25'
FILL QUANTITIES: 10 CY	MAXIMUM CUT/FILL SLOPE = 2:1
EXPORT: 240 CY	

NOTE: EARTHWORK QUANTITIES DO NOT REFLECT ANY SPECIAL CONDITIONS AND ARE FOR REFERENCE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES.

STORM WATER PROTECTION NOTES

- THIS PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT ORDER NO. R9-2007-0001; AND RISK LEVEL/TYPE: CHECK ONE BELOW
☒ WPCP
☐ CGP RISK LEVEL 1
☐ CGP RISK LEVEL 2
☐ CGP RISK LEVEL 3
☐ CGP LUP TYPE 1
☐ CGP LUP TYPE 2
☐ CGP LUP TYPE 3
- CHECK ONE
☐ THIS PROJECT WILL EXCEED THE MAXIMUM DISTURBED AREA LIMIT, THEREFORE A WEATHER TRIGGERED ACTION PLAN (WTAP) IS REQUIRED.
☐ THIS PROJECT WILL FOLLOW PHASED GRADING NOT TO EXCEED FIVE (5) ACRES PER PHASE.
☒ NOT APPLICABLE.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE SWPPP AS APPLICABLE.

BENCHMARK

CITY OF SAN DIEGO BRASS PIN AT THE SOUTHERLY END OF HEADWALL CULVERT, SOUTH OF 60TH STREET AND RADIO DRIVE, PER CITY OF SAN DIEGO BENCHMARK.
ELEV. = 234.881 FEET M.S.L.

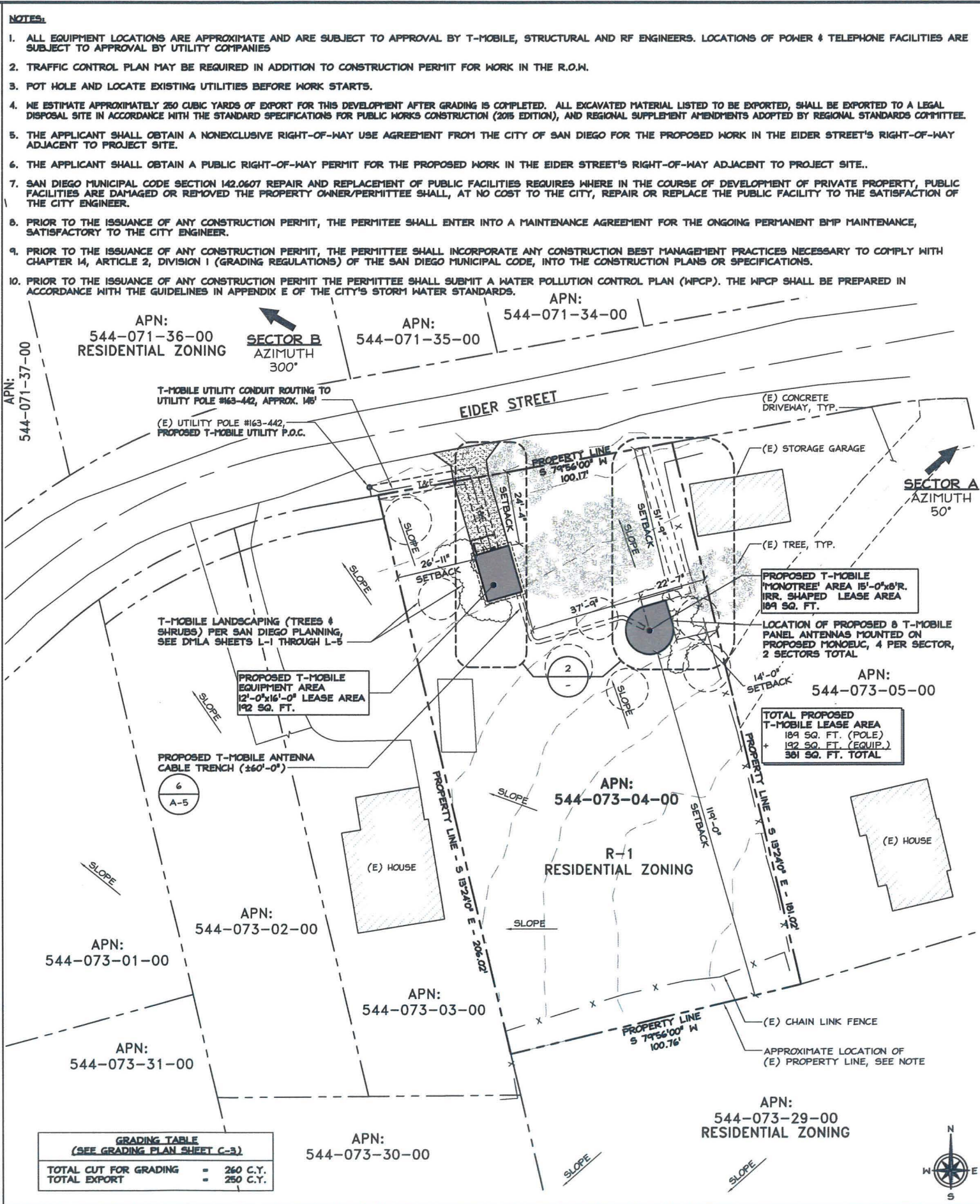
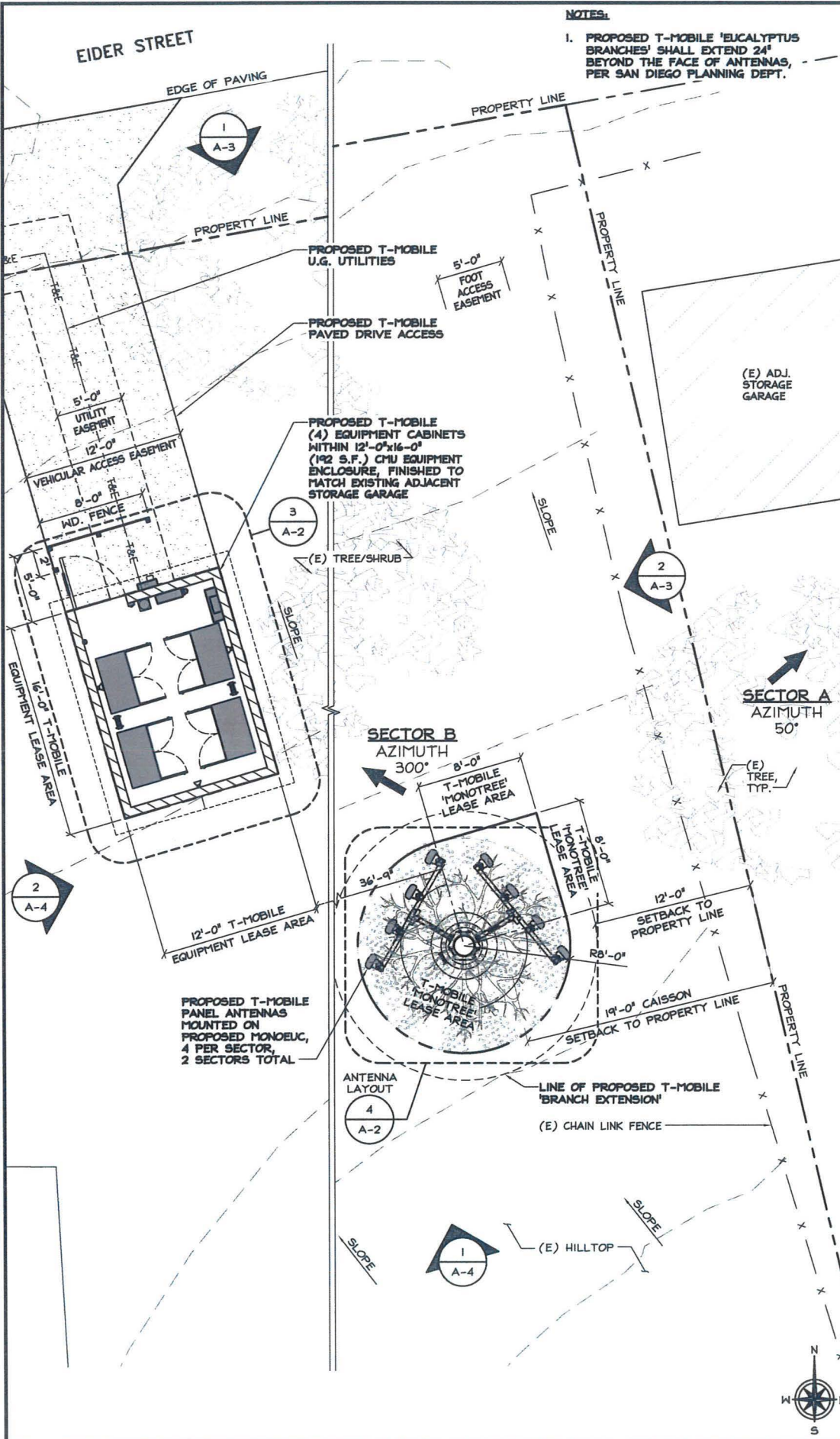
ASSESSORS PARCEL NUMBER

544-073-04

EXISTING LEGAL DESCRIPTION

A PORTION OF LOT 40 OF TRACT MAP 1240 ROSEMONT ADD RESUB OF POR. SAN DIEGO COUNTY ASSESSORS MAP BOOK 544 PAGE 07.





T-Mobile

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

smartlink

18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265

ALL STATES
ENGINEERING & SURVEYING
A ZALZALI & ASSOCIATES COMPANY

23675 BIRCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO:		SD06998A	
DRAWN BY:		NC/RF	
CHECKED BY:		DW	
9	01/25/2017	ADDRESS CHANGE	NC
8	05/30/2017	REV. ELEVATION	NC
7	02/28/2017	NO BRUSH MGMT.	NC
6	10/06/2016	CYCLE ISSUES #3	NC
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DMLA LANDSCAPE	NC
3	11/20/2015	REV. PER CYC. ISS.#2	NC
2	07/30/2015	REV. PER CLIENT REDLINES	NC
1	06/24/2015	REV. PER CYC. ISS.#1	NC
O.A	03/02/2015	100% ZD'S FOR ZAP	NC
0	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL	SF/NC
A	12/15/2014	90% ZD'S FOR REDLINE	RF
REV	DATE	DESCRIPTION	

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SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE
SITE PLAN & ENLARGED SITE PLAN

SHEET NUMBER
A-1

--	--



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SAN DIEGO, CA 92121



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23675 BIRCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO: SD06998A

DRAWN BY: NC/RF

CHECKED BY: DW

9	07/25/2017	ADDRESS CHANGE	NC
8	05/30/2017	REV. ELEVATION	NC
7	02/28/2017	NO BRUSH MGMT.	NC
6	10/06/2016	CYCLE ISSUES #3	NC
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DMLA LANDSCAPE	NC
3	11/20/2015	REV. PER CYC. ISS.#2	NC
2	07/30/2015	REV. PER CLIENT REDLINES	NC
1	06/24/2015	REV. PER CYC. ISS.#1	NC
O.A	03/02/2015	100% ZD'S FOR ZAP	NC
O	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL	SF/NC
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REV	DATE	DESCRIPTION	

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SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE

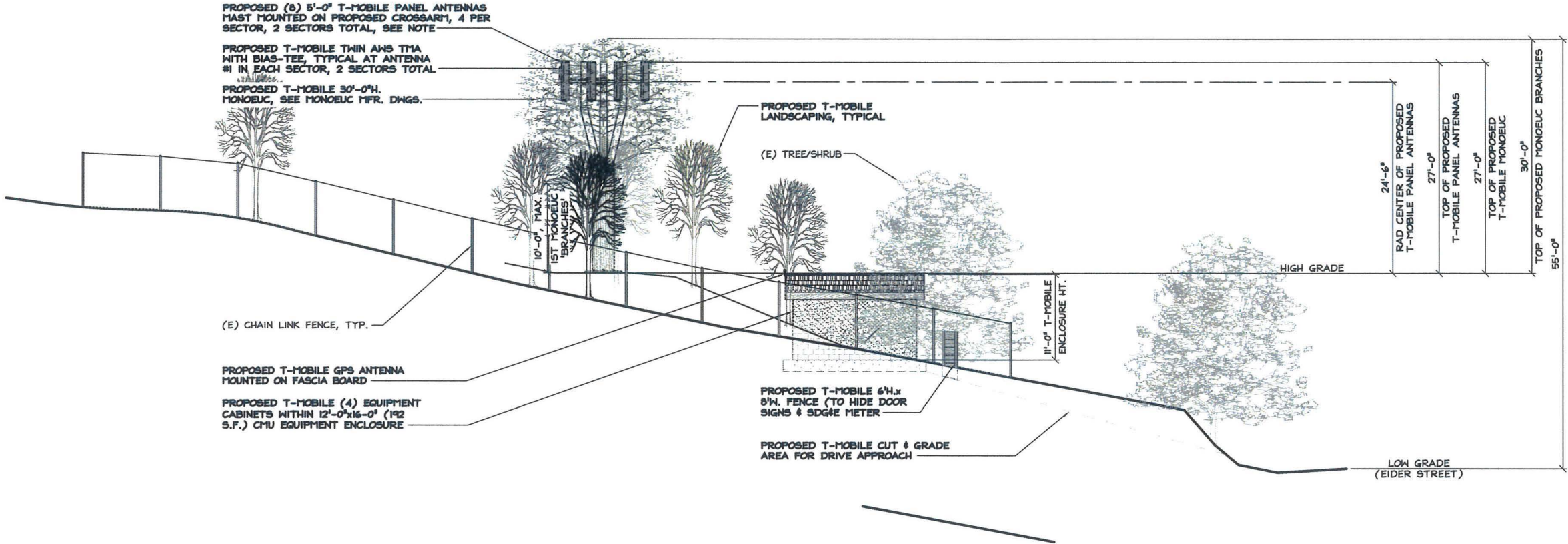
ELEVATIONS

SHEET NUMBER

A-3

NOTES:

1. PROPOSED T-MOBILE 'EUCALYPTUS BRANCHES' SHALL EXTEND 24' BEYOND THE FACE OF ANTENNAS, PER SAN DIEGO PLANNING DEPT.
2. PROPOSED T-MOBILE PANEL ANTENNAS TO BE PAINTED TO MATCH MONOEUC

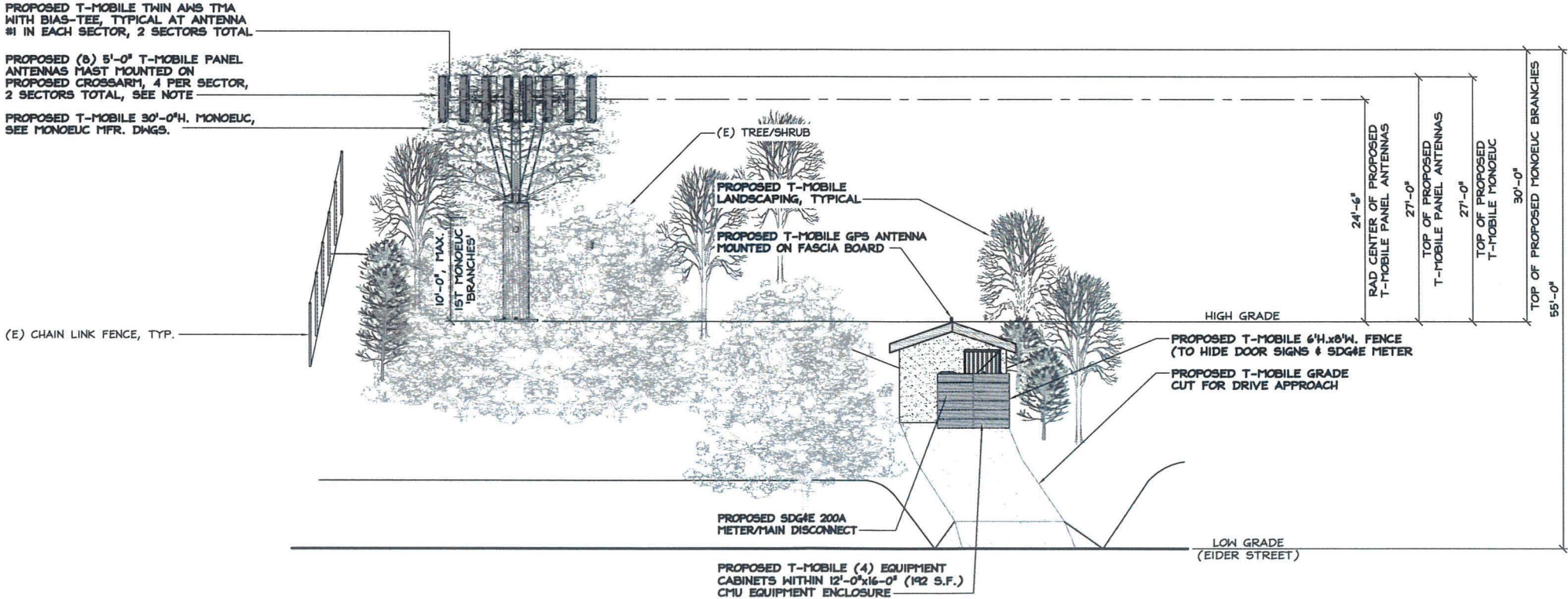


PROPOSED EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

NOTES:

1. PROPOSED T-MOBILE 'EUCALYPTUS BRANCHES' SHALL EXTEND 24' BEYOND THE FACE OF ANTENNAS, PER SAN DIEGO PLANNING DEPT.
2. PROPOSED T-MOBILE PANEL ANTENNAS TO BE PAINTED TO MATCH MONOEUC

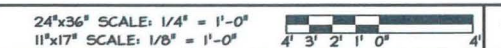


PROPOSED NORTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

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A-4





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SUITE 206
SAN DIEGO, CA 92121



18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265



23675 BIRCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO: SD06998A

DRAWN BY: NC/RF

CHECKED BY: DW

REV	DATE	DESCRIPTION	
9	07/25/2017	ADDRESS CHANGE	NC
8	05/30/2017	REV. ELEVATION	NC
7	02/26/2017	NO BRUSH MGMT.	NC
6	10/06/2016	CYCLE ISSUES #3	NC
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DMLA LANDSCAPE	NC
3	11/20/2015	REV. PER CYC. ISS.#2	NC
2	07/30/2015	REV. PER CLIENT REDLINES	NC
1	06/24/2015	REV. PER CYC. ISS.#1	NC
O.A	03/02/2015	100% ZD'S FOR ZAP	NC
0	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL	SF/NC
A	12/15/2014	90% ZD'S FOR REDLINE	RF

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SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

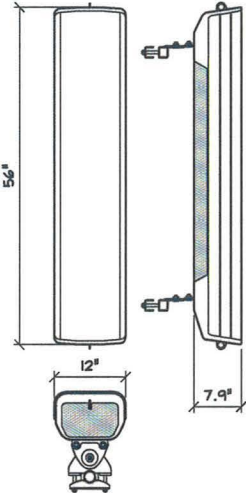
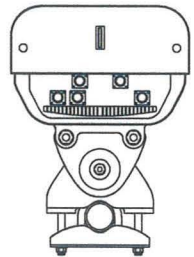
SHEET TITLE
DETAILS

SHEET NUMBER
A-5

ERICSSON ANTENNA AIR 21

ANTENNA COLOR: GRAY
DIMENSIONS, HxWxD: 1422x307x200mm (56"x12"x7.9")
WEIGHT, WITH PRE-MOUNTED BRACKETS: 43.6kg (96 lbs)
WIND LOADING, MAX. 750 N @ 150 km/h
CONNECTOR: (2) 7/16 FEMALE CONNECTORS
(2) N FEMALE CONNECTORS FOR LMU
(RX SHARING PORTS)

FRONT OF ANTENNA

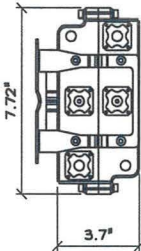
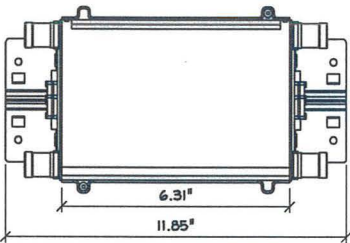


ANTENNA CABLE CONDUIT/TRENCH

24"x36" SCALE: NTS
11"x17" SCALE: NTS

COMMSCOPE ETW200VS12UB TOWER MOUNTED AMPLIFIER (TMA)

COLOR: GRAY
DIMENSIONS, HxWxD: 196x301x79mm (7.72"x11.85"x3.1")
WEIGHT: 3.0Kg (6.6 lbs)
CONNECTOR INTERFACE: 7-16 DIN FEMALE
ELECTRICAL SPECS Rx: BANDWIDTH: 45 MHz
FREQUENCY BAND: 1710-1755 MHz
RETURN LOSS MINIMUM: 20 dB
ELECTRICAL SPECS Tx: BANDWIDTH: 45 MHz
FREQUENCY BAND: 2110-2155 MHz
RETURN LOSS, MINIMUM: 20dB
INPUT POWER, RMS: 200W



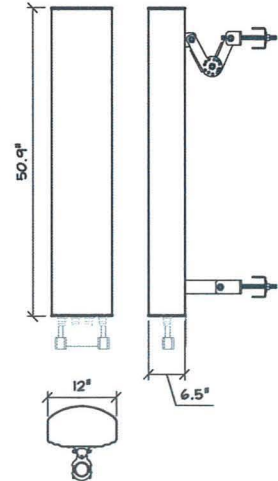
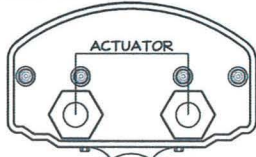
TMA SPECIFICATION

24"x36" SCALE: NTS
11"x17" SCALE: NTS

ANDREW ANTENNA TMBXX-6516-R2M

ANTENNA COLOR: OFF WHITE
DIMENSIONS W/O ACTUATOR, HxWxD: 1294x305x166mm (50.9"x12"x6.5")
WEIGHT, WITH PRE-MOUNTED BRACKETS: 15.7kg (34.6 lbs)
WIND LOADING, MAX. 729.4 N @ 164 km/h
WIND SPEED, MAX. 241.0 km/h @ 150 km/h
CONNECTOR: (4) 7/16 DIN FEMALE (BOTTOM)
DualPol, QUAD PANEL ANTENNA

FRONT OF ANTENNA



PORPOSED ANTENNA SPECIFICATION

24"x36" SCALE: NTS
11"x17" SCALE: NTS

PROPOSED ANTENNA SPECIFICATION

24"x36" SCALE: NTS
11"x17" SCALE: NTS

(N) MOUNTING
HARDWARE PER MFR.

(N) 5' PANEL ANTENNA, 4 PER SECTOR

(N) CROSS-ARM CONNECTING MAST
TO STANDOFF STRUT, SEE 1/-

(N) 2" STANDARD PIPE
MOUNTING MAST, 4 PER SECTOR

(N) TWIN AWS TMA, 1 PER SECTOR

(N) COAX CABLE JUMPERS PAINTED
TO MATCH MONOEUCALYPTUS 'FOLIAGE'

2'-0" BRANCH
PROJECTION PAST
ANTENNAS, PER
SAN DIEGO PLANNING

MONOEUC
BRANCHES'
ANTENNA
CONCEALMENT
PER SAN
DIEGO
PLANNING

ANTENNA MOUNTING

24"x36" SCALE: NTS
11"x17" SCALE: NTS

PANEL
ANTENNAS

HSS 2x1x1/4,
MIN., TYP.

3/8 THK. PLATE, AS SHOWN

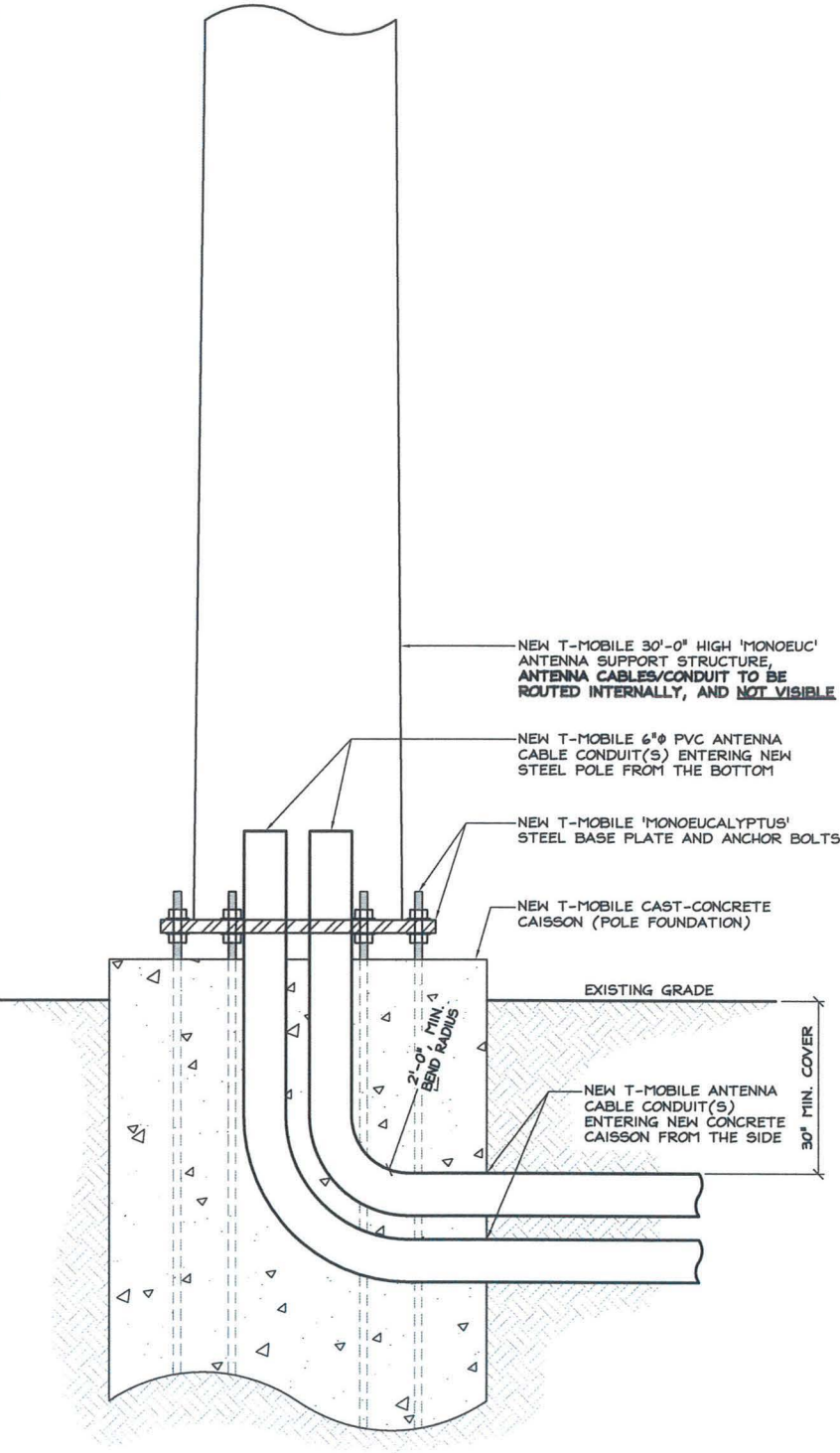
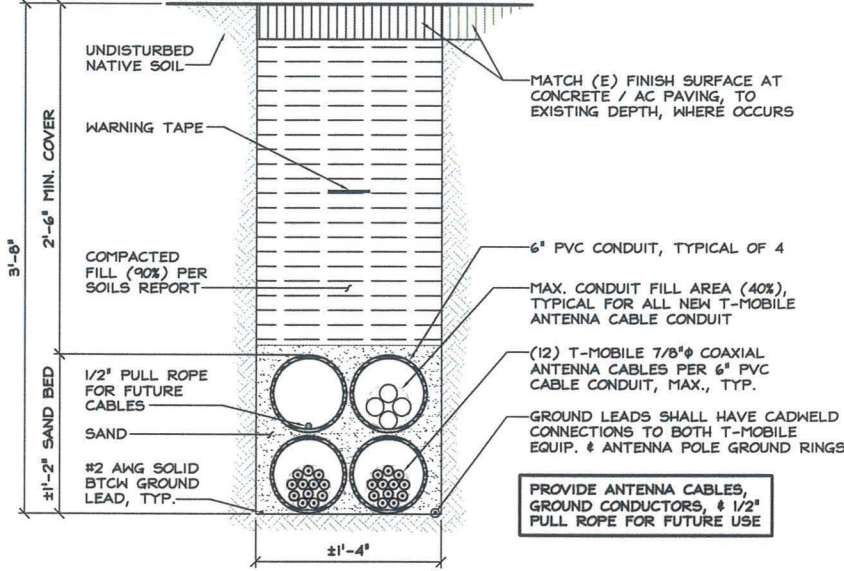
5/8" A325
BOLTS, TYP.

ARRAY MOUNTING

24"x36" SCALE: NTS
11"x17" SCALE: NTS

NOTES:

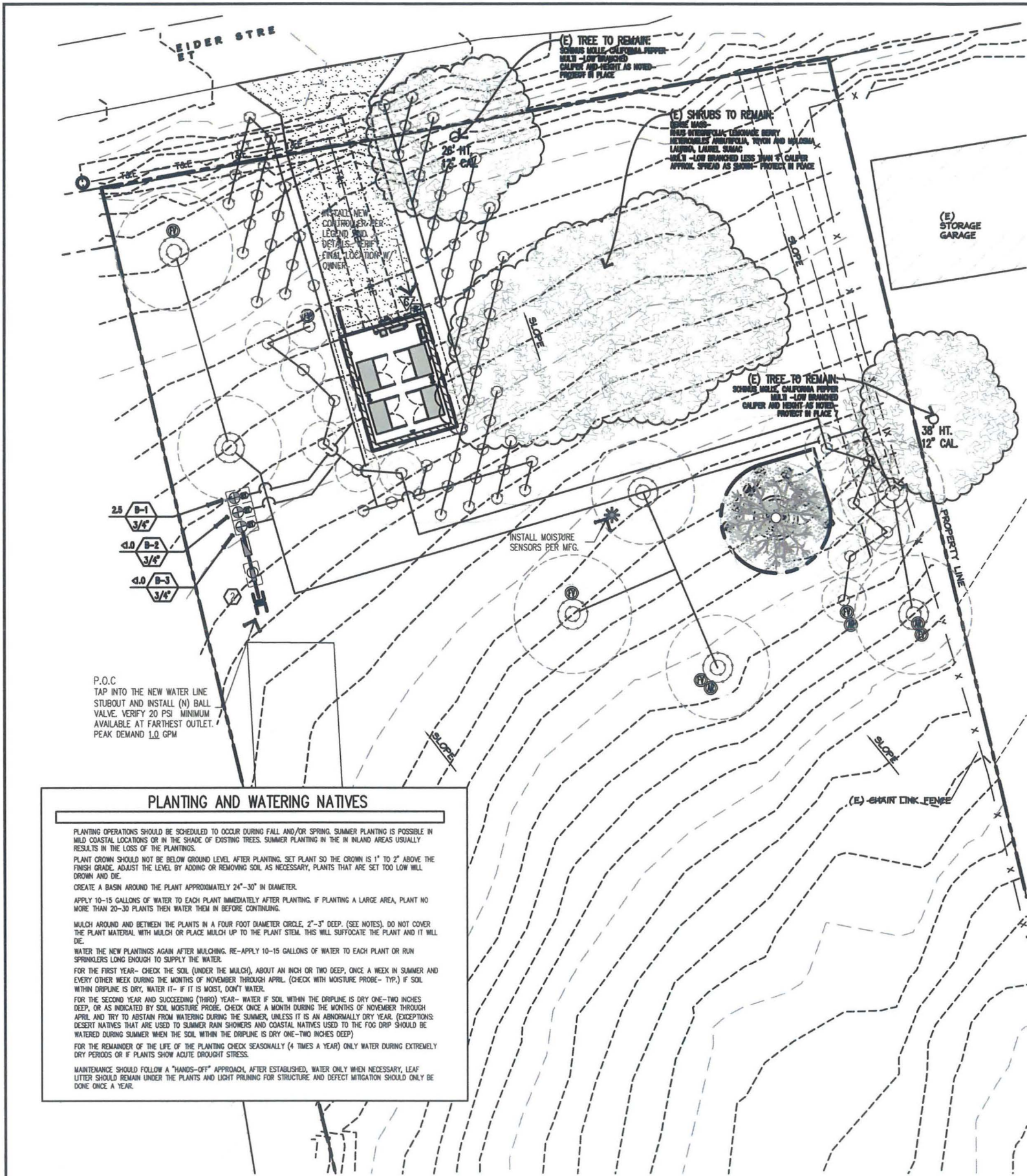
1. NEW ANTENNA CABLE CONDUITS SHALL BE TRENCHED/BORED FROM THE CMU RETAINING WALL EQUIPMENT ENCLOSURE TO THE SIDE OF THE NEW 'MONOEUC' CAISSON, W/ SWEEPS THROUGH CAISSON FOR COAX ENTRY.
2. NEW ANTENNA CABLE CONDUITS SHALL MAKE ENTRY INTO THE POLE WITHOUT THE USE OF A 'DOGHOUSE' CABLE ENTRY ENCLOSURE.
3. NEW ANTENNA CABLE CONDUITS SHALL MAKE ENTRY INTO THE PROPOSED T-MOBILE 'MONOEUCALYPTUS' POLE WITHOUT BECOMING VISIBLE ABOVE GRADE.



CAISSON/POLE CONDUIT ENTRY

24"x36" SCALE: NTS
11"x17" SCALE: NTS

7



CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND REGULATING SOIL MOISTURE CONTENT AND DRAINAGE UNTIL THE END OF CONTRACTED MAINTENANCE RESPONSIBILITY.

GENERAL WATERING GUIDELINE AS FOLLOWS:
WARM WEATHER- FILL BASIN 2X/ WEEK
COOL WEATHER- FILL BASIN 1X/ WEEK

CONTRACTOR SHALL CHECK SOIL MOISTURE AT LEAST WEEKLY WITH MOISTURE PROBE. SAMPLE THE ROOTBALL AND SURROUNDING SOIL. SOIL SHOULD BE MOIST THROUGHOUT THE SOIL PROFILE.
THE ROOTBALL MUST NOT BE ALLOWED TO DRY OUT OR BE ALLOWED TO SIT IN STANDING WATER- EVER.
ADJUST WATERING SCHEDULE BASED UPON RESULTS

WATER METER

24"x36" SCALE: 1" = 60'-0"
11"x17" SCALE: 1" = 120'-0"

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	REMARKS	DETAIL
M	NEW 1" WATER METER AND 1-1/2" SERVICE LINE		---
FEBCO	FEBCO MODEL 785 BRASS PRESSURE TYPE BACKFLOW PREVENTER. INSTALL PER CODE ABOVE HIGHEST OUTLET		C
TSBDA	USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE. NIBCO TSBDA BALL VALVE (LINE SIZE)		B
R	RAIN BIRD XC2-PRF SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL LOW FLOW DVF VALVES AND PRF PRESSURE REGULATING FILTER. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX.		D
4	DIG-LETT 400 AMBIENT LIGHT CONTROLLER (4 STATION) POLE MOUNTED INSTALL HUNTER MIN-CLIK RAIN SHUT OFF AND MOISTURE SENSORS. RAIN SHUT-OFF TO HAVE CLEAR VIEW OF SKY		A, G
1	AIR RELIEF VALVE--INSTALL ONE AT EACH SYSTEM/ VALVE AT HIGH POINT(S) IN ROUND LOCKING VALVE BOX WITH GRAVEL		I
1	FLUSH VALVE--INSTALL AT LEAST ONCE AT EACH SYSTEM/ VALVE AT ENDS OF LINES AND FARTHEST FROM SOURCE, PLACE IN ROUND LOCKING VALVE BOX WITH GRAVEL AND EXTRA LENGTH OF BLANK TUBING		J
*	IRROMETER MOISTURE SENSORS--INSTALL A PAIR AT EACH HYDROZONE AT DRIEST REPRESENTATIVE AREA. SPLICE WIRING INSIDE 6" ROUND LOCKING VALVE BOX LOCATED NO MORE THAN 2'-3' FROM SENSORS. PLACE SENSORS WITHIN "ACTIVE" ROOT ZONE. PLACE AND INSTALL PER MANUFACTURER'S RECOMMENDATION.		H
	PVC WATER PIPE CL. 315 (MAINLINE 2" AND LARGER)		---

SPRINKLER HEADS

SYMBOL	DESCRIPTION	DISCHARGE- GPM	PSI	RADIUS	PREP RATE	DETAIL
Q T H T F	NETAFIM TECHLINE CV W/ 1/2" GPH DRIPPERS AT 12" INTERVAL WITH ROW SPACING OF 12-18" O.C. BURY 4-6" DEEP TYPICAL. THE SYMBOL REPRESENTS AREA WATERED NOT THE EXACT LAYOUT - INSTALL WITH FLUSH AND AIR RELIEF VALVES PER MFG.	Q T H T F	Q T H T F	Q T H T F	Q T H T F	E, F

ANTI-DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE
- FOR SPRINKLERS USE RAINBIRD SAM'S, HUNTER HCV 50M-50F OR VALCON V5000 SERIES.
ALL LATERAL LINES SHALL BE 1" SIZE

- 1 POC NEW METER
POINT OF CONNECTION TO THE TO THE (E) CITY UNDERGROUND WATER MAIN- THE FINAL LOCATION OF THE WATER MAIN TAP AND (N) METER SHALL BE APPROVED BY THE OWNER'S AND THE CITY'S AUTHORIZED REPRESENTATIVES. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS AND COORDINATE WITH THE WATER AGENCY FOR THE INSTALLATION OF THE (N) WATER METER AND CONNECTION TO THE CITY MAIN. PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE CONNECTION TASK. TAP INTO THE EXISTING UG (UNDERGROUND) CITY WATER MAIN AND RUN A (N) 1-1/2" SERVICE LINE TO THE (N) 1" WATER METER. RUN A (N) 1-1/2" MAINLINE PIPE FROM THE METER TO THE (N) 1-1/2" BALL VALVE.
- 2 POC IRRIGATION
TAP INTO THE (N) 1-1/2" WATERLINE AFTER THE (N) METER AND INSTALL A (N) BALL VALVE. RUN A 3/4" IRRIGATION LINE ADJACENT TO THE ENCLOSURE TO THE (N) BACKFLOW PREVENTER THEN TO THE IRRIGATION VALVE(S). THE FINAL LOCATION OF THE BACKFLOW PREVENTION DEVICE AND IRRIGATION VALVE(S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

THIS IRRIGATION SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW OF 1 GPM AT A MINIMUM OPERATING PRESSURE OF 65 PSI

THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT. IF THE AVAILABLE PRESSURE AND FLOW ARE LESS THAN REQUIRED, A PUMP MAY BE REQUIRED. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN THE PRESSURE AND FLOWS SHOWN ON THESE DRAWINGS AND THE ACTUAL PRESSURE AND FLOW MEASURED AT THE SITE.



24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

T
10509 VISTA SORRENTO PARKWAY
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SAN DIEGO, CA 92121

smartlink
10301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 367-1265

Z ALL STATES
ENGINEERING & SURVEYING
A TALLALI & ASSOCIATES COMPANY
23675 BIRCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO: SD06998A
DRAWN BY: NC/RF
CHECKED BY: DW

REV	DATE	DESCRIPTION	BY
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DMLA LANDSCAPE	NC
3	11/20/2015	REV. PER CTC. 186.82	NC
2	07/30/2015	REV. PER CLIENT REDLINES	NC
1	06/24/2015	REV. PER CTC. 186.81	NC
0.A	03/02/2015	100% ZD'S FOR ZAP	NC
0	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL RF/NC	
A	12/16/2014	90% ZD'S FOR REDLINE	RF

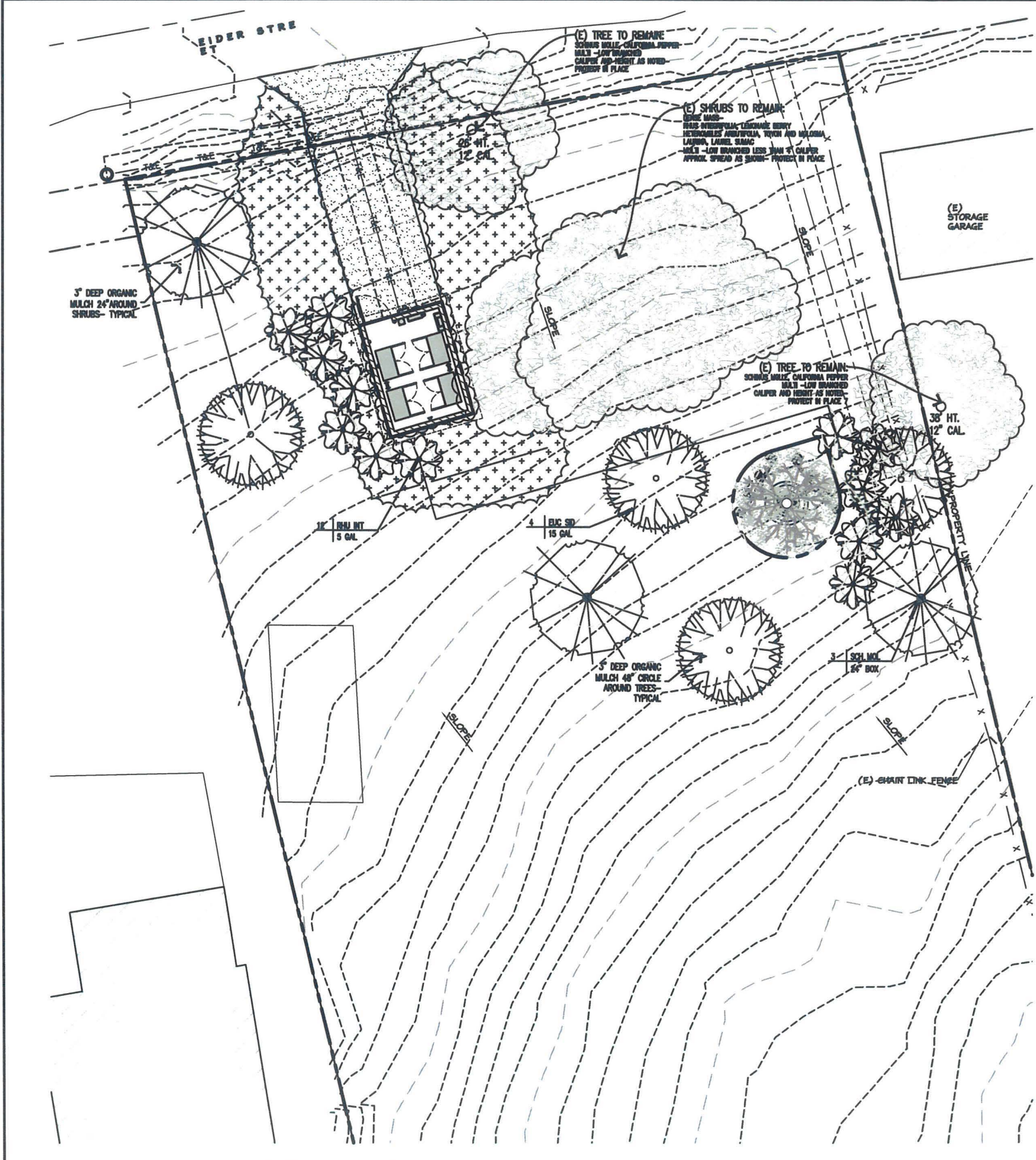


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SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L-1



PLANTING LEGEND

SYMBOL	KEY	BOTANICAL / COMMON NAME	REMARKS	SIZE	QTY.	DETAIL	PLANTER (CYC.)	PLANTER (CYC.)	PLANTER (CYC.)
	EUC SD	EUCALYPTUS SIDEROXYLON RED IRONBARK	PROVIDE ROOT BARRIERS WHERE REQUIRED PER CITY	15 GAL	4	K	30" x 30"	SAME	4-L
	SCH MOL	SCHINUS MOLLE CALIFORNIA PEPPER	PROVIDE ROOT BARRIERS WHERE REQUIRED PER CITY	24" BOX	3	I	30" x 30"	—	4-L
	RHU INT	RHUS INTEGRIFOLIA LEMONADE BERRY		5 GAL	12	L	6" x 6"		4-L/1L
	BAC PUT	BACCHARIS P. PUTCH CREEK DWARF COYOTE BRUSH		1 GAL	48" O.C. H		12" x 6"		4-L

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

FOR NATIVE PLANTINGS:

USE ONLY FERTILIZERS AND AMENDMENTS RECOMMENDED BY THE NURSERY WHERE THE NATIVE PLANTS ARE OBTAINED. ADD MYCORRHIZAE TO THE BACKFILL IF RECOMMENDED. BACKFILL PLANTS WITH THE SAME SOIL REMOVED FROM THE HOLE. IT IS IMPORTANT TO MAINTAIN ANY BENEFICIAL ORGANISMS, MYCORRHIZAE AND HUMUS THAT ALREADY EXIST IN THE SOIL.

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION OPERATIONS.

ARCHITECT OR DEVELOPER SHALL PERFORM AN AGRONOMIC SOILS TEST FOR FERTILITY AND TO DETERMINE DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. LAB SHALL BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. GENERIC AMENDMENTS SHALL BE USED. PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

CITY REQUIRED NOTES

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)-20 FEET
UNDERGROUND UTILITY LINES-5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES-10 FEET
DRIVEWAY (ENTRANCES)-10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)-25 FEET

NOTE:
"ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS"
NOTE:
"IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED."

NOTE: IRRIGATION TYPE:
THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED DRIP SYSTEM WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

MAINTENANCE:
"ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:
OWNER OR LANDSCAPE ARCHITECT"

LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:
OWNER OR LANDSCAPE ARCHITECT

THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

NOTE:
"IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED AND REPAIRED IN-KIND"

NOTE:
"A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER LDC 142.0403(b)(5)."

"EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

"MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411."

"TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL." PLEASE CLEARLY IDENTIFY THE INSTALLATION OF ROOT BARRIERS IN THE LOCATIONS SUBJECT TO THESE CONDITIONS PER 142.0403(b). (NEW ISSUE)



T

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SUITE 206
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18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 367-1265



23675 BIRCHER DRIVE
LAKE FOREST, CA 92650
PHONE: (949) 273-0996

PROJECT NO: SD06998A

DRAWN BY: NC/RF

CHECKED BY: DW

REV	DATE	DESCRIPTION	BY
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DFLA LANDSCAPE	NC
3	11/20/2015	REV. PER CYC. 195.82	NC
2	07/30/2015	REV. PER CLIENT REDLINES	NC
1	06/24/2015	REV. PER CYC. 195.81	NC
O.A	03/02/2015	100% ZD'S FOR ZAP	NC
0	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL OF A/C	RF
A	12/16/2014	90% ZD'S FOR REDLINE	RF



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SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-2



10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121



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IRVINE, CA 92612
PHONE: (949) 387-1265



23675 BIRCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

EROSION CONTROL

"ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED PER CITY TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL"

THIS MIX OF ANNUAL NATIVE CALIFORNIA SPECIES HAS BEEN FORMULATED FOR RAPID GROWTH IN THE LOWER RAINFALL CLIMATES AND VARIED SOIL TYPES OF CENTRAL AND SOUTHERN CALIFORNIA. FOR THIS REASON, IT IS THE BEST CHOICE FOR PERMANENT OR TEMPORARY COVER IN AREAS THAT MAY NOT SUPPORT PERENNIAL NATIVES WITHOUT THE ADDITION OF IRRIGATION OR SOIL AMENDMENTS. THESE SEEDS ARE ADAPTED TO OUR CLIMATES AND PLANT COMMUNITIES AND CAN BE USED AROUND SENSITIVE NATIVE HABITAT AND IN CONJUNCTION WITH OTHER SPECIES, INCLUDING WILDFLOWERS, WITHOUT THE FEAR OF NATIVE GENE CONTAMINATION.

SPECIES	MIN. % PLS.	COMMON NAME	BULK
#S/ACRE			
BROMUS CUCAMONGA	85	CUCAMONGA BROME	20.00
TRIFOLIUM TRIDENTATUM	85	TOMCAT CLOVER	4.00
VULPIA MICROSTACHYS	85	SMALL FESCUE	8.00
			32.00

* MIN % PLS (PURE LIVE SEED) = SEED PURITY X GERMINATION RATE
SEED: 32 LBS PER ACRE
HEIGHT: 24-36 INCHES
EMERGENCE: 10-15 DAYS
ESTABLISHMENT: 45 DAYS TO 90% COVER AFTER EMERGENCE

PO BOX 1275 CARPINTERIA, CA 93014 USA * PH: 805/684-0436 * FAX: 805/684-2798
E-MAIL: INFO@SSSEEDS.COM WEBSITE: WWW.SSSEEDS.COM
WWW.SSSEEDS.COM

PROJECT NO: SD06998A

DRAWN BY: NC/RF

CHECKED BY: DW

REV	DATE	DESCRIPTION	BY
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DMLA LANDSCAPE	NC
3	11/20/2015	REV. PER CYC. 198.#2	NC
2	07/30/2015	REV. PER CLIENT REDLINES	NC
1	06/24/2015	REV. PER CYC. 198.#1	NC
0.A	03/02/2015	100% ZD'S FOR ZAP	NC
0	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL SF/NC	
A	12/16/2014	90% ZD'S FOR REDLINE	RF



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SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE
EROSION CONTROL NOTES

SHEET NUMBER
L-3

CITY NOTES

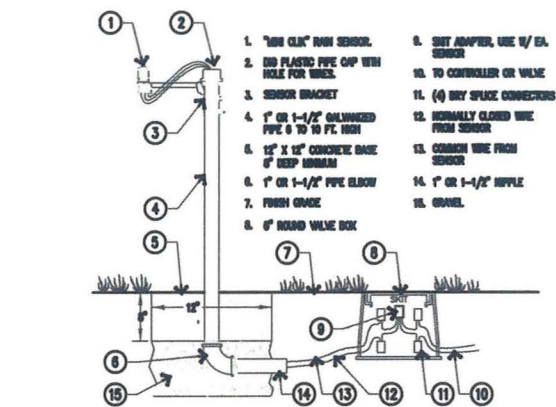
NOTE:
"BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SAGE SCRUB AND COASTAL SAGE-CHAPARRAL HABITATS FROM MARCH1 THROUGH AUGUST 15" PER SDMG 142.0412

MAINTENANCE:
"ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:
PERMITTEE or OWNER/PERMITTEE

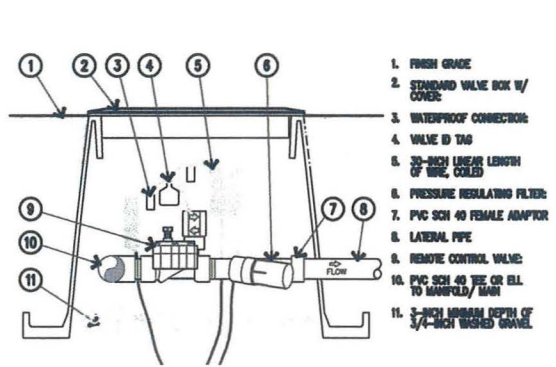
LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:
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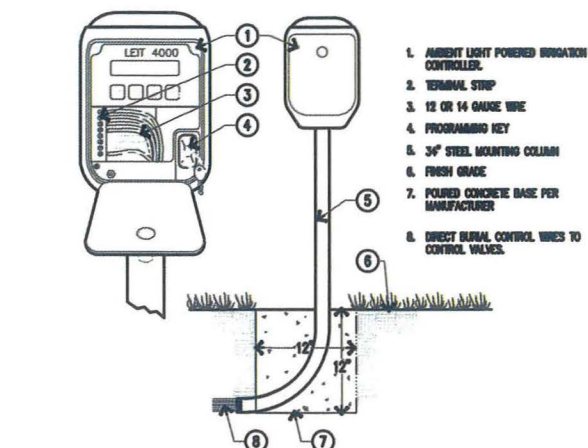




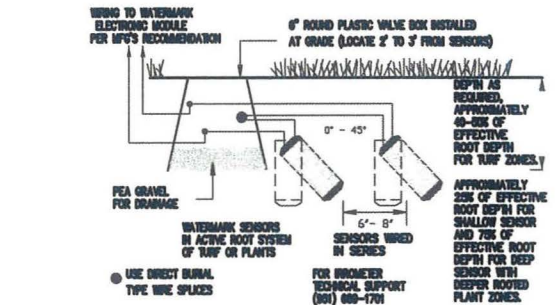
G RAIN SWITCH, POLE MOUNT



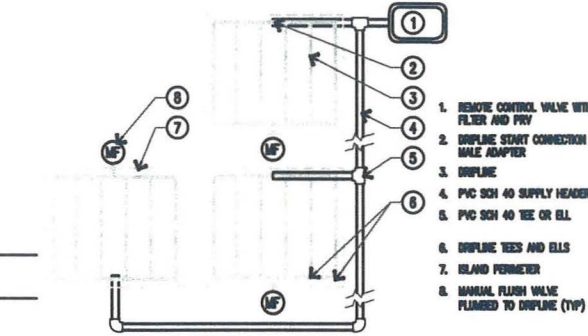
D DRIP VALVE ASSEMBLY



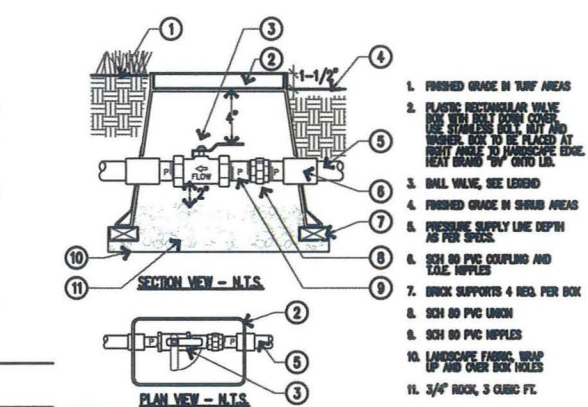
A AMBIENT LIGHT, POLE MOUNT CONTROLLER



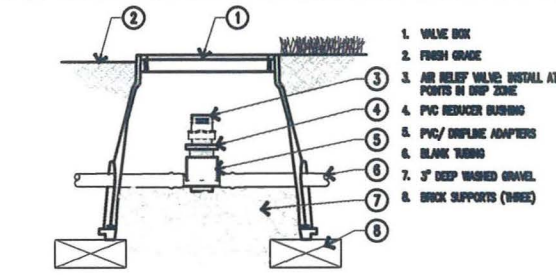
H MOISTURE SENSOR



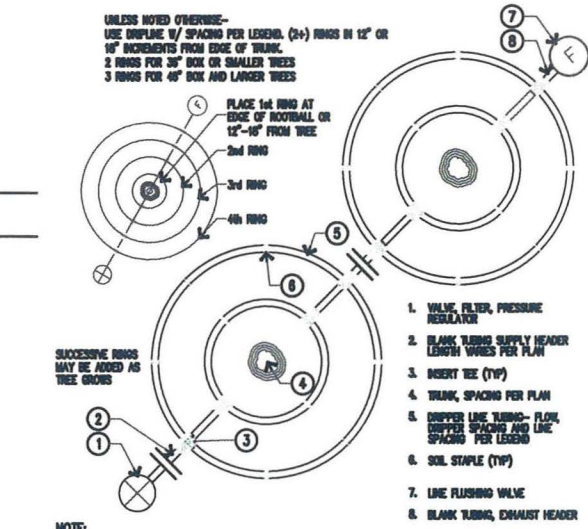
E DRINKER LINE- ISLANDS



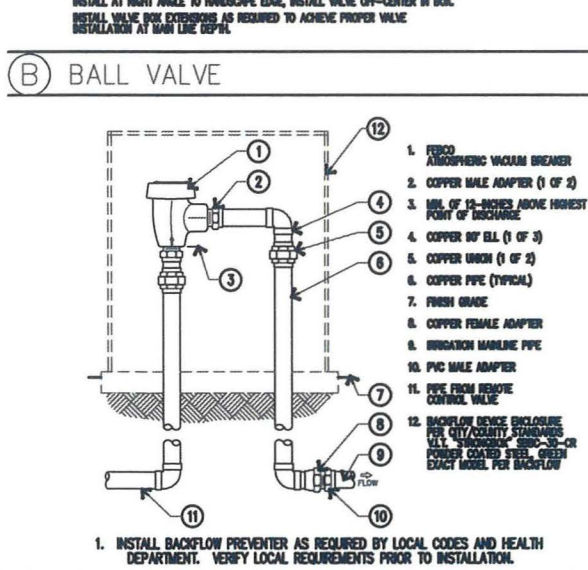
B BALL VALVE



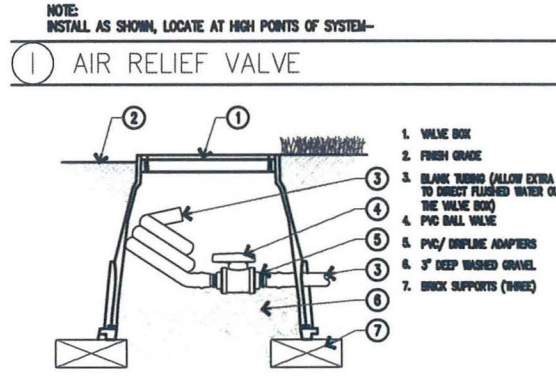
I AIR RELIEF VALVE



F DRINKER LINE- TREE ASS'Y.



C ATMOSPHERIC VACUUM BREAKER



J MANUAL FLUSH VALVE

IRRIGATION SPECS.

I. GENERAL CONDITIONS
THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING WATER PRESSURE (P.S.I.) AND AVAILABLE FLOW (G.P.M.) PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL PRESSURE AND FLOW AVAILABLE WITH THOSE SHOWN IN THESE DRAWINGS. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. DO NOT FULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE ARE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS SIZE AND LAYOUT THAT WERE NOT CONSIDERED IN THE ORIGINAL DESIGN. NOTIFY THE O.A.R. OF SUCH OBSTRUCTIONS AND DIFFERENCES IMMEDIATELY.

II. QUALITY ASSURANCE AND REQUIREMENTS
THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

III. MATERIALS/ INSTALLATION
THE MAINLINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN OBSTACLES BELOW GRADE. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING. THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE FACTORY ASSEMBLED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FINAL LOCATION OF THE AUTOMATIC CONTROLLER AND THE BACKFLOW DEVICE SHALL BE APPROVED BY THE O.A.R. PRIOR TO INSTALLATION. THE 120 VOLT ELECTRICAL CONNECTION FOR THE CONTROLLER SHALL BE FURNISHED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE ROUTE OF THE ELECTRICAL SERVICE TO THE APPROVED CONTROLLER LOCATION WITH THE GENERAL CONTRACTOR. THE SERVICE TO THE CONTROLLER JUNCTION BOX SHALL BE INSTALLED BY A LICENSED ELECTRICIAN. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS FROM THE PROVIDED JUNCTION BOX.

ALL WIRES FROM THE CONTROLLER TO THE AUTOMATIC VALVES SHALL BE COPPER, DIRECT BURIAL, MINIMUM #14 GAUGE. INSTALL IN THE SAME TRENCH AS THE MAINLINE WHERE POSSIBLE. COMMON WIRE TO BE WHITE IN COLOR. CONTROL WIRES TO BE A DIFFERENT COLOR FOR EACH CONTROLLER USED. BUNDLE AND TAPE WIRES A MINIMUM OF TEN (10) FEET ON CENTER.

THE CONTRACTOR SHALL RUN THREE (3) SPARE WIRES AND ONE (1) COMMON WIRE FROM THE CONTROLLER TO EACH END OF THE MAIN LINE FOR FUTURE USE. EXTEND THE WIRES AN EXTRA TEN (10) FEET, MAKE A COIL AND PLACE IN A RECTANGULAR PULL BOX. LABEL THE LID "SW". ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. SIZE WIRE SLEEVES SO THAT WIRES ARE NOT BOUND IN PIPE. MINIMUM COVERAGE FOR SLEEVES SHALL BE TWENTY FOUR (24) INCHES FOR SLEEVED LATERAL LINES, THIRTY (30) INCHES FOR 120 VOLT WIRING IN CONDUIT AND THIRTY SIX (36) INCHES FOR SLEEVED MAINLINE AND/OR CONTROL WIRING. ALL LATERAL LINE PIPING UNDER PAVEMENT NOT SLEEVED, SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO PAVING. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM. TRENCH MUST BE FREE OF ROCKS, DEBRIS OR ANY SHARP OBJECTS. SHAKE PLASTIC PIPE IN TRENCH. MINIMUM COVERAGE FOR MAINLINE SIZES 1-1/2" AND SMALLER IS EIGHTEEN (18) INCHES, FOR SIZES 2" AND LARGER COVERAGE IS TWENTY FOUR (24) INCHES, FOR LATERAL LINES TWELVE (12) INCHES. 120 VOLT WIRING IN CONDUIT THIRTY (30) INCHES AND LOW VOLTAGE CONTROL WIRE TWELVE (12) INCHES MINIMUM OR THE SAME DEPTH AS THE MAINLINE. DO NOT INSTALL ANY PIPE OR WIRING DIRECTLY OVER ANOTHER.

BALL VALVES, GATE VALVES, REMOTE CONTROL VALVES (EXCEPT FOR ANTI-SIPHON TYPE) AND QUICK COUPLERS SHALL BE INSTALLED IN BELOW GRADE LOCKABLE "BOXES" MANUFACTURED BY AMETEX OR CARSON. USE ROUND BOXES FOR GATE VALVE, BALL VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE GREEN COLOR, LABELED "BV", "GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER.

SET VALVE BOXES ONE (1) INCH ABOVE FINISH GRADE. SET VALVES AT SUFFICIENT DEPTH TO PROVIDE APPROPRIATE CLEARANCE BETWEEN THE COVER AND THE VALVE. INSTALL IRRIGATION EQUIPMENT SO THE VALVE BOXES FIT WITHOUT CUTTING THE WALLS OF THE VALVE BOXES. CUT VALVE BOXES SHALL BE REPLACED AT NO COST TO THE OWNER. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS, UNLESS DIRECTED OTHERWISE BY THE O.A.R. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE.

INSTALL ALL SPRINKLERS ON RISERS TWELVE (12) INCHES AWAY FROM WALLS AND STRUCTURES. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB AND GROUND COVER AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE (1) INCH ABOVE FINISH GRADE.

ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THAT THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT PAVING.

AFTER RECEIVING NOTIFICATION BY THE O.A.R., THE CONTRACTOR, WITHIN TEN (10) DAYS SHALL ADJUST ALL LAWN HEADS SO THAT THE TOP OF THE SPRINKLER HEAD IS ONE QUARTER (1/4) INCH ABOVE FINISH GRADE.

INSTALL ANTI DRAIN VALVES TO ELIMINATE LOW HEAD DRAINAGE. ANTI DRAIN VALVE (ADV) UNITS MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION, CONTRACTOR SHALL VERIFY WITH ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF TWO (2) FEET OR MORE BETWEEN THE HIGHEST AND LOWEST SPRINKLER HEAD ON A SYSTEM. INSTALL THE ADV WHERE NECESSARY. ALL SOLVENT WELD PVC PRESSURE LINES AND FITTINGS MUST RECEIVE PRIMER BEFORE SOLVENT WELDING.

IV. ADJUSTING AND TESTING THE SYSTEM
AFTER PIPELINE ASSEMBLY THE CONTRACTOR SHALL THOROUGHLY FLUSH THE SYSTEM WITH OPEN ENDS ALL CAPPED PRESSURE TEST FOR FOUR (4) HOURS AT 150 P.S.I. AFTER COVERAGE AND PRESSURE TESTING THE CONTRACTOR SHALL INSTALL ALL TERMINAL FIXTURES AND PERFORM A COVERAGE TEST. THE CONTRACTOR SHALL ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVERSPRAY. THIS SHALL INCLUDE THE USE OF VARIABLE ARC NOZZLES (VAN) AND PRESSURE COMPENSATING SCREENS (PCS). THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE SITE AND THROTTLING OF THE FLOW CONTROL. AT EACH VALVE TO FIND THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. THE ENTIRE SYSTEM SHALL BE IN FULL AUTOMATIC OPERATION FOR ONE SEVEN (7) DAYS PRIOR TO ANY PLANTING.

V. SUBMITTALS
UPON COMPLETION THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS. THESE AS-BUILTS SHALL SHOW THE LOCATIONS OF ALL POINTS OF CONNECTION, VALVES, CROSSINGS, QUICK COUPLERS AND OTHER MAINLINE COMPONENTS DIMENSIONED ACCURATELY FROM TWO (2) PERMANENT SITE OBJECTS. IN ADDITION THE CONTRACTOR SHALL SUPPLY TWO (2) CONTROLLER CHARTS SHOWING EACH VALVE'S COVERAGE AREA COLOR CODED TO THE CORRESPONDING CONTROLLER STATION.

THE CONTRACTOR MUST ALSO FURNISH TWO (2) SETS EACH OF THE FOLLOWING: ANY SPECIAL VALVE OR SPRINKLER ADJUSTMENT TOOLS, KEYS FOR THE CONTROLLER ENCLOSURES, QUICK COUPLER KEYS AND ANY OPERATION MANUALS FOR THE EQUIPMENT INSTALLED.

VI. GUARANTEE
THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

VII. MAINTENANCE
A QUALIFIED SUPERVISOR SHALL BE RESPONSIBLE FOR OPERATING THE IRRIGATIONS SYSTEMS, ADJUSTING THE CONTROLLERS AND OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM. CHART ALL CONTROLLER PROGRAMS, RECORDING DATE, TIME, LENGTH OF WATERING FOR EACH STATION. RESET CONTROLLER AT LEAST MONTHLY TO ACCOUNT FOR SEASONAL VARIATIONS. INSPECT AND ADJUST THE ENTIRE IRRIGATION SYSTEM WEEKLY DURING APRIL THRU OCTOBER AND BI-WEEKLY FOR THE REST OF THE YEAR. CHECK FOR LEAKS, WET AND DRY SPOTS, USE A MOISTURE SENSING DEVICE TO EVALUATE ACTUAL SOIL MOISTURE. OBSERVE NOZZLES FOR PROPER PATTERN AND PRESSURE.

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LAKE FOREST, CA 92650
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PROJECT NO: SD06998A
DRAWN BY: NC/RF
CHECKED BY: DW

REV	DATE	DESCRIPTION	BY
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	01/25/2016	ADD DMLA LANDSCAPE	NC
3	11/20/2015	REV. PER CYC. 198.02	NC
2	07/30/2015	REV. PER CLIENT REDLINE	NC
1	06/24/2015	REV. PER CYC. 198.01	NC
O.A	08/02/2015	100% ID'S FOR ZAP	NC
0	12/17/2014	100% ID'S FOR ZAP	NC
B	12/17/2014	100% ID'S FOR APPROVAL	RF/NC
A	12/16/2014	90% ID'S FOR REDLINE	RF



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

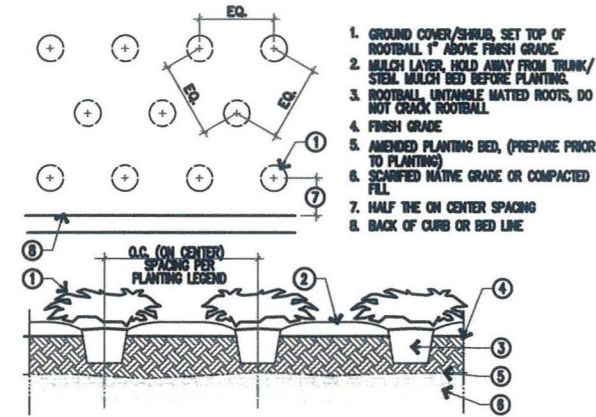
SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE
IRRIGATION DETAILS AND NOTES

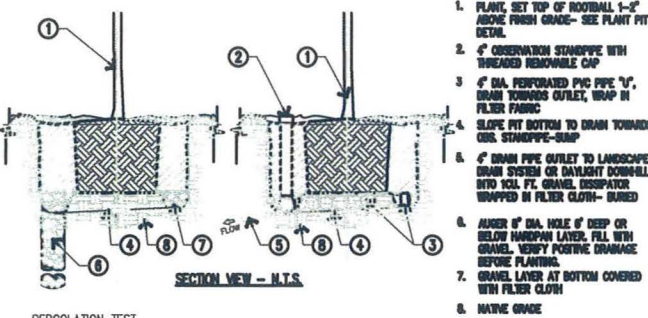
SHEET NUMBER
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24"x36" SCALE: NTS
11"x17" SCALE: NTS



(M) GROUND COVER PLANTING



PERCOLATION TEST

DIG A HOLE 12 INCHES WIDE AND DEEP, SCARIFY SIDES AND BOTTOM. FILL THE HOLE WITH WATER TO PRE-MOISTEN THE SOIL (IMPORTANT FOR ACCURATE TEST). THE NEXT DAY RE-FILL THE HOLE, MEASURE HOURLY. IF THE WATER TAKES FROM THREE TO 12 HOURS TO DRAIN, THEN THE DRAINAGE IS ADEQUATE FOR MOST LANDSCAPE PLANTS (ABOUT 1 INCH PER HOUR). IF IT TAKES MORE THAN 12 HOURS, THEN THE DRAINAGE IS POOR. BUT BEFORE CORRECTIVE ACTION IS TAKEN, DIG DEEPER TO SEE IF THERE IS AN IMPERMEABLE LAYER OF SOIL RESTRICTING WATER MOVEMENT, BREAK UP ANY IMPERMEABLE LAYER AND REPEAT THE TEST.

(N) POOR DRAINAGE CONDITION

MAINTENANCE

I. GENERAL

THE OWNER OR LESSEE WILL ENGAGE A MAINTENANCE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE. MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION, IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE. MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS. ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE. MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

II. IRRIGATION

A QUALIFIED PERSON SHALL BE COMPLETELY RESPONSIBLE FOR OPERATING THE IRRIGATION SYSTEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM. THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE. A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER. INSPECTIONS OF THE IRRIGATION SYSTEM, IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT A MALFUNCTIONING OF THE SYSTEM. CHECK FOR LEAKS OR WET SPOTS. TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY --- OPENING AND CLOSING. VISUALLY OBSERVE EACH SPRINKLER HEAD NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION. A SOIL SAMPLING PROBE AND/OR A TENSIO-METER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE. CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME, CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT. CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SWINGS. LOOK AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL. MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED PRIOR TO THE NEXT SCHEDULED IRRIGATION. ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.

III. PLANTINGS

ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF ORGANIC MULCHES, HAND REMOVAL, CHEMICAL CONTROLS-- IN THAT ORDER. MULCHED AREAS MUST BE REPLISHED AS MULCH DECOMPOSES. FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS. GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE. VINES SHALL BE KEPT "PRINED" TO ADJACENT WALLS AS NECESSARY AND TRAINED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT. TREE PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT PRUNE PRUNE SHRUBS INTO ODD TOPIARY SHAPES. TREES AND SHRUBS SHALL BE PRUNED TO CORRECT ANY STRUCTURAL DEFECTS, REMOVE SUCKERS, CROSS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE. SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION SYSTEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R. CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY BLEND THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK. PER THOUSAND (1,000) SQUARE FEET: TWO HUNDRED (200) POUNDS "GRO-POWER PLUS" SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC AMENDMENT TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE. GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE. CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION. EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL. EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE. INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GROWING THE ROOTBALL. THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE. THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING. PER CUBIC YARD OF MIX: UNIFORMLY BLENDED: SIX (6) PARTS BY VOLUME ON-SITE SOIL OR NON SALINE, NON SOOIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT TWENTY (20) POUNDS "GRO-POWER PLUS" TWENTY (20) POUNDS AGRICULTURAL GYPSUM BACKFILL PIT HALF WAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM OR "AGROFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER. PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY. UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR CUYED AT THE TIME OF PLANTING. LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS. AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL LANDSCAPED AREAS, EXCLUDING TURF, WITH A 2" LAYER OF SINGLE GRIND SHREDDED BARK MULCH. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS. UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

VII. GUARANTEE

CONTRACTOR SHALL PROVIDE A NINETY (90) DAY GUARANTEE FOR ALL PLANTS EXCLUDING TREES WHICH SHALL BE GUARANTEED FOR ONE (1) FULL YEAR DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL REPLACE, IN A TIMELY MANNER, ANY PLANTS THAT ARE UNHEALTHY, MISSING OR DEAD. THIS GUARANTEE SHALL NOT INCLUDE DAMAGE TO GROUND COVER FROM EXCESSIVE RAIN RUN-OFF AND EXTREME WINDS. SUCH "NATURAL" DAMAGE SHALL BE REPAIRED FOR TIME AND MATERIALS.

VIII. MAINTENANCE

CONTRACTOR SHALL INCLUDE IN THEIR BID FOR A 90 DAY MAINTENANCE PERIOD AFTER FINAL LANDSCAPE ACCEPTANCE BY THE OWNER. THIS MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, KEEPING ALL AREAS WEED FREE, WATERED, PEST AND DISEASE FREE AND ANY OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS PLANT GROWTH AND APPEARANCE.

PLANTING SPECS.

I. GENERAL

THESE DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS. FINAL SITE CONDITIONS, ALTERED DURING CONSTRUCTION MAY REQUIRE ADJUSTMENTS TO THE LAYOUT. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TESTED AND INSPECTED PRIOR TO PLANTING. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR O.A.R. PRIOR TO PURCHASE AND INSTALLATION.

II. PLANT MATERIAL/QUALITY ASSURANCE

THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.). THE CONTRACTOR SHALL SUBMIT A LIST OF AVAILABILITY FOR ALL BOXED TREES THIRTY (30) DAYS BEFORE SCHEDULED PLANTING FOR APPROVAL AT THE NURSERY BY THE O.A.R. CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PESTS OR DISEASES AND NORMAL IN FORM FOR THE SPECIES AND DESIGN CALLED FOR IN THE PLANS. ONLY AS MANY PLANTS AS CAN BE PLANTED AND WATERED THAT SAME DAY SHALL BE DISTRIBUTED IN A PLANTING AREA. THE CONTRACTOR SHALL NOT INSTALL PLANT MATERIAL THAT IS WILTED OR HAS A DAMAGED ROOT BALL. CONTRACTOR SHALL NOT INSTALL TREES WITHIN TEN (10) FEET OF ROTORS/IMPACT HEADS OR WITHIN THREE (3) FEET OF STREAM/SPRAY HEADS. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, SIZE AND TEXTURAL DENSITY. SOIL AMENDMENT AND BACKFILL MIX AS DESCRIBED HEREIN ARE FOR BIDDING PURPOSES ONLY. SPECIFIC AMENDMENTS AND FERTILIZER WILL BE SELECTED AND SPECIFIED AFTER ROUGH GRADING IS COMPLETE AND SOILS SAMPLES CAN BE TESTED. AMENDMENT AND FERTILIZER AMOUNT AND TYPE SHALL BE AS RECOMMENDED IN THE AGRONOMIC SOILS REPORT.

III. WEED ABATEMENT

WEED ABATEMENT SHALL BEGIN AFTER ROUGH GRADING. CONTRACTOR TO IRRIGATE PLANTING AREA FOR THREE (3) WEEKS OR UNTIL SUFFICIENT WEED SEEDS HAVE GERMINATED. AFTER WHICH A CONTACT HERBICIDE IS SPRAYED BY A LICENSED PEST CONTROL APPLICATOR. IRRIGATION IS STOPPED FOR FORTY- EIGHT (48) HOURS. THE DEAD WEEDS ARE THEN REMOVED AND AFTER SUCH TIME AS NECESSARY FOR THE HERBICIDE TO DISSIPATE, PLANTING MAY BEGIN.

IV. SOIL PREPARATION

NO SOIL PREPARATION SHALL BE DONE UNTIL ROUGH GRADING HAS BEEN APPROVED BY THE O.A.R. CROSS RIP ALL PLANTING AREAS TO DEPTH OF TWELVE (12) INCHES AND UNIFORMLY BLEND THE FOLLOWING AMENDMENTS INTO THE TOP SIX (6) INCHES AS PART OF THE FINISH GRADING WORK. PER THOUSAND (1,000) SQUARE FEET: TWO HUNDRED (200) POUNDS "GRO-POWER PLUS" SIX (6) CUBIC YARDS NITROGEN STABILIZED ORGANIC AMENDMENT TWO HUNDRED (200) POUNDS AGRICULTURAL GYPSUM

V. FINISHED GRADING

AFTER ROUGH GRADING, WEED ABATEMENT AND SOIL PREPARATION ALL PLANTING AREAS SHALL BE SMOOTHLY GRADED. THE GRADE SHALL BE UNIFORM AND SMOOTH WITH NO ABRUPT CHANGE OF SURFACE. GRADING SHALL PROVIDE FOR NATURAL RUNOFF WITHOUT LOW SPOTS. FLOW LINES SHALL BE ACCURATELY SET BY INSTRUMENT AT TWO (2) PERCENT MINIMUM SLOPE. CONTRACTOR SHALL REMOVE FROM PLANTING AREAS ALL DEBRIS, WEEDS AND ROCK LARGER THAN ONE (1) INCH IN DIAMETER FROM THE TOP SIX (6) INCHES OF SOIL AND DISPOSED OF OFF-SITE.

VI. INSTALLATION

THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, TREES INSTALLED AND A COVERAGE TEST COMPLETED PRIOR TO ANY CONTAINER OR GROUND COVER MATERIAL INSTALLATION. EXCAVATION FOR PLANTING SHALL INCLUDE THE STOCKPILING OF TOPSOIL FROM WITHIN AREAS TO BE EXCAVATED FOR TRENCHES TREE HOLES, PLANT PITS AND BEDS. ALL EXCAVATED PLANTING HOLES SHALL HAVE VERTICAL, SCARIFIED SIDES, TWICE (2X) THE SIZE OF THE DIAMETER AND SIX (6) INCHES MINIMUM DEEPER THAN THE ROOTBALL. EXCESS SOIL GENERATED FROM THE EXCAVATIONS AND NOT USED AS BACKFILL OR IN ESTABLISHING FINAL GRADES SHALL BE REMOVED FROM THE SITE. INSPECT ROOTBALL AND GENTLY LOOSEN OR UNTANGLE MATTED ROOTS, DO NOT CRACK ROOTBALL. REPLACE ANY PLANTS WITH ROOTS GROWING THE ROOTBALL. THE CROWN AREA OF TREES AND SHRUBS SHALL BE 2" HIGHER AFTER SETTLING, THAN ADJACENT FINISH GRADE. THE APPROVED BACKFILL FOR PLANT PITS SHALL CONSIST OF THE FOLLOWING MIX. PLANT PITS SHALL BE FILLED TO THE REQUIRED GRADE AND THOROUGHLY SETTLED BY WATER APPLICATION AND TAMPING. PER CUBIC YARD OF MIX: UNIFORMLY BLENDED: SIX (6) PARTS BY VOLUME ON-SITE SOIL OR NON SALINE, NON SOOIC, LOW BORON CONTENT SANDY TEXTURED TOP SOIL FOUR (4) PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT TWENTY (20) POUNDS "GRO-POWER PLUS" TWENTY (20) POUNDS AGRICULTURAL GYPSUM BACKFILL PIT HALF WAY THEN PLACE "GRO-POWER" SEVEN (7) GRAM OR "AGROFORM" TWENTY ONE (21) GRAM SLOW RELEASE PLANTING TABLETS SPREAD EVENLY AROUND ROOTBALL. THE NUMBER OF TABLETS PER PLANT SHALL BE PER THE MANUFACTURER. PROVIDE A DEPRESSED WATER BASIN AS WIDE AS THE ROOT BALL FOR EACH PLANT. WATER AGAIN THOROUGHLY. UNTIE VINES AND REMOVE ALL STAKES AND TRELLISES THEN SECURELY FASTEN AND TRAIN AGAINST WHATEVER STRUCTURE NEXT TO WHICH THEY ARE PLANTED. TREES MUST BE STAKED AND/OR CUYED AT THE TIME OF PLANTING. LAY SOD WITHIN TWO (2) DAYS OF DELIVERY AND DO NOT STORE IN HOT SUN. SET IN A STAGGERED PATTERN ON PRE-IRRIGATED MOIST GROUND AND SET FIRMLY AGAINST OTHER SOD PIECES. WATER THOROUGHLY AFTER PLANTING. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PLANT GROUND COVERS IN STRAIGHT ROWS, EVENLY SPACED IN A TRIANGULAR PATTERN AT THE INTERVALS LISTED IN THE DRAWINGS. AFTER ALL PLANTING IS COMPLETED, TOP DRESS ALL LANDSCAPED AREAS, EXCLUDING TURF, WITH A 2" LAYER OF SINGLE GRIND SHREDDED BARK MULCH. THIS LAYER IS IN ADDITION TO SOIL AMENDMENT MATERIALS. UNLESS DIRECTED OTHERWISE BY THE O.A.R., PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES AND SUCKER GROWTH.

GENERAL NOTES

A. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.

B. THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWING BEFORE SUBMITTING A BID.

C. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.

D. THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.

E. THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.

F. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.

G. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.

H. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.

I. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.

J. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.

K. THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.

L. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.

M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

N. ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.

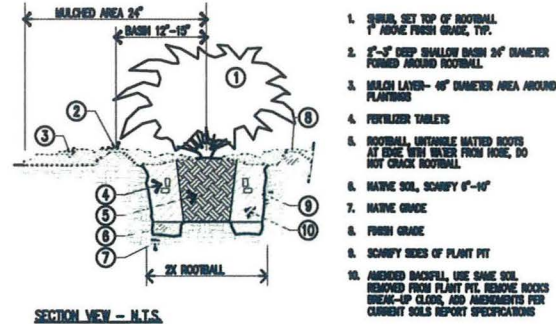
O. CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE BROOMED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.

P. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

Q. THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.

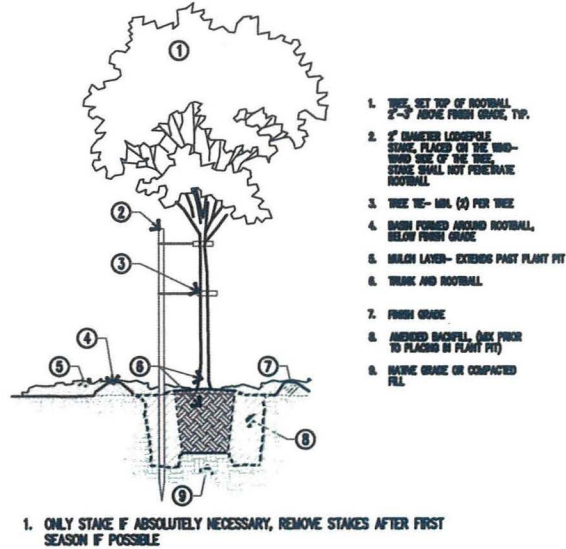
R. UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.

S. IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.



(L) PLANTING PITS

(O) NOT USED



(K) SINGLE STAKED TREE PLANTING

T

10509 VISTA SORRENTO PARKWAY
SUITE 206
SAN DIEGO, CA 92121

smartlink

18301 VON KARMAN AVE., SUITE 910
IRVINE, CA 92612
PHONE: (949) 387-1265

Z

ALL STATES
ENGINEERING & SURVEYING
A TALIZALI & ASSOCIATES COMPANY

23675 BIRCHER DRIVE
LAKE FOREST, CA 92630
PHONE: (949) 273-0996

PROJECT NO:	SD06998A
DRAWN BY:	NC/RF
CHECKED BY:	DW

REV	DATE	DESCRIPTION	BY
5	04/19/2016	RELOCATE EQUIPMENT	NC
4	04/25/2016	ADD DMLA LANDSCAPE	NC
3	11/20/2016	REV. PER C.Y.C. 195.82	NC
2	07/30/2016	REV. PER CLIENT RESUBMS	NC
1	06/24/2016	REV. PER C.Y.C. 195.81	NC
O.A	08/02/2016	100% ZD'S FOR ZAP	NC
0	12/17/2014	100% ZD'S FOR ZAP	NC
B	12/17/2014	100% ZD'S FOR APPROVAL SF/NC	RF
A	12/16/2014	90% ZD'S FOR REDLINE	RF

LANDSCAPE ARCHITECT
W. M. WERTSCHIN, L.S.D.
JULY 31, 2017
08-15-17
STATE OF CALIFORNIA

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

SD06998A
EIDER STREET
6365 EIDER STREET
SAN DIEGO, CA 92114
CMU EQUIP ENCL/MONOTREE

SHEET TITLE
PLANTING DETAILS AND NOTES

SHEET NUMBER
L-5