



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: *December 1, 2022* REPORT NO. PC-22-067  
HEARING DATE: *December 15, 2022*  
SUBJECT: T-Mobile Johnson Residence, Process Four Decision  
PROJECT NUMBER: [674760](#)  
OWNER/APPLICANT: Roger and Lindy Brazil/T-Mobile

### SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) located at 4770 Norma Drive in the Mid-City Kensington Talmadge Community Planning Area?

#### Staff Recommendation(s):

1. Approve Conditional Use Permit (CUP) No. 2529320; and
2. Approve Site Development Permit (SDP) No. 2605578.

Community Planning Group Recommendation: The Mid-City Kensington Talmadge Community Planning Group voted 11-1-0 on September 14, 2022 to approve the project (Attachment 9).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. The environmental exemption determination for this project was made on October 26, 2022 and the opportunity to appeal that determination ended November 8, 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 the is action.

## BACKGROUND

The project is an existing WCF located at 4770 Norma Drive in the RS-1-1 Zone of the Mid-City Kensington Talmadge Community Plan area (Attachment 1-3). The site is developed with a single-family residence surrounded by Open Space to the West, East and North and single-family residential uses to the South. The original permits for this site, CUP No. 691805 and SDP No. 691806, were approved by the Planning Commission and expired on December 10, 2019. All permits include a 10-year expiration date; the intent is to allow the City at the time of the new application to evaluate technology updates including advancements in designs. The new application was submitted on September 24, 2020. The original project consisted of two 20-foot tall slim poles, each supporting two antennas and a 119 square-foot equipment enclosure at the base of the poles in the rear yard of the existing residence. This design is similar to one that was proposed and approved by the Planning Commission earlier this year at another location under [Project No. 634164](#).



## DISCUSSION

### Project Description:

The project consists of two 20-foot monopoles supporting a total of four (4) panel antennas (two each) concealed behind two Fiberglass Reinforced Plastic (FRP) decorative screens and a 119 square-foot equipment enclosure in the rear yard of an existing residence. The site is located in a primarily residential area at the end of the cul-de-sac that abuts open space to the north, east, and west with sensitive vegetation and a slope of more than 25 percent.

The house is located on the developed portion of the lot while the T-Mobile antennas are located at the lower elevation on the slope surrounded with natural and planted landscape that provide natural screening. This application is to extend the use of this WCF with modification to the appearance of poles to better conceal the antennas consistent with the [WCF Design Guidelines](#).

As a modification, T-Mobile is proposing the FRP decorative structures, which are painted to blend the WCF further with the surrounding and reduces any possible visual impact. The WCF has very low visibility from nearby roads (Fairmont Ave to the north west) as referenced in photo survey (Attachment 9). The modification to the WCF improves the visual impact to the surrounding areas and meets the goal and intent of the Community Plan and Wireless Communication Regulations of the Municipal Code.

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. This site is also located adjacent the Open Space Zone that contains sensitive vegetation and a slope. Pursuant to SDMC Section [126.0303\(c\)](#) it requires processing of a Site Development Plan (SDP), a process Three Decision. 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. Staff has considered the site-specific conditions and have prepared the applicable findings for approval (Attachment 4).

#### Community Plan Analysis:

The Mid-City Kensington-Talmadge 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 inside an FRP decorative structure to blend the WCF with the surrounding landscape in order to minimize visual impact. 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 Mid-City Kensington-Talmadge Communities Community Planning Group voted 11-1-0 on September 14, 2022 to approval the project without conditions (Attachment 9).

#### Council Policy (CP) [600-43](#):

[CP 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 ten years and is part of an established network which is necessary to provide service to the surrounding residential areas (Attachment 12), Additionally, due to the topography, and the surrounding uses, there are no other lower Preference locations viable to meet the existing T-Mobile coverage footprint.

### Environmental Analysis:

The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. The proposed screening is considered a minor addition. The project is located on a developed site but is adjacent to the City's MHPA. The project is required to implement the Land Use Adjacency Guidelines (LUAGs), which would preclude offsite impacts to sensitive biological resources within the MHPA. The LUAGs would address the following: grading; brush management; drainage; noise; toxics and lighting along the boundaries of the project site and MHPA.

### Project-Related Issues:

#### Multiple Species Conservation Plan (MSCP) Subarea Plan zone:

The site is located adjacent to the Open Space Zone adjacent to Multiple Species Conservation Plan (MSCP) Subarea Plan zone, Sensitive Vegetation in the east, 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, the only modification proposed is the FRP decorative structures to screen the poles. It was assessed that the addition of the decorative FRP structure to screen the antennas not only brings the existing WCF in compliance with the current WCF regulations for the screening, but it also enhances the visual impact to the surrounding areas.

Staff has reviewed the WCF against the existing conditions and proposed changes and have added conditions regarding any mitigation to the permit (Attachment 5) to ensure long-term maintenance of the existing landscape. The project has been reviewed by the Environmental Staff and it was determined to be exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303 (Attachment 7).

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.

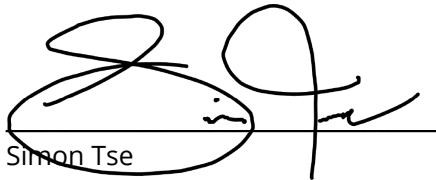
### Conclusion:

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, which includes the development regulations and the Wireless Communication Facilities Regulations Section 141.0420, Council Policy 600-43, the City's General Plan requirements for Wireless Communication Facilities, and the City adopted WCF Design Guidelines. Therefore, staff recommends that the Planning Commission approve Conditional Use Permit No. 2529320 and Site Development Permit No. 2605578.

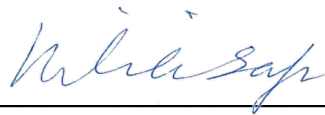
ALTERNATIVES

1. APPROVE CUP No. 2529320 and SDP No. 2605578, with modifications.
2. Deny CUP No. 2529320, and SDP No. 2605578 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

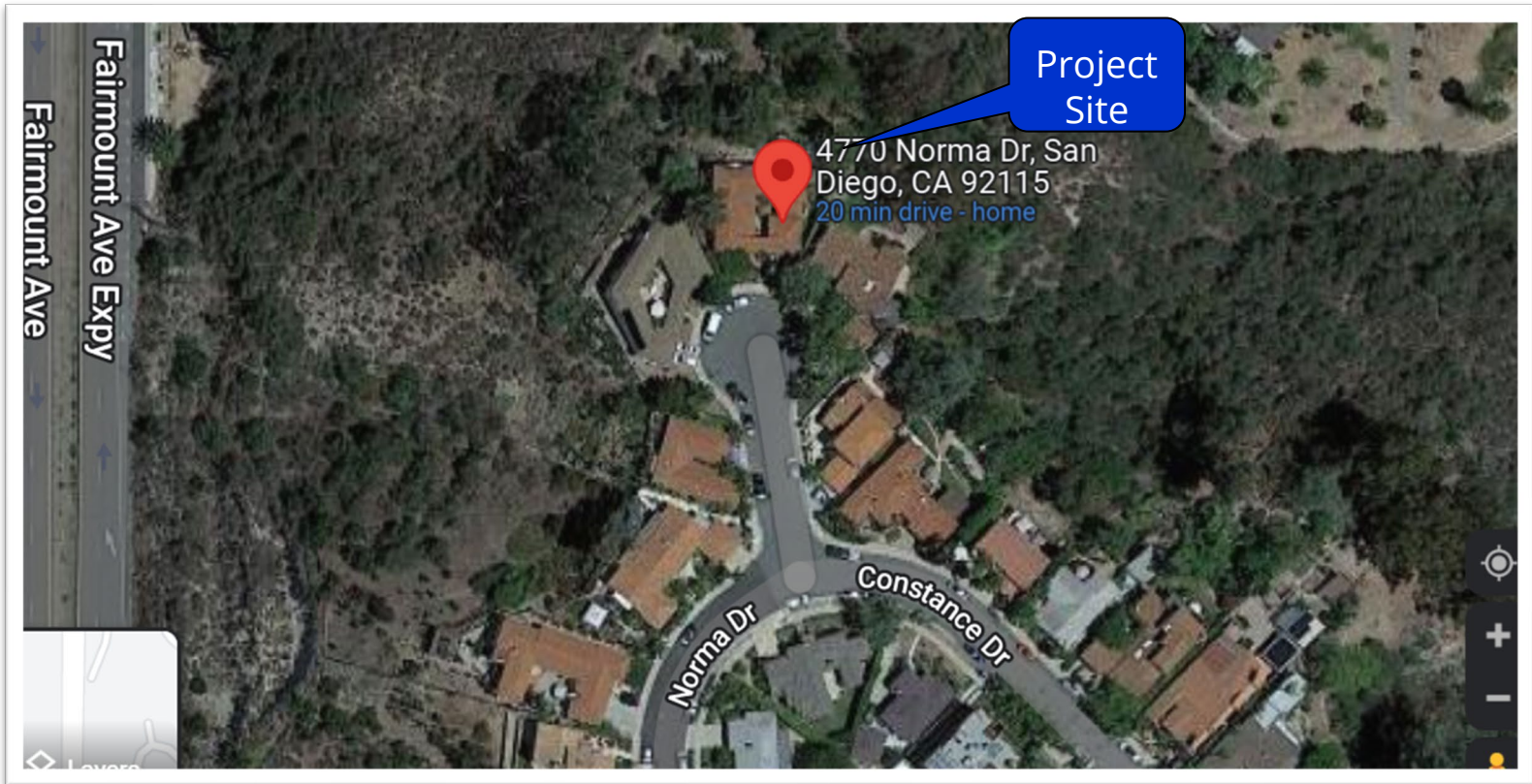


Nilia Safi  
Development Project Manager  
Development Services Department

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

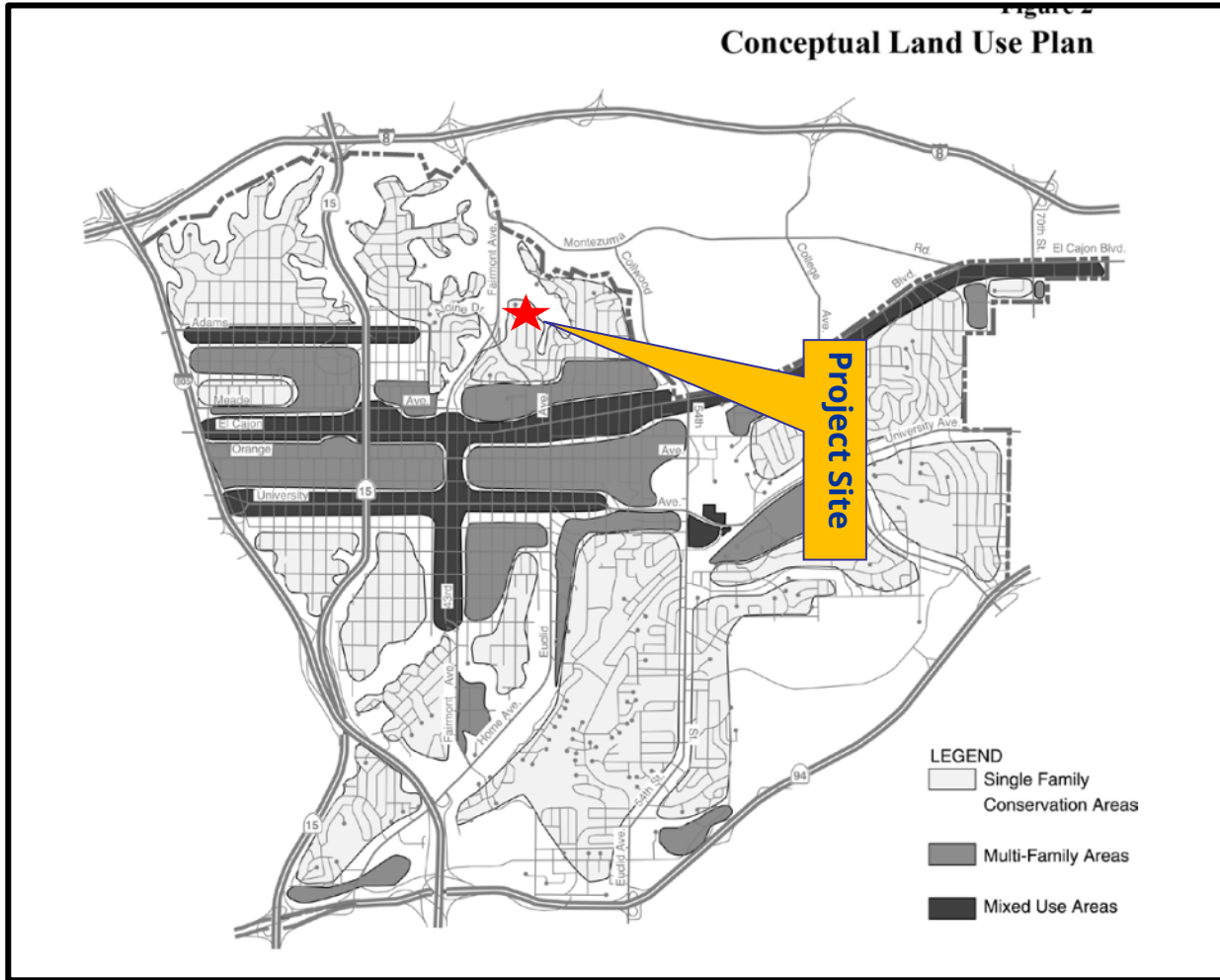
# Aerial Photograph



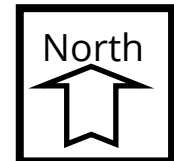
**T-Mobile Johnson Residence PTS 674760**  
**4770 Norma Drive**



# Mid\_City Kensington Talmadge



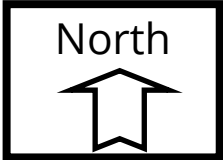
**T-Mobile Johnson Residence PTS 674760**  
**4770 Norma Drive**



# Project Location Map



**T-Mobile Johnson Residence PTS 674760**  
**4770 Norma Drive**





**Planning Commission  
Resolution No. PC-xxxx  
Conditional Use Permit No. 2529320  
Site Development Permit No. 2605578  
T-Mobile Johnson Residence - Project No. 674760**

WHEREAS, Roger and Lindy Brazil, Owners, and T-Mobile, Permittee, filed an application with the City of San Diego for a permit for an existing Wireless Communication Facility (WCF) with modifications (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 2529320 and Site Development Permit (SDP) No. 2605578); and

WHEREAS, the project site is located at 4770 Norma Drive in the RS-1-1 zone of the Mid City-Kensington Talmadge Community Plan area; and

WHEREAS, the project site is legally described as Lot 641 of Talmadge Park Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 1900, filed in the Office of the County Recorder of San Diego County on March 23, 1926; and

WHEREAS, on October 25, 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 15303, (New Construction) 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. 2529320 and SDP No. 2605578 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. 2529320 and SDP No. 2605578.

**(A) CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The project consists of two 20-foot monopoles supporting four (4) panel antennas, each pole is concealed behind a Fiberglass Reinforced Plastic (FRP) decorative screens with the associated 119 square-foot equipment enclosure located in the rear yard of an existing residence. WCFs are allowed in the residential zone with processing of a CUP, pursuant to SDMC Section [141.0420 \(c\) \(2\)\(B\)](#), which is a process Four decision.

The site is located in a residential single-unit RS-1-1 zone, which allows for a maximum height of 30-feet. The proposed modification does not change the height of the structures. The addition of the FRP decorative screens conceal the antennas, as an architectural enhancement to blend the site with the surrounding.

The site is located adjacent to the Sensitive Vegetation and inside the Multi Specie Conservation Plan (MSCP). According to SDMC section [126.0502](#), sites containing sensitive vegetation require processing and approval of a Site Development Permit.

The Mid-City- Kensington Talmadge 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; and C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. This WCF is consistent with the City of San Diego General Plan by concealing the antennas behind the FRP structured panels, painted to blend with the surrounding. Therefore, the entire WCF as designed is consistent with the applicable community plan, the City of San Diego General Plan, and the WCF Design Guidelines and Regulations.

The existing WCF was originally approved on December 10, 2009. This approval included a 10-year expiration date that allowed City staff to review the WCF for technology and design innovation and improvements. As designed, decorative screens added represents an opportunity to conceal the existing WCF, which was originally approved as free-standing poles. Consistent with the City adopted WCF

Design Guidelines, the WCF development is appropriately designed and integrated with the existing use of the site. Maintaining the WCF at this location and at this height will continue to provide essential voice and data services to the community. This WCF provides significant T-Mobile coverage to this residential area that may be impacted if the site is removed, relocated, and/or reduced in height.

**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 project consists of two 20-foot monopoles supporting four (4) panel antennas, each pole is concealed behind a Fiberglass Reinforced Plastic (FRP) decorative structure, and a 119 square-foot equipment enclosure is located in the rear yard of an existing residence.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) 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. T-Mobile has submitted an RF Report dated October 27, 2022 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.

**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 project consists of two 20-foot monopoles supporting four (4) panel antennas, each pole is concealed behind a Fiberglass Reinforced Plastic (FRP) decorative screens, and a 119 square-foot equipment enclosure in the rear yard of an existing residence. WCFs are allowed in a residential zone with processing of a CUP, Process 4 for the use of a non-residential facility in a residential zone, pursuant to SDMC Section [141.0420 \(c\)\(2\)\(B\)](#).

As designed, the addition of the decorative FRP panels represent an opportunity to conceal the existing WCF, which was originally proposed on to poles, with the

surrounding landscape. Consistent with the City adopted [WCF Design Guidelines](#), the WCF development is appropriately designed and integrated with the existing use of the site. Maintaining the WCF at this location and at this height will continue to provide essential voice and data services to the community. This WCF provides significant T-Mobile coverage to this residential area that may be impacted if the site is removed, relocated, and/or reduced in height. The WCF meets all applicable regulations and policy documents and the project is consistent with the recommended land use, the purpose and intent of the design guidelines, and the development standards in effect for this site per WCF regulations, the Land Development Code and the General Plan.

**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 project consists of two 20-foot monopoles supporting four (4) panel antennas, each pole is concealed behind a Fiberglass Reinforced Plastic (FRP) decorative structure, and a 119 square-foot equipment enclosure in the rear yard of an existing residence.

Council Policy 600-43 is the adopted City of San Diego WCF Policy. The Policy establishes guidelines and sets forth four locational categories that correspond to the process levels contained within the Wireless Communication Facilities regulations, Chapter 14, Division 1, Article 4 of the San Diego Municipal Code. These guidelines establish a hierarchy from most preferred location to least preferred location. Applications for sites in either Preference 2, 3 or 4 Locations should include additional information from the applicant substantiating why a lower Preference Location was not utilized. This WCF is located in a Preference 4 location.

Alternative locations were assessed by T-Mobile to place the antennas. This site is located in a primarily residential zone, which abuts open space to the north, east, and west and additional residential uses to the south of the site. Additionally, due to the topography, and the surrounding uses, there were no other lower Preference locations viable to meet the existing T-Mobile coverage footprint.

Consistent with the City adopted [WCF Design Guidelines](#), the WCF development is appropriately designed and integrated with the existing use of the site. Maintaining the WCF at this location and at this height will continue to provide essential voice and data services to the community. This WCF provides significant T-Mobile coverage to this residential area that may be impacted if the site is removed, relocated, and/or reduced in height.

With the alternative site analysis combined with the proposed T-Mobile design, the WCF use has been determined to be appropriate at this location.

**(B) Findings for SITE DEVELOPMENT PERMIT Section [126.0502]**

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

See Section (A)1.a.

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

See Section (A)1.b.

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

T-Mobile is requesting a new use permit to continue operation of an existing WCF, with modifications at this location. The project consists of two 20-foot monopoles supporting four (4) panel antennas, each pole is concealed behind a Fiberglass Reinforced Plastic (FRP) decorative structure, and a 119 square-foot equipment enclosure in the rear yard of an existing residence.

The Mid-City- Kensington Talmadge 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; and C) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. This WCF is consistent with the City of San Diego General Plan by concealing the antennas behind the FRP structured panels, painted to blend with the surrounding. Therefore, the entire WCF as designed is consistent with the applicable community plan, the City of San Diego General Plan, and the WCF Design Guidelines and Regulations.

The existing WCF was originally approved on December 10, 2009. This approval included a 10-year expiration date that allowed City staff to review the WCF for technology and design innovation and improvements. As designed, decorative screens represent an opportunity to conceal the existing WCF, which was originally approved as free-standing poles. Addition of the decorative screens reduces the visual impact to the surrounding areas. In addition, maintaining the WCF at this location and at this height will continue to provide essential voice and data services to the community. This WCF provides significant T-Mobile coverage to this residential area that may be impacted if the site is removed, relocated, and/or reduced in height.

Council Policy 600-43 is the adopted City of San Diego WCF Policy. The Policy establishes guidelines and sets forth four locational categories that correspond to the Process levels contained within the Wireless Communication Facilities regulations, Chapter 14, Division 1, Article 4 of the San Diego Municipal Code. These guidelines establish a hierarchy from

most preferred location to least preferred location. Applications for sites in either Preference 2, 3 or 4 Locations should include additional information from the applicant substantiating why a Preference 1 Location was not utilized. This WCF is located in a Preference 4 location.

Alternatively, T-Mobile has indicated that changing location would impact coverage footprint to the area. Reference T-Mobile's justification and coverage map (Attachment 12). T-Mobile has further indicated that additional WCF sites within the residential community would also be required and each would have to be 30-feet tall. Multiple 30-foot tall structures may contribute to a greater visual impact to the surrounding uses and may not provide the same critical coverage objective. This site is located a residential zone which abuts open space to the north east and west and additional residential uses to the south of the site. In order to stay within the lower preference locations, T-Mobile will be compromising voice and data coverage at this location.

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

The 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. 2529320 and SDP No. 2605578 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in CUP No. 2529320 and SDP No. 2605578, a copy of which is attached hereto and made a part hereof.

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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

Or  
**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2529320  
 SITE DEVELOPMENT PERMIT NO. 2605578  
**T-Mobile Johnson Residence PROJECT NO. 674760**  
 PLANNING COMMISSION

This Conditional Use Permit (CUP) No. 2529320, and Site Development Permit (SDP) No. 2605578 is granted by the Planning Commission of the City of San Diego to Roger and Lindy Brazil, Owner, and T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] sections [141.0420](#), [126.0303](#), and [126.0502](#). The site is located at 4770 Norma Drive in the RS-1-1 Zone of the Mid-City Kensington Talmadge Community Plan area. The project site is legally described as: Lot 641 of Talmadge Park Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 1900, filed in the Office of the County Recorder of San Diego County on March 23, 1926.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated Dec 15, 2022, on file in the Development Services Department.

The project shall include:

- a. The project is consisting of two 20-foot monopoles supporting a total of four (4) panel antennas (two) each concealed behind two Fiberglass Reinforced Plastic (FRP) decorative screens with a 119 square-foot equipment enclosure located in the rear yard of an existing residence; and
- b. Landscaping (planting, irrigation and landscape related improvements).
- 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. The above utilization date notwithstanding, the granting of this discretionary Permit does not entitle the continued operation of the existing, expired facility. Within 60 days of permit approval, applications must be made for all required construction permits. Within 90 days of application, all required construction permits must be issued. Within 90 days of permit issuance, final inspection must be obtained.
3. This Permit and corresponding use of this site shall **expire on 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.
4. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
5. Under no circumstances, does approval of this Permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
6. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
7. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

11. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

12. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

13. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

14. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

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

**ENGINEERING REQUIREMENTS:**

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

**LANDSCAPE REQUIREMENTS:**

16. 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.

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

**PLANNING/DESIGN REQUIREMENTS:**

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

19. No overhead cabling is permitted.

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

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

22. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

23. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
24. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.
25. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.
26. 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.
27. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
28. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
29. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider 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.

**MHPA LAND USE ADJACENCY REQUIREMENTS:**

30. 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 on the construction documents and plans for Project Site under the heading "Environmental Requirements"

- **Grading/Land Development/MHPA Boundaries** -Within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- **Drainage** - All staging and developed/paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved temporary and permanent methods

that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

- **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note in/on the CD's that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."
- **Lighting** -All lighting within or adjacent to the MHPA is directed away/shielded from the MHPA, or limited to the immediate area and is in compliance with City Outdoor Lighting Regulations per LDC Section 142.0740.
- **Barriers** -Existing fences/walls; and/or signage along the MHPA boundaries shall remain and or be added to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- **Invasives** - No invasive, non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- **Brush Management** -Brush management zones will not be greater in size that is currently required by the City's regulations (this includes use of approved alternative compliance). Within Zone 2 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 City standards 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 home-owner's association or other private party.
- **Noise** - Construction noise that exceeds the maximum levels allowed (60 dB or greater at the beginning edge of the habitat) shall be avoided during the breeding seasons for the following: CA gnatcatcher (3/1-8/15). If construction is proposed during the breeding season for the species the following measures are required;

**COASTAL CALIFORNIA GNATCATCHER (Federally Threatened)**

31. Prior to the issuance of any grading permit, the City Manager (or appointed designee) shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST (POSSESSING A VALID ENDANGERED SPECIES ACT SECTION 10(a)(1)(A) RECOVERY PERMIT) SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 DECIBELS [dB(A)] HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE WITHIN THE BREEDING SEASON PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:

BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND

- II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB (A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE CITY MANAGER AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING\* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB (A)

HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

\* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE PROTOCOL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE CITY MANAGER AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:

- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

**INFORMATION ONLY:**

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this

discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

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

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



Permit Type PTS Approval NO.: CUP No. 2529320

SDP No. 2605578

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.

**Roger Brazil**  
Owner(s)

By \_\_\_\_\_

**Lindy Brazil**  
Owner(s)

By \_\_\_\_\_

**[T-Mobile]**  
Permittee

By \_\_\_\_\_  
Name  
Title

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



THE CITY OF SAN DIEGO

Date of Notice: October 25, 2022

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004545

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**PROJECT NAME / NUMBER:** T-Mobile Johnson Residence / 674760

**COMMUNITY PLAN AREA:** Mid-City: Kensington-Talmadge

**COUNCIL DISTRICT:** 9

**LOCATION:** 4770 Norma Drive, San Diego, CA 92128

**PROJECT DESCRIPTION:** Conditional Use Permit (CUP) and Site Development Permit (SDP) for a Wireless Communication Facility (WCF) consisting of two 20-foot monopoles supporting two (2) panel antennas each with a 10-foot Fiberglass Reinforced Plastic (FRP) box surrounding the top half of each monopole. The project would include a 119 square-foot equipment enclosure for ancillary support to the antennas. The project is located at 4770 Norma Drive, in the RS-1- zone, and is adjacent to the City's Multi-Habitat Planning Area (MHPA).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. The project is located on a developed site but is adjacent to the City's MHPA. The project is required to implement the Land Use Adjacency Guidelines (LUAGs) which would preclude offsite impacts to sensitive biological resources within the MHPA. The LUAGs would address the following; grading; brush management; drainage; noise; toxics and lighting along the boundaries of the project site and MHPA.

Since the project would construct one WCF and require the LUAGs on a developed site that lacks sensitive resources it was determined that the exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Nilia Safi, Development Program Manager  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 446-5236/ [Nsafi@sandiego.gov](mailto:Nsafi@sandiego.gov)

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On October 26, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice so that the appeal would end on November 8, 2022

During the Statewide “Safer-at-Home” directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: Send the appeal by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov); your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The [appeal application can be obtained here](#). You must separately mail the required appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

This information will be made available in alternative formats upon request.

# SD06220

CCI SITE ID: 824915

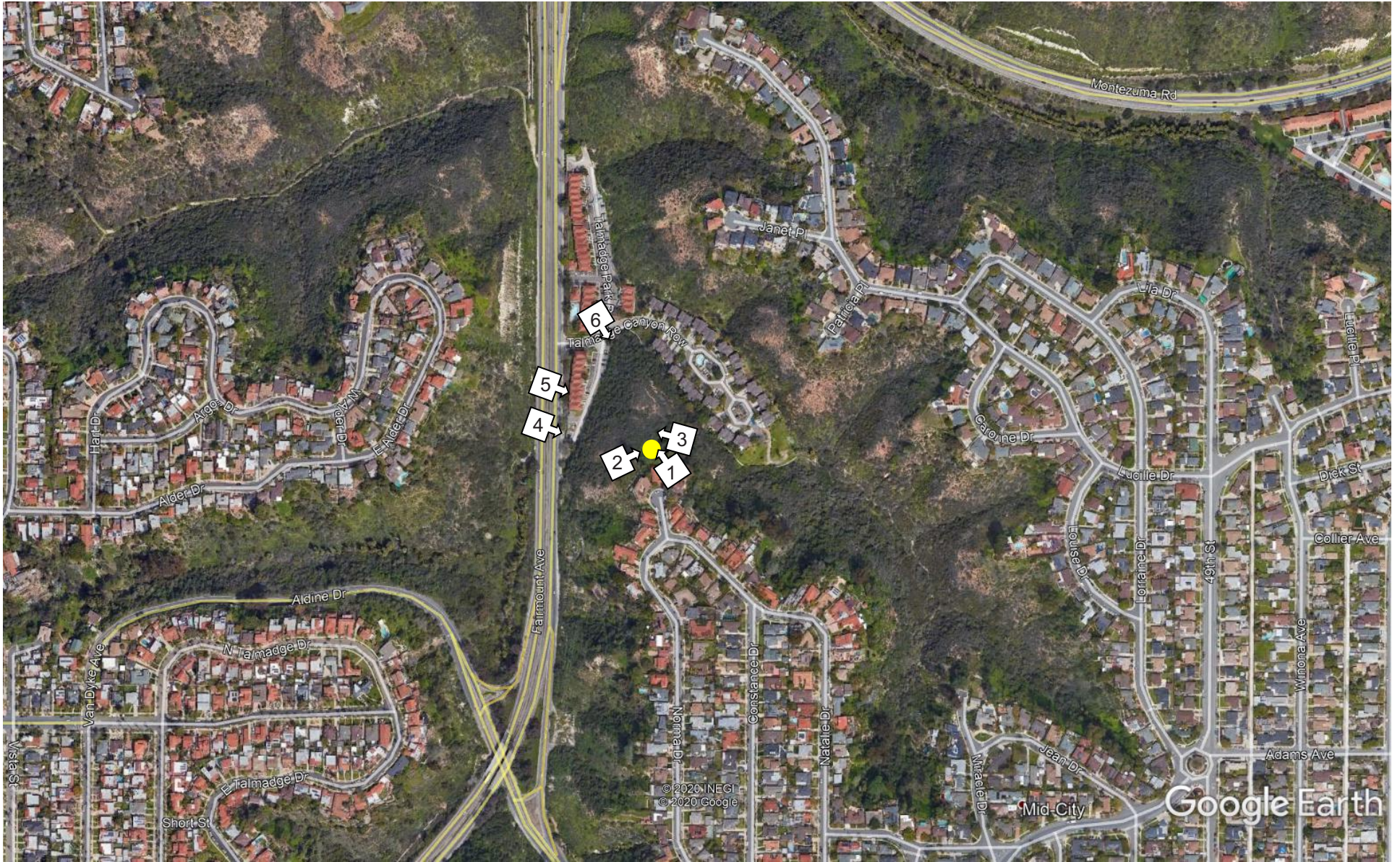
4770 NORMA DRIVE SAN DIEGO, CA 92115



EXISTING

PROPOSED

VIEW 1 | SOUTHEAST



**Crown Castle – Johnson  
Residence  
Photo Location Map**  
4770 Norma Drive  
San Diego, CA 92115



**Photo 1.** View from the Southeast



**Photo 2.** View from the Southwest



**Photo 3.** View from the Southeast



**Photo 4.** View from the West




**Photo 5.** View from the West



**Photo 6.** View from the Northwest



Page 3	City of San Diego · Information Bulletin 620		August 2018
	<b>City of San Diego Development Services</b> 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: Johnson Residence 4770 Norma Drive		Project Number: 674760	
Community: Mid-City:Kensington-Talmadge			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input checked="" type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: September 14, 2022
# of Members Yes 11	# of Members No 1	# of Members Abstain 0	
Conditions or Recommendations: Recommend approval of applicants condition use permit renewal for a wireless communications facility at 4770 Norma Drive WITHOUT installation of new screening.			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: David Moty			
TITLE: Chair, Kensington Talmadge Planning Group			DATE: September 19, 2022
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

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

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

DS-5620 (08-18) ONLINE FORM



**PROJECT:** CUP RENEWAL  
**SITE CASCADE:** SD06220  
**CITY PROJECT NUMBER:** 674760  
**SITE NAME:** DIGITAL T-MOBILE JOHNSON RESIDENCE  
**CCI SITE ID:** 824915  
**ADDRESS:** 4770 NORMA DRIVE  
 SAN DIEGO, CA 92115  
**LATITUDE:** 32° 45' 56.75" N  
**LONGITUDE:** 117° 05' 45.95" W  
**SITE TYPE:** SLIM LINE POLE

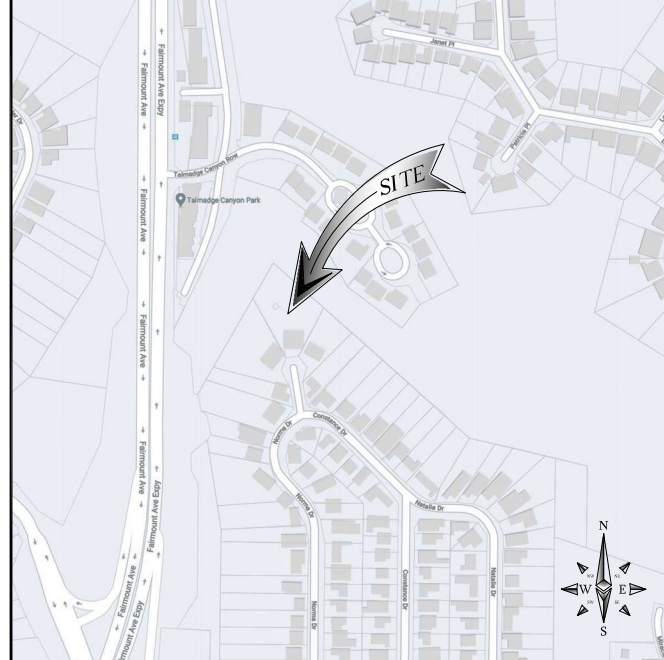


**DRAWN BY:** RDL  
**CHECKED BY:** MM

**SITE INFORMATION**

**PROPERTY OWNER:** ROGER AND LINDY BRAZIL  
 4770 NORMA DRIVE  
 SAN DIEGO, CA 92115  
**CONTACT:**  
 PH:  
**APPLICANT:** T-MOBILE  
 ADDRESS: 10509 VISTA SORRENTO PARKWAY  
 SUITE 206  
 SAN DIEGO, CA 92121  
**LAT/LONG TYPE:** NAD-83  
**LATITUDE:** 32° 45' 56.75" N  
**LONGITUDE:** 117° 05' 45.95" W  
**ZONING JURISDICTION:** CITY OF SAN DIEGO  
**ZONING CLASSIFICATION:** RS-1-7  
**CURRENT USE:** UNMANNED TELECOMMUNICATIONS FACILITY  
**ASSESSOR'S PARCEL NO.:** 465-440-10  
**PROPOSED USE:** UNMANNED TELECOMMUNICATIONS FACILITY  
**TYPE OF CONSTRUCTION:** --  
**OCCUPANCY GROUP:** RS-1-7

**VICINITY MAP**



**PROJECT DESCRIPTION**

T-MOBILE PROPOSES TO REDESIGN THEN EAS NEEDS TO REVIEW THE PROJECT. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- COMPLETENESS REVIEW FOR CONTINUED USE OF A WIRELESS FACILITY WITH (2) 20'-0" TALL SLIM LINE POLES SUPPORTING (4) PANEL ANTENNAS WITH FRP SCREENING PANELS AND RELATED EQUIPMENT AND LANDSCAPING. THIS APPLICATION TO REPLACE PREVIOUSLY APPROVED CUP #691805. THE PROJECT WILL INCLUDE A 119 SQUARE-FOOT EQUIPMENT ENCLOSURE FOR ANCILLARY SUPPORT TO THE ANTENNAS.
- (4) EXISTING T-MOBILE PANEL ANTENNAS MOUNTED ON EXISTING SLIM LINE POLES (2 ANTENNAS PER POLE) TO REMAIN
- (2) EXISTING T-MOBILE EQUIPMENT CABINETS TO REMAIN
- PROPOSED INSTALLATION OF CUSTOM 'DECORATIVE LEAF' FRP PANELS AND SELF-SUPPORTING STRUCTURE, PANELS TO BE PAINTED GREEN TO MATCH EXISTING ENVIRONMENT, TO FULLY SCREEN EXISTING ANTENNAS ON SLIMLINE POLES; (2) TOTAL

\*ALL ANTENNAS, CABLING, AND POLES ARE TO BE PAINTED GREEN.  
 \*EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.  
 \*DUE TO LIMITED CONSTRUCTION ACCESS, THE PROPOSED FRP STRUCTURE IS DESIGNED TO BE INSTALLED VIA HAND TOOLS ONLY.

**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.

- 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**

**DRAWING INDEX**

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
A-1	SITE PLAN AND ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT AND ANTENNA PLAN
A-3	ELEVATION
A-4	ELEVATION
EL-1	EXISTING LANDSCAPE PLAN
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: \_\_\_\_\_

**PROJECT TEAM**

**CLIENT REPRESENTATIVE:** M SQUARED WIRELESS;  
 CROWN CASTLE 1387 CALLE AVANZADO  
 200 SPECTRUM CENTER DR., STE. 1700, SAN CLEMENTE, CA 92673  
 IRVINE, CA 92618 CONTACT: MICHAEL MONTELLA  
 PHONE: (949) 391-8824

**PROJECT MANAGER:** T-MOBILE CONTACT:  
 CROWN CASTLE T-MOBILE  
 200 SPECTRUM CENTER DR., SUITE 1700 10509 VISTA SORRENTO PARKWAY  
 IRVINE, CA 92618 IRVINE, CA 92618  
 CONTACT: JIM LEE SUITE 206  
 PHONE: (714) 642-8036 SAN DIEGO, CA 92121  
 EMAIL: jim.lee@crowncastle.com

**LAND USE AND DEV. CONSULTING:** PERMITTING SPECIALIST:  
 CROWN CASTLE CROWN CASTLE  
 200 SPECTRUM CENTER DR., SUITE 1700, 200 SPECTRUM CENTER DR., STE. 1700,  
 IRVINE, CA 92618 IRVINE, CA 92618  
 CONTACT: MARK J. LINMAN CONTACT: JESSE CASTANEDA  
 PHONE: (619) 997-8288 EMAIL: jesse.castaneda@crowncastle.com  
 EMAIL: mjlinman@cox.net

**DRIVING DIRECTIONS**

- DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT:**
1. HEAD EAST ON N HARBOR DR TOWARD MCCAIN RD
  2. USE THE LEFT 3 LANES TO TURN LEFT ONTO W GRAPE ST
  3. USE THE RIGHT 2 LANES TO TAKE THE INTERSTATE 5 S RAMP
  4. TAKE CA-94 E AND CA-151-15 N TO ADAMS AVE. TAKE EXIT 6A FROM CA-151-15 N. MERGE ONTO I-5 S
  5. USE THE RIGHT 2 LANES TO TAKE EXIT 15B FOR CA-94 E/M L KING JR Fwy, CONTINUE ONTO CA-94 E
  6. USE THE LEFT LANE TO TAKE EXIT 2C FOR CA-15 N TOWARD INTERSTATE 805
  7. MERGE ONTO CA-151-15 N
  8. TAKE EXIT 6A FOR ADAMS AVENUE. FOLLOW ADAMS AVE AND ALDINE DR TO NORMA DR
  9. TURN RIGHT ONTO ADAMS AVE. THEN TURN LEFT ONTO VAN DYKE AVE
  10. CONTINUE ONTO ALDINE DR. PARTS OF THIS ROAD MAY BE CLOSED AT CERTAIN TIMES OR DAYS
  11. SLIGHT LEFT ONTO MONROE AVE. THEN TURN LEFT ONTO 47TH ST
  12. TURN LEFT ONTO NORMA DR. THEN TURN LEFT TO STAY ON NORMA DR
  13. ARRIVE AT 4770 NORMA DR, SAN DIEGO, CA 92115

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DIGITAL T-MOBILE JOHNSON RESIDENCE  
 SD06220  
 BU# 824915  
 4770 NORMA DRIVE  
 SAN DIEGO, CA 92115  
 SLIM LINE POLE

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T-1**

- 1 EXISTING RESIDENTIAL BUILDING
- 2 EXISTING TREES/SHRUBS TO REMAIN, TYP. (SHOWN AS DASHED LINES) SEE SHEET EL-1
- 3 FOR ENLARGED SITE PLAN SEE:  $\frac{2}{-}$
- 4 EXISTING T-MOBILE EQUIPMENT AREA WITHIN CMU BLOCK WALL  $\frac{1}{A-2}$
- 5 EXISTING T-MOBILE ANTENNA AREA  $\frac{1}{A-2}$
- 6 EXISTING AT&T EQUIPMENT AREA

- 7 EXISTING DRIVEWAY
- 8 PROPOSED INSTALLATION OF CUSTOM DECORATIVE 'LEAF' FRP PANELS AND SELF-SUPPORTING STRUCTURE. PANELS TO BE PAINTED GREEN TO MATCH EXISTING ENVIRONMENT, TO FULLY SCREEN EXISTING ANTENNAS ON SLIMLINE POLES; (2) TOTAL STRUCTURE TO BE PROVIDED WITH MATCHING FRP DOORS AT BASE FOR ACCESS.

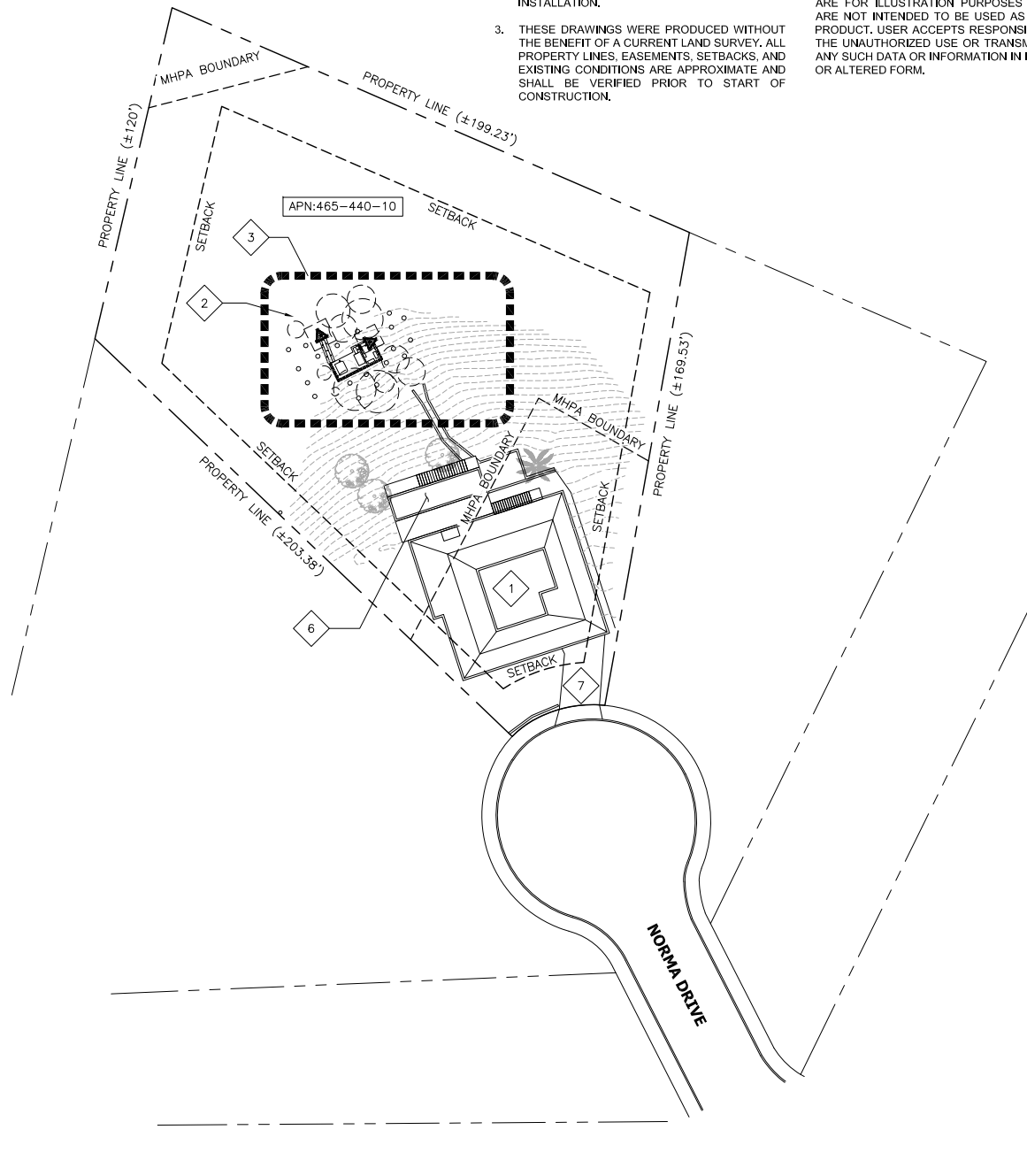
**KEYNOTES:**

**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. 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. MSQUARED 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.



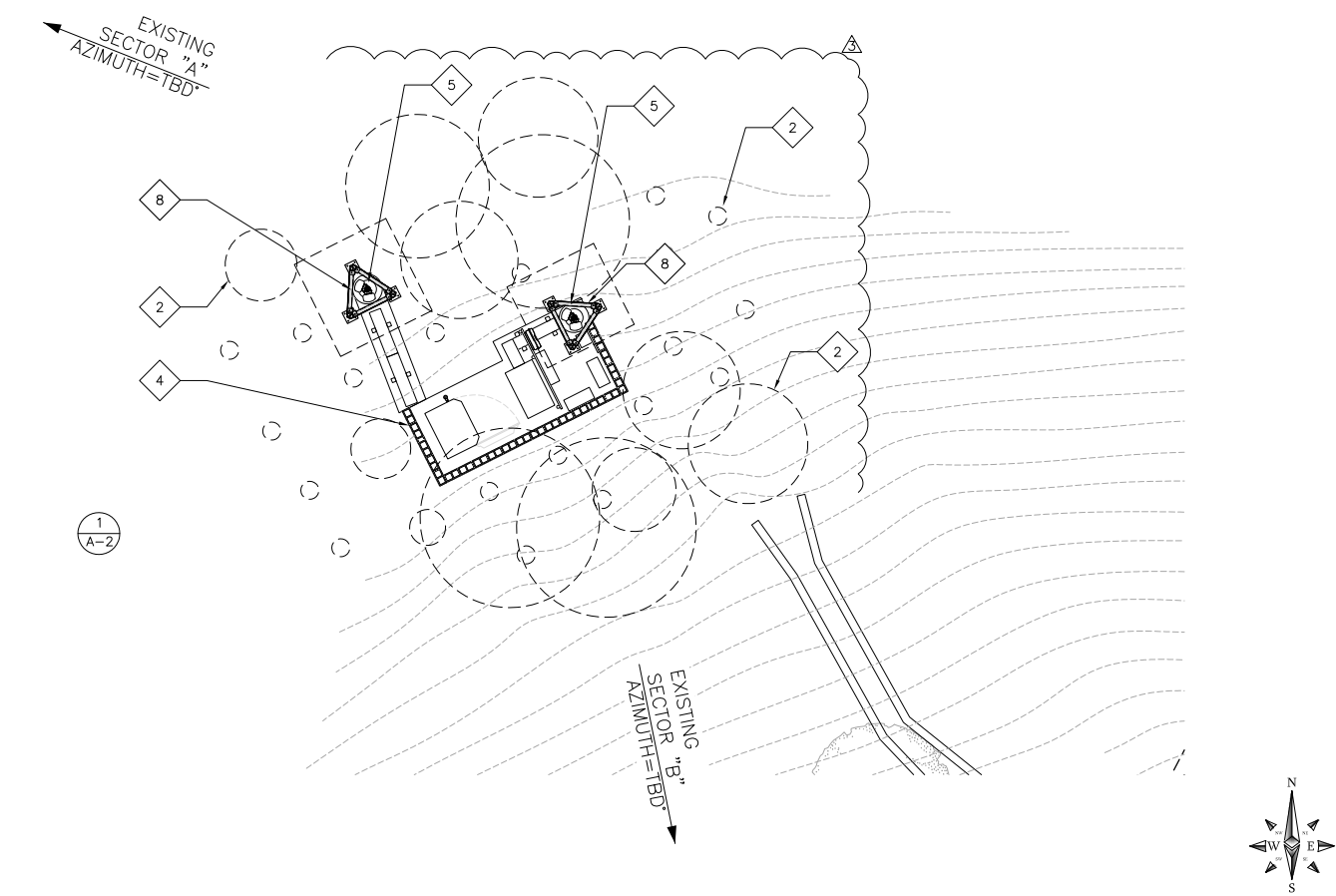
**SITE PLAN**

24"x36" SCALE: 1" = 30'-0"  
11"x17" SCALE: 1" = 60'-0"

**1**

**ENLARGED SITE PLAN**

EXCAVATION	
AVERAGE DEPTH	2'-6"
AREA	16 SQ FT
NO. OF FOUNDATION	6
TOTAL EXCAVATION	240 SQ FT



24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

**2**

**NOTES:**

1. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
2. ALL ANTENNAS, CABLING, AND POLES ARE TO BE PAINTED GREEN.
3. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.
4. DUE TO LIMITED CONSTRUCTION ACCESS, THE PROPOSED FRP STRUCTURE IS DESIGNED TO BE INSTALLED VIA HAND TOOLS ONLY.
5. NESTING BIRD DISCLOSURE - PLEASE NOTE THAT NESTING BIRDS MAY BE PRESENT DURING CONSTRUCTION, AND ARE PROTECTED UNDER US AND STATE LAW INCLUDING THE FEDERAL MIGRATORY BIRD TREATY ACT AND IN PARTICULAR CA LAW - FISH AND GAME CODE - SECTION 3503, CFG CODE 3503 STATES: "IT IS UNLAWFUL TO TAKE, POSSESS, OR NEEDLESSLY DESTROY THE NEST OR EGGS OF ANY BIRD, EXCEPT AS OTHERWISE PROVIDED BY THIS CODE OR ANY REGULATION MADE PURSUANT THERETO."
6. ALERT THE PROPERTY OWNER/AGENT THAT THEY ARE RESPONSIBLE FOR COMPLIANCE WITH THESE LAWS, AND THAT THEY MAY BE SUBJECT TO FINES/PROSECUTION SHOULD THE LAWS BE VIOLATED.
7. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY PROPERTY OWNER. 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.
8. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - 8.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - 8.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - 8.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - 8.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
9. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
10. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

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SAN DIEGO, CA 92121

**CROWN CASTLE**  
200 SPECTRUM CENTER DR., STE. 1700,  
IRVINE, CA 92618

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

DRAWN BY: RDL  
CHECKED BY: MM

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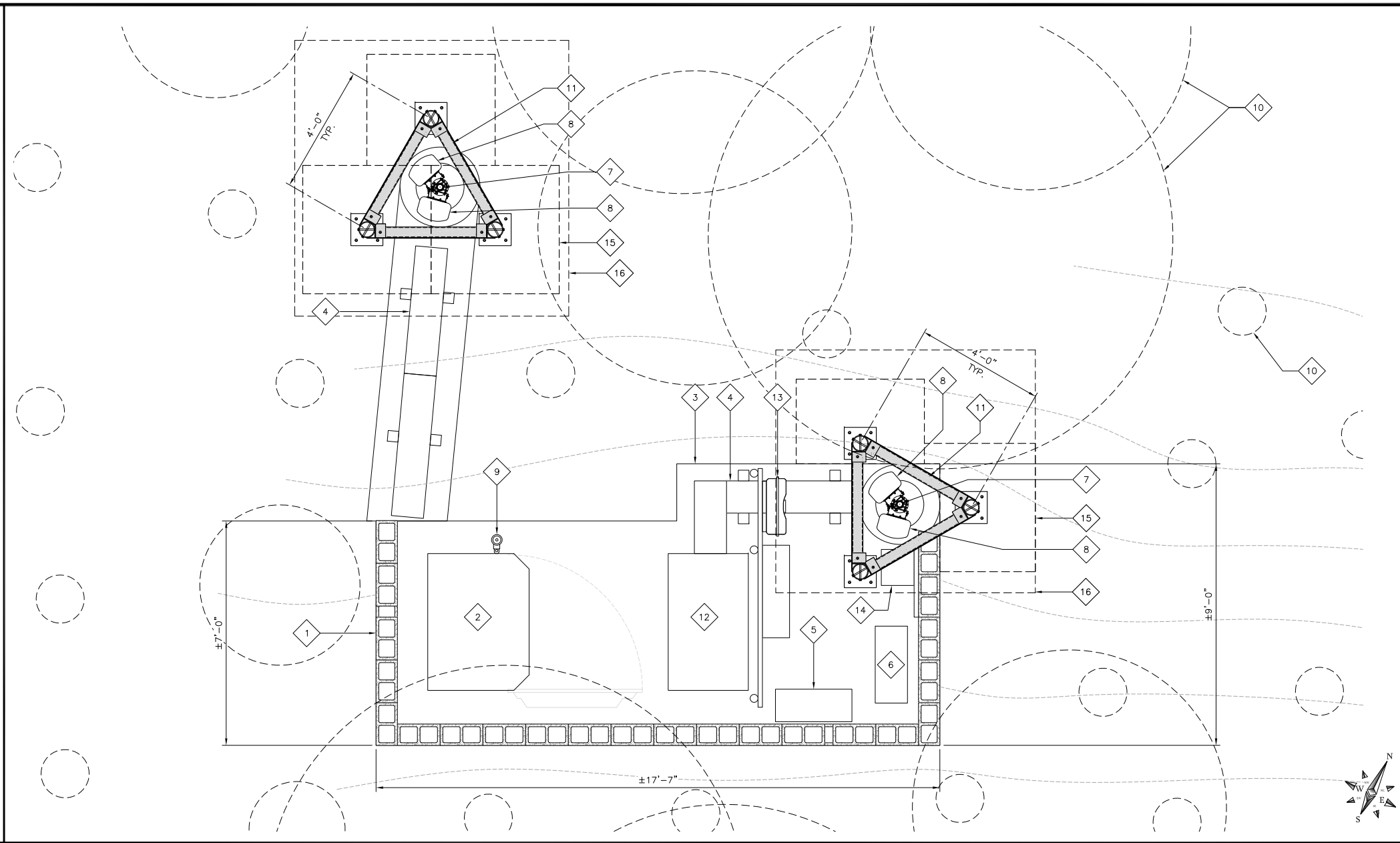
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SAN DIEGO, CA 92115  
SLIM LINE POLE

SHEET TITLE  
**SITE PLAN AND ENLARGED SITE PLAN**

SHEET NUMBER  
**A-1**

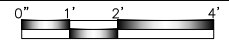
- 1 EXISTING T-MOBILE CMU BLOCK RETAINING WALL
- 2 EXISTING T-MOBILE EQUIPMENT CABINETS; (2) TOTAL
- 3 EXISTING T-MOBILE CONCRETE PAD
- 4 EXISTING T-MOBILE CABLE TRAY ON CONCRETE PAD
- 5 EXISTING T-MOBILE ELECTRICAL PANEL
- 6 EXISTING T-MOBILE TELCO CABINET
- 7 EXISTING T-MOBILE SLIM LINE POLES; (2) TOTAL
- 8 EXISTING T-MOBILE PANEL ANTENNAS; (4) TOTAL, (2) PER SECTOR, (2) SECTORS
- 9 EXISTING T-MOBILE GPS ANTENNA; (1) TOTAL
- 10 EXISTING TREES/SHRUBS TO REMAIN, TYP. (SHOWN AS DASHED LINES) (SEE SHEET EL-1)
- 11 PROPOSED INSTALLATION OF CUSTOM DECORATIVE 'LEAF' FRP PANELS AND SELF-SUPPORTING STRUCTURE, PANELS TO BE PAINTED GREEN TO MATCH EXISTING ENVIRONMENT, TO FULLY SCREEN EXISTING ANTENNAS ON SLIMLINE POLES; (2) TOTAL. STRUCTURE TO BE PROVIDED WITH MATCHING FRP DOORS AT BASE FOR ACCESS.
- 12 EXISTING T-MOBILE EQUIPMENT CABINET BASE
- 13 EXISTING T-MOBILE CIENA PANEL ON H-FRAME
- 14 EXISTING T-MOBILE EQUIPMENT CABINET MOUNTED ON WALL
- 15 PROPOSED T-MOBILE CONCRETE FOUNDATION WITH CONCRETE PEDESTAL FOR SELF-SUPPORTING STRUCTURE LEGS, TYP.
- 16 LIMIT OF WORK



**KEYNOTES:**

**EQUIPMENT LAYOUT AND ANTENNA PLAN**

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



1

SECTOR	NEW OPTIMAL ANTENNA & TRANSMISSION CABLES REQUIREMENTS (VERIFY WITH CURRENT RFDS)				ANTENNA MAKE AND MODEL		RAD CENTER		AZIMUTH		TRANSMISSION LINE	
	ANTENNA POSITION	TECHNOLOGY		ANTENNA COUNT	EXISTING	FINAL	EXISTING	FINAL	EXISTING	FINAL	CABLE LENGTH	FEEDER TYPE
		EXISTING	NEW									
SECTOR A	1	1900 MHZ	-	1	ERICSSON AIR 21	ERICSSON AIR 21	17'-8"	17'-8"	TBD°	TBD°	±50'	EXISTING COAX
	2	1900 MHZ	-	1	ERICSSON AIR 21	ERICSSON AIR 21	21'-8"	21'-8"	TBD°	TBD°	±35'	EXISTING COAX
SECTOR B	1	1900 MHZ	-	1	ERICSSON AIR 21	ERICSSON AIR 21	17'-8"	17'-8"	TBD°	TBD°	±50'	EXISTING COAX
	2	1900 MHZ	-	1	ERICSSON AIR 21	ERICSSON AIR 21	21'-8"	21'-8"	TBD°	TBD°	±35'	EXISTING COAX

**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.
- ALL ANTENNAS, CABLING, AND POLES ARE TO BE PAINTED GREEN.
- EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT. DUE TO LIMITED CONSTRUCTION ACCESS, THE PROPOSED FRP STRUCTURE IS DESIGNED TO BE INSTALLED VIA HAND TOOLS ONLY.

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SLIM LINE POLE

SHEET TITLE  
**EQUIPMENT LAYOUT AND ANTENNA PLAN**

SHEET NUMBER  
**A-2**

**ANTENNA AND EQUIPMENT SCHEDULE**

1

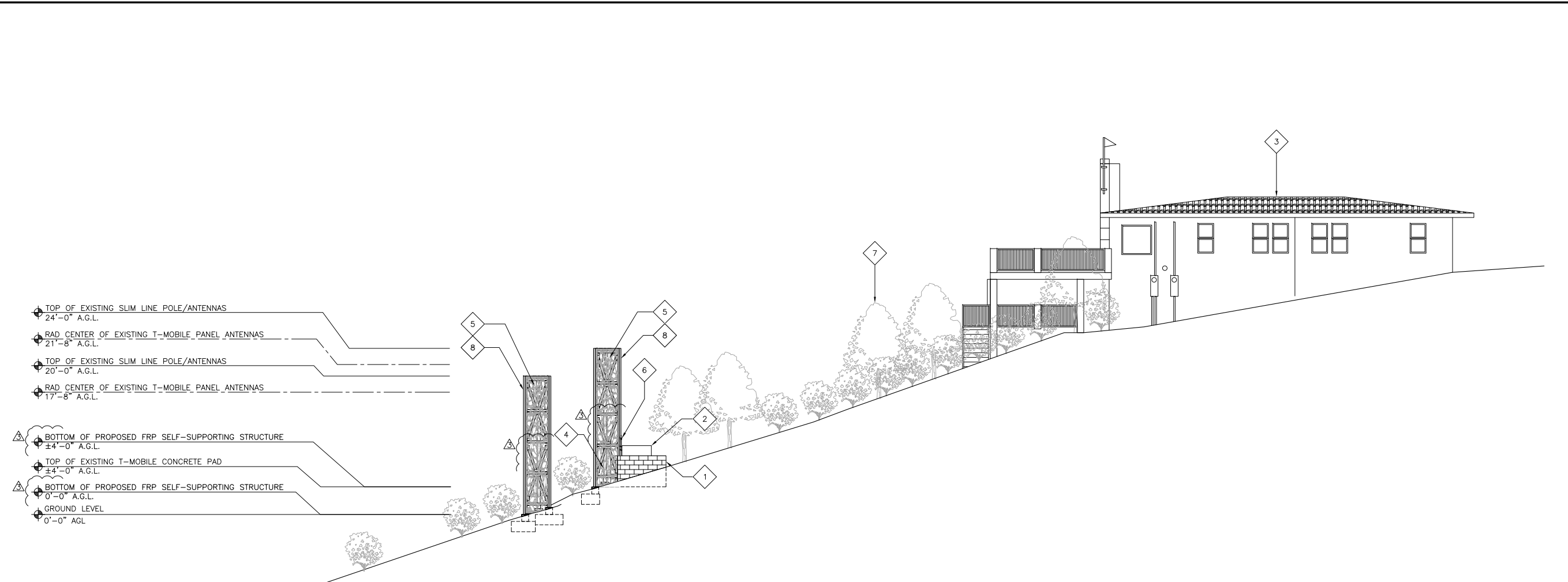


- 1 EXISTING T-MOBILE CMU BLOCK WALL
- 2 EXISTING T-MOBILE EQUIPMENT CABINETS; (2) TOTAL
- 3 EXISTING RESIDENTIAL BUILDING
- 4 EXISTING T-MOBILE SLIM LINE POLES; (2) TOTAL
- 5 EXISTING T-MOBILE PANEL ANTENNAS; (4) TOTAL, (2) PER SECTOR, (2) SECTORS
- 6 EXISTING T-MOBILE GPS ANTENNA; (1) TOTAL

- 7 EXISTING TREES, TYP.
- 8 PROPOSED INSTALLATION OF CUSTOM DECORATIVE 'LEAF' FRP PANELS AND SELF-SUPPORTING STRUCTURE. PANELS TO BE PAINTED GREEN TO MATCH EXISTING ENVIRONMENT. TO FULLY SCREEN EXISTING ANTENNAS ON SLIMLINE POLES; (2) TOTAL. STRUCTURE TO BE PROVIDED WITH MATCHING FRP DOORS AT BASE FOR ACCESS.

NOTE:  
 1. ALL ANTENNAS, CABLING, AND POLES ARE TO BE PAINTED GREEN.  
 2. EXISTING LANDSCAPING TO REMAIN AND BE MAINTAINED THRU THE DURATION OF THE PERMIT.  
 3. DUE TO LIMITED CONSTRUCTION ACCESS, THE PROPOSED FRP STRUCTURE IS DESIGNED TO BE INSTALLED VIA HAND TOOLS ONLY.

**KEYNOTES:**



- TOP OF EXISTING SLIM LINE POLE/ANTENNAS  
24'-0" A.G.L.
- RAD. CENTER OF EXISTING T-MOBILE PANEL ANTENNAS  
21'-8" A.G.L.
- TOP OF EXISTING SLIM LINE POLE/ANTENNAS  
20'-0" A.G.L.
- RAD. CENTER OF EXISTING T-MOBILE PANEL ANTENNAS  
17'-8" A.G.L.
- BOTTOM OF PROPOSED FRP SELF-SUPPORTING STRUCTURE  
±4'-0" A.G.L.
- TOP OF EXISTING T-MOBILE CONCRETE PAD  
±4'-0" A.G.L.
- BOTTOM OF PROPOSED FRP SELF-SUPPORTING STRUCTURE  
0'-0" A.G.L.
- GROUND LEVEL  
0'-0" A.G.L.

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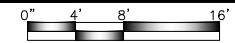
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SHEET TITLE  
**ELEVATION**

SHEET NUMBER  
**A-4**

**SOUTHWEST ELEVATION**

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



EXISTING PLANTING

KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE
T-1	QUERCUS AGRIFOLIA OAK TREE	TO REMAIN, PROTECT IN PLACE (PIP)	PER PLAN
T-11	QUERCUS AGRIFOLIA OAK TREE	TO REMAIN, PIP	PER PLAN
S-12	CEANOTHUS SPECIES WILD LILAC	TO REMAIN, PIP	6'-12" TYP.
S-13	RHUS INTEGRIFOLIA SUMAC	TO REMAIN, PIP	6'-12" TYP.
S-14	CEANOTHUS SPECIES WILD LILAC	TO REMAIN, PIP	6'-12" TYP.
S-15,16	CEANOTHUS SPECIES WILD LILAC	DEAD	
S-17	RHUS INTEGRIFOLIA SUMAC	TO REMAIN, PIP	3' X 3'
S-18,19	CEANOTHUS SPECIES WILD LILAC	DEAD	
S-20	CEANOTHUS SPECIES WILD LILAC	TO REMAIN, PIP	6'-12" TYP.
S-21,22	CEANOTHUS SPECIES WILD LILAC	DEAD	
S-23	CEANOTHUS SPECIES WILD LILAC	TO REMAIN, PIP	6'-12" TYP.
S-28	CEANOTHUS SPECIES WILD LILAC	TO REMAIN, PIP	6'-12" TYP.
S-29,30	CEANOTHUS SPECIES WILD LILAC	DEAD	
S-31	CEANOTHUS SPECIES WILD LILAC	TO REMAIN, PIP	6'-12" TYP.

**SITE VISIT**  
A SITE WALK WAS PERFORMED ON MONDAY 04-12-2021, AND THE FOLLOWING NOTES OUTLINE OUR OBSERVATIONS AND RECOMMENDATIONS.

**OBSERVATIONS:**  
THE SITE IS BEHIND THE RESIDENCE, A LOCKED GATE PROVIDES REAR YARD ACCESS TO THE BACK SLOPE AREA. THE CELL SITE IS LOCATED "MID-SLOPE" AT THE REAR OF THE EXISTING HOME. TREE AND SHRUB PLANTINGS ARE MATURE AND SCREEN VIEWS INTO THE FENCED AREA ON THREE SIDES. EASTERN SIDE HAS OPEN VIEWS TO FAIRMOUNT AVENUE BELOW TO THE NORTH-EAST. THE SLOPES ARE MIXED NATURALIZED NATIVES AS WELL AS ORNAMENTAL PLANTINGS.

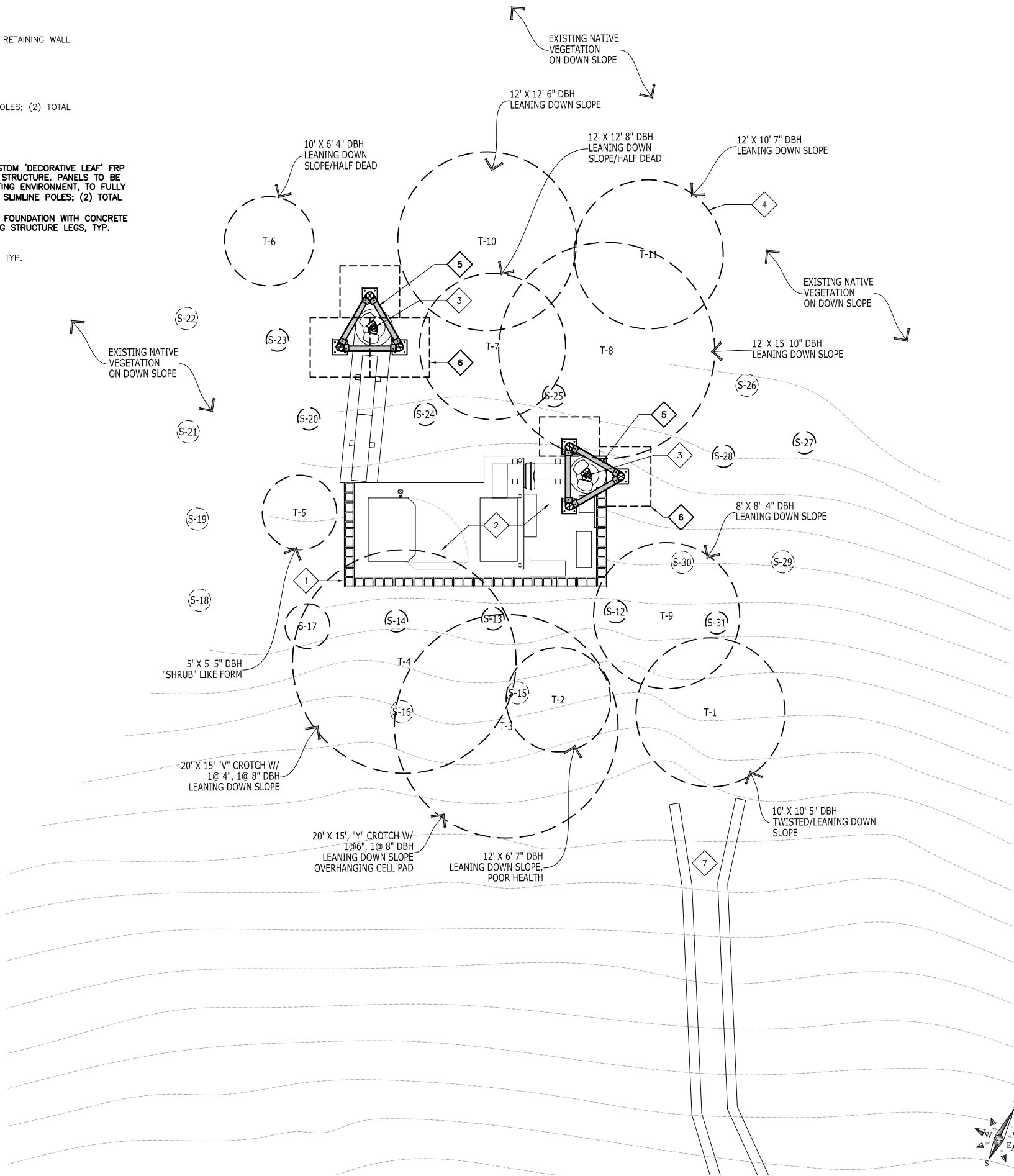
THERE IS NO EVIDENCE OF A DRAINAGE SYSTEM, NO SLOPE EROSION WAS NOTED. THE SITE DRAINS FREELY DOWN-SLOPE. THE SOIL IS ROCKY WITH GOOD DRAINAGE.  
THE CELL SITE HAS EXISTING 8' TALL WOOD LATTICE SCREEN ON TOP OF THE EXISTING CMU BLOCK RETAINING WALL, LOCATED ON THE UPHILL SIDE OF THE EQUIPMENT AREA & ANTENNAE. THE CELL SITE IS UNFENCED WITH A 4' TALL RETAINING WALL ON THE UPHILL SIDE.

SLOPE AREAS APPEAR TO BE IRRIGATED REGULARLY. NO IRRIGATION CONTROLLER AND NO SPRINKLER VALVES FOUND. (HOMEOWNER STATED THE IRRIGATION/CONTROLLER & PLANTINGS WERE MAINTAINED/SERVICED BY CROWN/CASTLE). THERE ARE BUBBLER HEADS ON THE SLOPE ASSOCIATED WITH ASSORTED SMALL SHRUBS. NO OTHER IRRIGATION COMPONENTS WERE VISIBLE.

**ANALYSIS:**  
THE EXISTING OAK TREES ARE CLOSE TO A HEIGHT THAT WILL SUFFICIENTLY SCREEN VIEWS OF THE ANTENNA FROM BELOW, AND FROM THE ADJACENT NEIGHBORHOODS. THESE OAK TREES WILL EVENTUALLY PROVIDE NEAR SOLID SCREENING OF THE CELL AREA AND, WHEN COMBINED WITH THE MASS OF NATIVE SHRUBS, WILL PROVIDE A TALL ENOUGH BACKDROP TO ELIMINATE TELLTALE "SKYLINING".  
ANOTHER "SCREENING" ISSUE SEEMS TO BE WITHIN THE SITE. THE SITE'S HOMEOWNER IS NOT SATISFIED WITH THE VIEWS FROM THE RESIDENCE TO THE "BACKSIDE" OF THE SITE.

KEYNOTES:

- 1 EXISTING T-MOBILE CMU BLOCK RETAINING WALL
- 2 EXISTING T-MOBILE EQUIPMENT
- 3 EXISTING T-MOBILE SLIM LINE POLES; (2) TOTAL
- 4 EXISTING TREES, TYP.
- 5 PROPOSED INSTALLATION OF CUSTOM "DECORATIVE LEAF" FRP PANELS AND SELF-SUPPORTING STRUCTURE, PANELS TO BE PAINTED GREEN TO MATCH EXISTING ENVIRONMENT, TO FULLY SCREEN EXISTING ANTENNAS ON SLIMLINE POLES; (2) TOTAL
- 6 PROPOSED T-MOBILE CONCRETE FOUNDATION WITH CONCRETE PEDESTAL FOR SELF-SUPPORTING STRUCTURE LEGS, TYP.
- 7 EXISTING WALKWAY FROM HOUSE TYP.



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."

"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.
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4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

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

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

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SD06220  
BU# 824915  
4770 NORMA DRIVE  
SAN DIEGO, CA 92115  
SLIM LINE POLE

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:**

1. THE CONTRACTOR SHALL FOLLOW TYPICAL GUIDELINES FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
10. 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.
11. 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.
12. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
13. 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.
14. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
  - A. 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.
  - B. 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
  - C. 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.
  - D. 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.
  - E. 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.
  - F. 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.
15. USE "BMPS" AT ALL PHASES OF CONSTRUCTION.
16. 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.
17. 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.
18. 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.
19. 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:**

1. REPAIR OR REPLACE SPLIT, TORN UNRAVELING OR SLUMPING FIBER ROLLS. FIBER ROLLS TO BE STAKED 4' O.C. PARALLEL TO (E) CONTOURS.
2. 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.
3. 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.
4. 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:**

1. 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.
2. 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.
3. 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.
4. 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.
5. CONTRACTOR SHALL SCHEDULE WORK FOR DRY-WEATHER DAYS WHEN NO RAIN IS IN THE IMMEDIATE FORECAST.
6. 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.
7. 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.
8. CONTRACTOR SHALL INSTALL ANY OTHER BMPS AS NECESSARY TO CONTROL THE DISCHARGE OF POLLUTANTS FROM THE PROJECT SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND ADHERENCE TO THE LOCAL REQUIREMENTS.



DRAWN BY:	RDL
CHECKED BY:	MM

REV	DATE	DESCRIPTION	BY
10/15/2021	100% ZD'S REVISED - JX	RDL	
05/12/2021	100% ZD'S REVISED	ARP	
06/26/2020	100% ZD'S - ADD STRUC.	RDL	
06/02/2020	100% ZD'S FOR SUBMITTAL	RDL	
05/04/2020	90% ZD'S FOR REVIEW	RDL	

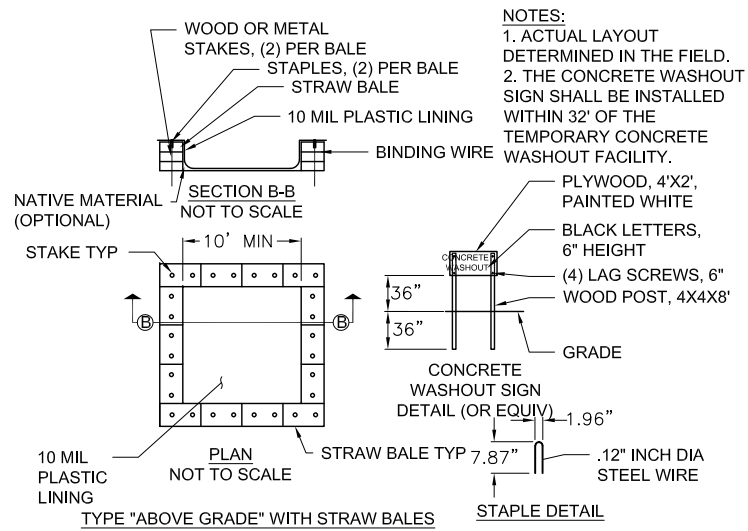
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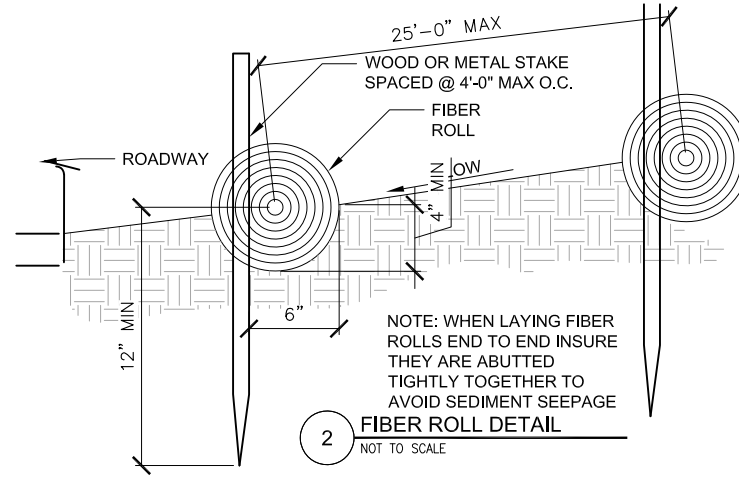
SHEET TITLE  
**BMP GENERAL NOTES**

SHEET NUMBER  
**WPCP-1**





1 CONCRETE WASHOUT DETAIL  
NOT TO SCALE

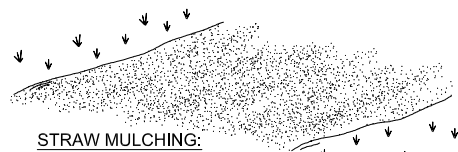


2 FIBER ROLL DETAIL  
NOT TO SCALE

NOTES:  
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.  
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 32' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

PLYWOOD, 4'X2', PAINTED WHITE  
BLACK LETTERS, 6" HEIGHT  
(4) LAG SCREWS, 6"  
WOOD POST, 4X4X8'  
GRADE  
CONCRETE WASHOUT SIGN DETAIL (OR EQUIV)  
1.96"  
STAPLE DETAIL  
.12" INCH DIA STEEL WIRE  
STRAW BALE TYP 7.87"

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.

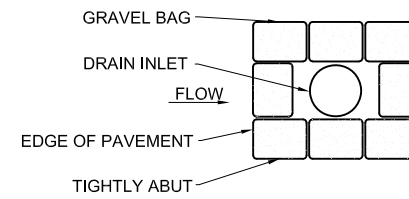


**STRAW MULCHING:**  
1. FOR AREAS OF SITE WITH LESS THAN 30% SLOPE; 2-3 BALES OF STRAW EQUALS 2-4 INCHES OF STRAW MULCH OVER 1000 SQUARE FEET.  
2. RYE & BLANDO BROME 50/50 2LB-5LB SEED AND STRAW MULCH OR EQUIV. SHALL BE WEED FREE.

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

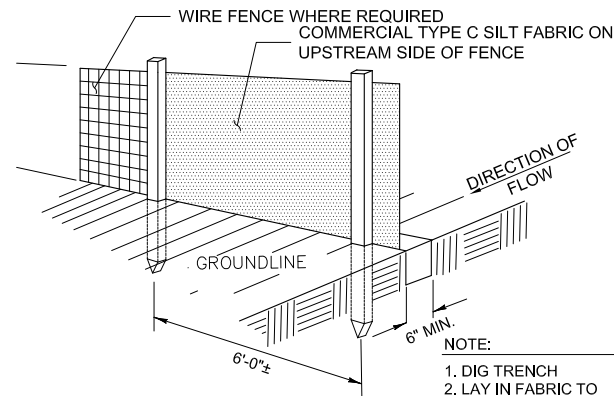
TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 7 DAYS WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.



4 DRAIN INLET DETAIL  
NOT TO SCALE

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.



5 TYPE C SILT FENCE DETAIL  
NOT TO SCALE

**T-Mobile**  
10509 VISTA SORRENTO PARKWAY, SUITE 206  
SAN DIEGO, CA 92121

**CROWN CASTLE**  
200 SPECTRUM CENTER DR., STE. 1700,  
IRVINE, CA 92618

**M SQUARED WIRELESS**  
1387 CALLE AVANZADO  
SAN CLEMENTE CA 92673 (949) 391-8824

DRAWN BY: RDL  
CHECKED BY: MM

REV	DATE	DESCRIPTION	BY
2	05/12/2021	100% ZD'S REVISED	ARP
1	06/26/2020	100% ZD'S - ADD STRUC.	RDL
0	06/02/2020	100% ZD'S FOR SUBMITTAL	RDL
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SHEET TITLE  
**WPCP DETAILS**

SHEET NUMBER  
**WPCP-2**

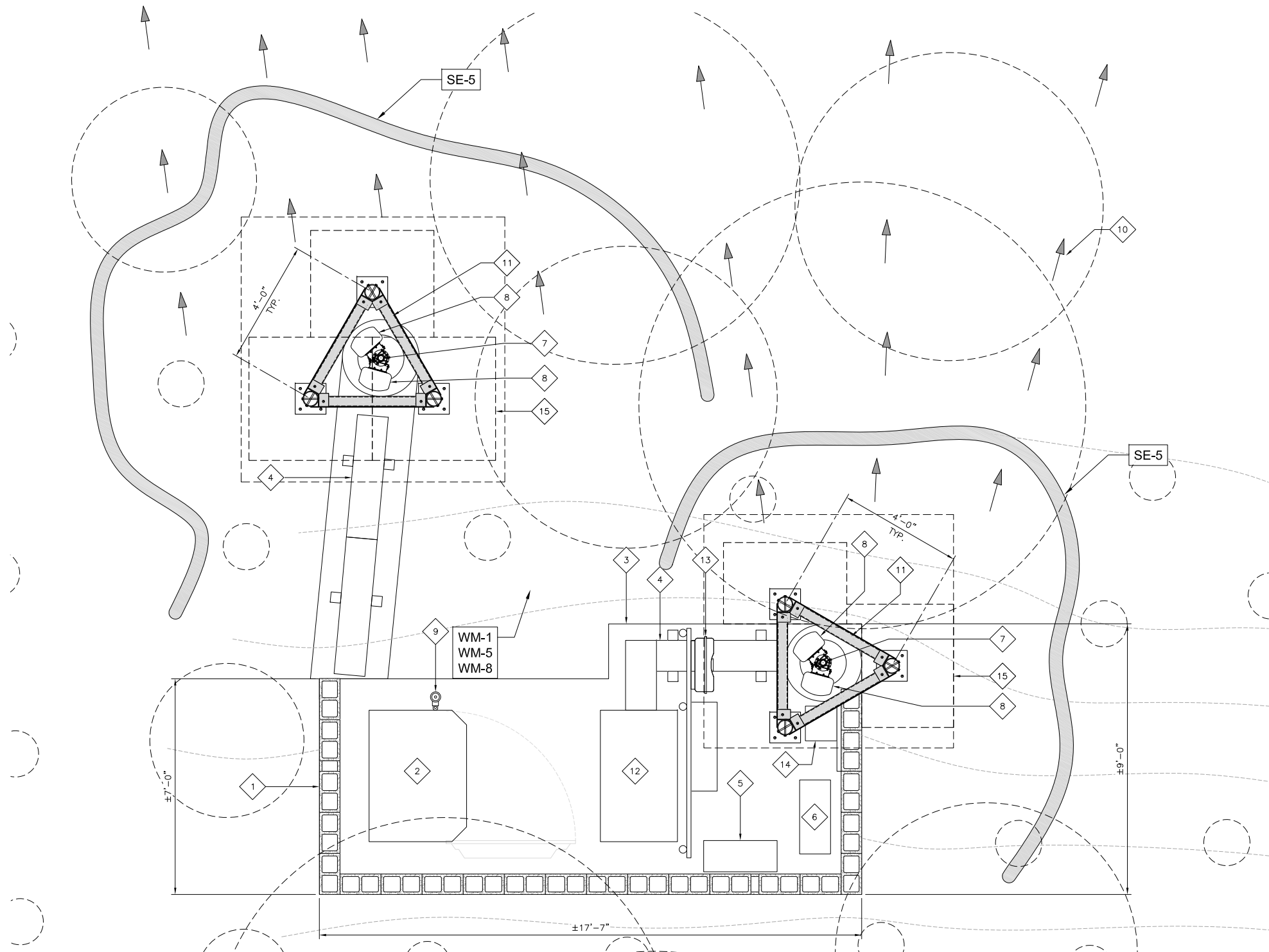
- 1 EXISTING T-MOBILE CMU BLOCK RETAINING WALL
- 2 EXISTING T-MOBILE EQUIPMENT CABINETS; (2) TOTAL
- 3 EXISTING T-MOBILE CONCRETE PAD
- 4 EXISTING T-MOBILE CABLE TRAY ON CONCRETE PAD
- 5 EXISTING T-MOBILE ELECTRICAL PANEL
- 6 EXISTING T-MOBILE TELCO CABINET
- 7 EXISTING T-MOBILE SLIM LINE POLES; (2) TOTAL
- 8 EXISTING T-MOBILE PANEL ANTENNAS; (4) TOTAL, (2) PER SECTOR, (2) SECTORS
- 9 EXISTING T-MOBILE GPS ANTENNA; (1) TOTAL
- 10 EXISTING TREES, TYP.
- 11 PROPOSED INSTALLATION OF CUSTOM 'DECORATIVE LEAF' FRP PANELS AND SELF-SUPPORTING STRUCTURE, PANELS TO BE PAINTED GREEN TO MATCH EXISTING ENVIRONMENT, TO FULLY SCREEN EXISTING ANTENNAS ON SLIMLINE POLES; (2) TOTAL
- 12 EXISTING T-MOBILE EQUIPMENT CABINET BASE
- 13 EXISTING T-MOBILE CIENA PANEL ON H-FRAME
- 14 EXISTING T-MOBILE EQUIPMENT CABINET MOUNTED ON WALL
- 15 PROPOSED T-MOBILE CONCRETE FOUNDATION WITH CONCRETE PEDESTAL FOR SELF-SUPPORTING STRUCTURE LEGS, TYP.

**KEYNOTES:**

**DISCLAIMER:**  
 THIS SET OF DRAWINGS WAS PREPARED UTILIZING INFORMATION OBTAINED FROM PUBLIC DOCUMENTS MADE AVAILABLE ON THE JURISDICTIONS WEBSITE. M SQUARED WIRELESS CANNOT GUARANTEE THE ACCURACY OF THE DATA AND INFORMATION DEPICTED ON THE JURISDICTIONS WEBSITE 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.

**LEGEND**

- PROPERTY LINE - SUBJECT PARCEL
- EXISTING SETBACK LINE
- x-x- 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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SHEET TITLE  
**WATER POLLUTION CONTROL PLAN**

SHEET NUMBER  
**WPCP-3**

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>FORM DS-318</b>  <b>October 2017</b>
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**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title:** \_\_\_\_\_ **Project No. For City Use Only:** \_\_\_\_\_

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

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

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

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

**Property Owner**

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

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

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

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

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

Additional pages Attached:  Yes  No


**Applicant**

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

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

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

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

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

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

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

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

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

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

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

Additional pages Attached:  Yes  No

# SD06220A Coverage Maps

RF Team San Diego Market



