

No.	Revision / Issue	Date
J	Planning Resubmittal	08-18-11
K	Planning Comments	09-23-11
L	Noise Revision	10-04-11
M	Water Tank REV	02-15-12
O	Client Comments	04-30-12

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G	zd submittal	02-23-11
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**mobilitie**  
telecommunications infrastructure

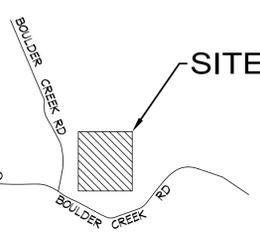
**BOULDER CREEK**  
**10950 BOULDER CREEK RD DESCANSO, CA 91916**

**DIRECTIONS TO SITE**

FROM VZV'S MTSO IN KEARNY MESA - 4777 MERCURY STREET, KEARNY MESA, 92111

1. START OUT GOING NORTHEAST ON SAND CANYON AVE. TOWARD I-5 S (0.8 MI)
2. TURN RIGHT TO MERGE ONTO I-5 S (65.4 MI)
3. CONTINUE ON I-805 S (SIGN FOR I-805) (10.7 MI)
4. TAKE THE EXIT ONTO I-8 E TOARD EL CENTRO (33.7 MI)
5. TAKE THE JAPATUL RD/CA-79 EXIT TOWARD JULIAN (0.3 MI)
6. TURN LEFT AT CA-79/JAPATUL VALLEY RD (SIGNS FOR DESCANSO/JULIAN) CONTINUE TO FOLLOW CA-79 (1.3 MI)
7. TURN LEFT AT RIVERSIDE DR (0.9 MI)
8. SHARP LEFT AT VIEJAS BLVD (200 FT)
9. TURN RIGHT AT OLAK GROVE DR (0.2 MI)
10. SLIGHT LEFT TO STAY ON OAK GROVE DR (0.7 MI)
11. TAKE THE 1ST RIGHT ONTO BOULDER CREEK RD DESTINATION WILL BE ON THE RIGHT (1.7 MI)
12. ARRIVE AT BOULDER CREEK DESTINATION ON THE RIGHT HAND SIDE (32.88322, -116.64648)

ESTIMATED TIME: 2 HOURS 1 MINUTE; ESTIMATED DISTANCE: 116 MILES



RF INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

ZONING/PLANNING INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

MOBILITIE INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

SITE ACQUISITION INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD INITIALS: \_\_\_\_\_ DATE \_\_\_\_\_

**ACCESSIBILITY DISCLAIMER**

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

**PROJECT STATEMENT**

I HEREBY CERTIFY THAT THIS PROJECT COMPLIES WITH TITLE 24, PART 6 OF THE CALIFORNIA STATE CODE.



SIGNED \_\_\_\_\_

**DIRECTIONS TO SITE**

**VICINITY MAP**

**CLIENT APPROVALS**

**TITLE 24 COMPLIANCE**

**APPLICABLE CODES**

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES: INCLUDING BUT NOT LIMITED TO:
1. 2010 CALIFORNIA BUILDING CODE (CBC) / 2009 INTERNATIONAL BUILDING CODE (IBC)
  2. 2010 CALIFORNIA RESIDENTIAL CODE (CRC) / 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
  3. 2010 CALIFORNIA ELECTRICAL CODE (CEC) / 2008 NATIONAL ELECTRICAL CODE (NEC)
  4. 2010 CALIFORNIA MECHANICAL CODE (CMC) / 2009 UNIFORM MECHANICAL CODE (UMC)
  5. 2010 CALIFORNIA PLUMBING CODE (CPC) / 2009 UNIFORM PLUMBING CODE (UPC)
  6. 2010 CALIFORNIA FIRE CODE (CFC) / 2009 (IFC)
  7. 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
  8. 2008 BUILDING ENERGY EFFICIENCY STANDARDS

**SITE NAME**

BOULDER CREEK  
MOBILITIE SITE ID:  
2CA60009

**SITE ADDRESS**

10950 BOULDER CREEK RD.  
DESCANSO, CA 91916  
**PROPERTY OWNER**  
THE UNITY CENTER  
8999 ACTIVITY RD.  
SAN DIEGO, CA 92126

**APPLICANT**

MOBILITIE, LLC  
660 NEWPORT CENTER DRIVE  
STE. 200  
NEWPORT BEACH, CA 92660  
949-999-5779

**ASSESSOR'S PARCEL NUMBER:**

405-101-04-00

**CURRENT ZONING:**

SR2 (GENERAL RURAL)

**(E) OCCUPANCY:**

N/A

**(E) TYPE OF CONSTRUCTION:**

N/A

**EXISTING CARRIERS**

THERE ARE CURRENTLY NO OTHER CARRIER LOCATED ON SUBJECT SITE.

**OWNER CONTACT**

JOHN PURCELL  
THE UNITY CENTER  
DIRECTOR OF OPERATIONS  
8999 ACTIVITY RD.  
SAN DIEGO, CA 92126  
858-689-6500 EXT. 109  
858-204-6506 CELL

**ARCHITECTS & ENGINEERS**

MITCHELL J. ARCHITECTURE  
4883 RONSON COURT, SUITE N  
SAN DIEGO, CA 92111  
TEL: (858) 650-3130  
FAX: (858) 650-3140

CONTACT : JD NEWMAN (PROJECT MANAGER)

**PLANNING**

PDC CORPORATION  
765 THE CITY DRIVE, STE. 470  
ORANGE, CA 92668

CONTACT: MARGARET CHANG  
TEL: (949) 689-9627

**SITE ACQUISITION**

PDC CORPORATION  
765 THE CITY DRIVE, STE. 470  
ORANGE, CA 92668

CONTACT: NORMAN J. MACLEOD  
TEL: (949) 235-8812

**LANDSCAPE ARCHITECT**

DARSONO DESIGN ASSOCIATES, INC.  
5014 MOUNT LA PLATTA DRIVE  
SAN DIEGO, CA 92117

CONTACT: DARSONO CUNNINGHAM  
TEL: (858) 541-2007

LATITUDE: 32° 53' 01.4" N  
LONGITUDE: 116° 38' 45.8" W

Sheet Number	Sheet Title
G-001	TITLE SHEET - PROJECT INFORMATION & VICINITY MAP
A-101	BOUNDARY & SITE PLANS
A-102	MINOR SWMP SITE PLAN
A-201	EXTERIOR ELEVATIONS
A-401	ENLARGED SITE PLAN
D-501	ANTENNA LAYOUT AND DETAILS
LCP-100	LANDSCAPE CONCEPT PLAN
C-1	TOPOGRAPHIC SURVEY

**SDC DPLU RCVD 07-06-12**  
**P11-006**

**APPLICABLE CODES**

**PROJECT SUMMARY**

**CONSULTANT TEAM**

**SHEET INDEX**

Title Sheet, Project Information & Vicinity Map

**BOULDER CREEK**  
10950 BOULDER CREEK ROAD  
DESCANSO, CA 91916



**mobilitie**  
telecommunications infrastructure

architecture **Mitchell J** architecture



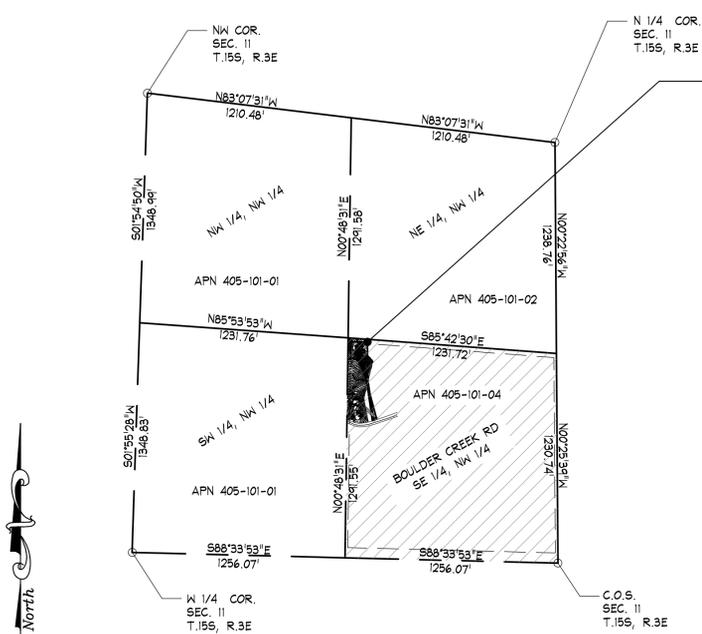
Project	2CA60009
Date	04-30-2012
Drawn By	jdn
Checked By	mjc
Scale	NO SCALE

Mitchell J. Architecture

**G-001**

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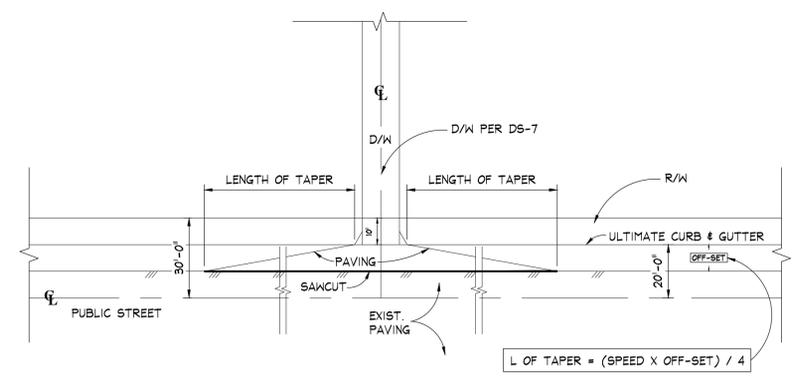


LOCATION OF PROPOSED COMMUNICATIONS FACILITY (100' X 100') LEASE AREA INCLUDING: (1) 45 FT. HIGH FAUX WATER TANK W/ PANEL ANTENNAS (TOTAL 12); (2) 12' X 16' UNMANNED PREFAB. EQUIPMENT SHELTER; (1) DIESEL GENERATOR WITH BACKUP TANK INSIDE PRE-FAB CONCRETE SHELTER; SEE SHEET A-401 FOR ENLARGED SITE PLAN & ADDITIONAL INFORMATION.

**1 BOUNDARY PLAN**  
SCALE: 1" = 500'-0"

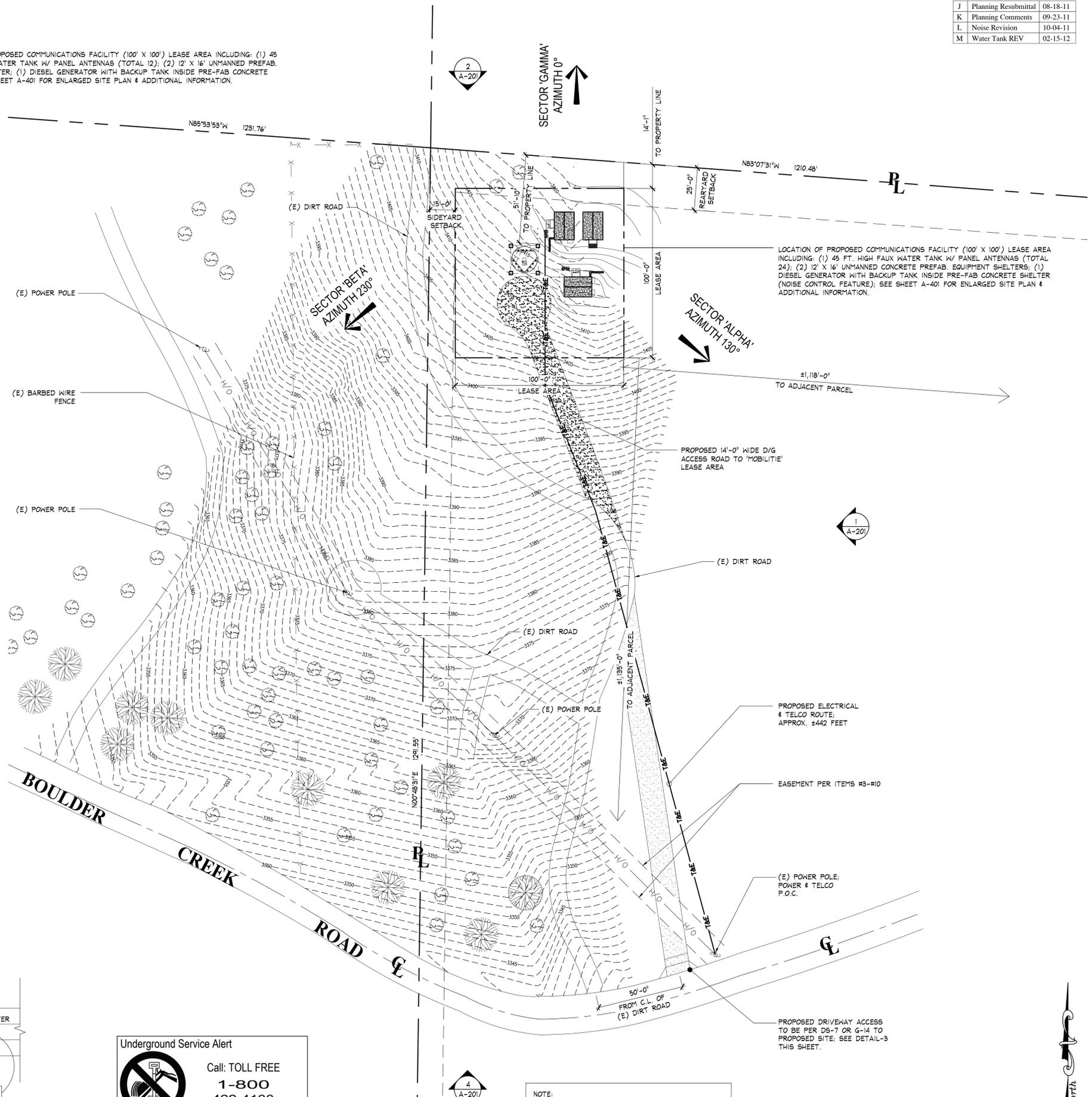
DESIGNATOR	SETBACK SCHEDULE (ZONING)						
	FRONT YARD			SIDE YARD	REAR YARD		
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)						
C	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966			Interior Setback measured from lot line	Exterior(s) Setback measured from centerline	Setback measured from lot line
	Street Width in Feet:						
	50	52	56	15	35	25	

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE (OFFICIAL RECORDS)	DESCRIPTION	STATUS ON PLAT
EXCEPTION #A-C, 1-2, 11-16, 18-22, 24-31	VARIOUS DOCS	ASSESSMENTS, LIENS, WATER RIGHTS, MATTERS, LEASES, DEFECTS, COVENANTS, CONDITIONS AND RESTRICTIONS	NOT PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #3	OCT. 18, 1949 BK 3554 PG 447, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #4	FEB. 28, 1951 BK 3993 PG 139, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #5	OCT. 4, 1951 BK 4254 PG 266, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #6	NOV. 21, 1955 BK 5877 PG 410, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #7	SEPT. 6, 1961 FILE NO. 154881 & 154900, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #8	JULY 12, 1967 FILE NO. 101400, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #9	MAY 2, 1972 FILE NO. 109919, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #10	MAY 2, 1972 FILE NO. 109920, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #17	FEB. 15, 1978 FILE NO. 78-061699 O.R.	EASEMENT FOR PUBLIC UTILITIES	NOT PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #23	DEC. 6, 1995 FILE NO. 1995-0554537 O.R.	EASEMENT FOR INGRESS & EGRESS	NOT PLOTTED/DOESN'T AFFECT LEASE AREA



**3 DETAIL**  
SCALE: N.T.S.

**Underground Service Alert**  
Call: TOLL FREE  
**1-800-422-4133**  
TWO WORKING DAYS BEFORE YOU DIG  
NOTIFY DIG-ALERT OR PRIVATE LOCATING COMPANY PRIOR TO ANY EXCAVATING OR TRENCHING



LOCATION OF PROPOSED COMMUNICATIONS FACILITY (100' X 100') LEASE AREA INCLUDING: (1) 45 FT. HIGH FAUX WATER TANK W/ PANEL ANTENNAS (TOTAL 24); (2) 12' X 16' UNMANNED CONCRETE PREFAB. EQUIPMENT SHELTERS; (1) DIESEL GENERATOR WITH BACKUP TANK INSIDE PRE-FAB CONCRETE SHELTER (NOISE CONTROL FEATURE); SEE SHEET A-401 FOR ENLARGED SITE PLAN & ADDITIONAL INFORMATION.

PROPOSED ELECTRICAL & TELCO ROUTE; APPROX. 3442 FEET

EASEMENT PER ITEMS #3-#10

(E) POWER POLE; POWER & TELCO P.O.C.

PROPOSED DRIVEWAY ACCESS TO BE PER DS-7 OR G-14 TO PROPOSED SITE; SEE DETAIL-3 THIS SHEET.

**2 SITE PLAN**  
SCALE: 1" = 30'-0"

**BOUNDARY AND SITE PLANS**

**mobilitie**  
telecommunications infrastructure  
10950 BOULDER CREEK ROAD  
DESCANSO, CA 91916

**Mitchell J. Architecture**  
4883 Roman Court, Suite N  
858.660.1510 (ph) / 858.660.3140 (fax)  
www.mitchellj.com



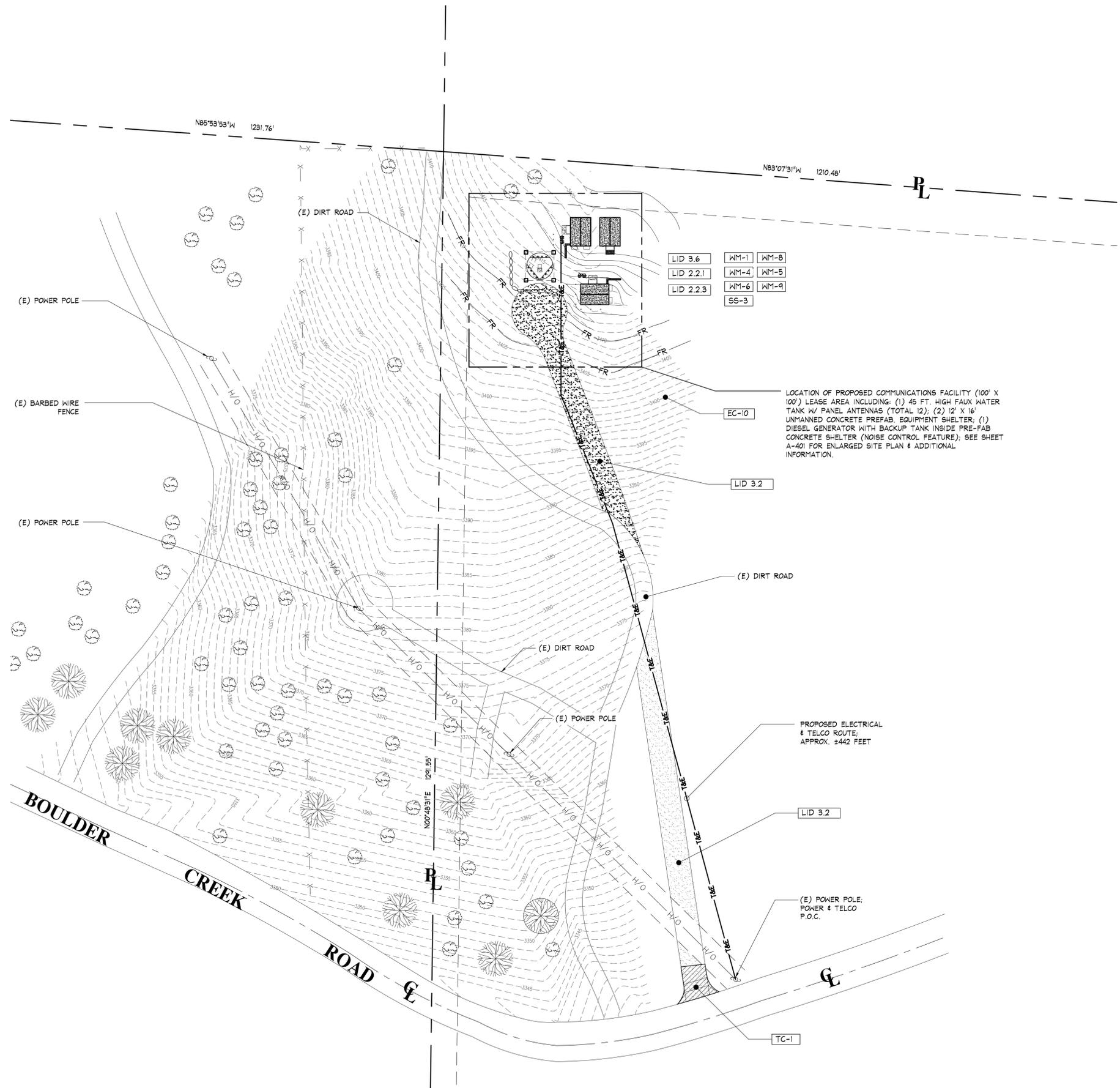
Project	2CA60009
Date	02-15-2012
Drawn By	jdn
Checked By	mjc
Scale	AS SHOWN

**Mitchell J. Architecture**

**A-101**

No.	Revision / Issue	Date
J	Planning Resubmittal	08-18-11
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ANTICIPATED POLLUTANTS:

TRASH AND DEBRIS  
OIL AND GREASE

BMP LEGEND

MATERIALS & WASTE MANAGEMENT CONTROL BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SS-3 BOUNDED FIBER MATRIX
- SC-5 FIBER ROLLS — FR — FR —
- SC-6 / SC-8 GRAVEL OR SAND BAGS
- TC-1 STABILIZED CONSTRUCTION ENTRANCE

PERMANENT BMPs:

- SD-10 FLAT PAD AREA COVERAGE (PERMANENT LANDSCAPING/ GROUND COVER)
- EC-10 OUTLET PROTECTION (VELOCITY DISSIPATION DEVICES)

LOW IMPACT DEVELOPMENT BMPs:

- LID 2.2.1 CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS & SIGNIFICANT VEGETATION
- LID 2.2.3 MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
- LID 3.6 BUILDING DESIGN
- LID 3.2 PERMEABLE PAVEMENT DESIGN

MINOR SWAMP SITE PLAN

MITCHELL J. ARCHITECTURE, INC.  
 4883 Ransom Court, Suite N  
 Bldg 5111  
 858.660.1510 (ph) / 858.660.3140 (fax)  
 Boulders, CA 91916  
 www.mitchellj.com  
 LICENSED ARCHITECT  
 No. C20355  
 REV. 3-31-13  
 STATE OF CALIFORNIA

**mobilitie**  
 telecommunications infrastructure  
 BOULDER CREEK  
 10950 BOULDER CREEK ROAD  
 DESCANSO, CA 91916

architecture  
**Mitchell J.**  
 architecture



Project	2CA60009
Date	02-15-2012
Drawn By	jdn
Checked By	mjc
Scale	AS SHOWN

Mitchell J. Architecture

A-102



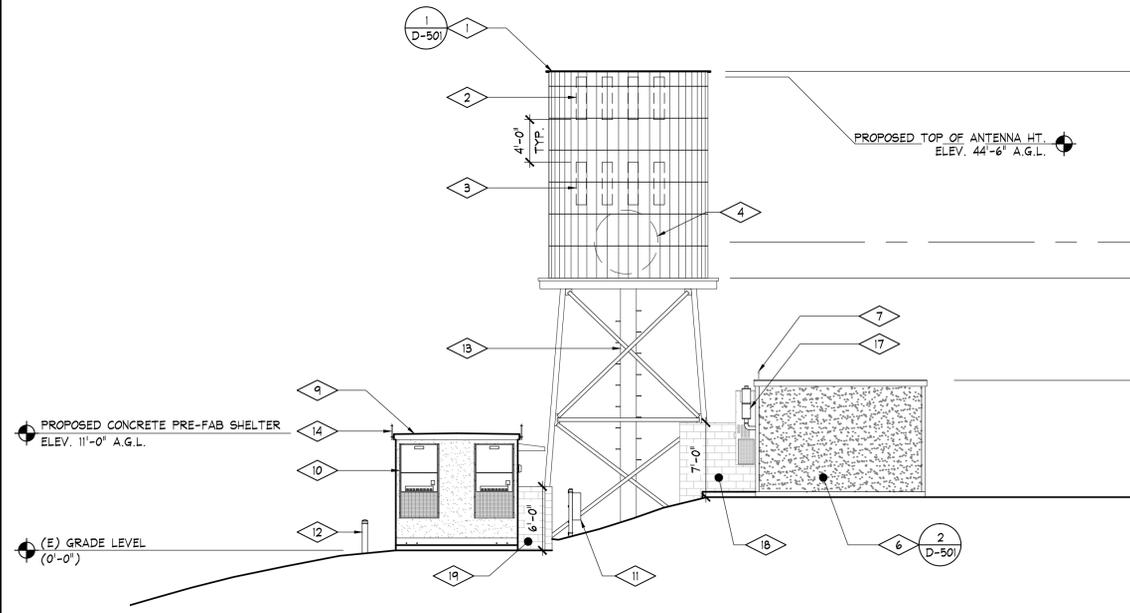
1 MINOR SWAMP SITE PLAN  
SCALE: 1" = 30'-0"

ELEVATION KEY NOTES

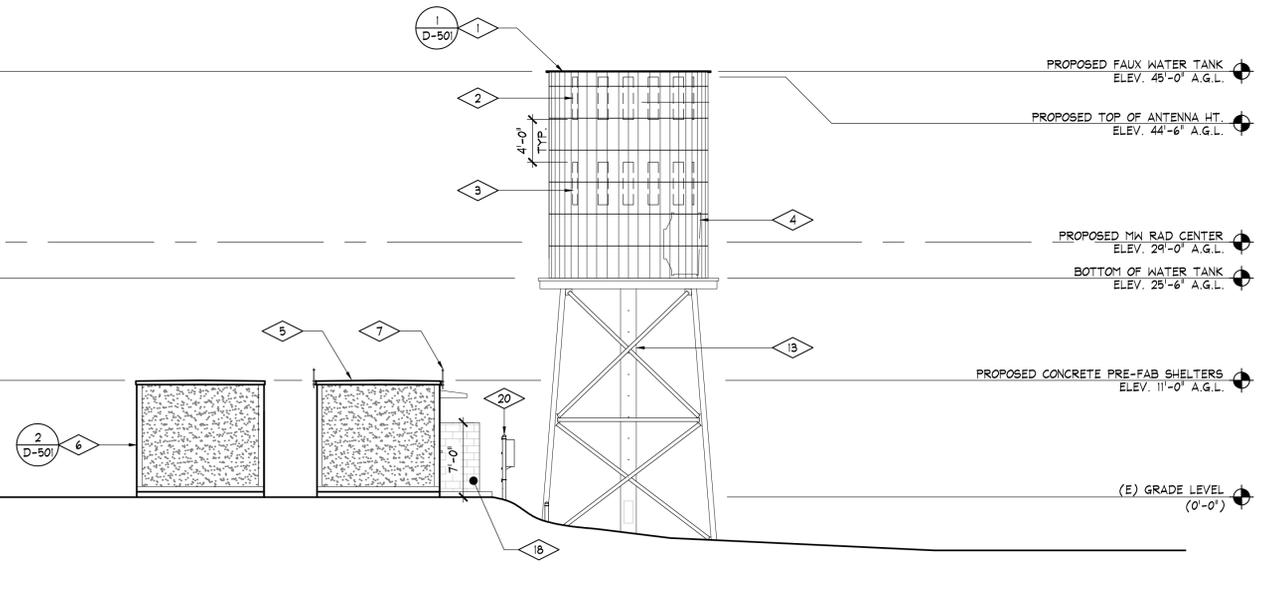
- 1 PROPOSED 45 FT. HIGH WATER TANK WITH FAUX FINISH TO REPRESENT RUSTIC ANTIQUE FADED WOOD APPEARANCE. ANTENNAS MOUNTED INSIDE. SEE SHEET D-501 FOR ANTENNA LAYOUT.
- 2 PROPOSED 4'-0" HIGH VERIZON WIRELESS ANTENNAS (TOTAL 12).
- 3 PROPOSED 4'-0" HIGH WIRELESS CARRIER ANTENNAS (TOTAL 12).
- 4 PROPOSED VERIZON WIRELESS 6'Ø MW DISH ANTENNA.
- 5 PROPOSED VERIZON WIRELESS UNMANNED CONCRETE PRE-FAB EQUIPMENT SHELTER (12'-0"x16'-0").
- 6 PROPOSED VERIZON WIRELESS DIESEL GENERATOR WITH BACKUP TANK (GENERAC MODEL NO. SD090 30 KW GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 67.3 dBA AT A REFERENCE DISTANCE OF 23 FEET", INSIDE PRE-FAB CONCRETE SHELTER (NOISE CONTROL FEATURE).
- 7 PROPOSED VERIZON WIRELESS GPS ANTENNAS (TOTAL 2).
- 8 PROPOSED VERIZON WIRELESS WALL MOUNTED AC UNIT PROVIDED BY SHELTER MANUFACTURER.
- 9 PROPOSED WIRELESS CARRIER UNMANNED CONCRETE PREFAB. EQUIPMENT SHELTER.
- 10 PROPOSED WIRELESS CARRIER WALL MOUNTED AC UNIT "MARVAIR COMPAC II HVAC UNIT OR EQUIVALENT SIZED UNITS WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 74.8 dBA AT A REFERENCE DISTANCE OF 5 FEET", PROVIDED BY SHELTER MANUFACTURER.
- 11 PROPOSED WIRELESS CARRIER H-FRAME WITH UTILITY PANELS.
- 12 PROPOSED CONCRETE BOLLARDS (TYP).
- 13 PROPOSED POLE FOR COAX ROUTE WITH CLIMBING PEGS.
- 14 PROPOSED WIRELESS CARRIER GPS ANTENNAS (TOTAL 2).
- 15 PROPOSED STEEL DOOR PROVIDED BY SHELTER MANUFACTURER.
- 16 PROPOSED VERIZON WIRELESS GENERATOR RECEPTACLE.
- 17 PROPOSED GENERATOR EXHAUST VENT SUPPLIED BY MANUFACTURER.
- 18 PROPOSED 7'-0" HIGH CMU BLOCK WALL (NOISE CONTROL FEATURE).
- 19 PROPOSED 6'-0" HIGH CMU BLOCK WALL (NOISE CONTROL FEATURE).
- 20 PROPOSED VERIZON WIRELESS H-FRAME WITH UTILITY PANELS.
- 21 PROPOSED VERIZON WIRELESS WALL MOUNTED AC UNIT "MARVAIR COMPAC II HVAC UNIT OR EQUIVALENT SIZED UNITS WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 74.8 dBA AT A REFERENCE DISTANCE OF 5 FEET", PROVIDED BY SHELTER MANUFACTURER.

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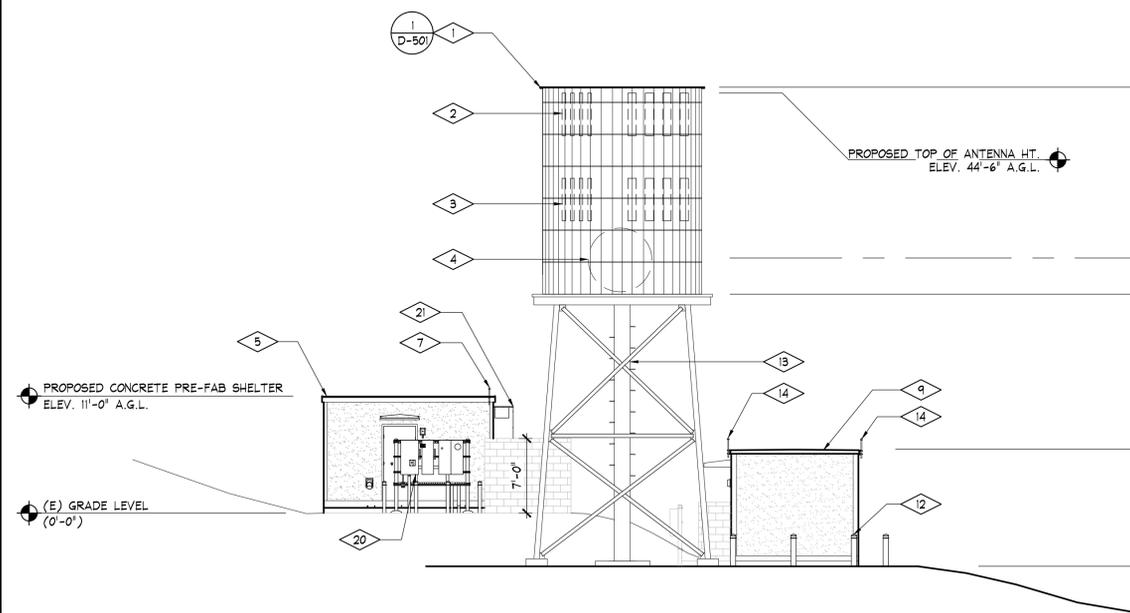
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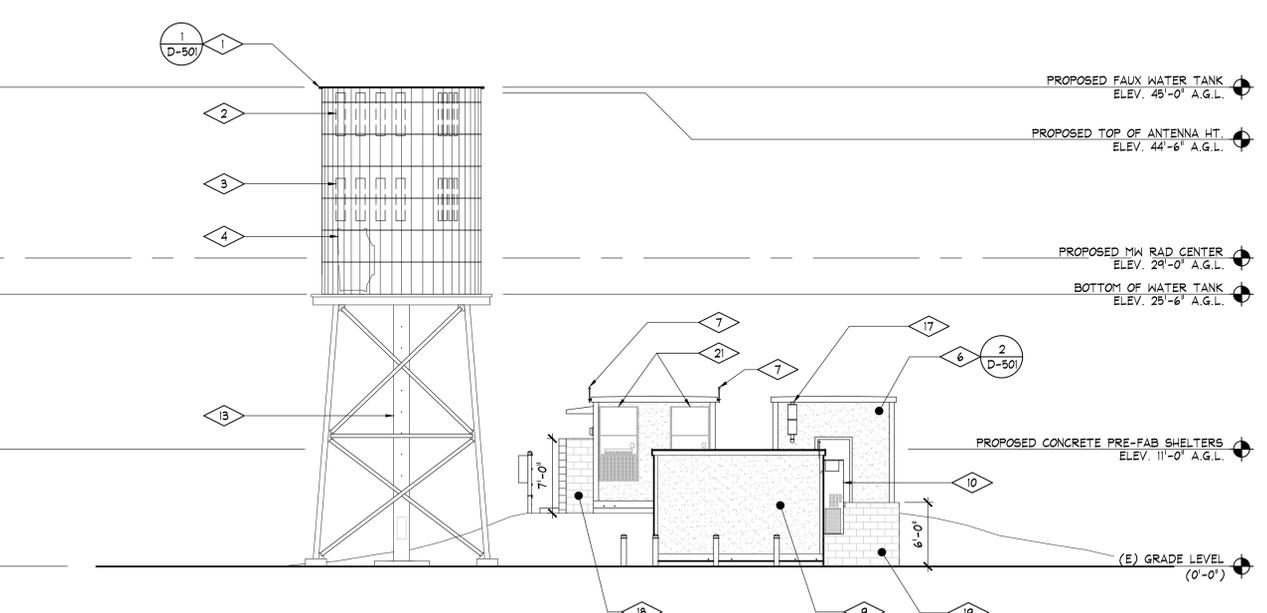
1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

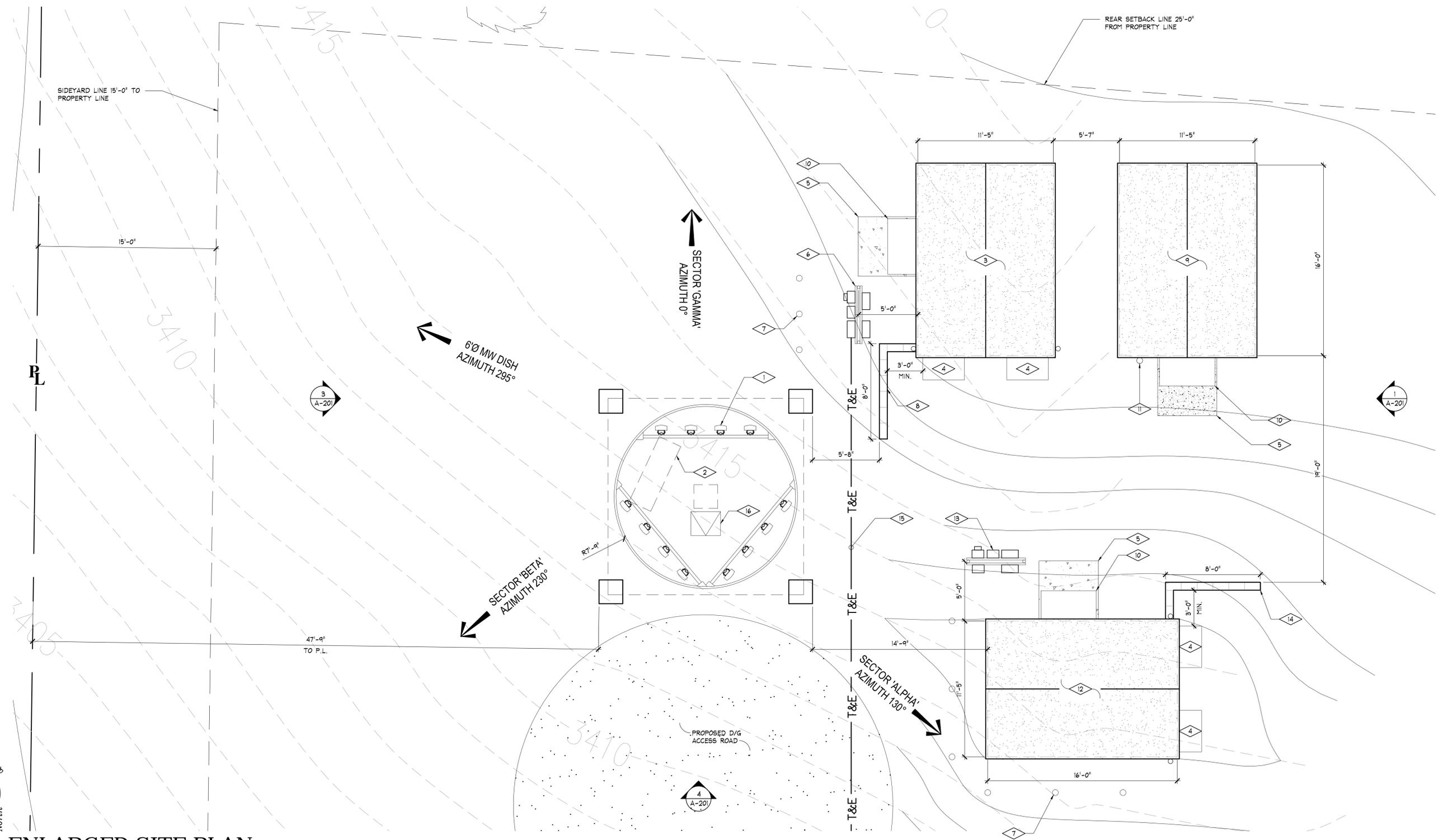
**EXTERIOR ELEVATIONS**  
**mobilitie** telecommunications infrastructure  
**Mitchell J. Architecture**  
 BOULDER CREEK  
 10950 BOULDER CREEK ROAD  
 DESCANSO, CA 91916  
 LICENSED ARCHITECT  
 MITCHELL J. CAMPAÑA  
 No. C 20355  
 REV. 3-31-13  
 STATE OF CALIFORNIA  
 Project: 2CA60009  
 Date: 02-15-2012  
 Drawn By: jdn  
 Checked By: mjc  
 Scale: 1/8" = 1'-0"  
**Mitchell J. Architecture**  
**A-201**

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**ENLARGED SITE PLAN KEY NOTES**

- 1 PROPOSED VERIZON WIRELESS PANEL ANTENNAS MOUNTED TO 45'-0" HIGH FAUX WATER TANK (TOTAL 12). SEE SHEET D-501 FOR ANTENNA LAYOUT.
- 2 PROPOSED VERIZON WIRELESS 6'Ø MICROWAVE DISH ANTENNA.
- 3 PROPOSED VERIZON WIRELESS UNMANNED CONCRETE PRE-FAB EQUIPMENT SHELTER (12'-0"x16'-0") WITH STEEL DOOR.
- 4 PROPOSED WALL MOUNTED AC UNIT 'MARVAIR COMPAC II HVAC UNIT OR EQUIVALENT SIZED UNITS WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 74.8 dBA AT A REFERENCE DISTANCE OF 5 FEET", PROVIDED BY SHELTER MANUFACTURER.
- 5 PROPOSED 5'-0" X 5'-0" CONCRETE STOOP.
- 6 PROPOSED VERIZON WIRELESS UTILITY PANELS MOUNTED ON H-FRAME.
- 7 PROPOSED CONCRETE BOLLARDS.
- 8 PROPOSED 7'-0" HIGH CMU BLOCK WALL (NOISE CONTROL FEATURE).
- 9 PROPOSED VERIZON WIRELESS DIESEL GENERATOR WITH BACKUP TANK 'GENERAC MODEL NO. SD090 30 KW GENERATOR UNIT OR EQUIVALENT SIZED UNIT WITH A SINGLE UNIT SOUND PRESSURE LEVEL OF 67.3 dBA AT A REFERENCE DISTANCE OF 23 FEET", SET IN PRE-FAB CONCRETE SHELTER (NOISE CONTROL FEATURE).
- 10 PROPOSED DOOR CANOPY.
- 11 PROPOSED GENERATOR EXHAUST PIPE.
- 12 PROPOSED WIRELESS CARRIER UNMANNED CONCRETE PRE-FAB EQUIPMENT SHELTER (12'-0"x16'-0") WITH STEEL DOOR.
- 13 PROPOSED WIRELESS CARRIER UTILITY PANELS MOUNTED ON H-FRAME.
- 14 PROPOSED 6'-0" HIGH CMU BLOCK WALL (NOISE CONTROL FEATURE).
- 15 PROPOSED U/G JOINT POWER & TELCO TRENCH (MIN. 36" DEPTH).
- 16 PROPOSED ACCESS HATCH.



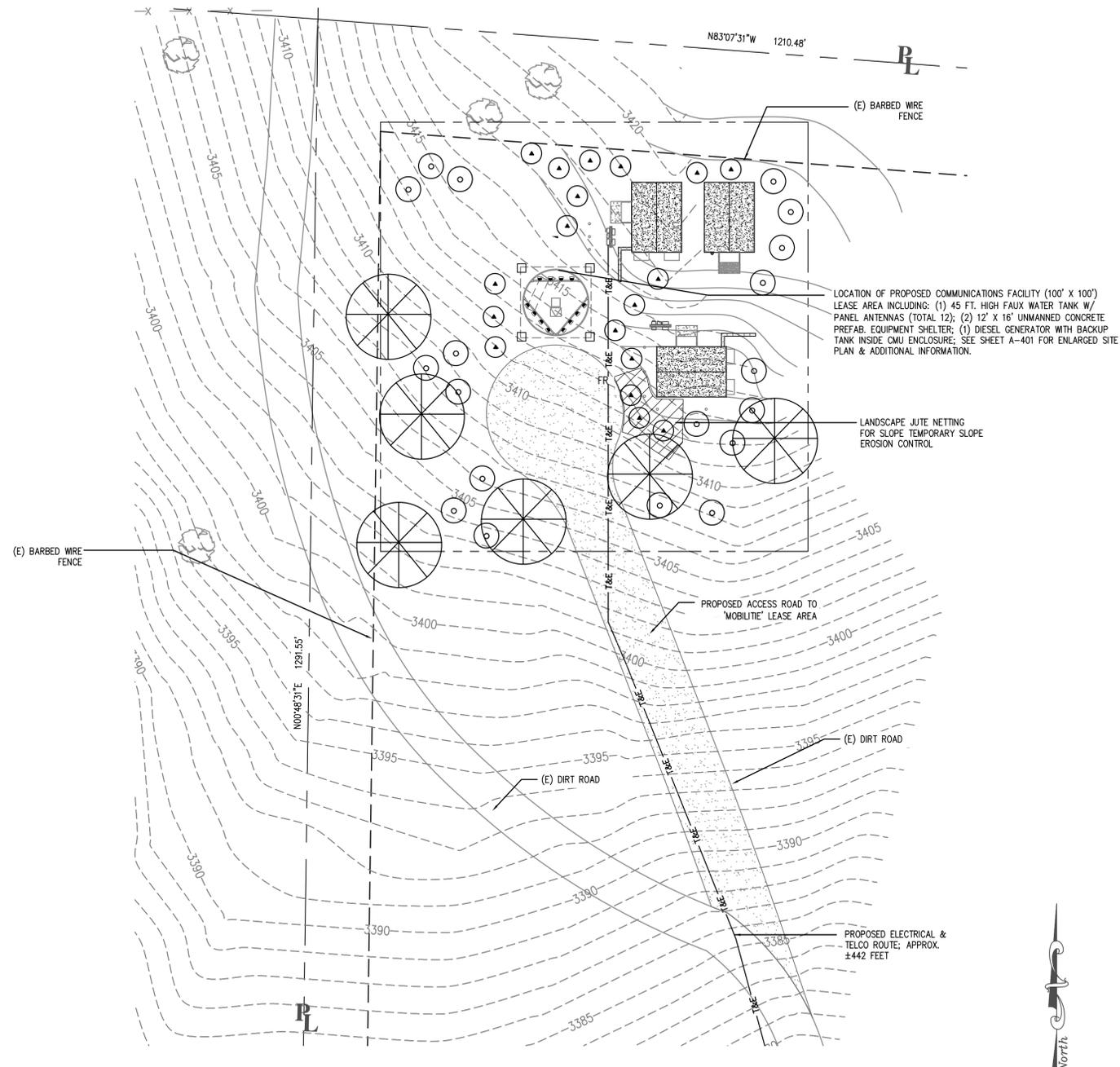
**1 ENLARGED SITE PLAN**  
SCALE: 1/4" = 1'-0"

**ENLARGED SITE PLAN**  
**mobilitie** telecommunications infrastructure  
**Mitchell J. Architecture**  
 BOULDER CREEK  
 10950 BOULDER CREEK ROAD  
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 LICENSED ARCHITECT  
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**Mitchell J. Architecture**  
**A-401**



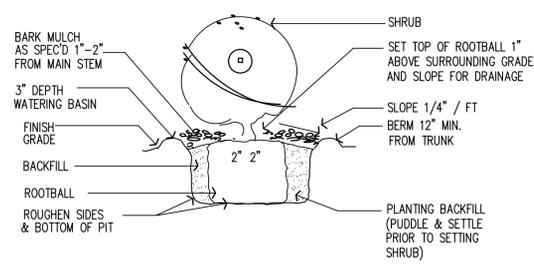
**PLANTING SPECIFICATIONS:**

- ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, INCLUDING ALL SLOPE GROUND COVER, TRASH, CLIPPINGS, ROCK OVER TWO (2) INCHES IN DIAMETER AND OTHER DEBRIS FROM ALL PLANTING AREAS ON THE SITE AND DISPOSE OF IT AT AN APPROVED DISPOSAL AREA.
- LANDSCAPE CONTRACTOR SHALL RAKE AND FINE GRADE ALL AREAS TO BE PLANTED PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINISH GRADING OF THE SITE. SITE SHALL BE RECEIVED AT PLUS OR MINUS ONE (1) INCH.
- ALL NEW PLANTING AREAS AND SLOPES ARE TO BE WATERED FOR FIFTEEN (15) DAYS PRIOR TO HERBICIDE APPLICATION. "ROUND-UP" HERBICIDE TO BE SPRAYED ON WEEDS PER MANUFACTURER'S DIRECTIONS. REPEAT APPLICATIONS MAY BE NECESSARY AFTER REQUIRED MINIMUM OF TWO (2), DEPENDING UPON WEED GROWTH. PLANTING TO COMMENCE TWELVE (12) DAYS AFTER LAST APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1000 SQ. FT. RAKED INTO THE TOP TWO (2) INCHES OF SOIL.
  - SIX (6) LBS. OF 16-7-12+IRON FERTILIZER
  - THREE (3) POUNDS OF AGRICULTURAL GYPSUM
- PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY WATERED IN A MANNER THAT WILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE. THIS PROCEDURE IS CALLED LEACHING AND ONLY WHEN COMPLETED AND SOLUBLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
- PLANT PITS SHALL BE SQUARE AND TWO (2) TIMES GREATER IN DIAMETER THAN THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
- ALL WATERING BASINS SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH. A ONE (1) CUBIC YARD SAMPLE OF MULCH TO BE USED SHALL BE DELIVERED TO THE SITE FOR INSPECTION BY THE LANDLORD/LANDSCAPE ARCHITECT.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTORS ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PLANT MATERIAL TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
- TWENTY FOUR (24) HOURS PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT LANDLORD/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ITS INTENDED LOCATION ON SITE. PHOTOGRAPHS ARE REQUIRED FOR ALL 24" BOX OR LARGER TREES.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS. GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS AND ALL TREES FOR ONE (1) YEAR. GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE LANDLORD/LANDSCAPE ARCHITECT. THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.
- LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.
- UPON COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDLORD/LANDSCAPE ARCHITECT AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.



**MINIMUM PLANTING PIT SIZING**

1 GAL. CONTAINER	12" DEEP x 18" DIAMETER
5 GAL. CONTAINER	18" DEEP x 30" DIAMETER



**PLANT LIST / LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
<b>TREES</b>					
	PINUS HALEPENSIS	ALEPPO PINE	48"BOX	6	STANDARD SPECIMEN
<b>SHRUBS:</b>					
	HETEROMELES ARBUTIFOLIA	TOYON	5GAL	18	----
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5GAL	19	----
<b>GROUNDCOVERS</b>					
		2" DEEP BARK CHIP MULCH AROUND ALL TREES AND SHRUBS	8'-0"DIA(TREES) / 5'-0"(SHRUBS)		

**02 LANDSCAPE CONCEPT PLAN**  
SCALE: 1/16"=1'-0"

**IRRIGATION NOTE:**

ALL TREES AND SHRUBS ARE TO BE WATERED BY A MEANS OF MANUAL WATER SYSTEM BY WATER TRUNK, DURING GROWING SEASON FOR 3 YEARS ESTABLISHMENT PERIOD. WATERING TO OCCUR DURING THE SPRING AND SUMMER SEASON. WATER ALL TREES AND SHRUBS AT EVERY 21 DAYS PERIOD DURING GROWING SEASON. ALL TREES AND SHRUBS WHICH DOES NOT SURVIVE WILL BE REPLACED DURING ESTABLISHMENT PERIOD.

**A SHRUB PLANTING**  
SCALE:

No.	Revision / Issue	Date
A	90% ZD Issue	12-01-09
B	Rev. Site Location	01-13-10
C	Client Comments	01-27-10
D	90% ZD Revisions	03-19-10
E	90% ZD Redesign	08-16-10
F	Client Comments	08-19-10
G	zd submittal	02-23-11
H	Planning Comments	05-05-11

**LANDSCAPE CONCEPT PLAN**

**Mitchell J. Architecture**  
 4883 Roman Court, Suite N  
 San Diego, CA 92111 / 658.650.3140 (fax)  
 658.650.3130 (ph) / 658.650.3140 (fax)

**mobilite**  
 telecommunications infrastructure  
 10950 BOULDER CREEK ROAD  
 DESCANSO, CA 91916

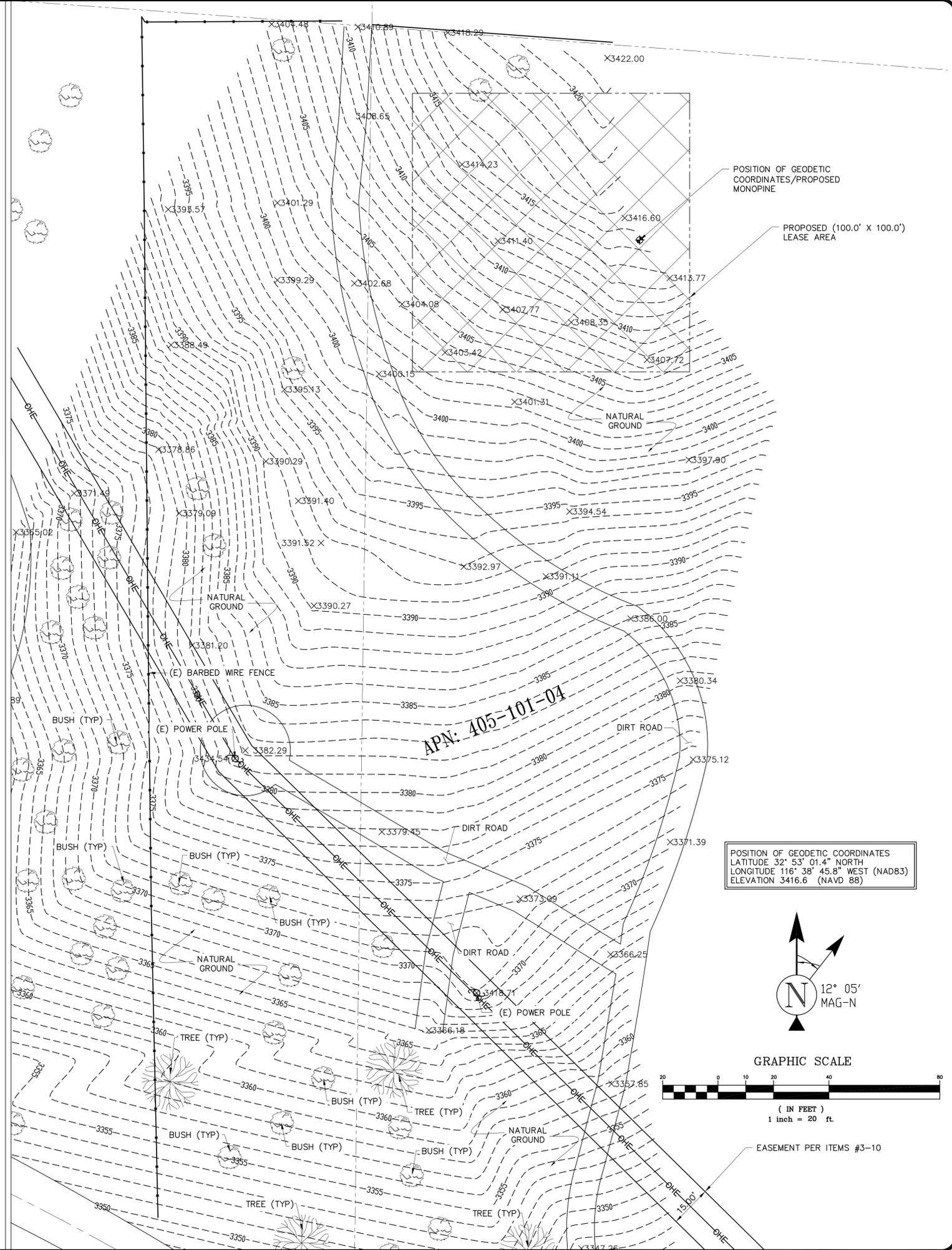
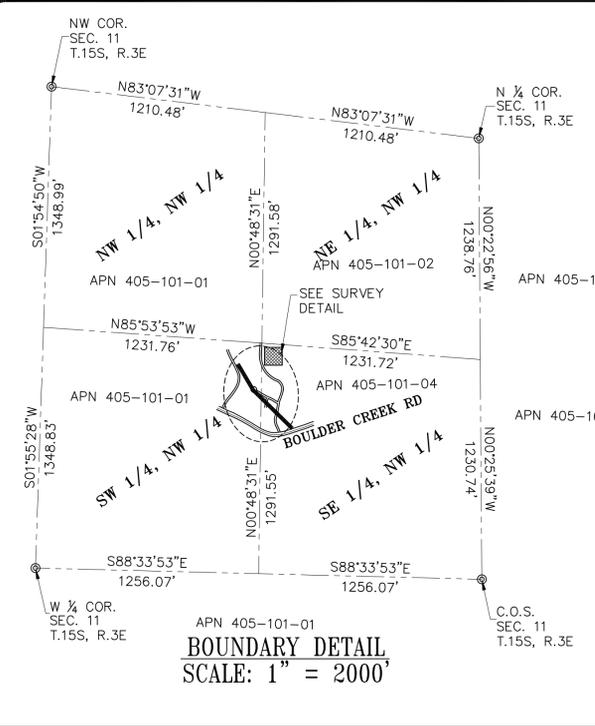
**Mitchell J. Architecture**  
 LANDSCAPE ARCHITECTURE  
 10950 BOULDER CREEK ROAD  
 DESCANSO, CA 91916



Project	
Date	03-15-2011
Drawn By	darsono
Checked By	d.d.a.
Scale	AS SHOWN

**Darsono Design Associates, Inc.**  
 LANDSCAPE ARCHITECTURE PLANNING  
 5014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117  
 PHONE (858) 541-2007 FAX (858) 541-2008

**Mitchell J. Architecture**  
**LCP-100**

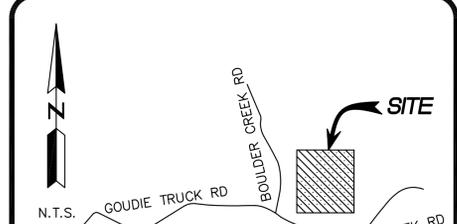


TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE (OFFICIAL RECORDS)	DESCRIPTION	STATUS ON PLAT
EXCEPTION #1 #A-C, 1-2, 11-16, 18-22, 24-31	VARIOUS DOCS	ASSESSMENTS, LIENS, WATER RIGHTS, MATTERS, LEASES, DEFECTS, COVENANTS, CONDITIONS AND RESTRICTIONS	NOT PLOTTABLE/DOESN'T AFFECT LEASE AREA
EXCEPTION #3	OCT. 18, 1949 BK 3554 PG 447, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #4	FEB. 28, 1951 BK 3993 PG 139, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #5	OCT. 4, 1951 BK 4254 PG 266, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #6	NOV. 21, 1955 BK 5877 PG 410, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #7	SEPT. 6, 1961 FILE NO. 154881 & 154900, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #8	JULY 12, 1967 FILE NO. 101400, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #9	MAY 2, 1972 FILE NO. 109919, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #10	MAY 2, 1972 FILE NO. 109920, O.R.	EASEMENT FOR PUBLIC UTILITIES	PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #17	FEB. 15, 1978 FILE NO. 78-061699 O.R.	EASEMENT FOR PUBLIC UTILITIES	NOT PLOTTED/DOESN'T AFFECT LEASE AREA
EXCEPTION #23	DEC. 6, 1995 FILE NO. 1995-0554537 O.R.	EASEMENT FOR INGRESS & EGRESS	NOT PLOTTED/DOESN'T AFFECT LEASE AREA

LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
VC&G	VERTICAL CURB & GUTTER
R/W	RIGHT OF WAY
AP	ASPHALT
D/W	ACCESS DRIVEWAY
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
TBM	TEMPORARY BENCHMARK
SW	SIDEWALK
TP	TOP OF PARAPET
TW	TOP OF WALL
123	LOT NUMBER
BENCHMARK	OR POSITION OF GEODETIC COORDINATES
SPOT ELEVATION	
DISH ANTENNA	
MICROWAVE ANTENNA	
TELECOMMUNICATIONS MONOPOLE	
P.U.E.	PUBLIC UTILITY EASEMENT
W	WATER CONTROL VALVE
F	FIRE HYDRANT
G	GUY WIRE
Q	FOUND AS NOTED
P	POWER POLE
L	LIGHT POLE
E	ELECTRICAL TRANSFORMER
A	AIR CONDITIONING UNIT
T	TELEPHONE PEDESTAL
V	TELEPHONE VAULT
M	TELEPHONE MANHOLE
G	GAS VALVE
M	GAS METER
---	PROPERTY LINE
---	CHAIN LINK FENCE
---	WOOD OR IRON FENCE
---	WIRE OR BARBED WIRE FENCE
---	RAILROAD TRACKS

**LESSOR'S LEGAL DESCRIPTION**  
THE LEASE AREA IS A PORTION OF APN 405-101-04, WHICH IS LEGALLY DESCRIBED AS FOLLOWS:  
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN AT PAGE 5725 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 24, 1977.  
EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 2 OF PARCEL MAP NO. 5725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 24, 1977; THENCE SOUTH 01° 26' 14" WEST, 205.00 FEET; THENCE NORTH 66° 12' 25" WEST, 654.60 FEET; THENCE NORTH 01° 26' 14" EAST 320.00 FEET TO THE SOUTHWEST CORNER OF THE SAID PARCEL 2 OF PARCEL MAP NO. 5725; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 OF PARCEL MAP NO. 5725; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 OF PARCEL MAP NO. 5725, NORTH 89° 50' 03" EAST, 185.00 FEET; THENCE SOUTH 47° 16' 51" EAST 559.53 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN A DEED RECORDED FEBRUARY 2, 1994 AS FILE NO. 1994-0077133 OF OFFICIAL RECORDS.  
ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 5725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 24, 1977; THENCE SOUTH 88° 22' 46" EAST, 270.00 FEET; THENCE SOUTH 01° 26' 14" WEST 70.00 FEET; THENCE SOUTH 23° 45' 41" EAST 60.00 FEET; THENCE SOUTH 30° 00' 00" WEST, 450.00 FEET; THENCE NORTH 88° 33' 46" WEST 60.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 5725; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 2 OF PARCEL MAP NO. 5725, NORTH 1° 26' 14" EAST 507.72 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN A DEED RECORDED FEBRUARY 3, 1994 AS FILE NO. 1994-0077134 OF OFFICIAL RECORDS.  
ASSESSOR'S PARCEL NUMBER 405-101-04

**LEGAL DESCRIPTIONS**



**DIRECTIONS TO SITE**  
TAKE I-5 SOUTH TOWARDS SAN DIEGO. TAKE I-805 SOUTH. TAKE I-8 EAST TOWARD EL CENTRO. TAKE CA-79 TOWARD JULIAN. TAKE LEFT ON RIVERSIDE DR. TAKE LEFT AT VEJAS BLVD. TAKE RIGHT AT OAK GROVE DR. TAKE RIGHT ON BOULDER CREEK RD.

**BENCHMARK**

**PROJECT**  
ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 03 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION P486 JULIANBIN, ELEVATION 525' NAVD88.  
**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE 6, DETERMINED BY GPS OBSERVATIONS.  
**SURVEY DATE**  
11/17/09  
**SURVEYOR'S NOTES**  
REFERENCE IS MADE TO THE TITLE REPORT ORDER #12187890-10, ISSUED BY LAWYERS TITLE INSURANCE COMPANY, DATED SEPT. 8, 2010.  
ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. 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.  
**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.

**PROJECT INFORMATION**

**SITE NAME:**  
BOULDERCREEK  
BOULDER CREEK ROAD  
DESCANSO, CA 91916

**A/E DEVELOPMENT**  
**bc**  
COMMUNICATIONS, INC.  
a berliner communications company

**SITE BUILDER:**  
**M**  
Mitchell J  
architecture

**ENGINEER/CONSULTANT:**  
**ORION MATRIX**  
130 E. DYER RD., SUTIE C  
SANTA ANA, CA 92007  
949.280.7026

**REVISIONS:**

REV:	DATE/BY:	DESCRIPTION:
0	11/17/09 MJG	PRELIMINARY SUBMITTAL
1	9/27/10 LP	CLIENT REVISION
2	10/27/10 LP	FINAL SUBMITTAL
3	05/01/11 ES	CLIENT REVISION

**APPROVALS:**

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
LEASING:		
ZONING:		
R.F.:		
E/P:		
C.P.M.:		

**SHEET TITLE:**  
TOPOGRAPHIC SURVEY  
**DRAWING INFO:**  
DWG. NAME: XXXX#  
DRAWN BY: MJG  
DATE: 11-17-09  
**SHEET NUMBER:**  
C-1