



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 1, 2022 REPORT NO. **PC-22-065**

HEARING DATE: December 15, 2022

SUBJECT: T-Mobile Monogahela, Project No. 674122
Process Four Decision

PROJECT NUMBER: [674122](#)

OWNER/APPLICANT: William G & IDA, A Jeffery Family Trust/T-Mobile

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 4985 Monogahela Street in the Clairemont Mesa Community Planning Area?

Staff Recommendation(s):

1. APPROVE Conditional Use Permit (CUP) No. 2605993;
2. APPROVE Planned Development Permit (PDP) No. 2605992; and
3. APPROVE Site Development Plan (SDP) No. 2605991.

Community Planning Group Recommendation: On November 9, 2021, the Clairemont Mesa Community Planning Group voted to recommend approval of the project 7-0-0 with no conditions. (Attachment 9).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 19, 2022 and the opportunity to appeal that determination ended November 2, 2022 (Attachment 6).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project is an existing WCF located at 4985 Monogahela in the RS-1-7 Zone of the Clairemont Mesa Community Plan Area (Attachment 1-3). The project site is located at the terminus of Monogahela Street. The project is proposing to replace two 14-foot tall monopoles with a 26-foot-tall faux mono-elm tree supporting four (4) antennas and to maintain the equipment enclosure on the ground adjacent to the tree. The WCF was originally approved by the Planning Commission on March 30, 1996. The permit was approved to continue operation of this WCF at this location, necessary to maintain the existing level of service to the area.

The existing WCF, PTS 102315, was approved by Planning Commission on May 21, 2009 with a ten-year expiration date. A ten-year expiration date was added as permit condition to allow the City to evaluate this facility for future technology improvements and design modifications in accordance with the regulations at the time of the submittal. During the last Code Update, monopoles were identified as a design that should be phased out in place of other design options due to concealment concerns. As a result, T-Mobile is proposing to replace the existing monopoles with a mono-elm faux tree to conceal the antennas.

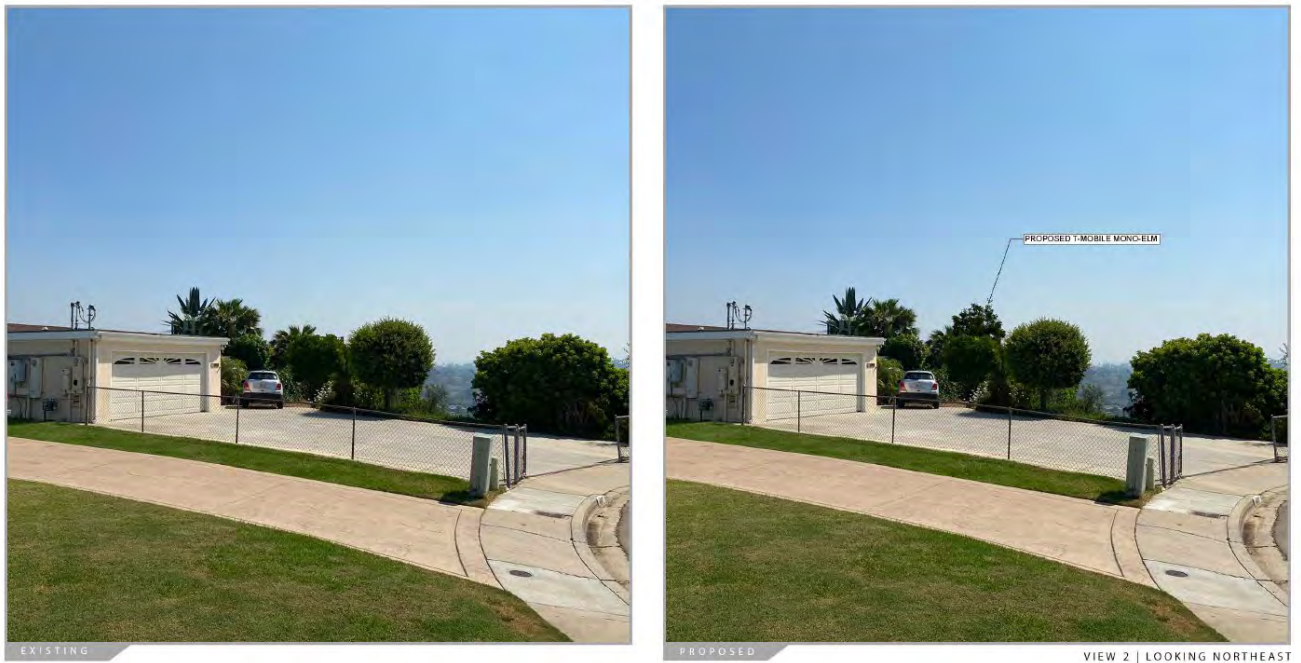


Figure 1 Existing and proposed views

DISCUSSION

Project Description:

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing two 14-foot tall monopoles with a 26-foot tall faux mono-elm tree and the existing equipment cabinets to remain unchanged.



This application is to extend the use of this WCF with modifications to the appearance of the antennas by removing the two monopoles and replacing it with a faux mono-elm tree with branches to better conceal the antennas with surrounding, consistent with the [WCF Design Guidelines](#).

Replacing the monopoles with a faux mono-elm tree allows the branches to properly conceal the antennas and mounting apparatus from view, which will result in a much more aesthetically pleasing product to the surrounding area. Additional camouflaging technique will be applied, including the installation of branches that will extend a minimum of 24-inches in front of each antenna vertically and will employ cable management to reduce excessive cabling looping. Lastly, the entire tree, including but not limited to the mounting brackets, mounting pipes, antennas, and exposed connectors will be painted to match.

The equipment will continue to operate at its current location without any changes. The equipment will remain outdoors and would therefore not require any air conditioning units. Outdoor ground mounted equipment can be air cooled which reduce the need for AC units. The tree and equipment cabinets are located inside a chain link fence and surrounded by existing natural landscaping and trees that were added during last permit approval. The current site is developed with a single-family residence (figure 1). The site is surrounded to the north, east and west by Open Space Zone OP-1-1 and low-density residential Zone in the south. The WCF is located at the rear of the property which slopes on a hillside and oversees California State Route 52.

WCFs are allowed in the residential zone with the approval of a CUP, pursuant to SDMC Section [141.0420\(c\)\(2\)\(B\)](#), which is a process four decision. The deviation proposed to the development standards (setback) is allowed through approval of a PDP, pursuant to SDMC Section [126.0602\(b\)](#), a process four decision.

The faux mono-elm tree and the equipment will be located within the rear yard of the residence surrounded by existing mature landscape. The placement of the WCF at the closest edge of the lot is the best location as it offsets any visual impact if placed near the front of the lot near the street. Additionally, the rear yard provides proximity to natural vegetation that blends the facility with the rest of the landscape to make the site less visible.

This is a colocation site that houses one other WCF facility Crown Castle - AT&T is located adjacent to this facility at the rear of the lot on another faux tree. This location is ideal for presence of the WCFs due to the topography and adjacency to an undeveloped area, open space to the north and west where visibility is minimal and natural vegetation provides screening. However, there are Environmental sensitive lands and a slope to the southeast of the residence, which is undeveloped.

Since this site is also located adjacent the sensitive vegetation it requires processing of an SDP, a process three decision pursuant to SDMC Section [126.0501\(1\)\(A\)](#). An SDP process is to establish a review process for proposed development that, because of its site, location, size, or some other characteristic, may have significant impacts on resources or on the surrounding area, even if developed in conformance with all regulations. The intent of these procedures is to apply site-specific conditions as necessary to assure that the development does not adversely affect the applicable land use plan and to help ensure that all regulations are met.

The majority of the site is improved with a single-family residence, sheds, landscape, and hardscape and approximately one third of the southeastern portion of the property remains undeveloped, containing slope and natural vegetation. The existing poles and equipment are on the site within a fenced enclosure at the rear portion of the property and no new work is proposed outside the enclosure, therefore there will be no disturbance to the environmentally sensitive land.

Community Plan Analysis:

The Clairemont Mesa Community Plan does not address WCFs as a specific land use. However, the General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The existing site is designed to conceal the antennas within the 26-foot tall faux mono-elm tree to blend the WCF with the surrounding landscape in order to minimize visual impact. With recent Code updates in the last few years, the City is discouraging the use of monopoles for a number of reasons, mainly with concerns over integration. Taking into the City's WCF considerations, T-Mobile is proposing to replace the two-monopoles supporting the antennas, into one mono-elm tree to conceal the antennas. This WCF design technique will improve the look of the site and blend the site with the surrounding environment. Therefore, staff has determined that the proposed WCF design is in line with the General Plan requirements for concealment of the WCFs.

The Clairemont Mesa Communities Community Planning Group voted 7-0-0 on November 8, 2021 to approval the project without conditions. (Attachment 9)

Council Policy [600-43](#) guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 4 location according to Council Policy 600-43, which categorizes WCF's according to land use in which they are located. The applicant is required to submit a site justification explaining why a Preference 4 site was selected over any lower Preference level sites. For this project, T-Mobile has indicated that the site has been in this location for more than ten years and is part of established network, which is necessary to provide service to the surrounding residential areas, Regent Road, and the California State Route 52 and Interstate Highway 5. (Attachment 12).

Alternative Sites:

The project is located on Monogahela Street in a single-family residential neighborhood. The facility has existed at this location for almost 25 years and is part of an established network necessary to provide service to the surrounding residential area, Regents Road, Interstate Highway 5 and State Route 52. There is one commercial property located within the one-mile radius, but coverage is blocked from that location due to elevations and surrounding residential development. (Attachment 12) The majority of the area within the search ring that provides service coverage is zoned residential to the south with Open Space steep-slope to the north, west and east. There are no Preference 1, 2 or 3 locations, within the search area that could achieve the level of service that the existing site provides. Therefore, any requirement to move the facility could jeopardize the coverage, performance, and concealment of the facility.

Project- Related Issues:

Setback Deviation:

T-Mobile is requesting a deviation from the applicable development regulations (building within the setback) as allowed with approval of a Planned Development Permit (PDP). This site is zoned RS-1-7 residential with a required 13-foot rear yard setback. The existing WCF was approved on May 21, 2009 by the Planning Commission and was approved with two monopoles supporting four antennas in the rear yard setback.

The SDMC [126.0602\(b\)](#) allows for a deviation for relief from strict development standards through processing of a PDP. 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. Building within the setback area is not allowed in the residential zone. These poles supporting antennas has been in this location since 1996 providing critical voice and data service to the surrounding area. The original WCF was proposed and approved to continue operation of this WCF at this location, necessary to maintain the exiting level of service to the area for the T-Mobile customers. The coverage map (Attachment 12) indicates the loss of the existing coverage footprint could result in

significant impact to those within the area.

Maintaining the equipment and tree at the current location would represent the least amount of visual impact and minimize any disturbance to the existing nearby Environmental Sensitive Lands (ESL). The relocation of the WCF from the setback will move the site closer to the street which will have more visibility to the surrounding residents. Any form of screening will require construction which in turn will impact the ESL.

Multiple Species Conservation Plan (MSCP) Subarea Plan zone:

Pursuant to Supplemental Findings--Environmentally Sensitive Lands, a Site Development Permit is required in accordance with Section 143.0110 because of potential impacts to environmentally sensitive lands. It may be approved or conditionally approved only if the decision maker makes the following supplemental findings in addition to the findings in Section [126.0505\(a\)](#). (Attachment 5).

The site is located adjacent to the Open Space Zone adjacent to Multiple Species Conservation Plan (MSCP) Subarea Plan Zone, Sensitive Vegetation in the west and north of the site. This is an existing WCF that was approved ten years ago by the Planning Commission and project conditions were added to ensure long-term compliance with the MSCP. The WCF is located on the developed portion of the lot. The poles and equipment are existing, and no new development is proposed as part of this project to further impact the MSCP. Staff has reviewed the WCF against the existing conditions and proposed changes and have added conditions regarding any mitigation to the permit to ensure long-term maintenance of the proposed landscape. The project has been reviewed by the Environmental Staff and it was determined to be exempt from California Environmental Quality Act (CEQA) under an existing facility exemption. (Attachment 7).

Staff supports the proposed use of the WCF with the deviation in the rear yard setback, which is appropriate for placement of the mono-elm faux tree and its equipment. The existing natural landscape and previously added trees blend the WCF with its surrounding. Staff has prepared findings to support their recommendation in the resolution. (Attachment 5). The proposed development, overall, will be a benefit to the community as maintaining the existing use with the proposed modification will continue to provide service to the neighborhood.

Conclusion:

The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code Sections 126.0301, 126.0501, and 126.0601 which includes the development regulations and the Wireless Communication Facilities Regulations Section 141.0420. Therefore, staff recommends Planning Commission approve Conditional Use Permit No. 2605993, Site Development Permit No. 260599, and Planned Development Permit No. 2605992.

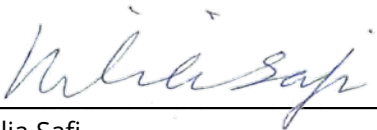
ALTERNATIVES

1. APPROVE CUP No. 2605993, SDP No. 2605991, and PDP No. 2605992, with modifications.
2. Deny CUP No. 2605993, SDP No. 2605991, and PDP No. 2605992, 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
Supervising Development Project Manager
Development Services Department



Nilia Safi
Development Project Manager
Development Services Department

Attachments:

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

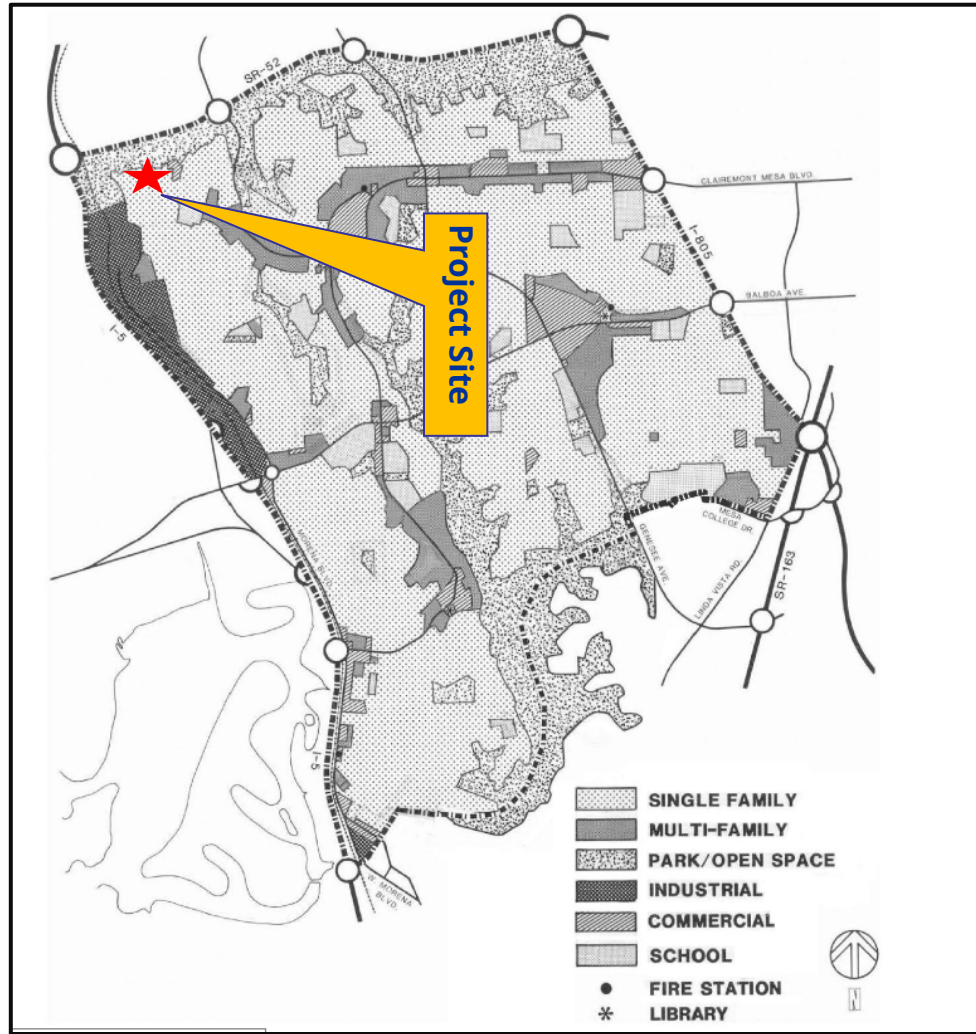
Aerial Photograph



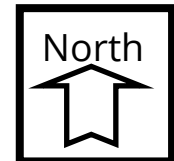
T-Mobile Monogahela Project No. 674122
4985 Monogahela Street



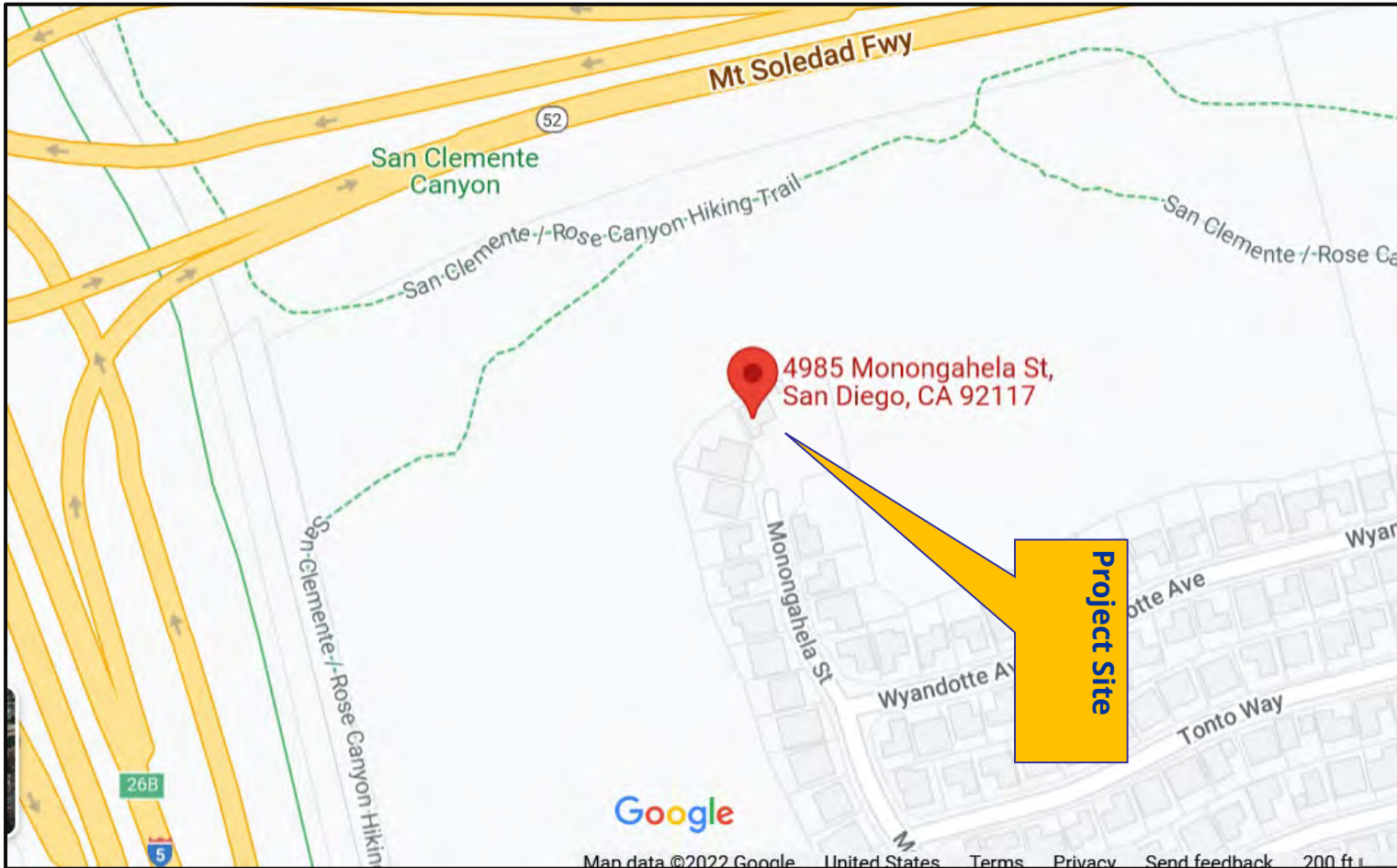
Clairemont Mesa Land Use Map



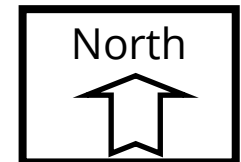
T-Mobile Monogahela PTS 674122
4985 Monogahela Street



Project Location Map



T-Mobile Monogahela Project 674122
4985 Monogahela Street



**Planning Commission
Resolution No. XXXX
Conditional Use Permit No. 2605993
Site Development Permit No. 2605991
Planned Development Permit No. 2605992
T-Mobile Monogahela - Project No. 674122**

WHEREAS, William G & IDA, A Jeffery Family Trust, Owners, and T-Mobile, Permittees, filed an application with the City of San Diego for a permit for a modification to 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 Conditional Use Permit (CUP) No. 260599, Site Development Permit (SDP) No, 2605991 and Planned Development Permit (PDP) No. 2605992); and

WHEREAS, the project site is located at 4985 Monogahela Street in the RS-1-7 zone of the Clairemont Mesa Community Plan area; and

WHEREAS, the project site is legally described as Lot 131 of Glen Oaks Heights Unit No. 2, Annex in the City of San Diego, Map No. 3641; and

WHEREAS, on October 19, 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; and

WHEREAS, on December 15, 2022, the Planning Commission of the City of San Diego considered CUP No. 2605993, SDP No. 2605991, and PDP No. 2605992 pursuant to the Land Development Code of the City of San Diego; and

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to CUP No. 2605993, SDP No. 2605991, and PDP No. 2605992.

1. Findings for a Conditional Use Permit [SDMC Section 126.0305]

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

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing two existing 14-foot tall monopoles with a 26-foot tall mono-elm faux tree and the existing equipment cabinets to remain unchanged.

The site is located in a residential single-unit RS-1-7 zone. WCFs are allowed in the residential zone with approval of a CUP, pursuant to [SDMC Section 141.0420 \(c\)\(2\)\(B\)](#), which is a process four decision.

The Clairemont Mesa Community Plan defers all WCFs to the WCF Guidelines, regulations, and the General Plan. The City of San Diego General Plan requires all wireless facilities to minimize visual impacts under [UD-A.15.a](#). It also includes the following provisions: A) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. B) Design facilities to be aesthetically pleasing and respectful of the neighborhood context. C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. Since monopoles are no longer supported as highlighted in the [City adopted WCF Design Guidelines](#), T-Mobile's design to modify the site into a mono-elm tree will represent an improvement, allowing the antennas to be better concealed from view consistent with the General Plan requirements.

Replacing the monopoles with a mono-elm faux tree allows the branches to properly conceal the antennas and mounting apparatus from view, which will result in a much more aesthetically pleasing product to the surrounding area. Additional camouflaging technique will be applied including the installation of branches that will extend a minimum of 24-inches in front of each antenna vertically and will employ cable management to reduce excessive cabling looping. Lastly, the entire tree, including but not limited to the mounting brackets, mounting pipes, antennas, and exposed connectors will be painted to match. The equipment will continue to operate at its current location without any changes. The equipment will remain outdoors and would therefore not require any air conditioning units. Outdoor ground mounted equipment can be air cooled which reduces the need for AC units. The tree and equipment cabinets are located inside a chain link fence camouflaged by existing natural landscaping.

This T-Mobile site originally was approved in 1996, followed by the latest approval of in May 21, 2009, providing critical voice and now data services to residences and

commuters along California State Route 52 and Interstate Highway 5. This low profile WCF design will not adversely affect the applicable land use and is compatible with the City of San Diego General Plan for WCFs. 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;

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing two existing 14-foot tall monopoles with a 26-foot tall mono-elm faux tree and the existing equipment cabinets to remain unchanged.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare.

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.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. AT&T has submitted an RF Report dated December 18, 2019 to staff demonstrating compliance with the required FCC regulations.

Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City’s jurisdiction and will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing two existing 14-foot tall monopoles with a 26-foot tall mono-elm faux tree and the existing equipment cabinets to remain unchanged.

The site is located in a residential single-family RS-1-7 Zone. WCFs are allowed in the residential zone with approval of a CUP, pursuant to [SDMC Section 141.0420 \(c\)\(2\)\(B\)](#), which is a process four decision. The deviation proposed to the development standards (setback) is allowed through processing and approval of a PDP, pursuant to SDMC Section [126.0602\(b\)](#). This deviation is requested to allow the ground mounted equipment to remain within the required rear yard setback. Due to the residential lot adjacency to existing Environmentally Sensitive Land (ESL) to the north, west and east and residential zone to the south, it was determined that this was the only viable location for the equipment to avoid potential impacts nearby.

Consistent with the City adopted [WCF Design Guidelines](#), and SDMC 141.0420, the WCF development is appropriately designed and integrated with the existing use of the site. To comply, T-Mobile replaces the two monopoles with one mono-elm faux tree which allows the branches to properly conceal the antennas and mounting apparatus from view which will result in a much more aesthetically pleasing product to the surrounding area.

Additional camouflaging technique will be applied including the installation of branches that will extend a minimum of 24-inches in front of each antenna vertically and will employ cable management to reduce excessive cabling looping. Lastly, the entire tree, including but not limited to the mounting brackets, mounting pipes, antennas, and exposed connectors will be painted to match. The equipment will continue to operate at its current location without any changes. Therefore, the proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code.

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

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing two existing 14-foot tall monopoles with a 26-foot tall mono-elm faux tree and the existing equipment cabinets to remain unchanged.

Council Policy 600-43 guidelines establish hierarchy from the most preferred location (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 4 location according to Council Policy 600-43, which categorizes WCFs according to land use in which they are located. The applicant is required to submit a site justification explaining why a Preference 4 site was selected over any lower Preference level sites. The project is located on Monogahela Street in a single-family residential neighborhood. The facility has existed at this location for almost 25 years and is part of an established network necessary to provide service to the surrounding residential area, Regents Road, Interstate Highway 5, and State Route 52.

There is one commercial property located within the one-mile radius, but coverage is blocked from that location due to elevations and surrounding residential development. (Attachment 12) The majority of the area within the search ring that provides service coverage is zoned residential to the south with Open Space steep-slope to the north, west, and east. There are no Preference 1, 2 and 3 locations, within the search area that could achieve the level of service that the existing site provides. Therefore, any requirement to move the facility could jeopardize the coverage, performance, and concealment of the facility.

The project will be consistent with the [WCF Design Guidelines](#) and SDMC 141.0420 once the WCF is appropriately integrated with the faux mono-elm tree to conceal the antennas. As part of this compliance, T-Mobile will be replacing the monopoles with a mono-elm faux tree which allows the branches to conceal the antennas and mounting apparatus from view which will result in a much more aesthetically

pleasing product to the surrounding area. In addition, the camouflaging technique will be applied including the installation of branches that will extend a minimum of 24-inches in front of each antenna vertically and will employ cable management to reduce excessive cabling looping. Lastly, the entire tree, including but not limited to the mounting brackets, mounting pipes, antennas, and exposed connectors will be painted to match. The equipment will continue to operate at its current location without any changes. The equipment will remain outdoors and would therefore not require any air conditioning units. Outdoor ground mounted equipment can be air cooled and reduces the need for AC units.

Therefore, staff has determined that the proposed WCF use is appropriate at the proposed location based on the justification report, coverage map, and the overall design of the WCF.

2. Findings for Planned Development Permit [SDMC Section 126.0604]

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

See Section 1.a.

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

See Section 1.b.

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.

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing two existing 14-foot tall monopoles with a 26-foot tall mono-elm faux tree and the existing equipment cabinets to remain unchanged.

The Clairemont Mesa Community Plan does not address WCFs as a specific land use. However, the General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. T-Mobile is proposing to replace the monopoles with a mono-elm faux tree. This technique is going to improve the look of the site and blend the site with the surrounding environment. Therefore, staff has determined that the proposed WCF design is in line with the General Plan requirements for concealment of the WCF.

T-Mobile is requesting a deviation from the applicable development regulations (building within the setback) as allowed with approval of a Planned Development Permit (PDP). This site is RS-1-7 residential zone with a 13-foot rear yard setback. The previous permit for this site was approved in May of 2009 by the Planning Commission.

The SDMC [126.0602\(b\)](#) allows a deviation for relief from strict development standards through processing of a PDP. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The existing equipment enclosure is located within the 13-foot rear yard setback, the antennas are proposed to relocate onto the new mono-elm faux tree, and it will not encroach onto the setback (Attachment 10). If the equipment enclosure is moved outside the setback, it will require screening to reduce visual impact and that in return will require further construction.

Complying with the required setback will result in significant construction that may impact Environmental Sensitive Land (ESL). Placement of the equipment outside of the rear-yard setback would require additional screening that will impact the visual quality of the neighborhood while the proposed design satisfy those unique design challenges. Therefore, it would be a more desirable project if approved as proposed, as it limits the disturbance of ESL. Furthermore, the existing equipment enclosure design has been supported by the CPG.

This WCF supporting antennas has been in this location since 1996 providing critical voice and data service to the surrounding area. The two monopoles are proposed to get replaced by a mono-elm faux tree in order to blend the WCF with the surrounding landscape and to minimize visual impact. If the WCF was to be placed in the front or side of the house which face the cul-de-sac and the street view, it would create a visual impact to the neighborhood; subsequently requiring screening to mitigate the visual impact which will lead to additional construction and impact to ESL. While maintaining the WCF within the setback screened by existing trees will eliminate the need for additional construction.

Therefore, the proposed setback deviation can be supported due to the design, coverage, and integration. The setback deviation to place the mono-elm faux tree to conceal antennas from street view 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.

3. Findings for Site Development Permit [SDMC Section 126.0505]

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

See Section 1.a.

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

See Section 1.b.

- c. The proposed development will comply with the regulations of the Land Development Code.**

See Section 1.c.

1. Supplemental Findings--Environmentally Sensitive Lands

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

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing two existing 14-foot tall monopoles with a 26-foot tall mono-elm faux tree and the existing equipment cabinets to remain unchanged.

The site is developed with a single-family residence, sheds, landscape, and hardscape. Approximately one third of the southeastern portion of the property remains undeveloped containing steep slope and native vegetation. The existing WCF is located in the rear portion of the site inside an enclosure facing northeast. The only modification is switching the two monopoles to a faux mono-elm tree to support the antennas, the tree will be located inside the existing padded area within the chain link fence with no disturbance to the ESL.

- ii. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing two existing 14-foot tall monopoles with a 26-foot tall mono-elm faux tree and the existing equipment cabinets to remain unchanged.

There is no new construction proposed, beyond replacing the two poles with a faux tree on the existing pad where the WCF is located. The existing and proposed WCF is located inside a fenced area in the developed portion of the property. No new improvements are proposed outside of the fenced and padded area. Therefore, the proposed development will minimize the alternation of the natural landforms and will not result in undue risk from geologic erosional forces, flood hazard, or fire hazard.

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

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The modification consists of replacing two existing 14-foot tall monopoles with a 26-foot tall mono-elm faux tree and the existing equipment cabinets to remain unchanged.

The existing WCF is located within an improved fenced area which will be used to place the mono-elm tree in the furthest northern part of the property. The environmentally sensitive lands on site are located in the southeastern portion of the lot slopping away from the house. There will be no impact from placement of the new faux tree as the work will take on the existing improvement previously constructed. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

iv. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP); Ch. Art. Div. 12 6 5 9 San Diego Municipal Code Chapter 12: Land Development Reviews (3-2021)

The MHPA surrounds this property on the north and east which consist of the slopes leading down San Clemente Canyon to the north. No new ground improvement is proposed with this project. The only modification is to replace the monopoles with the mono-elm faux tree with branches to better screen the antennas and to improve the appearance of the WCF. The faux mono-elm will be located inside the enclosure designated for the WCF, away from the MHPA and placement of the tree will not impact areas outside of the existing fenced area where the equipment and faux tree are located. Therefore, this project will be consistent with the MSCP Subarea plan.

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

This project is located in the Clairemont Mesa Community, approximately two miles from the nearest public beach, therefore there will not be any impact to these resources.

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

Since there are no proposed ground improvements with this project, there is no required mitigation for this project. There is no impact to the environmentally sensitive lands. The WCF is an existing facility that was approved with proposed Australian palm trees to screen the site from the street. Permit conditions are added to ensure the responsible party maintain the existing landscape.

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. 2605993, SDP No. 2605991, and PDP No. 2605992, are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 2605993, SDP No. 2605991 and, PDP No. 2605992, a copy of which is attached hereto and made a part hereof.

Nilia Safi
Development Project Manager
Development Services

Adopted on: December 15, 2022

IO#: 11004545

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

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Conditional Use Permit No. 2605993
Site Development Permit No. 2605991
Planned Development Permit No. 2605992
T-Mobile Monongahela PTS No. 674122
Planning Commission

This Conditional Use Permit (CUP) No. 2605993, Site Development Permit (SDP) No. 2605991, and Planned Development Permit (PDP) No. 2605992, is granted by the Planning Commission of the City of San Diego to William G & IDA, A Jeffery Family Trust, Owner, and T- Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] sections [126.0301](#), [126.0501](#), [126.0601](#) and 141.0420. The site is located at 4985 Monongahela Street in the RS-1-7 zone of the Clairemont Mesa Community Plan area. The project site is legally described as Lot 131 of Glen Oaks Heights Unit No. 2, Annex in the City of San Diego, Map No. 3641.

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 December 15, 2022, on file in the Development Services Department.

The project shall include:

- a. Modifications to replace two (2) 14-foot tall micropoles supporting four (4) antennas with a 26-foot-tall faux mono-elm tree with associate equipment enclosure on the ground;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. 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 December 29, 2025.
2. This CUP, PDP, SDP and corresponding use of this site shall **expire on December 15, 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.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this Permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this Permit approval beyond the expiration date of this permit is prohibited.
5. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
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 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.
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.

ATTACHMENT 5

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 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 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 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.

12. 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs

related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

TELECOM DESIGN REQUIREMENTS:

14. 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.
15. The WCF shall conform to the approved construction plans.
16. Photo simulations shall be printed on the construction plans.
17. The cable tray shall be repainted to match the building to the satisfaction of the Development Services Department.
18. The 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.
19. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
20. 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.
21. 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.
22. 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.
23. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

FAUX TREE REQUIREMENTS

24. All proposed hand-holes shall be covered with bark material to match the mono-elm tree to the satisfaction of the Development Services Department.
25. 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.
26. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
27. All exposed cables, brackets and supports shall be painted to match the mono-broadleaf foliage to the satisfaction of the Development Services Department.
28. Mono-elm tree RF socks fully covering the front and back of the antennas (and any other components) shall be used.
29. The Owner/Permittee shall provide color samples of the mono-broadleaf branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built mono-broadleaf.

LANDSCAPING REQUIREMENTS:

30. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6. (no new landscaping proposed – all still existing from prior entitlements).
31. 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 in writing 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.
32. 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 Final Inspection.

MHPA LAND USE ADJACENCY REQUIREMENTS:

Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Owner/Permittee shall depict the following requirements within the contract specifications and depict on construction documents (as necessary) for the Project Site:

- **Lighting.** Lighting should be directed away from the MHPA and shielded if necessary. Please see Municipal Code §142.0740 for further information if needed.
- **Landscaping.** No invasive plant species shall be planted in or adjacent to the MHPA.
- **Access.** Access to the MHPA, if any, should be directed to minimize impacts and reduce impacts associated with domestic pet predation.
- **Noise.** Due to the site's location adjacent to (could also be within) the MHPA, construction noise will need to be avoided, if possible, during the breeding season of the California gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys will be required in order to determine species presence/absence. If the species is/are not identified within the MHPA, no additional measures will be required. If present, measures to minimize noise impacts will be required and should include temporary noise walls/berms. If a survey is not conducted and construction is proposed during the species' breeding season, presence would be assumed and a temporary wall/berm would be required. Noise levels from construction activities during the bird breeding season should not exceed 60 dBA hourly LEQ at the edge of the occupied MHPA, or the ambient noise level if noise levels already exceed 60 dBA hourly LEQ.

Brush Management Requirements:

33. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

34. The Brush Management Program shall consist of a modified Zone One ranging from 3-ft. to 80-ft. in width with a corresponding Zone Two of 0-ft. to 96-ft. in width, extending out from the habitable structures towards the native/naturalized vegetation consistent with §142.0412(h)(7).

35. Prior to issuance of any Building Permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

36. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

37. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on December 15, 2022 and Approved Resolution Number XXXX

CUP No. 2605993
PDP No. 2605992
SPD No. 2605991

Date of Approval: December 15, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Nilia Safi
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.

William G & IDA, A Jeffery Family Trust
Owner

By _____
NAME
TITLE

T-Mobile
Permittee

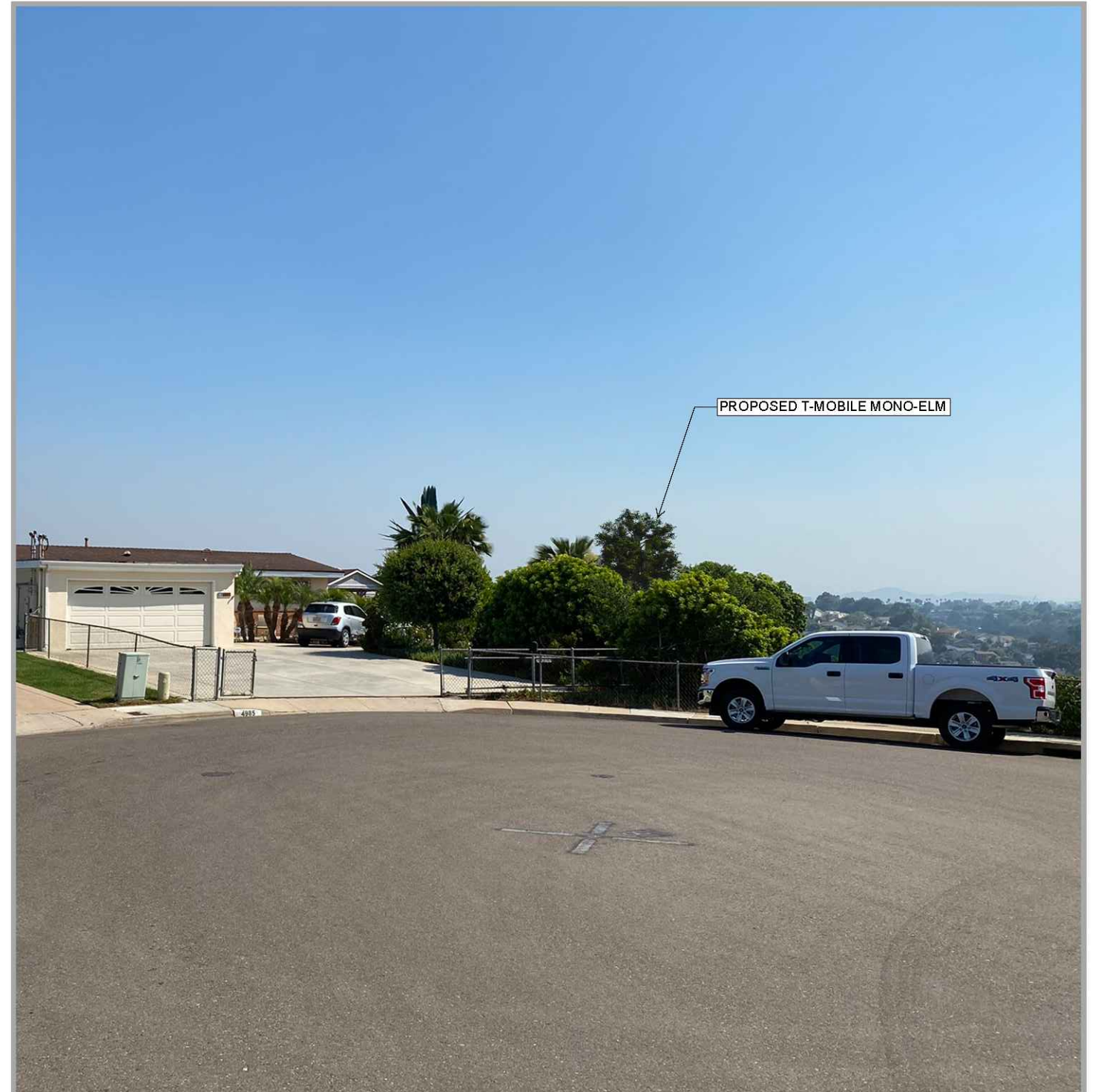
By _____
NAME
TITLE

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

BUN 827542

SD068 JEFFERY

4985 MONONGAHELA ST SAN DIEGO, CA 92117



EXISTING

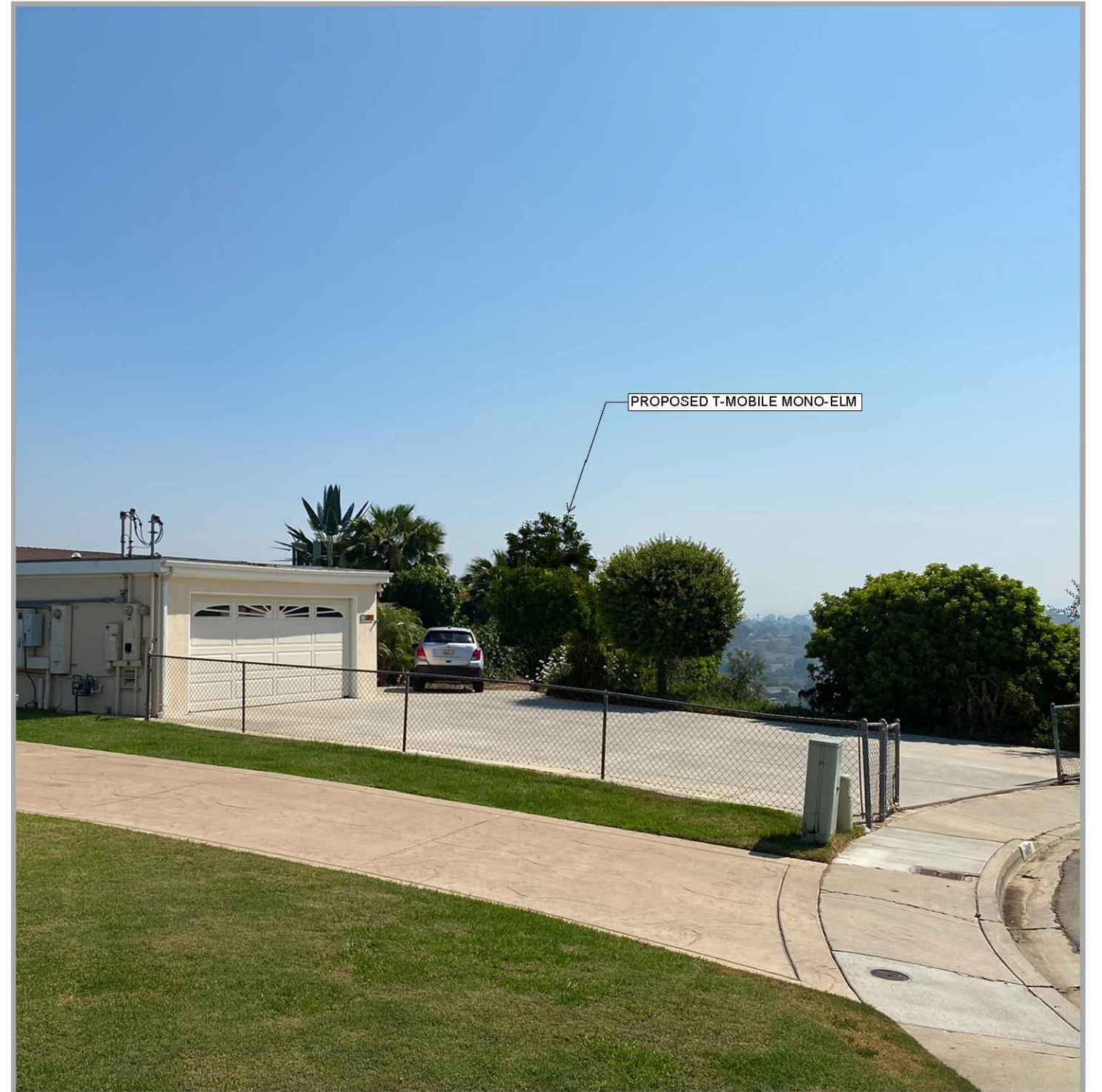
PROPOSED

VIEW 1 | LOOKING NORTHEAST

BUN 827542

SD068 JEFFERY

4985 MONONGAHELA ST SAN DIEGO, CA 92117



EXISTING

PROPOSED

VIEW 2 | LOOKING NORTHEAST



BUN 827542



SD068 JEFFERY

4985 MONONGAHELA ST SAN DIEGO, CA 92117

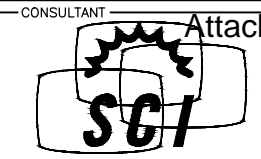


EXISTING



PROPOSED

VIEW 3 | LOOKING SOUTHWEST



SOLAR COMMUNICATIONS INTERNATIONAL, INC.
41745 ANZA ROAD
Temecula, CA 92592
Tel: (951) 698-5985
www.RFTransparent.com

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CLIENT _____

PROJECT
26' RFTRANSPARENT MONOELM

LOCATION
JEFFERY SD068 #827542
4985 MONOGAHELA ST
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

ISSUED FOR
PRODUCTION

DW'N BY _____ CK'D BY _____ DATE _____
NGL LE 01APR20

REVISIONS			
REV.	CHANGES	DATE	BY
B	MONOELM DESIGN	01APR20	NGL

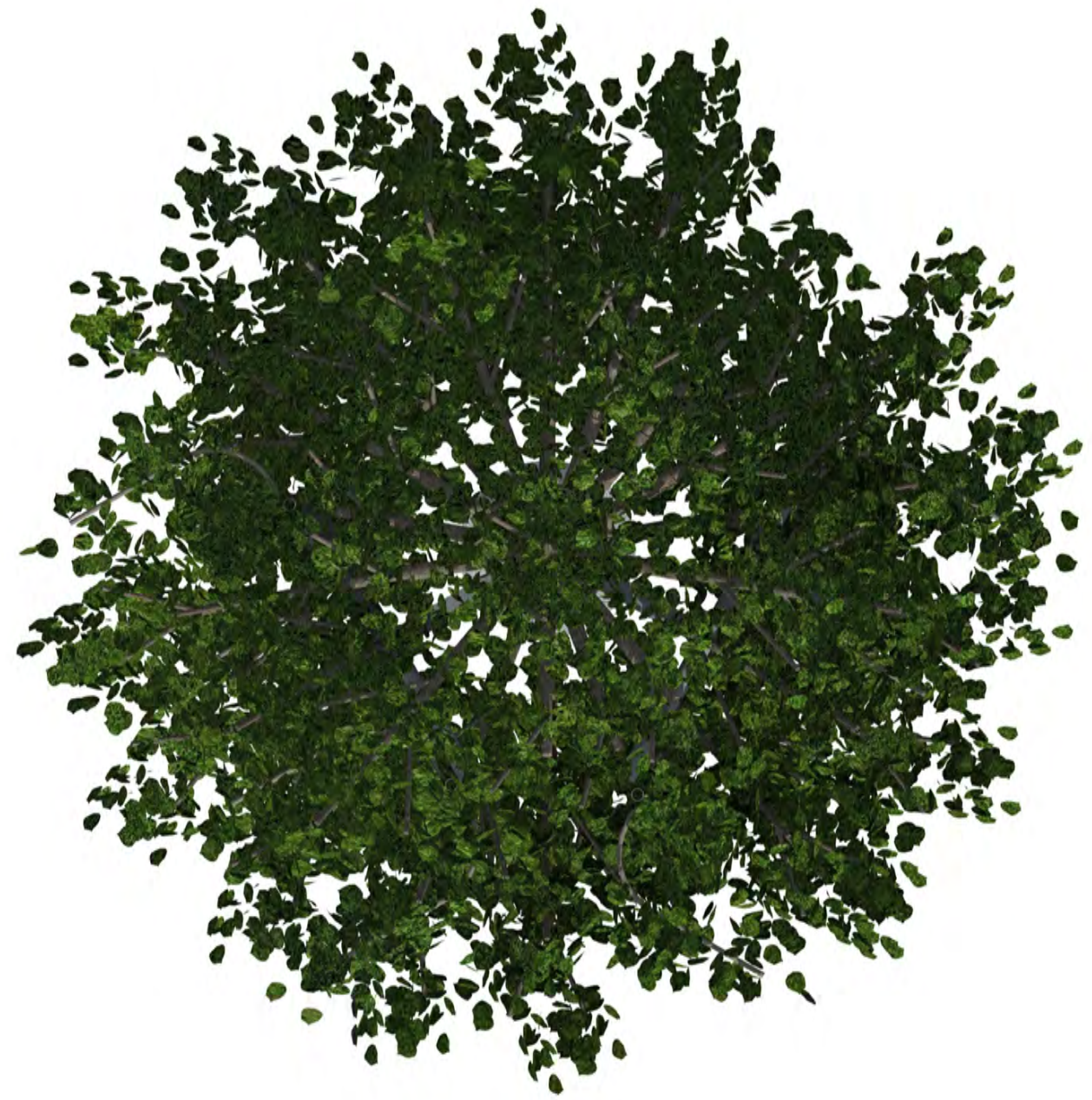
ENGINEER SEAL _____

SHEET TITLE
PLAN & ELEVATION VIEW

WSC PROJECT NUMBER _____

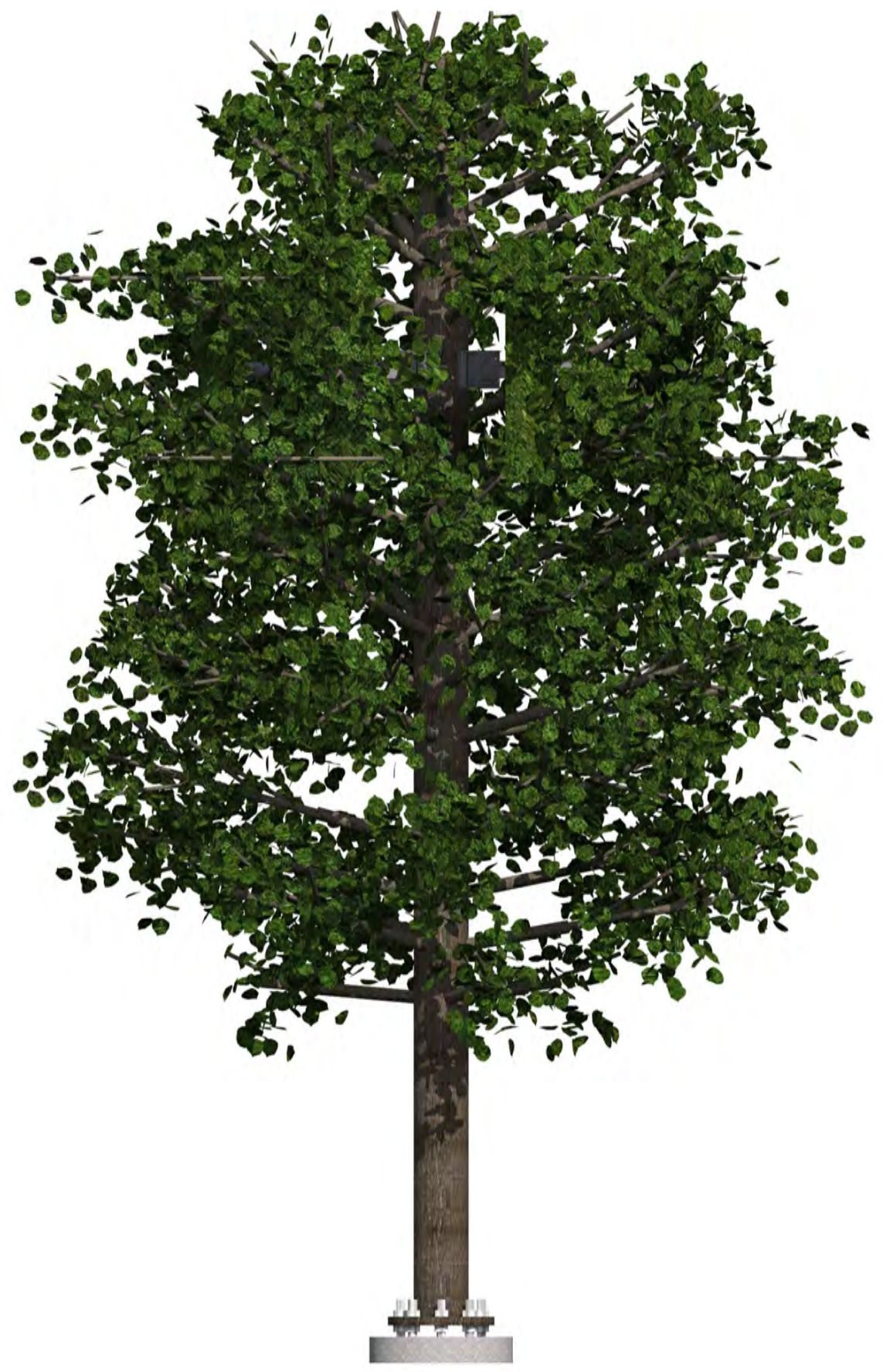
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PAGE NUMBER
RF-1



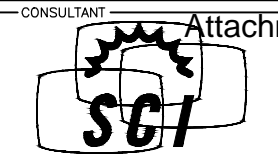
PLAN VIEW

SCALE: NONE **1**



ELEVATION VIEW

SCALE: NONE **2**



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CLIENT _____

PROJECT
26' RFTRANSPARENT MONOELM

LOCATION
JEFFERY SD068 #827542
 4985 MONOGAHELA ST
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

ISSUED FOR
PRODUCTION

DW'N BY _____ CK'D BY _____ DATE _____
NGL LE 01APR20

REVISIONS			
REV.	CHANGES	DATE	BY
B	MONOELM DESIGN	01APR20	NGL

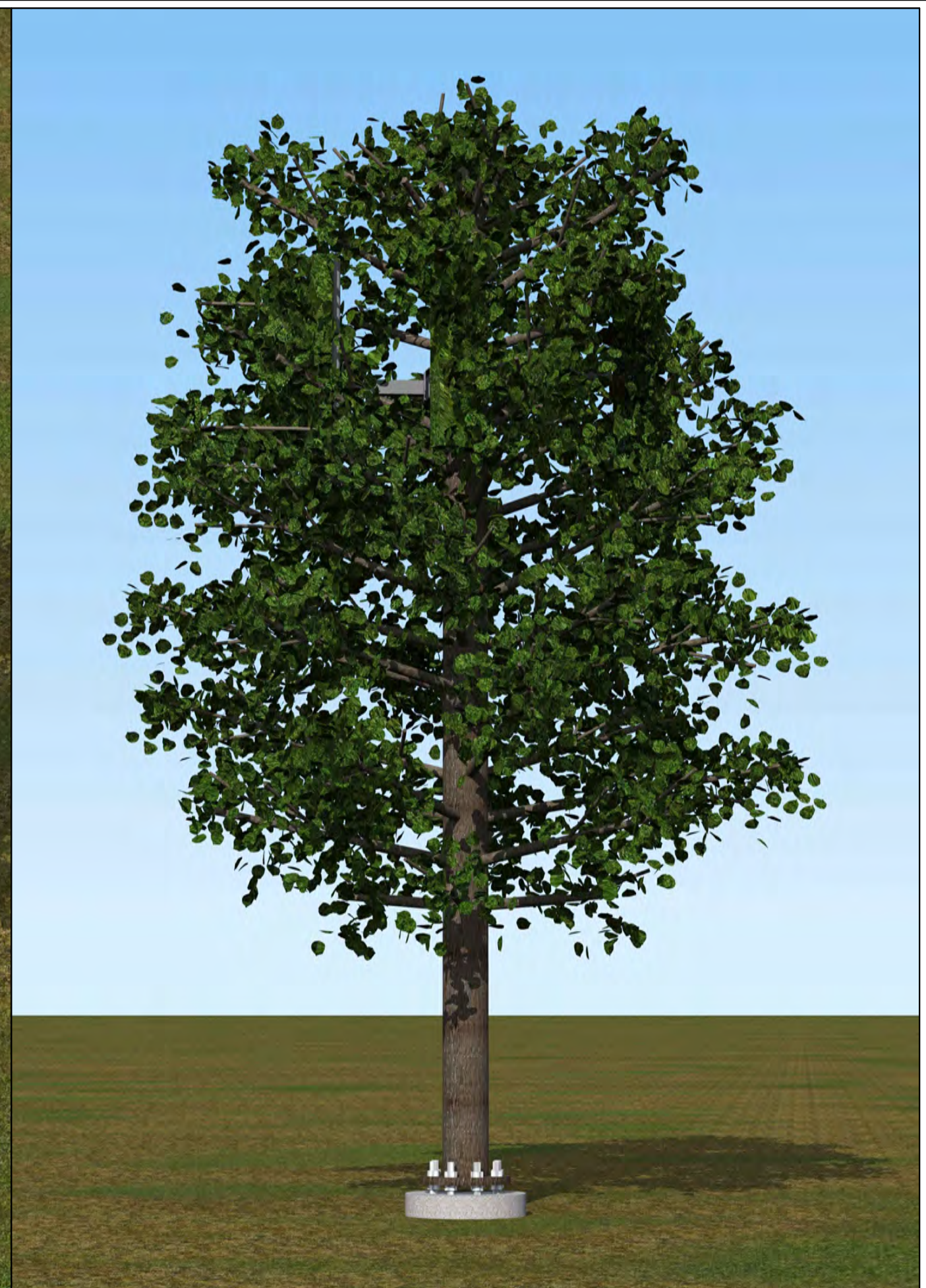
ENGINEER SEAL _____

SHEET TITLE
ISOMETRIC & PERSPECTIVE VIEW

WSC PROJECT NUMBER _____

DRAWING NUMBER _____

PAGE NUMBER
RF-1



ISOMETRIC VIEW

SCALE: NONE

1

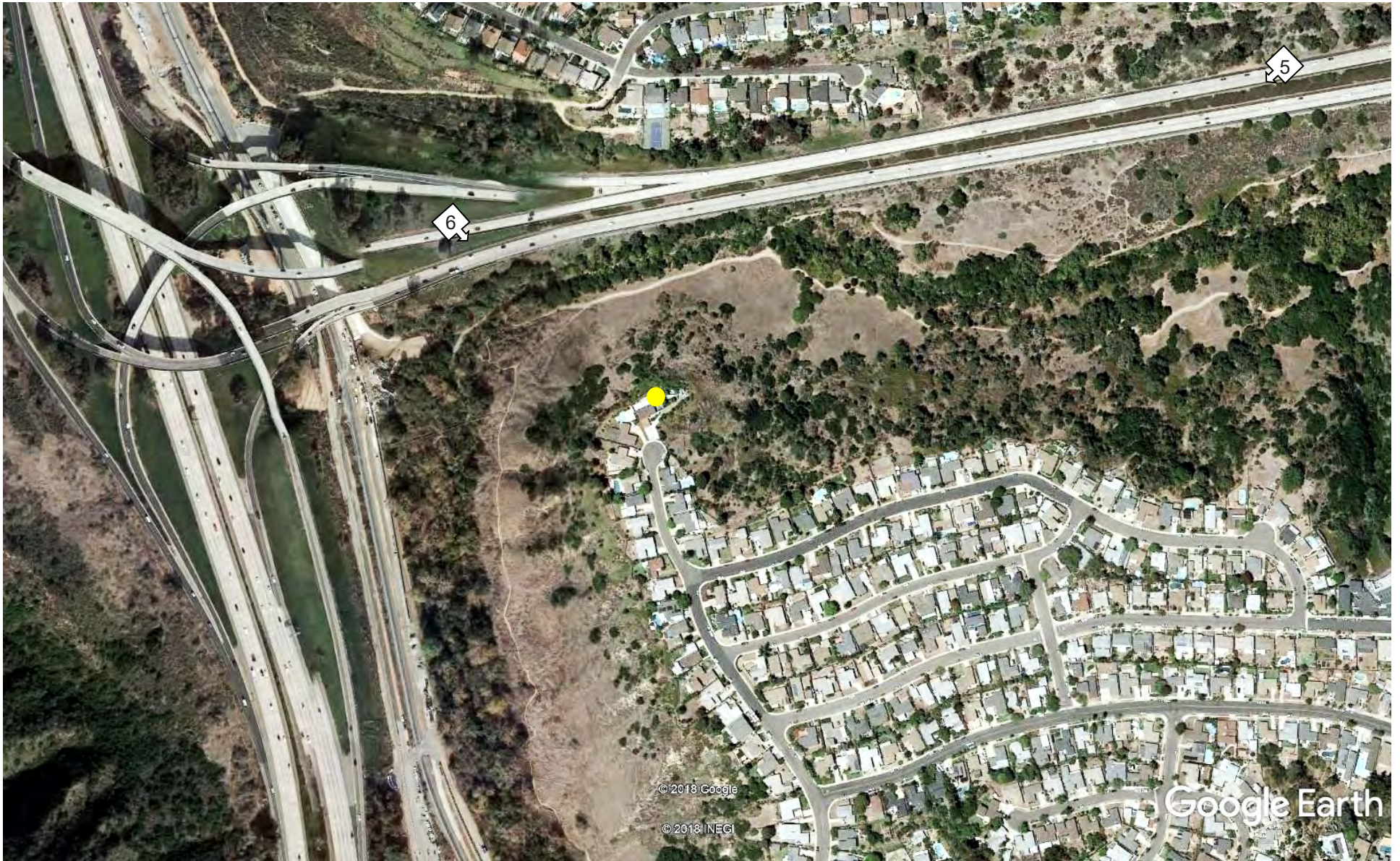
PERSPECTIVE VIEW

SCALE: NONE

2



**Crown Castle – Jeffery
Photo Location Map 1**
4985 Monongahela Street
San Diego, CA 92117



Crown Castle – Jeffery
Photo Location Map 2
4985 Monongahela Street
San Diego, CA 92117

Photo 1. View from the South



Photo 2. View from the Southwest



Photo 3. View from the West



Photo 4. View from the Northeast





Photo 5. View from the Northeast



Photo 6. View from the Northwest

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: T-Mobil Monongahela			Project Number: 674822	
Community: Clairemont Mesa				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
7	0	0		
Conditions or Recommendations: Approve as submitted				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Kevin J. Carpenter, AIA				
TITLE: Chair, Project Review Subcommittee			DATE: November 08, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				



PROJECT: CUP RENEWAL
SITE CASCADE: SD06068A
SITE NAME: SD068 JEFFERY
CCI SITE ID: 827542
ADDRESS: 4985 MONONGAHELA ST. SAN DIEGO, CA 92117
LATITUDE: 32° 50' 13.97" N
LONGITUDE: 117° 13' 46.89" W
SITE TYPE: MONO-ELM



DRAWN BY: RDL
 CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
5	07/09/2021	100% ZD'S REVISED - JX	SP
4	05/11/2021	100% ZD'S REVISED - JX	ARP
3	01/29/2021	100% ZD'S REVISED - JX	SD
2	01/27/2021	100% ZD'S REVISED - JX	RDL
1	11/25/2020	100% ZD'S REVISED	SD
0	07/02/2020	100% ZD'S FOR SUBMITTAL	AP
A	06/02/2020	90% ZD'S FOR REVIEW	RDL

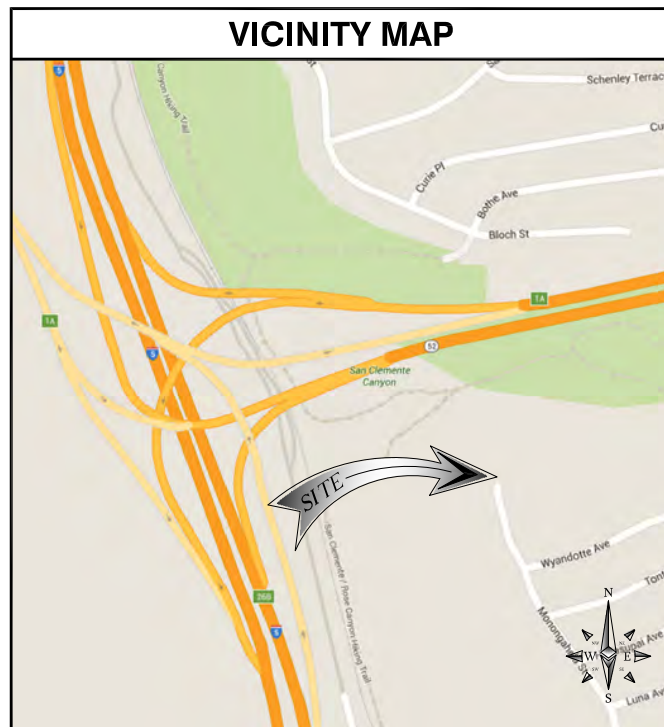
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD068 JEFFERY
 SD06068A
 BU# 827542
 4985 MONONGAHELA ST.
 SAN DIEGO, CA 92117
 MONO-ELM
 PTS: 645183

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

SITE INFORMATION	
PROPERTY OWNER:	WILLIAM G. & IDA A. JEFFERY FAMILY TRUST 4985 MONONGAHELA ST. SAN DIEGO, CA 92117 CONTACT: --- PH: ---
APPLICANT:	T-MOBILE
ADDRESS:	10509 VISTA SORRENTO PKWY. SAN DIEGO, CA 92121
LAT/LONG TYPE:	NAD-83
LATITUDE:	32° 50' 13.97" N
LONGITUDE:	117° 13' 46.89" W
ZONING JURISDICTION:	CITY OF SAN DIEGO
ZONING CLASSIFICATION:	R1
CURRENT USE:	UNMANNED TELECOMMUNICATIONS FACILITY
ASSESSOR'S PARCEL NO.:	359-811-22-00
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
TYPE OF CONSTRUCTION:	II-B
OCCUPANCY GROUP:	---



DRIVING DIRECTIONS	
DIRECTIONS FROM T-MOBILE SAN DIEGO OFFICE:	
1.	HEAD SOUTHEAST TOWARD VISTA SORRENTO PKWY
2.	TURN LEFT ONTO VISTA SORRENTO PKWY
3.	USE THE RIGHT 2 LANES TO TURN RIGHT ONTO SORRENTO VALLEY RD
4.	SLIGHT RIGHT ONTO THE INTERSTATE 805 S RAMP
5.	MERGE ONTO I-805 S
6.	USE THE RIGHT LANE TO TAKE EXIT 23 FOR CA-52
7.	KEEP RIGHT AT THE FORK. FOLLOW SIGNS FOR STATE 52 W AND MERGE ONTO CA-52 W
8.	TAKE EXIT 1B FOR REGENTS ROAD TOWARD CLAIREMONT MESA BOULEVARD/CA-52 W
9.	KEEP LEFT AT THE FORK. FOLLOW SIGNS FOR CLAIREMONT MESA BLVD
10.	TURN LEFT ONTO REGENTS RD
11.	TURN RIGHT ONTO LUNA AVE
12.	TURN RIGHT ONTO MONONGAHELA ST.
13.	ARRIVE AT 4985 MONONGAHELA ST., SAN DIEGO, CA 92117

PROJECT DESCRIPTION	
T-MOBILE PROPOSES TO RENEW THE LAND USE PERMIT FOR AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:	
• CUP RENEWAL	
• REMOVE (2)	EXISTING T-MOBILE MICROPOLLES
• RELOCATE (6)	EXISTING T-MOBILE PANEL ANTENNAS
• RELOCATE (2)	EXISTING T-MOBILE TMAs @ ANTENNA LEVEL
• INSTALL (1)	PROPOSED T-MOBILE MONOELM WITH 15'-0" O.D. (MAX.) BRANCHES
• INSTALL (16)	PROPOSED T-MOBILE 2' FAUX ELM BRANCHES @ ANTENNA LEVEL
• INSTALL (2)	PROPOSED SECTOR T-ARMS @ ANTENNA LEVEL
• INSTALL (1)	PROPOSED CABLE TRAY EXTENSION @ EQUIPMENT AREA

GENERAL NOTES	
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.	

ENGINEERING	
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.	
<ul style="list-style-type: none"> • 2019 CALIFORNIA BUILDING CODE • CITY/COUNTY ORDINANCES • BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA) • 2019 MECHANICAL CODE • 2019 FIRE CODE • 2019 PLUMBING CODE • 2019 ELECTRICAL CODE • LOCAL BUILDING CODE 	

DO NOT SCALE DRAWINGS	
SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.	



ZONING DRAWINGS			
SHEET NO:	SHEET TITLE	SHEET NO:	SHEET TITLE
T-1	TITLE SHEET	RF-1	ELEVATION VIEW & BRANCH LAYOUT - SCI
T-2	BRUSH MANAGEMENT & MHPA NOTES		
T-3	PHOTOSIMS	RF-2	PLAN & DETAIL VIEW - SCI
T-4	PHOTOSIMS	RF-3	EPA VALUES - SCI
T-5	PHOTOSIMS		
T-6	3D PHOTOSIMS		
T-7	3D PHOTOSIMS		
A-1	SITE PLAN AND ENLARGED SITE PLAN		
A-1.1	BRUSH MANAGEMENT PLAN		
A-2	EQUIPMENT LAYOUT		
A-3	ANTENNA PLANS		
A-4	ELEVATIONS		
A-5	ELEVATIONS		
EL-1	EXISTING LANDSCAPE PLAN		
WPCP-1	BMP GENERAL NOTES		
WPCP-2	WPCP DETAILS		
WPCP-3	WATER POLLUTION CONTROL PLAN		

DRAWING INDEX			
SHEET NO:	SHEET TITLE	SHEET NO:	SHEET TITLE
T-1	TITLE SHEET	RF-1	ELEVATION VIEW & BRANCH LAYOUT - SCI
T-2	BRUSH MANAGEMENT & MHPA NOTES		
T-3	PHOTOSIMS	RF-2	PLAN & DETAIL VIEW - SCI
T-4	PHOTOSIMS	RF-3	EPA VALUES - SCI
T-5	PHOTOSIMS		
T-6	3D PHOTOSIMS		
T-7	3D PHOTOSIMS		
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A-2	EQUIPMENT LAYOUT		
A-3	ANTENNA PLANS		
A-4	ELEVATIONS		
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WPCP-1	BMP GENERAL NOTES		
WPCP-2	WPCP DETAILS		
WPCP-3	WATER POLLUTION CONTROL PLAN		

APPROVALS			
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.			
T-MOBILE RF ENGINEER:	_____	DATE:	_____
T-MOBILE OPERATIONS:	_____	DATE:	_____
SITE ACQUISITION:	_____	DATE:	_____
CONSTRUCTION MANAGER:	_____	DATE:	_____
PROPERTY OWNER:	_____	DATE:	_____
ZONING:	_____	DATE:	_____
PROJECT MANAGER:	_____	DATE:	_____

STORM WATER QUALITY NOTES - CONSTRUCTION BMPs

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
- ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
- IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RE STORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

(G) ZONE ONE REQUIREMENTS

- THE REQUIRED ZONE ONE WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE AND SHALL BE MEASURED FROM THE EXTERIOR OF THE STRUCTURE TO THE VEGETATION.
- ZONE ONE SHALL CONTAIN NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT PROVIDES A MEANS FOR TRANSMITTING FIRE TO THE HABITABLE STRUCTURES, STRUCTURES SUCH AS FENCES, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS THAT ARE LOCATED WITHIN BRUSH MANAGEMENT ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE HOUR FIRE-RATED TYPE IV OR HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.
- PLANTS WITHIN ZONE ONE SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- TREES WITHIN ZONE ONE SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINIMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURES TO THE DRIP LINE OF THE TREE AT MATURITY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE ONE EXCEPT AS FOLLOWS:
 - WHEN PLANTING AREAS CONTAIN ONLY SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT, OR
 - WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 INCHES.
- ZONE ONE IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- ZONE ONE SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.

(H) ZONE ONE REQUIREMENTS

- THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN ZONE ONE AND THE UNDISTURBED, NATIVE OR NATURALIZED VEGETATION, AND SHALL BE MEASURED FROM THE EDGE OF ZONE ONE THAT IS FARTHEST FROM THE HABITABLE STRUCTURE, TO THE EDGE OF UNDISTURBED VEGETATION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN ZONE TWO.
- WITHIN ZONE TWO, 50 PERCENT OF THE PLANTS OVER 24 INCHES IN HEIGHT SHALL BE CUT AND CLEARED TO A HEIGHT OF 6 INCHES.
- WITHIN ZONE TWO, ALL PLANTS REMAINING AFTER 50 PERCENT ARE REDUCED IN HEIGHT, SHALL BE PRUNED TO REDUCE FUEL LOADING IN ACCORDANCE WITH THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT MANUAL. NON-NATIVE PLANTS SHALL BE PRUNED BEFORE NATIVE PLANTS ARE PRUNED.
- THE FOLLOWING STANDARDS SHALL BE USED WHERE ZONE TWO IS IN AN AREA PREVIOUSLY GRADED AS PART OF LEGAL DEVELOPMENT ACTIVITY AND IS PROPOSED TO BE PLANTED WITH NEW PLANT MATERIAL INSTEAD OF CLEARING EXISTING NATIVE OR NATURALIZED VEGETATION:
 - ALL NEW PLANT MATERIAL FOR ZONE TWO SHALL BE NATIVE, LOW-FUEL AND FIRE-RESISTIVE. NO NON-NATIVE PLANT MATERIAL MAY BE PLANTED IN ZONE TWO EITHER INSIDE THE MHPA OR IN THE COASTAL OVERLAY ZONE, ADJACENT TO AREAS CONTAINING SENSITIVE BIOLOGICAL RESOURCES.
 - NEW PLANTS SHALL BE LOW-GROWING WITH A MAXIMUM HEIGHT AT MATURITY OF 24 INCHES. SINGLE SPECIMENS OF FIRE RESISTIVE NATIVE TREES AND TREE FORM SHRUBS MAY EXCEED THIS LIMITATION IF THEY ARE LOCATED TO REDUCE THE CHANCE OF TRANSMITTING FIRE FROM NATIVE OR NATURALIZED VEGETATION TO HABITABLE STRUCTURES AND IF THE VERTICAL DISTANCE BETWEEN THE LOWEST BRANCHES OF THE TREES AND THE TOP OF ADJACENT PLANTS ARE THREE TIMES THE HEIGHT OF THE ADJACENT PLANTS TO REDUCE THE SPREAD OF FIRE THROUGH LADDER FUELING.
 - ALL NEW ZONE TWO PLANTINGS SHALL IRRIGATED TEMPORARILY UNTIL ESTABLISHED TO THE SATISFACTION OF THE CITY MANAGER. ONLY LOW-FLOW/LOW-GALLONAGE SPRAY HEADS MAY BE USED IN ZONE TWO. OVERSPRAY AND RUNOFF FROM THE IRRIGATION SHALL NOT DRIFT OR FLOW INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION. TEMPORARY IRRIGATION SYSTEMS SHALL BE REMOVED UPON APPROVED ESTABLISHMENT OF THE PLANTINGS. PERMANENT IRRIGATION IS NOT ALLOWED IN ZONE TWO.
 - WHERE ZONE TWO IS BEING REVEGETATED AS A REQUIREMENT OF SECTION 142.0411(A), REVEGETATION SHALL COMPLY WITH THE SPACING STANDARDS IN THE LAND DEVELOPMENT MANUAL. FIFTY PERCENT OF THE PLANTING AREA SHALL BE PLANTED WITH MATERIAL THAT DOES NOT GROW TALLER THAN 24 INCHES. THE REMAINING PLANTING AREA MAY BE PLANTED WITH TALLER MATERIAL, BUT THIS MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS FOR EXISTING PLANT MATERIAL IN ZONE TWO.
- ZONE TWO SHALL BE MAINTAINED ON A REGULAR BASIS BY PRUNING AND THINNING PLANTS, REMOVING INVASIVE SPECIES, AND CONTROLLING WEEDS.
- EXCEPT AS PROVIDED IN SECTION 142.0412(I), WHERE THE REQUIRED ZONE ONE WIDTH SHOWN IN TABLE 142-04H CANNOT BE PROVIDED ON PREMISES WITH EXISTING STRUCTURES, THE REQUIRED ZONE TWO WIDTH SHALL BE INCREASED BY ONE FOOT FOR EACH FOOT OF REQUIRED ZONE ONE WIDTH THAT CANNOT BE PROVIDED.

SECTION III: BRUSH MANAGEMENT

- BRUSH MANAGEMENT- DESCRIPTION
FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO. IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION. SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISKS OF WILDLAND FIRES.
- BRUSH MANAGEMENT REQUIREMENTS
 - BASIC REQUIREMENTS - ALL ZONES
 - FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
 - DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
 - TREES AND LARGE TREE FORM SHRUBS (E.G., OAKS, SUMAC, TOYON) WHICH ARE BEING RETAINED SHALL BE PRUNED TO PROVIDE CLEARANCE OF THREE TIMES THE HEIGHT OF THE UNDER STORY PLANT MATERIAL OR SIX FEET WHICHEVER IS HIGHER (FIGURE 3-1). DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.
 - ALL PLANTS OR PLANT GROUPINGS EXCEPT CACTI, SUCCULENTS, TREES AND TREE-FORM SHRUBS SHALL BE SEPARATED BY A DISTANCE THREE TIMES THE HEIGHT OF THE TALLEST ADJACENT PLANTS (FIGURE 3-1).
 - MAXIMUM COVERAGE AND AREA LIMITATIONS AS STATED HEREIN SHALL NOT APPLY TO INDIGENOUS NATIVE TREE SPECIES (I.E., PINUS, QUERCUS, PLATANUS, SALIX AND POPULUS).
 - ZONE 1 REQUIREMENTS - ALL STRUCTURES
 - DO NOT USE, AND REMOVE IF NECESSARY, HIGHLY FLAMMABLE PLANT MATERIALS (SEE APPENDIX "B").
 - TREES SHOULD NOT BE LOCATED ANY CLOSER TO A STRUCTURE THAN A DISTANCE EQUAL TO THE TREE'S MATURE SPREAD.
 - MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
 - NON-IRRIGATED PLANT GROUPINGS OVER SIX INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 100 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 10 PERCENT OF THE TOTAL ZONE 1 AREA.
 - ZONE 2 REQUIREMENTS - ALL STRUCTURES
 - INDIVIDUAL NON-IRRIGATED PLANT GROUPINGS OVER 24 INCHES IN HEIGHT MAY BE RETAINED PROVIDED THEY DO NOT EXCEED 400 SQUARE FEET IN AREA AND THEIR COMBINED COVERAGE DOES NOT EXCEED 30 PERCENT OF THE TOTAL ZONE 2 AREA.

MHPA NOTES - LAND USE ADJACENCY:

DUE TO THE ADJACENCY TO THE THE MHPA, THE DEVELOPMENT WILL NEED TO CONFORM TO ALL APPLICABLE LAND USE ADJACENCY GUIDELINES (SECTION 1.4.3) OF THE MSCP SUBAREA PLAN, IN PARTICULAR, LIGHTING, DRAINAGE, LANDSCAPING, GRADING, ACCESS AND NOISE MUST NOT ADVERSELY AFFECT THE MHPA.

- LIGHTING**
LIGHTING SHOULD BE DIRECTED AWAY FROM THE MHPA, AND SHIELDED IF NECESSARY. PLEASE SEE MUNICIPAL CODE 142.0740 FOR FURTHER INFORMATION IF NEEDED.
- DRAINAGE**
DRAINAGE SHOULD BE DIRECTED AWAY FROM THE MHPA, OR IF NOT POSSIBLE, MUST NOT DRAIN DIRECTLY INTO THE MHPA. INSTEAD, RUNOFF SHOULD FLOW INTO SEDIMENTATION BASINS, GRASSY SWALES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINING INTO AREA.
- LANDSCAPING**
NO INVASIVE PLANT SPECIES SHALL BE PLANTED IN OR ADJACENT TO THE MHPA. THE LANDSCAPE PLAN SHOULD BE REVISED TO DELETE INVASIVE PLANT SPICES, E.G. CORTADERIA SELLOANA...FROM THE PLANTING PALETTE.
- GRADING**
ALL MANUFACTURED SLOPES MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA.
- BRUSH MANAGEMENT**
ALL ZONE 1 BRUSH MANAGEMENT AREAS MUST BE INCLUDED WITHIN THE DEVELOPMENT FOOTPRINT AND OUTSIDE THE MHPA. BRUSH MANAGEMENT ZONE 2 MAY BE PERMITTED WITHIN THE MHPA (CONSIDERED IMPACT NEUTRAL) BUT CANNOT BE USED AS MITIGATION.
- ACCESS**
ACCESS TO THE MHPA, IF ANY, SHOULD BE DIRECTED TO MINIMIZE IMPACTS AND REDUCE IMPACTS ASSOCIATED WITH DOMESTIC PET PREDATION.
- NOISE**
DUE TO THE SITE'S LOCATION ADJACENT TO (COULD ALSO BE WITHIN) THE MHPA, CONSTRUCTION NOISE WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF CALIFORNIA GNATCATCHER (3/1-8/15), LEAST BELL'S VIREO (3/15-9/15), SOUTHWESTERN WILLOW FLYCATCHER (5/1-8/30). IF CONSTRUCTION IS PROPOSED DURING THE BREEDING SEASON FOR THE SPICES, U.S. FISH AND WILDLIFE SERVICE PROTOCOL: SURVEYS WILL BE REQUIRED IN ORDER TO DETERMINE SPECIES PRESENCE/ABSENCE.
** IF THE SPECIES IS/ARE NOT IDENTIFIED WITHIN THE MHPA, NO ADDITIONAL MEASURES WILL BE REQUIRED, IF PRESENT, MEASURES TO MINIMIZE NOISE IMPACTS WILL BE REQUIRED AND SHOULD INCLUDE TEMPORARY NOISE WALLS/BERMS. IF A SURVEY IS NOT CONCLUDED AND CONSTRUCTION IS PROPOSED DURING SPECIES' BREEDING SEASON, PRESENCE WOULD BE ASSUMED AND TEMPORARY WALL/BERM WOULD BE REQUIRED. NOISE LEVELS FROM CONSTRUCTION ACTIVITIES DURING BIRD BREEDING SEASON SHOULD NOT EXCEED 60dBA HOURLY LEQ AT THE EDGE OF THE OCCUOIED MHPA, OR THE AMBIENT NOISE LEVEL IF NOISE LEVELS ALREADY EXCEED 60 dBA HOURLY LEQ.



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5	07/09/2021	100% ZD'S REVISED - JX	SP
4	05/11/2021	100% ZD'S REVISED - JX	ARP
3	01/29/2021	100% ZD'S REVISED - JX	SD
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SHEET TITLE
**BMP, BRUSH MANAGEMENT
& MHPA NOTES**

SHEET NUMBER
T-2

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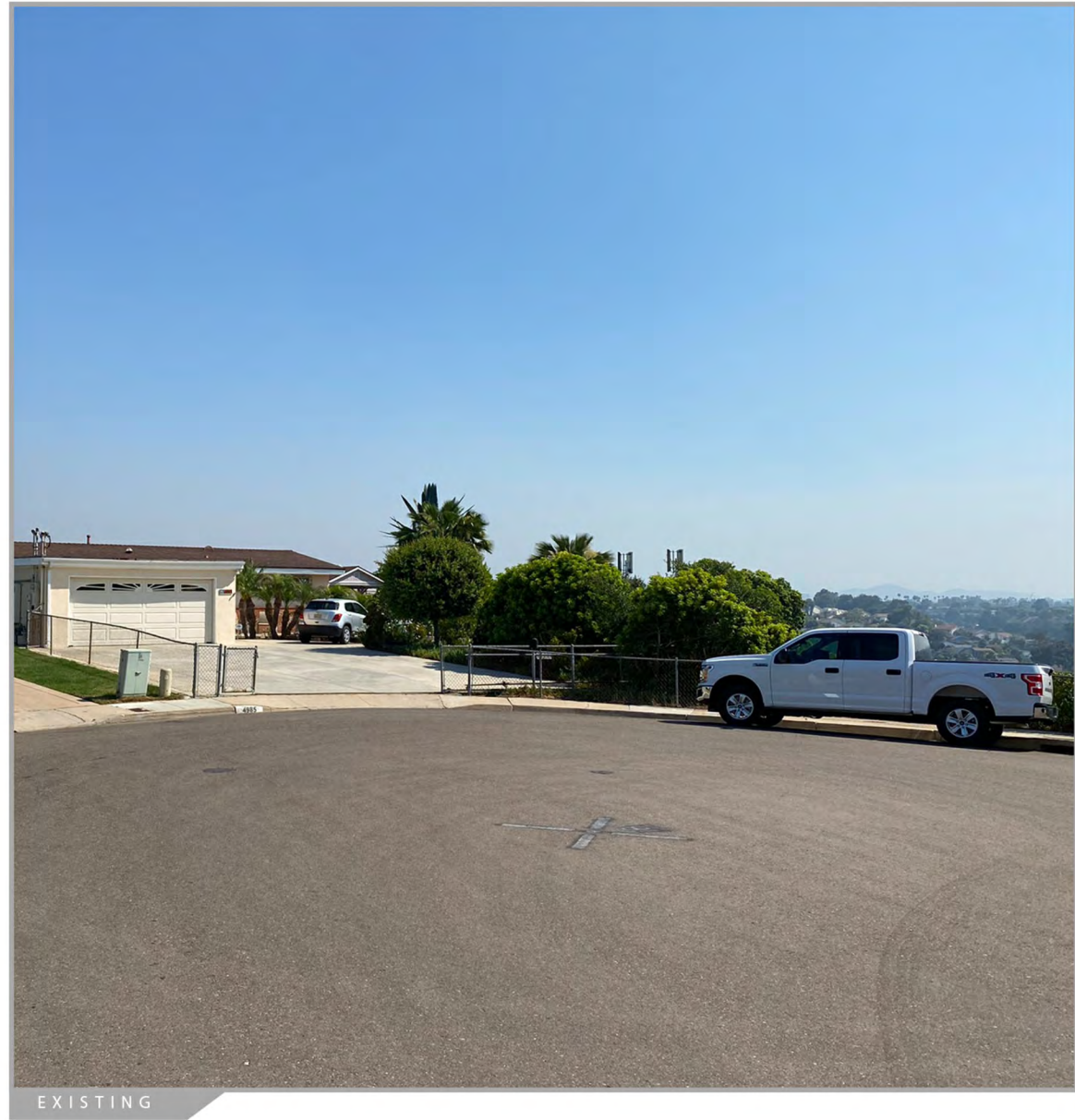
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SHEET NUMBER
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SD06068A
BU# 827542
4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
MONO-ELM
PTS: 645183

SHEET TITLE
PHOTOSIMS

SHEET NUMBER
T-5



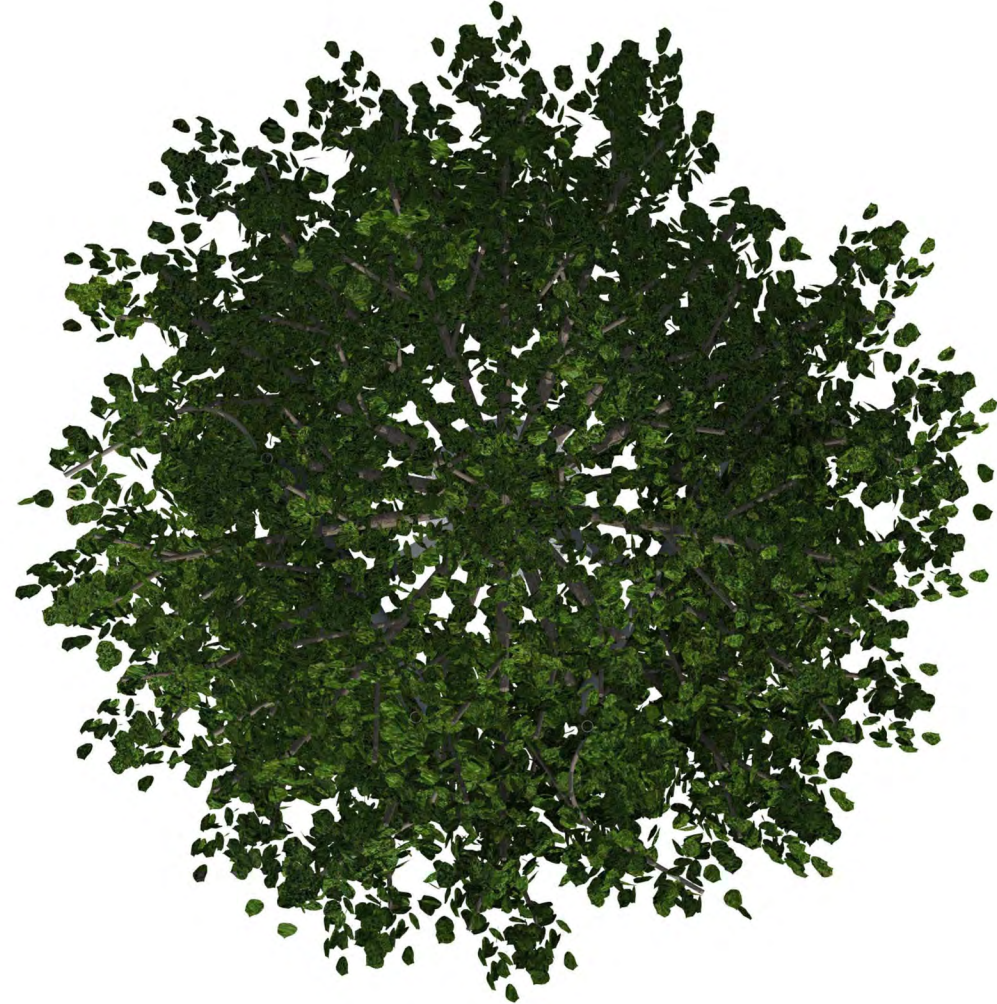
EXISTING



PROPOSED

VIEW 3 | LOOKING SOUTHWEST

FOR REFERENCE ONLY



PLAN VIEW

SCALE: NONE

1


ELEVATION VIEW



SCALE: NONE

2

CONSULTANT



SOLAR COMMUNICATIONS INTERNATIONAL, INC.
41745 ANZA ROAD
Temecula, CA 92592
Tel: (951) 698-5985
www.RFtransparent.com

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CLIENT

PROJECT
26' RFRANSPARENT MONOELM

LOCATION
JEFFERY SD068
#827542
4985 MONOGAHELA ST
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

ISSUED FOR
PRODUCTION

DW'N BY: CK'D BY: DATE
NGL LE 01APR20

REV.	CHANGES	DATE	BY
B	MONOELM DESIGN	01APR20	NGL

ENGINEER SEAL

SHEET TITLE
PLAN &
ELEVATION VIEW

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER
RF-1



10509 VISTA SORRENTO PKWY, SUITE 206
SAN DIEGO, CA 92121



200 SPECTRUM CENTER DR., STE. 1700,
IRVINE, CA 92618



1387 CALLE AVANZADO
SAN CLEMENTE CA 92673 (949) 391-8824

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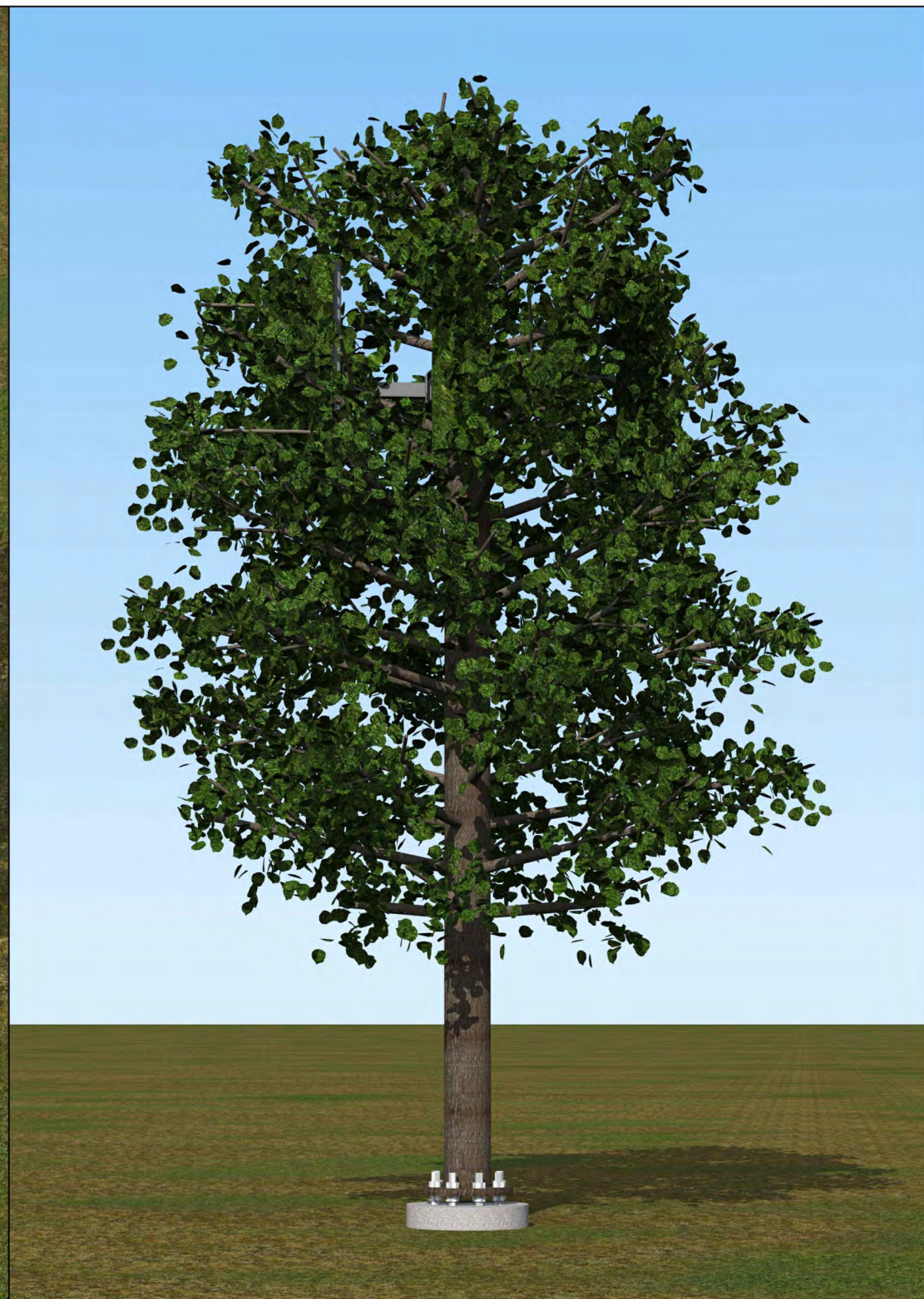
SHEET TITLE
3D PHOTOSIMS

SHEET NUMBER
T-6

FOR REFERENCE ONLY



ISOMETRIC VIEW



PERSPECTIVE VIEW

SCALE: NONE 1

SCALE: NONE 2

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CLIENT

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 26' RFRANSAPRENT MONOELM

LOCATION
JEFFERY SD068
#827542
 4985 MONOGAHELA ST
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

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REV.	CHANGES	DATE	BY
B	MONOELM DESIGN	01APR20	NGL

ENGINEER SEAL

SHEET TITLE
**ISOMETRIC &
 PERSPECTIVE VIEW**

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER
RF-1


 10509 VISTA SORRENTO PKWY, SUITE 206
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SHEET TITLE
3D PHOTOSIMS

SHEET NUMBER
T-7

EXISTING PLANTING

KEY	BOTANICAL / COMMON NAME	REMARKS	SIZE
E-1	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	TO REMAIN, PROTECT IN PLACE	PER PLAN
E-2	SCHINUS TEREBINTHIFOLIUS BRAZILIAN PEPPER	TO REMAIN, PROTECT IN PLACE	
E-3	RUBUS INTEGRIFOLIA LEMONADEBERRY	TO REMAIN, PROTECT IN PLACE	
E-4	CITRUS SPECIES CITRUS TREE, UNKNOWN TYPE	TO REMAIN, PROTECT IN PLACE	
E-5	GRASSULA OVATA JUDE PLANT	SUB SHRUB WITH IVY, TO REMAIN, PROTECT IN PLACE	
E-6	QUERCUS AGRIFOLIA COAST LIVE OAK	TO REMAIN, PROTECT IN PLACE	
E-7	HEPTAPETALUS ARBUTIFOLIA TOYON	TO REMAIN, PROTECT IN PLACE	

SITE VISIT:
A SITE WALK WAS PERFORMED ON WEDNESDAY 11-11-2020, AND THE FOLLOWING NOTES OUTLINE MY OBSERVATIONS AND RECOMMENDATIONS.

OBSERVATIONS:
THE SITE IS ACCESSIBLE VIA A PRIVATE RESIDENTIAL CONCRETE DRIVE WAY, TOWARDS THE BACK PORTION OF A PRIVATE LOT THE DRIVEWAY BECOMES GRAVEL. ACCESS TREES AND SHRUB PLANTINGS ARE VERY MATURE AND ARE SCREENING VIEWS INTO THE FENCED AREA, ON THREE SIDES. EASTERN MOST EXPOSURE IS MOSTLY OPEN AND HAS VIEWS TO HIGHWAY 52 BELOW TO THE EAST.

THE AREA SLOPES AWAY FROM THE ENCLOSURE, ON THREE SIDES AT MINIMUM 2:1. THESE "NATIVE" SLOPES ARE FULL OF NATURALIZED "NATIVE" PLANTINGS. SLOPE AREAS DO NOT SEEM TO HAVE ANY FUEL MODIFICATION PERFORMED ON THEM, AND DOES NOT APPEAR TO BE IRRIGATED. NO SLOPE EROSION WAS NOTED.

THERE IS NO EVIDENCE OF AN ON-SITE DRAINAGE SYSTEM BUT THE SITE SHOULD DRAIN FREELY DOWN THE SLOPES. THE SOIL IS ROCKY WITH GOOD DRAINAGE - TYPICAL FOR THE AREAS HILLTOPS. THE ENCLOSURE HAS EXISTING FAN PALM TREE ANTENNAE COLLOCATED, WITH VARIOUS EQUIPMENT CLOSURES AND OTHER STANDARD TELE-COMMUNICATIONS EQUIPMENT. THE ENCLOSURE IS A CHAIN LINK FENCE WITH SEVERAL LOCKED GATES. CHAIN LINK FENCING IS MOSTLY OVERGROWN WITH IVY AND JADE PLANTS. THERE ARE LIVE PALM TREE PLANTINGS WITHIN THE FENCED AREA, BUT WERE NOT ACCESSIBLE.

NO IRRIGATION CONTROLLER IS VISIBLE (BUT COULD BE INSIDE THE ENCLOSURE), NO OTHER ON-SITE IRRIGATION COMPONENTS WERE VISIBLE. HOWEVER ATMOSPHERIC FOGGYS WERE VISIBLE SOUTH OF THE GRAVEL ACCESS ROAD, BUT IT IS DOUBTFUL THAT THESE PROVIDE IRRIGATION TO THE SITE.

ANALYSIS:
THE EXISTING BRAZILIAN PEPPERS SHOULD EVENTUALLY REACH 30 FT AND FROM THE NEIGHBORHOOD, PROVIDE A NEAR COMPLETE SCREEN FOR THE PROPOSED 28FT HIGH ANTENNA TREE. FROM THE CA-52 HT. SOLEDAD HWY. THE EXISTING FAN PALM ALREADY OBSCURES THE ANTENNA TREE AND COMBINED WITH THE MASS OF PEPPERS, WHICH WILL PROVIDE A TALL ENOUGH BACKDROP TO ELIMINATE ANY TELLTALE SKYLINES, WILL ALLOW THE ANTENNA TO BLEND IN WITH THE MASS OF TREES.

NOTES:

- THE WIRELESS COMMUNICATION FACILITY COMPLETES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
- NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
- THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND EXISTING CONDITIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

DISCLAIMER:
THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON JURISDICTION WEBSITE. M SQUARED WIRELESS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED AND HEREBY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR THE TRUTH, VALIDITY, INVALIDITY, ACCURACY, INACCURACY OF ANY SAID DATA AND INFORMATION. THE PARCEL LINES ON MAPS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS A SURVEY PRODUCT. USER ACCEPTS RESPONSIBILITY FOR THE UNAUTHORIZED USE OR TRANSMISSION OF ANY SUCH DATA OR INFORMATION IN ITS ACTUAL OR ALTERED FORM.

APN: 359-811-22-00

KEYNOTES:

1	EXISTING BUILDING, TYP.	6	ADJACENT PARCEL
2	EXISTING CHAIN LINK FENCE, TYP.	7	EXISTING UTILITY POLE
3	EXISTING DRIVEWAY/T-MOBILE GRAVEL ACCESS ROAD	8	EXISTING TREE TO REMAIN, TYP.
4	EXISTING EQUIPMENT ENCLOSURE (BY OTHERS)	9	EXISTING OPEN SPACE
5	EXISTING MONOPALM (BY OTHERS)	10	FOR ENLARGED SITE PLAN SEE:
		11	EXISTING T-MOBILE EQUIPMENT AND ANTENNA AREA

NOTES:

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

APN: 359-811-22-00

10509 VISTA SORRENTO PKWY, SUITE 206
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SD06068A
BU# 827542
4985 MONONGAHELA ST.
SAN DIEGO, CA 92117
MONO-ELM
PTS: 645183

SHEET TITLE
SITE PLAN AND ENLARGED SITE PLAN

SHEET NUMBER
A-1

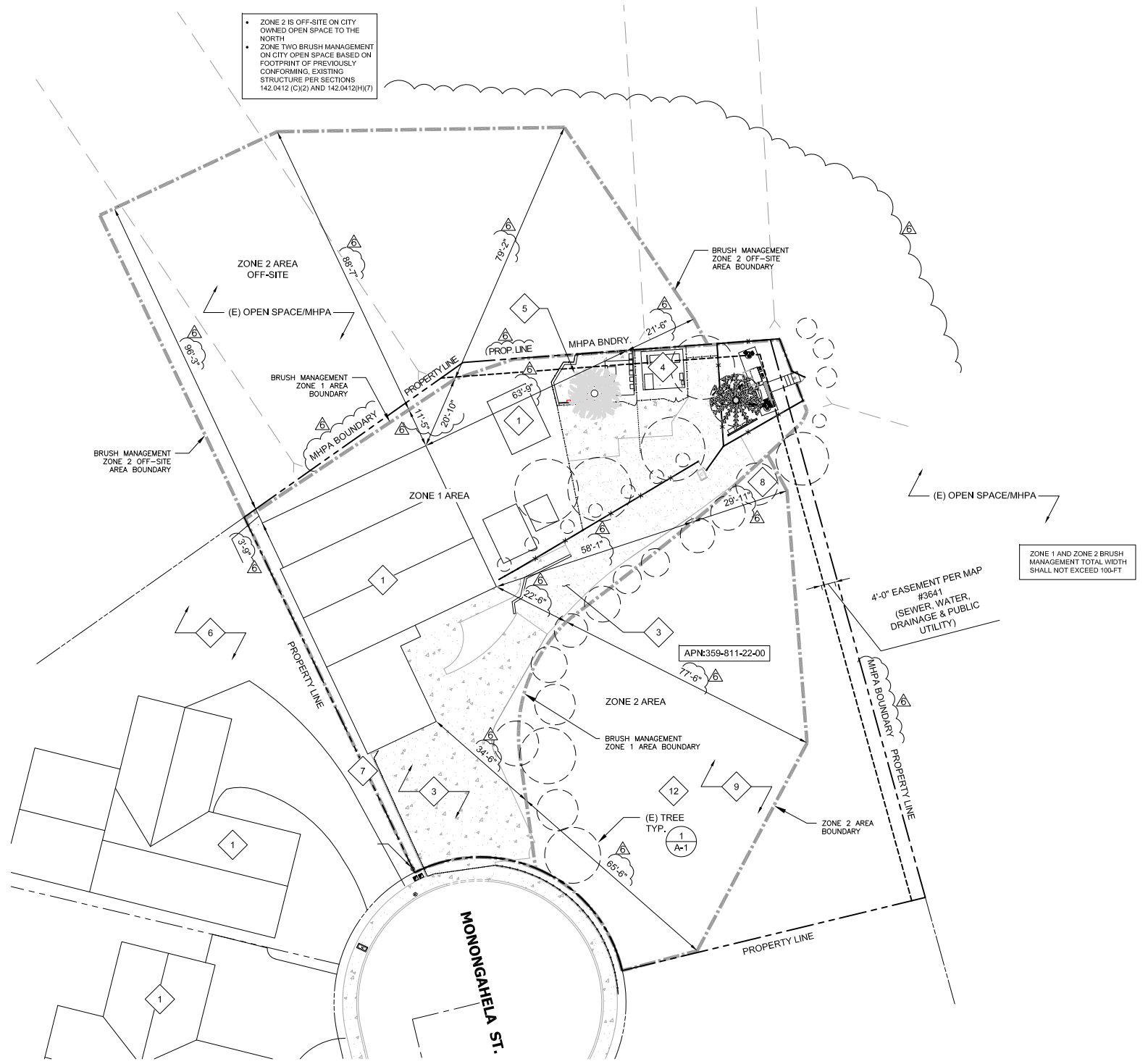
- 1 EXISTING BUILDING, TYP.
- 2 EXISTING CHAIN LINK FENCE, TYP.
- 3 EXISTING DRIVEWAY/T-MOBILE GRAVEL ACCESS ROAD
- 4 EXISTING EQUIPMENT ENCLOSURE (BY OTHERS)
- 5 EXISTING MONOPALM (BY OTHERS)
- 6 ADJACENT PARCEL
- 7 EXISTING UTILITY POLE
- 8 EXISTING TREE TO REMAIN, TYP.
- 9 EXISTING OPEN SPACE

NOTES:

1. THE AMOUNT OF WOODY VEGETATION CLEARING SHALL NOT EXCEED 50 PERCENT OF THE VEGETATION EXISTING WHEN THE INITIAL CLEARING IS DONE. VEGETATION CLEARING SHALL BE DONE CONSISTENT WITH MUNICIPAL CODE §142.0412 AND SHALL AVOID/MINIMIZE IMPACTS TO COVERED SPECIES TO THE MAXIMUM EXTENT POSSIBLE. FOR ALL NEW DEVELOPMENT, REGARDLESS OF THE OWNERSHIP, THE BRUSH MANAGEMENT IN THE ZONE 2 AREA WILL BE THE RESPONSIBILITY OF A HOMEOWNER'S ASSOCIATION OR OTHER PRIVATE PARTY.

KEYNOTES:

FOR ALL OTHER INFORMATION, PLEASE REFER TO PTS 645183.



CITY NOTES:

PREVIOUSLY CONFORMING, LEGAL STRUCTURES (SUCH AS WOODEN FENCES, GAZEBOS, DECKS) WITHIN ZONE ONE SHALL BE ALLOWED TO REMAIN, HOWEVER, THEY MUST MEET THE FIRE-RATING CRITERIA PER SDMG142.0412(G)(2) UPON REPAIR AND/OR REPLACEMENT.

ALL LANDSCAPING/BRUSH MANAGEMENT WITHIN THE BRUSH MANAGEMENT ZONE(S) AS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF:

PERMITTEE OR OWNER/PERMITTEE

THE BRUSH MANAGEMENT ZONE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.

BRUSH MANAGEMENT ACTIVITIES ARE PROHIBITED WITHIN COASTAL SAGE SCRUB, MARITIME SAGE SCRUB AND COASTAL SAGE-CHAPARRAL HABITATS DURING THE BREEDING SEASON OF FEDERALLY PROTECTED SPECIES, FROM MARCH 1 TO AUGUST 15, EXCEPT WHERE DOCUMENTED TO THE SATISFACTION OF THE CITY OF SAN DIEGO THAT THE THINNING WOULD BE CONSISTENT WITH THE CONDITIONS OF SPECIES COVERAGE DESCRIBED IN THE CITY OF SAN DIEGO'S MSCP SUB AREA PLAN.

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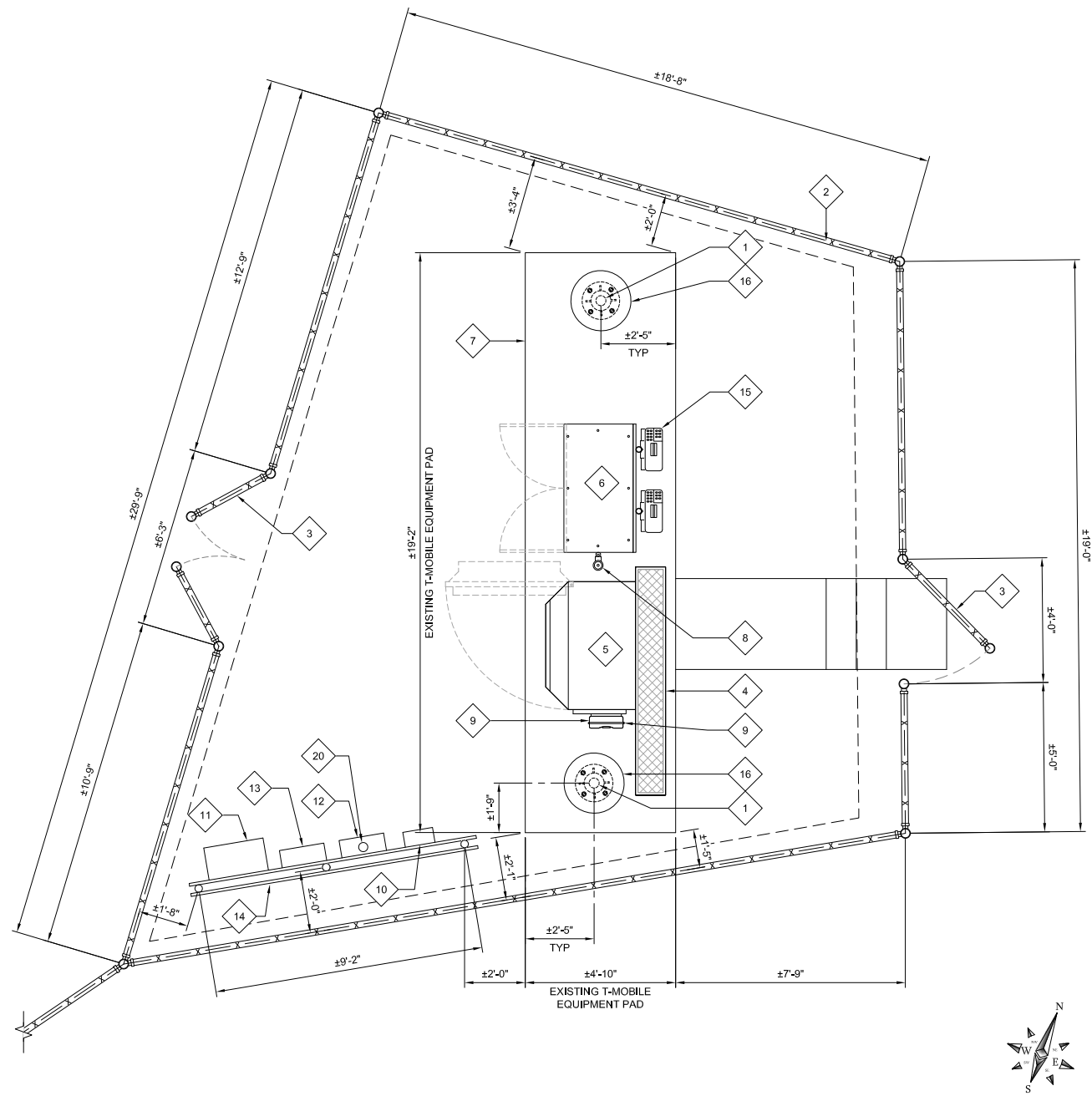
SHEET TITLE
BRUSH MANAGEMENT PLAN

SHEET NUMBER
A-1.1



- | | | | | | |
|---|--|----|---|----|----------------------------|
| 1 | EXISTING T-MOBILE MICROPOLE TO BE REMOVED; (1) PER SECTOR, (2) TOTAL | 10 | EXISTING T-MOBILE RACK-MOUNTED POWER PANEL | 19 | LIMIT OF DISTURBANCE |
| 2 | EXISTING CHAINLINK FENCE | 11 | EXISTING T-MOBILE RACK-MOUNTED FIBER ENCLOSURE | 20 | (E) LIGHT W/ (N) SHIELDING |
| 3 | EXISTING ACCESS GATE | 12 | EXISTING T-MOBILE RACK-MOUNTED "BTS" PANEL | | |
| 4 | EXISTING T-MOBILE CABLE TRAY | 13 | EXISTING T-MOBILE RACK-MOUNTED TELCO ENCLOSURE | | |
| 5 | EXISTING T-MOBILE 3106 CABINET ON PLINTH | 14 | EXISTING T-MOBILE UTILITY RACK | | |
| 6 | EXISTING T-MOBILE 6102 CABINET ON PLINTH | 15 | EXISTING T-MOBILE RACK-MOUNTED RRU 11; (2) TOTAL | | |
| 7 | EXISTING T-MOBILE CONC. EQUIPMENT PAD | 16 | EXISTING T-MOBILE MICROPOLE CONCRETE FOUNDATION | | |
| 8 | EXISTING T-MOBILE GPS ANTENNA; (1) TOTAL | 17 | PROPOSED T-MOBILE CABLE TRAY EXTENSION | | |
| 9 | EXISTING T-MOBILE CIENA BOX | 18 | PROPOSED T-MOBILE MONO-ELM BASE AND 5'-0" O.D. CONCRETE FOUNDATION (TO BE DESIGNED/VERIFIED UPON COMPLETION OF STRUCTURAL ANALYSIS) | | |

KEYNOTES



EXISTING EQUIPMENT LAYOUT

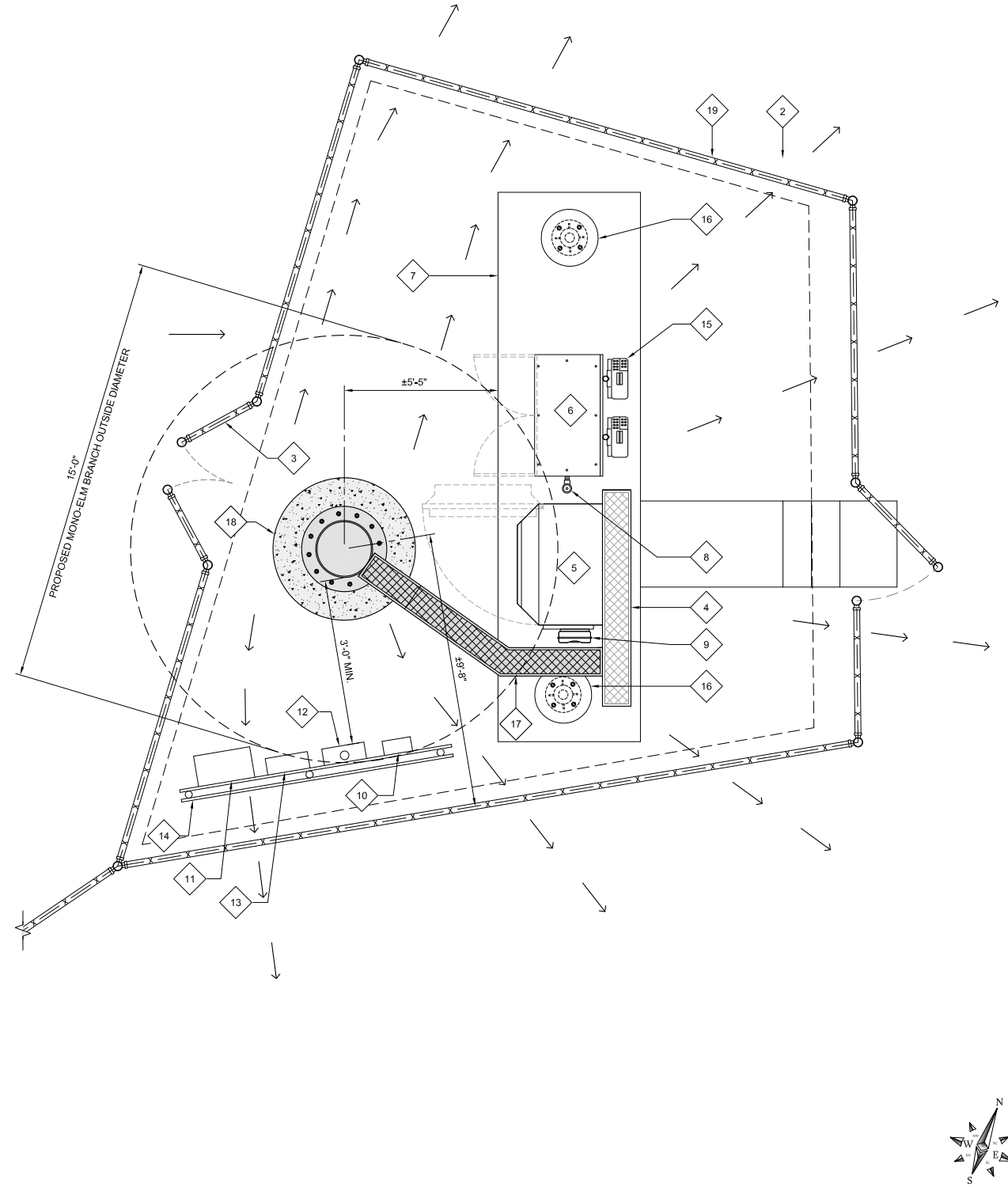
24"x36" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"
 2' 1' 0" 2'

1

NOTES:

- EXISTING T-MOBILE ANTENNA EQUIPMENT NOT SHOWN FOR CLARITY.
- NOISE: DUE TO THE SITE'S LOCATION ADJACENT TO (COULD ALSO BE WITHIN) THE MHPA, CONSTRUCTION NOISE WILL NEED TO BE AVOIDED, IF POSSIBLE, DURING THE BREEDING SEASON OF THE CALIFORNIA GNATCATCHER (3/1-8/15), LEAST BELL'S VIREO (3/15-9/15), SOUTHWESTERN WILLOW FLYCATCHER (5/1-8/30), IF CONSTRUCTION IS PROPOSED DURING THE BREEDING SEASON FOR THE SPECIES, U.S. FISH AND WILDLIFE SERVICE PROTOCOL SURVEYS WILL BE REQUIRED IN ORDER TO DETERMINE SPECIES PRESENCE/ABSENCE.
- IF THE SPECIES IS/ARE NOT IDENTIFIED WITHIN THE MHPA, NO ADDITIONAL MEASURES WILL BE REQUIRED, IF PRESENT, MEASURES TO MINIMIZE NOISE IMPACTS WILL BE REQUIRED AND SHOULD INCLUDE TEMPORARY NOISE WALLS/BERMS. IF A SURVEY IS NOT CONDUCTED AND CONSTRUCTION IS PROPOSED DURING THE SPECIES' BREEDING SEASON, PRESENCE WOULD BE ASSUMED AND A TEMPORARY WALL/BERM WOULD BE REQUIRED. NOISE LEVELS FROM CONSTRUCTION ACTIVITIES DURING THE BIRD BREEDING SEASON SHOULD NOT EXCEED 60 DBA HOURLY LEQ AT THE EDGE OF THE OCCUPIED MHPA, OR THE AMBIENT NOISE LEVEL IF NOISE LEVELS ALREADY EXCEED 60 DBA HOURLY LEQ.

LEGEND:
 DRAINAGE FLOW →



PROPOSED EQUIPMENT LAYOUT

24"x36" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"
 2' 1' 0" 2'

2

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SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
A-2



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SHEET TITLE
ANTENNA PLANS

SHEET NUMBER
A-3

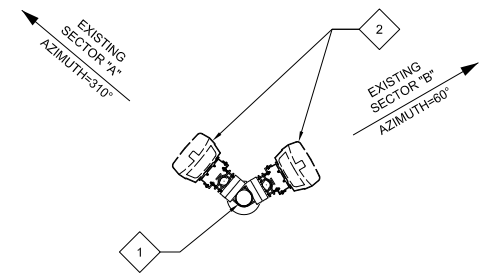
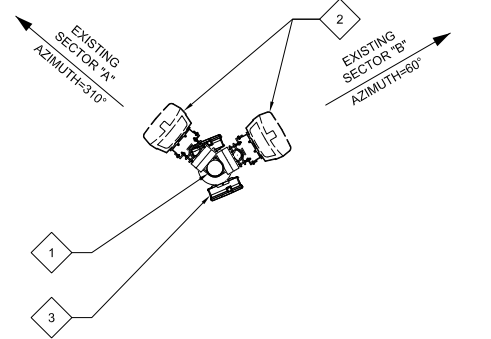
FINAL EQUIPMENT SCHEDULE (VERIFY WITH CURRENT RFDS)

POSITION	ANTENNA				RADIO			DIPLEXER			TMA			SURGE PROTECTION			CABLES		
	TECH.	STATUS/MANUFACTURER/MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH	
ALPHA	A1	GSM PCS UMTS AWS PCS	ERICSSON AIR21 B2A/B4P (QUAD)	310°	19'-0"	1	EXISTING ERICSSON RRU5 11	GROUND	-	-	-	1	EXISTING KRY 112 144/1	-	-	1	EXISTING COAX/HYBRID	-	±30'
	A2	LTE	ERICSSON AIR21 B4A/B2P (QUAD)	310°	19'-0"	-	-	-	-	-	-	-	-	-	-	1	EXISTING COAX/HYBRID	-	±30'
	A3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BETA	B1	GSM PCS UMTS AWS PCS	ERICSSON AIR21 B2A/B4P (QUAD)	60°	19'-0"	1	EXISTING ERICSSON RRU5 11	GROUND	-	-	-	1	EXISTING KRY 112 144/1	-	-	1	EXISTING COAX/HYBRID	-	±30'
	B2	LTE	ERICSSON AIR21 B4A/B2P (QUAD)	60°	19'-0"	-	-	-	-	-	-	-	-	-	-	1	EXISTING COAX/HYBRID	-	±30'
	B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
GAMMA	C1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	C2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	C3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

- 1 EXISTING T-MOBILE MICROPOLES TO BE REMOVED; (1) PER SECTOR, (2) TOTAL
- 2 EXISTING T-MOBILE 4'-8" PANEL ANTENNA TO BE RELOCATED TO PROPOSED T-MOBILE MONO-ELM; (2) PER SECTOR, (4) TOTAL
- 3 EXISTING T-MOBILE TMA TO BE RELOCATED TO PROPOSED T-MOBILE MONO-ELM; (1) PER SECTOR, (2) TOTAL
- 4 EXISTING RELOCATED T-MOBILE 4'-8" PANEL ANTENNA MOUNTED ON PROPOSED PIPE MOUNT AT PROPOSED SECTOR T-ARMS; (2) PER SECTOR, (4) TOTAL
- 5 EXISTING RELOCATED T-MOBILE TMA MOUNTED ON PROPOSED PIPE MOUNT AT PROPOSED SECTOR T-ARMS; (1) PER SECTOR, (2) TOTAL
- 6 PROPOSED T-MOBILE MONO-ELM
- 7 PROPOSED T-MOBILE SECTOR T-ARMS TO BE MOUNTED TO PROPOSED MONO-ELM; (1) PER SECTOR, (2) TOTAL (TO BE DESIGNED/VERIFIED UPON COMPLETION OF STRUCTURAL ANALYSIS)
- 8 PROPOSED T-MOBILE MONO-ELM BRANCH 15'-0" OUTSIDE DIAMETER (MAX.)
- 9 PROPOSED T-MOBILE FAUX ELM 2' BRANCHES AT EACH ANTENNA PIPE MOUNT; (8) PER SECTOR, (16) TOTAL

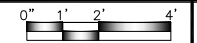
KEYNOTES:

ANTENNA & EQUIPMENT SCHEDULE



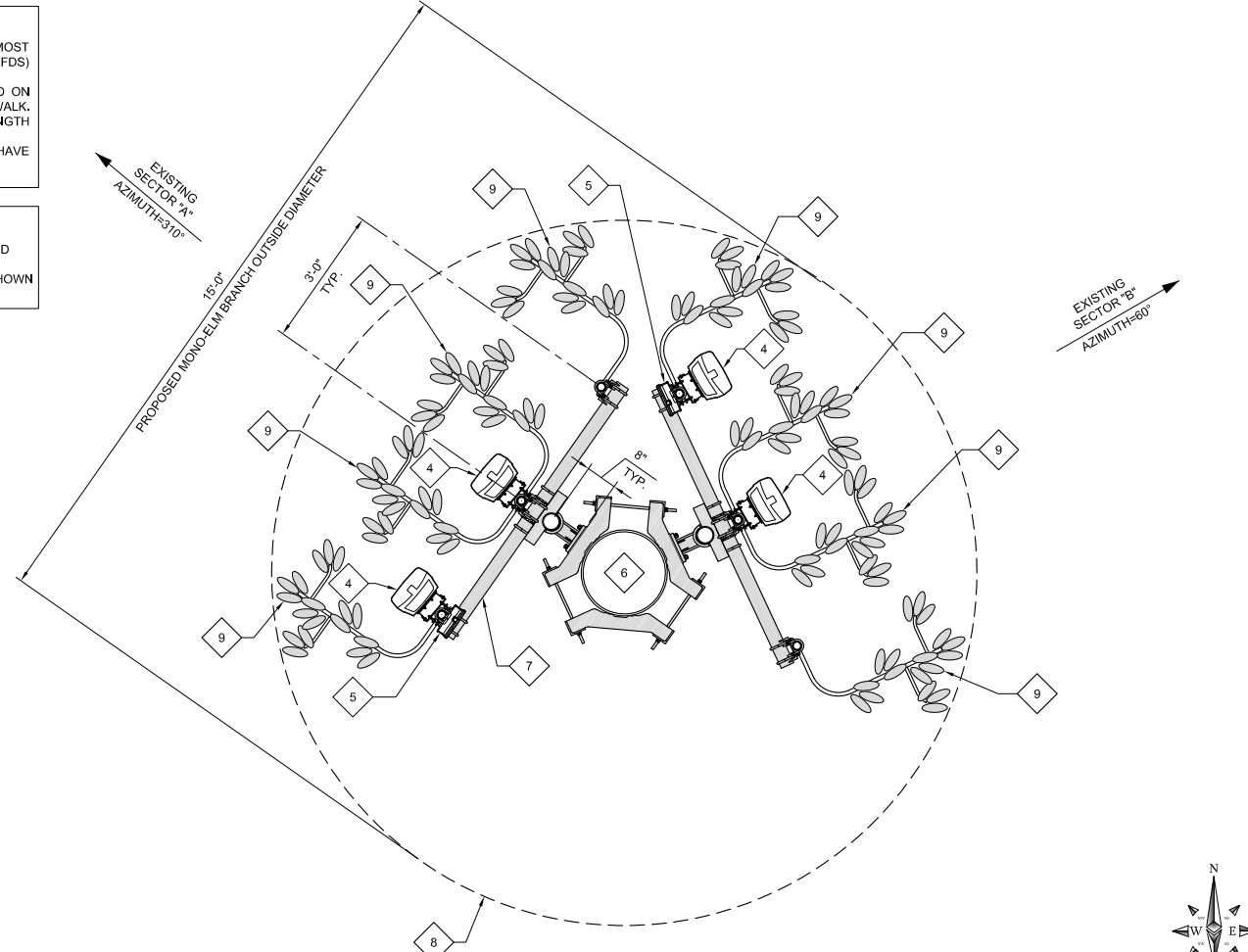
EXISTING ANTENNA PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



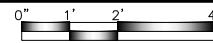
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- NOTES TO CONTRACTOR:**
- CONTRACTOR IS TO REFER TO T-MOBILE'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
 - CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
 - CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.
- NOTE:**
- EXISTING ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.
 - EXISTING T-MOBILE EQUIPMENT AREA NOT SHOWN FOR CLARITY.



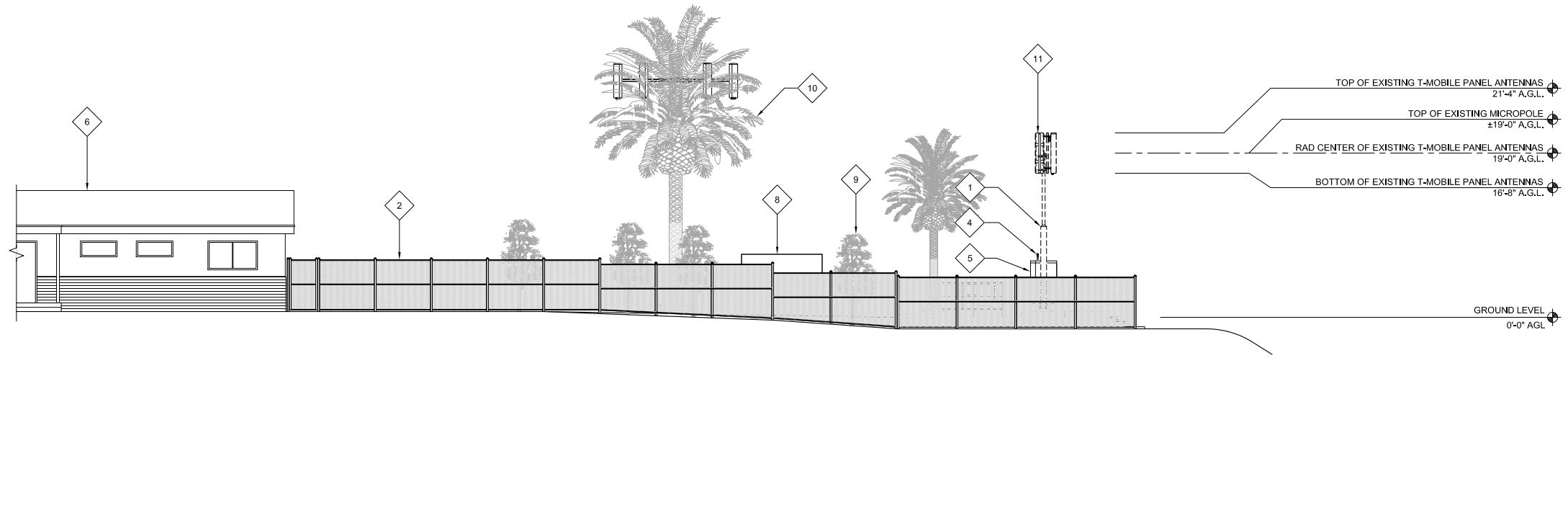
PROPOSED ANTENNA PLAN

24"x36" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



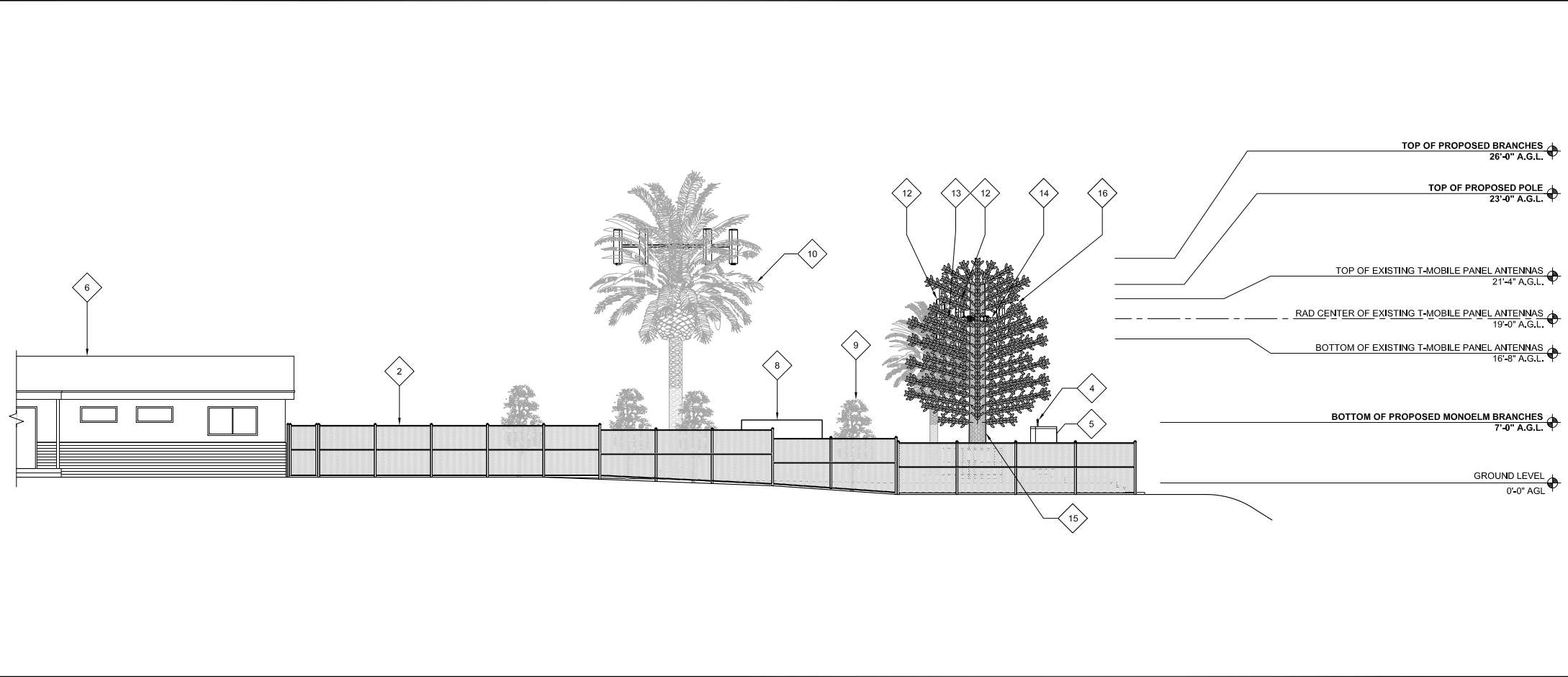
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- 1 EXISTING T-MOBILE MICROPOLE TO BE REMOVED; (1) PER SECTOR, (2) TOTAL
- 2 EXISTING CHAINLINK FENCE
- 3 EXISTING ACCESS GATE
- 4 EXISTING T-MOBILE GPS ANTENNA; (1) TOTAL
- 5 EXISTING T-MOBILE EQUIPMENT CABINETS ON PLINTH; (2) TOTAL
- 6 EXISTING BUILDING, TYP.
- 7 EXISTING MONOPALM (BY OTHERS)
- 8 EXISTING EQUIPMENT ENCLOSURE, BY OTHERS
- 9 EXISTING TREE, TYP.
- 10 EXISTING MONOPALM (BY OTHERS)
- 11 EXISTING T-MOBILE 4'-8" PANEL ANTENNA TO BE RELOCATED TO PROPOSED T-MOBILE MONO-ELM; (2) PER SECTOR, (4) TOTAL
- 12 EXISTING RELOCATED T-MOBILE 4'-8" PANEL ANTENNA MOUNTED ON PROPOSED PIPE MOUNT AT PROPOSED SECTOR T-ARMS; (2) PER SECTOR, (4) TOTAL
- 13 EXISTING RELOCATED T-MOBILE TMA MOUNTED ON PROPOSED PIPE MOUNT AT PROPOSED SECTOR T-ARMS; (1) PER SECTOR, (2) TOTAL
- 14 PROPOSED T-MOBILE SECTOR T-ARMS TO BE MOUNTED TO PROPOSED MONO-ELM; (1) PER SECTOR, (2) TOTAL (TO BE DESIGNED/VERIFIED UPON COMPLETION OF STRUCTURAL ANALYSIS)
- 15 PROPOSED T-MOBILE MONO-ELM
- 16 PROPOSED T-MOBILE FAUX ELM 2' BRANCHES AT EACH ANTENNA PIPE MOUNT; (8) PER SECTOR, (16) TOTAL



EXISTING SOUTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"
 8' 6" 4" 2" 0" 8' **1**



PROPOSED SOUTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"
 8' 6" 4" 2" 0" 8' **2**

KEYNOTES:

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 SAN CLEMENTE CA 92673 (949) 391-8824

DRAWN BY: RDL
 CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
	10/18/2021	100% ZD'S REVISED - JX	RDL
5	07/09/2021	100% ZD'S REVISED - JX	SP
4	05/11/2021	100% ZD'S REVISED - JX	ARP
3	01/29/2021	100% ZD'S REVISED - JX	SD
2	01/27/2021	100% ZD'S REVISED - JX	RDL
1	11/25/2020	100% ZD'S REVISED	SD
0	07/02/2020	100% ZD'S FOR SUBMITTAL	AP
A	06/02/2020	90% ZD'S FOR REVIEW	RDL

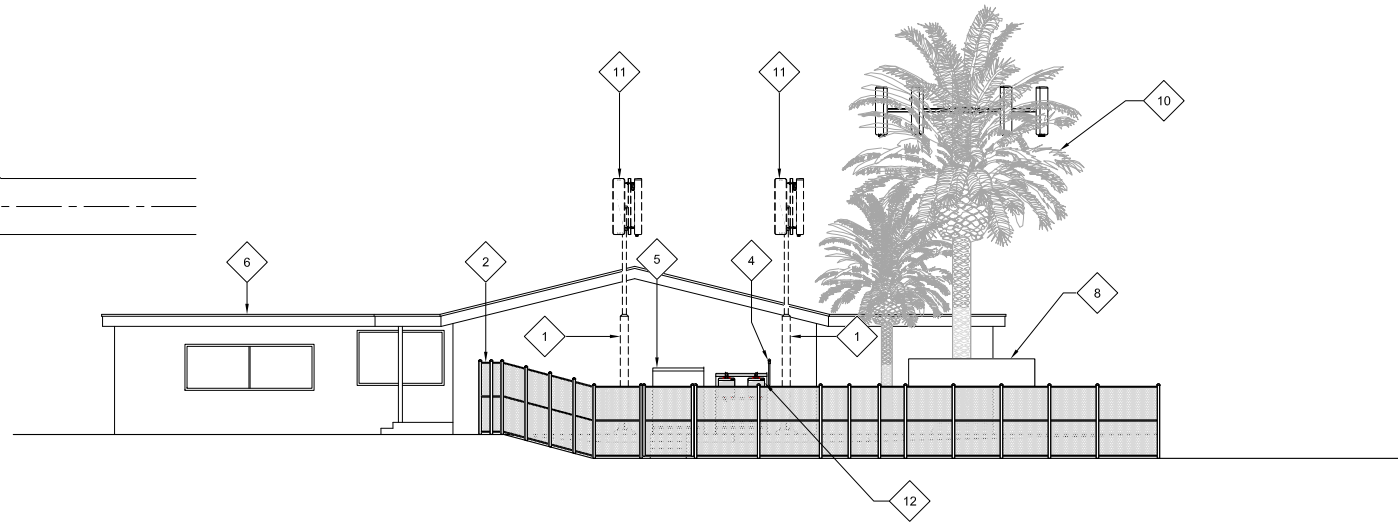
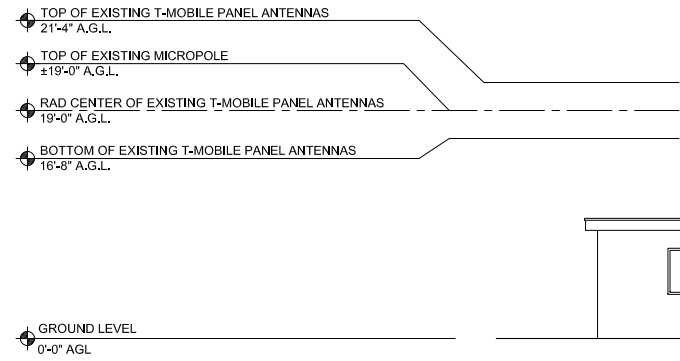
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 MONO-ELM
 PTS: 645183

SHEET TITLE
ELEVATIONS

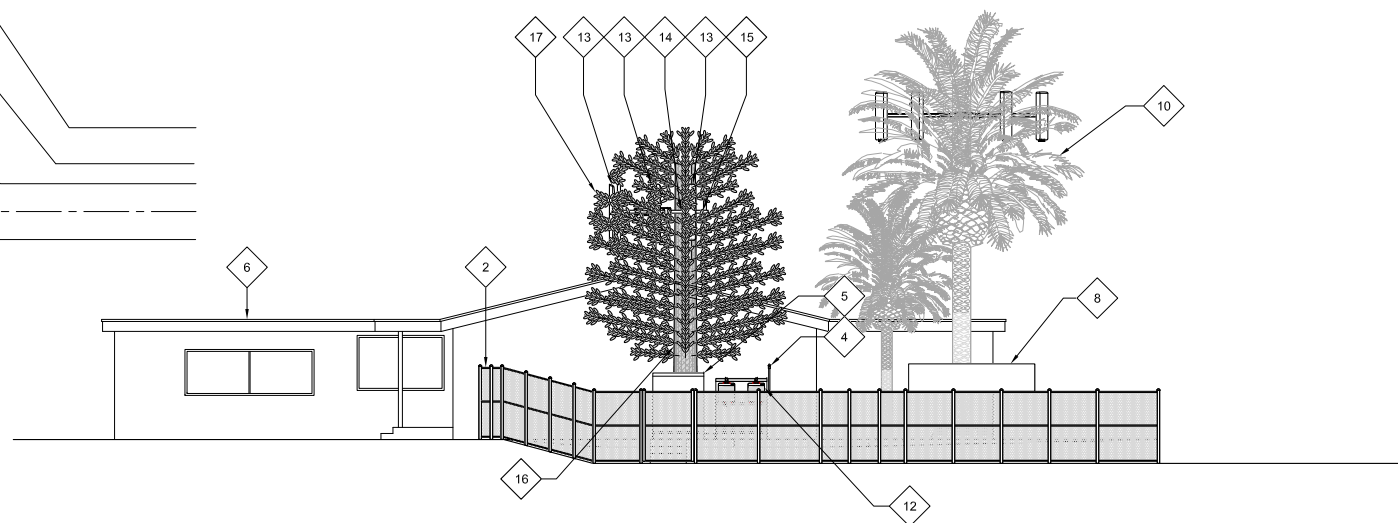
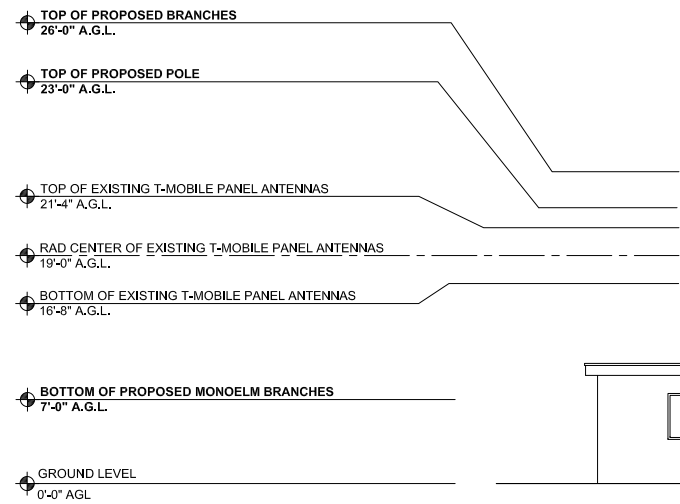
SHEET NUMBER
A-4

- 1 EXISTING T-MOBILE MICROPOLE TO BE REMOVED; (1) PER SECTOR, (2) TOTAL
- 2 EXISTING CHAINLINK FENCE
- 3 EXISTING ACCESS GATE
- 4 EXISTING T-MOBILE GPS ANTENNA; (1) TOTAL
- 5 EXISTING T-MOBILE EQUIPMENT CABINETS ON PLINTH; (2) TOTAL
- 6 EXISTING BUILDING, TYP.
- 7 EXISTING MONOPALM (BY OTHERS)
- 8 EXISTING EQUIPMENT ENCLOSURE, BY OTHERS
- 9 EXISTING TREE, TYP.
- 10 EXISTING MONOPALM (BY OTHERS)
- 11 EXISTING T-MOBILE 4'-8" PANEL ANTENNA TO BE RELOCATED TO PROPOSED T-MOBILE MONO-ELM; (2) PER SECTOR, (4) TOTAL
- 12 EXISTING T-MOBILE RACK-MOUNTED RRUS 11; (2) TOTAL
- 13 EXISTING RELOCATED T-MOBILE 4'-8" PANEL ANTENNA MOUNTED ON PROPOSED PIPE MOUNT AT PROPOSED SECTOR T-ARMS; (2) PER SECTOR, (4) TOTAL
- 14 EXISTING RELOCATED T-MOBILE TMA MOUNTED ON PROPOSED PIPE MOUNT AT PROPOSED SECTOR T-ARMS; (1) PER SECTOR, (2) TOTAL
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EXISTING NORTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"
 8' 6" 4" 2" 0" 8' 1



PROPOSED NORTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"
 8' 6" 4" 2" 0" 8' 2

KEYNOTES:



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SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5

- 1 EXISTING BUILDING, TYP.
- 2 EXISTING CHAIN LINK FENCE, TYP.
- 3 EXISTING DRIVEWAY/T-MOBILE ACCESS
- 4 EXISTING EQUIPMENT ENCLOSURE (BY OTHERS)
- 5 EXISTING MONOPALM (BY OTHERS)
- 6 EXISTING TREE TO REMAIN, TYP.
- 7 EXISTING OPEN SPACE
- 8 EXISTING T-MOBILE EQUIPMENT AND ANTENNA AREA

KEYNOTES:

CITY REQUIRED NOTES

MAINTENANCE:
 "ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:

 PERMITTEE or OWNER/PERMITTEE

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

 PERMITTEE or OWNER/PERMITTEE

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."

"IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED."

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

"ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS"

"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.

EXISTING PLANTING

KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE
E-1	WASHINGTONIA SPECIES FAN PALM	ON AND OFF SITE, TO REMAIN, PROTECT IN PLACE	PER PLAN
E-2	SCHINUS TEREBINTHIFOLIUS BRAZILIAN PEPPER	OFF SITE, TO REMAIN, PROTECT IN PLACE	
E-3	RHUS OVATA ? SPECIES SUGAR BUSH SUMAC	LARGE SHRUB FORM, TO REMAIN, PROTECT IN PLACE	
E-4	CITRUS SPECIES CITRUS TREE, UNKNOWN TYPE	OFF SITE, TO REMAIN, PROTECT IN PLACE	
E-5	CRASSULA OVATA ? JADE PLANT	GROWING THROUGH FENCE LINE WITH IVY, TO REMAIN, PROTECT IN PLACE	

SITE VISIT
 A SITE WALK WAS PERFORMED ON WEDNESDAY 11-11-2020, AND THE FOLLOWING NOTES OUTLINE MY OBSERVATIONS AND RECOMMENDATIONS.

OBSERVATIONS:

THE SITE IS ACCESSIBLE VIA A PRIVATE RESIDENTIAL CONCRETE DRIVE WAY, TOWARDS THE BACK PORTION OF A PRIVATE LOT THE DRIVEWAY BECOMES GRAVEL ACCESS. TREES AND SHRUB PLANTINGS ARE VERY MATURE AND ARE SCREENING VIEWS INTO THE FENCED AREA, ON THREE SIDES. EASTERN MOST EXPOSURE IS MOSTLY OPEN AND HAS VIEWS TO HIGHWAY 52 BELOW TO THE EAST.

THE AREA SLOPES AWAY FROM THE ENCLOSURE, ON THREE SIDES AT MINIMUM 2:1. THESE "NATIVE" SLOPES ARE FULL OF NATURALIZED "NATIVE" PLANTINGS. SLOPE AREAS DO NOT SEEM TO HAVE ANY FUEL MODIFICATION PERFORMED ON THEM, AND DOES NOT APPEAR TO BE IRRIGATED. NO SLOPE EROSION WAS NOTED.

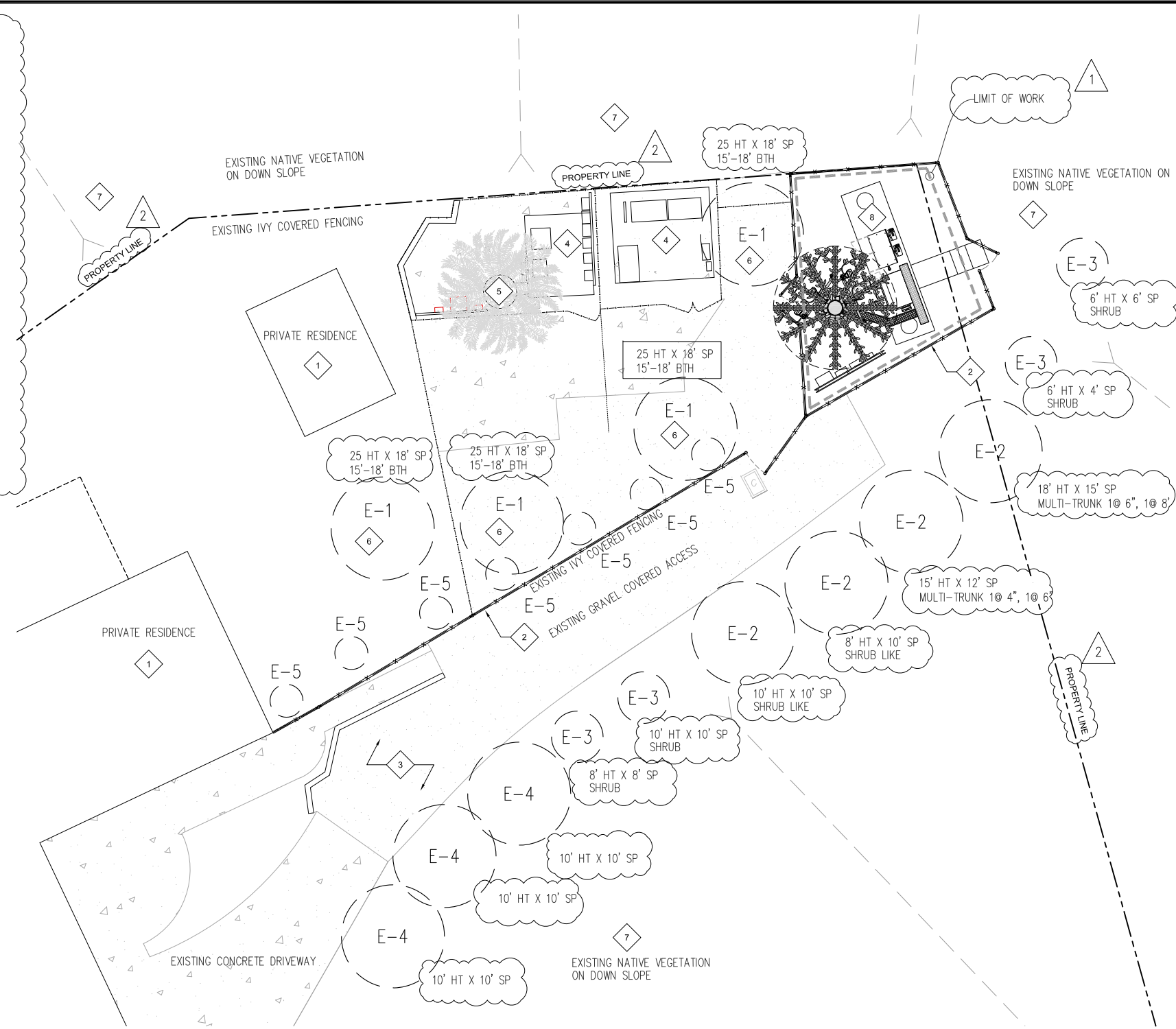
THERE IS NO EVIDENCE OF AN ON-SITE DRAINAGE SYSTEM, BUT THE SITE SHOULD DRAIN FREELY DOWN THE SLOPES. THE SOIL IS ROCKY WITH GOOD DRAINAGE - TYPICAL FOR THE AREAS HILLTOPS.

THE ENCLOSURE HAS EXISTING FAUX PALM TREE, ANTENNAE COLLOCATED, WITH VARIOUS EQUIPMENT ENCLOSURES AND OTHER STANDARD TELE-COMMUNICATIONS EQUIPMENT. THE ENCLOSURE IS A CHAIN LINK FENCE WITH SEVERAL LOCKED GATES. CHAIN LINK FENCING IS MOSTLY OVERGROWN WITH IVY AND JADE PLANTS. THERE ARE LIVE PALM TREE PLANTINGS WITHIN THE FENCED AREA, BUT WERE NOT ACCESSIBLE.

NO IRRIGATION CONTROLLER IS VISIBLE (BUT COULD BE INSIDE THE ENCLOSURE), NO OTHER ON-SITE IRRIGATION COMPONENTS WERE VISIBLE. "HOMEOWNER ATMOSPHERIC RCVS" WERE VISIBLE SOUTH OF THE GRAVEL ACCESS ROAD, BUT IT IS DOUBTFUL THAT THESE PROVIDE IRRIGATION TO THE SITE.

ANALYSIS:

THE EXISTING BRAZILIAN PEPPERS SHOULD EVENTUALLY REACH 30 FT AND FROM THE NEIGHBORHOOD, PROVIDE A NEAR COMPLETE SCREEN FOR THE PROPOSED 26FT HIGH ANTENNA 'TREE'. FROM THE CA-52 (MT. SOLEDAD FWY), THE EXISTING FAN PALM ALREADY OBSCURES THE ANTENNA 'TREE' AND COMBINED WITH THE MASS OF PEPPERS, WHICH WILL PROVIDE A TALL ENOUGH BACKDROP TO ELIMINATE ANY TELLTALE 'SKYLINING'. WILL ALLOW THE ANTENNA TO BLEND IN WITH THE MASS OF TREES.



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DRAWN BY: DM
 CHECKED BY: DM

REV	DATE	DESCRIPTION	BY
2	10/18/2021	JX COMMENTS	DM
1	CURRENT	JX COMMENTS	DM
0	07/02/2020	FOR SUBMITTAL	DM

DMLA
 Landscape Architecture
 34032 Alcazar Dr., Dana Point, Ca 92629
 david@dmlaonline.com p/(949)388-3369

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 MONO-ELM

SHEET TITLE
EXISTING LANDSCAPE PLAN

SHEET NUMBER
EL-1



BEST MANAGEMENT PRACTICES "BMP" TABLE

BEST MANAGEMENT PRACTICES	LOCATION	SCHEDULE IMPLEMENTATION	MAINTENANCE SCHEDULE
PRESERVING EXISTING VEGETATION	AROUND PERIMETER OF PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	EDUCATE EMPLOYEES AND SUBCONTRACTORS REGARDING IMPORTANCE OF MAINTAINING EXISTING VEGETATION TO PREVENT EROSION AND FILTER OUT SEDIMENT IN RUNOFF FROM DISTURBED AREAS ON THE CONSTRUCTION SITE. INSPECT SITE PERIMETER MONTHLY TO VERIFY THE OUTSIDE VEGETATION IS NOT DISTURBED.
PROTECT GRADED AREAS AND SLOPES FROM WASHOUT AND EROSION	THROUGHOUT PROJECT SITE	CONTINUOUS	INSPECT GRADED AREAS AND SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. THE GRADE TRIBUTARY AREAS OR INSTALL SAND DIKES AS NECESSARY TO PREVENT EROSION.
GRAVEL FILTER	ALONG FLOW LINES OF UNPAVED ROADWAYS WITHIN SITE	IN PLACE CONTINUOUSLY UNTIL ROADWAYS ARE	INSPECT AFTER EACH STORM. REMOVE ONSITE SEDIMENT DEPOSITED BEHIND BERM OR BARRIER TO MAINTAIN EFFECTIVENESS.
BAG INLET FILTER	INLETS TO THE STORM DRAINAGE SYSTEM	PAVED CONTINUOUS UNTIL LANDSCAPING IS IN PLACE	INSPECT WEEKLY AND AFTER EACH STORM. REMOVE SEDIMENT AND DEBRIS BEFORE ACCUMULATION HAVE REACHED ONE THIRD THE DEPTH OF THE BAG. REPAIR OR REPLACE INLET FILTER BAG AS SOON AS DAMAGE OCCURS.
FIBER ROLLS	SEE NOTE 3 OF EROSION & CONTROL NOTES	CONTINUOUS	INSPECT AFTER EACH STORM. REMOVE SEDIMENT DEPOSITED BEHIND FIBER ROLLS WHENEVER NECESSARY TO MAINTAIN EFFECTIVENESS.
HYDROSEEDING	3:1 SLOPES	IN PLACE DURING BY SEPT. 15	INSPECT SLOPES ON AT LEAST A MONTHLY BASIS TO CHECK FOR EROSION. IF EROSION IS NOTED, SPREAD STRAW MULCH OVER AFFECTED AREAS.
STABILIZED CONSTRUCTION ENTRANCE	ENTRANCES TO SITE FROM PUBLIC ROADWAYS	CONTINUOUS, UNTIL ENTRANCES AND ONSITE ROADWAYS ARE PAVED	INSPECT ON A MONTHLY BASIS AND AFTER EACH RAINFALL. ADD AGGREGATE BASE MATERIAL WHENEVER NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED INTO PUBLIC STREET.
WIND EROSION CONTROL PRACTICES	WHEREVER NECESSARY THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL GRADING IS COMPLETED AND SOILS HAVE STABILIZED	INSPECT SITE DURING WINDY CONDITIONS TO IDENTIFY AREAS WHERE WIND AND EROSION IS OCCURRING AND ABATE EROSION AS NECESSARY.
GOOD HOUSEKEEPING MEASURES	THROUGHOUT PROJECT SITE	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A MONTHLY BASIS TO VERIFY GOOD HOUSEKEEPING PRACTICES ARE BEING IMPLEMENTED.
PROPER CONSTRUCTION MATERIAL STORAGE	DESIGNATED AREA	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO VERIFY THAT CONSTRUCTION MATERIALS ARE STORED IN A MANNER WHICH COULD NOT CAUSE STORM WATER POLLUTION.
PROPER CONSTRUCTION WASTE STORAGE AND DISPOSAL INCLUDING	DESIGNATED COLLECTION AREA AND CONTAINERS	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	INSPECT SITE ON AT LEAST A WEEKLY BASIS TO ASSURE WASTE IS STORED PROPERLY AND DISPOSED OF AT LEGAL DISPOSAL SITE, DAILY.
CONCRETE SPILL CLEANUP PAINT & PAINTING SUPPLIES	MATERIAL HANDLING AREAS	IMMEDIATELY AT TIME OF SPILL	INSPECT MATERIAL HANDLING AREAS ON AT LEAST A MONTHLY BASIS TO VERIFY PROPER SPILL CLEANUP.
VEHICLE FUELING, MAINTENANCE & CLEANING	DESIGNATED AREA WITH SECONDARY CONTAINMENT	CONTINUOUS	KEEP AMPLE SUPPLIES OF SPILL CLEANUP MATERIALS ON SITE & INSPECT ON REGULAR SCHEDULE.
STREET AND STORM DRAINAGE FACILITY MAINTENANCE DEFINITIONS	STREETS AND STORM DRAINAGE FACILITIES	CONTINUOUS UNTIL CONSTRUCTION IS COMPLETED	MAINTAIN STORM DRAINAGE FACILITIES AND PAVED STREETS CLEAR OF SEDIMENT AND DEBRIS.
<p>1. WET SEASON: ENTIRE PERIOD BETWEEN OCTOBER 1 THROUGH APRIL 30. CONTRACTOR SHALL ALSO IMPLEMENT WET SEASON MEASURES IF WET WEATHER IS EXPECTED DURING THE DRY SEASON</p> <p>2. PHASES OF GRADING INITIAL: WHEN CLEARING AND GRUBBING ACTIVITIES OCCUR. ROUGH: WHEN CUT AND FILL ACTIVITIES OCCUR AND THE SITE IMPROVEMENTS ARE CONSTRUCTED, INCLUDING UNDERGROUND PIPING, STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS. WHEN FINAL ELEVATION IS SET, AND SITE IMPROVEMENTS ARE COMPLETED AND READY FOR CITY ACCEPTANCE.</p>			

CONSTRUCTION EROSION/SEDIMENTATION CONTROL PLAN NOTES:

- THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE DURING AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. REFER TO CURRENT VERSION OF STORMWATER "BMP" MANUAL FOR SPECIFIC SCHEDULE PER SITE CONDITIONS.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF CONSTRUCTION WHEN APPLICABLE FOR SITES NOT ACCESSIBLE BY COMMERCIALY PREPARED ACCESSES. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE CONSTRUCTION OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE (WHEN APPLICABLE) SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION IS COMPLETE.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT:
 PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - MATERIAL DELIVERY AND STORAGE:
 PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA DAILY
 - CONCRETE WASTE:
 PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - PAINT AND PAINTING SUPPLIES:
 PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE DAILY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - VEHICLE FUELING, MAINTENANCE AND CLEANING:
 PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA DAILY.
 - HAZARDOUS WASTE MANAGEMENT:
 PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
- USE "BMPS" AT ALL PHASES OF CONSTRUCTION.
- GRAVEL BAGS WITH FIBER ROLLS/ SILT BARRIER AND OR BAG INLET FILTERS TO BE USED FOR INLET PROTECTION FROM CONSTRUCTION CONTAMINATES. CONTRACTOR TO FIELD IDENTIFY ALL CONDITIONS WHERE THIS MAY APPLY AND MAINTAIN DURING THE COURSE OF CONSTRUCTION. THIS SHALL APPLY TO THE LOCAL SITE ACTIVITY AS WELL AS ANY AREA TRAVELED EXTENDING TO THE POINT OF SITE ACCESS AND ONTO THE PUBLIC RIGHT OF WAYS. NO CONSTRUCTION DEBRIS MAY ENTER ANY STORM WATER DRAIN AT ANY TIME. THE CONTRACTOR SHALL IMPLEMENT MEASURES TO MONITOR THIS AT ALL TIMES DURING THE CONSTRUCTION PHASE.
- ANY AN ALL STORED MATERIALS, INCLUDING BUT NOT LIMITED TO, EXCAVATED SOIL, IMPORTED ROCK, SAND OR GRAVEL, PAINT, CONCRETE, WOOD, METAL, OR CONTAMINATED WATER SHALL BE STORED PROPERLY TO INSURE NO DISCHARGE OF CONTAMINATES.
- REMOVE DIRT, DEBRIS AND WEEDS FROM PUBLIC SIDE WALK AREAS AND STORM DRAIN SYSTEMS AND ANY CONSTRUCTION MATERIALS OR DEBRIS TO AN APPROVED LOCATION AS ON A DAILY BASIS (OR AS DIRECTED BY THE CITY ENGINEER). A CONCRETE WASHOUT SHALL BE ONSITE AT ALL TIMES. CONTRACTOR TO FIELD VERIFY LOCATION, AND BEST METHOD TO PREVENT SPILLS AND DISCHARGE OF CONCRETE/ WATER CONTAMINANTS.
- CONTRACTOR TO FIELD IDENTIFY "BMPS" (BEST MANAGEMENT PRACTICES) PER SITE CONDITIONS, AND REFER TO CURRENT VERSION OF STORMWATER "BMP" MANUAL FOR SPECIFIC SCHEDULES OR DETAILS NOT SPECIFIED IN THIS PLAN.

FIBER ROLL NOTES:

- REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING FIBER ROLLS. FIBER ROLLS TO BE STAKED 4' O.C. PARALLEL TO (E) CONTOURS.
- INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, DURING AND FOLLOWING RAIN EVENTS, AT LEAST DAILY DURING PROLONGED RAINFALL, FOR SPECIFIC MONITORING INTERVALS REFER TO THE CURRENT VERSION OF STORM WATER "BMP" MANUAL FOR DURING THE NON-RAINY SEASON.
- SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO THE EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.
- FILTER BARRIER SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY THE LANDSCAPE INSPECTOR.

STORM WATER QUALITY NOTES:

- CONTRACTOR SHALL PROVIDE DRAIN INLET PROTECTION FOR ALL CATCH BASINS LOCATED IN THE VICINITY OF WORK. THIS INCLUDES ANY CATCH BASINS IN THE PUBLIC RIGHT-OF-WAY, AS WELL AS ANY ON-SITE CATCH BASINS ON PRIVATE PROPERTY.
- CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE/EGRESS FROM PROJECT SITE TO PREVENT TRACK-OUT OF SEDIMENT ONTO THE PUBLIC RIGHT-OF WAY FROM CONSTRUCTION VEHICLES.
- CONTRACTOR SHALL ENSURE THAT CONSTRUCTION ACTIVITIES DO NOT DEPOSIT SEDIMENT ONTO THE PUBLIC ROADWAY, SIDEWALKS AND GUTTERS. ALL SEDIMENT AND CONSTRUCTION DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY.
- CONTRACTOR SHALL USE STREET SWEEPING OR OTHER DRY SWEEPING METHOD, AS NECESSARY, TO REMOVE CONSTRUCTION OR DEMOLITION-RELATED SEDIMENT FROM PUBLIC SIDEWALKS, GUTTERS AND ROADWAY.
- CONTRACTOR SHALL SCHEDULE WORK FOR DRY-WEATHER DAYS WHEN NO RAIN IS IN THE IMMEDIATE FORECAST.
- CONTRACTOR SHALL INSTALL AN APPROVED WASH-OUT STRUCTURE AT THE CONSTRUCTION SITE. ALL CONCRETE, PAINT, STUCCO AND OTHER LIQUIDS WILL BE WASHED OUT IN THIS AREA.
- CONTRACTOR SHALL PROVIDE DUST CONTROL TO PREVENT THE NUISANCE OF BLOWING DUST WITHOUT CAUSING SEDIMENT, DEBRIS, OR LITTER TO ENTER THE ANY STORM DRAIN SYSTEM.
- CONTRACTOR SHALL INSTALL ANY OTHER BMPS AS NECESSARY TO CONTROL THE DISCHARGE OF POLLUTANTS FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND ADHERENCE TO THE LOCAL REQUIREMENTS.



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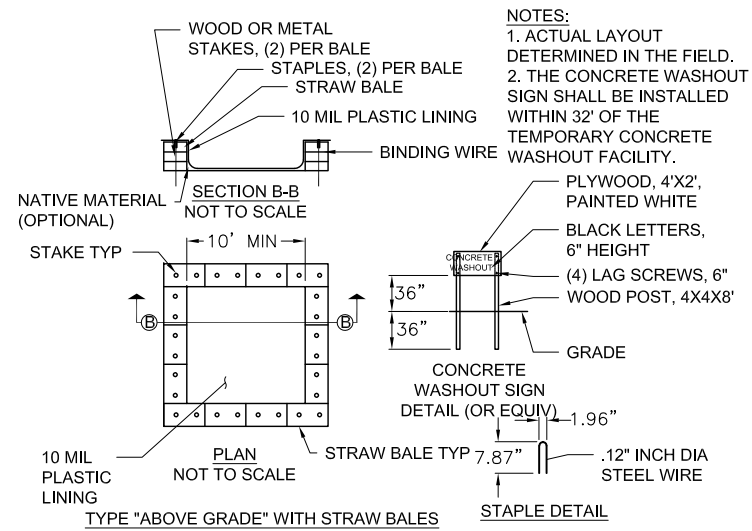
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0	07/02/2020	100% ZD'S FOR SUBMITTAL	AP
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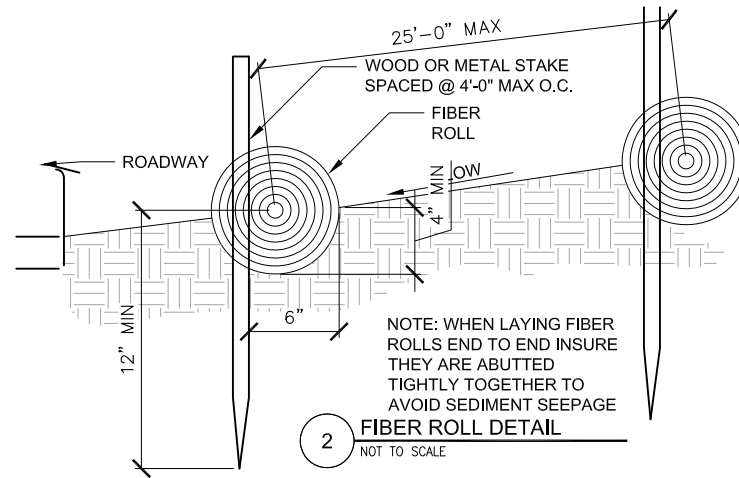
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SHEET TITLE
BMP GENERAL NOTES

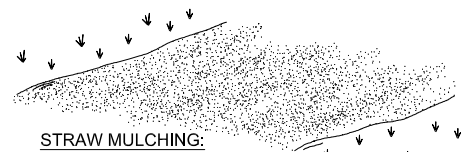
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WPCP-1



1 CONCRETE WASHOUT DETAIL
NOT TO SCALE



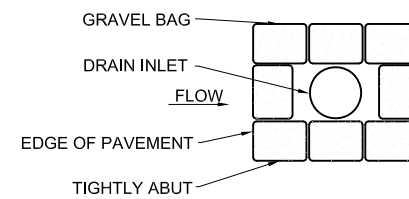
AREA STRIPPED AND THEN TEMPORARILY SEEDED, USING EITHER BONDED FIBER MATRICES OR HYDRO SEEDING TECHNIQUES
 SEEDING MAY BE USED ONLY BETWEEN APRIL 1 AND JUNE 30, AND SEPTEMBER 1 AND OCTOBER 30.



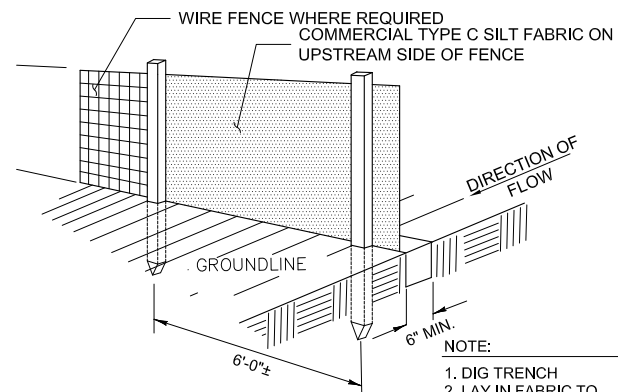
3 TEMP SEEDING AND MULCHING
NOT TO SCALE

SEEDING MIXTURES			
NAME	PROPORTIONS BY WEIGHT	% PURITY	% GERMINATION
REDTOP (AGROSTIS ALBA)	10%	92	90
ANNUAL RYE (LOLIUM MULTIFLORUM)	40%	98	90
CHEWINGS FESCUE (FETUCA RUBRA COMMUTATA)	40%	97	80
WHITE DUTCH CLOVER (TRIFOLIUM PEPENS)	40%	96	90

TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 7 DAYS WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.



4 DRAIN INLET DETAIL
NOT TO SCALE



5 TYPE C SILT FENCE DETAIL
NOT TO SCALE

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS: STEEL EITHER T OR U TYPE OR 4" HARDWOOD. MINIMUM LENGTH - 5 FEET
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH: FILTER X, MIRAFI 100X' STABILINKA T140N OR APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED ENVIROFENCE OR APPROVED EQUAL.



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 IRVINE, CA 92618



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 SAN CLEMENTE CA 92673 (949) 391-8824

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 MONO-ELM
 PTS: 645183

SHEET TITLE
WPCP DETAILS

SHEET NUMBER
WPCP-2

NOTES:

1. THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE NEW INSTALLATION.
3. THE BELOW GRADING INFORMATION IS AN ESTIMATE:
 - TRENCH IS TO BE 3'-0" DEEP AND 16" WIDE - ALL SPOILS TO BE PLACED BACK INTO TRENCH & COMPACTED TO 90%
 - ALL SPOILS TO BE REMOVED FROM PROJECT SITE
4. DRAINAGE: ALL NEW AND PROPOSED PARKING LOTS AND DEVELOPED AREAS IN AND ADJACENT TO THE PRESERVE MUST NOT DRAIN DIRECTLY INTO THE MHPA. ALL DEVELOPED AND PAVED AREAS MUST PREVENT THE RELEASE OF TOXINS, CHEMICALS, PETROLEUM PRODUCTS, EXOTIC PLANT MATERIALS AND OTHER ELEMENTS THAT MAY ADVERSELY AFFECT THE ADJACENT MHPA. INSTEAD, RUNOFF SHOULD FLOW INTO SEDIMENTATION BASINS, GRASSY SWALES OR MECHANICAL TRAPPING DEVICES PRIOR TO DRAINING INTO THE MHPA. CONTINUED
5. STORM WATER SYSTEMS SHOULD BE MAINTAINED APPROXIMATELY ONCE A YEAR, OR AS OFTEN AS NEEDED, TO ENSURE PROPER FUNCTIONING. MAINTENANCE SHOULD INCLUDE DREDGING OUT SEDIMENTS IF NEEDED, REMOVING EXOTIC PLANT MATERIALS, AND ADDING CHEMICAL-NEUTRALIZING COMPOUNDS (E.G., CLAY COMPOUNDS) WHEN NECESSARY AND APPROPRIATE.
6. TOXINS: LAND USES, SUCH AS RECREATION AND AGRICULTURE, THAT USE CHEMICALS OR GENERATE BY-PRODUCTS SUCH AS MANURE, THAT ARE POTENTIALLY TOXIC OR IMPACTIVE TO WILDLIFE, SENSITIVE SPECIES, HABITAT, OR WATER QUALITY SHALL INCORPORATE MEASURES TO REDUCE IMPACTS CAUSED BY THE APPLICATION AND/OR DRAINAGE OF SUCH MATERIALS INTO THE MHPA. CONTINUED.
7. SUCH MEASURES SHOULD INCLUDE DRAINAGE/DETENTION BASINS, SWALES, OR HOLDING AREAS WITH NON-INVASIVE GRASSES OR WETLAND-TYPE NATIVE VEGETATION TO FILTER OUT THE TOXIC MATERIALS. REGULAR MAINTENANCE SHOULD BE PROVIDED.



DISCLAIMER:
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LEGEND

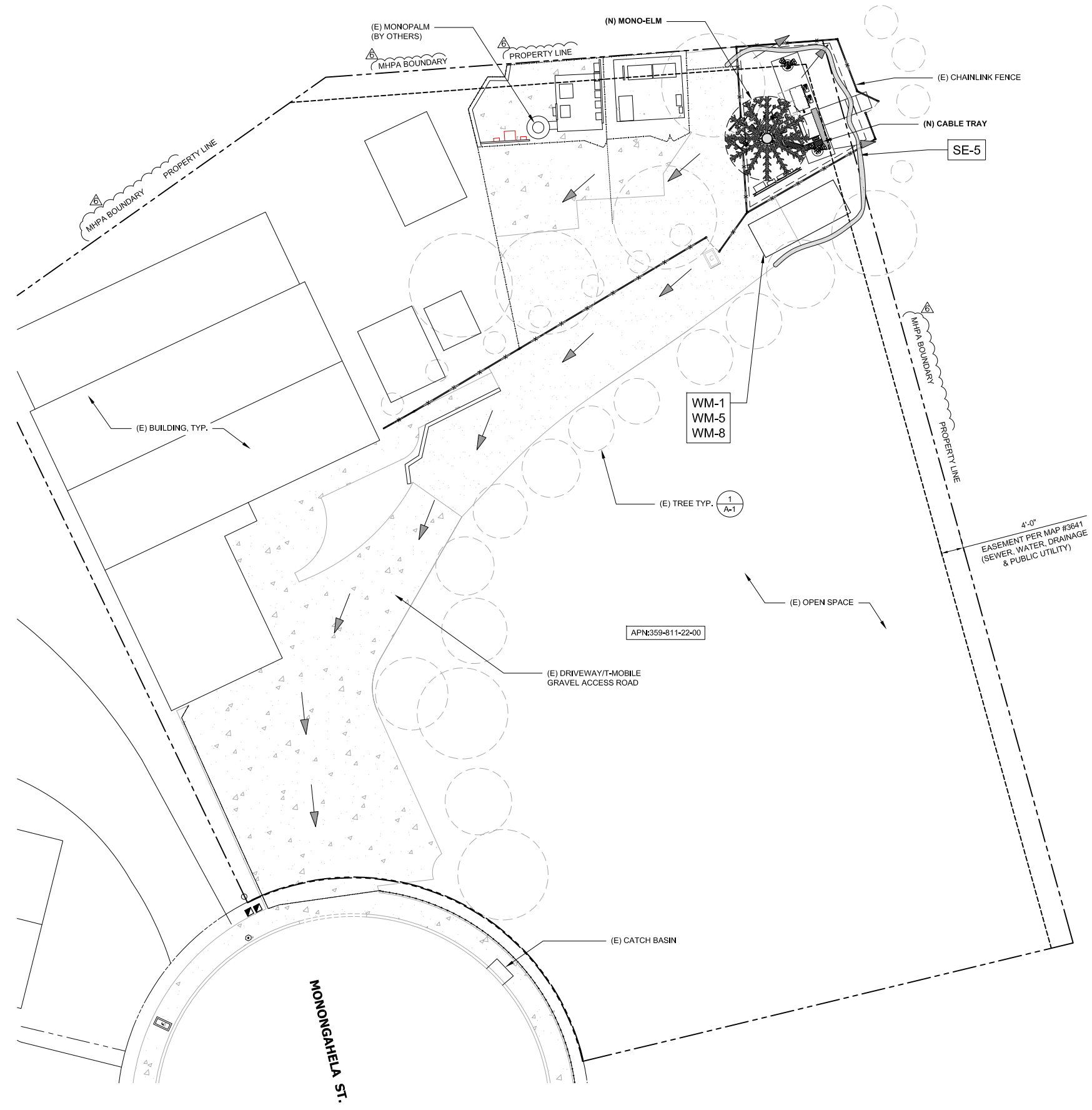
- PROPERTY LINE - SUBJECT PARCEL
- EXISTING SETBACK LINE
- EXISTING FENCE LINE
- EXISTING ROAD
- EXISTING BUILDING
- DIRECTION OF LOT DRAINAGE

CONSTRUCTION BMPs:

- SE-8 SANDBAG BARRIER (IF REQUIRED)
- SE-5 FIBER ROLLS (IF REQUIRED)

MATERIALS & WASTE MANAGEMENT BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT



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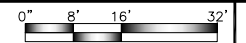
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SHEET TITLE
WATER POLLUTION CONTROL PLAN

SHEET NUMBER
WPCP-3

WATER POLLUTION CONTROL PLAN

24"x36" SCALE: 1/16" = 1'-0"
11"x17" SCALE: 1/32" = 1'-0"





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PROJECT
 26' RFTRANSPARENT MONOELM

LOCATION
JEFFERY SD068
#827542
 4985 MONOGAHELA ST
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

ISSUED FOR
 PRODUCTION

DW'N BY _____ CK'D BY _____ DATE _____
 LE LE 11APR19

REV.	CHANGES	DATE	BY
A	ADD PLAN & ELEVATION V.	13MAY19	LE
B	MONOELM DESIGN	01APR20	LE

ENGINEER SEAL _____

SHEET TITLE
 ELEVATION VIEW &
 BRANCH LAYOUT

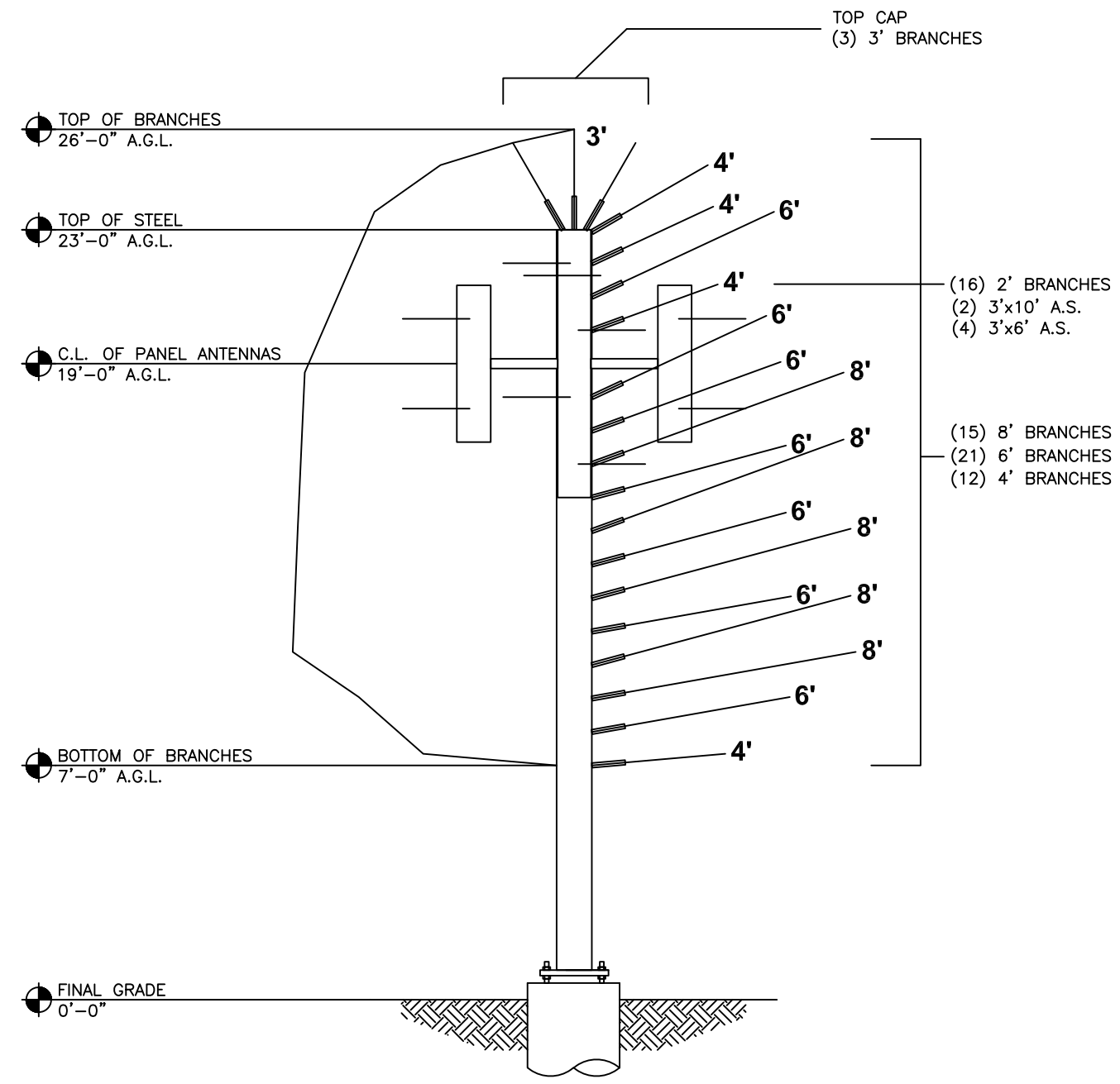
WSC PROJECT NUMBER _____

DRAWING NUMBER _____

PAGE NUMBER
 RF-1

#827542 SD068 JEFFERY																		
SCI Branch Receptacle Fab Sheet - 04/01/2020																		
#	branch	QTY	Recep.	Height	Clock Settings													
					1	2	3	4	5	6	7	8	9	10	11	12	13	14
Top cap	3'	1	Top Cap	23'-0"	[1] mount for 3' branch													
Top cap	3'	3	Top Cap	23'-0"	[3] mounts for 3' branches													
16	4'	3	D	22'-11"		30							30				30	
15	4'	3	C	22'-0"				25						25				25
14	6'	3	B	21'-0"						25					25			
13	4'	3	A	20'-0"			20						20				20	
2' Branches					Tophat for [6] panel antennas with 19'-0" rad center with [16] 2' branches													
12	6'	3	F	18'-0"	25						25					25		
11	6'	3	E	17'-0"				20						20				20
10	8'	3	D	16'-0"		20					20					20		
9	6'	3	C	15'-0"				15					15				15	
8	8'	3	B	14'-0"						20					20			20
7	6'	3	A	13'-0"			15						15				15	
6	8'	3	F	12'-0"	15						15					15		
5	6'	3	E	11'-0"					10						10			10
4	8'	3	D	10'-0"		15						15				15		
3	8'	3	C	9'-0"				10						10				10
2	6'	3	B	8'-0"							10					10		
1	4'	3	A	7'-0"			5						5				5	
TOTAL 52 RECEPTACLES																		

2'	16
3'	4
4'	12
6'	21
8'	15
	68 BRANCHES



CONSULTANT



SGI
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INTERNATIONAL, INC.
41745 ANZA ROAD
Temecula, CA 92592
Tel: (951) 698-5985
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A	ADD PLAN & ELEVATION V.	13MAY19	LE
B	MONOELM DESIGN	01APR20	LE

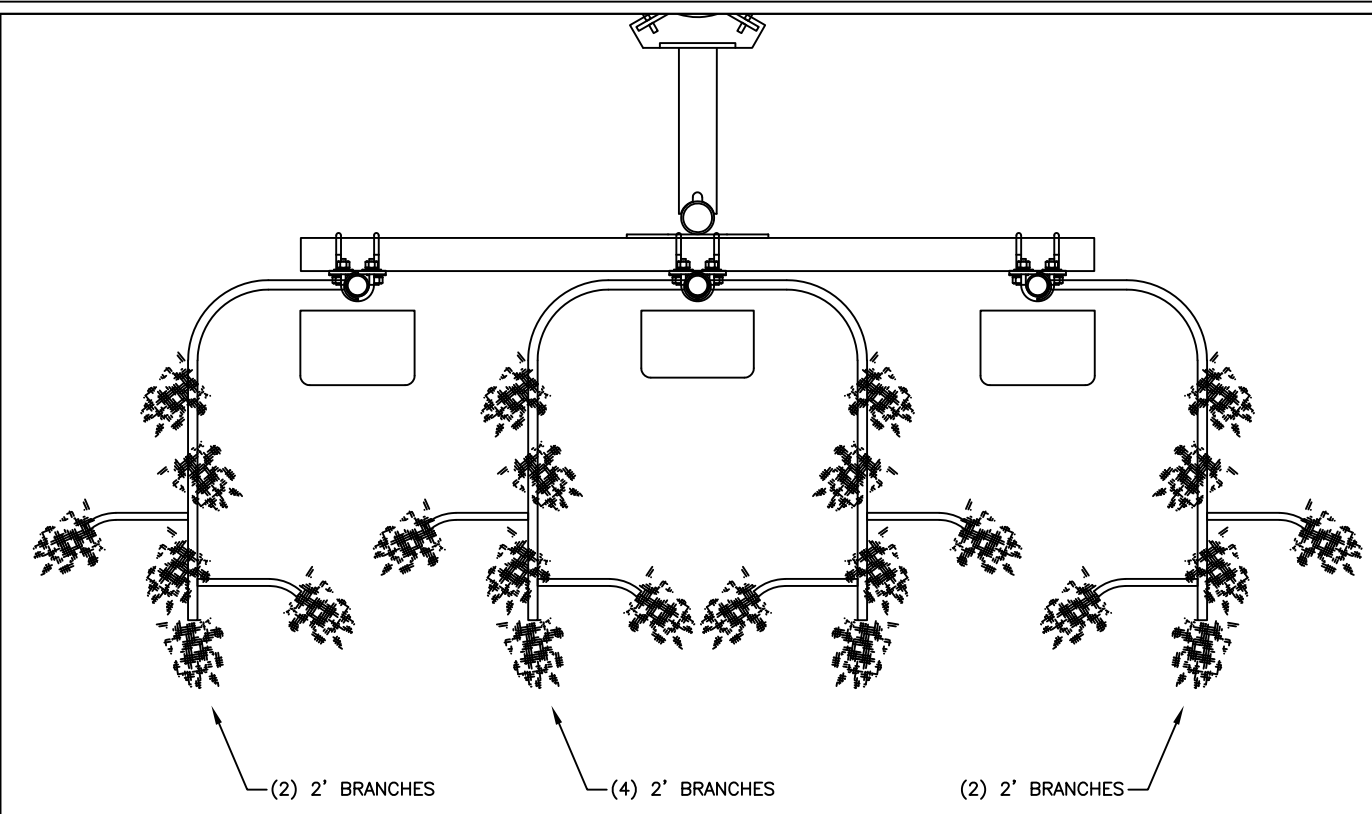
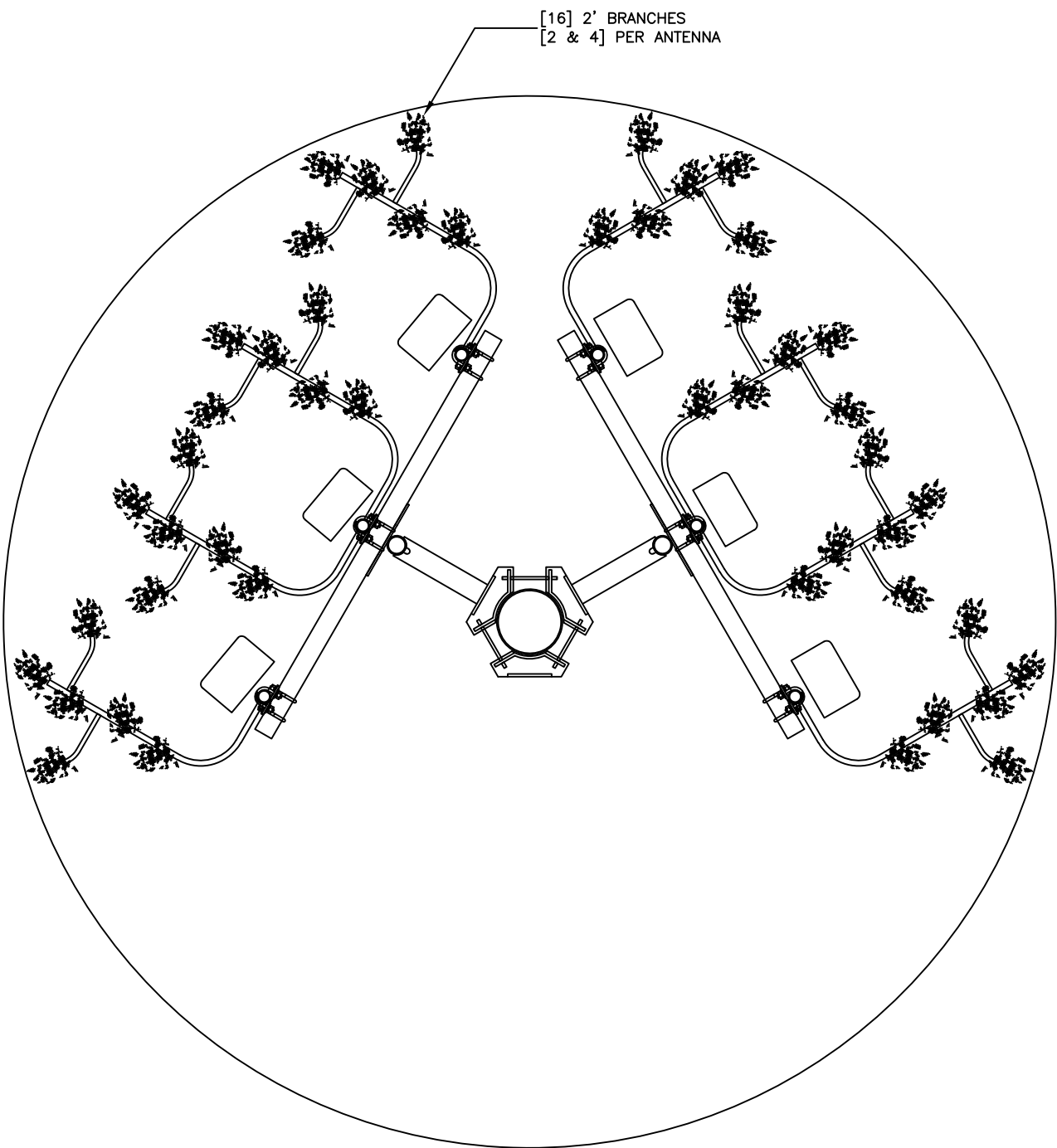
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SHEET TITLE
PLAN & DETAIL VIEW

WSC PROJECT NUMBER

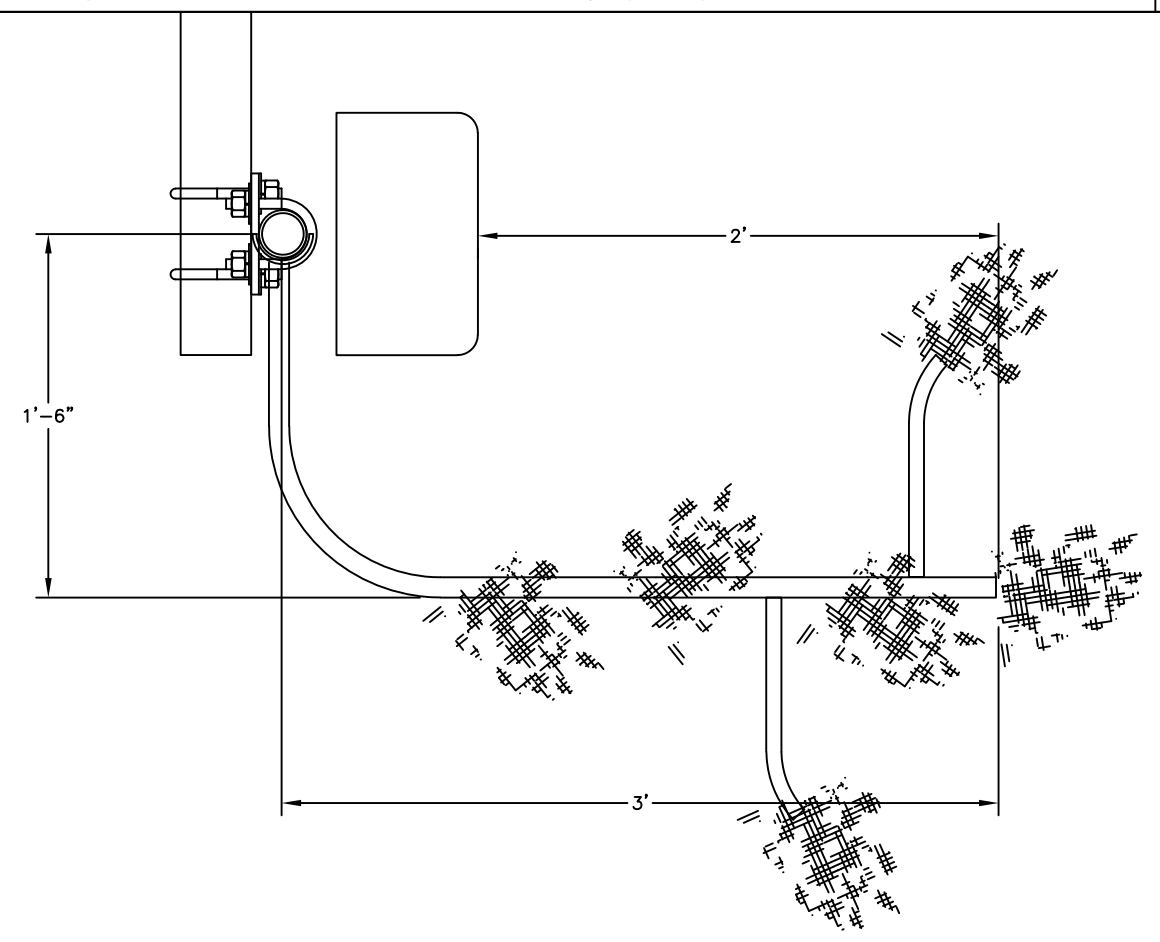
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RF-2



ENLARGE ANTENNA PLAN VIEW AT 19'-0" AGL

SCALE:
NONE 2



ENLARGE 2' ANTENNA BRANCH MOUNTING DETAIL VIEW

SCALE:
NONE 3

NEW ANTENNA PLAN VIEW AT 19'-0" AGL

SCALE:
NONE 1



JOB NO.: U1085.664.201

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PROJECT: Jeffery EPA

MonoElm Branch Layout

Eff. Area Factor:	0.885
C _A Factor:	0.6
Bott. Branch Elev. (ft):	7 ft
Top of Steel Elev. (ft):	23 ft

Branch Layout Along Pole:

Branch Length (ft)	Qty	Elevation		Branch Wt. (lbs)	Total Wt. (lbs)	Wind Area		
		Start (ft)	Stop (ft)			Gross (ft ²)	Eff. (ft ²)	C _A A _E (ft ²)
4	6	21.0	23.0	17.9	107.22	17.8	15.1	9.1
6	11	17.3	21.0	27.1	298.43	47.2	40.2	24.1
4	6	15.3	17.3	17.9	107.22	17.8	15.1	9.1
8	8	12.7	15.3	38.4	307.04	45.0	38.3	23.0
6	10	9.3	12.7	27.1	271.3	43.0	36.5	21.9
8	7	7.0	9.3	38.4	268.66	39.4	33.5	20.1
Total (lbs):					1359.87			

Antenna Branches:

Branch Length (ft)	Qty	Elev. (ft)	Weight	C _A A _E (ft ²)
2	16	19	152	11.7

Top Crown:

Branch Length (ft)	Qty	Weight	Total Wt.	Total C _A A _E
3	3	41.1	41.1	7.21

CONSULTANT

SOLAR COMMUNICATIONS INTERNATIONAL, INC.
 41745 ANZA ROAD
 Temecula, CA 92592
 Tel: (951) 698-5985
 www.RFTransparent.com

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CLIENT

PROJECT
 26' RFTRANSPARENT MONOELM

LOCATION
JEFFERY SD068 #827542
 4985 MONOGAHELA ST
 SAN DIEGO, CA 92117
 SAN DIEGO COUNTY

ISSUED FOR
 PRODUCTION

OWN BY: CK'D BY: DATE
 LE LE 11APR19

REVISIONS

REV.	CHANGES	DATE	BY
A	ADD PLAN & ELEVATION V.	13MAY19	LE
B	MONOELM DESIGN	01APR20	LE

ENGINEER SEAL

SHEET TITLE
 EPA VALUES

WSC PROJECT NUMBER

DRAWING NUMBER

PAGE NUMBER
 RF-3

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	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 - I-5 and Highway 52 **Project No. For City Use Only:** _____

Project Address: 4985 Monongahela Street, San Diego, CA 92117

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: Ida A. Jeffery, Trustee of the William G. and Ida A. Jeffery Family Trust Owner Tenant/Lessee Successor Agency

Street Address: 4985 Monongahela Street

City: San Diego State: CA Zip: 92117

Phone No.: _____ Fax No.: _____ Email: _____

Signature: Ida A. Jeffery - Boe Home Date: 7-2-20

Additional pages Attached: Yes No

Applicant

Name of Individual: Jim Lee for Crown Castle Owner Tenant/Lessee Successor Agency

Street Address: 38 Technology Drive, Suite 250

City: Irvine, State: CA Zip: 92618

Phone No.: (949) 930-4360 Fax No.: (724) 416-6454 Email: Jim.Lee@crowncastle.com

Signature: [Signature] Date: June 2, 2020

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

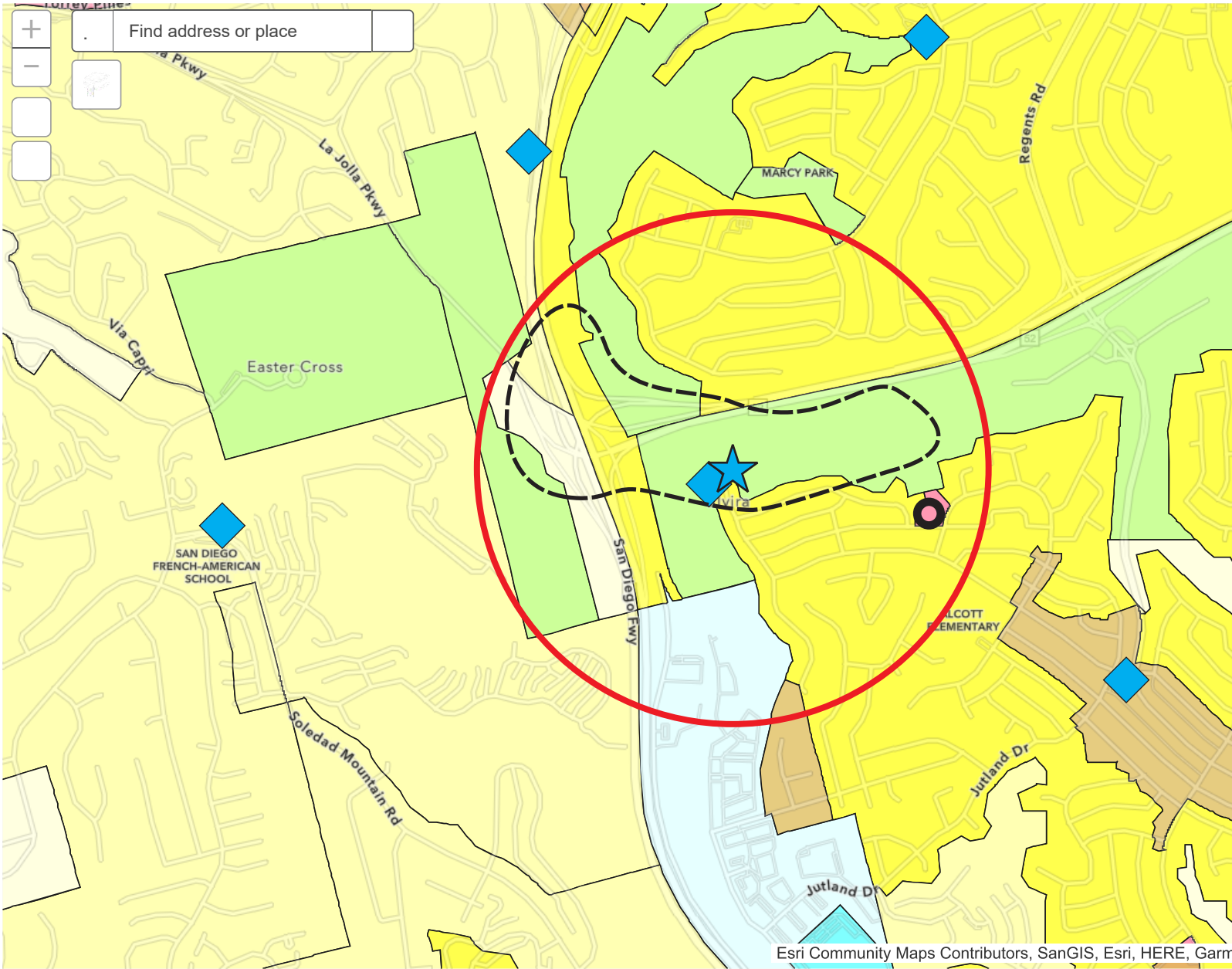
Street Address: _____






City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

































Signature: _____ Date: _____

Additional pages Attached: Yes No



-  Proposed Site
-  Existing WCF
-  Alternative Site
-  1 Mile Radius
-  Search Ring

ZONE_NAME

 CC-1-3	 OC-1-1
 CC-2-1	 OP-1-1
 CC-2-3	 OP-2-1
 CC-3-4	 OR-1-1
 CC-3-6	 RM-1-1
 CC-4-5	 RM-1-2
 CC-5-3	 RM-1-3
 CN-1-1	 RM-2-5
 CN-1-2	 RM-3-7
 CN-1-3	 RM-4-10
 CN-1-4	 RS-1-1
 CO-1-2	 RS-1-2
 CO-2-1	 RS-1-3
 CR-1-1	 RS-1-4
 IL-2-1	 RS-1-6
 IL-3-1	 RS-1-7

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