



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** February 18, 2016 **REPORT NO.** PC-16-010

**ATTENTION:** Planning Commission, Agenda of February 25, 2016

**SUBJECT:** T-MOBILE WINTERWOOD PARK - PROJECT NO. 413332  
PROCESS FOUR

**OWNER/  
APPLICANT:** City of San Diego  
T-Mobile USA

### SUMMARY

**Issue(s):** Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 7540 Winterwood Lane (Winterwood Lane Park) in the Open Space OP-1-1 zone of the Mira Mesa Community Planning area?

**Staff Recommendation(s):** APPROVE Conditional Use Permit No. 1590980 and Neighborhood Development Permit No. 1590979.

**Community Planning Group Recommendation:** On June 15, 2015, the Mira Mesa Community Planning Group voted 14-0-0 to recommend approval of the T-Mobile Winterwood Park project (Attachment 10).

**Other Recommendations:** On June 9, 2015, the Mira Mesa Recreation Council voted 8-0-0 to approve the proposed T-Mobile project (Attachment 11).

**Environmental Review:** This project is exempt from environmental review pursuant to Article 19, Section 15303 (New Construction) of the California Environmental Quality Act (CEQA). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 13, 2015 and the opportunity to appeal that determination ended November 27, 2015 (Attachment 7).

**Fiscal Impact Statement:** All costs associated with processing this project are recovered from a deposit account maintained by the applicant.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** None with this action.

## **BACKGROUND**

T-Mobile is proposing to install a new WCF at the Winterwood Lane Park located at 7540 Winterwood Lane in the OP-1-1 zone. The WCF is located on the southeastern edge of the park, with residential uses immediately to the east and Challenger Middle School to the south (Attachments 1, 2, and 3). The park extends further north and abuts residential uses on New Salem Street. The area to the west of the WCF is open space.

As reflected in the coverage map, a new wireless facility is necessary to address T-Mobile's poor coverage and capacity in this area. For this reason, T-Mobile's Radio Frequency engineer issued a search ring, "SD07118A." This is the area in which existing coverage and capacity needs improvement (Attachment 9). T-Mobile also submitted a justification map that identified the zones, alternative candidates, and the coverage search ring within a one mile radius. As illustrated in the coverage map, T-Mobile is seeking network improvements to the west and to the north, which consists of single family residences. The proposed upgrade in coverage and capacity will also extend south near Mira Mesa Boulevard.

T-Mobile selected Winterwood Lane Park due to the topography and the opportunity to design a WCF that can be integrated with the existing mature landscaping. Topography plays an important role in this area, as the intended coverage objective is the single family residential area ranging from Canyon Breeze Road to the west and to the north, Bai Lane to the east, and Mira Mesa Boulevard to the south. The current coverage in this area consists of pockets of poor to good service. The installation of this WCF will allow T-Mobile to provide improved coverage as reflected in the coverage map (Attachment 9). T-Mobile's analysis concluded that there were no other sites available that would comply with the WCF regulations and address both the coverage and capacity issue for the SD07118A search ring.

## **DISCUSSION**

### **Project Description:**

T-Mobile is proposing to install a new WCF that consists of eight antennas and eight Remote Radio Units (RRUs) concealed on a 60-foot tall monopine tree (Attachments 12 and 13). The equipment associated with this project is located inside a 208-square foot Concrete Masonry Unit (CMU) enclosure with a trellis roof and chain link lid. The proposed monopine tree will be located on the southeastern edge of the park and will be set back 43-feet, 2-inches from the nearest residential property to the east, and screened by several mature palm, eucalyptus and pine trees at least 50 feet in height. As a result, the proposed monopine tree will be placed among other tall trees, thereby providing appropriate visual context and integration (Attachments 8 and 13).

The monopine tree will be designed to include certain integration elements resulting in a realistic tree appearance. First, the monopine tree includes a branch count of 3.5 branches per foot for a total of 158 branches resulting in a heavy density appearance. Second, the branches are designed to extend 24 inches in front of each antenna and evenly configured to maintain consistency. The

coverage as a result of the 24-inch branch extension will provide the appropriate foundation in screening the majority of the WCF. Third, antenna socks will be employed to increase the foliage density. The antenna socks are sleeves that consist of artificial pine needles and designed to wrap around the entire antenna. This practice of installing antenna socks increases the concealment of the antennas and blends them into the monopine for a stealth appearance. Lastly, the antennas, RRUs, and mounting apparatus will be painted to match the bark to achieve the best visual result (Attachments 12 and 13).

The project equipment will be located inside a 208-square foot CMU enclosure with trellis and chain link lid. The CMU wall is eight feet tall, not including the trellis. The proposed enclosure is located immediately west of the monopine tree and adjacent to the existing chain link fence (Attachments 8 and 13). With the Park and Recreation Department's consent, T-Mobile is proposing to plant and maintain native shrubs surrounding the equipment enclosure and one 36-inch box pine tree. Also, the CMU enclosure will be coated with anti-graffiti paint.

### **Wireless Communication Facility Regulations:**

The site is located within the OP-1-1 zone. WCF are permitted in Open Space (OP) zones and on dedicated parkland with a Conditional Use Permit (CUP), pursuant to the City of San Diego Land Development Code (LDC) Sections 141.0420(f)(1) and 141.0420(f)(3). Additionally, a Neighborhood Development Permit (NDP) is required to locate a WCF in a dedicated parkland with an above ground equipment enclosure pursuant to LDC Section 141.0420(i)(2). The CUP and NDP have been consolidated and processed as a Process 4, Planning Commission decision. The City's WCF regulations require the applicant to use all reasonable means to conceal or minimize the visual impacts through integration with the existing structures or among other existing uses.

To ensure compliance with LDC 141.0420, T-Mobile will be installing a maximum of eight antennas. For instance, in the past, the monopine tree designs have been approved to support up to 12 antennas. Therefore, the WCF is proposing to use the smallest and least visually intrusive antennas consistent with LDC § 141.0420(g)(1). T-Mobile will also be operating without a microwave dish which is often requested for a WCF installation.

For this project, the monopine tree and the associated equipment enclosure design meet the integration requirement. The monopine tree has been designed to include the latest faux tree standards. The faux tree is sited in an area where there is existing mature landscaping of varying height and will not interfere with any park related uses. The equipment enclosure is located away from the existing sidewalk and is a design that is commonly found in other City parks. Similar to the monopine tree, the equipment enclosure is also located so as not to interfere with park uses consistent with Charter Section 55 and Council Policies 600-43 and 700-06.

### **Council Policy 600-43:**

Council Policy 600-43 categorizes WCF according to land uses in which they are located. These categories establish a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4) for WCF. The project is proposed within a Preference Level 4 location. T-Mobile's technical analysis identified the area of intended coverage as primarily

residential uses. T-Mobile's representative identified and investigated four alternative sites. Three alternative sites are existing wireless facilities that are located in commercial zones and would require modifications:

1. Mira Mesa Self Storage on Camino Santa Fe. T-Mobile WCF is currently located on an 80-foot tall monopine. This site sits on a slightly lower elevation south of the intended coverage area. A substantial height increase is required to reach the intended coverage area. Additionally, any increase in height to the existing 80-foot tall monopine would be out of place with the current surroundings and would not comply with the purpose and intent of the General Plan for WCFs or the WCF Regulations Section 141.0420.
2. On a 50-foot tall flagpole in a parking lot near the corner of Mira Mesa Boulevard and Camino Ruiz. According to the analysis, the flagpole was determined to be too far east from the intended coverage location.
3. On top of the Gamestop store between Mira Mesa Boulevard and Reagan Road. This single story 26-foot tall commercial building is south of the project coverage location and would require a significant height increase to meet the intended coverage objective. The existing WCF site is completely concealed behind the parapet and a major redesign with a significant height increase would be required.
4. 10810 Parkdale Avenue, Challenger Middle School. This site provided design solutions that involved attaching antennas onto replacement athletic field light poles but was ruled out due to the school district's moratorium on new wireless facilities (Attachment 9).

In an effort to deploy the necessary coverage and capacity to the area, T-Mobile pursues the proposed Winterwood Lane Park location. Based on the information submitted by T-Mobile, staff was unable to identify any other lower preference level locations within the search ring.

### **Conclusion:**

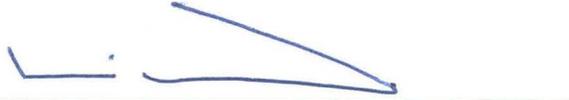
The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the OP-1-1 zone and the Wireless Communication Facilities regulations Section 141.0420. The monopine tree has been designed to integrate within the existing park setting by placing the faux tree next to adjacent mature landscaping of varying heights. Additionally, the monopine tree design will provide sufficient screening while emulating a realistic tree appearance through a high density branch count and strategic branch configuration. The Findings to approve the project are attached (Attachment 5) and staff recommends approval of the proposed T-Mobile Winterwood Park project.

### **ALTERNATIVE**

1. **Approve Conditional Use Permit No. 1590980 and Neighborhood Development Permit No. 1590979, with modifications.**

2. **Deny** Conditional Use Permit No. 1590980 and Neighborhood Development Permit No. 1590979, 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,



Mike Westlake  
Assistant Deputy Director  
Development Services Department



Simon Tse  
Development Project Manager  
Development Services Department

Attachments:

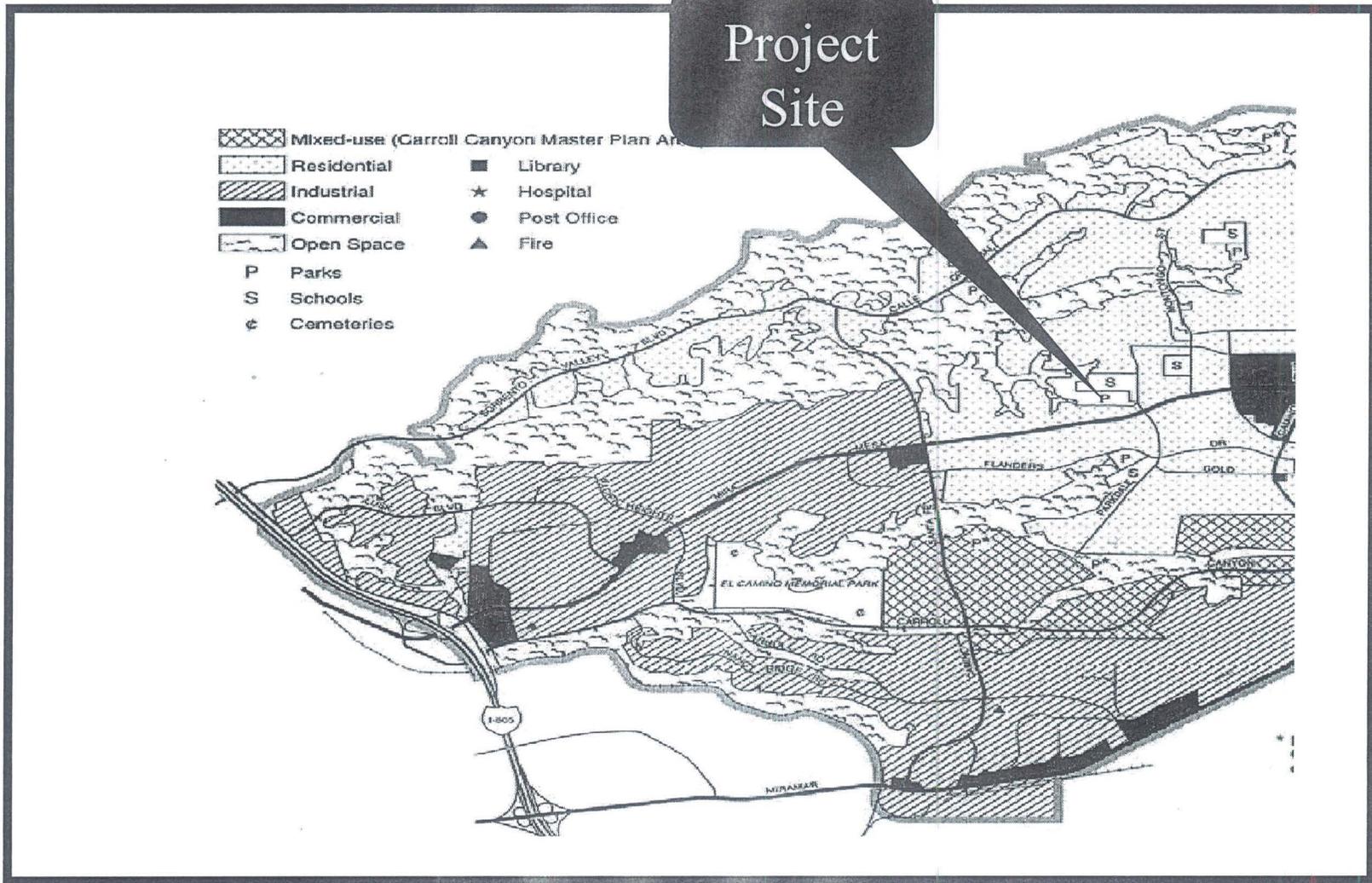
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Photo Survey
9. Site Justification (Justification Letter, Justification Map and, Coverage Map)
10. Mira Mesa Community Planning Group Minutes
11. Mira Mesa Recreation Council Minutes
12. Project Plans
13. Photo Simulations



## Aerial Photo

**T-Mobile Winterwood Park**  
7540 Winterwood Lane, San Diego, CA 92126





# Community Land Use Map (Mira Mesa)

**T-Mobile Winterwood Park**  
 7540 Winterwood Lane, San Diego, CA 92126





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	T-Mobile Winterwood Park	
<b>PROJECT DESCRIPTION:</b>	T-Mobile is proposing to install a Wireless Communication Facility (WCF) at 7540 Winterwood Lane (Winterwood Lane Park) in the OP-1-1 zone within the Mira Mesa planning area. The WCF consists of eight antennas and eight remote radio units concealed on 60-foot tall monopine tree. The equipment associated with this project is located inside a 208-square foot equipment enclosure with landscape screening. The project requires a Conditional Use Permit and Neighborhood Development Permit, Process 4, Planning Commission decision.	
<b>COMMUNITY PLAN AREA:</b>	Mira Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit and Neighborhood Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Park	
<b><u>ZONING INFORMATION:</u></b>		
<b>Zone:</b>	<b>Required:</b>	
<b>Height Limit:</b>	<b>OP-1-1</b>	
<b>Front Setback:</b>	<b>None required</b>	
<b>Side Setback:</b>	<b>None required</b>	
<b>Rear Setback:</b>	<b>None required</b>	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Park and Residential/OP-1-1 & RS-1-14	Winterwood Lane Park and Residential
<b>SOUTH:</b>	School/AR-1-1	Challenger Middle School
<b>EAST:</b>	Residential/RS-1-14	Residential
<b>WEST:</b>	Open Space/OP-1-1	Open Space
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On June 15, 2015, the Mira Mesa Community Planning Group voted 14-0-0 to recommend approval of the T-Mobile Winterwood Park project (Attachment 10).	

PLANNING COMMISSION RESOLUTION NO. PC-XX-XXXX  
CONDITIONAL USE PERMIT NO. 1590980  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1590979  
**T-MOBILE WINTERWOOD PARK PROJECT NO. 413332**

WHEREAS, **CITY OF SAN DIEGO**, Owner and **T-MOBILE USA**, Permittee, filed an application with the City of San Diego for a permit to install a new Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 1590980 and Neighborhood Development Permit No. 1590979.

WHEREAS, the project site is located at 7540 Winterwood Lane in the Open Space, OP-1-1 zone of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel A: That portion of Section 35, Township 14 South, Range 3 West, San Bernardino Meridian, described as follows: Beginning at a point on the West line of the Northeast quarter of said Section 35 that is North 0° 27' 22" East a distance of 329.44 feet along said West line from the Southwest corner of said Northeast quarter; Thence from said point of beginning North 0° 27' 22" East along said West line a distance of 150.00 feet to the Southwest corner of Lot 2878 of Mira Mesa Verde Unit No. 17, as shown on Map thereof No. 7048 filed in the office of the County Recorder of said County; Thence South 89° 14' 22" East along the Southerly line of said Mira Mesa Verde Unit No. 17 at a distance of 313.35 feet; Thence South 0° 27' 22" West a distance of 150.00 feet; Thence North 89° 14' 22" West a distance of 313.35 feet to the point of beginning.

Parcel B: Lot 2878 of Mira Mesa Verde Unit No. 17 as shown on Map thereof No. 7048, recorded September 14, 1971, filed in the office of the County Recorder of San Diego County.

WHEREAS, on February 25, 2016, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1590980 and Neighborhood Development Permit No. 1590979 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 13, 2015, 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;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated February 25, 2016.

FINDINGS:

**§126.0305 Findings for Conditional Use Permit**

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

The proposed WCF has been designed to comply with the City's General Plan for wireless facilities. In the City's General Plan under section UD-A.15, all WCF are required to minimize visual impacts using the following criteria. Each WCF shall be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. The WCF design must be aesthetically pleasing and respectful of the neighborhood context. The equipment associated with the WCF must be concealed in underground vaults or unobtrusive structures.

Consistent with the General Plan, T-Mobile's WCF will be camouflaged as a 60-foot tall monopine tree within Winterwood Lane Park and set back 43-feet 2-inches from the nearest residential property to the east. Several mature eucalyptus, palm and pine trees standing above 60 feet will provide the necessary screening to the adjacent residential use. These mature trees will also help blend T-Mobile's monopine tree into the surrounding park. While a standard WCF installation consists of twelve antennas; T-Mobile is proposing a maximum of eight antennas to minimize visibility. The reduction in antennas allows the tree manufacturer to provide greater branch coverage for a more natural tree appearance. The proposed monopine tree design will incorporate industry standards that include painting all mounting apparatus, heavy branch density, realistic bark texture, and the use of antenna socks.

The equipment associated with the proposed monopine will be located inside a 208-square foot Concrete Masonry Unit (CMU) enclosure with trellis roof and chain link lid. The enclosure is located immediately west of the proposed monopine tree and abuts an existing chain link fence separating Winterwood Lane Park from Challenger Middle School. To screen the equipment enclosure, T-Mobile is proposing a landscape palette that includes one 36-inch box pine tree, eighteen 5-gallon Sunset Manzanita and fifteen 15-gallon Mahonia. As designed, the equipment enclosure is consistent with the General Plan's requirement to conceal the equipment associated with wireless facilities in unobtrusive structures.

Therefore, the WCF as a whole is consistent with the City's General Plan for wireless facilities and the proposed development will not adversely affect the applicable land use plan.

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

The project consists of eight antennas and eight remote radio units on a 60-foot tall monopine tree located on the southeastern edge of the Winterwood Lane Park. The equipment associated with this project is located inside a 208-square foot CMU enclosure with a trellis roof and a chain link lid, painted a neutral color and treated with anti-graffiti paint.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the California Environmental Quality Act pursuant to Sections 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 13, 2015 and the opportunity to appeal that determination ended November 27, 2015.

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, including the requirement to obtain building permits which require compliance with the

applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

Additionally, 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.” T-Mobile submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

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

T-Mobile’s proposed 60-foot tall monopine will use a maximum of eight antennas and eight remote radio units. A standard WCF installation would generally involve twelve antennas and twelve remote radio units but by reducing the total amount of antennas and remote radio units to eight, T-Mobile will be able to increase the branch coverage resulting in a more natural pine tree appearance. The proposed monopine tree will also be located behind the existing mature eucalyptus, palm, and pine trees to help blend in with the surrounding park. Existing landscape will provide the necessary screening between the residential use to the east and park patrons to the west. The location of the proposed monopine tree is also set back 43-feet 2-inches from the nearest residential uses to the east, and at the edge of the park, resulting in minimal park impacts.

The monopine tree will be designed to include certain integration elements resulting in a realistic tree appearance. First, the monopine tree includes a branch count of 3½ branches per foot for a heavy density appearance (total of 158 branches). Second, the branches are designed to extend twenty-four inches in front of each antenna. The coverage as a result of the branch extension would provide the appropriate foundation in screening the majority of the WCF. Additionally, antenna socks will be employed to increase the foliage density. The antenna socks are sleeves designed to wrap around the entire antenna. Artificial pine needles constructed of fiberglass materials are attached onto the sleeves. This practice of installing antenna socks increases the concealment of the antennas and blends them into the tree foliage. Finally, the antennas, RRUs, and mounting apparatus will be painted to match the bark to achieve the best visual results.

The 208-square foot CMU equipment enclosure is located immediately west of the proposed monopine and will include additional landscape to help with screening. The enclosure includes a trellis rooftop and a chain link lid for security. Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground

equipment with the granting of an NDP and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the T-Mobile Winterwood Lane Park project and determined that it would not violate Charter Section 55.

Pursuant to Land Development Code (LDC) Section 141.0420(i)(2), WCF located above ground on City-owned property that has been formally dedicated in perpetuity by ordinance for park purposes, must have a Neighborhood Development Permit (NDP) and a determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55. The project also requires a Conditional Use Permit pursuant to LDC Sections 141.0420(f)(1) and 141.0420(f)(3). In conclusion, the proposed T-Mobile WCF, as designed and located, complies with the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and will comply with the applicable regulations of the Land Development Code.

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

The proposed T-Mobile WCF project is located in a Preference 4 location as outlined in Council Policy 600-43 (CP 600-43). CP 600-43 includes guidelines for placement of WCF. The guidelines set forth four locational categories that correspond to the Process levels contained within the WCF Regulations, LDC Section 141.0420. These guidelines establish a hierarchy from the most preferred location to least preferred location. Applications for sites either in Preference 2, 3, or 4 locations should include additional information from the applicant substantiating why a lower preference location was not utilized.

According to the applicant's Site Justification analysis, the proposed search ring, "SD07118A" targets the residential uses within 1½ miles surrounding the Winterwood Land Park. T-Mobile's site selection included the investigation of three existing sites and one new site. The three existing sites are all located within Preference 1 locations but would require extensive height increases to the existing design. Each design was taken into consideration but was ultimately rejected by T-Mobile due to coverage issues and design options to integrate within the surrounding area.

T-Mobile considered Challenger Middle School as a viable candidate. Challenger Middle School is located at 10810 Parkdale Ave and is considered a Preference 3 location. T-Mobile had investigated a design solution that involves attaching antennas onto replacement athletic field light poles but ruled out the site due to the school district's moratorium on new wireless facilities. In an effort to quickly deploy the necessary coverage and capacity to the area, T-Mobile decided to pursue the current Winterwood Lane Park location. Based on the information submitted by T-Mobile, staff was unable to identify any other lower Preference Level locations within the search ring.

T-Mobile's 60-foot tall monopine proposal is also appropriately designed and well integrated with the park setting that currently consists of existing mature eucalyptus and pine trees. These taller mature trees will provide the necessary backdrop to help the 60-foot tall monopine blend in with the surrounding park environment. The proposed use is appropriate at the proposed location based on the site justification analysis and the project design and siting solution within the current park location

**§126.0404 Findings for Neighborhood Development Permit****1. The proposed development will not adversely affect the applicable land use plan;**

The proposed WCF has been designed to comply with the City's General Plan for wireless facilities. In the City's General Plan under section UD-A.15, all WCF are required to minimize visual impacts using the following criteria. Each WCF shall be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. The WCF design must be aesthetically pleasing and respectful of the neighborhood context. The equipment associated with the WCF must be concealed in underground vaults or unobtrusive structures.

Consistent with the General Plan, T-Mobile's WCF will be camouflaged as a 60-foot tall monopine tree within Winterwood Lane Park and set back 43-feet 2-inches from the nearest residential property to the east. Several mature eucalyptus, palm and pine trees standing above 60 feet will provide the necessary screening to the adjacent residential use. These mature trees will also help blend T-Mobile's monopine tree into the surrounding park. While a standard WCF installation consists of twelve antennas; T-Mobile is proposing a maximum of eight antennas to minimize visibility. The reduction in antennas allows the tree manufacturer to provide greater branch coverage for a more natural tree appearance. The proposed monopine tree design will incorporate industry standards that include painting all mounting apparatus, heavy branch density, realistic bark texture, and the use of antenna socks.

The equipment associated with the proposed monopine will be located inside a 208-square foot Concrete Masonry Unit (CMU) enclosure with trellis roof and chain link lid. The enclosure is located immediately west of the proposed monopine tree and abuts an existing chain link fence separating Winterwood Lane Park from Challenger Middle School. To screen the equipment enclosure, T-Mobile is proposing a landscape palette that includes one 36-inch box pine tree, eighteen 5-gallon Sunset Manzanita and fifteen 15-gallon Mahonia. As designed, the equipment enclosure is consistent with the General Plan's requirement to conceal the equipment associated with wireless facilities in unobtrusive structures.

Therefore, the WCF as a whole is consistent with the City's General Plan for wireless facilities and the proposed development will not adversely affect the applicable land use plan.

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

The project consists of eight antennas and eight remote radio units on a 60-foot tall monopine tree located on the southeastern edge of the Winterwood Lane Park. The equipment associated with this project is located inside a 208-square foot CMU enclosure with a trellis roof and a chain link lid, painted a neutral color and treated with anti-graffiti paint.

The project will not have a significant effect on the environment, as was concluded in the initial study and then determined to be categorically exempt from the California Environmental Quality Act pursuant to Sections 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was

made on November 13, 2015 and the opportunity to appeal that determination ended November 27, 2015.

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, including the requirement to obtain building permits which require compliance with the applicable building, fire, mechanical, and plumbing codes and State and Federal disability access laws.

Additionally, 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.” T-Mobile submitted an Electro-Magnetic Emission Analysis, which concluded that the project complies with FCC RF standards. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety, and welfare.

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

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

T-Mobile’s proposed 60-foot tall monopine will use a maximum of eight antennas and eight remote radio units. A standard WCF installation would generally involve twelve antennas and twelve remote radio units but by reducing the total amount of antennas and remote radio units to eight, T-Mobile will be able to increase the branch coverage resulting in a more natural pine tree appearance. The proposed monopine tree will also be located behind the existing mature eucalyptus, palm, and pine trees to help blend in with the surrounding park. Existing landscape will provide the necessary screening between the residential use to the east and park patrons to the west. The location of the proposed monopine tree is also set back 43-feet 2-inches from the nearest residential uses to the east, and at the edge of the park, resulting in minimal park impacts.

The monopine tree will be designed to include certain integration elements resulting in a realistic tree appearance. First, the monopine tree includes a branch count of 3½ branches per foot for a heavy density appearance (total of 158 branches). Second, the branches are designed to extend twenty-four inches in front of each antenna. The coverage as a result of the branch extension would provide the appropriate foundation in screening the majority of the WCF. Additionally, antenna socks will be employed to increase the foliage density. The antenna socks are sleeves designed to wrap around the entire antenna. Artificial pine needles constructed of fiberglass materials are attached onto the sleeves. This practice of installing antenna socks increases the

concealment of the antennas and blends them into the tree foliage. Finally, the antennas, RRUs, and mounting apparatus will be painted to match the bark to achieve the best visual results.

The 208-square foot CMU equipment enclosure is located immediately west of the proposed monopine and will include additional landscape to help with screening. The enclosure includes a trellis rooftop and a chain link lid for security. Although the WCF regulations require equipment to be located underground, LDC Section 141.0420(i)(2) provides an alternative for above-ground equipment with the granting of an NDP and with authorization from the Park and Recreation Department Director who has determined that the above ground enclosure would not violate Charter Section 55. The Park and Recreation Department participated in the review of the T-Mobile Winterwood Lane Park project and determined that it would not violate Charter Section 55.

Pursuant to Land Development Code (LDC) Section 141.0420(i)(2), WCF located above ground on City-owned property that has been formally dedicated in perpetuity by ordinance for park purposes, must have a Neighborhood Development Permit (NDP) and a determination by the Park and Recreation Department Director that the above-ground enclosure would not violate Charter Section 55. The project also requires a Conditional Use Permit pursuant to LDC Sections 141.0420(f)(1) and 141.0420(f)(3). In conclusion, the proposed T-Mobile WCF, as designed and located, complies with the regulations as it will be minimally visible through the use of architecture, landscape and siting solutions, and will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1590980 and Neighborhood Development Permit No. 1590979 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1590980 and Neighborhood Development Permit No. 1590979, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: February 25, 2016

SAP Number: 24005682

Modified HMD 1-26-15

**RECORDING REQUESTED BY**

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

**WHEN RECORDED MAIL TO**

**PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005682

**CONDITIONAL USE PERMIT NO. 1590980  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1590979  
T-MOBILE WINTERWOOD PARK PROJECT NO. 413332  
PLANNING COMMISSION**

This Conditional Use Permit No. 1590980 and Neighborhood Development Permit No. 1590979 is granted by the Planning Commission of the City of San Diego to the **City of San Diego**, Owner, and **T-Mobile USA**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0402, 131.0222, and 141.0420. The site is located at 7540 Winterwood Lane (Winterwood Park) in the OP-1-1 zone of the Mira Mesa Community Plan. The project site is legally described as:

Parcel A: That portion of Section 35, Township 14 South, Range 3 West, San Bernardino Meridian, described as follows: Beginning at a point on the West line of the Northeast quarter of said Section 35 that is North 0° 27' 22" East a distance of 329.44 feet along said West line from the Southwest corner of said Northeast quarter; Thence from said point of beginning North 0° 27' 22" East along said West line a distance of 150.00 feet to the Southwest corner of Lot 2878 of Mira Mesa Verde Unit No. 17, as shown on Map thereof No. 7048 filed in the office of the County Recorder of said County; Thence South 89° 14' 22" East along the Southerly line of said Mira Mesa Verde Unit No. 17 at a distance of 313.35 feet; Thence South 0° 27' 22" West a distance of 150.00 feet; Thence North 89° 14' 22" West a distance of 313.35 feet to the point of beginning.

Parcel B: Lot 2878 of Mira Mesa Verde Unit No. 17 as shown on Map thereof No. 7048, recorded September 14, 1971, filed in the office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to install a new Wireless Communication Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 25, 2016, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) that consists of a 60-foot tall monopine tree concealing eight (8) antennas and eight (8) Remote Radio Units.
- b. A total of four (4) ground mounted equipment cabinets and two (2) wall mounted cabinets concealed inside a 208-square foot Concrete Masonry Unit (CMU) wall with a trellis roof and a chain link topper for security. The tan color CMU wall shall also be coated with anti-graffiti paint.
- c. The 60-foot monopine tree shall maintain 3.5 branches per foot for a total of 158 branches at all times. The starting branch height shall be 15 feet.
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

#### **STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **March 10, 2019**.
2. This approval and corresponding use of this site shall **expire on March 10, 2026**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.

5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

13. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

#### **ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Winterwood Lane's Right-of-Way.

15. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

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

#### **PARK & RECREATION REQUIREMENTS:**

17. The WCF requires the installation of the following landscaping, but may not be limited to: one 36-inch box Pinus Eldarica, eighteen 5-gallon Arctostaphylos (Sunset Manzanita), fifteen 15-gallon Mahonia Aquifolium (Mahonia) and Baccharis Pillularis. The proposed landscape species may be substituted if authorized by the Park & Recreation Department.

18. The Permittee shall ensure that construction plans are reviewed and approved by the Park & Recreation Department prior to building permit issuance.

19. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.
20. Prior to issuance of any Certificate of Occupancy or activation of WCF, it shall be the responsibility of the Permittee to install all required landscape and obtain all required landscape inspections.
21. All required landscape shall be maintained by the Permittee in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced by the Permittee in kind and equivalent size per the approved documents to the satisfaction of the Park & Recreation Department and the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.
23. An existing park bench shall be relocated to the satisfaction of the Park & Recreation Department. The existing park bench area shall be patched and the concrete pad shall be repaired as required to the satisfaction of the Park & Recreation Department.

**PLANNING/DESIGN REQUIREMENTS:**

24. This approval permits eight (8) antennas with the following dimensions: 96.4" by 11.9" by 7.1".
25. The WCF shall conform to the approved construction plans.
26. Photosimulations shall be printed on the construction plans.
27. The Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Permittee shall be responsible for complying with all State and Federal regulations.
28. The accuracy and validity of the Radio Frequency Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.
29. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
30. No exposed pipes or mounting apparatus absent antennas shall be present at any time on the monopine tree. Mounting pipes shall not be longer than the antennas.

31. Permittee must obtain approval from the Development Services Department for the tree manufacturer prior to bid selection.
32. All proposed hand-holes shall be covered with bark material to match the monopine tree trunk to the satisfaction of the Development Services Department.
33. All coaxial conduits shall be routed up through the caisson and into the monopine tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
34. In order to avoid an 8-foot single vertical plane, branches from the monopine tree shall extend a minimum of 24-inches beyond the length of each proposed antenna and must be spread out evenly for a realistic tree appearance to the satisfaction of the Development Services Department.
35. All exposed cables, brackets and supports shall be painted to match the monopine tree to the satisfaction of the Development Services Department.
36. Antenna socks (designed to match the monopine tree) fully covering the front and back of the antennas (and any other components) shall be used.
37. The applicant shall provide color samples of the monopine tree branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built monopine tree.
38. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
39. Any future modifications to the antennas must be approved by Development Services. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.
40. The 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 shall be required.
41. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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.
- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** 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.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- 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 February 25, 2016 and Approved Resolution No. PC-XXXX.

Conditional Use Permit No. 1590980  
Neighborhood Development Permit No. 1590979  
February 25, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Simon Tse  
Development Project Manager

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

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

**CITY OF SAN DIEGO**  
Owner

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

**T-MOBILE USA**  
Permittee

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

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

## NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT TITLE/ No.: **T-MOBILE WINTERWOOD PARK/ 413332**

PROJECT LOCATION-SPECIFIC: 5740 Winterwood Lane, San Diego, California 92126

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit and Neighborhood Development Permit to construct, operate, and maintain a wireless communication facility that includes the following: Installation of one (1) new 60'-0" monopine, one (1) CMU enclosure with chain link cover, one (1) 2'-6" x 6'-0" chain link gate, eight (8) new panel antennas with antenna socks, one (1) new RBS 6102 cabinet, eight (8) new RRU's and associated landscaping. This project also proposes relocating an existing park bench to a new location across the park. Project implementation will also include a Right of Entry Permit. The project site is located at 7540 Winterwood Lane. Furthermore, the project is located within the OP-1-1 zone, the Mira Mesa Community Plan and the MCAS Miramar Field Airport Land Use Compatibility Plan (ALUCP), Airport Influence Area- Review Area 2, as well as FAA Part 77 Noticing Area.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: SMARTLINK, 3580 ARNOLD AVENUE, SAN DIEGO CALIFORNIA 92104, JERROD PLOOF (858)344-4444

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL: (SEC. 21080 (b) (1); 15268)  
 DECLARED EMERGENCY: (SEC. 21080 (b) (3); 15269 (a))  
 EMERGENCY PROJECT: (SEC. 21080 (b) (4); 15269 (b) (c))  
 CATEGORICAL EXEMPTION: 15303 (New Construction)  
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for installation of small new equipment and facilities for structures not exceeding 2,500 square feet as well as accessory structures. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Morgan Dresser

TELEPHONE: (619)446-5404

IF FILED BY APPLICANT:

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

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

  
 \_\_\_\_\_  
 SIGNATURE/TITLE

1/6/2016  
 \_\_\_\_\_  
 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

# PHOTOGRAPHIC SURVEY

---

T-MOBILE SD07118A, Winterwood Park

- **VIEW OF THE SUBJECT PROPERTY**



(1) View of the subject property looking north.



(2) View of the subject property looking west.



(3) View of the subject property looking south.



(4) View of the subject property looking east.

- VIEW FROM THE SUBJECT PROPERTY



(5) View from the subject property looking north.



(6) View from the subject property looking west.

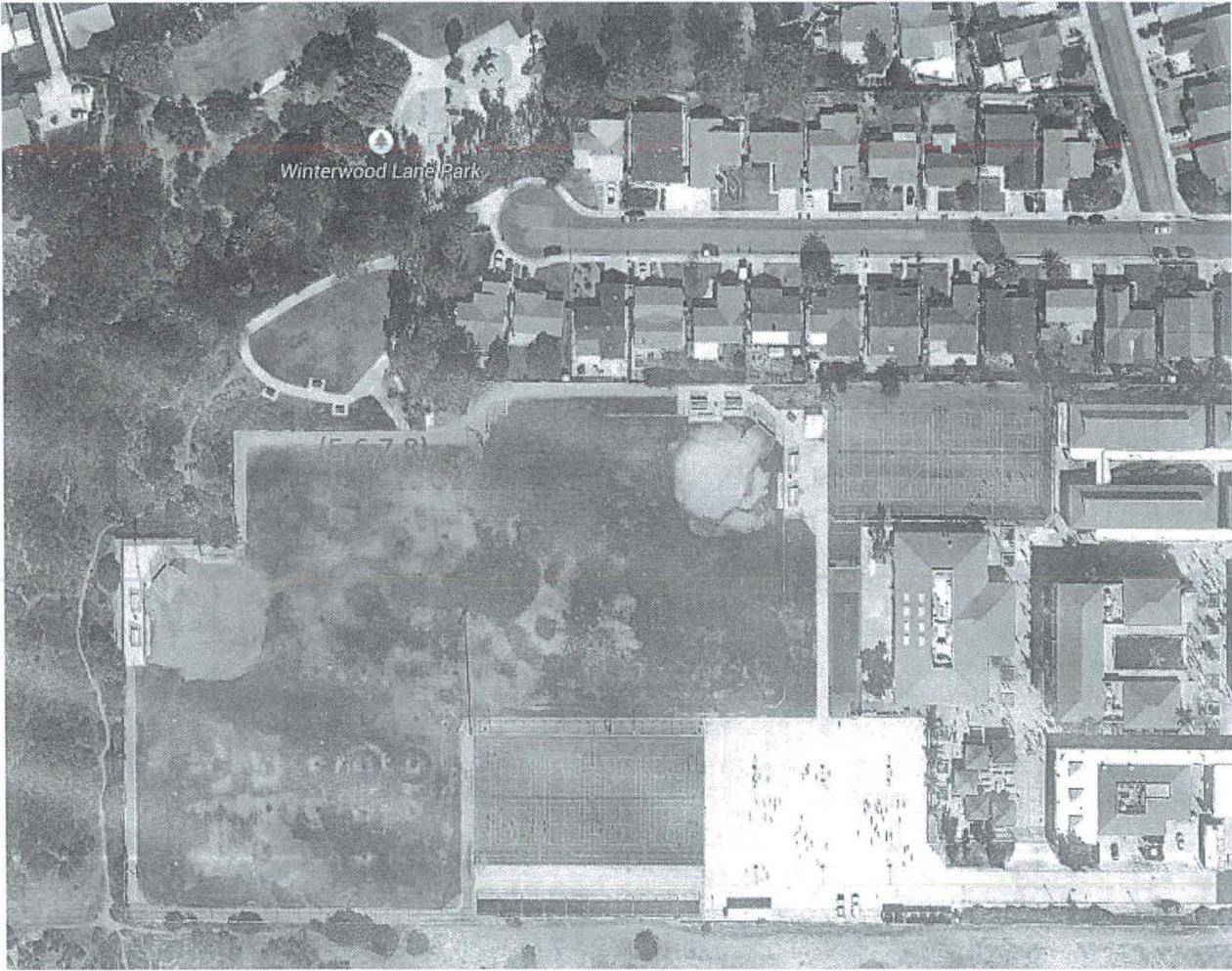


(7) View from the subject property looking south.



(8) View from the subject property looking east.

Key Map:





December 4, 2015

To: City of San Diego  
Development Services Department  
1222 First Avenue, MS 301  
San Diego, CA 92101-5154

From: Jerrod Ploof  
Smartlink LLC  
3580 Arnold Ave.  
San Diego, CA 92104

RE: **Telecom Site Justification Letter (REVISION 3)**  
T-Mobile Side SD07118A, Winterwood Park

The proposed T-Mobile wireless communication facility, located at 7540 Winterwood Lane., San Diego, CA 92126 (the "Subject Property") is needed for the following reasons:

**Coverage Objective:** Improved wireless communication coverage in the residential neighborhood surrounding the subject property is the objective of the proposed facility. The area requiring improved coverage is indicated by the yellow and red area in the center of page 4 of the attached Coverage Map. This area corresponds with the search ring as indicated by the red circle on the Justification Map. As depicted on the site coverage maps, the wireless communication facility located at the Subject Property will provide essential communication and improved service to the surrounding area. The facility ensures uninterrupted wireless service in the area. Without the facility at the proposed location, there is a significant gap in coverage that negatively impacts the surrounding community.

**Visual Impact Reduction:** The visual impact to the surrounding community will be minimized by screening the antennas within a faux tree. The existing park features large grassy areas surrounded by numerous mature trees including palm, eucalyptus and pine trees. The specific location of the proposed wireless facility within the park is at the southern edge of the park in an unused area, directly adjacent to the nearby school ball fields. The nearest trees to this location include a variety of species with large mature pines standing out. The topographic survey on Sheet LS-2 of the attached zoning drawings show that the nearest mature pine, just to the north and east of the proposed facility, is approximately 62 feet in height. It is located at a nearly identical elevation, so it will be slightly taller than the proposed 60 ft. faux pine. The mature trees nearby require the antennas to be placed at a height that will not be completely blocked by their mass, but they also allow the faux pine to blend with and be integrated into the existing setting.



The antenna count has been reduced to 2 antennas per sector in order to avoid a squared off look near the top of the tree. The antennas will be covered with antenna socks to match the branches and the branches will extend at least 24" from the face of the antennas. In addition, the mounting pipes and RRUs will be painted to match the Monopine. The equipment will be enclosed within a CMU enclosure with a stucco finish, heavy wood timber trellis top and screened by landscaping as shown in the attached zoning drawings on Sheets A-2 through A-5 and L-1 through L-4.

**Site Selection:** In determining the best location within the search ring and nearby areas, collocation was considered first, but ruled out due to lack of feasible options. T-Mobile has several sites within approximately 1.5 miles of the search ring center, but none provide adequate coverage to the target neighborhoods. Nearby sites of other carriers either would not provide adequate coverage or are not available for collocation.

Most of the targeted area is zoned Residential with small sections of Open Space zones, including the subject property at Winterwood Lane Park. The nearest Commercial zones are nearly 1 mile away to the east at the Vons and Target shopping centers and to the southwest at the Plaza Sorrento Shopping Center. T-Mobile has existing sites at the each of these commercial zoned areas as shown on the attached Justification Map in the orange CC-1-3 zones. There is an 80 ft Monopine at the Mira Mesa Self Storage on Camino Santa Fe with T-Mobile antennas at approximately 69 ft. A slightly lower elevation and the distance to the desired coverage area prevent adequate coverage from this site. T-Mobile also has a 50 ft flag pole site in the Vons parking lot off Mira Mesa Blvd to the east. Again due to the distance from the desired coverage area this site does not provide adequate coverage. There is a third site across the road at the Gamestop, but it is a roof mount at only 26 ft, which does not provide coverage at this distance. This lack of adequate coverage in the intended coverage area is the cause of the necessity for an additional wireless facility as proposed. The existing 80 ft. tree or 50 ft. flag pole would require an extension in height that is not desirable or feasible in order to provide adequate coverage to the desired neighborhood.

Similarly, if the height of the proposed 60 ft. Monopine was to be reduced, the coverage provided to the desired area would be impaired. This would then require additional sites to be built nearby to meet the same coverage objective.

The only other viable candidate for site location is Challenger Middle School directly adjacent to the park, indicated on the Justification Map by the numeral "2", located at 10810 Parkdale Ave, San Diego, CA 92126. The ball field light standards were considered, but ruled out due to the school district not accepting applications for new wireless facilities at the time that site selection was being completed in June of 2014. The School District had a moratorium on new wireless facilities and informed T-Mobile that an application for a new site at the Challenger Middle School could not be submitted at that time.



**Conclusion:** After careful consideration of these factors the determination was made that the proposed location will provide the best option to install a new wireless facility to provide much needed service to the community while minimizing the impact of a new site installation.

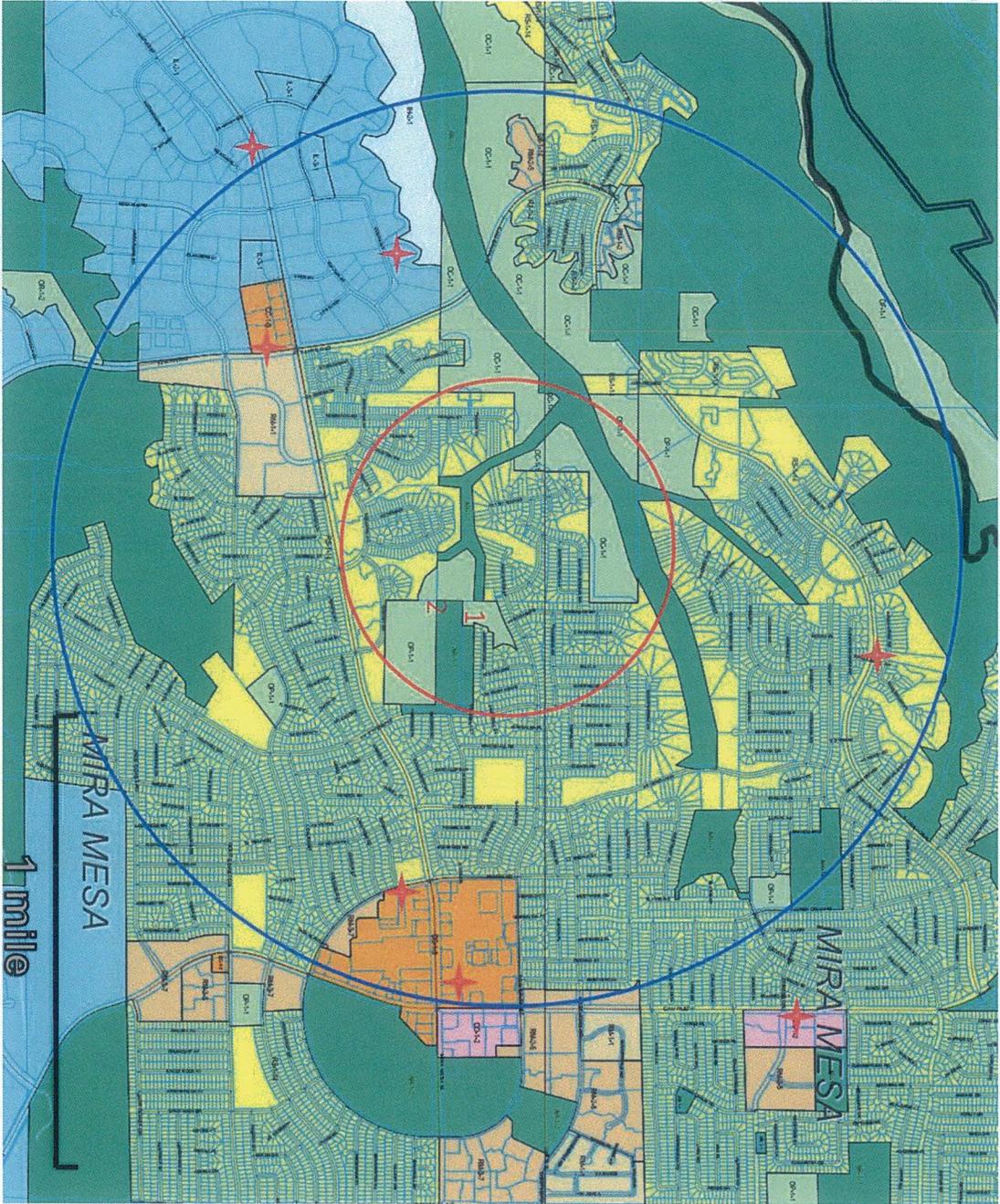
If you have any additional questions, I can be reached at (858) 344-4444 or by e-mail at [jerrod.ploof@smartlinkllc.com](mailto:jerrod.ploof@smartlinkllc.com)

Sincerely,

Jerrod Ploof  
Real Estate Specialist  
Smartlink



SD07118A Justification Map



<span style="color: green;">●</span>	Excellent
<span style="color: yellow;">●</span>	Good
<span style="color: orange;">●</span>	Poor
<span style="color: blue;">●</span>	No coverage



<b>Legend</b>	
	City of San Diego Boundary
	Community Plan Areas
	Parcels
<b>Zoning</b>	
<b>ZONE_NAME</b>	
	AR-1-1
	AR-1-2
	CC-1-3
	CC-3-5
	CC-4-2
	CO-1-2
	CV-1-1
	IH-2-1
	IL-2-1
	IL-3-1
	IP-2-1
	OC-1-1
	OP-1-1
	OR-1-2
	RM-1-1
	RM-2-5
	RM-3-7
	RS-1-14
	RS-1-8
	RX-1-2
	UNZONED



Existing T-Mobile site



Search Ring



1 Mile Radius

1

Proposed Site Location

2

Alternate Candidate :  
Challenger Middle School





ATTACHMENT 9

# SD07118A

# Coverage

# Map

**RF Team San Diego Market  
February 17, 2015**

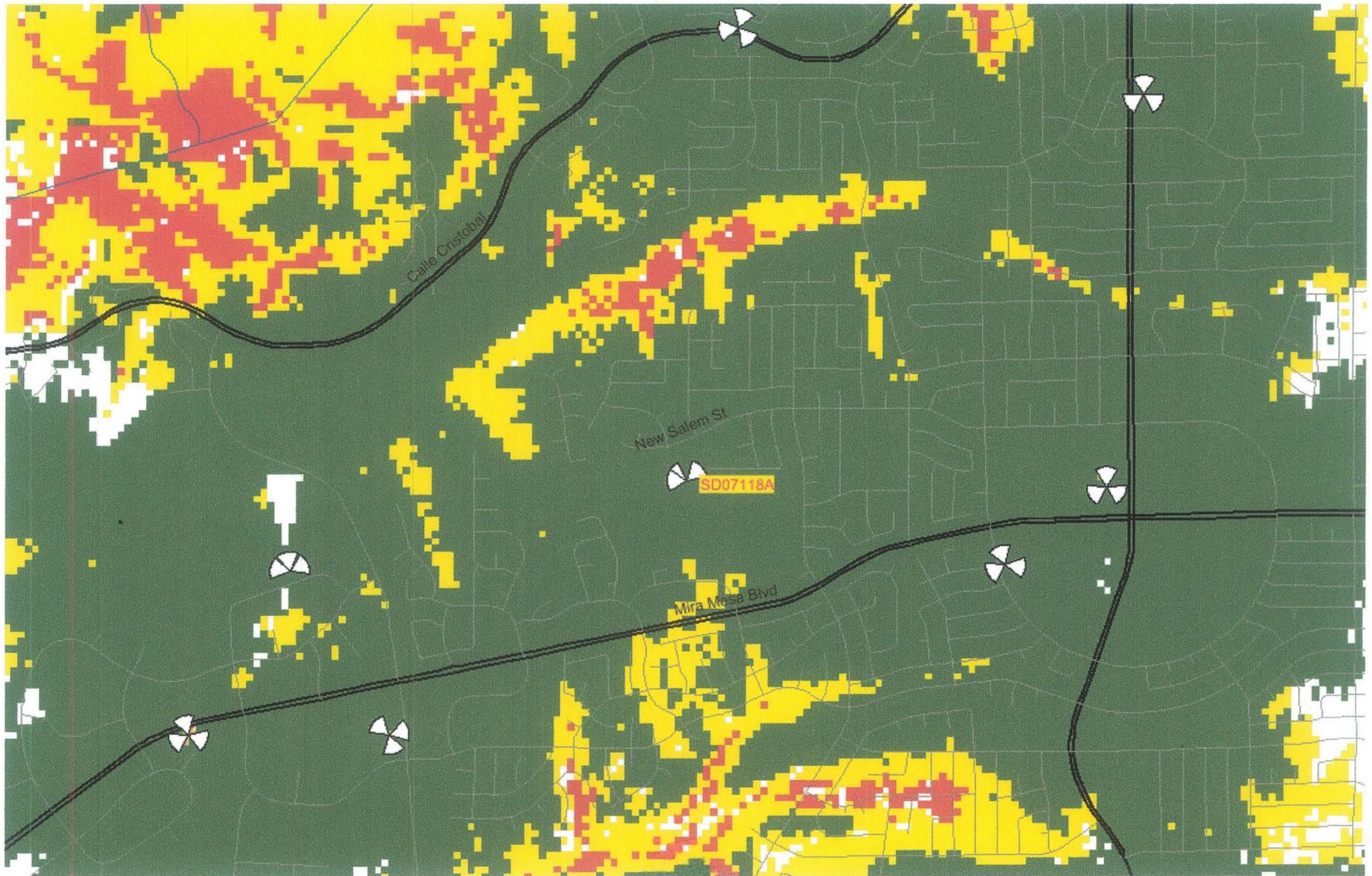


ATTACHMENT 9  
**Contents:**

**Plots:**

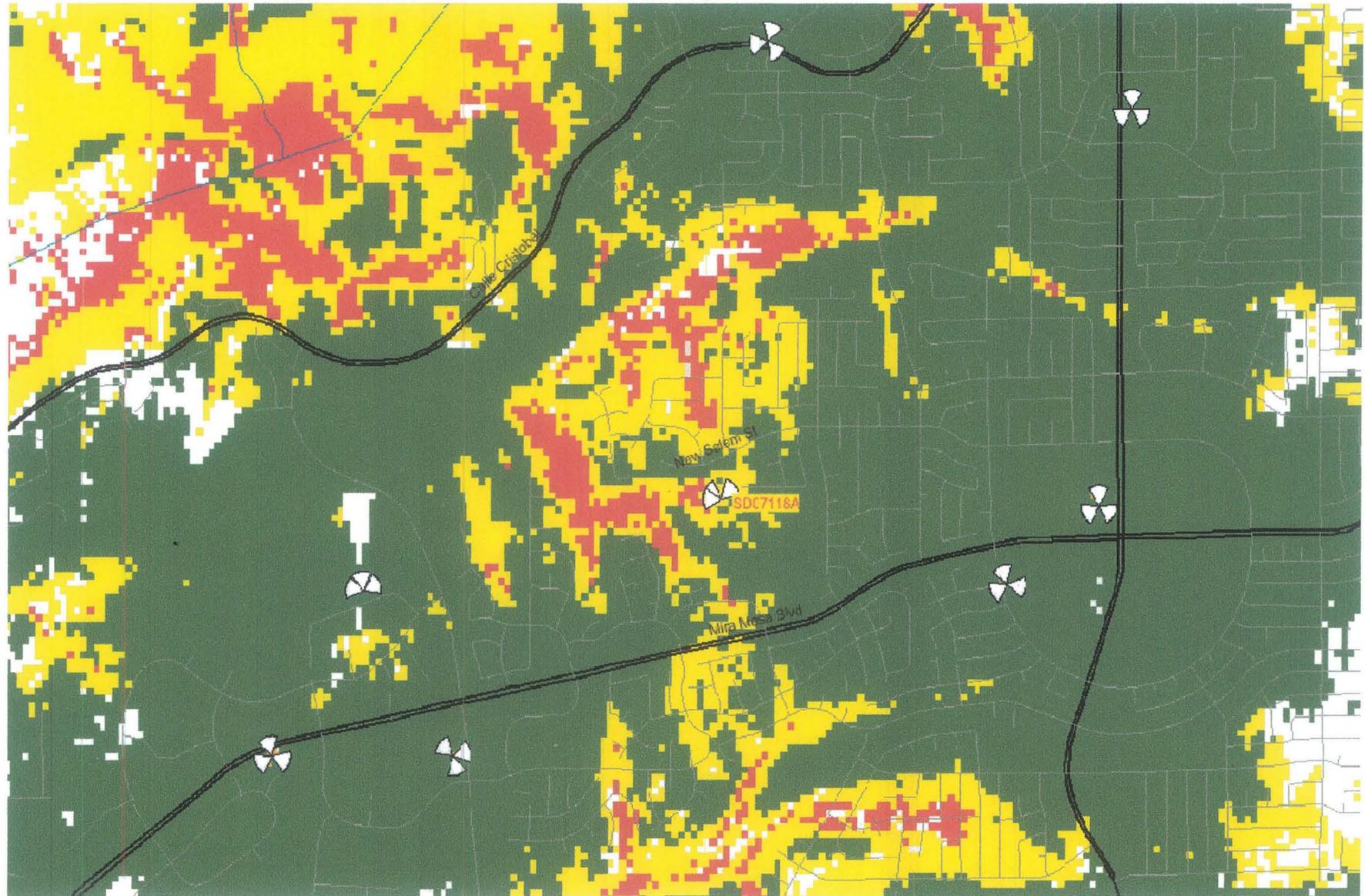
- **SD07118A Coverage**
- **Existing On-Air sites coverage without SD07118A**
- **SD07118A with existing On-Air neighbor sites coverage**





- Excellent
- Good
- Poor
- No coverage





- Excellent
- Good
- Poor
- No coverage



**Mira Mesa Community Planning Group Meeting Minutes**

Date/Time: June 15 2015 7:00 pm

Location: Mira Mesa Library, San Diego, CA 92121 Call to Order – John Horst

## Members In attendance:

1.	Jon Labaw	6.	Tom Derr	11.	Ted Brengel	16.	Joe Punsalan
2.	Bob Mixon	7.	John Horst	12.	Ken Kaplan	17.	Craig Radke
3.	Vik Chaudhry	8.	Julia Schriber	13.	Kent Lee	18.	Pat O'Donohoe
4.	Craig Jackson	9.	Ralph Carolin	14.	Joe Frichtel		
5.	Jeff Stevens	10.	Walt Kanzler	15.	Michael Linton		

..... In attendance

## 1) Non-Agenda Public Comments:

**Ken Kaplan**

Presentation on Sorrento Valley Rd. interchange

**Harry Jensen** – Morena blvd traffic congestion group rezoning to RM-3-9

Trolley stops on Morena- Mid Coast Trolley- request to cancel? Mira Mesa does not benefit.

Suggested connection from Santa Fe to Airport as a substitute?

Asking for workshop for entire city to consider?

**Joe Frichtel** drive safe in community.

## 2) Adopt Draft Agenda –requires a majority vote. Joe First Ken Second 14-0-0

## 3) Adopt Previous Meeting Minutes –

a) April and May approved Joe First Ken second 14-0-0

## 4) Old Business

## 5) New Business

- a) Stone Creek- Vulcan Materials. Presented by
- b) Mike Linton sends his regards
- c) Karen Ruggels- previous board member of MMCPG
- d) 7 years ago. Constant refinement?
- e) May not be new for some, others new.
- f) Informational- Group will return with additional information in coordination with Sub committee.
- g) Background comments- mining site, continue to mined 20+ years, value in property and community of Mira Mesa.
- h) Blank Slate, Green Field opportunity. Unique Vision for development.
- i) 21<sup>st</sup> century planning. Consistent with community plan, exiting master plan
- j) A transit oriented design, forward thinking

**Mira Mesa Community Planning Group Meeting Minutes**

- k) Master plan will allow for future projects.
- l) 300 acres ¼ mi x 1 ¾ mi
- m) Infill site surrounded by development.
- n) Significant elevation changes
- o) Currently Mining Site- CUP in place
- p) Mining thru 2035 Phasing, unclear?
- q) Diverse mix of uses
- r) Variety of mobility options
- s) Outdoor space public parks and open spaces
- t) Village Center is a key to successful places
- u) Human Scale Design elements at pedestrian scale
- v) AE tasked to utilize community plan
- w) 1100 acres Carrol Canyon Master Plan Element- Vulcan, Fenton (Hanson),
- x) P.99 Master Plan as an amendment
- y) TOD, Mix of uses near transit, Park, Future transit reservation, completion of roadways
- z) Site topo varies up to 90 feet
- aa) Construction of Carrol Canyon Road. Maya Linda connect.
- bb) Carrol Canyon Spur of Trolley future plan
- cc) Creek provides challenges and opportunity. Restored and enhanced
- dd) Stone Creek Neighborhoods - Framework for Development
- ee) Series of interconnected neighborhoods
- ff) Village Center, Parkside business, eastside light industrial, Creekside mining will terminate
- gg) Stone Creek Village Center. Piazza concept. Social gathering spaces
- hh) Opportunities for Public Art
- ii) Pocket parks in neighborhoods
- jj) Public gathering space
- kk) Connectivity and mobility options= pedestrian and bicycle access
- ll) 2 primary public parks, westside ( x ) scenic overlook and central park (43 acres) active and passive play
- mm) Great Lawn and Grand Staircase
- nn) Public outdoor rooms- 2.8 acres /1000 is updated from 2.4/1000
- oo) Low stone wall at edge of Stone Creek Central Park
- pp) Enhancement of Carroll Canyon Creek
  - i) Urban open space and community amenity
  - ii) Trail system
  - iii) Hydro modification and storm water management
  - iv) Will present additional details
- qq) Plant and Tree Palette presented, low water drought tolerant plants,
- rr) Recycled Water access
- ss) Multi modal transportation plan Pedestrian Friendly Hierarchy
- tt) Trails network, Rim trail (5 miles) will include lighting and amenities
- uu) Bridges over Major Thoroughfares
- vv) Bike Trails- all neighborhood will be connected. Combination of Class 1 and 2 paths.
- ww) Phase I starts in 2015 (eastern) – following phases are started in 2025 or later.
- xx) Land Use plan- original proposed 9800 dwelling units. Reduced density to address 45 dwelling units per NET acre
- yy) 37 units/acre Village Center, West Creekside 12 Units/acre 4445 Units proposed
- zz) Land Use listed in attached presentation
- aaa) Community plan requires an amendment.

**Mira Mesa Community Planning Group Meeting Minutes**

- bbb) Traffic Circulation and Transit, PFPA, draft EIR
- ccc) Multiple Developers or One? Vulcan will not develop May or may not have a master developer.
- ddd) Subcommittee recommendations- expanded park, traffic, not designed for active park.
- eee) Share presentation with group- Ralph Carolin please provide extracted project data from the Master Plan
- fff) School Site? Analysis of public services, fire police and library
- ggg) EIR, Fall 2015 Traffic Study-first sub committee meeting, Planning Commission possibly early 2016, City Council, rezoning, and Development agreement
- hhh) Grade differential- how much fill vs. depth
- iii) Planning Area will be accessible to all Mira Mesa residents.
- jjj) Loss of life on Mira Mar Road noted.
- kkk) Public Park Planning process
- lll) Carroll Canyon Trolley is reliant on SANDAG planning

Carroll Canyon Sewer Easement - Kirk Saxon Civil Engineer Bob First Julia Second 14-0-0 approved.

ATT Winter Park- further discussion- Motion Ken Joe 14-0-0 approved.

Sorrento Valley Rd. Interchange - Mira Mesa 20 million FBA funds spent to date 10 million  
Significant issue for Traffic and Economic Development in Mira Mesa

- 1) Project Location- I-5 Sorrento Valley interchange at grade rail crossing, all roads, I-5 and I-805
- 2) History- 2000, 2004, 2008 studied 40 alternatives
- 3) Railroad project
- 4) Station relocation Minimum 1 mile from crossing.
- 5) 1A is north station option – (preferred option)
  - a) Caltrans owns parking lot nearby – Good parking potential Caltrans will provide property (9 million value)
  - b) Near Carmel Mountain Road
  - c) 1 mile north of existing station
  - d) Significant drainage issues to be addressed \$\$
- 6) 1B South Station
  - a) Existing Buildings
  - b) Large Parking structure
  - c) Adjacent to employment center- within walking distance
- 7) Next Steps- Regional Leadership is required. Stakeholders.
  - a) Positive Train Control- will allow gates to open when train is stopped. SANDAG, NCTD planned for FY 15 mid FY16 allows for lights to operate for 3 minutes while train is stopped.
- 8) What sources of funding are available? Federal Grant for existing 5 year study.
- 9) Where will you get \$100 million? SANDAG and NCTD to fund portion?
- 10) Looking outside the box to fix this? Create a TOD at station area. Have a developer consider.
- 11) If you had funding today how long would it take to complete 6 years +
  - a) CEQA and NEPA required
- 12) Where are you at with SANDAG, NCTD, CALTRANS? Gary Gallegos SANDAG, James Nagelvort, Scott Chadwick COO
- 13) What can community do to assist the funding process. Talk to Council members, support a solution.
- 14) Southern location may have additional options and City is willing to review and discuss.
- 15) Motion to support and create a sub committee to evaluate options for Sorrento Valley Station relocation Ken Kaplan first and Walt Kanzler 2<sup>nd</sup> 14-0-0

## Mira Mesa Community Planning Group Meeting Minutes

### Support Climate Action Plan - Nicole Capretz engage public groups- 501c3 non profit

Information- action item – letter of support request

4approx.. 10 other communities have supported.

Background on Climate Change- we have exceeded 350 PPM we are over 400 PPM

Impacts in San Diego and CA long term drought, increased wild fires, increased sea level rise

Cut city carbon footprint in half

Additional emissions targets.

Legally binding

54% transportation

41% Buildings

Energy and Water efficient buildings

Climate resiliency

TOD Transit Oriented Development, reduces VMT vehicle miles traveled

100% renewable energy- written under interim mayor Todd Gloria

How to get there.

SDGE1 option. Allow for Community Choice Energy

Allow to buy from small renewable energy companies

Sonoma and Marin are successful models of success

Fact Checked Voice of San Diego – community choice offers more renewable energy content.

Chick- fil A Project – not present.

### 6) Elected Officials/Government Agencies

- a) United States Congress – Scott Peters, California 52nd District: no info
- b) California Senate –Marty Block, District 39: No info
- c) California Assembly – Brian Maienschein, District 77: No Info
- d) San Diego County – Dave Roberts, Board of Supervisors District 3: Harold Meza
  - i) County will approve operation plan, \$500,000 above last year
  - ii) San Diego regional fire- tracking system donation \$276,000
  - iii) Unanimous vote San Dieguito River Park extended 50 years
- e) City of San Diego – Mayor’s Office: [georgea@sandiego.gov](mailto:georgea@sandiego.gov), no info
- f) City of San Diego – Chris Kate, City Council District 6
  - i) Luis Pallera
    - (1) D6 Night Market 10000 turn out.
    - (2) Breakfast budget briefing
      - (a) Road repair
      - (b) Traffic signal optimization
      - (c) Cross walk Barnes Canyon
      - (d) Alesmith 5 K grand reopening

CalTrans: No Info

- g) City of San Diego – Planning department - no info
- h) San Diego Unified Schools - no info

**Mira Mesa Community Planning Group Meeting Minutes**

- i) Mira Mar –
    - i) Chick-fil-A update in accident potential zone. This use not allowed.
    - ii) Non confirming land use.
    - iii) Project requires 2/3 vote of city council for approval.
  - j) Air Show October 2,3 and 4th
  - k) Water on base is recycled water.
- 7) Announcements:
- a) Walt Kanzler- Eco District presentation at ULI lunch June 23 11:30 to 1 PM
  - b) Walt encourages exec committee members to attend given the stone creek project review.
  - c) Jeff Stevens - City will require Bylaw update

Stone Creek Sub Committee- meet before September meeting

Plan for September at 6 PM

Jeff will propose options.

Can Vulcan provide Traffic Engineering document- Executive Summary? Before the September meeting. September 8<sup>th</sup>.?

Hard copy and electronic documents

Will meet as often as we like.

Vulcan will provide Powerpoint as presented at the public meeting.

Ted Brengel Motion Walt Kanzler Second 14-0-0 approved.

Add requirement for all presenters provide presentation materials to secretary

Sorrento Valley Train Station Relocation

Ken, Chair Walt Julia Jeff Bruce Brown, Bob Mixon

Pam- Los Penasquitos Canyon elected officers Eric Besos – Chair, Pam Secretary

Public Attendees: See attached list

Adjourn: Unanimous consent 9:18

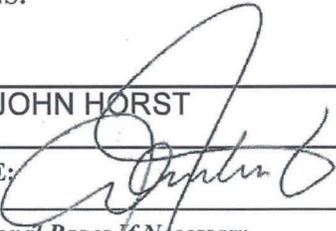




City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

THE CITY OF SAN DIEGO

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> T-Mobile Winterwood Park	<b>Project Number:</b> 413332	<b>Distribution Date:</b> 10/13/2015
<b>Project Scope/Location:</b> A Conditional Use Permit (CUP) application and a Neighborhood Development Permit (consolidated Process 4) applications to install a new Wireless Communication Facility located at 7540 Winterwood Lane (Winterwood Neighborhood Park) that consists of a 60-foot tall monopine with 8 new panel antennas and a 192-square foot equipment enclosure. The project is located in the OP-1-1 zone within the Mira Mesa Community Planning area and Council District 6 : MCAS Miramar FAA Part 77.		
<b>Applicant Name:</b> Jerrod Ploof		<b>Applicant Phone Number:</b> 858.344.4444
<b>Project Manager:</b> Simon Tse	<b>Phone Number:</b> (619) 687-5984	<b>Fax Number:</b> (619) 321-3200
		<b>E-mail Address:</b> stse@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>		
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 14	<b>Members No</b> 0
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>		<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>		
<b>NAME:</b> JOHN HORST		<b>TITLE:</b> CHAIRMAN
<b>SIGNATURE:</b> 		<b>DATE:</b> 05NOV2015
<i>Attach Additional Pages if Necessary.</i>		<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.		

MMRC Minutes  
June 9, 2015

Page 5 of 6

Shade Committee

- Pre-construction meeting this Friday

#### ACTION ITEMS

115. Extra Security at Camino Ruiz \$400 – presented by Denise Lamb.  
MOTION: It was moved/seconded ( Al Radick / Jeff Stevens ) to approve \$400 for the extra security at Camino Ruiz.  
Motion carried 8/0/0
116. Cell tower at McAuliffe Park – presented by Joe Fritchtel  
MOTION: It was moved/seconded ( Jeff Stevens / Ken Kaplan ) to make presentation to Planning Group approve the installation of the cell tower at McAuliffe Park.  
Motion carried 8/0/0
- 
117. Bari Vaz – website programmer on hourly basis (approximately 20 hours month) at rate of \$25/hour on month-to-month – presented by Al Radick / Bruce Brown / Joe Fritchtel  
MOTION: It was moved/seconded ( John Grondona / Ken Kaplan ) to approve website programmer Bari Vaz.  
Motion carried 8/0/0
- 
118. Fourth of July Supplies \$250.00 – Presented by Angel Castro  
Money donated by San Diego Softball  
MOTION: It was moved/seconded ( Jeff Stevens / John Grondona ) to approve \$250.00 for Fourth of July supplies. Reduction to \$0 due to donation  
The motion carried 6/0/2 Al Radick and John Grondona abstained
119. Crunch Time Sports New Officials – Presented by Denise Lamb  
MOTION: It was moved/seconded ( Al Radick / John Grondona ) to approve.  
The motion carried 8/0/0
120. Park Fit \$500.00 – Presented by Angel Castro  
MOTION: It was moved/seconded ( Al Radick / Jeff Stevens ) to approve \$500.00 for Park Fit.  
The motion carried 8/0/0

#### WORKSHOP ITEMS:

- None

#### INFORMATION ITEMS:

- Jeff Stevens: applications for MM Street Fair are being accepted
- School out June 15<sup>th</sup>, advised to watch for children playing

#### ADJOURNMENT:

Chairperson Joe Fritchtel adjourned the meeting at 8:24 pm.

MMRC will be dark in July. The next regular meeting of the Mira Mesa Recreation Council will be held on Tuesday, August 11, 2015 at 7:00 pm at Lopez Ridge Recreation Center.









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1	7/14/14	90% ZD'S	SA
2	8/14/14	CLIENT'S COMMENTS	SL
3	9/08/14	ZONING'S COMMENTS	SL
4	10/20/14	CLIENT REVISION	EVT
5	11/5/14	100% ZD'S	FS
6	12/09/15	CLIENT REVISION	EC
7	02/13/15	90% CD'S	AZ
8	02/19/15	100% CD'S	AZ
9	04/30/15	PC CORRECTIONS	EC
10	08/28/15	PC CORRECTIONS	DP
11	10/21/15	PC CORRECTIONS	AS

SITE INFORMATION:

**SD07118**

**WINTERWOOD PARK**

7540 WINTERWOOD LANE  
 SAN DIEGO, CA 92126

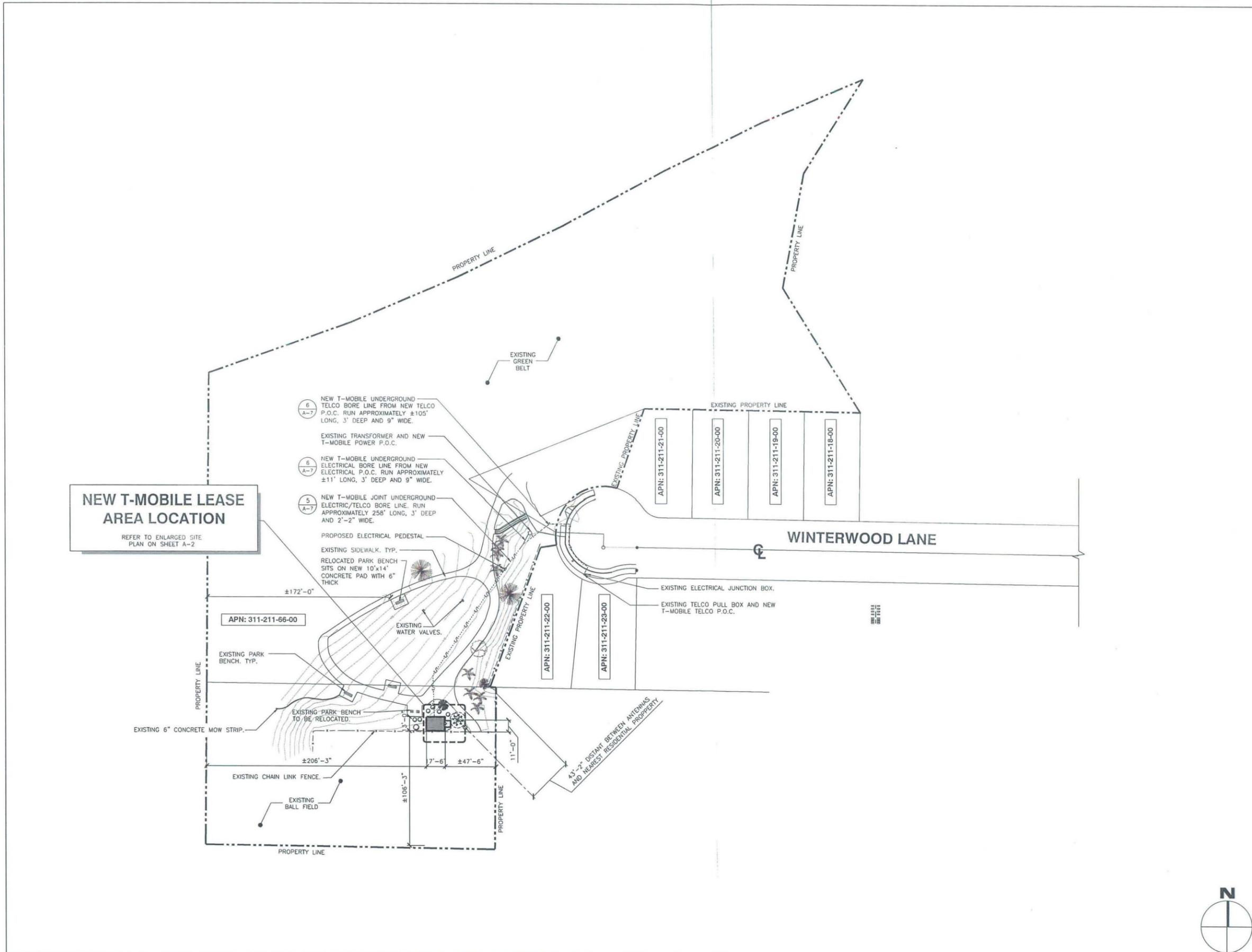
SEAL:

SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

**A-1**



**SITE PLAN**

SCALE: 1"=40' 1

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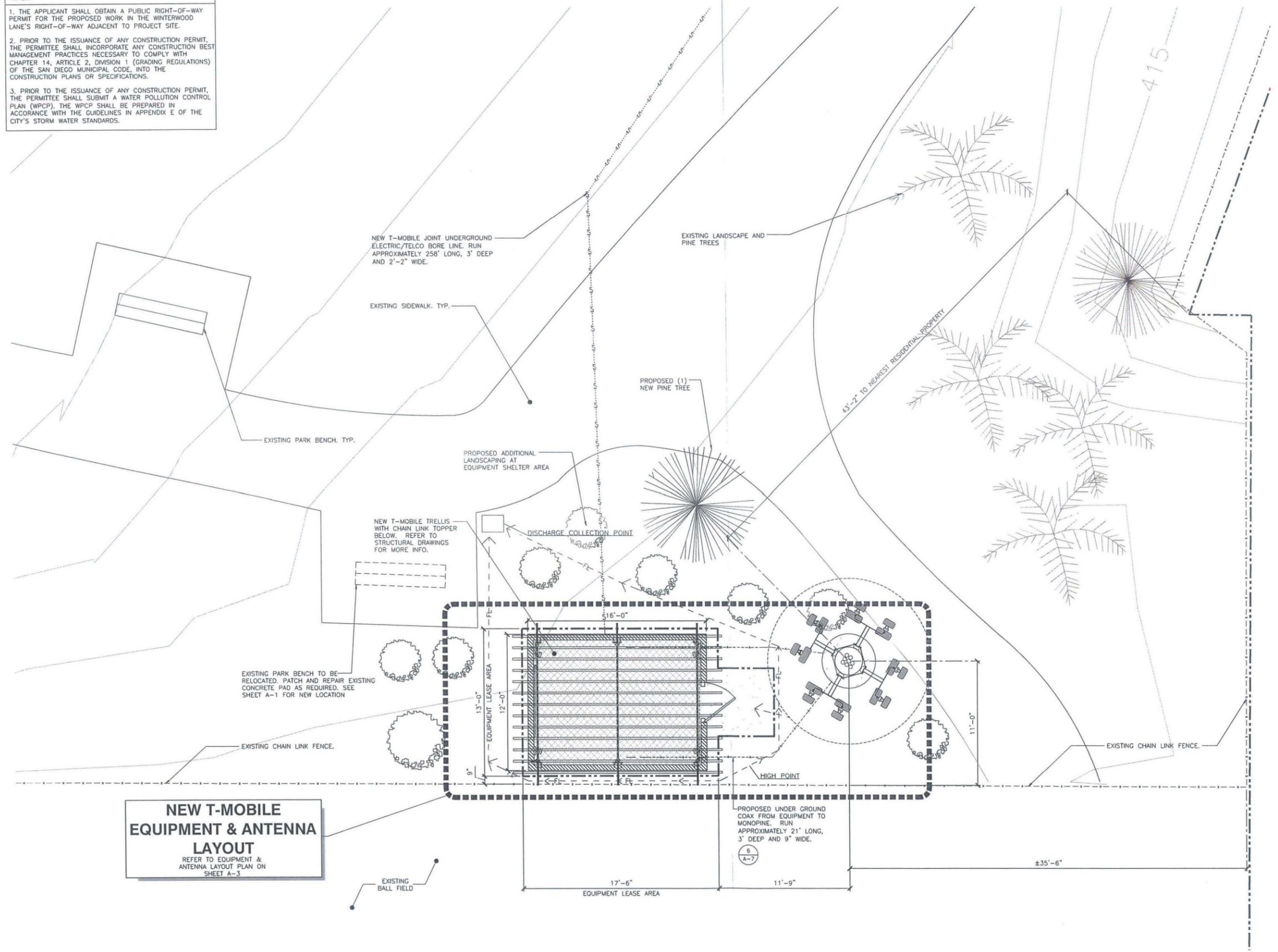
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SEAL:

SHEET TITLE:  
**ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-2**

NOTES:  
 1. THE APPLICANT SHALL OBTAIN A PUBLIC RIGHT-OF-WAY PERMIT FOR THE PROPOSED WORK IN THE WINTERWOOD LANE'S RIGHT-OF-WAY ADJACENT TO PROJECT SITE.  
 2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.  
 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.



**NEW T-MOBILE EQUIPMENT & ANTENNA LAYOUT**  
 REFER TO EQUIPMENT & ANTENNA LAYOUT PLAN ON SHEET A-3



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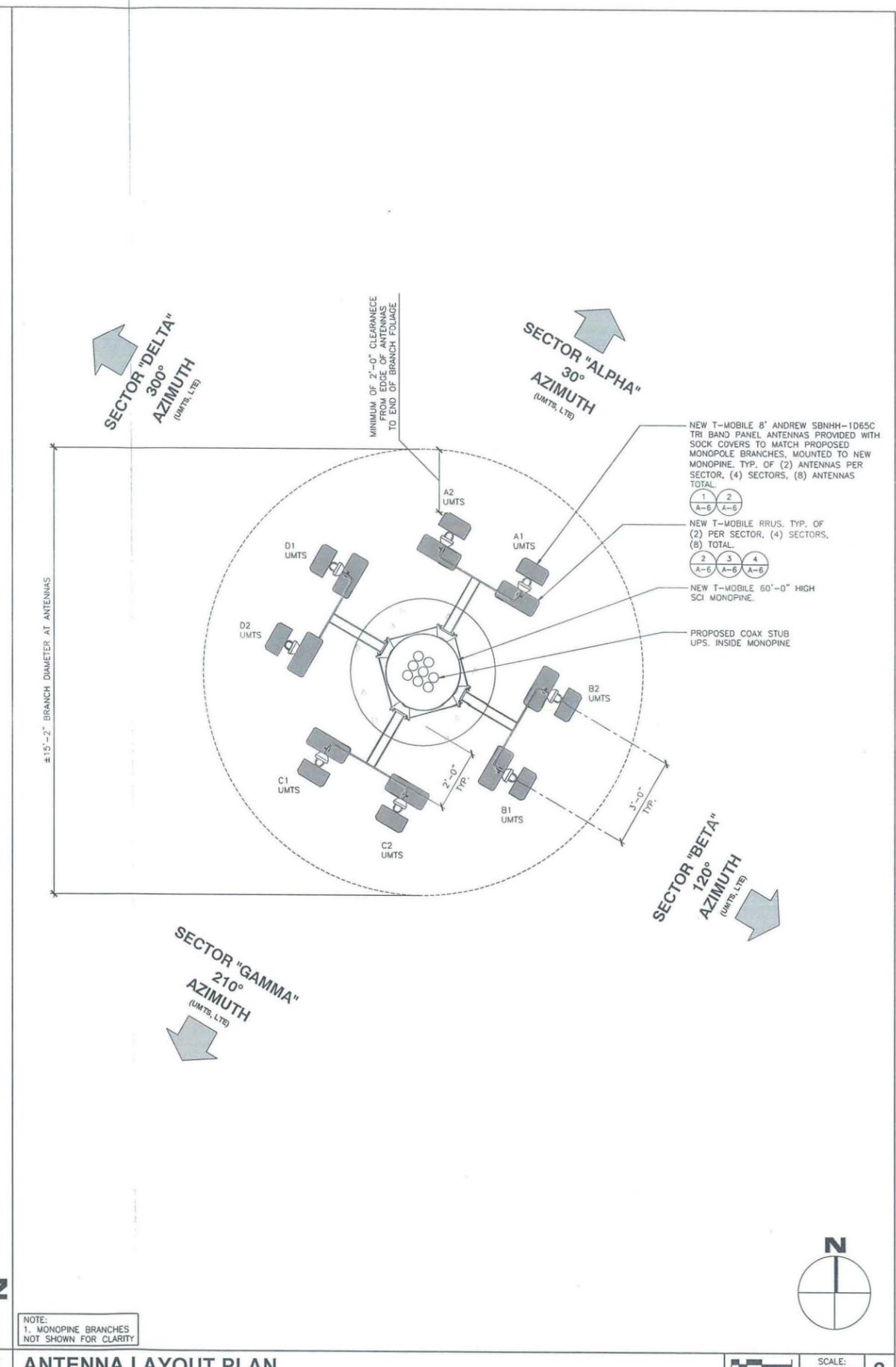
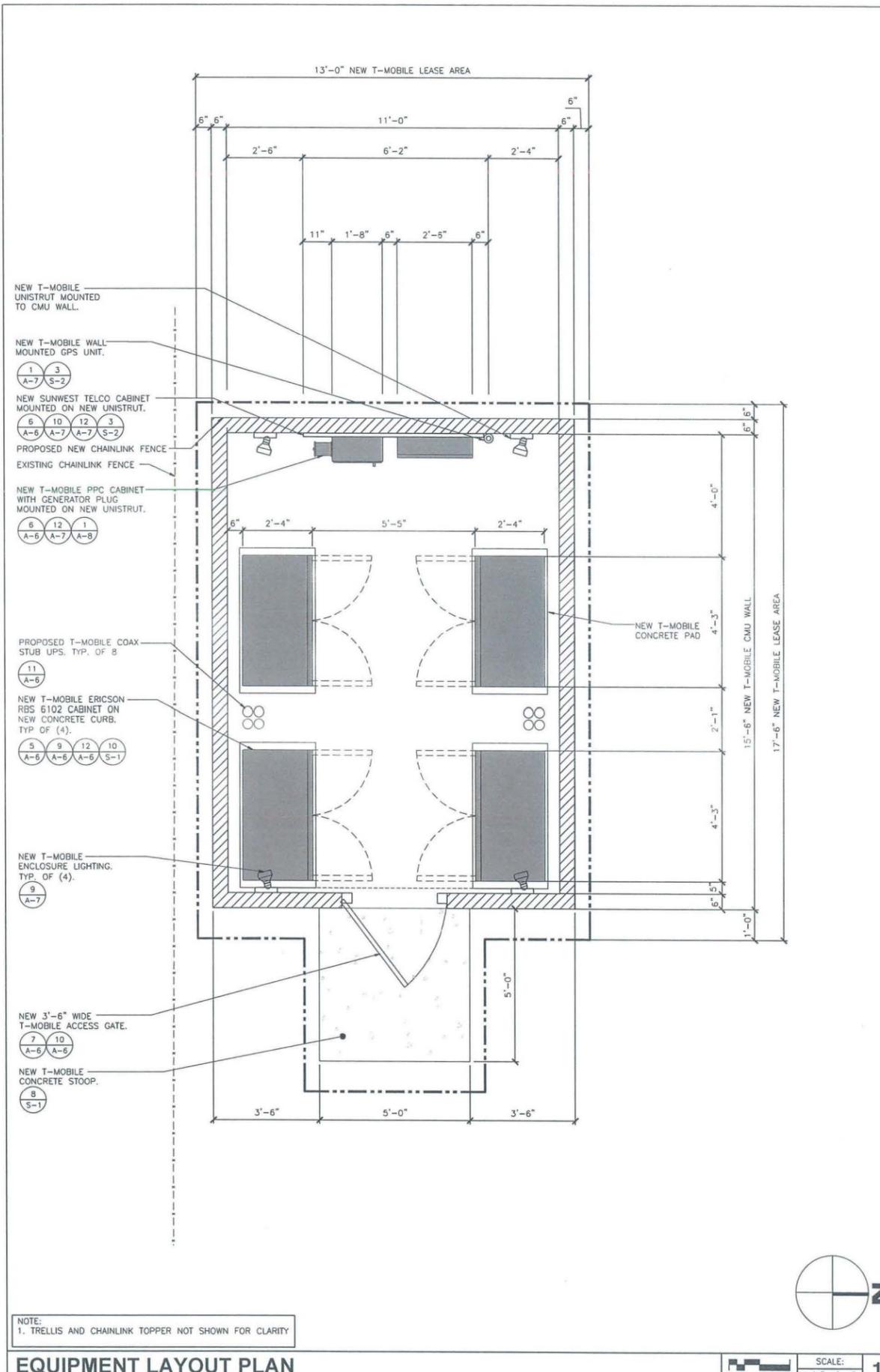
NO.	DATE	DESCRIPTION	BY
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3	9/08/14	ZONING'S COMMENTS	SL
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8	02/19/15	100% CD'S	AZ
9	04/30/15	PC CORRECTIONS	EC
10	08/28/15	PC CORRECTIONS	DP
11	10/21/15	PC CORRECTIONS	AS

SITE INFORMATION:  
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SEAL:

SHEET TITLE:  
**EQUIPMENT AND ANTENNA LAYOUT PLANS**

SHEET NUMBER:  
**A-3**



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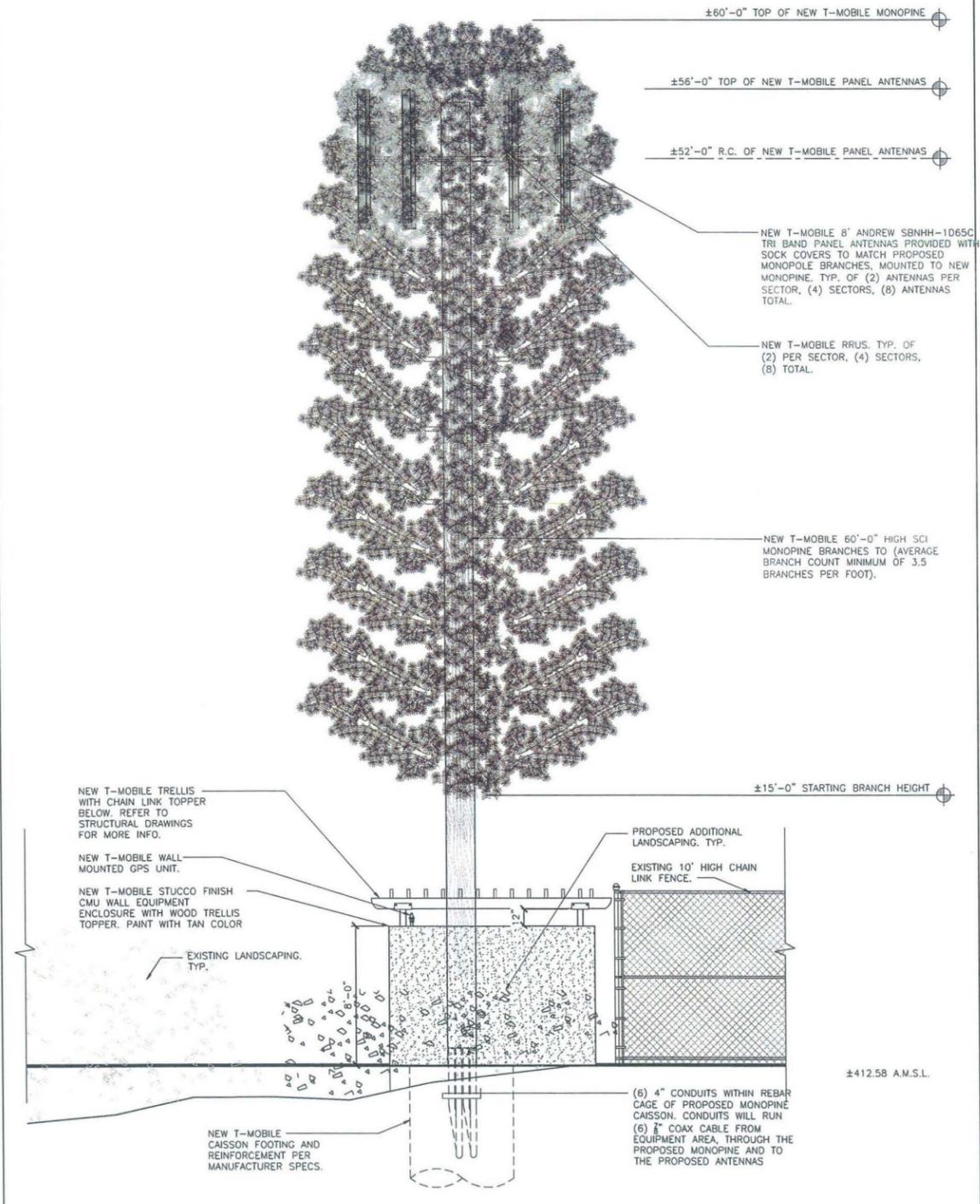
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SEAL:

SHEET TITLE:  
**ARCHITECTURAL ELEVATIONS**

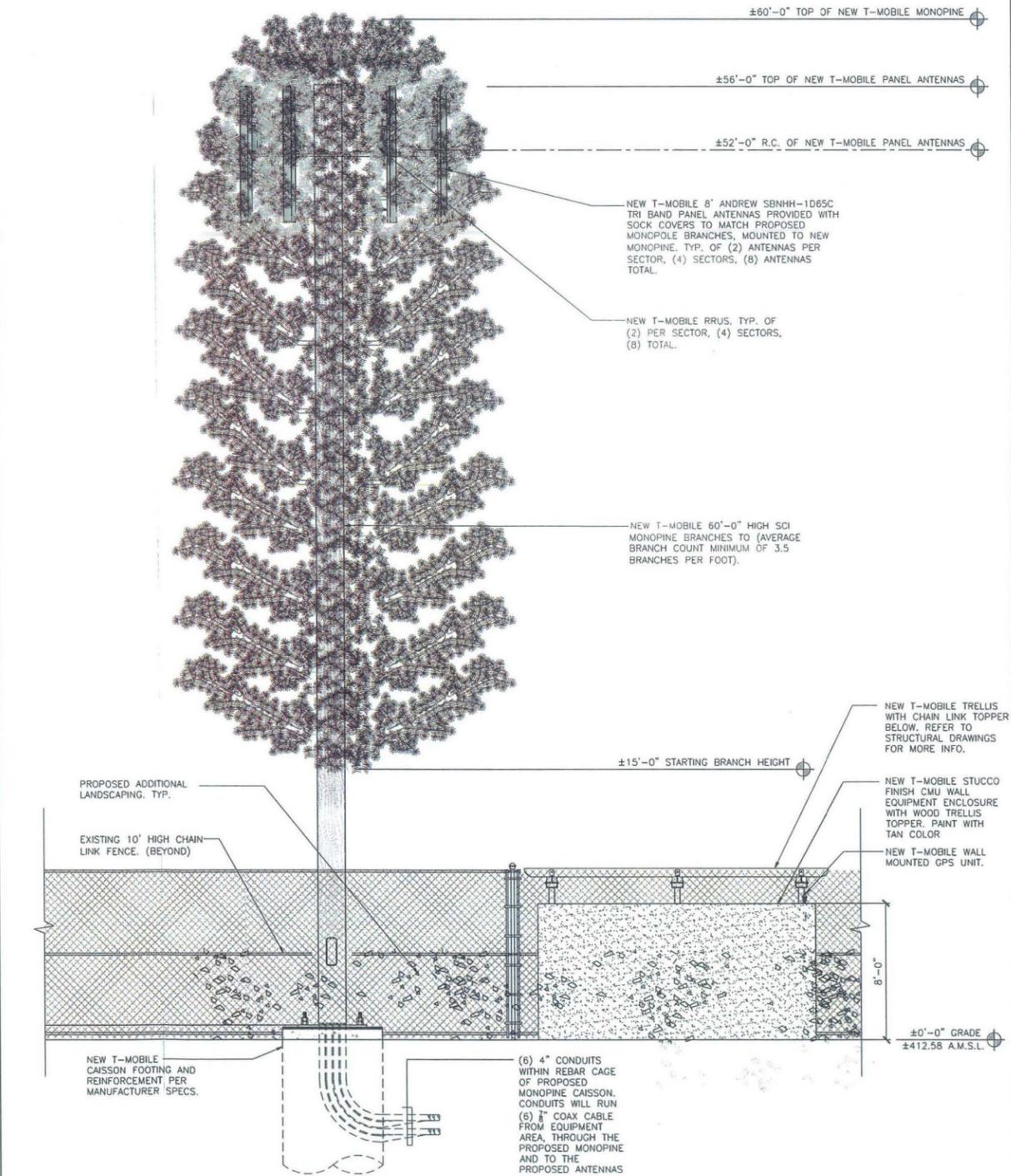
SHEET NUMBER:  
**A-4**

NOTE:  
 1. BRANCHES TO EXTEND 24" PAST THE FACE OF THE ANTENNAS.  
 2. POLE MANUFACTURE HAS BEEN SELECTED AS "SCI".  
 3. MONOPINE BRANCHES SHALL BE 3.5 BRANCH PER FT, MIN 158 BRANCHES TOTAL.



WEST ELEVATION

NOTE:  
 1. BRANCHES TO EXTEND 24" PAST THE FACE OF THE ANTENNAS.  
 2. POLE MANUFACTURE HAS BEEN SELECTED AS "SCI".  
 3. MONOPINE BRANCHES SHALL BE 3.5 BRANCH PER FT, MIN 158 BRANCHES TOTAL.



NORTH ELEVATION

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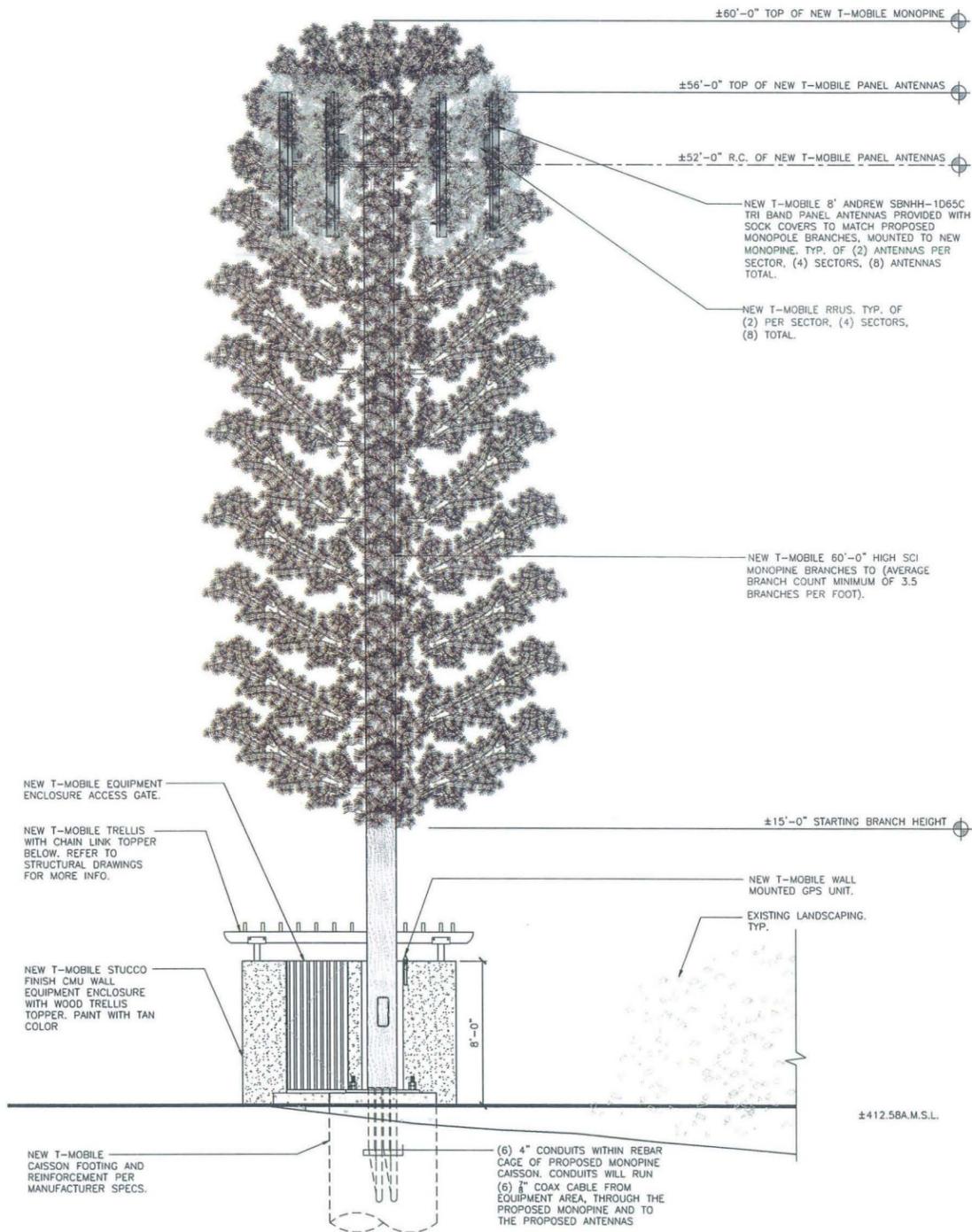
SEAL:

SHEET TITLE:  
**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:  
**A-5**

NOTE:  
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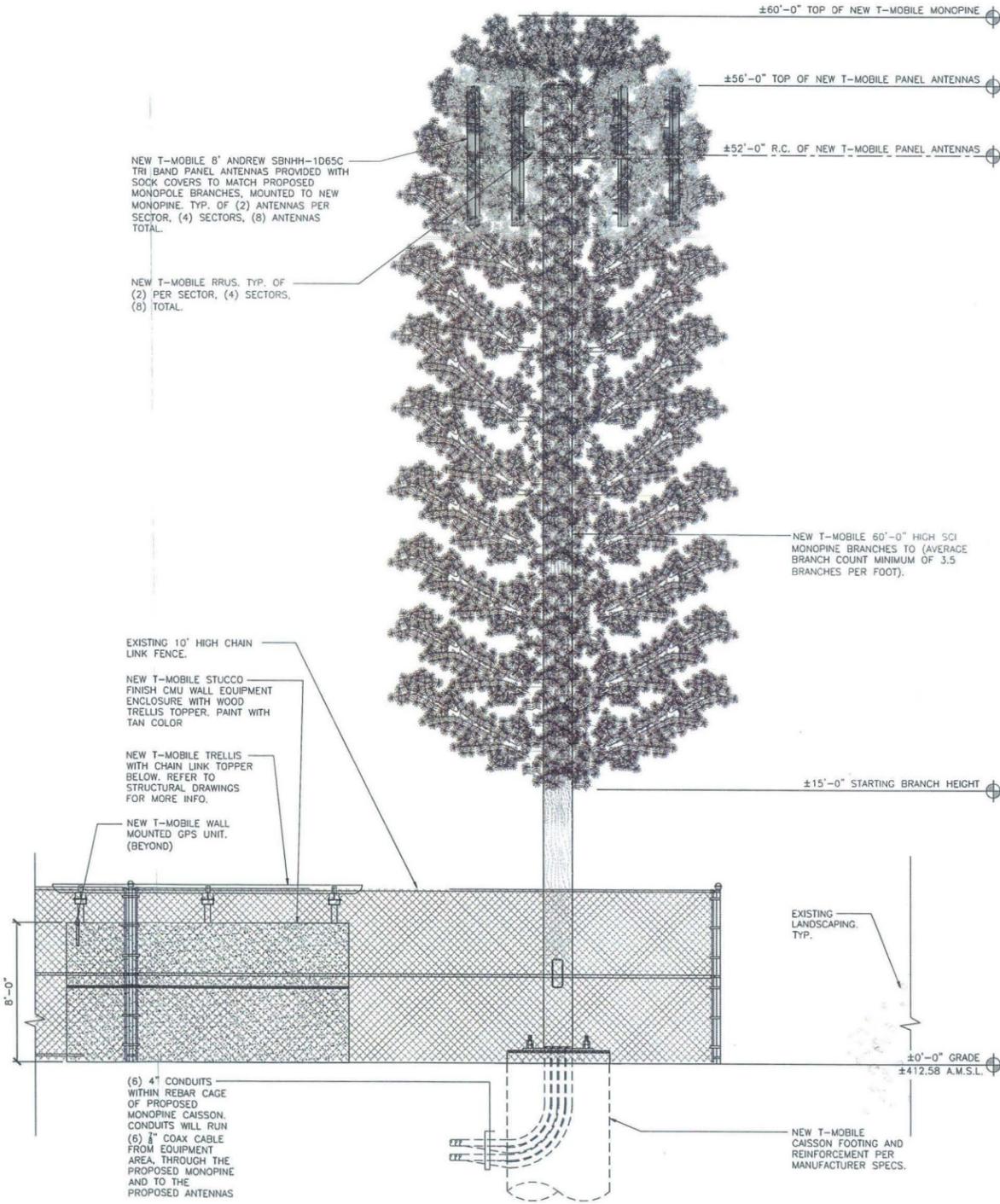


EAST ELEVATION

SCALE: 1/4"=1'-0"

SOUTH ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

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9	04/30/15	PC CORRECTIONS	EC
10	05/16/15	PC CORRECTIONS	DP

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SEAL:  


SHEET TITLE:  
**PLANTING PLAN**

SHEET NUMBER:  
**L-1**

CITY NOTES

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

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

NOTE: IRRIGATION TYPE: THE IRRIGATION SYSTEM SHALL BE AN AUTOMATICALLY CONTROLLED LOW FLOW STREAM SPRAY SYSTEM WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.

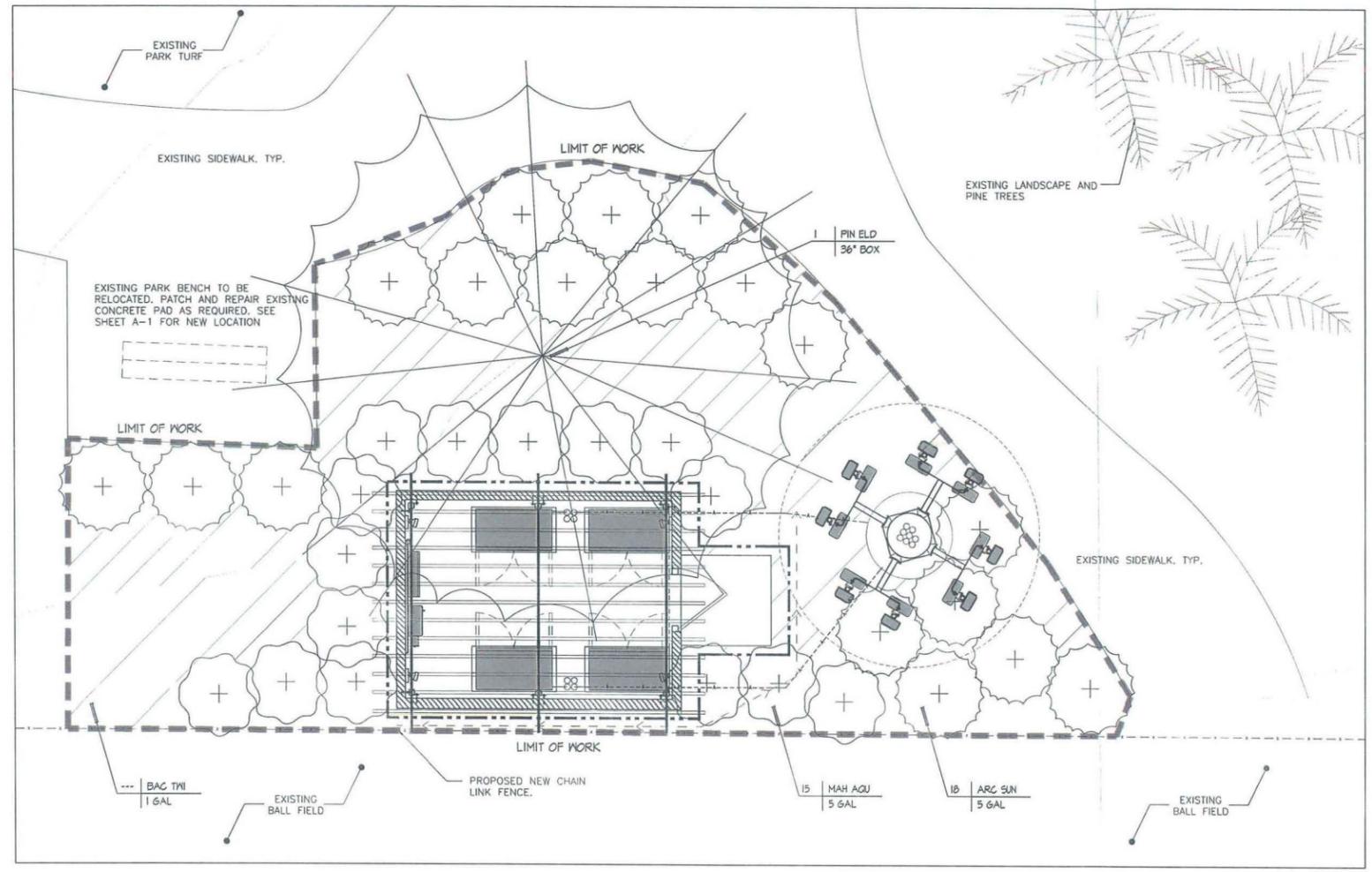
MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:  
 PERMITTEE OR OWNER/PERMITTEE

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.

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

NOTE:  
 THE EXISTING IRRIGATION SYSTEM WILL BE REPAIRED AND MODIFIED TO MEET THE NEW LANDSCAPE CONFIGURATION IN CONFORMANCE WITH THE CONSULTANT'S GUIDE TO PARK DESIGN AND DEVELOPMENT. INSTALLATION SHALL FOLLOW THE SAN DIEGO STANDARD DRAWINGS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) AND THE CITY OF SAN DIEGO SUPPLEMENT TO THE GREENBOOK (WHITEBOOK).



PLANTING LEGEND

SYMBOL	PLANT NAME	SIZE	QUANTITY	NOTES
	FIN ELD PINUS EL-DARICA AFGHAN PINE	36" box	1	50L-101 50'x30'
	ARC SUN ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	5' O.C.	5 gal	10 50L-102
	MAH AQU MAHONIA AQUIFOLIUM MAHONIA		15 gal	15 50L-102
	BAC THI BACCHARIS PILLULARIS 'TWIN PEAKS II' TWIN PEAKS DWARF COTYLE DRUSH	4' O.C.	1 gal	--- 50L-102

MULCH BARE GROUND BETWEEN ALL SHRUBS AND TREES 3" DEEP, BETWEEN GROUND COVERS 1-1/2" DEEP. USE PARTIALLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS.  
 "FOREST FLOOR" 0-2 INCH SCREENED COMPOST AVAILABLE FROM "AGUINAGA GREEN" OR PRE-APPROVED EQUAL.  
 www.aggreen.com

QUANTITY KEY  
 1 gal  
 5 gal  
 15 gal  
 50 gal

ARCHITECT OR DEVELOPER SHALL PERFORM AN AGRONOMICAL SOIL TEST AND INCLUDE RESULTS AND PLANTING RECOMMENDATIONS FOR AMENDMENTS. LAB SHALL BE INDEPENDENT FROM THE AMENDMENT SUPPLIER. GENERAL AMENDMENTS SHALL BE USED. PROOF OF SOILS TEST AND AMENDMENTS USED SHALL BE PROVIDED TO THE OWNER, DEVELOPER AND/OR ARCHITECT.

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



# SD07118A WINTERWOOD PARK

7540 WINTERWOOD LANE SAN DIEGO CA 92126



VIEW 1



LOCATION

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EXISTING



PROPOSED

LOOKING SOUTH FROM PARK

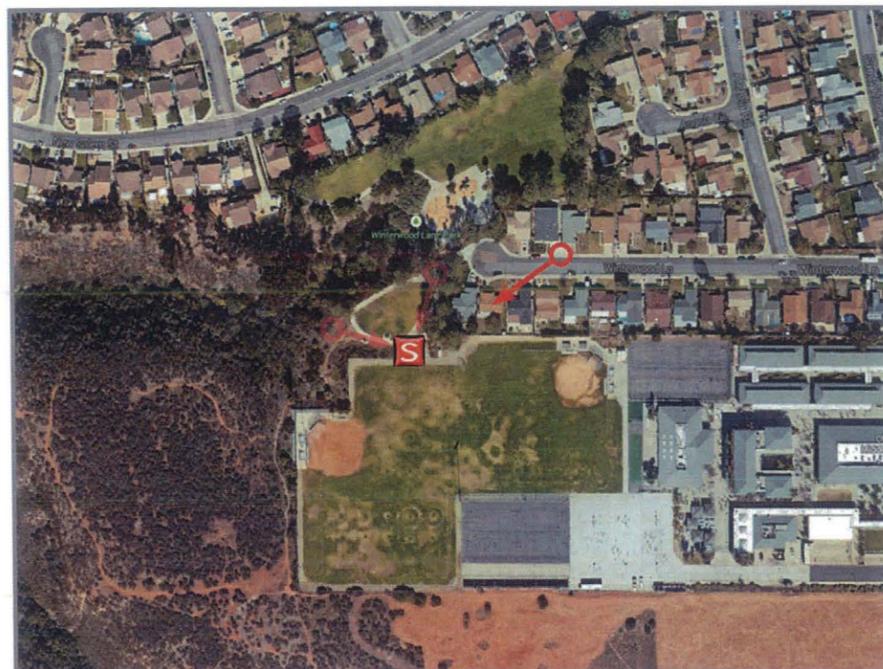


# SD07118A WINTERWOOD PARK

7540 WINTERWOOD LANE SAN DIEGO CA 92126



VIEW 2



LOCATION

©2015 Google Maps



EXISTING



PROPOSED MONOPINE

PROPOSED

LOOKING SOUTHWEST FROM WINTERWOOD LANE

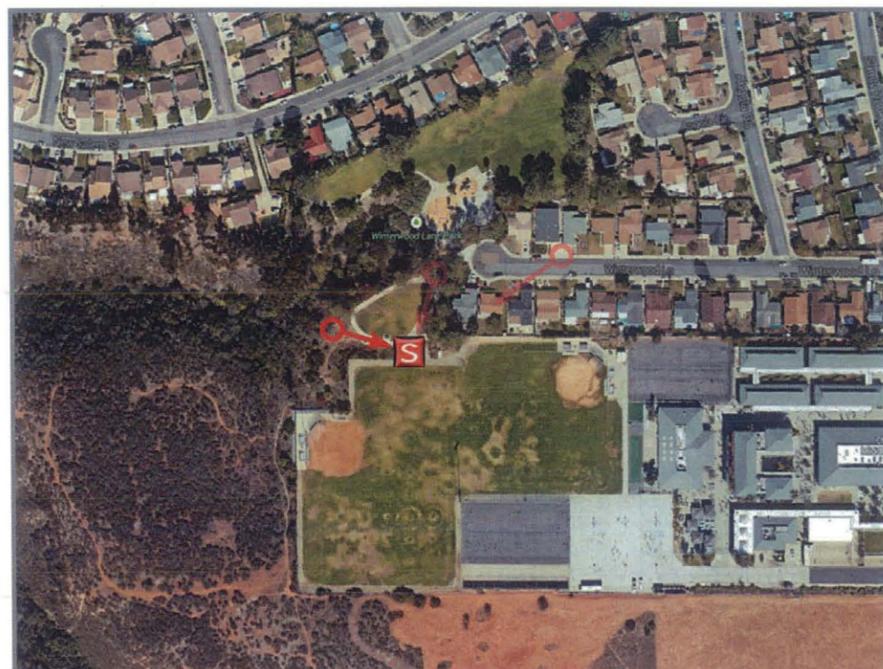


# SD07118A WINTERWOOD PARK

7540 WINTERWOOD LANE SAN DIEGO CA 92126



VIEW 3



LOCATION

©2015 Google Maps



EXISTING



PROPOSED

LOOKING EAST FROM PARK