



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: July 28, 2022 REPORT NO. PC-22-034

HEARING DATE: August 4, 2022

SUBJECT: Crown Castle T-Mobile Duffer, Process Four Decision

PROJECT NUMBER: [689340](#)

OWNER/APPLICANT: Dolores Duffer / Crown Castle / T-Mobile

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 1551 Kenalan Drive within the Otay Mesa-Nestor Community Plan area?

Staff Recommendations:

1. **Approve** Conditional Use Permit (CUP) No. 2600782; and
2. **Approve** Planned Development Permit (PDP) No. 2600784; and
3. **Approve** Neighborhood Development Permit (NDP) No. 2600786.

Community Planning Group Recommendation: On November 10, 2021 the Otay Mesa-Nestor Community Planning Group voted 11-1-0 to recommend approval of the project without conditions (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 23, 2022 and the opportunity to appeal that determination ended July 8, 2022. (Attachment 8)

Fiscal Impact Statement: All costs associated with the processing of this project are paid by the applicant.

## BACKGROUND

The project proposes to modify and continue operation of an existing Crown Castle T-Mobile WCF currently located on two (2) 15-foot poles consisting of three (3) panel antennas. The underlying use permit for the facility expired in January 2020. All WCF includes a ten-year expiration date condition to allow the City to re-evaluate the site for technology and design improvements. Due to the monopole design not conforming to the WCF guidelines, the project was redesigned. The redesign of the facility is the reason the new application was delayed and had a lapse in time between the previous permit and this application. The new design proposes to remove the two existing poles and replace them with two (2) 25-foot faux elm trees (monoelms) consisting of nine (9) panel antennas. The WCF includes a 292 square-foot equipment enclosure located on the eastern portion of the lot and will remain in its current location. The project is located at 1551 Kenalan Drive in the RS-1-7 zone in the Otay Mesa-Nestor Community Plan area. The Otay Mesa-Nestor Community Plan designates the site as low density residential. Land uses surrounding the project site include State Route (SR) 905 to the south, residential developments and State Route (SR) 805 to the east, residential development to the north and park use to the west. The proposed WCF is located on a site with an existing residential single-family development.

WCFs are permitted in all zones citywide with the appropriate permit process. [Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1 which are generally non-residential uses/zones and are permitted ministerially and the least preferred locations are with residential uses in residential zones and are Preference 4, requiring a Conditional Use Permit, Process Four. Various land uses and zones between those Preference levels dictate decision levels and permits between a Neighborhood Use Permit (NDP), Process Two and a Conditional Use Permit (CUP), Process Three/Four. The purpose and intent of this is to encourage WCFs in more preferred locations by allowing a lower processing level. This project is located in a residential zone with residential development which is a Preference 4. There are no other locations in Preference 1, 2, 3 categories that can maintain current service levels or were agreeable to necessary standards of selection according to the submitted Site Justification Analysis (Attachment 7).

The WCF regulations require a CUP Process 4 approval for a WCF proposed on a residentially zoned property that contains residential development. Additionally, a Neighborhood Development Permit (NDP) is required pursuant to San Diego Municipal Code (SDMC) Section [141.0420\(e\)\(3\)](#), when a proposed equipment enclosure exceeds 250 square feet. The project proposes a 292-square-foot enclosure consisting of 2 outdoor cabinets. Additionally, SDMC Section [143.0402](#) requires a PDP Process 4 when a project includes deviations from the applicable zoning regulations. In this case, the project encroaches in the side and rear setbacks with the equipment enclosure and some associated equipment. Consistent with the San Diego Municipal Code (SDMC) [Section 112.0103](#), when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Four, Planning Commission decision with appeal rights to the City Council.

## DISCUSSION

### Project Description:

The WCF is located in the backyard of a residential lot located up the slope from the SR 905 freeway. The project site is located at the end of the cul-de-sac on a pie shaped lot with graded slopes on the south and east sides. The new monoelms will be located in the southeast and southwest corners of the parcel, surrounded by existing landscaping and trees. Since 2000, the WCF has been providing service to the surrounding area. No alternative locations have been considered because any change in location would negatively impact Crown Castle T-Mobile's existing service. Allowing this site to continue operating will ensure that the existing users are not impacted.

The applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. The WCF will be minimally visible from surrounding vantage points as the property is above the freeway and surrounded by various mature trees. The monoelm would also be an element of concealment. All branches at the antenna level will extend a minimum of 24 inches beyond the entire vertical length of the antennas for maximum concealment. The trunk height is proposed to be 25 feet with the branches starting at 10 feet from the ground. The WCF will use 90-degree connectors to eliminate large looping cables coming from the bottom of the antennas. The monoelm will contain a minimum of four branches per foot for full density coverage with limited spacing between the branches. Color matched antenna socks are required for all antennas and associated components to further camouflage the antennas and integrate within the branches. The equipment enclosure is surrounded by a combination wood fence with the top of the fence supporting a more open design than the bottom of the fence which is solid. This wood fence integrates with the surrounding perimeter wood fences (Figure 1). Due to the nature of the open equipment enclosure, the project does not contain an air conditioning unit and will not generate noise level exceeding the San Diego Noise Ordinance.



The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An RFE-EME Compliance Report dated March 9, 2020 from SiteSafe was submitted to the City, verifying that the proposed project meets or exceeds the requirements of the FCC.

#### Community Plan Analysis:

The Otay Mesa-Nestor Community Plan does not specifically address WCFs. However, the City of San Diego's General Plan ([UD-A.15](#)) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. The monoelm is located in the rear of a parcel containing single family residence and adjacent to west bound SR-905. The faux tree panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live elm tree. Adjacent to the WCF, several mature trees exist and includes a mixture of large shrubs, palms and broadleaf trees. Between the project site and the freeway, is a raised slope with large shrubs and vegetation. The form and tree type of the proposed monoelm will integrate into the existing setting and be surrounded with existing mature landscape on the project site to further integrate the project with the surrounding area. The proposed equipment enclosure will consist of a combination wood fence that will compliment and blend in with the existing wood perimeter fence.

#### Project-Related Issues:

Deviations- An applicant may request deviations from the applicable development regulations in accordance with a Planned Development Permit decided in accordance with Process Four, provided that the findings in [SDMC Section 126.0605](#) are made. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviations:

| DEVIATIONS SUMMARY        |  |                                 |                                    |
|---------------------------|--|---------------------------------|------------------------------------|
| Table 1                   |  |                                 |                                    |
| Deviation Description     | Deviation from SDMC  | Allowed/Required                | Proposed                           |
| 1. Side and Rear Setbacks | <a href="#">SDMC Section 131.0431</a><br><a href="#">and Table 131.04D</a> | .08 x width Side<br>13'-0" Rear | Encroaching into required setbacks |

*Justification* – While the facility has been existing on the site since 2000, it has been redesigned to conform to the newest WCF guidelines and associated codes. The previously existing monopoles were moved out of the setback area and proposed as 25'-0" mono elms. Subsequently, the existing equipment fence and access gate, as well as some utility cabinets and other equipment will remain at its current location. This allows the facility to minimize the footprint by keeping the WCF as close to the edges of the parcel for the residents to have the ability to utilize the backyard. Crown Castle T-



Mobile is seeking to maintain their existing coverage in the immediate area, as any loss of the existing coverage could result in significant impacts to those within the surrounding residential uses and the busy SR 905 below (Attachment 6). The above deviation has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan ([UD-A.15](#)), [Mid-City Community Plan](#), and the purpose and intent of the [Wireless Communication Facility Ordinance](#). The Project has been designed to address the physical environment and would not adversely impact the public's health or safety.

Additionally, an NDP is required pursuant to San Diego Municipal Code (SDMC) Section 141.0420(e)(3), when a proposed equipment enclosure exceeds 250 square feet. The project proposes a 292-square-foot enclosure inclusive of the monoelm and the associated equipment.

In accordance with [SDMC Section 142.0420](#), faux landscaping may be used on premises where natural vegetation similar in size and species exists or is proposed as part of the development. The proposed WFC will integrate into the area where other live trees of the same height and form that exists adjacent to the development to the east. Apart from the above deviation, the proposed project will provide wireless communication service to the surrounding area and emergency essential communications services. As designed and with the exception of the deviation, the project complies with the WCF Ordinance, City of San Diego's General Plan, and the Mid-City Community Plan.

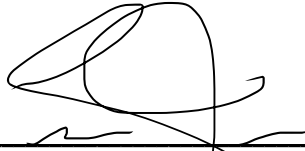
#### Conclusion:

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of the CUP, PDP and NDP (Attachment 5).

#### ALTERNATIVES

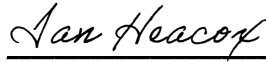
1. Approve CUP No. 2600782, PDP No. 2600784, and NDP No. 2600786 with modifications.
2. Deny CUP No. 2600782, PDP No. 2600784, and NDP No. 2600786, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



---

Simon Tse  
Development Project Manager  
Development Services Department



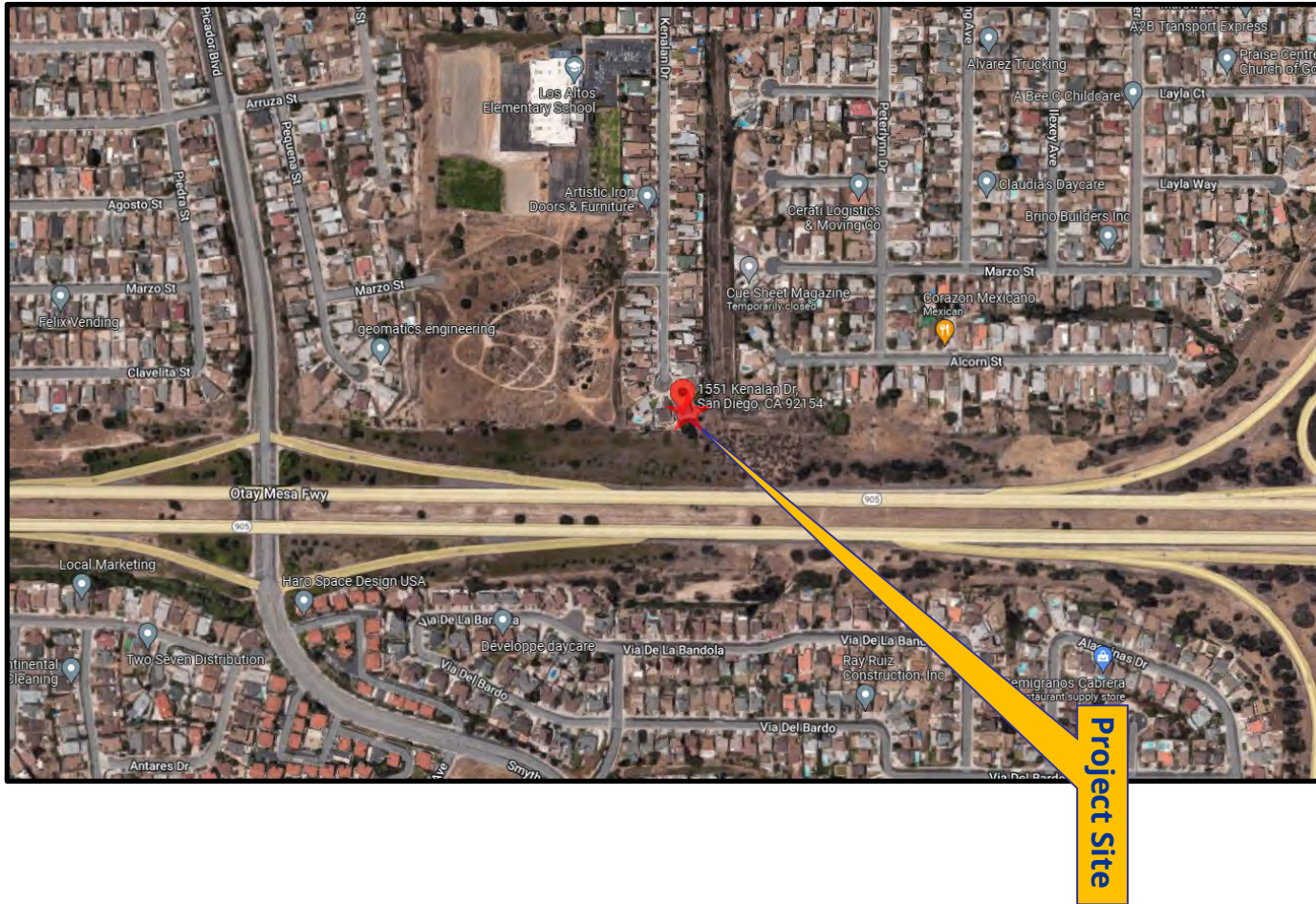
---

Ian Heacox  
Development Project Manager  
Development Services Department

ST/IH

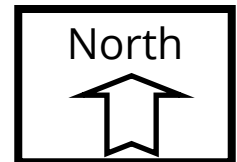
Attachments:

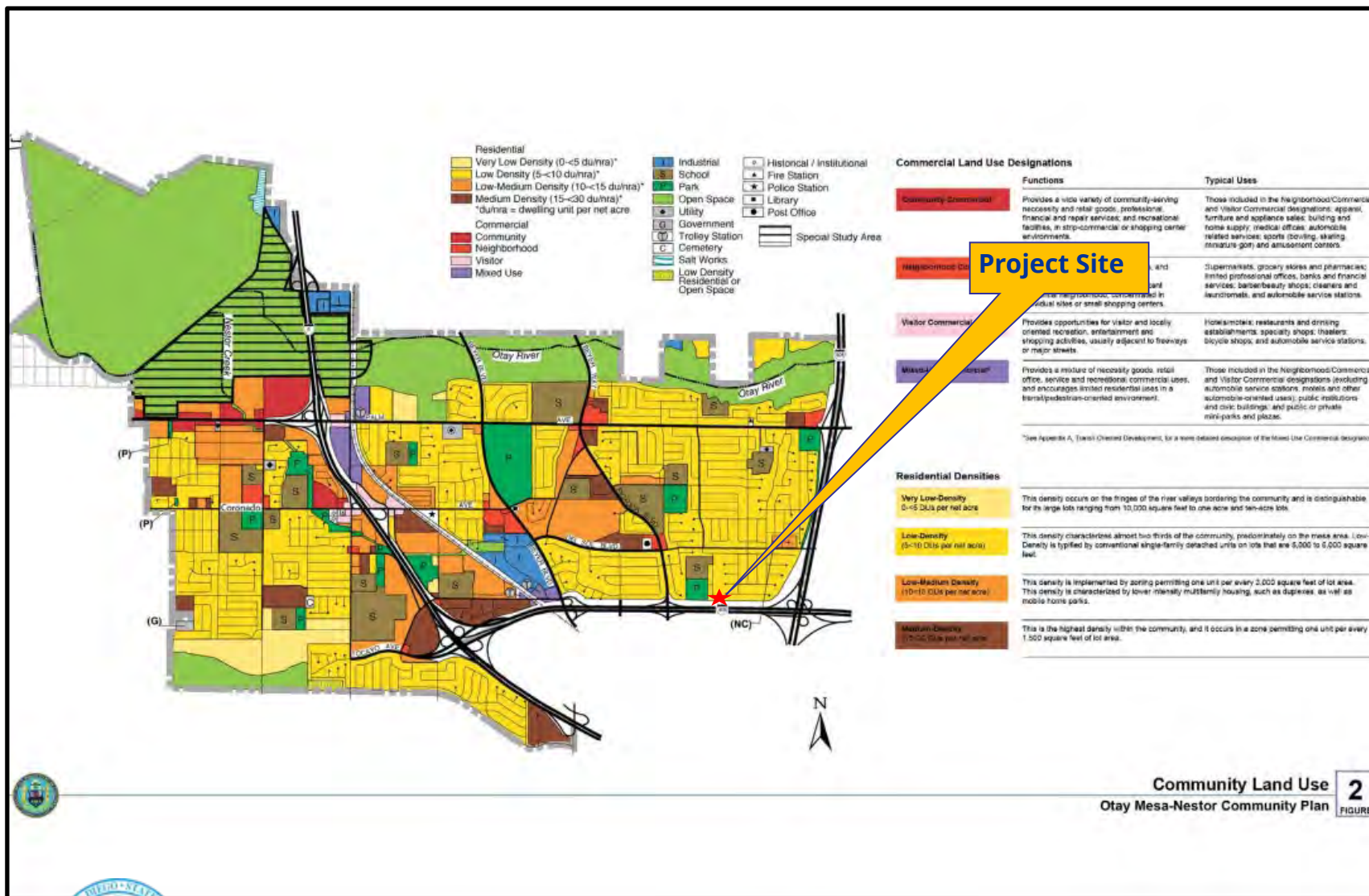
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Coverage Maps
7. Site Justification
8. Environmental Exemption
9. Ownership Disclosure Form
10. Community Planning Group Recommendation
11. Photo Survey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



# Aerial Photograph

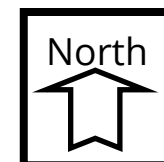
**T-Mobile Duffer Project No. 689340**  
**1551 Kenalan Drive**



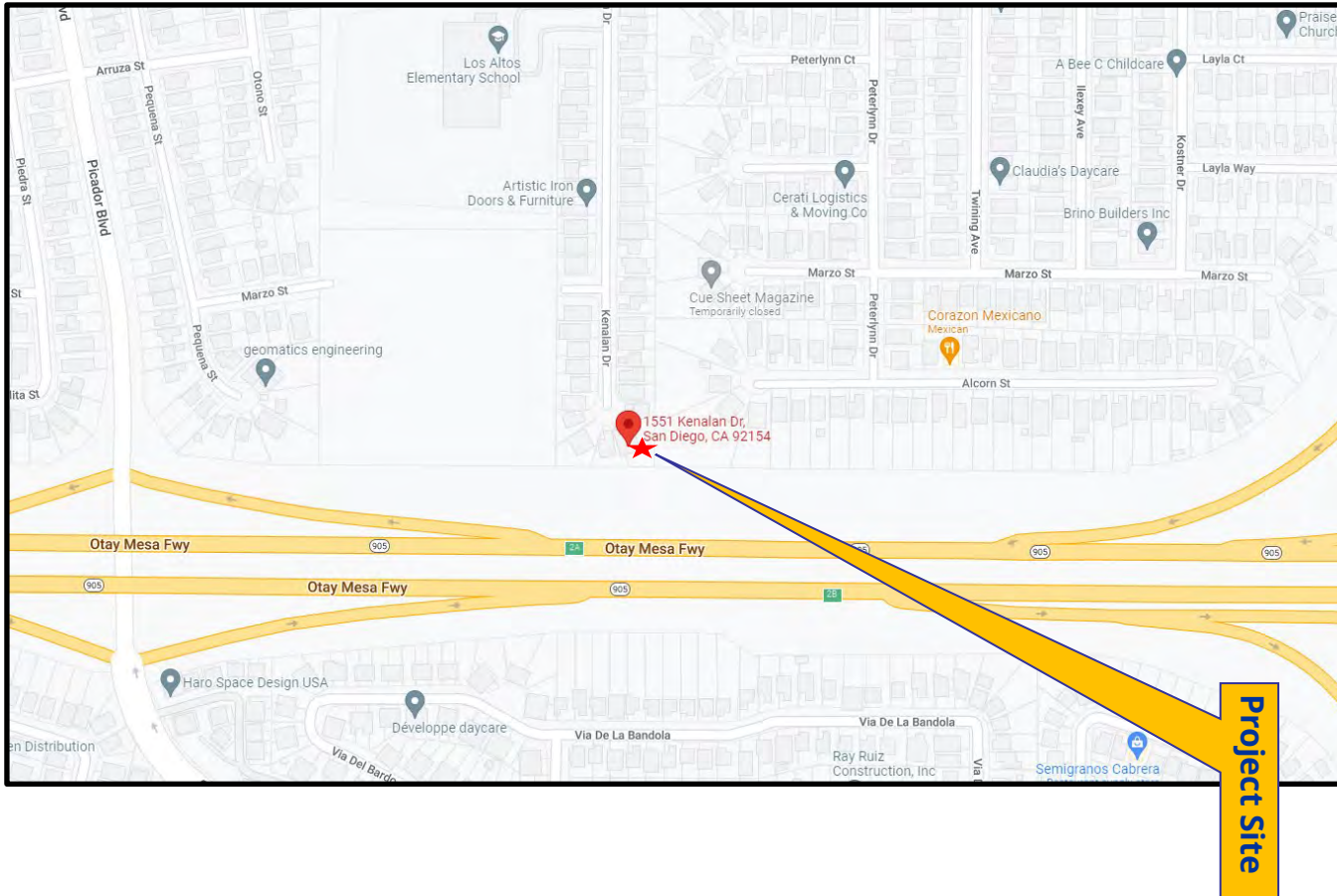


# Otay Mesa-Nestor Land Use Plan

T-Mobile Duffer Project No. 689340  
1551 Kenalan Drive

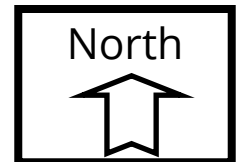






# Project Location Map

**T-Mobile Duffer Project No. 689340**  
**1551 Kenalan Drive**





PLANNING COMMISSION  
RESOLUTION NO.             
CONDITIONAL USE PERMIT (CUP) NO. 2600782  
PLANNED DEVELOPMENT PERMIT (PDP) NO. 2600784  
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2600786  
**CROWN CASTLE T-MOBILE DUFFER PROJECT NO. 689340**

WHEREAS, Dolores Duffer, Owner and Crown Castle and T-Mobile, Permittees, filed an application with the City of San Diego for a permit to modify and continue operation of an existing Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2600782, 2600784 and 2600786;

WHEREAS, the project site is located at 1551 Kenalan Drive in the RS-1-7 zone Otay Mesa-Nestor Community Plan;

WHEREAS, the project site is legally described as Lot 613 of Princess Del Sol Unit #8, in the City of San Diego, County of San Diego, State of California, according to the map thereof number 6376, filed in the Office of the County Recorder of San Diego County, May 28, 1969;

WHEREAS, on June 23, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 4, 2022, the Planning Commission of the City of San Diego considered CUP No. 2600782, PDP No. 2600784, and NDP No. 2600786, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 2600782, PDP No. 2600784, and NDP No. 2600786:

**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 project proposes to modify and continue operation of an existing WCF as two (2) faux elm trees (monoelms) consisting of nine (9) panel antennas for Crown Castle T-Mobile providing service to the surrounding area. The WCF is located at 1551 Kenalan Drive in the RS-1-7 zone in the Otay Mesa-Nestor Community Plan, which designates the site as Residential.

The Otay Mesa-Nestor Community Plan does not specifically address WCFs. However, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view.

Pursuant to the San Diego Municipal Code (SDMC), WCFs are permitted in all zones citywide with the appropriate permit process. WCFs are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. One intent of the regulations is to camouflage facilities from public view. Here, the monoelm is located in the rear of a parcel containing a residence and adjacent to west bound State Route (SR)-905. The panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, in order to conceal them and not denigrate the overall appearance of the tree. Between the project site and the freeway is a raised slope, which contains a mixture of large shrubs and vegetation while surrounding the facility are various mature trees such as palms and broadleaf trees. The form and tree type of the proposed monoelm will integrate into the existing setting. The proposed equipment area will be enclosed in a combination wood fence that integrates with the perimeter wood fence.

Pursuant to SDMC Section 141.0420(c)(1), when the WCF is in a residential zone on a premises that contains residential development, a CUP is required. An NDP is required pursuant to SDMC Section 141.0420(e)(3), when an equipment enclosure exceeds 250 square feet, and the project proposes a 292-square-foot enclosure. Additionally, in accordance to SDMC Section 143.0402, deviations from applicable zoning regulations require a PDP. The fence, accessible gate and some equipment

will remain in the setback area. The two new monoelms will be move outside of the setback area. The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. Aside from the deviation, the project compiles with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan and the Otay Mesa-Nestor Community Plan. Therefore, 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.**

The project proposes to modify and continue operation of an existing WCF as two (2) faux elm trees (monoelms) consisting of nine (9) panel antennas for Crown Castle T-Mobile providing service to the surrounding area. The WCF is located at 1551 Kenalan Drive in the RS-1-7 zone in the Otay Mesa-Nestor Community Plan, which designates the site as Residential.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Construction). 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 to include but not limited to height limitation, concealment requirements, and electromagnetic fields controls. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and every part of the WCF will be the equipment enclosure combination fence. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Safety Survey Report was prepared by March 9, 2020 from SiteSafe which concluded that the project is in compliance with FCC standards for RF emissions. The proposed WCF will be surrounded by a 6-foot-tall wood fence with locked gate accessibility only to qualified personnel. The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the proposed project 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.**

The project proposes to modify and continue operation of an existing WCF as two (2) faux elm trees (monoelms) consisting of nine (9) panel antennas for Crown Castle T-Mobile providing service to the surrounding area. The WCF is located at 1551 Kenalan Drive in the RS-1-7 zone in the Otay Mesa-Nestor Community Plan, which designates the site as Residential.

The project proposes two new monoelms in place of two monopoles. The project complies with the City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-7 Zone with exception of encroaching into the side and rear setback and the 292-square-foot equipment enclosure.

Deviations to the SDMC may be processed through a PDP in accordance with SDMC sections 126.0601 and 143.0401. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities for advancement in technology and designs. The project design allows enough space for the equipment to be accessed by qualified personnel but also enough room for the residents to have a backyard.

The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. For this project, the monoelm is located in the rear of a parcel containing a residence and adjacent to west bound SR905. The panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, in order to conceal them and not denigrate the overall appearance of the tree. Between the project site and the freeway is a raised slope, which contains a mixture of large shrubs and vegetation while surrounding the facility are various mature trees such as palms and broadleaf trees. The form and tree type of the proposed monoelm will integrate into the existing setting. The proposed equipment area will be enclosed in a combination wood fence that integrates with the perimeter wood fence.

In addition to the processing of a PDP for deviations, the project requires a NDP pursuant to SDMC Section 141.0420(e)(3), when an equipment enclosure exceeds 250 square feet. The project proposes to enclose and secure the proposed monoelm and associated equipment supporting the facility. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to SDMC Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be

achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

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

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the WCF is located on a site zoned residential containing a single-family residence. Adjacent to SR 905, the slope contains a mixture of large shrubs and vegetation as well as mature trees such as palms and broadleaf trees surrounding the facility. The proposed equipment enclosure will be contained in a combination wood fence that integrates with the perimeter fence.

A site justification analysis was prepared by Crown Castle T-Mobile and accepted by City staff demonstrating a need for this existing WCF. This site has been providing service in this location since 2000. The site is unobtrusive at the edge of the residential development, above the freeway and surrounded by mature landscaping. No alternative locations have been considered, because any change in location would negatively impact Crown Castle T-Mobile's customers' existing service. Any change or degradation in service would directly contravene Crown Castle T-Mobile's commitment to improving the reliability and performance of their networks and their customers' wireless experience. Allowing this site to continue operating will ensure that existing Crown Castle T-Mobile customers are not impacted.

The WCF is appropriately designed at the location and will integrate appropriately into the existing setting. The design is consistent with the City's General Plan for wireless facilities. A 10-year term will be included as a condition of approval to ensure that the design and use is still appropriate at the time of expiration. As demonstrated by the justification analysis and the design, the existing WCF is appropriate at the existing location.

**B. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

**1. Findings for all Planned Development Permits:**

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

As outlined in CUP Finding No. A.1.a. listed above, 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.**

As outlined in CUP Finding No. A.1.b. listed above, 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 proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

As outlined in CUP Finding No. A.1.c. listed above, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

**C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]**

**2. Findings for all Neighborhood Development Permits:**

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

As outlined in CUP Finding No. A.1.a. listed above, 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.**

As outlined in CUP Finding No. A.1.b. listed above, 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.**

As outlined in CUP Finding No. A.1.c. listed above, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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. 2600782, PDP No. 2600784, NDP No. 2600786 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and

## ATTACHMENT 4

conditions as set forth in Permit Nos. 2600782, 2600784, and 2600786 a copy of which is attached hereto and made a part hereof.

A handwritten signature in black ink that reads "Ian Heacox". The signature is written in a cursive style with a horizontal line underneath it.

Ian Heacox  
Development Project Manager  
Development Services

Adopted on: August 4, 2022

IO#: 11004545

**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: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2600782  
PLANNED DEVELOPMENT PERMIT NO. 2600784  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2600786  
**CROWN CASTLE T-MOBILE DUFFER PROJECT NO. 689340**  
PLANNING COMMISSION

This Conditional Use Permit No. 2600782, Planned Development Permit No. 2600784, and Neighborhood Development Permit No. 2600786 is granted by the Planning Commission of the City of San Diego to Dolores Duffer, Owner and Crown Castle, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303, 126.0402, 126.0602, and 141.0420. The site is located at 1551 Kenalan Drive in the RS-1-7 zone within the Otay Mesa-Nestor Community Plan. The project site is legally described as: Lot 613 of Princess Del Sol Unit #8, in the City of San Diego, County of San Diego, State of California, according to the map thereof number 6376, filed in the Office of the County Recorder of San Diego County, May 28, 1969.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and 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 4, 2022, on file in the Development Services Department.

The project shall include:

- a. Nine (9) panel antennas and six (6) Remote Radio Units (RRUs) on a two 25-foot-high faux elm tree (mono-elms); and
- b. A 292-square-foot, 6-foot-tall enclosure consisting of 2 outdoor cabinets and
- c. A deviation to allow the equipment enclosure to encroach within the side and rear setback; and
- d. Landscaping (planting, irrigation and landscape related improvements).

## ATTACHMENT 5

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

### **STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 18, 2025.
2. The above utilization date notwithstanding, the granting of this discretionary permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. This permit and corresponding use of this site shall **expire on August 18, 2032**. 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.
4. 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.
5. 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.
6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.

## ATTACHMENT 5

7. 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.
8. 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.
9. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
10. 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.).
11. 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.
12. 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.
13. 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.

14. 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 the Owner/Permittee of any claim, action, or proceeding and, if the City should fail



## **ATTACHMENT 5**

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 the Owner/Permittee.

### **LANDSCAPE REQUIREMENTS:**

15. 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 entity approved by the Development Services Department. 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.

16. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, 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.

### **ENGINEERING REQUIREMENTS:**

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

### **TELECOM DESIGN REQUIREMENTS:**

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

19. No overhead cabling is permitted.

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

21. Photo simulations shall be printed in color on the construction plans.

## ATTACHMENT 5

22. 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.
23. 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.
24. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall be concealed by branches at all times and shall not negatively affect the appearance of the tree.
25. The accuracy and validity of the RF Compliance Report, submitted by the 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.
26. 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.
27. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
28. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.
29. All proposed hand-holes shall be covered with bark material to match the monoelm trunk to the satisfaction of the Development Services Department.
30. 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.
31. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of each antenna to the satisfaction of the Development Services Department.
32. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."
33. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

## ATTACHMENT 5

34. RF socks fully covering the front and back of the antennas (and any other components) shall be used.

35. 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 Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, 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 4, 2022.

## ATTACHMENT 5

Planned Development Permit No. 2562556  
Conditional Use Permit No. 2562557  
Neighborhood Development Permit No. 2562558  
Date of Approval: August 4, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Ian Heacox  
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.

Dolores Duffer  
Owner

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

Crown Castle  
Permittee

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

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

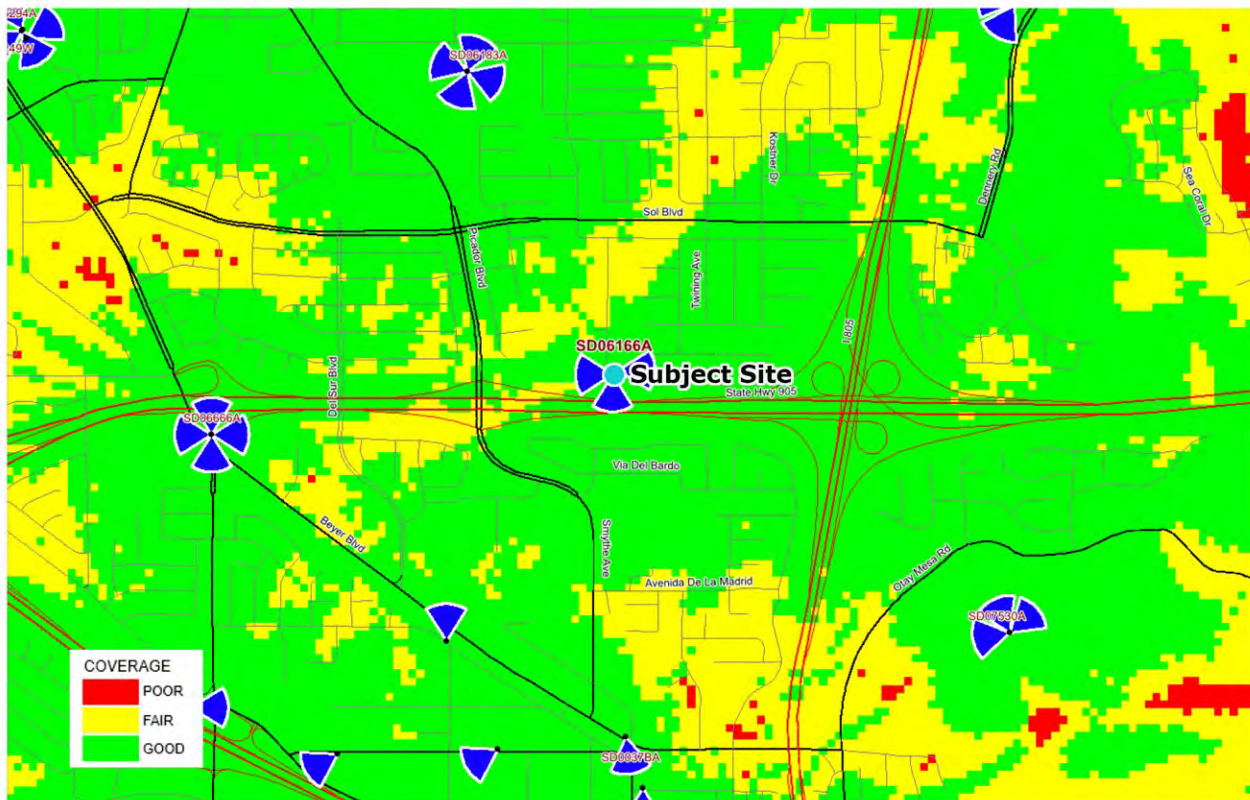
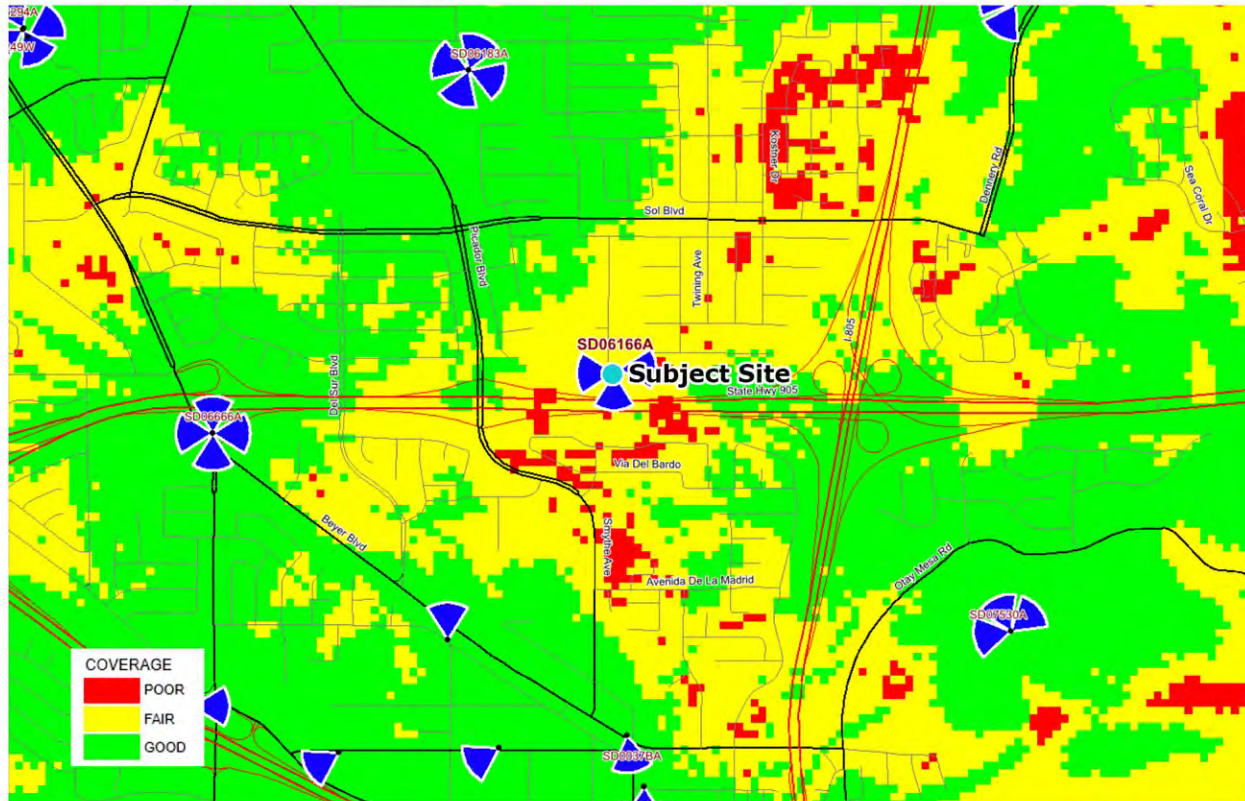
# Coverage Map

## Tab 3

Site ID: 823794  
Duffer  
1551 Kenalan Drive  
San Diego, CA 92154



## Coverage without site



**Crown Castle – Duffer**  
**SITE JUSTIFICATION REPORT**  
**1551 Kenalan Drive**

PROJECT DESCRIPTION

Crown Castle is requesting approval to continue operating and to expand an existing T-Mobile wireless communication facility on a residential property located at 1551 Kenalan Drive in the Otay Mesa community. The property is developed with a single-family residence surrounded by residences to the north, west and east and the 905 Freeway to the south. An aerial photograph of the property and surrounding area has been provided behind Tab 1.

The subject property is a Preference 4 location under Council Policy 600-43. It is zoned RS-1-7 and developed with a single-family residence. The property is designated in the community plan for residential uses. A zoning justification map has been provided behind Tab 2 to demonstrate the RS-1-7 zone of the subject property as well as to identify surrounding T-Mobile sites. A Conditional Use Permit (Process 4) is required for this project.

The existing wireless facility consists of two (2) 15-foot poles housing three (3) antennas for T-Mobile. The WCF was previously approved in January 2010 with a 10-year expiration until January 2020. The existing wireless facility houses three (3) directional antennas. The associated equipment is located at the base of one of the poles in an equipment enclosure surrounded by solid wood fencing. As part of the project, T-Mobile proposes to remove the two poles and replace them with two monoelm trees housing a total of nine (9) antennas. Additionally, unused equipment cabinets will be removed and replaced with two (2) new cabinets inside the existing enclosure. The proposed changes will remove the existing poles, improve visibility, and allow expansion of the site.

COVERAGE CONSIDERATIONS

The existing wireless facility has been located on this property since 2000, providing critical voice and data service throughout the surrounding area. Continued operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile customers. The site is an integral part of T-Mobile's network, as the site's operation is closely coordinated with other sites in the area.

Coverage maps have been provided behind Tab 3 to demonstrate the existing coverage provided by this site and the predicted loss of coverage without the site. As indicated on the maps, the loss of the existing coverage footprint could result in significant impacts to those within the surrounding residential uses and the well-traveled 905 freeway below. Currently, over half of US households are "wireless-only,"

and businesses are starting to follow that trend. A degradation of the existing service could have a significant impact on T-Mobile customers' essential communication services.

#### SITE DESIGN AND LOCATION CONSIDERATIONS

This wireless facility is in the backyard of a residential property located up slope from the westbound 905 Freeway. The residence is located at the end of a cul-de-sac on a pie shaped lot with graded slopes on the south and east sides and residential on the west side. The existing 15-foot poles are located in the southeast and southwest corners of the property surrounded by existing landscaping and trees. The poles will be replaced by two (2) monoelms that will blend with the surrounding landscaping. Due to their location on the property and the existing landscaping, the WCF will be minimally visible from surrounding vantage points.

This site has been providing service in this location since 2000. The site is unobtrusive at the edge of the residential development, above the freeway and surrounded by mature landscaping. No alternative locations have been considered, because any change in location would negatively impact T-Mobile's customers' existing service. Any change or degradation in service would directly contravene T-Mobile's commitment to improving the reliability and performance of their networks and their customers' wireless experience. Allowing this site to continue operating will ensure that existing T-Mobile customers are not impacted.

#### Attachments:

Tab 1 – Aerial photograph of existing facility

Tab 2 – Zoning Justification Map

Tab 3 – Radio Frequency Coverage Map



# Aerial Photograph

## Tab 1



Marzo St

Kenalan Dr

1551 Kenalan Dr

Peterlynn Dr

Alcorn St

Twining Ave

Alexey Ave

905

# Zoning Justification Map

## Tab 2



Site ID: 823794  
Duffer  
1551 Kenalan Drive  
San Diego, CA 92154



Official Zoning Map

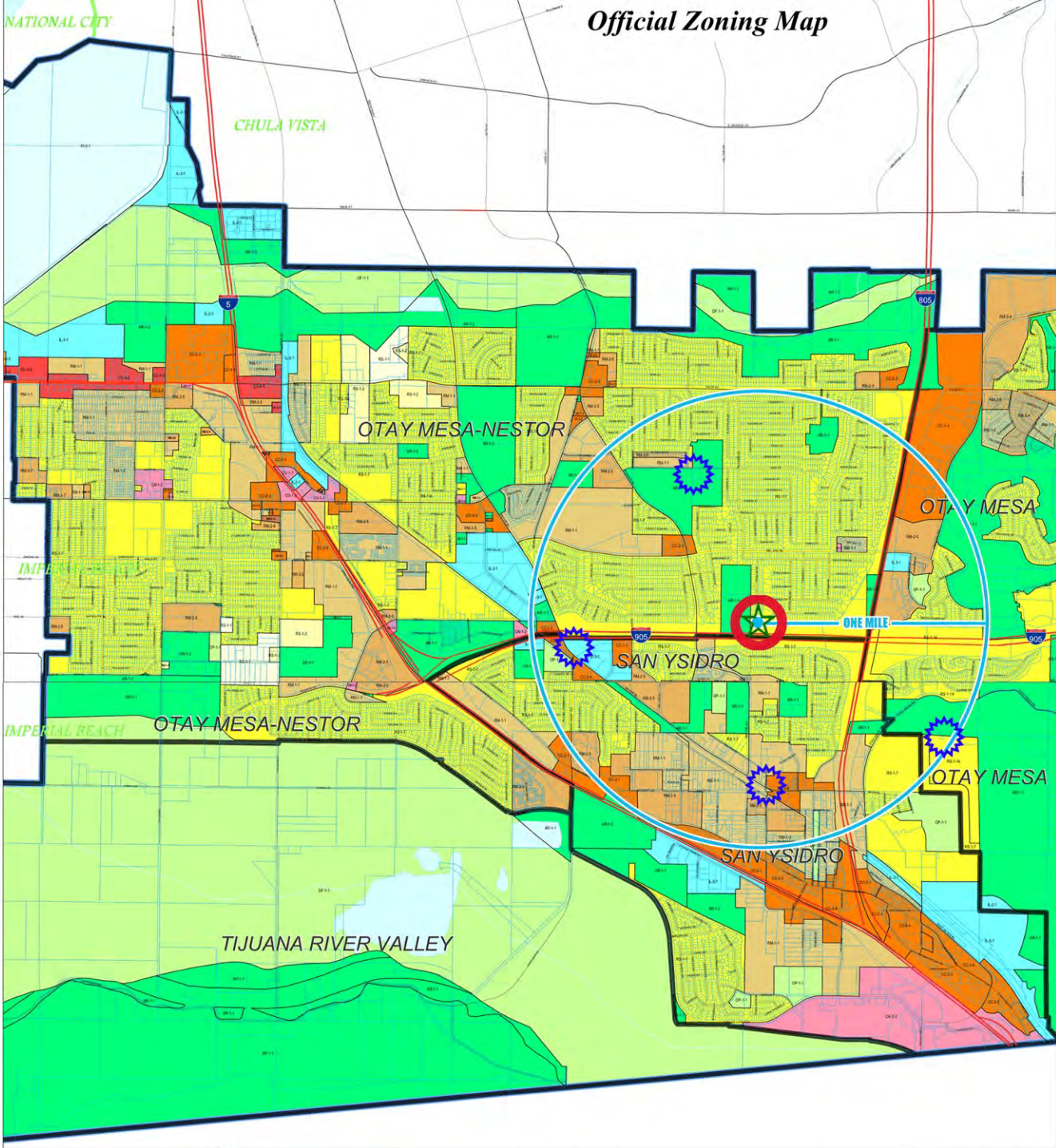
- Legend**
- Search Ring
  - Selected Site
  - Existing sites within 1 mile radius:  
See map
  - Alternative Sites:  
No alternative sites

**Legend**

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

**Zoning**

| ZONE_NAME |
|-----------|
| AR-1-1    |
| AR-1-2    |
| CC-1-3    |
| CC-2-2    |
| CC-2-3    |
| CC-3-4    |
| CC-4-2    |
| CC-4-5    |
| CN-1-2    |
| CO-1-2    |
| CV-1-1    |
| IH-2-1    |
| IL-2-1    |
| IL-3-1    |
| OF-1-1    |
| OP-1-1    |
| RM-1-1    |
| RM-1-2    |
| RM-1-3    |
| RM-2-4    |
| RM-2-5    |
| RM-2-6    |
| RM-3-7    |
| RM-4-10   |
| RM-5-12   |
| RS-1-1    |
| RS-1-14   |
| RS-1-2    |
| RS-1-3    |
| RS-1-5    |
| RS-1-6    |
| RS-1-7    |

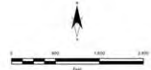


SanGIS Mapping Authority  
SanGIS Land Use/Planning maps for the City of San Diego include 80' horizontal accuracy at the 95% confidence level.  
This map uses the ADFPD Standard for City of San Diego maps at a scale of 1:100,000 (1:100,000).  
This document is a representation of the data as of the date of publication. SanGIS does not warrant the accuracy or reliability of the data presented in this map. The user assumes all responsibility for the use of the data.

SanGIS Mapping Authority  
SanGIS Land Use/Planning maps for the City of San Diego include 80' horizontal accuracy at the 95% confidence level.  
This map uses the ADFPD Standard for City of San Diego maps at a scale of 1:100,000 (1:100,000).  
This document is a representation of the data as of the date of publication. SanGIS does not warrant the accuracy or reliability of the data presented in this map. The user assumes all responsibility for the use of the data.



City of San Diego  
Development Services Department



GRID TILE: 2 & 6  
GRID SCALE: 800  
DATE: 1/3/2018 10:22:55 AM

## NOTICE OF EXEMPTION

(Check one or both)

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

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

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

Project No.: 689340

Project Title: T-Mobile Duffer

PROJECT LOCATION-SPECIFIC: 1551 Kenalan Drive, San Diego, CA 92154

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: : Conditional Use Permit for the continued operation of a Wireless Communication Facility (WCF) by removing two existing monopoles and replacing each with a 25-foot-high faux elm tree (mono elm) housing three panel antennas and three Remote Radio Units (RRU) on one mono elm and six panel antennas and three RRUs on the second mono elm. The project is located at 1551 Kenalan Drive, San Diego, CA 92154 in the RS 1-7 zone within the Otay Mesa Nestor Community Plan, Council District 8.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shelly Kilbourn, 302 State Place, Escondido CA 92029. (619) 208-4685

EXEMPT STATUS: (CHECK ONE)

- ☐ MINISTERIAL (SEC. 21080(b)(1); 15268);
- ☐ DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- ☐ EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c)..
- ☒ CATEGORICAL EXEMPTION: 15301 (Existing Facilities)
- ☐ STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. Since the project would only permit the continual operation of an existing WCF with only minor improvements the exemption was deemed appropriate. The project is located on a developed site and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

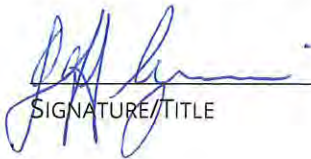
LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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



\_\_\_\_\_/SENIOR PLANNER

SIGNATURE/TITLE

7/13/2022

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:





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

# Ownership Disclosure Statement

FORM  
DS-318

October 2017

**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:** Crown Castle TMO Duffer **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 1551 Kenalan Drive, San Diego, CA 92154

**Specify Form of Ownership/Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Dolores Duffer - Duffer Family Trust 04-10-2003 ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: P.O. Box 461

City: Valley Center State: CA Zip: 92802

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: RD Landerger, Co-Trustee Date: 3/24/2021

Additional pages Attached: ☐ Yes ☐ No

**Applicant**

Name of Individual: Crown Castle - Jim Lee ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 200 Spectrum Center Drive, Suite 1700

City: Irvine State: CA Zip: 92618

Phone No.: 949-930-4360 Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 3/26/21

Additional pages Attached: ☐ Yes ☐ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No





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

# Ownership Disclosure Statement

FORM  
DS-318

October 2017

**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:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_

**Specify Form of Ownership/Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☐ General – What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_

☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No

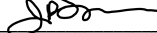
**Applicant**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature:  Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature:  Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No



COORDINATION OF PROJECT MANAGEMENT WITH  
**Community Planning Committees**  
City of San Diego  
Development Services Department

INFORMATION  
BULLETIN  
**620**  
May 2020

The following guidelines outline the role of the Project Manager and Community Planning Committee for the City of San Diego's development review process.

**I. PROJECT SUBMITTAL AND REVIEW**

Upon submittal of a project to the City, the Project Manager may establish a schedule with the objectives of creating a timely and predictable process for the applicant and the public; providing an efficient and effective review process; and providing for community participation. The Project Manager will be the Committee(s) single point of contact throughout the project review process. The following outlines the major project milestones and the procedure for interaction with the Committee(s).

**A. Full Submittal/Notice of Application:**

Upon receipt by the City of the full submittal for the purpose of deeming the development project application complete, the Committee(s) will be notified of the application. At this time, the City will encourage the applicant to contact and make a presentation to the Committee(s). The Committee(s) will be provided the project materials, including the Community Planning Committee Distribution Form via the Committee(s) email address. The Community Planning Committee Distribution Form shall be used by the Committee for documenting their recommendation to the decision maker, prior to the public hearing or decision date.

**B. Assessment Letter:**

At the conclusion of the first review cycle, the City will provide the applicant with an assessment letter detailing issues and any recommended modifications to the project. Should the schedule allow the Committee(s) to provide their comments to the City prior to issuance of the Assessment Letter, these comments will be included as an attachment. These comments shall be forwarded directly to the Project Manager to facilitate their inclusion in the Assessment Letter. Should the timing of the Committee(s) review meetings and the City's project schedule not allow the Project Manager to include these comments with the Assessment Letter, they will be forwarded immediately to the applicant. The Assessment Letter will be emailed to the Committee(s).

**C. Subsequent Review and Project Changes:**

Subsequent emails containing the City's assessment letters will be provided to the Committee(s), as well as digital plans reflecting project revisions until such time that the Committee(s) provides their recommendation on the project.

**D. Environmental Review Process:**

Whenever possible, all committee review shall be completed, and written comments submitted to the City, during the public review period offered by the environmental review process. During the public review period for the environmental document, the Committee's comment(s) shall be provided to the City in accordance with the California Environmental Quality Act (CEQA). Comment(s) shall be provided to the contact identified in the draft environmental document. The Committee(s) may also provide a copy of their environmental document comment(s) to the Project Manager.

**II. COMMITTEE REVIEW**

The project schedule should allow that the Committee(s) has an opportunity to review and make recommendations on a timely basis. In the event the Committee(s) require additional time above and beyond the project schedule to review and make their recommendation to the decision maker, a request in writing for an extension shall be directed to the Deputy Director of the Project Management Division. This request shall outline the circumstances necessitating this need and the length of time of the extension.

**III. PROJECT TYPES**

Project Managers will be available to attend the Committee(s) meetings for projects involving a high level of complexity or interest. Characteristics of these types of projects include, but are not limited to:

- Community plan amendments and/or rezones;
- Projects requiring an Environmental Impact Report;
- Projects which have community-wide significance;
- Projects which are highly controversial and/or involve substantial community concern.

When the Committee(s) believe a project has community-wide significance, they may submit a request in writing, via email, two (2) weeks in advance to the Deputy Director of the Project Management Division requesting the Project Manager attend a Committee(s) meeting for that project.


**IV. TIME CERTAINTY ON THE COMMITTEE(S) AGENDA**

In situations where a Project Manager will be attending the Committee(s) meeting, time shall be set as "time certain" on the agenda for the project, or, such items shall be scheduled at the beginning of the Committee(s) meeting. This will ensure the most efficient use of the staff time and limit the total hours billed to an applicant for time expended on the project.

**Documents referenced in this  
Information Bulletin**

- [California Environmental Quality Act: SDMC Section 128.0101](#)
- [California Environmental Quality Act: SDMC Section 128.0201](#)
- [CPG Distribution Form](#)

[Click here to complete and submit this form online](#)

|   |                             |   |                                |                 |  |  |  |  |
|---|-----------------------------|---|--------------------------------|-----------------|--|--|--|--|
| <b>Page 3</b>   |                             | <b>City of San Diego • Information Bulletin 620</b>           |                                | <b>May 2020</b> |  |  |  |  |
|    |                             | <b>Community Planning<br/>Committee Distribution<br/>Form</b> |                                |                 |  |  |  |  |
| Project Name: <b>T-Mobile Duffer</b>  |                             | Project Number: <b>689340</b>                                 |                                |                 |  |  |  |  |
| Community: <b>OTAY MESA NESTOR</b>  |                             |   |                                |                 |  |  |  |  |
| For project scope and contact information (project manager and applicant),<br>log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a> .<br><br>Select "Search for Project Status" and input the Project Number to access project information. |                             |   |                                |                 |  |  |  |  |
| <input checked="" type="checkbox"/> Vote to Approve<br><input type="checkbox"/> Vote to Approve with Conditions Listed Below<br><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below<br><input type="checkbox"/> Vote to Deny                         |                             |   |                                |                 |  |  |  |  |
| # of Members Yes<br><b>11</b>   | # of Members No<br><b>1</b> |   | # of Members Abstain           |                 |  |  |  |  |
| Conditions or Recommendations:  |                             |   |                                |                 |  |  |  |  |
| <input type="checkbox"/> No Action<br>(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)  |                             |   |                                |                 |  |  |  |  |
| NAME: <b>Bobby Hicks</b>  |                             |   |                                |                 |  |  |  |  |
| TITLE: <b>Vice Chair</b>  |                             |   | DATE: <b>November 10, 2021</b> |                 |  |  |  |  |
| <i>Attach additional pages if necessary (maximum 3 attachments).</i>  |                             |   |                                |                 |  |  |  |  |

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

## PHOTO STUDY & KEY MAP

---

### **Crown Castle**

#### **"T-Mobile Duffer"**

1551 Kenalan Drive  
San Diego, CA 92054

Prepared for:

#### **City of San Diego Development Services Department**

1222 First Avenue  
San Diego, CA 92101

Prepared by:

#### **PlanCom, Inc.**

*Contractor Representatives for*

#### **Crown Castle**

302 State Place  
Escondido, CA 92029

Contact: Shelly Kilbourn, Planning Consultant  
(619) 208-4685

April 7, 2021



Eastern Pole – West Elevation





Western Pole – North Elevation





West View of Western Pole



Northwest Elevation





Equipment West Elevation



View of backyard looking North





View of backyard and western pole – looking west



View of the backyard toward the WCF – looking south





View to backyard from side gate – looking south





View to the North



View to the West





View to the South



View East



Aerial Key Map



EXISTING



Proposed monoelms



PROPOSED



EXISTING



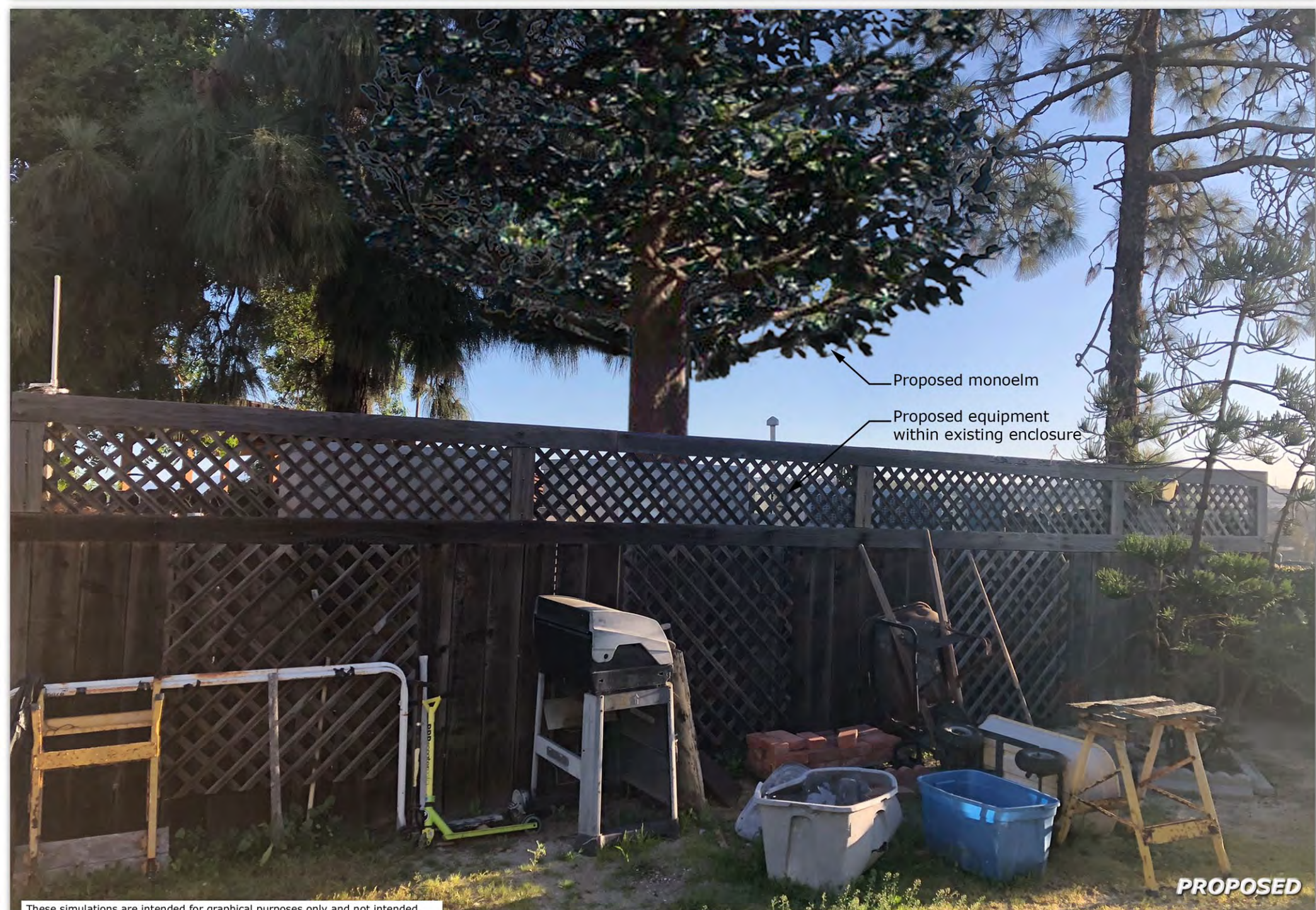
Proposed monoelm



PROPOSED



**EXISTING**

**PROPOSED**

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

4/7/2021

**Photosimulation of proposed telecommunications site: North view**





**SITE ID: 823794**  
**SITE NAME: DUFFER**  
**1551 KENALAN DR,**  
**SAN DIEGO, CA 92154**

## 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

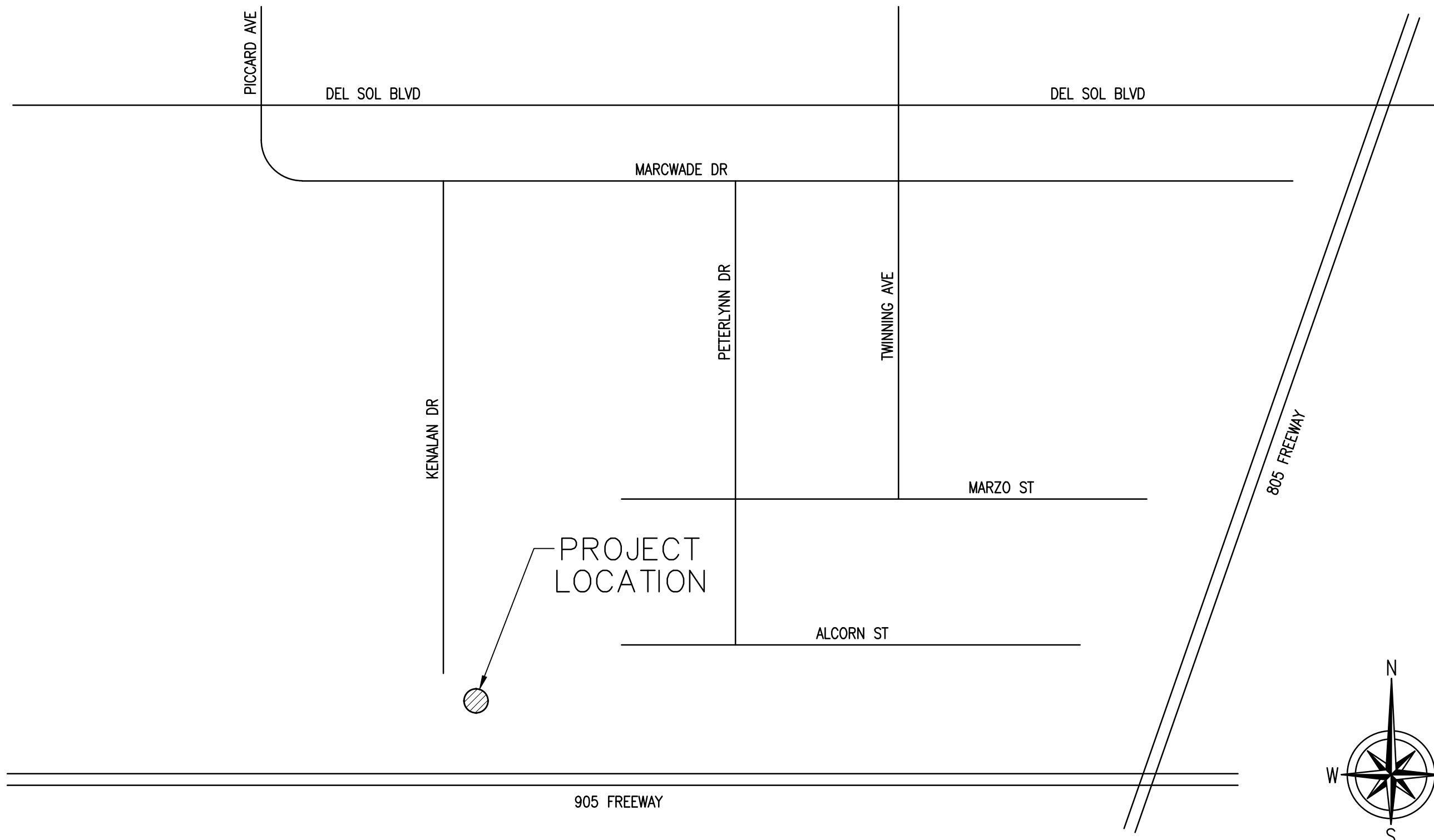
|                            |  |
|----------------------------|--|
| PROPERTY OWNER:            | DUFFER, DOLORES                              |
| ADDRESS:                   | 1551 KENALAN DR,<br>SAN DIEGO, CA 92154      |
| TOWER OWNER:               | CROWN CASTLE                                 |
| ADDRESS:                   | 200 SPECTRUM, SUITE 1700<br>IRVINE, CA 92618 |
| APPLICANT:                 | CROWN CASTLE                                 |
| ADDRESS:                   | 200 SPECTRUM, SUITE 1700<br>IRVINE, CA 92618 |
| LATITUDE (NAD 83):         | 32° 34' 9.00" N                              |
| LONGITUDE (NAD 83):        | -117° 2' 54.30" W                            |
| LONGITUDE/LATITUDE TYPE:   | NAD 83                                       |
| GROUND ELEVATION:          | -- FEET (NAVD88)                             |
| APN #:                     | 631-140-51-00                                |
| ZONING JURISDICTION:       | CITY OF SAN DIEGO                            |
| CURRENT ZONING:            | RS-1-7                                       |
| PROPOSED USE:              | UNMANNED TELECOM FACILITY                    |
| TYPE OF CONSTRUCTION:      | TYPE V-B                                     |
| OCCUPANCY GROUP:           | U-2  |
| LEASE AREA (SF):           | 263 SF                                       |
| PROPERTY LOT SIZE (SF/AC): | 10,551/ .24                                  |

LEGAL DESCRIPTION:  
LOT #613 OF PRINCESS DEL SOL UNIT NO. 8 IN THE CITY OF  
SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.  
ACCORDING TO THE MAP THEREOF NUMBER 6376 FILLED IN THE  
OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MAY 28TH,  
1969.

## PROJECT TEAM

|                                |   |
|--------------------------------|---|
| <b><u>PROJECT MANAGER:</u></b> | <b><u>ENGINEER:</u></b>   |
| CROWN CASTLE                   | INFINIQY ENGINEERING LLP  |
| 200 SPECTRUM, SUITE 1700       | 26455 RANCHO PKWY SOUTH   |
| IRVINE, CA 92618               | LAKE FOREST, CA 92630   |
| CONTACT: MOE BADWAN            |   |
| PHONE: (949) 344-7844          |   |
|                                | <b>PROJECT MANAGER</b>  |
|                                | CONTACT: JAVIER GONZALES  |
|                                | PHONE: (714) 486-8867   |
|                                | EMAIL: <a href="mailto:jgonzales@infiniqy.com">jgonzales@infiniqy.com</a> |

## VICINITY MAP



NO SCALE

## DRIVING DIRECTIONS

DIRECTIONS FROM CROWN CASTLE OFFICE

1. GET ON I-405 N FROM IRVINE CENTER DR
2. FOLLOW I-5 S AND I-805 S TO PICADOR BLVD IN SAN DIEGO
3. TAKE EXIT 2A FROM CA-905 W
4. CONTINUE ON PICADOR BLVD
5. TAKE DEL SOL BLVD TO KENALAN DR
6. SITE IS ON THE LEFT

## CODE COMPLIANCE

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA TITLE 24  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA MECHANICAL CODE  
TIA/EIA-222-H OR LATEST EDITION

## DRAWING

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

## PROJECT DESCRIPTION

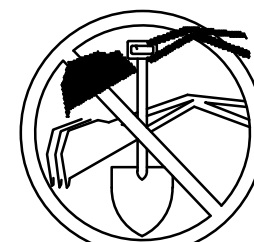
- REMOVE (2) (E) 15'-0" MONOPOLE, ANTENNAS, TMAS & RRUS
- INSTALL (2) (N) 21'-0" HIGH MOLEULMS
- REMOVE (E) UNUSED EQUIPMENT CABINET AND INSTALL NEW 6160 AND 8160 CABINETS INSIDE (E) LEASE AREA W/ PSU 4813, BASEBANDS, AND IXXe ROUTER
- INSTALL (3) NEW T-MOBILE AIR32 B66A PANEL ANTENNAS (1 PER SECTOR) ON NEW TOWER
- INSTALL (3) NEW T-MOBILE AIR6449 MIMO PANEL ANTENNAS (1 PER SECTOR) ON NEW TOWER
- INSTALL (3) NEW T-MOBILE RFS APBXAARR18 PANEL ANTENNAS (1 PER SECTOR) ON NEW TOWER
- INSTALL (3) NEW RADIO 4449 B12/B85 AT ANTENNAS (1 PER SECTOR)
- INSTALL (3) NEW RADIO 4415 B25 AT ANTENNAS (1 PER SECTOR)
- INSTALL (4) NEW 6x12 HCS CABLES TO NEW ANTENNAS FROM (E) EQUIPMENT
- REMOVE EXISTING PANEL AND REPLACE WITH NEW 200AMP PPC
- INSTALL 150A BREAKER INSIDE NEW PPC PANEL FOR NEW 6160 CABINET
- INSTALL CONDUIT RUN WITH 2" CONDUIT FROM PPC PANEL TO NEW 6160 EQUIPMENT CABINET
- PULL NEW CONDUCTORS FROM (N) PPC PANEL TO EQUIPMENT CABINET
- REMOVE ALL OLD CONDUITS AND CONDUCTORS FROM OLD ELECTRICAL PANEL
- TEST ALL ELECTRICAL AT CABINET AND CONFIRM CORRECT VOLTAGE

## DRAWING INDEX

[illegible]

## DO NOT SCALE DRAWINGS

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



**UNDERGROUND  
SERVICE ALERT OF  
SOUTHERN CALIFORNIA  
800-227-2600**

48 HOURS BEFORE YOU DIE

|     |          |                      |     |
|-----|----------|----------------------|-----|
| 5   | 07/06/21 | REVISED 90% ZD       | HT  |
| 4   | 03/22/21 | REVISED PER NEW RFDS | CAN |
| 3   | 02/18/21 | REVISED 90% ZD       | CAN |
| 2   | 12/22/20 | REVISED 90% ZD       | MH  |
| 1   | 11/13/20 | REVISED 90% ZD       | MH  |
| 0   | 11/06/20 | 90% ZD FOR REVIEW    | MH  |
| REV | DATE     | DESCRIPTION          | BY  |

ENGINEER STAMP

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.

823794  
DUFFER  
1551 KENALAN DR  
SAN DIEGO, CA 92154  
DNS

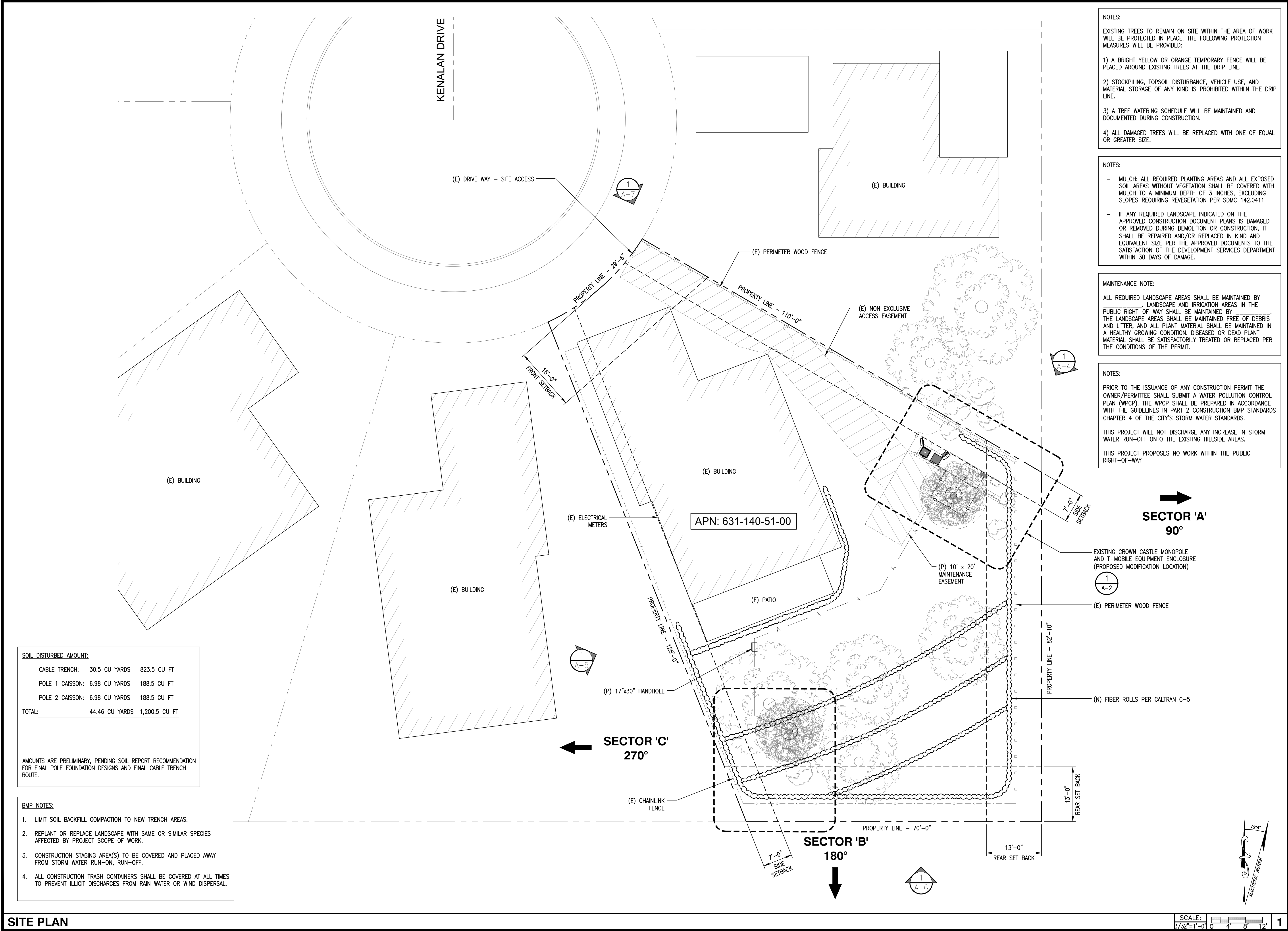
SHEET TITLE

# TITLE SHEET

SHEET NUMBER

**T-1**





NOTES:

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.

NOTES:

MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

MAINTENANCE NOTE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY 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.

NOTES:

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.

THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY

|                        |                |               |  |
|------------------------|----------------|---------------|--|
| SOIL DISTURBED AMOUNT: |                |               |  |
| CABLE TRENCH:          | 30.5 CU YARDS  | 823.5 CU FT   |  |
| POLE 1 CAISSON:        | 6.98 CU YARDS  | 188.5 CU FT   |  |
| POLE 2 CAISSON:        | 6.98 CU YARDS  | 188.5 CU FT   |  |
| TOTAL:                 | 44.46 CU YARDS | 1,200.5 CU FT |  |

AMOUNTS ARE PRELIMINARY, PENDING SOIL REPORT RECOMMENDATION FOR FINAL POLE FOUNDATION DESIGNS AND FINAL CABLE TRENCH ROUTE.

- BMP NOTES:
- LIMIT SOIL BACKFILL COMPACTION TO NEW TRENCH AREAS.
  - REPLANT OR REPLACE LANDSCAPE WITH SAME OR SIMILAR SPECIES AFFECTED BY PROJECT SCOPE OF WORK.
  - CONSTRUCTION STAGING AREA(S) TO BE COVERED AND PLACED AWAY FROM STORM WATER RUN-ON, RUN-OFF.
  - ALL CONSTRUCTION TRASH CONTAINERS SHALL BE COVERED AT ALL TIMES TO PREVENT ILLICIT DISCHARGES FROM RAIN WATER OR WIND DISPERSAL.



200 SPECTRUM, SUITE 1700  
IRVINE, CALIFORNIA 92618

PLANS PREPARED BY:



26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5039-Z0003-C

| REV | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 5   | 07/06/21 | REVISED 90% ZD       | HT  |
| 4   | 03/22/21 | REVISED PER NEW RFDS | CAM |
| 3   | 02/18/21 | REVISED 90% ZD       | CAM |
| 2   | 12/22/20 | REVISED 90% ZD       | MH  |
| 1   | 11/13/20 | REVISED 90% ZD       | MH  |
| 0   | 11/06/20 | 90% ZD FOR REVIEW    | MH  |

ENGINEER STAMP

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.

823794  
DUFFER  
1551 KENALAN DR  
SAN DIEGO, CA 92154  
DNS

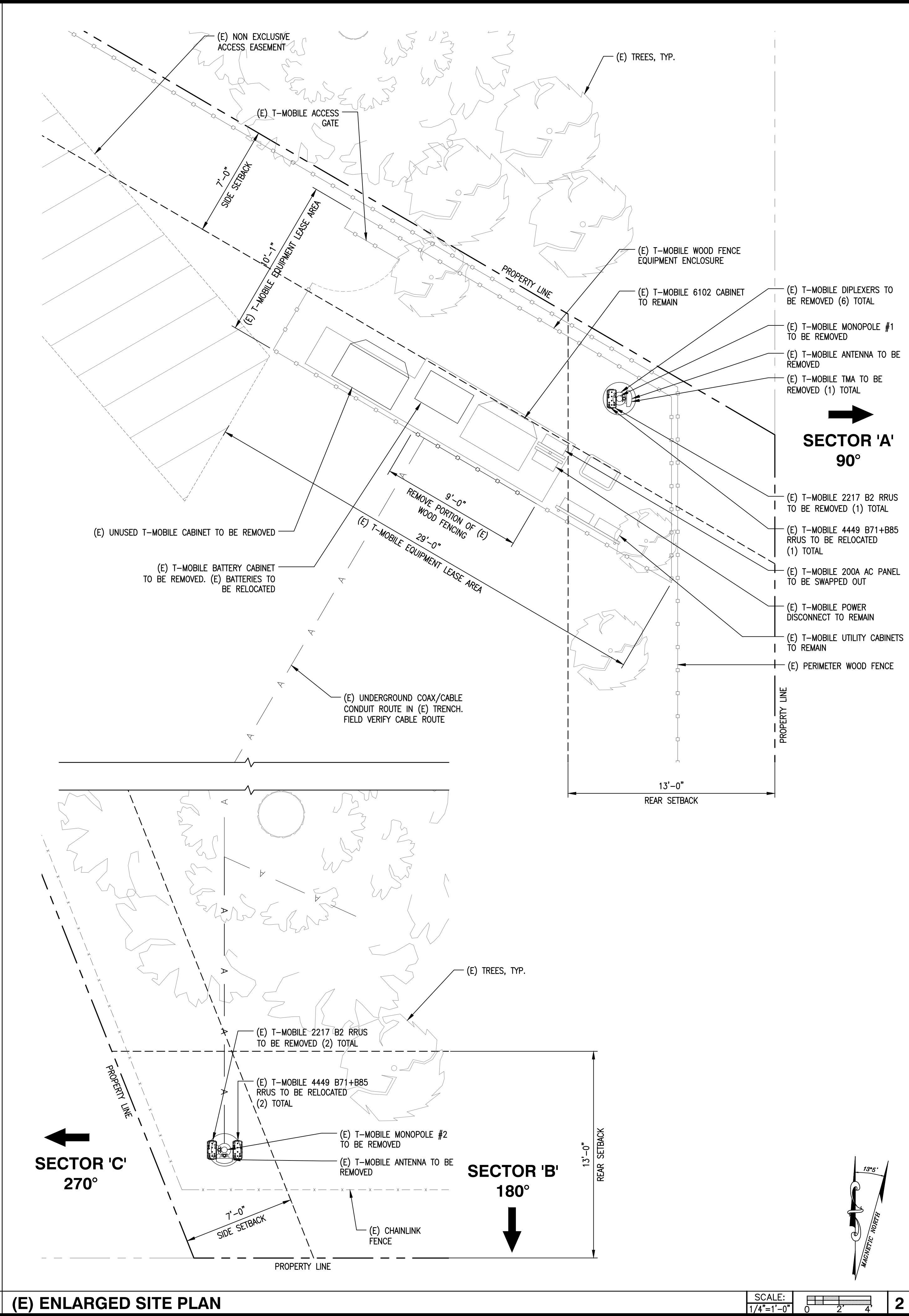
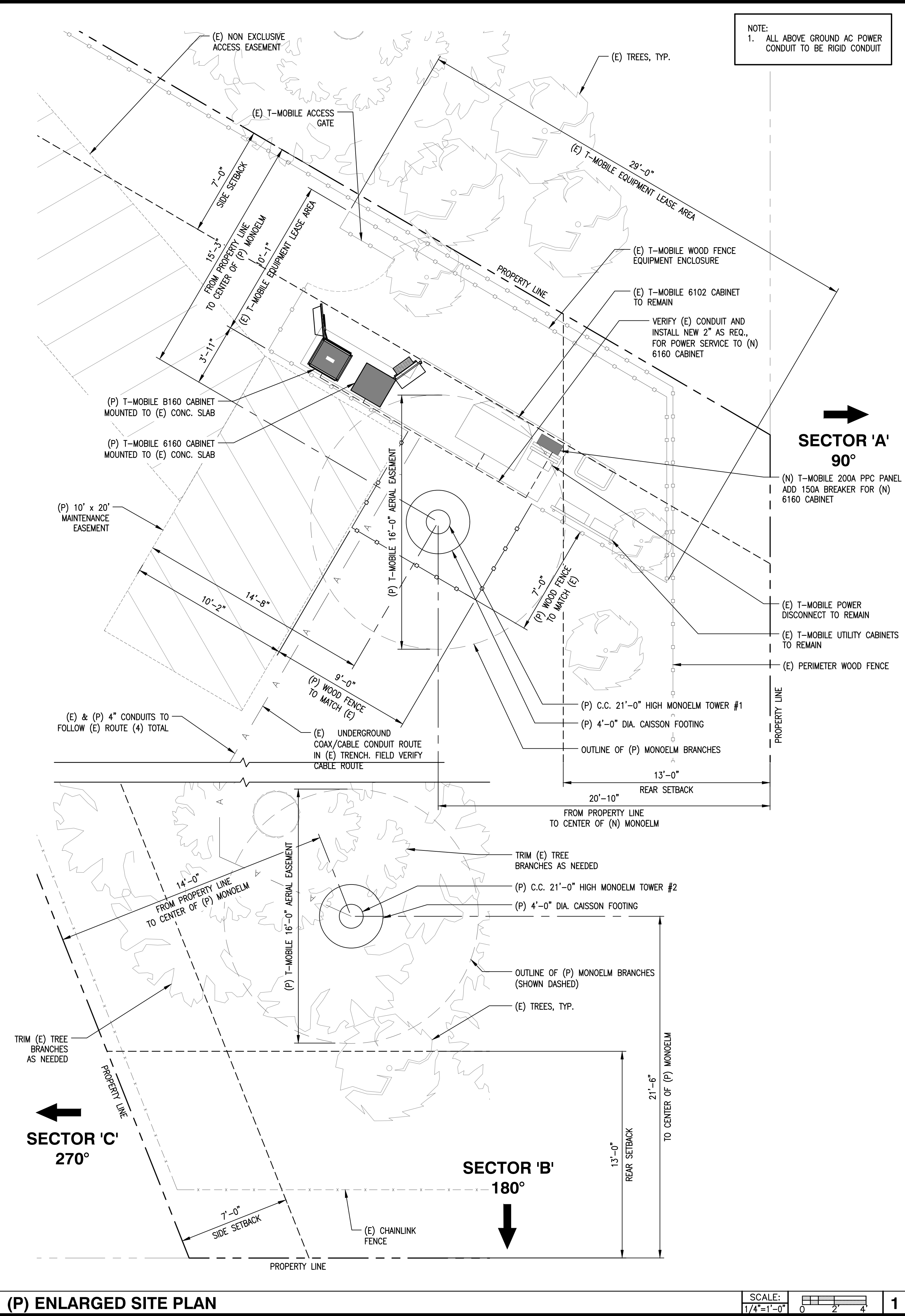
SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1





**CROWN CASTLE**

200 SPECTRUM, SUITE 1700  
IRVINE, CALIFORNIA 92618

PLANS PREPARED BY:

**INFINIGY8  
ENGINEERING, LLP**

26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5039-Z0003-C

| REV | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 5   | 07/06/21 | REVISED 90% ZD       | HT  |
| 4   | 03/22/21 | REVISED PER NEW RFDS | CAM |
| 3   | 02/18/21 | REVISED 90% ZD       | CAM |
| 2   | 12/22/20 | REVISED 90% ZD       | MH  |
| 1   | 11/13/20 | REVISED 90% ZD       | MH  |
| 0   | 11/06/20 | 90% ZD FOR REVIEW    | MH  |

ENGINEER STAMP

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.

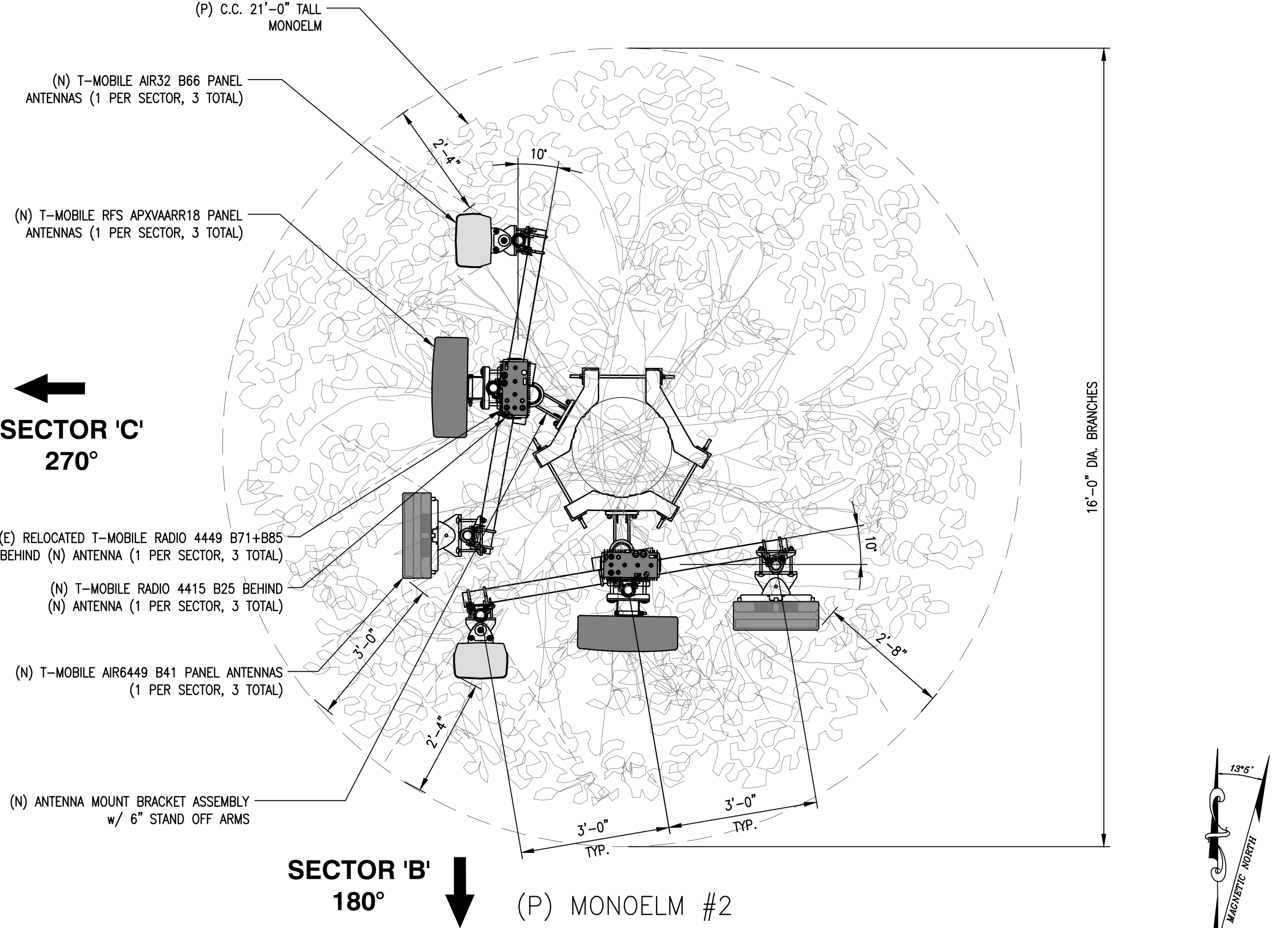
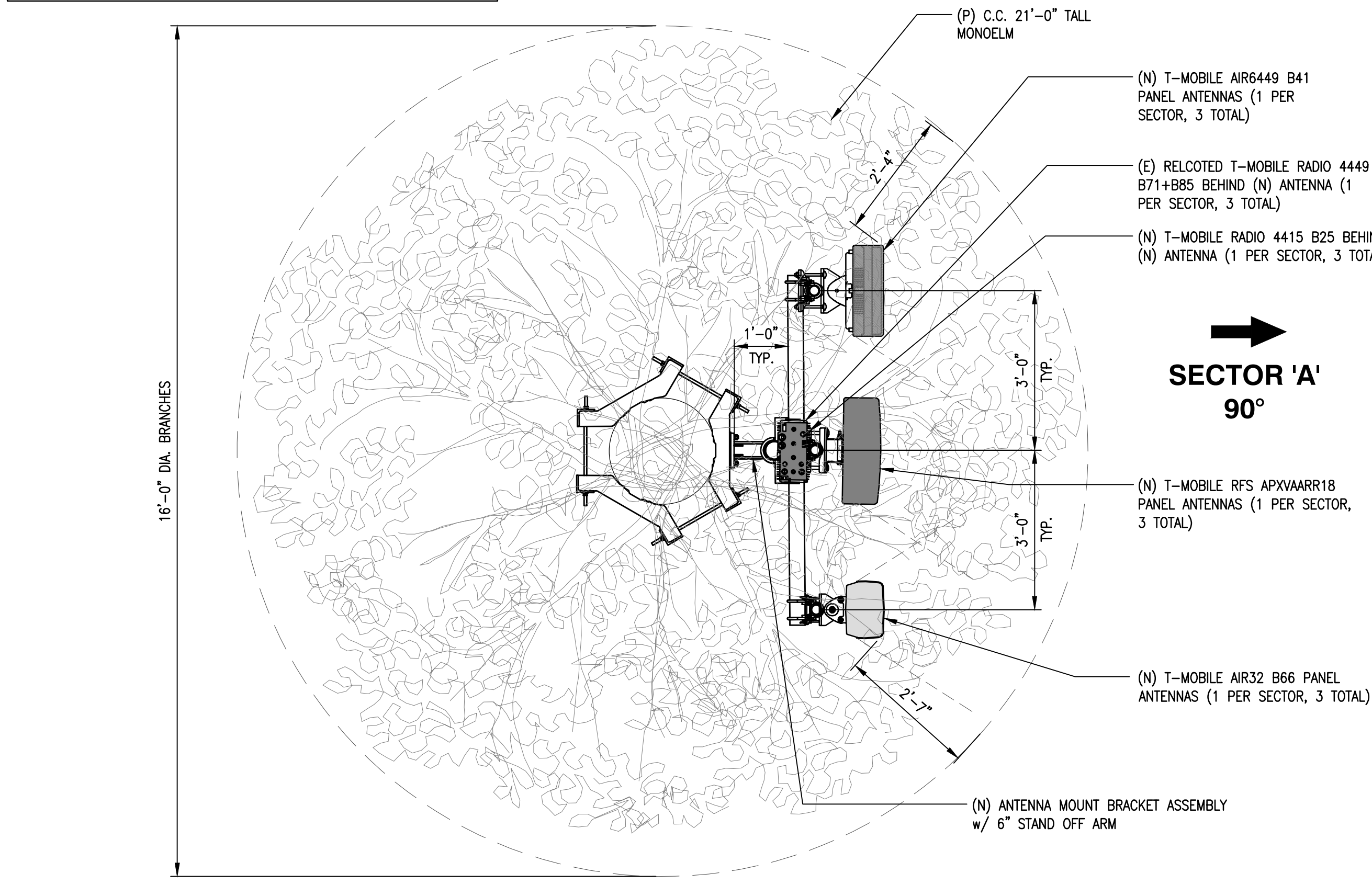
823794  
DUFFER  
1551 KENALAN DR  
SAN DIEGO, CA 92154  
DNS

SHEET TITLE  
(E) AND (P)  
ENLARGED SITE PLAN

SHEET NUMBER  
**A-2**



NOTE:  
1. MONOELM BRANCHES MUST EXTEND A MINIMUM OF 24" BEYOND THE FACE OF ANTENNA.  
2. BRANCH COUNT MUST BE 4 BRANCHES PER FOOT.  
3. PAINT ALL ANTENNAS AND RRUS TO MATCH AND COVER ANTENNAS IN SOCKS TO MATCH TREE.



**NOTICE**

**GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS**

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

**NOTICE**

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

**CAUTION**

Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

**WARNING**

Beyond this point: Radio frequency fields at this site exceed the FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.

| (P) ANTENNA SCHEDULE |    |                     |                |        |               |                    |                             |  |                                   |   |              |
|----------------------|----|---------------------|----------------|--------|---------------|--------------------|-----------------------------|--|-----------------------------------|---|--------------|
| SECTOR               |    | ANTENNA             |                |        |               | ANTENNA<br>AZIMUTH | RAD<br>CENTER OF<br>ANTENNA | TMA / RRU                                    | CABLE TYPE                        |   | CABLE LENGTH |
|                      |    | ANT. TECH.          | MODEL          | SIZE   | WEIGHT<br>LBS |                    |                             |  |                                   |   |              |
| SECTOR "A"           | A1 | L2500<br>N2500      | AIR6449 B41    | 33.1"  | 180           | 90°                | 18'-0"                      | —  | (12) FIBER JUMPER<br>(8) SUREFLEX | (1) 3x6 HCS 20m<br>(4) 6x12 HCS 50m   | 130'         |
|                      | A2 | L19/U19<br>L6/L7/N6 | RFS APXVAARR18 | 72"    | 59.5          | 90°                | 18'-0"                      | (1) RADIO 4449 B12-B85<br>(1) RADIO 4415 B25 |                                   |   |              |
|                      | A3 | L21/L19<br>G19      | AIR32 B66/B2A  | 59.60" | 131           | 90°                | 18'-0"                      | —  |                                   |   |              |
| SECTOR "B"           | B1 | L2500<br>N2500      | AIR6449 B41    | 33.1"  | 180           | 180°               | 18-0"                       | —  | (12) FIBER JUMPER<br>(8) SUREFLEX | (1) 9x18 HCS 50m, (E) (1) 3x6 HCS 20m<br>(N) (2) 6x12 HCS 20m, (N) (4) 6x12 HCS 50m     |              |
|                      | B2 | L19/U19<br>L6/L7/N6 | RFS APXVAARR18 | 72"    | 59.5          | 180°               | 18'-0"                      | (1) RADIO 4449 B12-B85<br>(1) RADIO 4415 B25 |                                   |   |              |
|                      | B3 | L21/L19<br>G19      | AIR32 B66/B2A  | 59.60" | 131           | 180°               | 18'-0"                      | —  |                                   |   |              |
| SECTOR "C"           | C1 | L2500<br>N2500      | AIR6449 B41    | 33.1"  | 180           | 270°               | 18'-0"                      | —  | (12) FIBER JUMPER<br>(8) SUREFLEX | (E) (1) 9x18 HCS 50m, (E) (1) 3x6 HCS 20m<br>(N) (2) 6x12 HCS 20m, (N) (4) 6x12 HCS 50m |              |
|                      | C2 | L19/U19<br>L6/L7/N6 | RFS APXVAARR18 | 72"    | 59.5          | 270°               | 18'-0"                      | (1) RADIO 4449 B12-B85<br>(1) RADIO 4415 B25 |                                   |   |              |
|                      | C3 | L21/L19<br>G19      | AIR32 B66/B2A  | 59.60" | 131           | 270°               | 18'-0"                      | —  |                                   |   |              |

**CROWN CASTLE**

200 SPECTRUM, SUITE 1700  
IRVINE, CALIFORNIA 92618

PLANS PREPARED BY:

**INFINIGY8**  
ENGINEERING, LLP

26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5039-Z0003-C

| REV | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 5   | 07/06/21 | REVISED 90% ZD       | HT  |
| 4   | 03/22/21 | REVISED PER NEW RFDS | CAM |
| 3   | 02/18/21 | REVISED 90% ZD       | CAM |
| 2   | 12/22/20 | REVISED 90% ZD       | MH  |
| 1   | 11/13/20 | REVISED 90% ZD       | MH  |
| 0   | 11/06/20 | 90% ZD FOR REVIEW    | MH  |

ENGINEER STAMP

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.

823794  
DUFFER  
1551 KENALAN DR  
SAN DIEGO, CA 92154  
DNS

SHEET TITLE

NEW ANTENNA LAYOUT,  
ANTENNA SCHEDULE

SHEET NUMBER

**A-3**





200 SPECTRUM, SUITE 1700  
IRVINE, CALIFORNIA 92618

PLANS PREPARED BY:

**INFINIGY8**  
ENGINEERING, LLP

26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5039-Z0003-C

| REV | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 5   | 07/06/21 | REVISED 90% ZD       | HT  |
| 4   | 03/22/21 | REVISED PER NEW RDFS | CAM |
| 3   | 02/18/21 | REVISED 90% ZD       | CAM |
| 2   | 12/22/20 | REVISED 90% ZD       | MH  |
| 1   | 11/13/20 | REVISED 90% ZD       | MH  |
| 0   | 11/06/20 | 90% ZD FOR REVIEW    | MH  |

ENGINEER STAMP

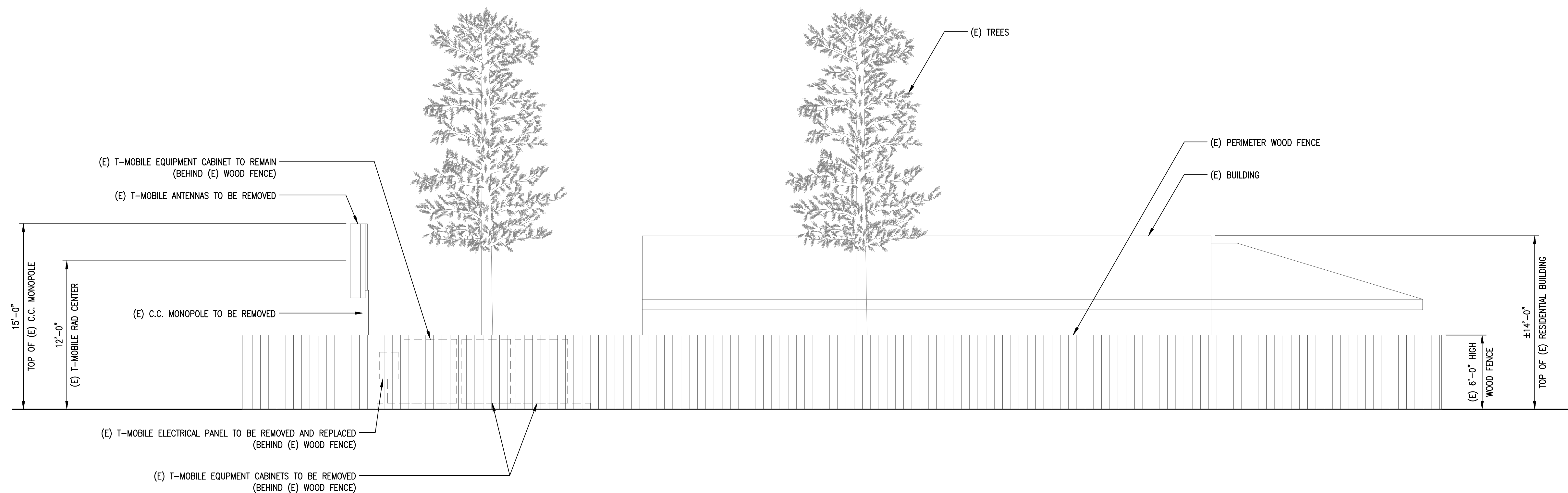
IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

823794  
DUFFER  
1551 KENALAN DR  
SAN DIEGO, CA 92154  
DNS

SHEET TITLE  
ELEVATIONS

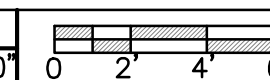
SHEET NUMBER

**A-4**

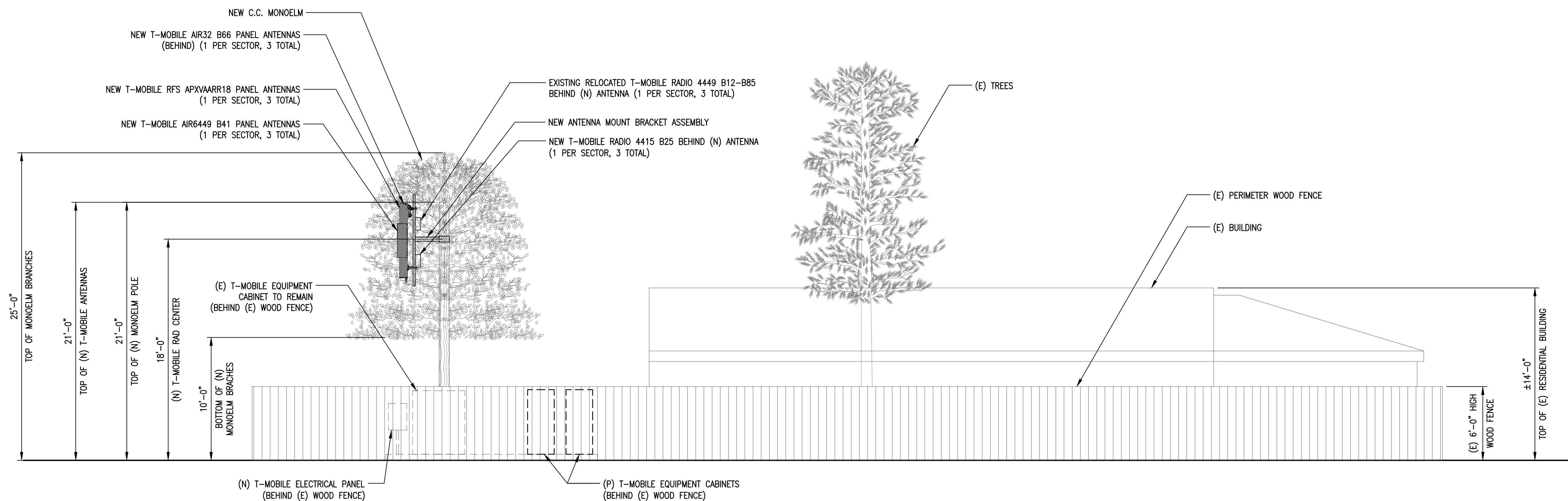


EXISTING NORTHEAST ELEVATION

SCALE:  
5/16"=1'-0"

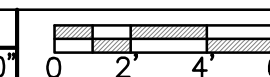


1



PROPOSED NORTHEAST ELEVATION

SCALE:  
5/16"=1'-0"



2





200 SPECTRUM, SUITE 1700  
IRVINE, CALIFORNIA 92618

PLANS PREPARED BY:

**INFINIGY8**  
**ENGINEERING, LLP**

26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5039-Z0003-C

| REV | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 5   | 07/06/21 | REVISED 90% ZD       | HT  |
| 4   | 03/22/21 | REVISED PER NEW RFDS | CAM |
| 3   | 02/18/21 | REVISED 90% ZD       | CAM |
| 2   | 12/22/20 | REVISED 90% ZD       | MH  |
| 1   | 11/13/20 | REVISED 90% ZD       | MH  |
| 0   | 11/06/20 | 90% ZD FOR REVIEW    | MH  |

ENGINEER STAMP

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.

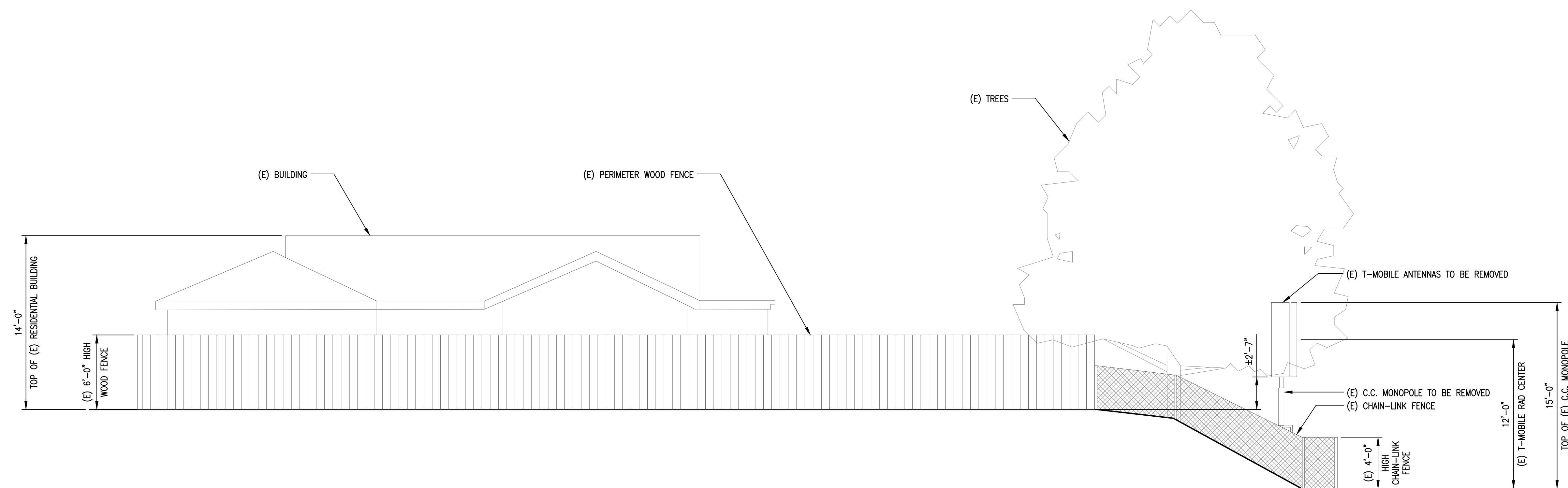
823794  
DUFFER  
1551 KENALAN DR  
SAN DIEGO, CA 92154  
DNS

SHEET TITLE

ELEVATIONS

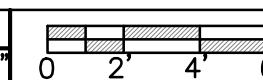
SHEET NUMBER

**A-5**

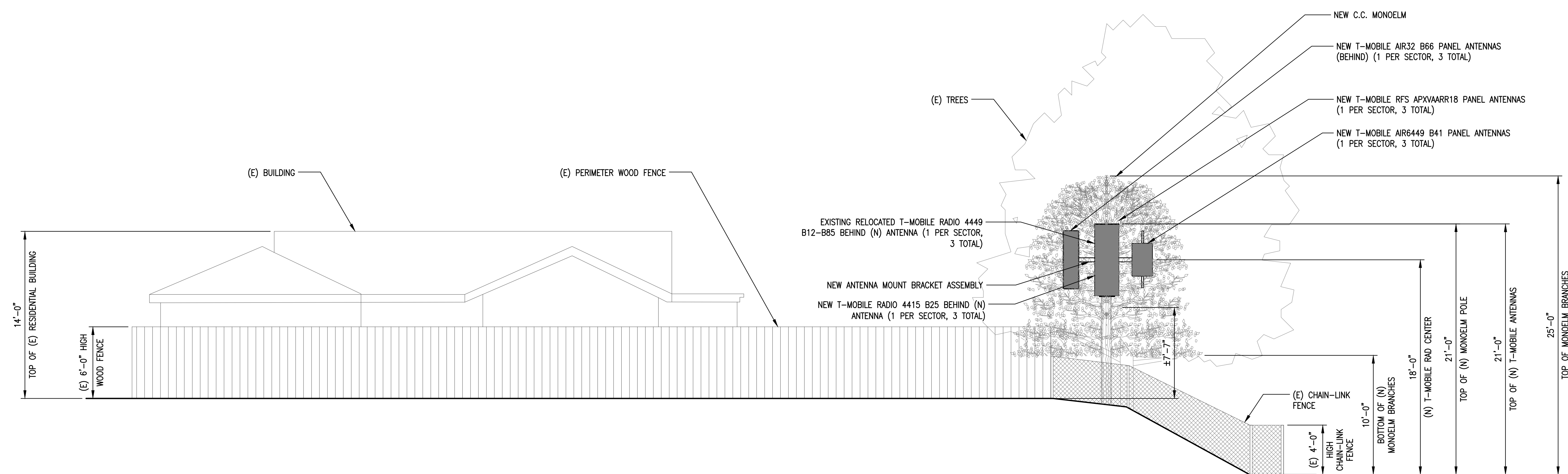


EXISTING SOUTHWEST ELEVATION

SCALE:  
5/16"=1'-0"

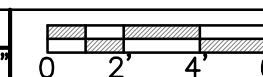


1



PROPOSED SOUTHWEST ELEVATION

SCALE:  
5/16"=1'-0"



2



200 SPECTRUM, SUITE 1700  
IRVINE, CALIFORNIA 92618

PLANS PREPARED BY:

**INFINIGY8**  
**ENGINEERING, LLP**

26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5039-Z0003-C

| REV | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 5   | 07/06/21 | REVISED 90% ZD       | HT  |
| 4   | 03/22/21 | REVISED PER NEW RFDS | CAM |
| 3   | 02/18/21 | REVISED 90% ZD       | CAM |
| 2   | 12/22/20 | REVISED 90% ZD       | MH  |
| 1   | 11/13/20 | REVISED 90% ZD       | MH  |
| 0   | 11/06/20 | 90% ZD FOR REVIEW    | MH  |

ENGINEER STAMP

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.

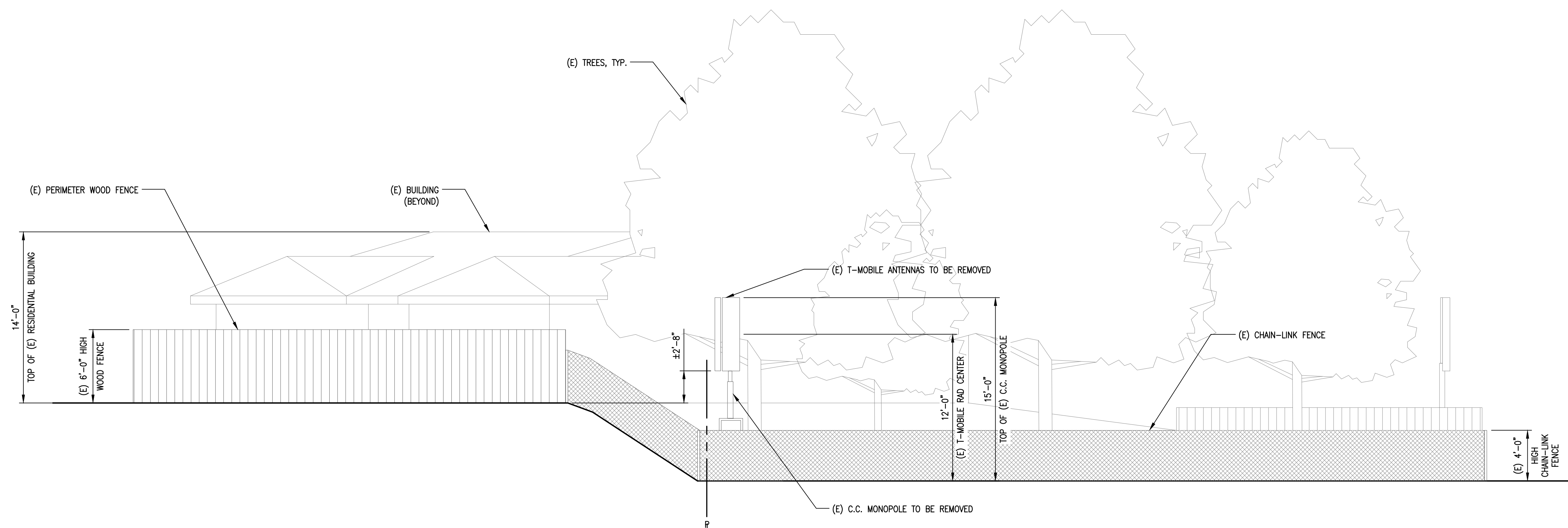
823794  
DUFFER  
1551 KENALAN DR  
SAN DIEGO, CA 92154  
DNS

SHEET TITLE

ELEVATIONS

SHEET NUMBER

**A-6**

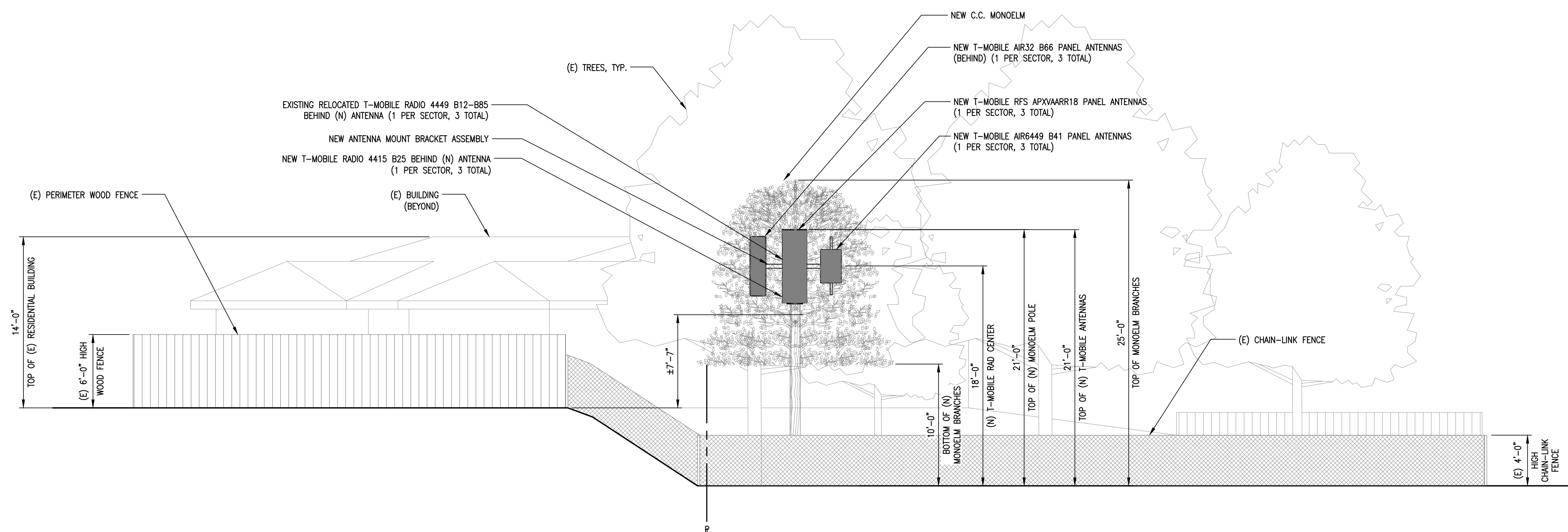


EXISTING SOUTH ELEVATION

SCALE:  
5/16"=1'-0"

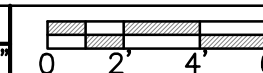


1



PROPOSED SOUTH ELEVATION

SCALE:  
5/16"=1'-0"



2





200 SPECTRUM, SUITE 1700  
IRVINE, CALIFORNIA 92618

PLANS PREPARED BY:

**INFINIGY8**  
**ENGINEERING, LLP**

26455 RANCHO PARKWAY SOUTH  
LAKE FOREST, CALIFORNIA 92630

JOB NUMBER 5039-Z0003-C

| REV | DATE     | DESCRIPTION          | BY  |
|-----|----------|----------------------|-----|
| 5   | 07/06/21 | REVISED 90% ZD       | HT  |
| 4   | 03/22/21 | REVISED PER NEW RFDS | CAM |
| 3   | 02/18/21 | REVISED 90% ZD       | CAM |
| 2   | 12/22/20 | REVISED 90% ZD       | MH  |
| 1   | 11/13/20 | REVISED 90% ZD       | MH  |
| 0   | 11/06/20 | 90% ZD FOR REVIEW    | MH  |

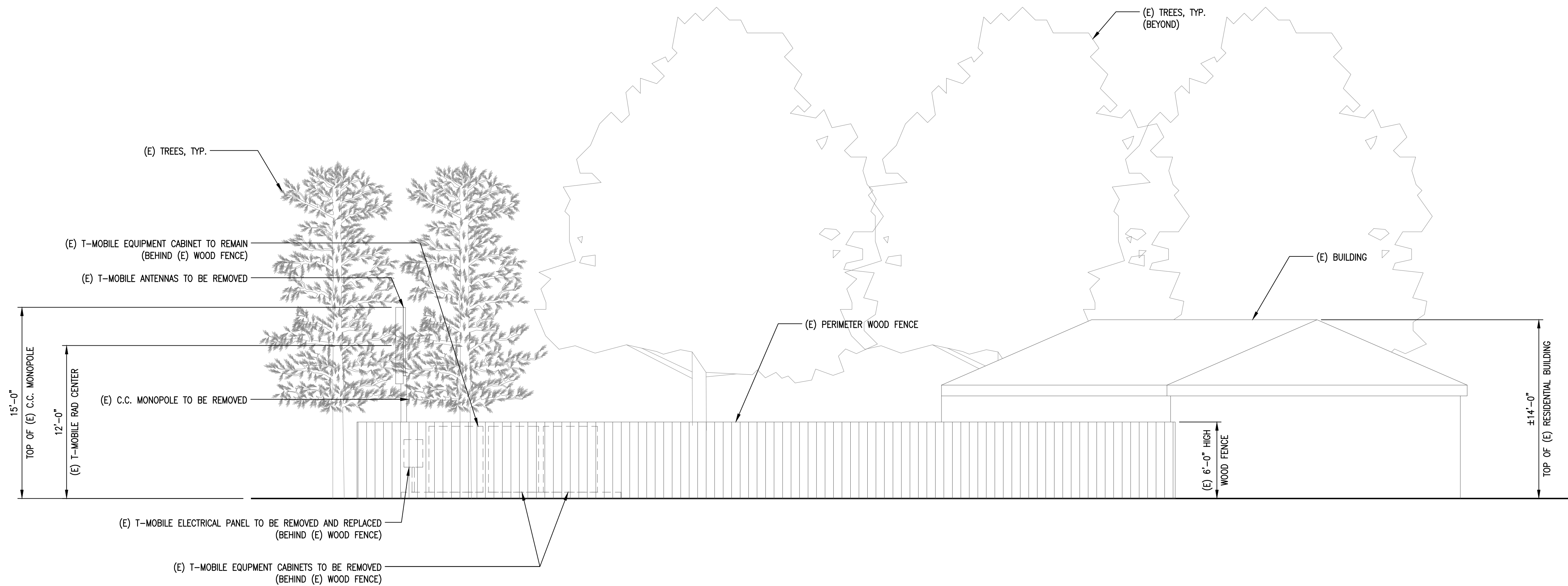
ENGINEER STAMP

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.

823794  
DUFFER  
1551 KENALAN DR  
SAN DIEGO, CA 92154  
DNS

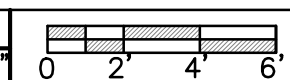
SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
**A-4**

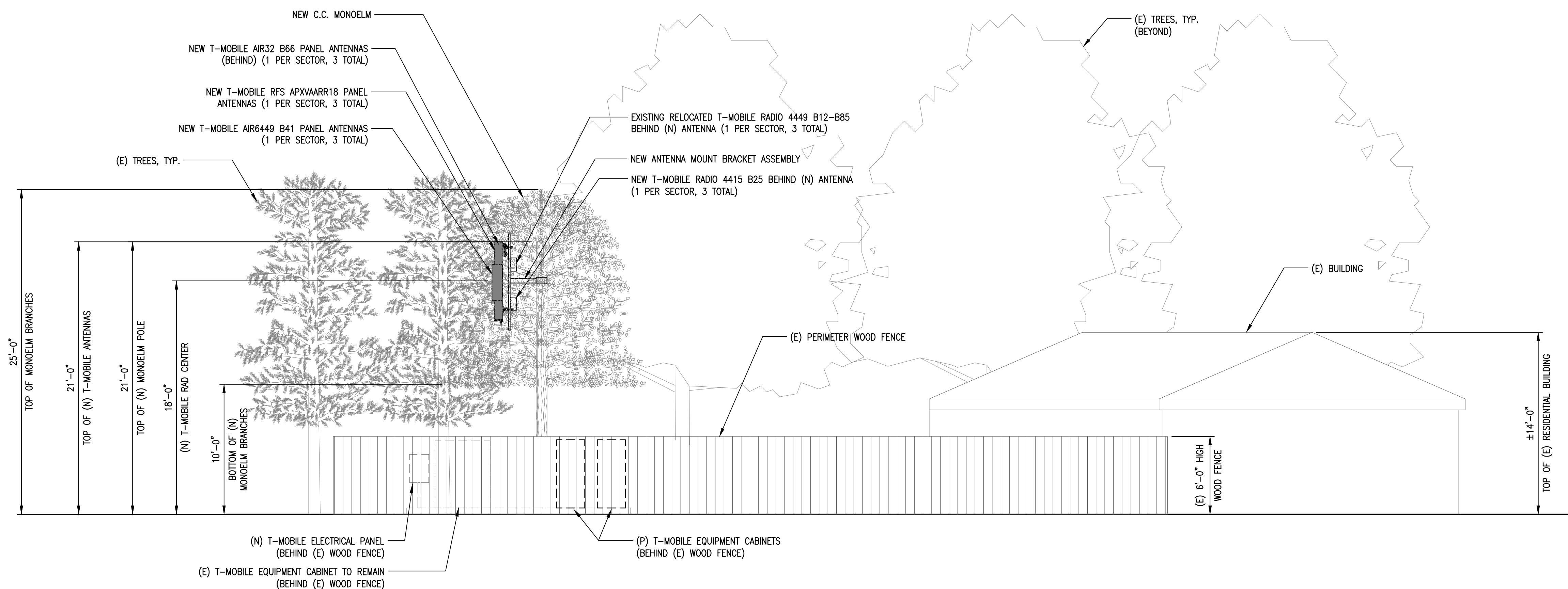


EXISTING NORTHWEST ELEVATION

SCALE:  
5/16"=1'-0"



1



PROPOSED NORTHWEST ELEVATION

SCALE:  
5/16"=1'-0"



2