



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: March 17, 2022 REPORT NO. PC-22-010
HEARING DATE: March 24, 2022
SUBJECT: T-MOBILE 40th STREET. Process Four Decision
PROJECT NUMBER: [691621](#)
OWNER/APPLICANT: Florentino De La Rosa, Owner and Vertical Bridge, Applicant

SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 3073 40th Street in the Mid-City: City Heights Community Plan area?

Staff Recommendations:

APPROVE Conditional Use Permit (CUP) No. 2565895, Planned Development Permit (PDP) No. 2565897, and Neighborhood Development Permit (NDP) No. 2565898.

Community Planning Group Recommendation: On October 5, 2021, the Mid-City: City Heights Community Planning Group voted 16-1-1 to recommend approval of the project without conditions (Attachment 10).

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made February 2, 2022 and the opportunity to appeal that determination ended February 16, 2022.

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

Code Enforcement Impact: None.

Housing Impact Statement: This project application is for a wireless communication facility and is not associated with residential development.

BACKGROUND

The T-Mobile 40th Street Project (Project) proposes to construct a new WCF to be mounted on a new tower disguised as a faux eucalyptus tree (mono-eucalyptus). The WCF is located at 3073 40th Street in the RS-1-7 zone of the Mid-City: City Heights Community Plan area. The Mid-City: City Heights Community Plan designates the site as Residential. Land uses surrounding the Project site include Manzanita Canyon to the south and residential to the north, east, south and west. (Attachments 1, 2, 3). The Project site is located on an undeveloped residential parcel. The owner possesses 7 of the parcels north of the project parcel. Two parcels, located nearest Redwood Street, contains residential developments, including the owner's residence.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1, which are generally non-residential uses/zones and are permitted ministerially, and the least preferred locations being Preference 4, which are residential zones on a site with a residential use and require a Process Four Conditional Use Permit (CUP). Various land uses and zones between those Preference levels dictate decision levels and permits between a Limited Use Permit (LUP), Process One and a CUP, Process Four. This Project is proposed on a property in a residential zone without residential development (vacant property), with antennas located less than 100 feet from the property line of a premises with a dwelling unit, which is a Preference 3, Process Three CUP. This WCF's location was identified by T-Mobile's RF engineer as the ideal candidate to provide increased coverage and capacity in the City Heights' area.

The current site location is desirable as the site offers all the standards of selection including a flat parcel with surrounding existing trees to help conceal the mono-eucalyptus. The applicant researched seven different locations outside the proposed location at 3073 40th Street where landlords/owners were contacted for availability and interest for the proposed WCF. The justification for this site location is that the parcel is within the T-Mobile search ring, where all the other candidates within the search ring were unacceptable due to either not agreeing on the lease conditions, limited room, difficult terrain or no landlord interest. The other sites that were approached were other single-family residences, Park De La Cruz, a parcel on 37th street and Cherokee Avenue, and three separate parcels on Bellingham Avenue.

Although the City of San Diego was amenable to locating a wireless facility in one of the park locations, such as Park De La Cruz, the applicant and City were unable to come to an agreement on terms. Five residential locations were approached to include a parcel on 37th Street, 3325 Cherokee Avenue, 3675 Bellingham Avenue, 3679 Bellingham Avenue, and 3685 Bellingham Avenue. These sites were excluded because the landlords were not interested, the terrain was too steep which deemed the site inadequate, an easement with Caltrans was needed or the owner was approached but the applicant received no response. For these reasons, the existing site is preferred, and no other properties are suitable candidates.

The San Diego Municipal Code (SDMC) Section [143.0410](#) requires a Process Four, Planned Development Permit (PDP) when a project includes deviations from the applicable zoning regulations. In this case, the WCF mono-eucalyptus tree exceeds the 30-foot height limit, and

measures 70-feet. This height is necessary to provide adequate coverage of the immediate area. Additionally, pursuant to SDMC Section [141.0420\(c\)\(1\)\(A\)](#), the project as designed requires a Process Three CUP, as the Project is in a residential zone without residential development, with antennas located less than 100 feet from the property line of a premises with a dwelling unit. Lastly, pursuant to SDMC Section [141.0420\(e\)\(3\)](#) and SDMC Section [142.0310 Table 142.03A](#), the project requires a Neighborhood Development Permit (NDP) for equipment enclosure that exceeds 250-square-feet and the wall that is greater than 6-feet in height on the property line, respectively. The Project proposes a 768 square-foot enclosure with a wall that surrounds the equipment and mono-eucalyptus, reaching a height of eight-feet to increase the security of the WCF.

DISCUSSION

Project Description:

The T-Mobile 40th Street Project (Project) proposes to construct a new T-Mobile Wireless Communication Facility (WCF) consisting of nine (9) panel antennas, nine (9) Remote Radio Heads (RRHs) to be mounted on a 70-foot-tall faux eucalyptus tree (mono-eucalyptus). The associated equipment will be located in a 768 square-foot secured equipment area inclusive of the mono-eucalyptus. The equipment area will be large enough to allow future carriers to install additional equipment and antennas on the mono-eucalyptus. The owner has all the vacant properties surrounded by fencing and this is locked at all times to mitigate any cases of graffiti and trespassers, while the owner lives adjacent to the site. The design of the Project is consistent with the City's General Plan for wireless facilities and the [Wireless Communication Facility Guidelines](#) for a mono-eucalyptus (Figures 1 and 2). A 10-year term will be included as a condition of approval to ensure that the design and use is still appropriate at that time. As demonstrated by the justification analysis and the design, the new WCF is appropriate at the existing location (Attachment 6). In reviewing the aerial maps provided with the application, it is evident that the area is mostly residential with a few open space canyons at low elevations and this Preference 3 location is still a viable option, with no other Preference levels 1 or 2 available in the vicinity. (Attachment 1).

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An RFE-EME Compliance Report dated June 15, 2021 from EBI Consulting was submitted to the City, verifying that the proposed project meets or exceeds the requirements of the FCC. The report will be stamped as Exhibit "A" and provided within the Project file.



Figure 1: Photo-simulation of existing undeveloped site facing south



Figure 2: Photo-simulation of proposed WCF consisting of enclosure wall and mono-eucalyptus

Community Plan Analysis:

The Mid-City: City Heights Community Plan Utilities section recommends considering impacts of energy and communication facilities on adjacent uses and utilizing all available means to conceal communication antennas from view. Additionally, the [City of San Diego's General Plan \(UD-15\)](#) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan

also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process.

Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Faux landscaping may be used on a premise where natural vegetation similar in size and species exists. In this case, the mono-eucalyptus tree is located on a vacant residential parcel adjacent to other trees with similar characteristic as the mono-eucalyptus. The mono-eucalyptus panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live eucalyptus tree. South of the project parcel is undeveloped land identified as Manzanita Canyon and is home to many large eucalyptus trees in similar characteristics as the proposed mono-eucalyptus. As designed, the Project complies with the WCF regulations, by integrating the Project with the other trees in the area, thereby reducing any potential visual impacts.

Project-Related Issues:

Deviation – The Project requests a deviation from the applicable development regulations as allowed with the approval of a PDP, provided that the findings in [SDMC Section 126.0605](#) can be supported. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY			
Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
Residential Height Limit	SDMC Section 131.0431, SDMC Table 131-04D	Maximum of 30-foot height limit	70-feet

Justification to Deviate from Height Limit - A deviation is being requested to increase the height limit of the residential zone for the Project. Currently, SDMC Table 131-04D allows a height maximum of 30-feet. The Project proposes a 70-foot-tall faux eucalyptus tree (mono-eucalyptus) and has a design and coverage factor weighed into the rationale for the requested height deviation:

1. In order for T-Mobile to upgrade to 5g capacity and prevent coverage loss for the surrounding area, the antennas need to be at a height of 65-feet measured at the top of the antenna. The height of this site at 65-feet is predicated on the pairing up with the existing T-Mobile towers in the area to optimize their coverage objective. T-Mobile Radio Frequency Engineers require their optimum coverage objective to fit this tower making the proposed 65-feet a requirement at this location. The WCF Guidelines, which were adopted in 2019, includes stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, in this case an additional five feet is needed (70-feet maximum) so the faux eucalyptus tree more

closely resembles a live tree. The antennas located on the mono-eucalyptus tree will be covered with "antenna socks" which enable additional leaves and coloring to be added to the face of the antennas to better integrate the antennas with the faux mono-eucalyptus tree. T-Mobile is seeking improved coverage in the immediate area where there is a deficit in the carrier's coverage area between other existing T-Mobile sites located near the I-15 and I-805 interchange, 40th Street, and Redwood Street. T-Mobile has limited radio frequency coverage in the immediate 40th Street location requiring additional antennas in order to achieve the capacity offloading necessary to upgrade of the 5G network. The proposed WCF will provide critical voice and data service throughout the surrounding area. The operation of this site is necessary to improve service loss and ensure future service is adequate.

2. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the residential property and the predicted loss of coverage without the height and newly installed antennas. Although the underlying zone requires a 30-foot height limit, without a tip height of 65-feet for the mono-eucalyptus, the T-Mobile operation could result in significant impacts to those within the surrounding area. A continued degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The above deviation has been analyzed by City staff and determined to be consistent with the goals and recommendations of the General Plan, the Mid City Community Plan, and the purpose and intent of the Wireless Communication Ordinance. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety. Apart from the above deviation, the proposed Project will continue to provide wireless communication service to the surrounding area and emergency essential communications services.

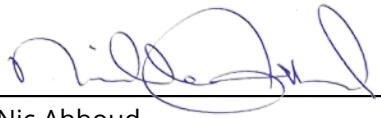
Conclusion:

The Project's design effectively integrates the proposed mono-eucalyptus meeting the purpose and intent of the Wireless Communication Ordinance ([SDMC 141.0420](#)), the [Wireless Design Guidelines](#) and [Council Policy 600-43](#). City staff has prepared draft findings in the affirmative to approve the Project and recommends approval of Planned Development Permit No. 2565897 Conditional Use Permit No. 2565895, and Neighborhood Development Permit No. 2565898 (Attachment 6).

ALTERNATIVES

1. Approve Conditional Use Permit No. 2565895, Planned Development Permit No. 2565897, and Neighborhood Development Permit No. 2565898, with modifications.
2. Deny Conditional Use Permit No. 2565895, Planned Development Permit No. 2565897, and Neighborhood Development Permit No. 2565898, 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,



Nic Abboud
Program Manager
Development Services Department

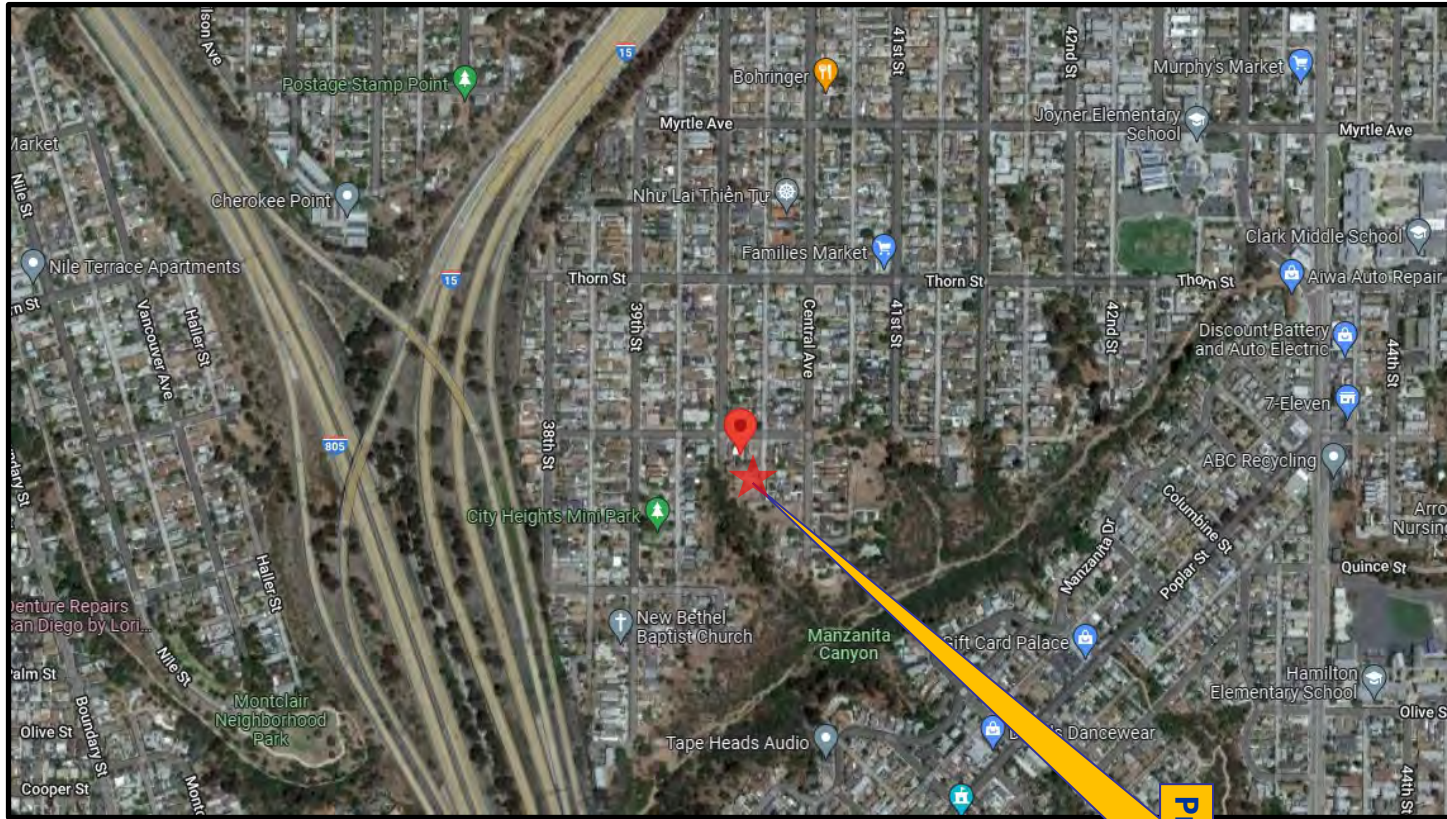


Ian Heacox
Development Project Manager II
Development Services Department

NA/IH

Attachments:

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

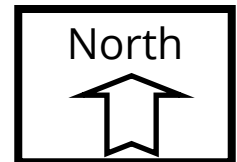


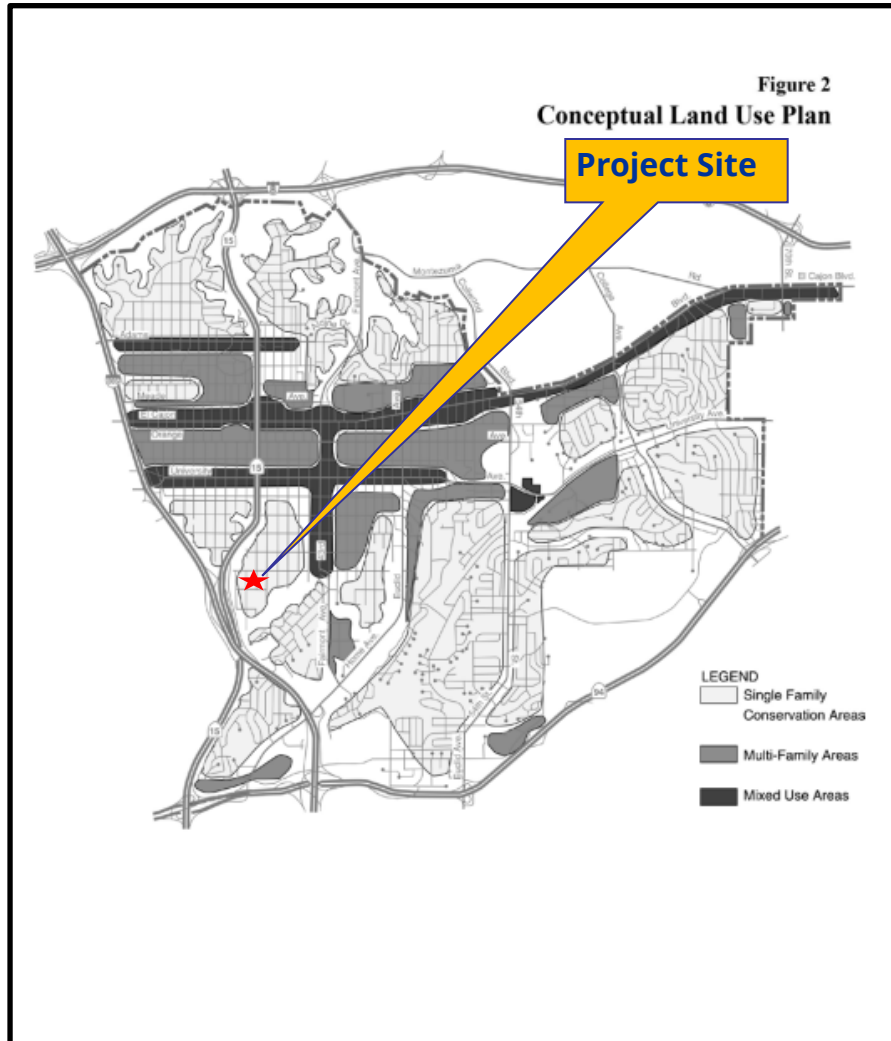
Project Site



Aerial Photograph

T-Mobile 40th Street Project No. 691621
3073 40th Street

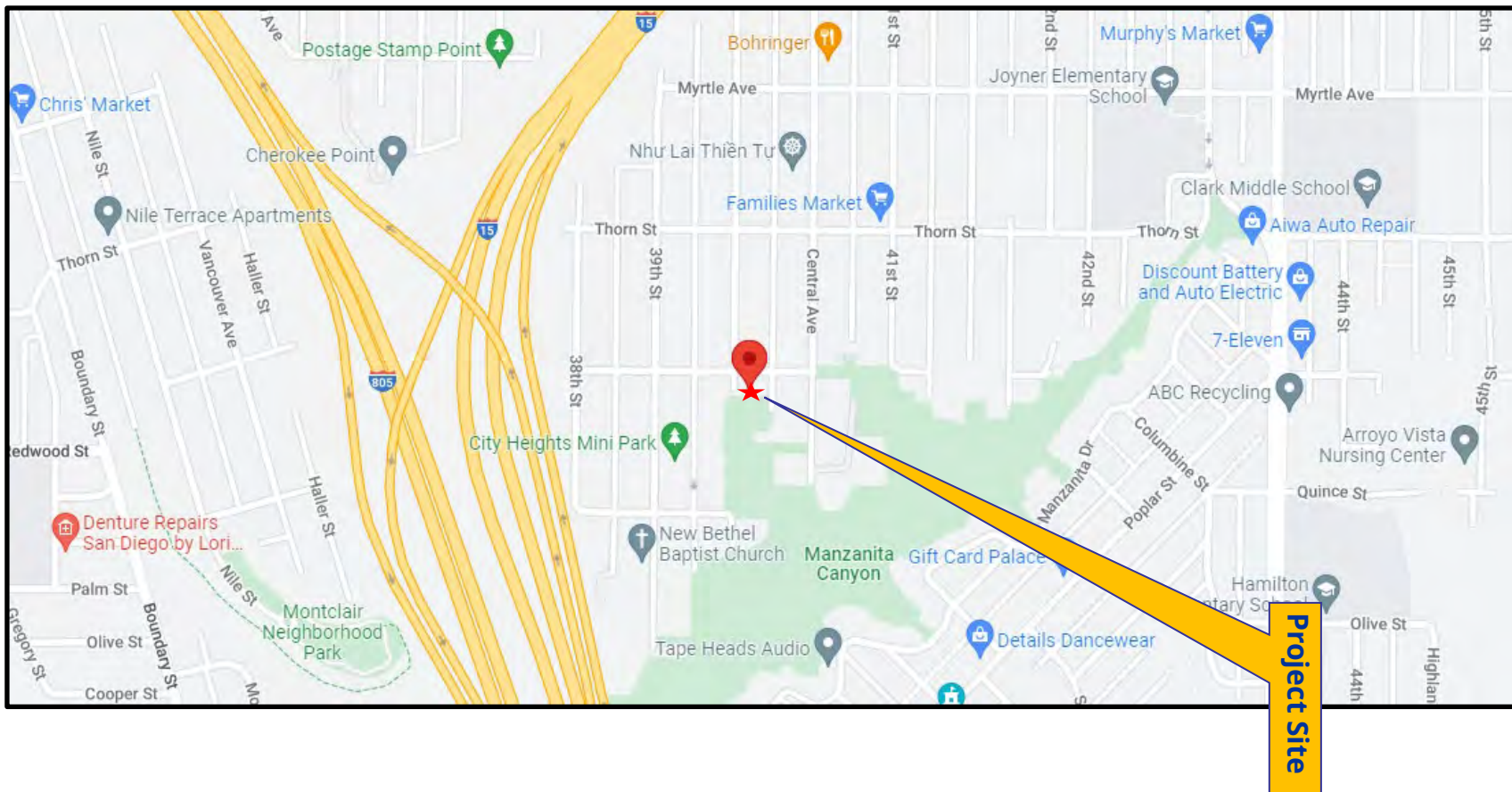




Mid-City: City Heights Land Use Plan

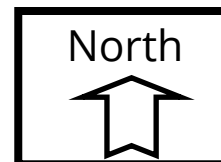
T-Mobile 40th Street Project No. 691621
3073 40th Street





Project Location Map

T-Mobile 40th Street Project No. 691621
3073 40th Street



PLANNING COMMISSION RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 2565895
PLANNED DEVELOPMENT PERMIT NO. 2565897
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2565898
T-Mobile 40th Street - PROJECT NO. 691621

WHEREAS, Florentino De La Rosa, Owner, and Vertical Bridge, Permittee, filed an application with the City of San Diego for a permit to construct a Wireless Communication Facility (WCF) described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Numbers 2565895, 2565897, and 2565898;

WHEREAS, the project site is located at 3073 40th Street in the RS-1-7 zone of the Mid-City: City Heights Community Plan;

WHEREAS, the project site is legally described as Lots 8, 9 and 10 of Block 137, City Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1007, filed in the Office of the County Recorder of said San Diego County, October 3, 1906;

WHEREAS, on February 2, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on March 24, 2022, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 2565895, Planned Development Permit No. 2565897, and Neighborhood Development Permit No. 2565898 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2565895, Planned Development Permit No. 2565897, and Neighborhood Development Permit No. 2565898:

A. PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]

1. Findings for all Planned Development Permits:

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

The T-Mobile 40th Street Project (Project) proposes a new Wireless Communication Facility (WCF) consisting of nine (9) panel antennas, nine (9) Remote Radio Heads (RRHs) to be mounted on a 70-foot-tall faux eucalyptus tree (mono-eucalyptus). The associated equipment will be located in a 768 square-foot secured equipment area inclusive of the mono-eucalyptus. The equipment area will be large enough to allow future carriers to install additional equipment and antennas on the mono-eucalyptus. The WCF is located at 3073 40th Street in the RS-1-7 zone of the Mid-City: City Heights Community Plan area. The Mid-City: City Heights Community Plan designates the site as Residential.

The Mid-City: City Heights Community Plan Utilities section recommends considering impacts of energy and communication facilities on adjacent uses and utilize all available means to conceal communication antennas from view. Additionally, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view. Pursuant to the San Diego Land Development Code, communication antennas are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. Faux landscaping may be used on a premise where natural vegetation similar in size and species exists. In this case, the mono-eucalyptus tree is located on a residential parcel adjacent to other trees with similar characteristic as the mono-eucalyptus. The mono-eucalyptus panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live eucalyptus tree. South of the project parcel is undeveloped land identified as Manzanita Canyon and is home to many large Eucalyptus trees in similar characteristics as the proposed mono-eucalyptus. As designed, the Project complies with the WCF regulations, by integrating the Project with the other trees in the area, thereby reducing any potential visual impacts.

Pursuant to SDMC Section 141.0420(c)(1) when the WCF is located in a residential zone, a Conditional Use Permit (CUP) is required and pursuant to SDMC Section 141.0420(e)(3), when an equipment enclosure exceeds 250-square-feet, a Neighborhood Development Permit (NDP) is required. The Project includes equipment enclosures measuring 768-square-feet. The project includes an 8-foot wall for security around the facility located on the property line. Pursuant to SDMC Section 126.0402(g), a Neighborhood Development Permit is required for walls that exceed the height permitted in Section 142.0302. Additionally, in accordance with SDMC Section 143.0402, deviations from applicable zoning regulations require a Planned Development Permit (PDP). The WCF is 70-feet-tall, which deviates from the RS-1-7 Zone height limit of 30 feet. As a result, and baring the height deviation, exceeding equipment enclosure square footage and wall height, the project compiles with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan and the Mid-City: City Heights Community Plan. Therefore, the proposed development will not adversely affect the applicable land use plan.

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

The Project proposes a new WCF by T-Mobile. The proposed WCF will consist of nine (9) panel antennas, nine (9) Remote Radio Heads (RRHs) to be mounted on a 70-foot-tall faux eucalyptus mono-tree. The associated equipment will be located in a 768 square-foot secured equipment area inclusive of the mono-eucalyptus.

The Project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction). The conditions of approval for the Project require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare to include, but not limited to height limitation, setback limitation, concealment requirements, and electromagnetic fields controls. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and every part of the WCF will be behind an eight-foot Concrete Masonry Unit (CMU) wall. The Project does not include AC units or a generator, so there is no noise to mitigate and the cabinets will have small vent fans to move hot air. All proposed improvement plans associated with the Project will be reviewed prior to issuance of construction permits and inspected during construction to assure the Project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions. A RFE-EME Compliance Report (Report) dated March 25, 2021 from EBI Consulting was submitted to the City verifying that the proposed Project meets or exceeds the requirements of the FCC for RF emissions, but recommended that access to the mono-eucalyptus or areas associated with the active antenna installation be restricted and secured where possible. The proposed WCF will be surrounded by an eight-foot high concrete masonry wall with locked

metal gate accessibility only to qualified personnel. The Project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the proposed Project will not be detrimental to the public health, safety and welfare.

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

The T-Mobile 40th Street Project (Project) proposes a new Wireless Communication Facility (WCF) consisting of nine (9) panel antennas, nine (9) Remote Radio Heads (RRHs) to be mounted on a 70-foot-tall faux eucalyptus tree (mono-eucalyptus). The associated equipment will be located in a 768 square-foot secured equipment area inclusive of the mono-eucalyptus.

Deviations to the San Diego Municipal Code (SDMC) may be processed through a Planned Development Permit (PDP) in accordance with SDMC Sections 126.0601 and 143.0401. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. The faux tree panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live eucalyptus tree. Adjacent to the site is Manzanita Canyon open space which contains a mixed of large shrubs and broadleaf trees. The form and tree type of the proposed mono-eucalyptus will integrate into the existing setting. The proposed equipment enclosure will be painted and textured to match the adjacent residences. As a result, the project compiles with the intent of SDMC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the City's General Plan.

A deviation to building height is proposed for the WCF. The Project proposes a 70-foot-tall faux eucalyptus tree (mono-eucalyptus) where 30 feet is the permitted. Two design factors weigh into the rationale for the requested height deviation:

1. In order for T-Mobile to upgrade to 5g capacity and prevent coverage loss for the surrounding area, the antennas need to be at a height of 65-feet measured at the top of the antenna. The height of this site at 65-feet is predicated on the pairing up of the existing T-Mobile towers in the area to optimize their coverage objective. T-Mobile Radio Frequency Engineers require their optimum coverage objective to fit this tower making the proposed 65-feet a requirement at this location. The WCF Guidelines, which were adopted in 2019, includes stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, in this case an additional five feet is needed (70-feet maximum) so the faux eucalyptus tree more closely resembles a live tree. The antennas located on the mono-eucalyptus tree will be covered with "antenna socks" which enable additional leaves and coloring to be added to the face of the antennas to better integrate the antennas with the faux mono-eucalyptus tree.

T-Mobile is seeking improved coverage in the immediate area where there is a definite deficit in the carrier's coverage area between other existing T-Mobile sites located near the I-15 and I-805 interchange, Myrtle Avenue, and Fairmont Avenue. As seen in the coverage maps, the proposed facility will increase coverage in the area west and east of the I -15 and I-805 interchange and will affect all of the residences in that area. T-Mobile has limited radio frequency coverage in the immediate 40th Street location requiring additional antennas at this height in order to achieve the capacity offloading necessary to upgrade of the 5G network. The proposed WCF will provide critical voice and data service throughout the surrounding area. operation of this site is necessary to improve loss service and ensure future service is adequate.

2. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the existing coverage provided on the residential property and the predicted loss of coverage without the height and newly installed antennas. Although the underlying zone requires a 30-foot height limit, without a tip height of 70-feet for T-Mobile could result in significant impacts to those within the surrounding area. A continued degradation of the existing service could have a significant impact on customers and essential emergency communication services.

Vertical Bridge, the applicant, tried to work with the Owner to place the site on other adjacent vacant parcels. The Owner would only lease out the southern parcel because there are future plans to develop the rest of the parcels north of the proposed WCF. The applicant attempted to pursue other sites available in their required search ring. This parcel was eventually picked, as the other sites were unacceptable in terms of leasing, limited room, difficult terrain or no landlord interest. The other sites that were approached were other single-family residences, Park De La Cruz, a parcel on 37th street and Cherokee Avenue, and 3 separate parcels on Bellingham Avenue.

The proposed WCF will provide a critical voice and data service throughout the surrounding area. The new operation of this site is necessary to maintain the existing levels of service to the area for T-Mobile. The site is an integral part of telecommunication networks, as the site's operation is closely coordinated with other sites in the area. Coverage maps demonstrate the proposed coverage provided on the property and the predicted loss of coverage without the proposed WCF including the deviations. Although the underlying zone requires a 30-foot maximum height, without this deviation, it could result in significant impacts to those within the surrounding area. A degradation of the existing service could have a significant impact on customers and essential emergency communication services.

The City's WCF regulations, SDMC section 141.0420, allow these facilities in a residential zone as a Process Three, Conditional Use Permit when the antennas are located in a residential zone less than 100-feet from the property line of a premises with a dwelling unit. The proposed WCF will be a mono-eucalyptus surrounded by similar sized trees which implement the intent of the WCF ordinance. This WCF ordinance purpose and intent is to integrate and camouflage WCFs within the existing environment. Based on these considerations, this Project complies with the permit and design requirements for WCF's as identified in the SDMC.

In addition to the processing of a PDP for deviations, the project requires a Neighborhood Development Permit (NDP) pursuant to San Diego Municipal Code (SDMC) Section [141.0420\(e\)\(3\)](#), when an equipment enclosure exceeds 250 square feet and in accordance to SDMC section [142.0310 Table 142.03A](#), the fencing/wall surrounding the WCF is greater than six feet in height and is located within the setback. The project proposes an equipment enclosure of 768-square-feet necessary to enclose and secure the proposed mono-eucalyptus, ancillary equipment support to the WCF and future equipment supporting perspective WCFs. The eight-foot wall surrounding the mono-eucalyptus and equipment with metal gate is necessary for security issues.

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

B. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**1. Findings for all Conditional Use Permits:****a. The proposed development will not adversely affect the applicable land use plan.**

As outlined in Planned Development Permit Finding A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in Planned Development Permit Finding A.1.b. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in Planned Development Permit Finding A.1.c. listed above, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

The Project proposes a new WCF constructed as a 70-foot mono-eucalyptus. The project complies with the City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-7 Zone with the exception of the height.

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the height of the proposed mono-eucalyptus meets T-Mobile's coverage objective. A site justification analysis was prepared by T-Mobile and accepted by City staff demonstrating a need for this WCF. The applicant researched seven different locations outside the proposed location at 3073 40th Street where landlords/owners were contacted for availability and interest for the proposed WCF. Out of all researched locations, 3073 40th Street was the only location that met all the standards for selection. The justification for this site location is that the parcel is within the T-Mobile search ring, where all the other candidates within the search ring were unacceptable due to either not agreeing on the lease conditions, limited room, difficult terrain or no landlord interest.

The other sites that were approached were other single-family residences, Park De La Cruz, a parcel on 37th street and Cherokee Avenue, and 3 separate parcels on Bellingham Avenue. Although the City of San Diego was amenable to locating a wireless facility in one of park locations, such as Park De La Cruz, the applicant and City were unable to come to an agreement on terms. Five residential locations were

approached to include a parcel on 37th Street, 3325 Cherokee Avenue, 3675 Bellingham Avenue, 3679 Bellingham Avenue, and 3685 Bellingham Avenue. These sites were excluded because either the landlords were not interested, the terrain was inadequate, an easement with Caltrans was needed or the owner was approached but the applicant received no response.

According to the justification analysis, without the existing coverage footprint from the proposed WCF, the loss in existing and future coverage could result in significant impacts to those living, working, and traveling through the surrounding area. Additionally, a loss of service could possibly have a significant impact on customers and essential communications services.

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

C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

As outlined in PDP Finding No. A.1.a. listed above, the proposed development will not adversely affect the applicable land use plan.

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

As outlined in PDP Finding No. A.1.b. listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

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

The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 2565895, Planned Development Permit No. 2565897, and Neighborhood Development Permit No. 2565898 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2565895, 2565897, 2565898, a copy of which is attached hereto and made a part hereof.

Ian Heacox
Development Project Manager
Development Services

Adopted on: March 10, 2022

IO#: 11004545

fm 7-17-17

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2565895
PLANNED DEVELOPMENT PERMIT NO. 2565897
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2565898
T-MOBILE 40TH STREET PROJECT NO. 691621
PLANNING COMMISSION

This Conditional Use Permit No. 2565895, Planned Development Permit No. 2565897, and Neighborhood Development Permit No. 2565898 is granted by the Planning Commission of the City of San Diego to Florentino De La Rosa, Owner, and Vertical Bridge, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0303, 126.0402, 126.0602, and 142.0420. The site is located at 3073 40th Street in the RS-1-7 zone of the Mid-City: City Heights Community Plan. The project site is legally described as: Lots 8, 9 and 10 of Block 137, City Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1007, filed in the Office of the County Recorder of said San Diego County, October 3, 1906.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 24, 2022, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of nine (9) panel antennas, nine (9) Remote Radio Heads (RRHs) concealed on a 70-foot-tall faux eucalyptus (mono-eucalyptus) tree. The associated equipment will be located in a 768 square-foot secured equipment area inclusive of the mono-eucalyptus.
- b. Deviation: A deviation from SDMC Section 131.0431, Table 131-04D allowing the WCF to measure a height of 70-feet, where the zone allows a 30-foot maximum height.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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 April 7, 2025.
2. This Permit and the corresponding use of this site shall **expire on April 7, 2032**. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to process a new application within the deadline provided or to decommission the facility after the expiration date will deem the facility illegal, and shall be cause enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

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

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

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

including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permit, the Permittee shall submit a Water Pollution Control Plan (WPCP) during the ministerial review process and will need to be approved by Drainage and Grade reviewers. The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPING REQUIREMENTS:

15. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

TELECOM DESIGN REQUIREMENTS:

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

18. No overhead cabling is permitted.

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

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

21. Permittee/Owners will be required to clear up any graffiti within 30 calendar days of written notice; if graffiti occurs more than three times a year, faux landscaping shall be installed to deter future reoccurrence.

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

23. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
24. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
25. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
26. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
27. The Owner/Permittee shall notify the City within thirty (30) days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

Faux Trees

28. All proposed hand-holes shall be covered with bark material to match the mono-eucalyptus trunk to the satisfaction of the Development Services Department.
29. All mounting pipes supporting each antenna must not extend beyond the length of each antenna. No mounting pipes absent antennas/RRHs shall remain.
30. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
31. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
32. Starting branch height shall be no higher than 12-feet, as illustrated on the stamped, approved Exhibit "A."
33. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
34. Radio Frequency antenna socks designed to match the mono-eucalyptus shall fully cover the front and back of the antennas (and any other components).

35. The applicant shall be required to update and/or replace the mono-eucalyptus foliage if there are any discoloration after final inspection. Such repairs shall be performed within 30 calendar days after an official email notice by the Development Services Department to the applicant/owner on record.

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

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Development Services Department Wireless Communication Facilities staff listed on City webpage, <https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities>, to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on March 24, 2022 and [Approved Resolution Number].

CUP No. 2565895/PDP No. 2565897/NDP No. 2565898

Date of Approval: March 24, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Ian Heacox
Development Project Manager

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

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

Owner

By _____
Florentino De La Rosa

Permittee

By _____
Name:
Vertical Bridge

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

SD07877A Coverage Maps

RF Team - San Diego Market







NOTICE OF EXEMPTION**ATTACHMENT 7**

(Check one or both)

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

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

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

Project No.: 691621

Project Title: T-Mobile 40TH Street

PROJECT LOCATION-SPECIFIC: 3073 40th Street, San Diego, CA 92105

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP), PLANNED DEVELOPMENT PERMIT (PDP) and a (NDP) for new unmanned Wireless Communication Facility (WCF). The WCF would consist of a 65-foot-tall faux monotree to support nine (9) antennas, nine (9) Remote Radio Heads (RRHs); and accessory equipment cabinets. The cabinets would be contained within a 150-square-foot area and another dedicated 150-square-foot area would be reserved for an additional telecommunication carrier's equipment room. Pursuant to SDMC 141.0420(c)(1), the CUP is required because of its location in a Residential zone. Pursuant to SDMC 126.0602 (b)(1), this project application is being processed as a PDP because of its location in the setbacks and the height limit. Pursuant to SDMC 141.0420, this project application is being processed as NDP because the equipment enclosure contains two (2) 150-sq-ft equipment enclosures, more than the maximum 250-sq-ft area. The vacant parcel is located at 3073 40th Street, San Diego, CA 92105 in the RS-1-7 zone, the Mid-City: City Heights Community Plan, and City Council District 9.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: - T-Mobile- Gary Cassel, 3530 East Atlanta Avenue, Phoenix AZ 85040. (602) 762-8809

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 EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. Since the project would only construct one WCF within a previously disturbed area it was determined that the exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

ATTACHMENT 7
TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

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

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



/SENIOR PLANNER

3/1/2022

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY

CLERK OR OPR:

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☒ Planned Development Permit ☒ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other TELECOMMUNICATION NEW SITE

Project Title: VERTICAL BRIDGE / T-Mobile (Gary Cassel) **Project No. For City Use Only:** PTS-0691621

Project Address: 3073 40th Street, San Diego CA 92105

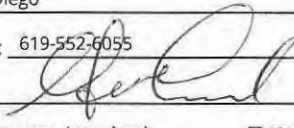
APN#454-491-2500

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

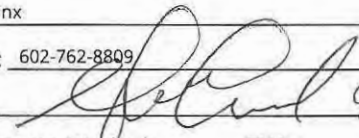
☐ Corporation ☐ Limited Liability -or- ☐ General - What State? N/A Corporate Identification No. N/A
☐ Partnership ☒ Individual

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

Property Owner

Name of Individual: Florentino De La Rosa ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 3322 40th Street
 City: San Diego State: CA Zip: 92105
 Phone No.: 619-552-6055 Fax No.: N/A Email: tino0162@gmail.com
 Signature:  % Vertical Bridge (Leasehold) Date: 8/24/21
 Additional pages Attached: ☐ Yes ☒ No Ownership

Applicant

Name of Individual: Vertical Bridge / Gary Cassel ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 3530 E Atlanta Ave
 City: Phoenix State: AZ Zip: 85040
 Phone No.: 602-762-8809 Fax No.: N/A Email: GARYCASSEL@CLEARBLUESERVICES.COM
 Signature:  % Vertical Bridge Date: 8/24/21
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☒ No

Page 3		City of San Diego • Information Bulletin 620		May 2020				
		Community Planning Committee Distribution Form						
Project Name: T-Mobile 40th Street			Project Number: 691621					
Community: Mid-City:City Heights								
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>								
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny								
# of Members Yes 16	# of Members No 1		# of Members Abstain 1					
Conditions or Recommendations:								
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)								
NAME: Russ Connelly								
TITLE: Chair			DATE: October 05, 2021					
<i>Attach additional pages if necessary (maximum 3 attachments).</i>								

Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

Surrounding topography.

The topography of the land in the immediate area is of rolling hills / Wash type topography. There is raw land parcels running North of the proposed Vertical Bridge / T-Mobile Telecom site, and is also on a small hilly type with existing wash topography.

Existing landscaping.

Going North along the back side (West) of the site location parcel is an existing wash with large (50') trees and is where there are existing taller (50') like trees in their Northwest part of each parcel running North and South. Going East from the site is the older residences with their back facing the site building, which will integrate with the surrounding area along with the existing taller like Eucalyptus trees (50') just West of the proposed site location.

Landscaping used to complement faux vegetation should remain for the life of the permit, even if it is not located within the applicant's lease area. Applicants should coordinate with property owners to ensure that required landscaping is not removed, and that it is properly maintained. Landscaping on premises outside the carrier's/property owner's control is generally not considered to provide concealment.

Faux vegetation should only be used in the form of faux trees and bushes. It should not be used to architecturally screen (to cover fences, walls, or areas).

Impacts on public views and the visual quality of the surrounding area; Faux trees will be used where existing trees/bushes are of a similar height, species, and appearance, or where the most mature screening trees possible are proposed. Faux trees Should replicate the shape, structure, and color of live trees or bushes, and should be designed to look like the tree species they are intending to replicate.

Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 1

PHOTO SHOT SOUTHWEST TO SITE LOCATION



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 2

PHOTO SHOT SOUTHWEST FROM SITE LOCATION



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 3

PHOTO SHOT SOUTH TO SITE LOCATION



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 4

PHOTO SHOT WEST FROM SITE LOCATION



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 5

PHOTO SHOT WEST FROM SITE (2)



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 6

PHOTO SHOT NORTHWEST FROM SITE LOCATION



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No.PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 7

PHOTO SHOT NORTH FROM SITE LOCATION



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No.PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 8

FROM SITE LOCATION-NORTH & ACCESS VIEW



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 9

FROM SITE LOCATION-EAST VIEW



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No.PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 10

ARIEL -VIEW WEST



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 11

ARIEL-VIEW SOUTH



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 12

ARIEL-VIEW NORTH



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 13

ARIEL-VIEW EAST



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 14

ARIEL VIEW OF SITE LOCATION



Market/Project Name: US-CA-5158 -VB-CA: DE LA ROSA (THORN)

Vertical Bridge / T-Mobile

Date: 2/24/2021

SAN DIEGO- PRE-APP ZONING REVIEW -**Color Photographic Survey**

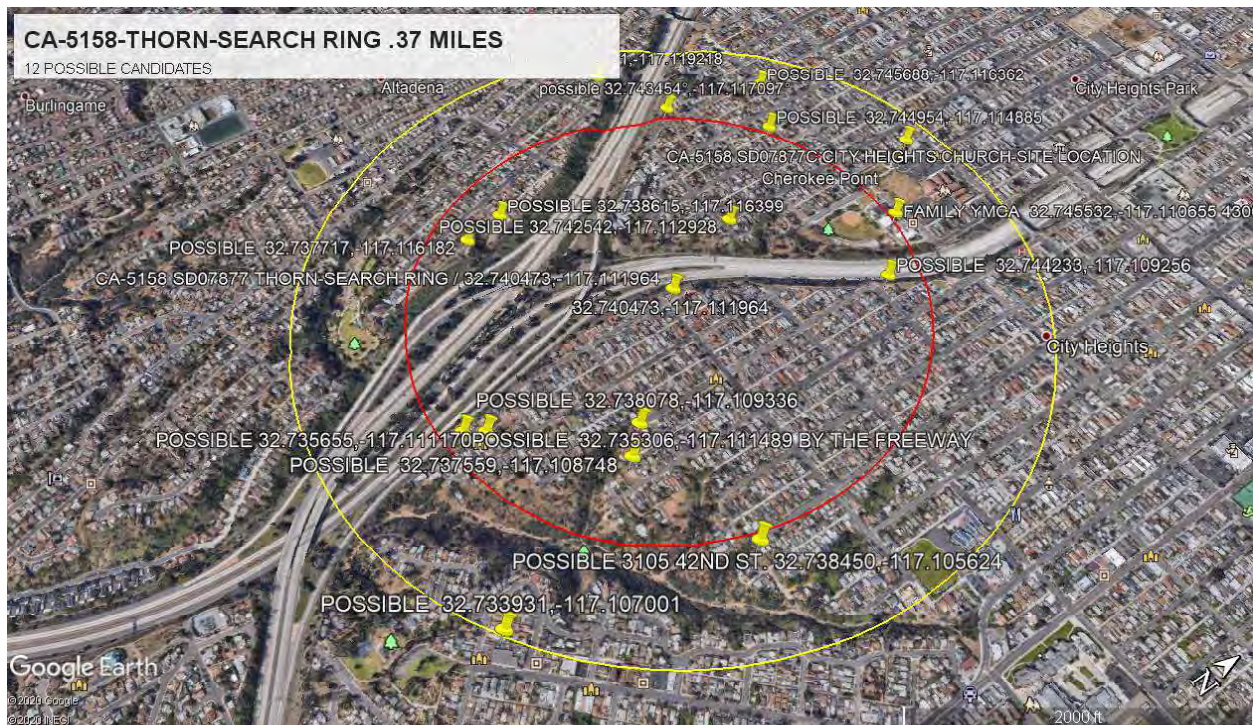
PROJECT No. PTS-0691621

ADDRESS: 3073 40TH Street, San Diego CA 92105

Accessors Parcel Number: 454-491-25-00

PHOTO 15

CA-5158-SD07877 THORN- SEARCH RING 12 POSSIBLE CANDIDATES



Gary Cassel

Site Acquisition Specialist

Clear Blue Services

O: 602.762.8809

E: GaryCassel@clearblueservices.com



Site Acquisition*Architecture*Engineering*Construction

www.clearblueservices.com

3530 E. Atlanta Avenue

Phoenix, Arizona 85040



PREPARED 10/1/2020 BY:



**EXISTING VIEW
LOOKING EAST**
US-CA-5158
THORN
3073 40TH ST.
SAN DIEGO, CA 92105

PREPARED FOR:



VIEW ORIENTATION MAP



PREPARED 6/15/21 BY:



3530 E. ATLANTA AVE.
PHOENIX, AZ 85040
PHONE: (602) 428-9500

**PROPOSED VIEW
LOOKING EAST**

**US-CA-5158
THORN
3073 40TH ST.
SAN DIEGO, CA 92105**

PREPARED FOR:



VIEW ORIENTATION MAP

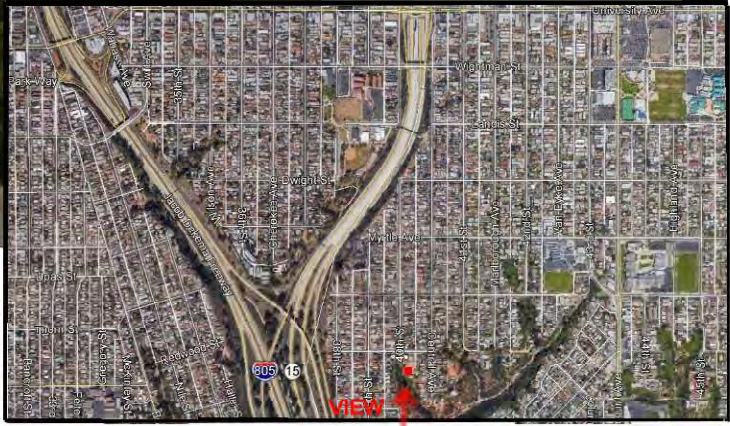


PREPARED 10/1/2020 BY:



**EXISTING VIEW
LOOKING NORTH**
US-CA-5158
THORN
3073 40TH ST.
SAN DIEGO, CA 92105

PREPARED FOR:



VIEW ORIENTATION MAP



PREPARED 6/15/21 BY:

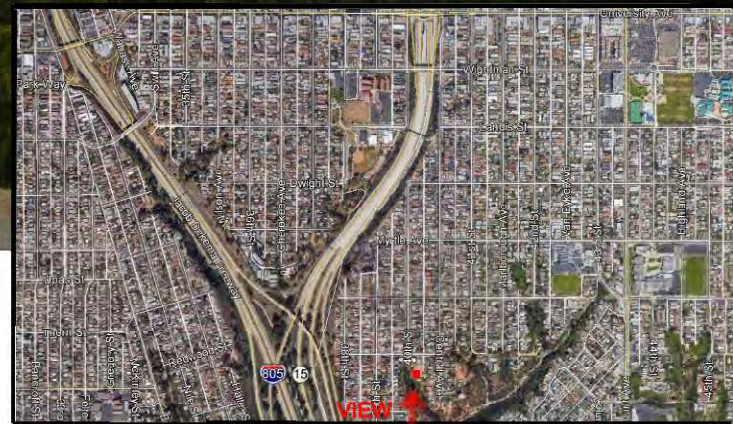


3530 E. ATLANTA AVE.
PHOENIX, AZ 85040
PHONE: (602) 428-9500

**PROPOSED VIEW
LOOKING NORTH**

**US-CA-5158
THORN
3073 40TH ST.
SAN DIEGO, CA 92105**

PREPARED FOR:



VIEW ORIENTATION MAP



PREPARED 6/15/21 BY:



3530 E. ATLANTA AVE.
PHOENIX, AZ 85040
PHONE: (602) 428-9500

EXISTING VIEW LOOKING SOUTH

US-CA-5158
THORN
3073 40TH ST.
SAN DIEGO, CA 92105

PREPARED FOR:



VIEW ORIENTATION MAP



PREPARED 6/15/21 BY:



3530 E. ATLANTA AVE.
PHOENIX, AZ 85040
PHONE: (602) 428-9500

**PROPOSED VIEW
LOOKING SOUTH**

**US-CA-5158
THORN
3073 40TH ST.
SAN DIEGO, CA 92105**

PREPARED FOR:



VIEW ORIENTATION MAP



PREPARED 10/1/2020 BY:



**EXISTING VIEW
LOOKING WEST**
US-CA-5158
THORN
3073 40TH ST.
SAN DIEGO, CA 92105

PREPARED FOR:



VIEW ORIENTATION MAP



PREPARED 6/15/21 BY:



**PROPOSED VIEW
LOOKING WEST**
US-CA-5158
THORN
3073 40TH ST.
SAN DIEGO, CA 92105

PREPARED FOR:



VIEW ORIENTATION MAP

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

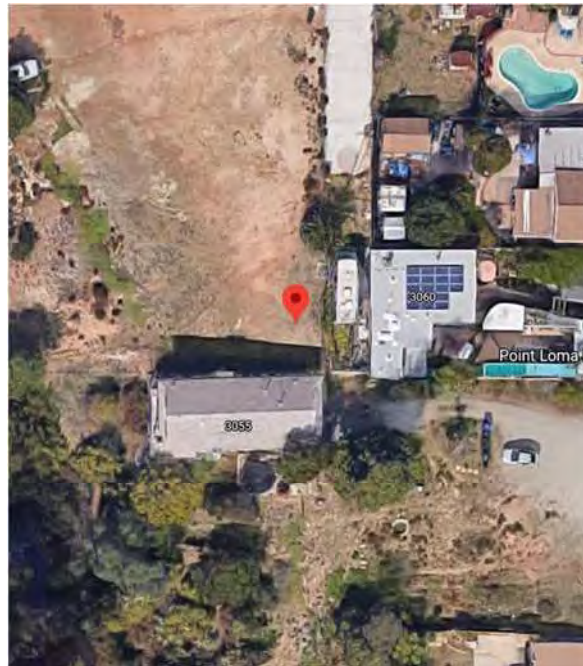
T-Mobile Proposed Facility
Site ID: SD07877 | US-CA-5158

Thorn

3073 40th Street, San Diego, California 92105

March 25, 2021

EBI Project Number: 6221001311



Report Findings: Compliant

Prepared by:



TABLE OF CONTENTS

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I.0 Executive Summary

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by T-Mobile to conduct radio frequency electromagnetic (RF-EME) modeling for T-Mobile Site SD07877 | US-CA-5158 located at 3073 40th Street in San Diego, California to determine RF-EME exposure levels from proposed T-Mobile wireless communications equipment at this site. As described in detail in Appendix B of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. This report contains a detailed summary of the RF EME analysis for the site.

This document addresses the compliance of T-Mobile's proposed transmitting facilities independently at the site.

While access to this site is considered controlled, the MPE analysis considers exposures with respect to both controlled (Occupational) and uncontrolled (General Public) limits.

The FCC's General Public or Occupational Limit is expressed as a percentage and each limit is reached at values meeting or exceeding 100% of the representative limit.

The Maximum Emissions Value is 0.4200% of the FCC's general public limit (0.0840% of the FCC's occupational limit) at the adjacent roof level. The proposed site is in compliance with Federal regulations regarding (radio frequency) RF Emissions.

At the nearest walking/working surfaces to the T-Mobile antennas on the adjacent roof level, the maximum power density generated by the T-Mobile antennas is approximately 0.4200 percent of the FCC's general public limit (0.0840 percent of the FCC's occupational limit).

Based on worst-case predictive modeling, there are no modeled exposures on any accessible adjacent roof level-walking/working surface related to T-Mobile's equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is not required at the site as presented in Attachment I. The site is compliant with FCC rules and regulations.

2.0 MPE Calculations

Calculations were completed for the proposed T-Mobile Wireless antenna monotree facility located at 3073 40th Street in San Diego, California using the equipment information listed below. All calculations were performed per the specifications under FCC Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65). Because of the short wavelength of PCS services, the antennas require line-of-sight paths for good propagation and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas in the immediate vicinity of the antennas.

In accordance with T-Mobile's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site rooftop and ground-level resulting from operation of the antennas. Using the computational methods set forth in OET-65, RoofMaster™ calculates power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by T-Mobile and compared the resultant worst-case MPE levels to the FCC's general public/uncontrolled exposure limits outlined in OET Bulletin 65. EBI has performed theoretical worst-case modeling using RoofMaster™ to estimate the maximum potential power density from each proposed antenna based on worst-case assumptions for the number of antennas and power. All radios at the proposed installation were considered to be running at full power and were uncombined in their RF transmission paths per carrier prescribed configuration. Modeling for Ericsson AIR 6449 and AIR 6488 antennas is based on worst-case assumptions that include all beams transmitting simultaneously. This is to ensure that all areas of potential concern are taken into consideration. As such, the results are conservative in nature and reflect potentially higher levels of RF emissions compared to actual on-air conditions. It is recommended that areas of concern be confirmed with onsite measurements once the facility is active.

The assumptions used in the modeling are based upon information provided by T-Mobile in the supplied drawings.

There are no collocated carriers on the monotree.

The data for all T-Mobile antennas used in this analysis is shown in Section 3.0. Actual antenna gains for each antenna were used per manufacturer's specifications. All calculations were done with respect to the FCC's general public/uncontrolled threshold limits.

Based on information provided by T-Mobile, access to this site is considered controlled.

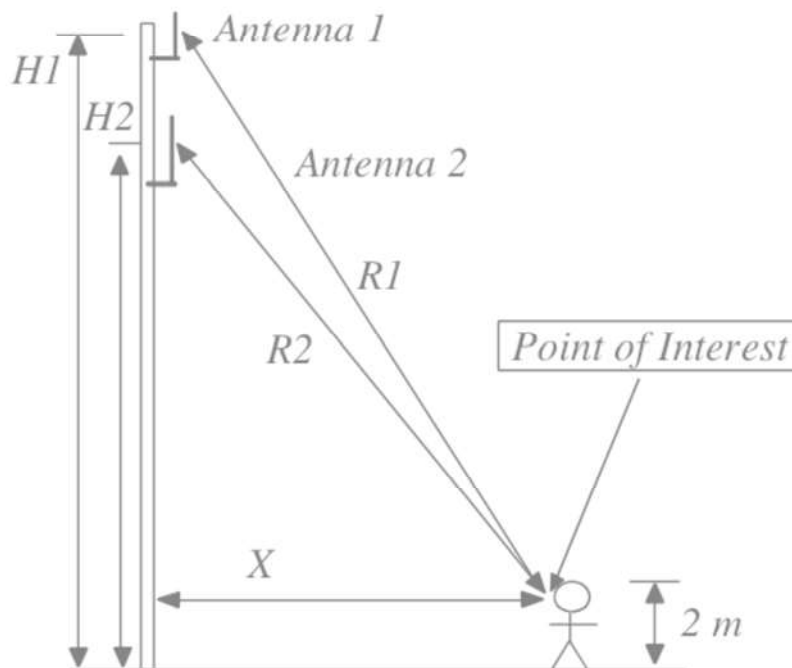
3.0 T-Mobile Antenna Inventory

Sector	Antenna Number	Technology	Antenna Make	Antenna Model	Azimuth (°)	Centerline Height (feet) Above Nearest Walking Surface	Centerline Height (feet) Above Ground Level
A	1	LTE	ERICSSON	SON_AIR3246B66	330	41.0	61.0
A	2	LTE	RFS	APXVAARR18_43-U-NA20 02DT 700	330	41.0	61.0
A	2	LTE	RFS	APXVAARR18_43-U-NA20 02DT 1900	330	41.0	61.0
A	2	GSM	RFS	APXVAARR18_43-U-NA20 02DT 1900	330	41.0	61.0
B	1	LTE	ERICSSON	SON_AIR3246B66	90	41.0	61.0
B	2	LTE	RFS	APXVAARR18_43-U-NA20 02DT 700	90	41.0	61.0
B	2	LTE	RFS	APXVAARR18_43-U-NA20 02DT 1900	90	41.0	61.0
B	2	GSM	RFS	APXVAARR18_43-U-NA20 02DT 1900	90	41.0	61.0
C	1	LTE	ERICSSON	SON_AIR3246B66	210	41.0	61.0
C	2	LTE	RFS	APXVAARR18_43-U-NA20 02DT 700	210	41.0	61.0
C	2	LTE	RFS	APXVAARR18_43-U-NA20 02DT 1900	210	41.0	61.0
C	2	GSM	RFS	APXVAARR18_43-U-NA20 02DT 1900	210	41.0	61.0

4.0 FCC Rules and Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites, predictions of RF fields may not be possible, and a measurement survey may be necessary. The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, measurements may be necessary at very complex sites.

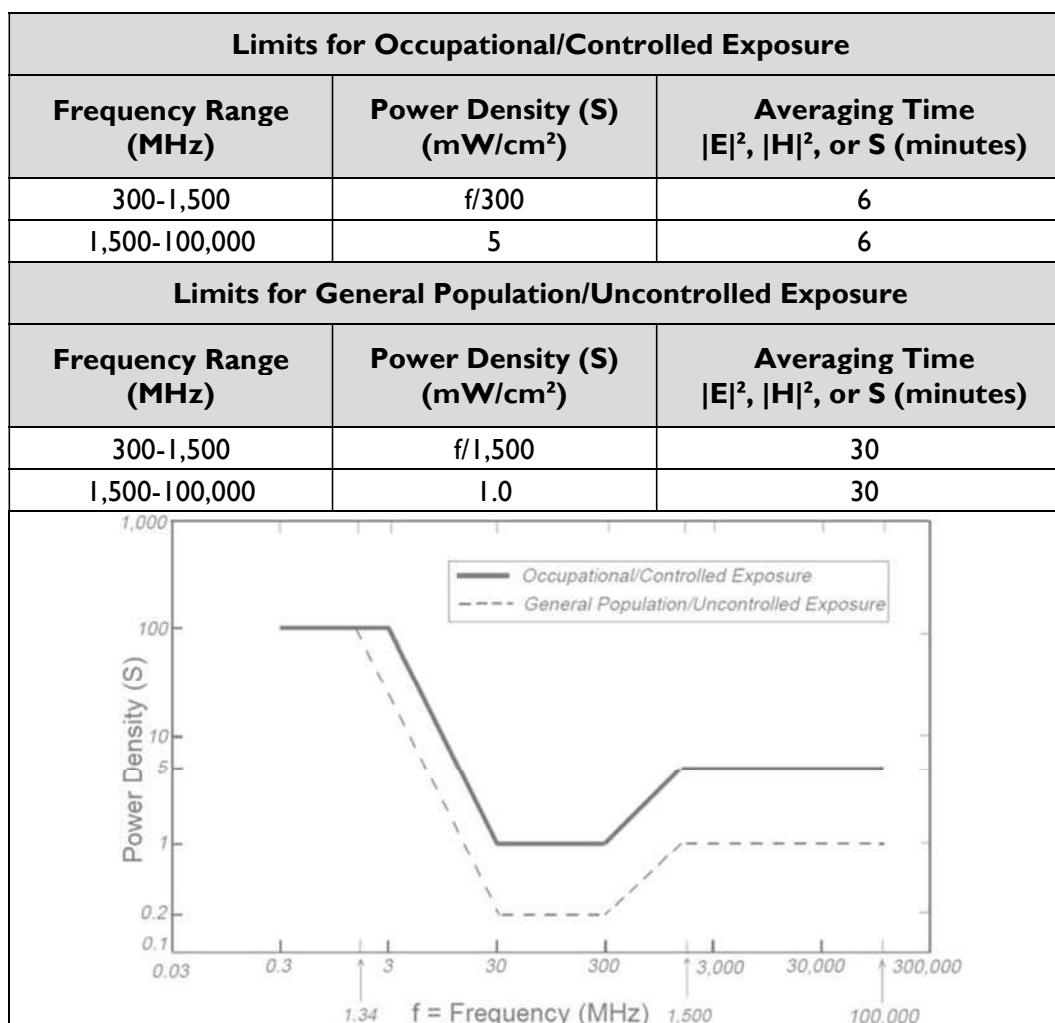
In the simple example shown in the below diagram, it is desired to determine the power density at a given location X meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, $H1$ and $H2$, must be known in order to calculate the distances, $R1$ and $R2$, from the antennas to the point of interest.



This summarizes the policies, guidelines, and requirements that were adopted by the FCC on August 1, 1996, amending Part 1 of Title 47 of the Code of Federal Regulations, and further amended by action of the Commission on August 25, 1997 (see 47 CFR Sections 1.1307(b), 1.1310, 2.1091 and 2.1093, as amended from FCC "OET Bulletin 65"). Commission actions granting construction permits, licenses to transmit or renewals thereof, equipment authorizations or modifications in existing facilities, require the preparation of an Environmental Assessment (EA), as described in 47 CFR Section 1.1311, if the particular facility, operation or transmitter would cause human exposure to levels of radiofrequency (RF) electromagnetic fields in excess of these limits. For exact language, see the relevant FCC rule sections.

The FCC-adopted limits for Maximum Permissible Exposure (MPE) are generally based on recommended exposure guidelines published by the National Council on Radiation Protection and Measurements (NCRP) in "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," NCRP Report No. 86, Sections 17.4.1, 17.4.1.1, 17.4.2 and 17.4.3. Copyright NCRP, 1986, Bethesda, Maryland 20814. In the frequency range from 100 MHz to 1500 MHz, exposure limits for field strength and power density are also generally based on the MPE limits found in Section 4.1 of, "IEEE Standard for Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," ANSI/IEEE C95.1-1992, Copyright 1992 by the Institute of Electrical and Electronics Engineers, Inc., New York, New York 10017, and approved for use as an American National Standard by the American National Standards Institute (ANSI). The exposure guidelines are based on thresholds for known adverse effects and they incorporate a significant margin of safety. The federal health and safety agencies such as: the Environmental Protection Agency ("EPA"), the Food and Drug Administration ("FDA"), the National Institute on Occupational Safety and Health ("NIOSH") and the Occupational Safety and Health Administration ("OSHA") have also been actively involved in monitoring and investigating issues related to RF exposure.

The formulas used in RoofMaster™ for calculating Power density are based on FCC "OET Bulletin 65", Section 2: PREDICTION METHODS, August 1997, Edition 97-01. Power density is converted to Maximum Permissible Exposure Limits (MPE Limits) based on Limits of General Population/Uncontrolled Exposure and Limits of Occupational/Controlled Exposure presented in the following table generated from Appendix A of "OET Bulletin 65."



5.0 Safety Recommendations

5.1 OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides the following options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> Utilization of good equipment Enact control of hazard areas Limit exposures Employ medical surveillance and accident response 	<ul style="list-style-type: none"> Employ Lockout/Tag out Utilize personal alarms & protective clothing Prevent access to hazardous locations Develop or operate an administrative control program

5.2 RF SIGNAGE AND BARRIERS

All RF signs should be obeyed at all times.

If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

6.0 FCC Limits

6.1 CONTRIBUTION TO CO-LOCATED AREAS

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for taking corrective actions to bring the site into compliance. All co-located sites should have a separate 5% modeling that shows only T-Mobile antennas transmitting. This separate modeling indicates T-Mobile's contribution in all areas that is recognized to be greater than 100% of MPE limits.

6.2 OCCUPATIONAL LIMITS

Apply in situations in which persons are exposed as a consequence of their employment, provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

6.3 GENERAL POPULATION LIMITS

Apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure. (those without significant and documented RF Safety & Awareness training)

6.4 CONTROLLED ENVIRONMENT

Applies to environments that are restricted or "controlled" in order to prevent access from members of the General Population classification.

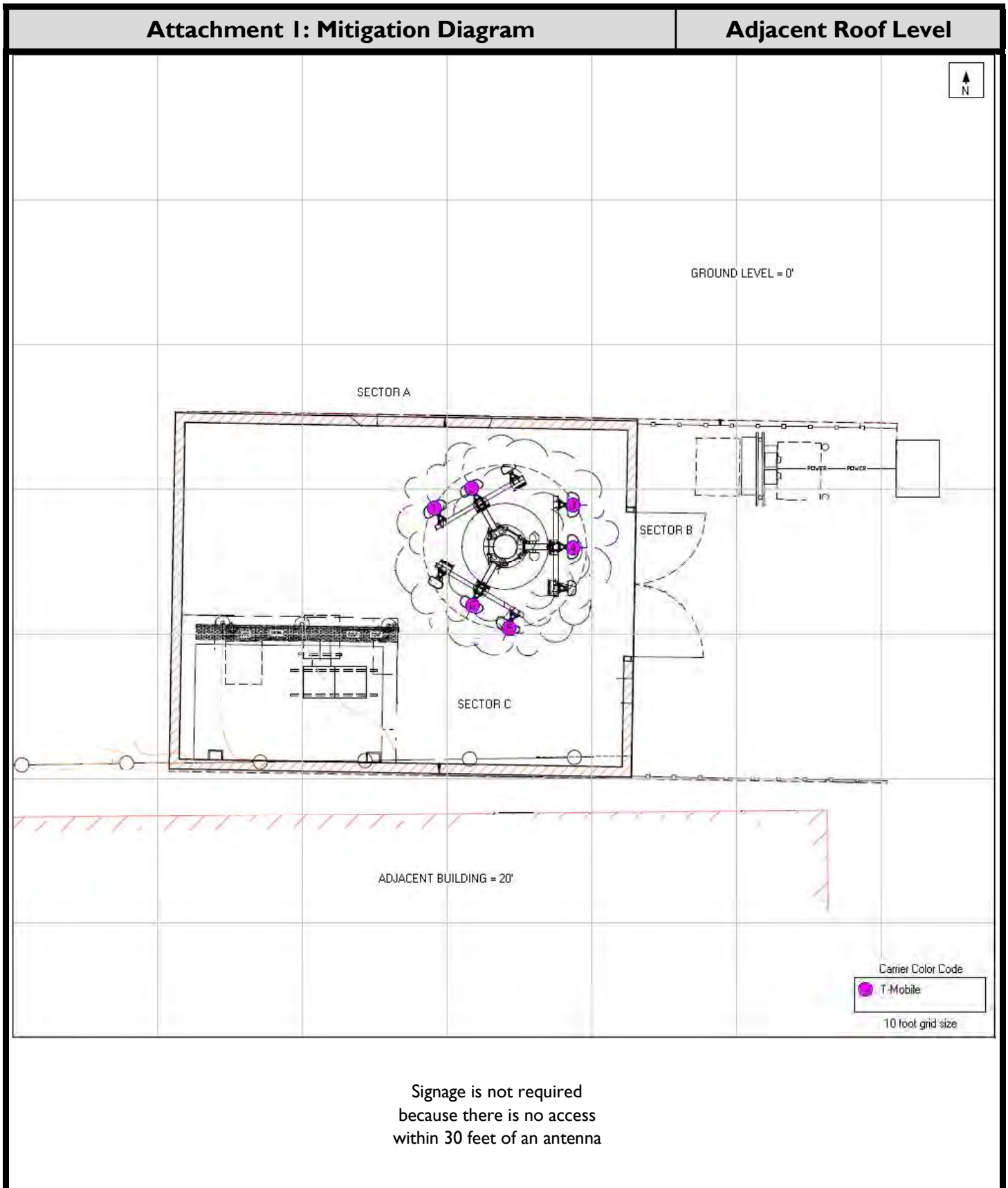
6.5 UNCONTROLLED ENVIRONMENT

Applies to environments that are unrestricted or "uncontrolled" that allow access from members of the General Population classification.

6.6 GENERIC VALUES

The use of "Unknown" for an operator means the information regarding the carrier, their FCC license and / or antenna information was not available. Generic values are used as an estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.

7.0 Mitigation Diagram



8.0 Summary

All calculations performed for this analysis yielded results that were within the allowable limits for exposure to RF Emissions. Based on predictive modeling, there are no modeled exposures on any accessible adjacent roof level-walking/working surface related to T-Mobile's equipment in the area that exceed the FCC's occupational and/or general public exposure limits at this site.

There are no collocated carriers on the monotree.

The anticipated maximum contribution from each sector of the proposed T-Mobile facility is 0.4200% of the allowable FCC established general public limit (0.0840% of the FCC occupational limit). This was determined through calculations along a radial from each sector taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the antennas is approximately 0.2400% of the FCC's general public limit (0.0480% of the FCC's occupational limit).

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards. For this facility, the calculated values were within the allowable 100% threshold standard per the federal government.

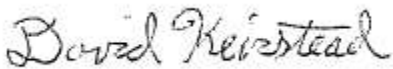
Signage is not required because there is no access within 30 feet of an antenna. To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible.

9.0 Certification

Preparer Certification

I, David Keirstead, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 25mar2021

Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A FAUX EUCALYPTUS TREE CELL TOWER, SPACE FOR TWO CARRIER EQUIPMENT PADS, AND A UTILITY BACKBOARD WITHIN AN 8 FT. HIGH CMU COMPOUND (W/STUCCO FINISH). CARRIER EQUIPMENT CABINETS ON CONCRETE PAD, NINE (9) ANTENNAS AND NINE (9) RRH'S ON FAUX TREE TOWER. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CALIFORNIA BUILDING STANDARDS TITLE 24 CODES, AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2019 CALIFORNIA BUILDING STANDARDS CODE TITLE 24
2. 2017 NATIONAL ELECTRIC CODE
3. 2012 NFPA101 LIFE SAFETY CODE
4. 2018 IFC
5. AMERICAN CONCRETE INSTITUTE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
8. ANSI/TIA/EIA-222-G
9. TIA 607
10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION
12. TELECORDIA GR-1275
13. ANSI/T 311
14. 2018 INTERNATIONAL MECHANICAL CODE
15. 2018 INTERNATIONAL PLUMBING CODE
16. 2018 INTERNATIONAL BUILDING CODE
17. CITY/COUNTY ORDINANCES
18. STATE BUILDING CODE
19. LIGHTNING PROTECTION CODE: NFPA780-2000



SITE NAME:	THORN
SITE NUMBER:	US-CA-5158
SITE ADDRESS:	3073 40TH ST. SAN DIEGO, CA 92105
PARCEL #:	454-491-25-00
DEED REFERENCE:	-
OCCUPANCY:	U
ZONING LAND USE:	RS-1-7 / OPEN SPACE PARK
ZONING JURISDICTION:	CITY OF SAN DIEGO
GROUND ELEVATION:	±305.5 FT.
FLOOD ZONE DESIGNATION:	A[0-9]
STRUCTURE TYPE:	FAUX EUCALYPTUS TREE
STRUCTURE HEIGHT:	65 FT. POLE, (70 FT. TOP OF BRANCHES)
CONSTRUCTION AREA:	25'-0" x 50'-0" = 1,250 SF
LATITUDE (NAD 83):	32° 44' 15.86" N 32.737738"
LONGITUDE:	117° 06' 32.41" W -117.109003"

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
811

CALL 911



3073 40TH ST.

SAN DIEGO, CA 92105

65 FT. FAUX EUCALYPTUS TREE TOWER

		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ZONING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

[illegible]

SITE ID: SD07877A

SITE NAME: DE LA ROSA (THORN)

DESIGN TYPE: **NEW SITE DEVELOPMENT**
FAUX EUCALYPTUS TREE TOWER

**SITE ADDRESS: 3073 40th ST.
SAN DIEGO, CA 92105**

PROPERTY OWNER:	DeLaROSA FLORENTINO 3073 40TH STREET SAN DIEGO, CA 92105
CONTACT:	-
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487
CONTACT:	GARY CASSEL (W/CLEAR BLUE SERVICES) PHONE: (602) 762-8809
ARCHITECT:	CLEAR BLUE SERVICES 3530 E. ATLANTA AVE. PHOENIX, AZ 85040 PHONE: (602) 405-8803
CONTACT:	STEVEN DeJONGE STEVENDEJONGE@CLEARBLUESERVICES.COM
POWER COMPANY:	SAN DIEGO GAS & ELECTRIC
TELCO COMPANY:	-



PROPOSED ELEVATION LOOKING EAST



4	ZONING COMMENTS	SLD	06/18
3	CLIENT COMMENTS	SLD	02/16
2	CLIENT COMMENTS	SLD	10/22
1	LL COMMENTS	SLD	09/28
0	ZONING DRAWINGS	SLD	08/11
No.	Submittal / Revision	App'd	Date

Drawn: SLD Date: 08/11/20
Designed: SLD Date: 08/11/20
Checked: GC Date: 08/13/20

Project Number US-CA-5158

Project Title
US-CA-5158
THORN

507 40TH ST
SAN ANTONIO, TX 78211

Engineer Stamp

STEVEN LEE
DeJONGE

o. C 30293

8-31-2023

RENEWAL
DATE
8/24/21

THIS DOCUMENT CONTAINS AN EYE
SIGNATURE PURSUANT TO A.F.S.
AND TITLE 18. IT IS A VIOLATION
ANY PERSON UNLESS UNDER THE

ANY PERSON, UNLESS UNDER THE
SUPERVISION OF THE REGISTRANT,
MODIFY THIS DOCUMENT IN ANY WAY

PRELIMINARY UNLESS SIGNED

Drawing Title

TITLE SHEET

Drawing Scale:
AS NOTED

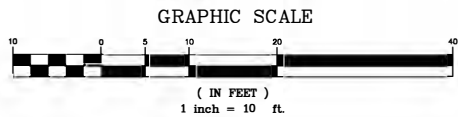
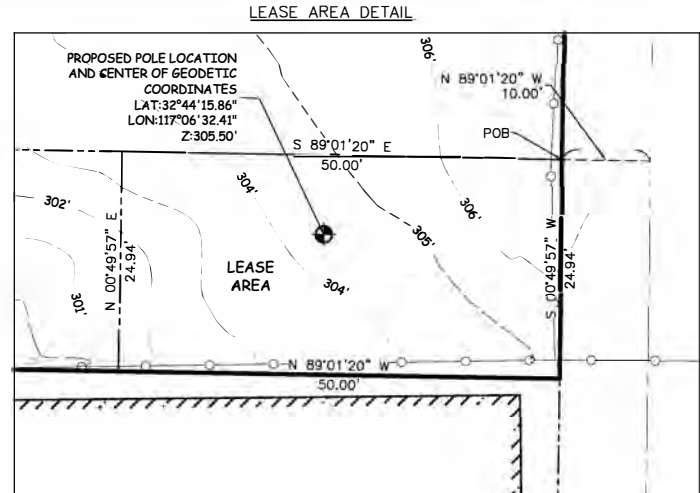
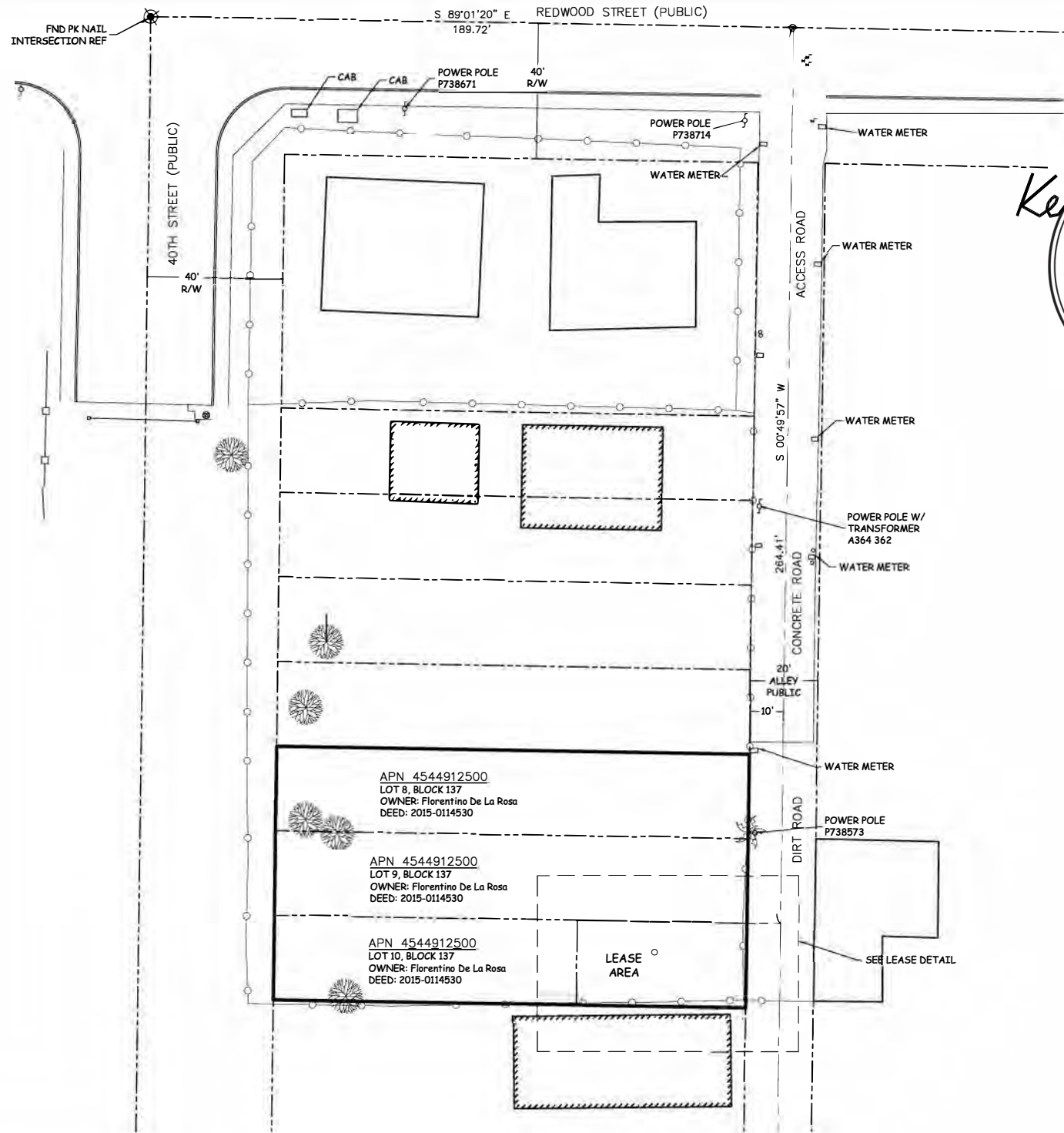
Page 10

Date: 08/24/21

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TO THIS DOCUMENT IS A VIOLATION
APPLICABLE STATE AND/OR LOCAL

Drawing Number

T1



- SCHEDULE B EXCEPTIONS:**
THE TITLE REPORT ORDER #VTB-2334727-C, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 7.14.20.
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. **GENERAL EXCEPTION**
 - Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **GENERAL EXCEPTION**
 - Any encroachment, conflicts in boundary lines, discrepancies, easements, measurement, encumbrance, violation, variation, adverse circumstance or other state of facts affecting the title that would be disclosed by an accurate and complete survey of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land. **GENERAL EXCEPTION**
 - The exact acreage or square footage of the premises will not be insured. **GENERAL EXCEPTION**
 - Rights, facts, interests or claims of present tenants, lessees or parties in possession which are not shown by the Public Records, but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof. **GENERAL EXCEPTION**
 - Streams, riparian rights, littoral rights and the title to any filled-in-lands. **GENERAL EXCEPTION**
 - Taxes or special assessments which are not shown as existing liens by the public records. **GENERAL EXCEPTION**
 - Covenants, conditions and restrictions, if any, not appearing in the public records. **GENERAL EXCEPTION**
 - Any easements or servitudes not appearing in the public records. **GENERAL EXCEPTION**
 - Any lease, grant, exception or reservation of minerals or mineral rights together with any rights appurtenant thereto. **GENERAL EXCEPTION**
 - Homeowner's or other association dues, assessments or fees for which no notice of delinquency, lien, claim of lien or assessment has been filed of record in the real property records. **GENERAL EXCEPTION**
 - Unrecorded leases and agreements. **GENERAL EXCEPTION**
- (Additional Exceptions may be listed here by number)

- Rights of fee simple owners in and to the subject property. **GENERAL EXCEPTION**
- Resolution, dated May 19, 1992 recorded May 22, 1992, as Instrument No. 1992-0314187, in San Diego County, California. **NOT SURVEY RELATED - NO EFFECT.**
- Redevelopment Statement, dated June 14, 2007 recorded July 16, 2007, as Instrument No. 2007-0474324, in San Diego County, California. **NOT SURVEY RELATED - NO EFFECT.**
- Companion Unit Agreement, dated September 13, 2017 recorded September 29, 2017, as Instrument No. 2017-0449400, in San Diego County, California. **NOT SURVEY RELATED - NO EFFECT.**

BENCHMARK
CITY OF SAN DIEGO BENCHMARK - BRASS PLUG AT THE NORTHWEST CORNER OF THE INTERSECTION OF 40TH STREET AND REDWOOD ST. ELEVATION = 909.09' (CITY OF SAN DIEGO MEAN SEA LEVEL DATUM)

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA ZONE 6, DETERMINED BY GPS OBSERVATIONS.

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

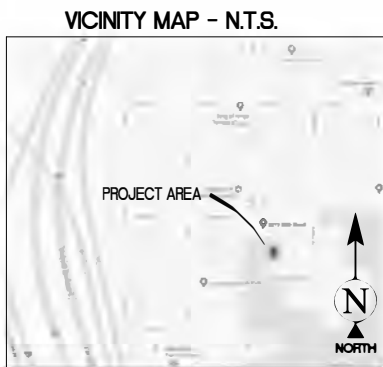
SURVEY DATE
8.22.20

SURVEYOR'S NOTES
REFERENCE IS MADE TO THE TITLE REPORT ORDER #VTB-2334727-C, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 7.14.20. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED (EXCEPT FOR ROOFTOPS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

THE ACCESS AND UTILITY EASEMENT ADJOINS TO A PUBLIC RIGHT OF WAY.

NO ENCROACHMENTS VISIBLE AFFECTING THE LEASE AREA AND ACCESS / UTILITY EASEMENTS.

THE DESCRIBED LEASE AREA, ACCESS EASEMENT AND UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.



PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, CITY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOTS 8, 9 AND 10 OF BLOCK 137, CITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1007, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 3, 1906.

PARCEL ID #4544912500

THIS BEING THE SAME PROPERTY CONVEYED TO FLORENTINO DE LA ROSA, AN UNMARRIED MAN FROM FLORENTINO DE LA ROSA, AN UNMARRIED MAN IN A DEED DATED MARCH 11, 2015 AND RECORDED MARCH 12, 2015, AS INSTRUMENT NO. 2015-0114530.

PROPERTY COMMONLY KNOWN AS: SOUTH OF 3073 40TH STREET, SAN DIEGO, CA 92105 COUNTY OF SAN DIEGO

LEASE LEGAL DESCRIPTION

A PORTION OF LAND REFERRED TO HEREIN BELOW IS SITUATED IN LOT 10 OF BLOCK 137, CITY HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1007, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, OCTOBER 3, 1906, DESCRIBED AS FOLLOWS:

COMMENTING AT A PK NAIL MARKING THE INTERSECTION OF 40TH STREET AND REDWOOD STREET, THENCE ALONG THE CENTERLINE OF REDWOOD STREET, SOUTH 89°01'20" EAST, A DISTANCE OF 189.72 FEET:

THENCE SOUTH 00°49'57" WEST, A DISTANCE OF 264.41 FEET;
THENCE NORTH 89°01'20" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°49'57" WEST, A DISTANCE OF 24.94 FEET;
THENCE NORTH 89°01'20" WEST, A DISTANCE OF 50.00 FEET;
THENCE NORTH 00°49'57" EAST, A DISTANCE OF 24.94 FEET;
THENCE SOUTH 89°01'20" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 1247 SQ. FT. MORE OR LESS.

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THIS CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF CALIFORNIA.

LEGEND

POB	POINT OF BEGINNING	SPOT ELEVATION
POT	POINT OF TERMINUS	POSITION OF GEODETIC COORDINATES
PUE	PUBLIC UTILITY EASEMENT	WATER CONTROL VALVE
ROW	RIGHT OF WAY	FIRE HYDRANT
DW	DRIVEWAY	POWER POLE
SW	SIDEWALK	LIGHT POLE
BCHH	BRASS CAP IN HANDHOLE	SEWER MANHOLE
BCFL	BRASS CAP FLUSH	FOUND AS NOTED
PCR	PIMA COUNTY RECORDS	

OVERHEAD ELECTRIC PROPERTY LINE CHAIN LINK FENCE

CENTER OF PROPOSED MONOPINE (NAD83)
LATITUDE 32° 44' 15.86" NORTH
LONGITUDE 117° 06' 32.41" WEST
ELEVATION 305.5' (NAVD88)

1-A ACCURACY CERTIFICATION

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

Western Geomatics Services
2925 E Riggs Rd Suite 8-191
Chandler, AZ 85249
(480) 656-7912 office
(480) 219-5195 fax

verticalbridge

Clear Blue Services
407 S. PINE RD.
TEMPE, AZ 85281 602-426-1900



No.	Submit / Revision	App'd	Date
C	COMMENTS		7.19.21
B	COMMENTS		2.16.21
A	SUBMITTAL		10.8.20

Drawn: MC Date: 10.8.20

Designed: MC Date: 10.8.20

Checked: MC Date: 10.8.20

Project Number
US-CA-5158

Project Title
US-CA-5158
THORN

3073 40TH STREET
SAN DIEGO, CA 92105

Surveyor Stamp

Drawing Title

SITE SURVEY

Drawing Scale:

AS NOTED

Date:
1.6.21

LS

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Drawing Number

LS-1

LEGEND

- (P) PROPOSED
(E) EXISTING
(F) FUTURE
⚡ FIRE HYDRANT
POB POINT OF BEGINNING
ROW RIGHT OF WAY
☒ WATER METER
SVLT SEWER VAULT
EVLTV ELECTRIC VAULT
EP ELECTRIC PANEL
A.C.E. ACCESS CONTROL EASEMENT
--- PROPERTY LINE
--- O/H --- OVERHEAD ELECTRIC
--- S --- BLUESTAKED SEWER LINE
0000.0 NG SPOT ELEVATION
⊕ POSITION OF GEODETIC COORDINATES
GV ⚡ GAS VALVE
⚡ POWER POLE
⊙ SANITARY SEWER MANHOLE
⊙ FOUND AS NOTED
--- W --- BLUESTAKED WATER LINE
--- E --- BLUESTAKED ELECTRIC LINE
--- INDICATES ACCESS/UTILITY EASEMENT
--- INDICATES CHAIN LINK FENCE
--- INDICATES SEWER EASEMENT

JURISDICTIONAL NOTES:
1. EXISTING TREES TO REMAIN ON SITE WITHIN WORK THE AREA OF WORK WILL BE PROTECTED IN PLACE.

THE FOLLOWING MEASURES TO BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCK PILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
5. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLAN IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

SETBACKS TO PROPERTY LINES

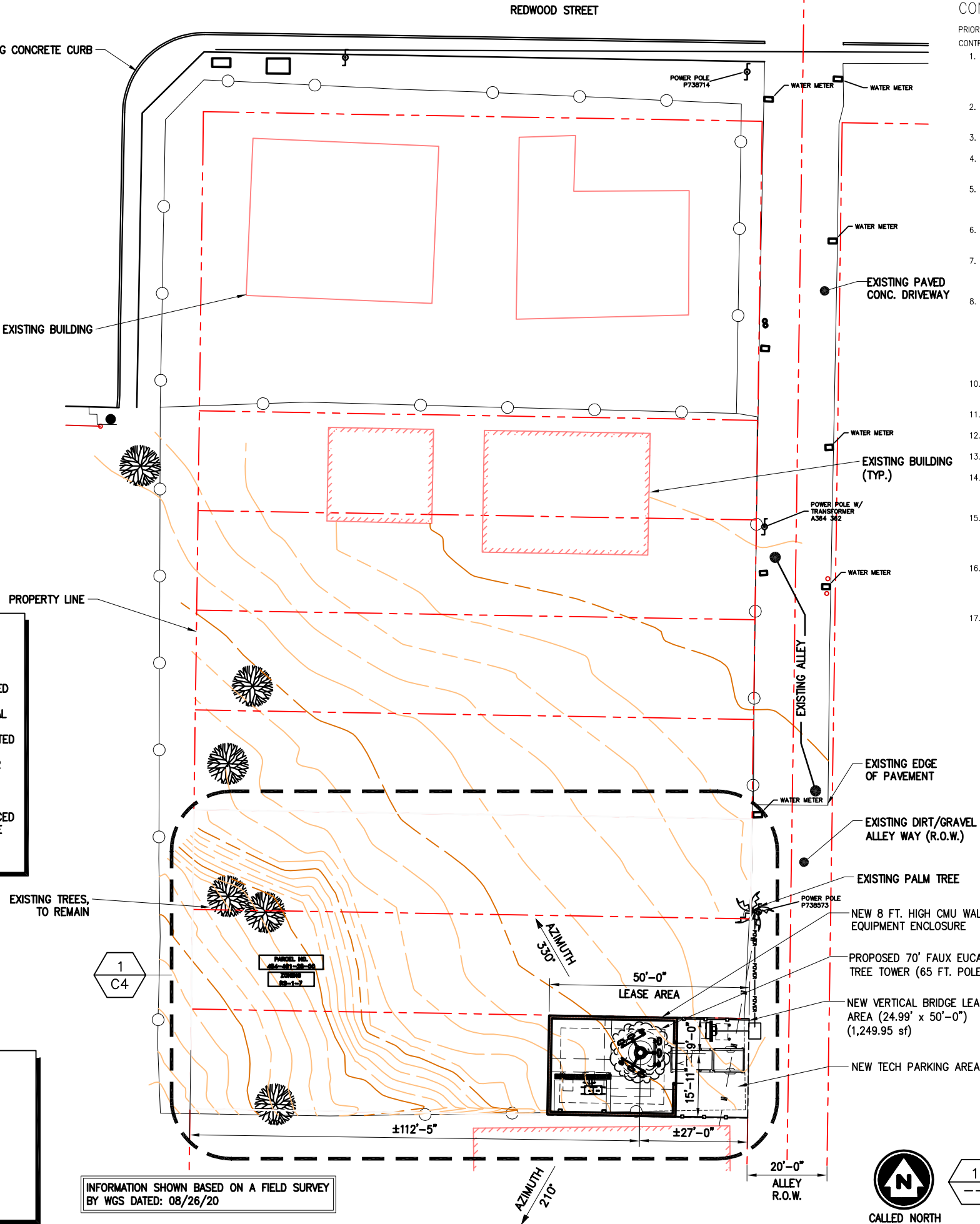
NORTH 9'-0"±
SOUTH 15'-11"±
WEST 112'-5"±
EAST 27'-0"±

* SETBACKS ARE ESTIMATED FROM THE ASSESSORS MAPS, GIS INFORMATION & SURVEY BY: WGS, DATED 08/26/2020

NOTES:

- CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
- CONTRACTORS SHALL CHECK IN EACH DAY WITH THE TENANT NOC PRIOR TO ACCESSING SITES.
- REFERENCE MANUFACTURERS TOWER DRAWINGS ON INSTALLATION.
- ALL COAXIAL CABLING TO BE RUN INSIDE TOWER

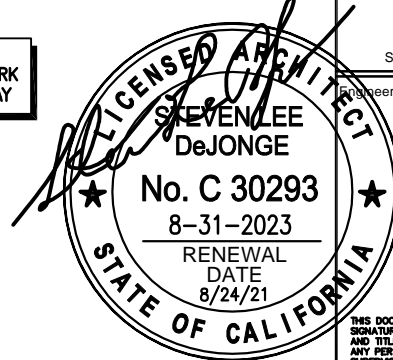
INFORMATION SHOWN BASED ON A FIELD SURVEY BY WGS DATED: 08/26/20



CONSTRUCTION BMP GENERAL NOTES

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

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



JURISDICTIONAL MAINTENANCE NOTE:

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LANDLORD (OWNER). LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE LANDLORD (OWNER). THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER CONDITIONS OF THE PREMISE.



1 OVERALL SITE PLAN
SCALE: 1" = 30' (11x17)
SCALE: 1" = 15' (22x34)

FULL SCALE 1" = 15'
15 0 15 30
HALF SCALE 1" = 30'
15 0 15 30

verticalbridge

Clear Blue
services

3830 E ATLANTA AVE
PHOENIX, AZ 85040 602-458-6800

No.	Submit / Revision	App'd	Date
4	ZONING COMMENTS	SLD	08/18/21
3	CLIENT COMMENTS	SLD	02/16/21
2	CLIENT COMMENTS	SLD	10/22/20
1	LL COMMENTS	SLD	09/28/20
0	ZONING DRAWINGS	SLD	08/11/20

Drawn: SLD Date: 08/11/20
Designed: SLD Date: 08/11/20
Checked: GC Date: 08/13/20

Project Number US-CA-5158

Project Title US-CA-5158 THORN

3073 40TH ST
SAN DIEGO, CA 92105

Engineer Stamp

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

Drawing Title OVERALL SITE PLAN

Drawing Scale: AS NOTED

Date: 08/24/21

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Drawing Number

C3

1. ALL BRANCHES AT THE ANTENNA LEVEL MUST EXTEND A MINIMUM OF 24 INCHES BEYOND THE ENTIRE VERTICAL LENGTH OF THE ANTENNAS FOR MAXIMUM CONCEALMENT.
ANTENNA SOCKS DO NOT COUNT TOWARD THIS REQUIREMENT.
2. THE MONOEUCLYPTUS SHOULD BE DESIGNED WITH A MINIMUM OF FOUR (4) BRANCHES PER FOOT FOR FULL DENSITY COVERAGE WITH LIMITED SPACING BETWEEN THE BRANCHES, UNLESS 3D MODELS JUSTIFY LOWER BRANCH COUNTS.
3. USE 90 DEGREE CONNECTORS TO ELIMINATE LARGE LOOPING CABLES COMING FROM BOTTOM OF ANTENNAS.
4. THE MONOEUCLYPTUS BRANCHING SHOULD BEGIN 16 FEET ABOVE GRADE.
5. SOCKS ARE MANDATORY FOR ALL ANTENNAS & ASSOCIATED COMPONENTS LOCATED ON THE TREE.
6. THERE SHOULD BE NO GAPS IN BRANCH COVERAGE. ALL BRANCH PORTS SHOULD BE USED FOR BRANCHES. BRANCHES SHOULD BLEND DOWN THE TREE WITH NO ABRUPT TRANSITIONS.
7. NO EXPOSED MOUNTING APPARATUS MAY REMAIN WITHOUT THE ASSOCIATED ANTENNAS; EVEN IF AN ANTENNA WAS APPROVED AT THAT LOCATION BUT NOT INSTALLED.
8. ANY CHANGES TO BRANCHES WILL REQUIRE A BUILDING PERMIT, AND SHOULD APPEAR ON THE SCOPE OF WORK OF ANY PLANS SUBMITTED. THE SYSTEMATIC REMOVAL AND REPLACEMENT OF MULTIPLE BRANCHES WITHOUT A BUILDING PERMIT IS PROHIBITED.

**Antenna Structure
Registration Number**
1234567

Per 47 CFR 17.4 (g)

**IN CASE OF
EMERGENCY
CALL**
1-888-662-4662

Site No. 123456789
COMPANY, INC.

INFORMATION

Federal Communications Commission
Tower Registration Number
1 2 3 4 5 6 7

Point is antenna with tower that transmits
radio signals to a station under FCC license
47 CFR 17.4(g)

INFORMATION

ACTUAL ANTENNAE ARE INDICATED
BY THE FOLLOWING LIST OF COORDINATES

ANTENNA 1
LAT: 34.000000
LONG: 118.000000

ANTENNA 2
LAT: 34.000000
LONG: 118.000000

NOTICE

CAUTION

Radio Frequency Fields beyond this site may exceed FCC rules for human exposure limit.

They all pointed signs and site guidelines for working in radio frequency environments.

NOTICE

CAUTION

Radio Frequency Fields at this site may exceed FCC rules for human exposure limit.

They all pointed signs and site guidelines for working in radio frequency environments.

NOTICE

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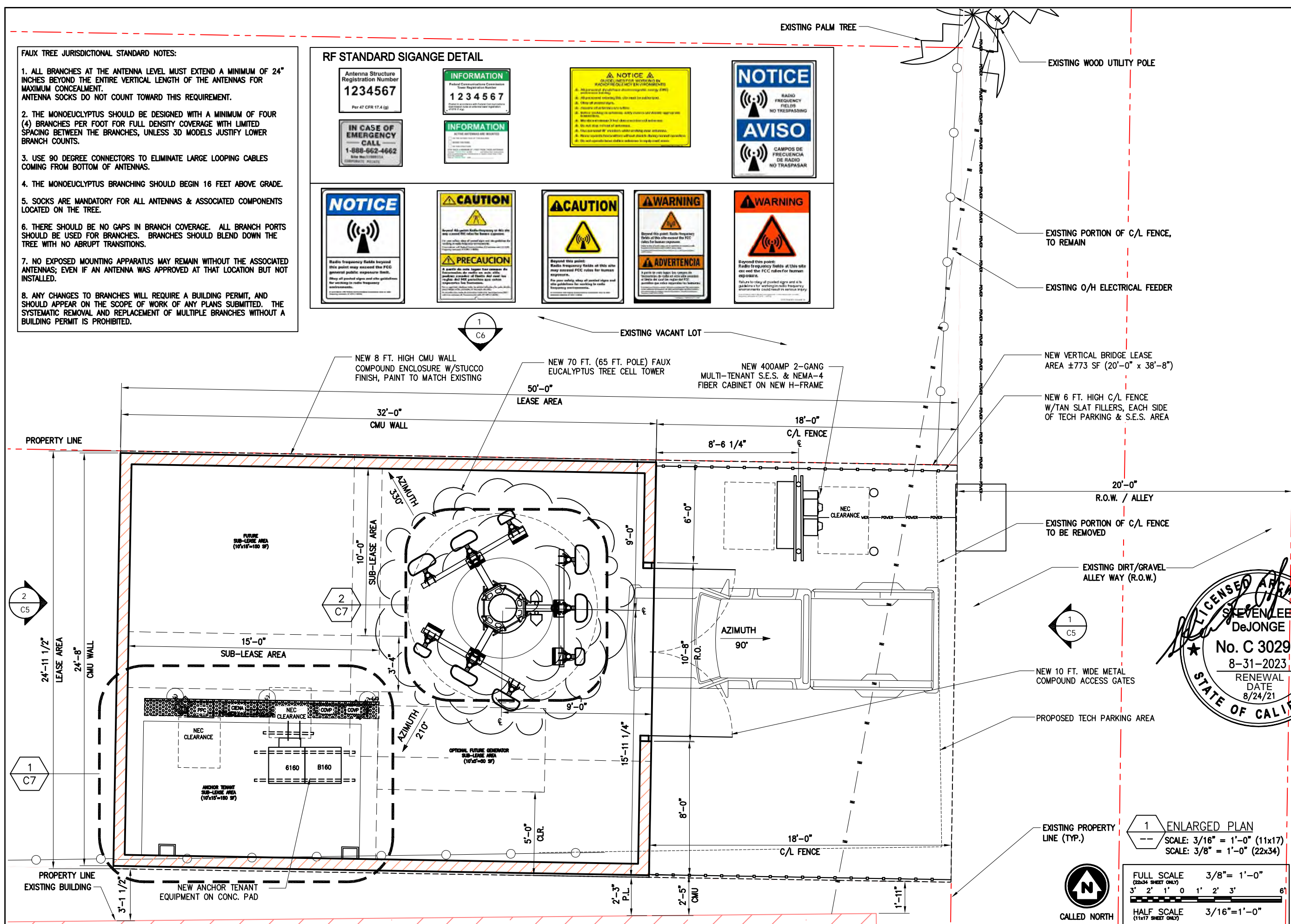
They all pointed signs and site guidelines for working in radio frequency environments.

NOTICE

WARNING

Radio Frequency Fields at this site may exceed FCC rules for human exposure limit.

They all pointed signs and site guidelines for working in radio frequency environments.



1 ENLARGED PLAN



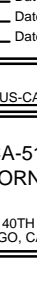
SCALE: $\frac{3}{16}" = 1'-0"$ (11x17)

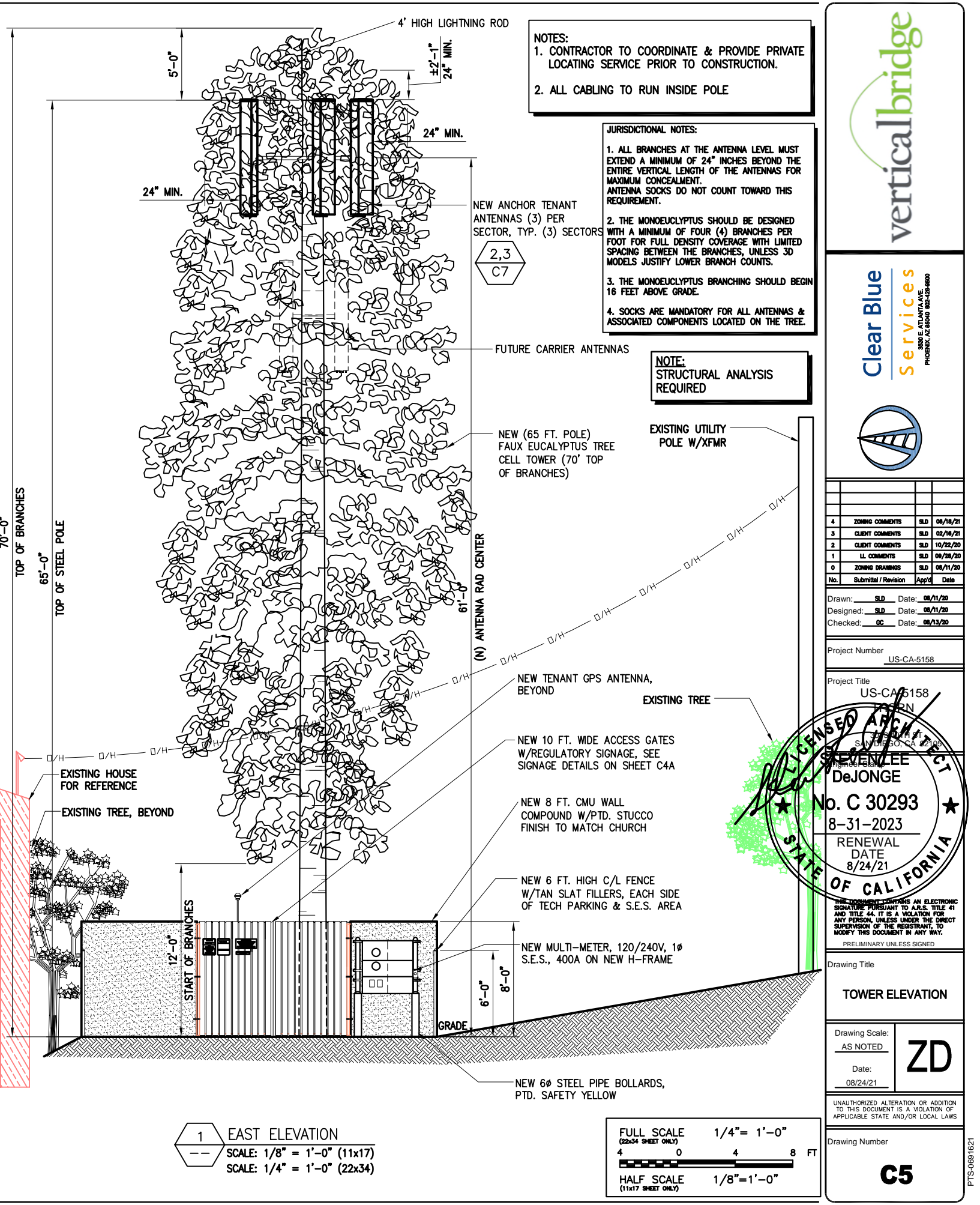
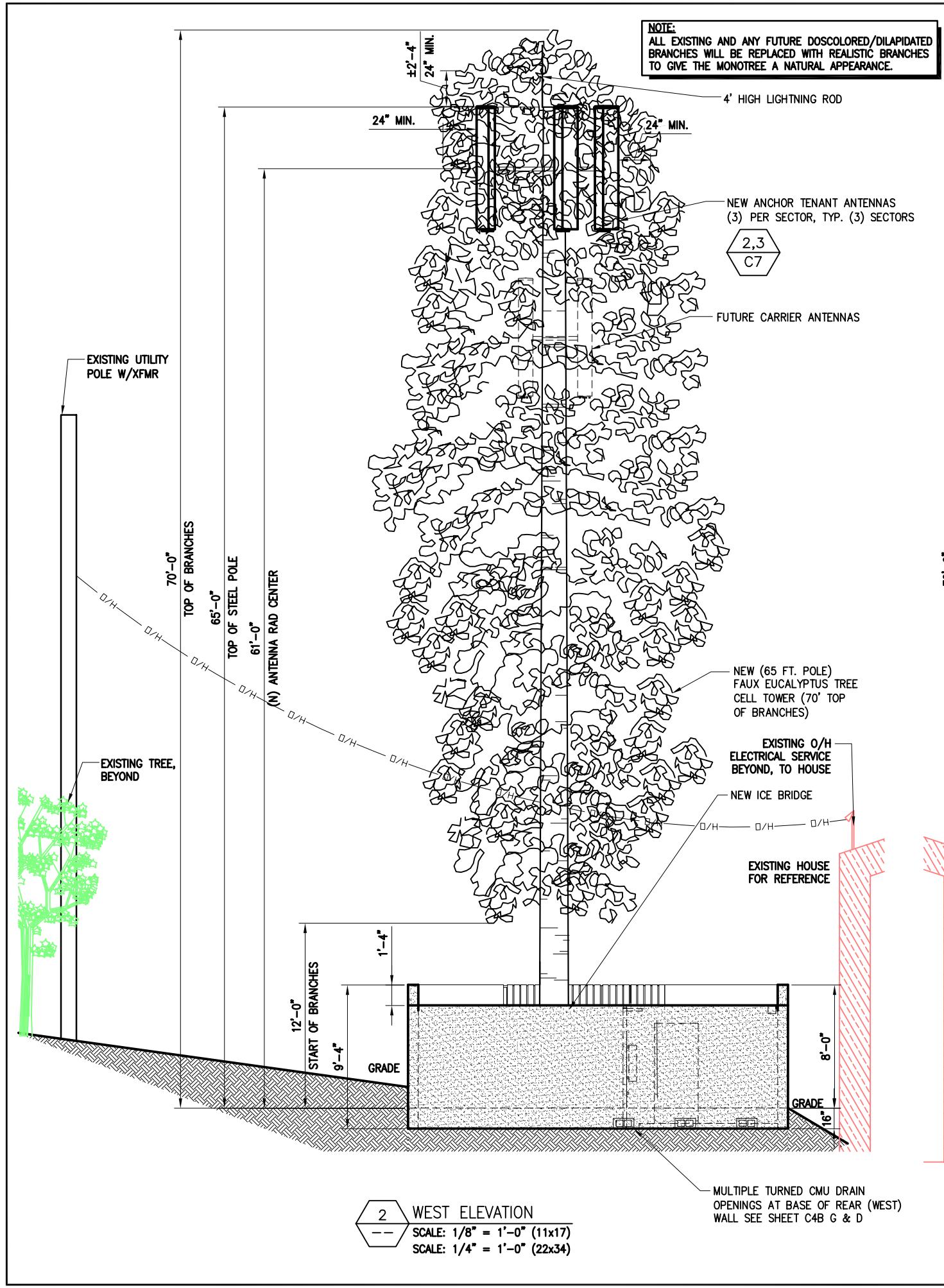
SCALE: $\frac{3}{8}" = 1'-0"$ (22x34)

FULL SCALE $\frac{3}{8}" = 1'-0"$
(22x34 SHEET ONLY)

3' 2' 1' 0 1' 2' 3' 6'

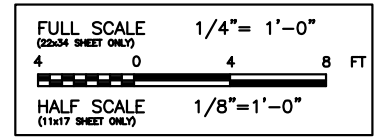
HALF SCALE $\frac{3}{16}" = 1'-0"$
(11x17 SHEET ONLY)

				
<div><div>Clear Blue</div><div>services</div><div>3830 E ATLANTA AVE PHOENIX, AZ 85040 602-458-6900</div></div>				
				
4	ZONING COMMENTS	SJD	06/18/20	
3	CLIENT COMMENTS	SJD	02/16/20	
2	CLIENT COMMENTS	SJD	10/22/20	
1	LL COMMENTS	SJD	08/28/20	
0	ZONING DRAWINGS	SJD	08/11/20	
No.	Submittal / Revision	App'd	Date	
Drawn: <u>SJD</u> Date: <u>06/11/20</u>				
Designed: <u>SJD</u> Date: <u>06/11/20</u>				
Checked: <u>GC</u> Date: <u>06/13/20</u>				
Project Number <u>US-CA-5158</u>				
Project Title US-CA-5158 THORN 3073 40TH ST SAN DIEGO, CA 92105				
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Drawing Scale: <u>AS NOTED</u>		ZD		
Date: <u>08/24/21</u>				
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Drawing Number C4A				



2 WEST ELEVATION
SCALE: 1/8" = 1'-0" (11x17)
SCALE: 1/4" = 1'-0" (22x34)

1 EAST ELEVATION
SCALE: 1/8" = 1'-0" (11x17)
SCALE: 1/4" = 1'-0" (22x34)



verticalbridge

Clear Blue
Services
3839 E ATLANTA AVE.
PHOENIX, AZ 85040 602-459-4600

No.	Submital / Revision	App'd	Date
4	ZONING COMMENTS	SLD	08/18/21
3	CLIENT COMMENTS	SLD	08/18/21
2	CLIENT COMMENTS	SLD	10/22/20
1	LL COMMENTS	SLD	08/28/20
0	ZONING DRAWINGS	SLD	08/11/20

Drawn: SLD Date: 08/11/20
Designed: SLD Date: 08/11/20
Checked: GC Date: 08/13/20

Project Number
US-CA-5158

Project Title
US-CA-5158
TURN

Signature: Steven Lee DeJonge
No. C 30293
8-31-2023
RENEWAL DATE
8/24/21
STATE OF CALIFORNIA
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Drawing Title
TOWER ELEVATION

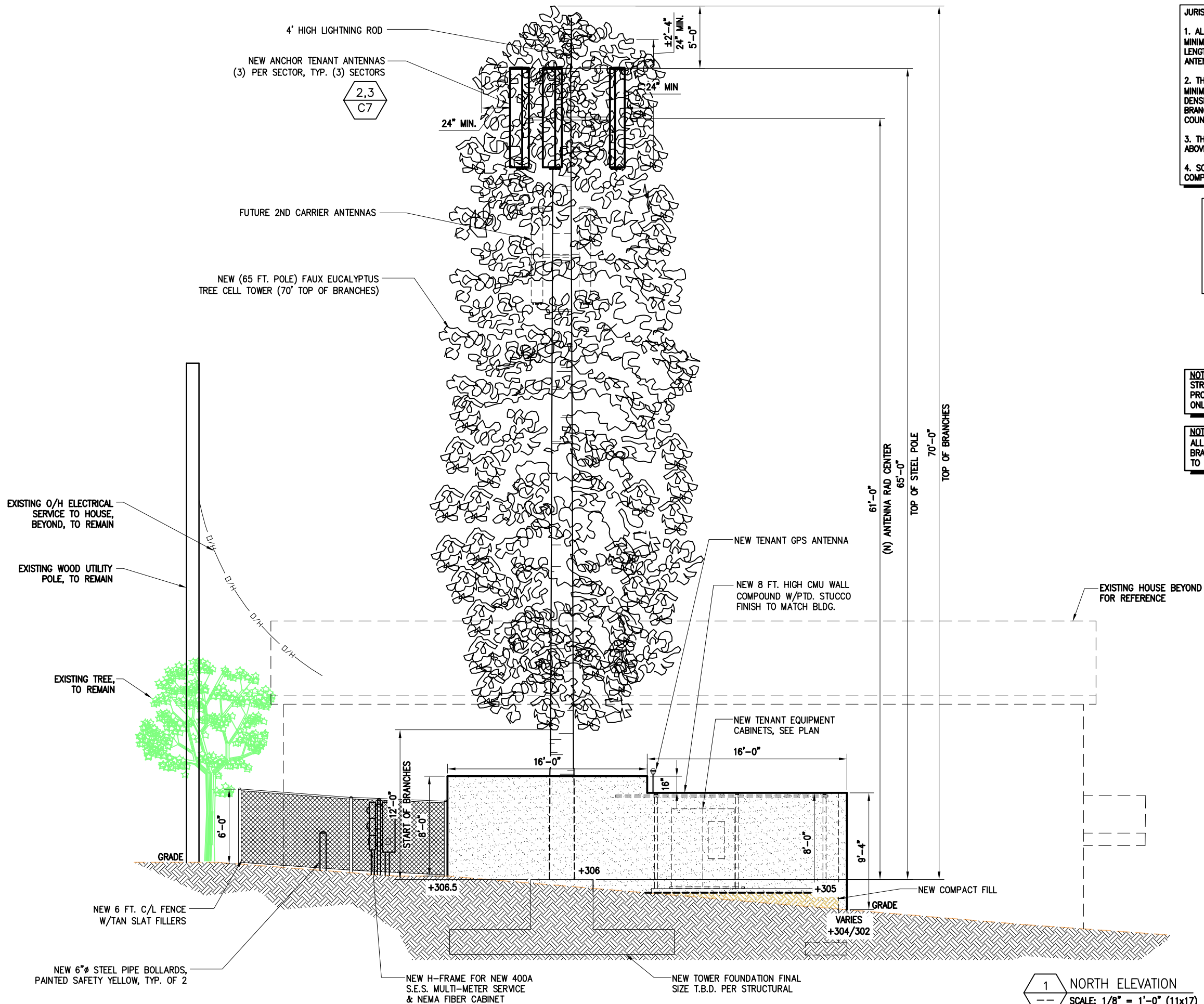
Drawing Scale:
AS NOTED

Date:
08/24/21

Unauthorized alteration or addition to this document is a violation of applicable state and/or local laws.

Drawing Number
C5

PTS-0691621



JURISDICTIONAL NOTES:

1. ALL BRANCHES AT THE ANTENNA LEVEL MUST EXTEND A MINIMUM OF 24" INCHES BEYOND THE ENTIRE VERTICAL LENGTH OF THE ANTENNAS FOR MAXIMUM CONCEALMENT. ANTENNA SOCKS DO NOT COUNT TOWARD THIS REQUIREMENT.
2. THE MONOEUCLYPTUS SHOULD BE DESIGNED WITH A MINIMUM OF FOUR (4) BRANCHES PER FOOT FOR FULL DENSITY COVERAGE WITH LIMITED SPACING BETWEEN THE BRANCHES, UNLESS 3D MODELS JUSTIFY LOWER BRANCH COUNTS.
3. THE MONOEUCLYPTUS BRANCHING SHOULD BEGIN 16 FEET ABOVE GRADE.
4. SOCKS ARE MANDATORY FOR ALL ANTENNAS & ASSOCIATED COMPONENTS LOCATED ON THE TREE.

NOTES:

1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
2. ALL CABLING TO RUN INSIDE POLE.
3. CONTRACTOR TO USE PROPER TORQUE WRENCH TO INSTALL & TIGHTEN CONNECTORS TO INSURE PROPER FIT.
4. CONTRACTOR TO VERIFY FINAL RF CONFIGURATION WITH CARRIER REPRESENTATIVE.

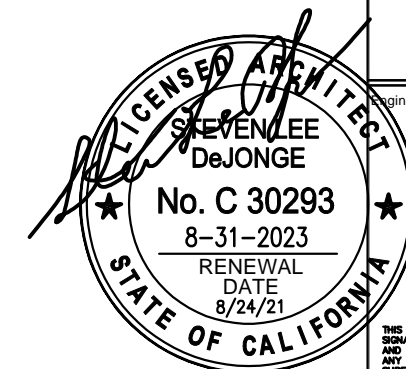
NOTE:
STRUCTURAL ANALYSIS
REQUIRED

NOTE:

STRUCTURAL ANALYSIS REQUIRED. INFORMATION ON THIS PROVIDED ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY. SEE STRUCTURAL TOWER DESIGN & REPORT

NOTE:

ALL EXISTING AND ANY FUTURE DISCOLORED/DILAPIDATED BRANCHES WILL BE REPLACED WITH REALISTIC BRANCHES TO GIVE THE MONOTREE A NATURAL APPEARANCE.



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Drawing Title

TOWER ELEVATION

Drawing Scale:
AS NOTED

ZD

Date:
08/24/21

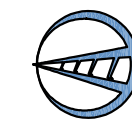
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APPLICABLE STATE AND/OR LOCAL LAWS

Drawing Number

C6

FULL SCALE 1/4" = 1'-0"
(22x34 SHEET ONLY)
4 0 4 8 FT
HALF SCALE 1/8" = 1'-0"
(11x17 SHEET ONLY)

verticalbridge
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3030 E. ATLANTA AVE.
PHOENIX, AZ 85040 602-459-4800



No.	Submital / Revision	App'd	Date
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0	ZONING DRAWINGS	SLD	08/11/20

Drawn: SLD Date: 08/11/20
Designed: SLD Date: 08/11/20
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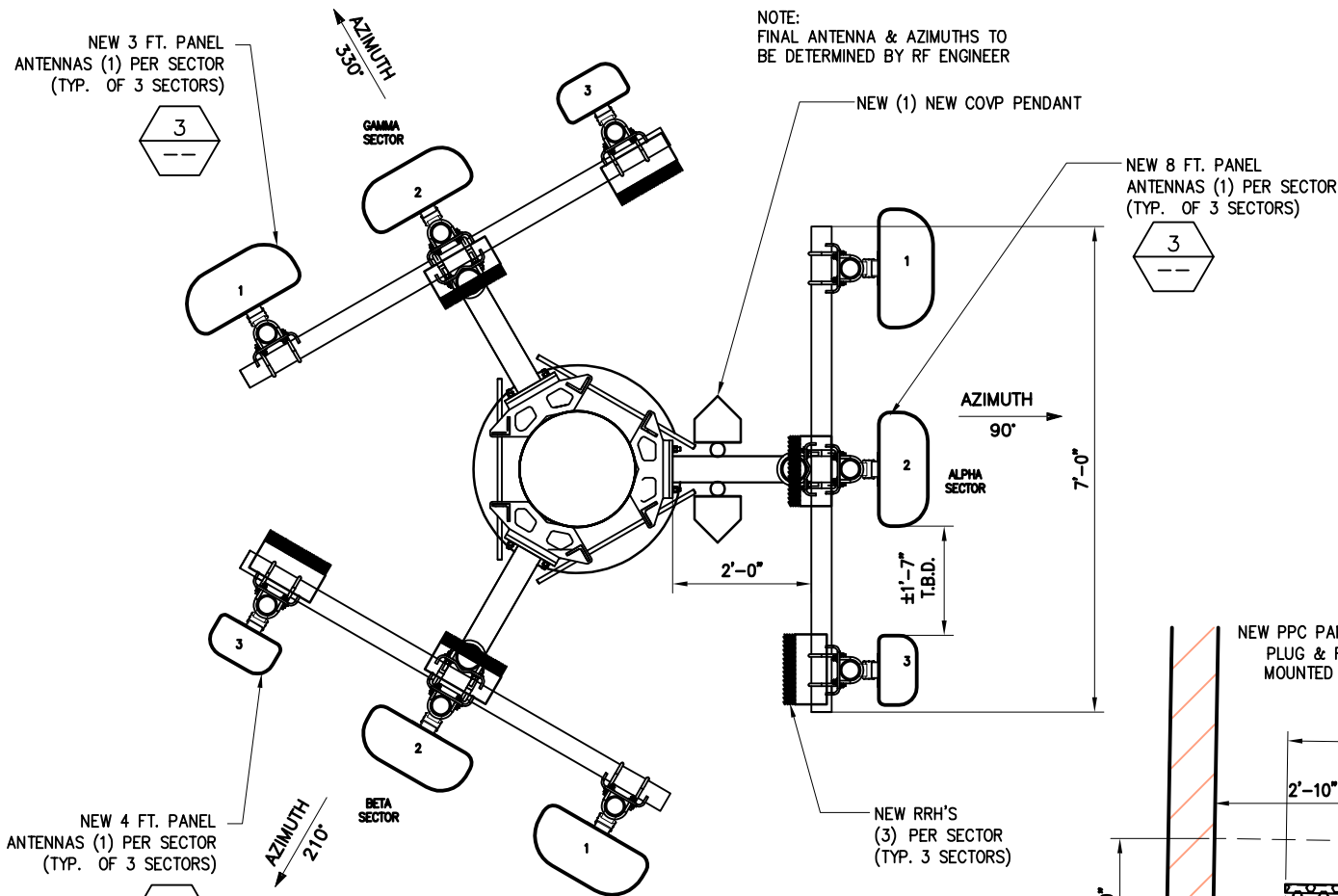
Project Number
US-CA-5158

Project Title
US-CA-5158
THORN

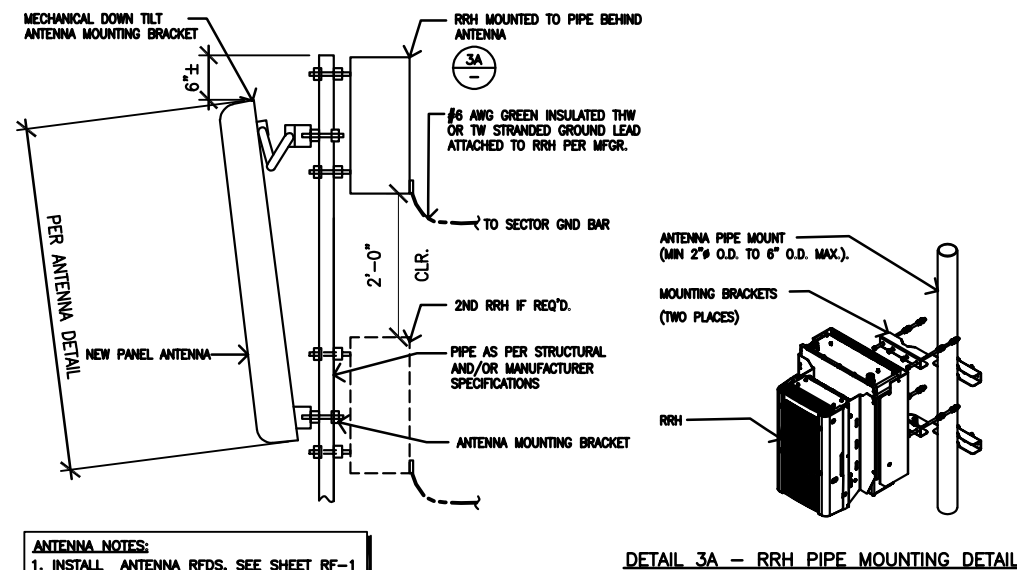
3073 40TH ST
SAN DIEGO, CA 92105

Engineer Stamp

PTS-0681621

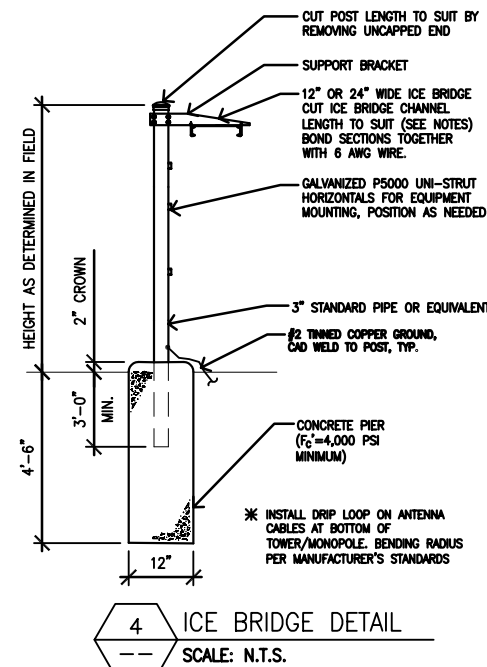


JURISDICTIONAL NOTE:
SOCKS ARE MANDATORY FOR ALL ANTENNAS & ASSOCIATED COMPONENTS LOCATED ON THE TREE.



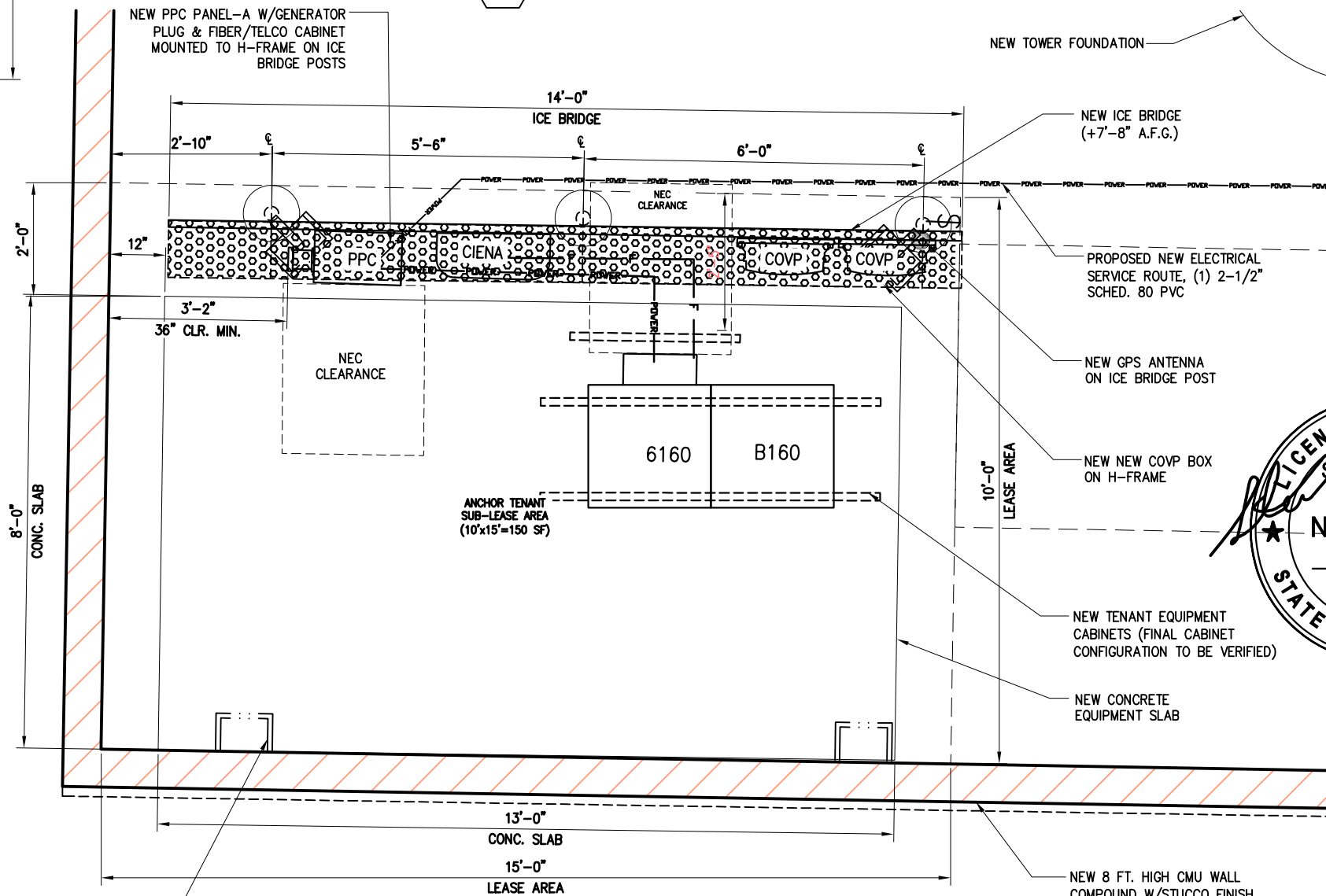
ANTENNA NOTES:
1. INSTALL ANTENNA RFDS. SEE SHEET RF-1
VERIFY WITH RADIO FREQUENCY ENGINEERS
FINAL DECISION AT TIME OF CONSTRUCTION

3 TYPICAL ANTENNA & RRH MOUNTING DETAIL
SCALE: N.T.S.



NOTES:

1. WHEN USING COMPONENTS AS SHOWN IN STANDARD DETAILS, MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS ON A CONTINUOUS SINGLE SECTION OF BRIDGE CHANNEL SHALL BE 9 FEET FOR 10 FEET BRIDGE CHANNEL.
2. WHEN USING COMPONENTS FOR SPLICING BRIDGE CHANNEL SECTIONS, THE SPLICE SHOULD BE PROVIDED AT THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2 FEET FROM THE SUPPORT.
3. WHEN USING COMPONENTS, SUPPORT SHOULD BE PROVIDED AS CLOSE AS POSSIBLE TO THE ENDS OF ICE BRIDGES, WITH A MAXIMUM CANTILEVER DISTANCE OF 2 FEET FROM THE SUPPORT TO THE FREE END OF THE ICE BRIDGE.
4. CUT BRIDGE CHANNEL SECTIONS SHALL HAVE RAW EDGES TREATED WITH A MATERIAL TO RESTORE THESE EDGES TO THE ORIGINAL CHANNEL, OR EQUIVALENT, FINISH.
5. ICE BRIDGES MAY BE CONSTRUCTED WITH COMPONENTS FROM OTHER MANUFACTURERS, PROVIDED THE MANUFACTURER'S INSTALLATION GUIDELINES ARE FOLLOWED.
6. DEVIATIONS FROM STANDARDS FOR COMPONENT INSTALLATIONS ARE PERMITTED WITH THE RESPECTIVE MANUFACTURER'S APPROVAL.
7. DEVIATIONS FROM ICE BRIDGE FOUNDATIONS REQUIRE ENGINEERING APPROVAL.
8. THE DESIGN IS BASED ON ASCE 7-98, 3 SECOND GUST WIND SPEED OF 110 MPH, EXPOSURE C, ELEVATION AT GRADE.
9. THIS DESIGN IS BASED ON 24" WIDE ICE BRIDGE AND (12) 1 5/8" DIA COAX CABLES AND MAX. POST SUPPORT SPACING OF 10'-0".



FULL SCALE 3/4" = 1'-0"
(22x34 SHEET ONLY)

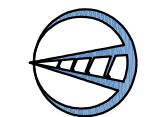
1' 0 1' 2' 2.5'

HALF SCALE 3/8" = 1'-0"
(11x17 SHEET ONLY)

verticalbridge

Clear Blue
services

3839 E. ATLANTA AVE.
PHOENIX, AZ 85040 602-458-6800

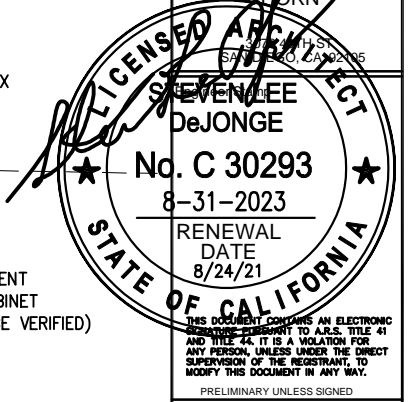


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Drawn: SLD Date: 08/11/20
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Project Number US-CA-5158

Project Title US-CA-5158 THORN



Drawing Title DETAILS

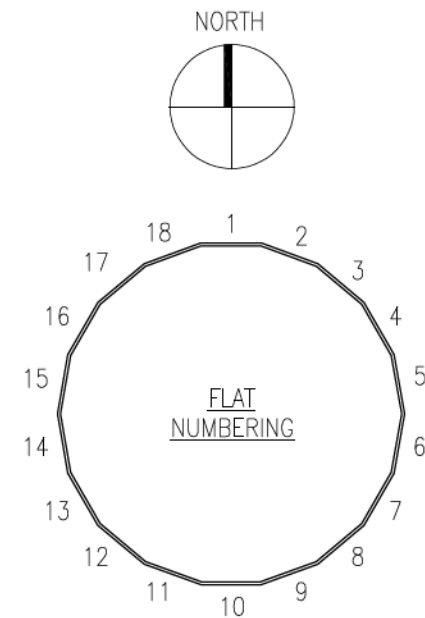
Drawing Scale: AS NOTED
Date: 08/24/21

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Drawing Number

C7

PTS-0681621



T = BRANCH TIPS
BB = BOOM BRANCH
X = VACANT RECEIVER
2 = 2'-0" BRANCH
3 = 3'-0" BRANCH
4 = 4'-0" BRANCH
5 = 5'-0" BRANCH
6 = 6'-0" BRANCH
7 = 7'-0" BRANCH
8 = 8'-0" BRANCH
9 = 9'-0" BRANCH
10 = 10'-0" BRANCH
TOTAL BRANCH COUNT = 199
AVERAGE = 3.98 BRANCHES
PER FOOT

BRANCH LAYOUT																			
Elev	Deg	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Degree		0°	20°	40°	60°	80°	100°	120°	140°	160°	180°	200°	220°	240°	260°	280°	300°	320°	340°
66.00	90										4								
66.00	30						3						3						3
65.25	30		6						6						6				
64.50	30				6						6						6		
63.75	30						8						8						8
63.00	30			10						10						10			
62.00	30	10						10						10					
61.00	30																		
60.25	30		10						10						10				
59.50	30				10						10						10		
58.75	30						10						10						10
58.00	30			10						10						10			
57.25	30	10						10						10					
56.50	30					10						10						10	
55.75	30		10						10						10				
55.00	30				10						10						10		
54.25	30						10						10						10
53.50	30			10						10						10			
52.75	30	10						10						10					
52.00	30					10						10						10	
51.25	30		10						10						10				
50.50	30				10						10						10		
49.75	30						10						10						10
49.00	30			10						10						10			
48.25	30	10						10						10					
47.50	30					10						10						10	
46.75	30		10						10						10				
46.00	30				10						10						10		
45.25	30						10						10						10
44.50	30			10						10						10			
43.75	30	10						10						10					
43.00	30					8						8						8	
42.25	30		8						8						8				
41.50	30				8						8						8		
40.75	30						8						8						8
40.00	30			8						8						8			
39.25	30	8						8						8					
38.50	30					8						8						8	
37.75	30		8						8						8				
37.00	30				8						8						8		
36.25	30						8						8						8
35.50	30			8						8						8			
34.75	30	8						8						8					
34.00	30					8						8						8	
33.25	30		8						8						8				
32.50	30				8						8						8		
31.75	30						8						8						8
31.00	30			8						8						8			
30.25	30	8						8						8					
29.50	30					8						8						8	
28.75	30		8						8						8				
28.00	30				6						6						6		
27.25	30						6						6						6
26.50	30			6						6						6			
25.75	30	6						6						6					
25.00	30					6						6						6	
24.25	30		6						6						6				
23.50	30				6						6						6		
22.75	30						6						6						6
22.00	30			6						6						6			
21.25	30	6						6						6					6
20.50	30					6						6						6	
19.75	30		6						6						6				
19.00	30				6						6						6		
18.25	30						6						6						6
17.50	30			6						6									
16.75	30	6						6						6					
16.00	30					6						6						6	

VERTICAL BRIDGE



JOB #: 21-027



DATE: 5/17/21 DESIGNED: BMW DRAFTER: BMW

REVISIONS		
REV	DATE	DESCRIPTION

BRANCH LAYOUT

US-CA-5158 THORN

70'-0" MONOEUCALYPTUS

3073 40TH ST.
SAN DIEGO, CA 92105
SAN DIEGO COUNTY



May 18, 2021

A1212-0569-211

MP-7

REV
0