



## Rancho Peñasquitos Planning Board Meeting Minutes

February 3, 2010

Attendees: Dan Barker, Jon Becker, Joost Bende, Bill Diehl, John Keating, Lynn Murphy, Jeanine Politte, Keith Rhodes, Scot Sandstrom, Charles Sellers, Mike Shoecraft, John Spelta, Dennis Spurr

Absent: Morri Chowaike, Bill Dumka, Sudha Garudadri, Tuesdee Halperin, Wayne Kaneyuki, Jim LaGrone

Community Members & Guests (Voluntary Sign-in): David & Linda Hetherington, Dr. & Mrs. Charles Parker, Mr. & Mrs. Mike J. Rogers, Mr. & Mrs. Dave Hansen, Dan Cabuco, Diane Delagardelle, Rey & Lily Simon, Diana Aeria, Pat Guevarra, Pence Parsons, Jane Engelbert, Dale Smith

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1. The meeting was called to order at 7:45pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129. A Quorum was present.
2. Agenda Modifications: none
3. MINUTES:
  - Motion:** To approve the November 4, 2009 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Spelta/Becker/Approved, 10 in favor – 0 against – 3 abstentions (Bende, Politte & Spelta).
  - Motion:** To approve the January 6, 2010 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C - Bende/Shoecraft/Approved, 11 in favor – 0 against – 2 abstentions (Shoecraft & Politte).
4. Guests: No representatives from Fire or Police Departments were present.
5. NON-AGENDA, PUBLIC COMMENTS:
  - a. none
6. ANNOUNCEMENTS & INFORMATION ITEMS:
  - a. San Diego City Mayoral Office, Stephen Lew – not present
  - b. San Diego City Council District 1 Report – Stephen Heverly
    - Heverly noted that he contacted the Mayor's office about RPPB's request for Stephen Lew's attendance at meetings to provide updates; it was recommended that community members contact the Mayor's office if they would like a rep at RPPB meetings.
    - Councilmember Lightner has sent memos to Council Subcommittee Chairs about issues she'd like docketed this year; examples:
      - ~ Cost recovery processes for false alarms (fire/burglary)
      - ~ Water policies – advocate for recycled water; addition of non-potable water to new sites.
      - ~ CA Transit funding solicitation
      - ~ Advocates to keep our monies local
    - Lightner's priorities include: balancing the budget, improving government transparency & preserving quality of life for Dist. 1 residents.
    - Heverly stated the Rolling Brownouts for Fire Stations would include Fire Station 40 on Salmon River Rd. Mayor's Office & Fire Fighter's Union worked to finalize the

plan so as to diminish effects on the communities. Emergency crews will still be posted at the station. He added that the Fire Chief can adjust this plan as needed for emergencies and during dry periods or high wind (red flag) days.

- Following January's heavy rains, Council office received numerous calls/emails about related damage, traffic signal outages, potholes, clogged storm drains, trees down, etc. Dist. 1 office staff are working with City Departments, who have been very responsive to tackle these issues (top priority issues are being handled first); continue to let Council office staff know of outstanding issues needing attention.
  - Staff continues to work on constituent & city budget issues.
  - Sellers asked Heverly about the Land Use & Housing Committee (City Council) Meeting and DSD's proposed restructuring of the City's relationship with the community planning groups and restructuring of the DSD incentive program, adding that the CPC Chair asked that the item be removed from the docket or continued to allow CPGs time to review; it was not removed from docket and will go back to the CPC for review plus creating an ad-hoc committee to review incentives. Heverly will check on the status and get back to Sellers on next steps.
  - SANDAG is conducting a CA High Speed Rail meeting tomorrow morning at 9:00am; original concept was along I-15 corridor and through Rose Canyon; Lightner is not in favor of this plan. There are additional alternative routes now being reviewed. Politte will forward meeting email to contact list to allow community to weigh in on alternative routes if they cannot attend the meeting. Contact info is included in the email.
  - Patricia (BMR) asked about off street parking at public buildings; recycled water originally had 2-3 phases, she heard that funding was diverted to Toilet to Tap test project & research. Heverly confirmed and added that Dist. 1 staff are checking into the timeline of how and when funds were diverted and policies.
- c. San Diego City Planning & Community Investment Report – Michael Prinz
- Prinz noted that he would be happy to bring questions back to the Mayor's office.
  - No additional report.

## 7. BUSINESS.

- a. **Verizon West Peñasquitos Wireless Project (Action Item) – Kerrigan Diehl**  
 Project, located at 12865 Black Mtn. Rd.(x SR 56), is replacing/reconfiguring existing antenna arrays (6 antennas total) with new 4G technology, a couple new cables, a cabinet added within existing structure, and proposed additional landscaping to screen additional cables through the pole.
- Sellers reported that the Telecomm Committee reviewed the project and approved the project with the condition that Becker review the landscape plan for additional materials by a vote of 3 in favor – 0 against.
- Equipment shed is approx. 60" high x 18" wide at the base of the tree.
  - Upon quick review of plans, Becker suggested the addition of 2 Toyons and 3 Rhus would hide the base elements.
  - B. Diehl asked about reason for upgrade; K. Diehl responded that the reason for the reconfiguring was new technology.
  - Keating requested clarification that new would be within the existing structure; yes.
  - Bende noted that the panels clearly can be seen, can fronds be bigger or supplemented to hide them? Diehl replied that the tree is structurally designed to hold specific weight, # of fronds, frond style and that it could not handle additional fronds or

different length/shapes. Could antenna be hidden with socks or foliage to better camouflage them? Could be possible. Sellers added that the committee did discuss in committee, adding that palm tree wireless structures seem to have been replaced with the pine tree; additional fronds even if they could be used might be of a different color and look worse than the antenna themselves. Bende asked if additional palm trees could be planted around the structure to camouflage it? K. Diehl can take the request back to staff and work on. Bende suggested adding additional palms to screen in addition to other landscape additions.

**Motion:** To approve the Verizon West Peñasquitos Wireless Project as presented subject to Jon Becker's landscape plan review and conditions for additional planting materials/placement. M/S/C – Sellers/Sandstrom/Approved 13 in favor – 0 against – 0 recusals – 0 abstentions. (See attached landscape recommendations & placement of 2- 15 gal. Toyons, 2- 15 gal. Rhus Ovata and 3- 4BTF Min. Canary Island Date Palms provided by J. Becker).

- b. **ClearWire Westview High School Wireless Project (Action Item) – Becky Siskowski**  
ClearWire is working with Sprint to roll out Sprint's 4G technology. Sellers stated that the Telecomm Committee unanimously voted this project out of committee without a recommendation; worked with the applicant to develop the project and be heard by the full board.

Siskowski stated the project consists of 3 existing light standards adding 1 antenna inside each (1 antenna inside each presently) and a 12" square box (pizza box shape) on the outside of each pole for microwave.

- Becker inquired whether height placement of the box on the pole is technology dependent? Siskowski stated that box must sit below the antenna on this pole, not block. The microwave must have a straight line of site to Evergreen Nursery. The BTS cabinet is going inside existing shelter.
- Becker inquired if additional landscaping was added in the project plan but Siskowski said that no landscaping was added. Becker added that the hillside is pretty worn and could benefit from additional materials of existing variety. It could be provided by ClearWire and maintained by PUSD. Discussion about existing irrigation.
- Bende inquired if shelter was fully enclosed adding that he is against cell facilities being installed on school sites. Siskowski stated the Nextel shelter being used is fully enclosed.
- Becker recommends 5 additional 5 gal trees like the ones shown in the photo sims be added to the motion.

**Motion:** To approve the ClearWire Westview High School Telecomm project as presented with the condition of the addition of landscaping (5- 5gal trees of the kind existing) added at the base of poles. M/S/C – Becker/Spurr/Discussion.

- B. Diehl inquired how can we task PUSD with maintaining the new landscape? Personally can't support that. Becker stated that PUSD benefits from the new landscaping and the fees generated by Sprint. Sellers argued that the City can force landscaping on the project.
- Bende asked for clarification, Siskowski confirmed that Sprint does have a lease agreement with PUSD. It was noted that the revenue goes into the district's General Fund, not a site specific fund.

Sellers called for the vote. Motion was Approved, 9 in favor – 4 against – 0 abstentions – 0 recusals.

- Sandstrom inquired where we (RPPB & community members) could get research information on this new microwave technology. Siskowski stated that she would email the FCC website to RPPB's Secretary to share with our email list.

c. **ClearWire Black Mountain Wireless Project (Action Item) – Becky Siskowski**

American Towers Corporation is owner of site and tower, leasing to telecommunication companies. The project consists of 3 panel antennas plus 7 microwave dishes on existing tower with one cabinet being installed on the outside of compound.

- Bende asked if they are removing old technology; Siskowski's response was no. This project is apart from Sprint, leasing directly from ATC; if ClearWire has their own lease they can place antennas lower on the tower.
- Becker asked about placement on tower. Siskowski added they are adding new antenna on existing tower (approx. 80'), Verizon is at the top, then their equipment and Nextel is below. Discussion about equipment sizes.
- Becker inquired about new screening as the site is barren. No plans for landscaping or screening on Black Mountain to allow for maximum exposure.
- Sellers stated that Karen Lynch Ashcraft was asked about getting a list of all lease holders and the expiration of existing leases on this privately owned property. City staff is researching the leases and taking a look at it. The chain link fence does not go beyond property line as presented in the sims and noted in an email (exhibit attached). There is no visual impact from the community, but additional projects will be coming forward. Sellers added that he was pleased with the smaller size of new ClearWire technology.

**Motion:** To approve the ClearWire Black Mountain Wireless Project as presented. M/S/C – Sandstrom/Bende/Discussion.

- Becker inquired if it was necessary to have line of sight because they are using microwaves? Siskowski stated that yes, other users need clear line of sight to see other site's equipment. In the future everyone will probably switch over to microwaves. Verizon's permit expired in 2008; will be coming to RPPB.
- Sellers added that he speculates that ATC is only one who knows who its leasees are. Sellers called for the vote. Approved, 12 in favor – 1 against – 0 abstentions – 0 recusals.

d. **Our Lady of Mt. Carmel Catholic Church Project (Action Item) – David Pfeifer**

Recusals – Keating.

Becker thanked the community (50+ attendees at meeting) for coming tonight and reviewed the process with the church, RPPB and the community to-date. This project has been polished since initial presentation, gone through 3 environmental cycles and will be processed with a mitigated negative declaration. Invited applicant to make their presentation, then open it up to questions.

David Pfeifer stated that the RPPB committee has worked with OLMC and the community to make this a better project, then reviewed OLMC's history.

Project will be completed in 3 phases: 1) construct new church, improvements to parking area and the courtyard, 2) remodel existing and remove 1 of modular buildings, 3) new offices & removal of last 2 modular buildings.

Changes in plan since initial proposal include:

- ~ Stony Creek Rd. set back was originally 15', now its approx. 28' at its closest point (averages 38' setback).
- ~ Lowered height from previous plan; 35' height limit asking for 2 deviations for the

tower & dome. Lowered everything 5'.

- ~ Plan includes 2 rows of street trees within the setback.
- ~ Changed color palette to earth tones, concrete tile roof, copper dome.
- ~ Moved tower nearer to the corner and lowered height to 55' with a smaller footprint from 65' in original plan.
- ~ Proposed to carry the landscape theme to the New Hope Church side of the street.

Received 3 comment letters from the City and all DSD required studies/reports have been submitted. Moving forward to the environmental phase whereby the Project will be awarded with a Mitigated Negative Declaration. MHPA conditions in environmental report require checking for nesting of gnat catchers before turning any soil. They are adding 1.8 acres of additional coastal sage and dedicating an easement to the city for open space (protected habitat).

Father Pat Solvo added that the existing facility is used as a church and meeting space. This parish has been working toward building a dedicated worship space. Its more than just a building, it's a spiritual & sacred place important to the parishioners.

Pfeifer added that the Rectory (residential unit) is the private home of the pastor and associate paster for his private residence, not to be utilized for church related functions. Deacon addressed traffic concerns with increased parking, and the parish's commitment to filling the parking lot first as best they can, but won't restrict parishioners from parking on the street. Then make sure that street parking is done orderly not blocking driveways.

- Becker requested clarification that the church has a traffic person before & after every service to direct traffic in and out of lot; they will. Hopefully they can mitigate any negative issues to preserve the neighbors' privacy and safety. New Hope Church services do not occur at the same time.
- Keating, representing the church, spoke about the completed comprehensive traffic study which included driveway and intersection counts on the weekdays and Sundays; used SANDAG's 2030 model for comparison, which did not model significant impacts. Improvements include: shift of 2 driveways which will be widened to 24' wide with a shallower slope than existing, driveways will be 2-way, paint curbs red so drivers can line up along side and not block residents who are attempting to get into their neighborhood, and lengthening the left turn lane onto Carmel Mtn. Rd.
- John Powell, landscape architect, stated the plans exceed City requirements. Stony Creek Rd. plan will include 36" box Jacaranda trees (8-10' canopies) on 18' centers and Purple Plum trees behind them on 14' centers; density similar to trees and hedges along Carmel Mtn. Rd.
- Pfeifer summarized that the church has been working on this plan for a very long time. Even with the 1982 original entitlements, the City did not feel there was enough detail and asked them to update their CDP. The site is zoned RS 1-14 with a .6 FAR ratio; will have a .21 FAR ratio (overall density of structure square footage on the property will be about a third of what it could be).
- Public Questions & Comment:
  - ~ Lois Spann thanked RPPB for the hours listening to the neighbors' concerns, but feels there is a bit of deceit in the vision for the past 24 years. OLMC had a wonderful relationship. The plan sacrifices the home owners' properties with the height of the buildings in front of the homes; the large building is still on the corner. Who will be responsible for the plantings, clean up and disruption to

sidewalks if damaged? Appreciates the traffic considerations, but the counts do not show the number of inconsiderate parishioners and their treatment of the neighbors? Out of respect, disappointed in the placement of the main building right on the corner.

- ~ Dale Smith thanked Lois for touching on his similar thoughts. He is a 13 year resident, when buying his home it was disclosed that the church planned to make improvements to the rear of the property. He appreciated that the church worked hard to lower the corner building's height, even though view is not guaranteed (CA law), he is concerned his property value will lose potentially \$100,000 - \$150,000. Mr. Smith asked that all building codes be followed and would have liked a presentation on property value/impact from Real Estate agents. He loves the idea of having a church across the street, but added that God doesn't care if you have a building to pray in. The plan may not be as big as originally planned, but he is still not sold on it.
- ~ Jane Englebort stated that one of the features of her property was why she purchased it – view across to the mountains. She knew there would be changes, but based on her experience with church traffic, she asked that parishioners be considerate to homeowners. This is a great intrusion on our neighborhood that will affect our quality of life and decrease in their property values.
- ~ Pat Silva, a parishioner for 35 years, stated that the church and the traffic have been there for 24 years and the new church has been a dream of the parish. Widening the driveways should help, she understands that traffic increases at services. Was not aware of issues neighbors have encountered with traffic.
- Board Member Questions:
  - ~ Murphy inquired why the largest structure was not planned on the back of the property to be able to continue services throughout construction (phasing). Becker added that the project needs to be phased to continue operations. Pfeifer replied that the soil on the back section is not stable enough to place the structure, fire access issues and it's next to the MHPA which would create a negative impact. Murphy asked why it couldn't be built in the existing structure's location? Becker added that various ideas were presented based on restrictions/operational aspects resulting in placing the new structure on the corner which also allows pedestrian traffic to mingle. Murphy suggested moving the parking toward Carmel Mtn. Rd. with access from Carmel Mtn. Rd. Pfeifer & Becker replied that the City would not allow access from Carmel Mtn. Rd. due to slope & habitat.
  - ~ Spurr expressed his appreciation for the committee's work in developing the sanctuary with a reduced height and increased setbacks as well as landscaping; tough site to work within.
  - ~ Politte stated her appreciation for the work the committee has done to achieve a better project, but what she is hearing tonight is that the neighbors still have concerns about the traffic issues. Suggested that the church do a better job of instilling upon the parishioners that this (traffic concern) is important if they don't want to have an ongoing fight each year; that people act like Christians coming in and out of the church.
  - ~ Diehl asked for clarification on permit deviations being asked for. Becker stated that the height deviation being asked for is 55' to get the extra steeple height. 3 permits: CUP will restrict hours of operation, etc., PDP will control heights,

exceptions, etc., and the SDP will control environmental issues. What about signage? Pfeifer stated the proposed signage will be on concrete walls with stucco finish and face lit.

- ~ Sellers asked for clarification on height of tower & cross. Dome height 50' and cross would reach 55' total height on tower. Materials would be aged copper on the dome, rendering presented is an accurate representation of the tone of the copper.
- ~ Dale Smith (neighbor) commented that the existing grade compared to the planned grade was different, but could be lowered more to decrease the height of the dome even more.
- ~ Sandstrom stated that the tower was moved away from neighbors and lowered with a tiered back structure is a good compromise. Has experienced the bad behavior of parishioners and the traffic. Parking issues require all parties to be good neighbors and he thanked Keating for a good job with traffic/parking design changes.
- ~ Bende stated that as an 8 year member of RPPB, he was aware of the church's plan to move and develop a new church in Carmel Valley; but due to site restrictions/considerations OLMC had to return to their original site for the new church. Bende stated that he felt the concerns of community and RPPB had been adequately addressed but recommended the additional condition to install a yellow blinking light on westbound side of Carmel Mtn. Rd. for safety.
- ~ Rhodes stated that as the largest undeveloped land holder in Rancho Peñasquitos, he worked closely with the church in reference to their Torrey Highlands site. He added that the site is still enjoined by a judge due to environmental MHCP issues. He stated that the church was a good group to work with adding that this site was where they had originally planned to build their church and is in support of their proposed plan because they have done an excellent job with the site limitations. If you go out and convenience yourself by inconveniencing someone else, you have missed the message of the sermon.
- ~ Barker stated that he could sympathize with the adjacent homeowners because he will be looking at the 2<sup>nd</sup> story balconies of Cresta Bella's 33 new apartment buildings where he presently has a view of the mountains. He added that OLMC has made more changes than any other developer since he began attending RPPB meetings.
- ~ Spelta inquired about changes to traffic signal times. Keating stated that green signal programming on Sunday would be longer to allow the flow of traffic in and out. Spelta also asked if there is an architectural standard used in approving other churches around San Diego. Pfeifer replied that other churches in San Diego vary in height, 70' & 60' examples were mentioned. Bende added that Land Development Code recognizes accent elements such as the steeple of a church.
- ~ Dale Smith (neighbor) asked if in the planning phase whether another property might have been considered for a swap. Becker stated that their Carmel Valley site was looked at and there are no other sites within the community. Sandstrom added that if they could find and trade for a suitable parcel, this site would remain a religious facility and the neighbors could encounter a radically worse scenario. Smith was still concerned about egress onto Stony Creek. Keating stated that they did look at that issue and traffic will technically merge out onto Stony Creek with

direction. Through traffic will have the right-of-way.

- ~ Jane Englebert inquired that as we move forward into the construction phase, will there be assurances that any damage to public right-of-ways and neighbors properties will be repaired to City standards? Becker stated that part of the approval process, they will be required to repair any damaged public/private properties. Pfeifer stated that during construction, the site superintendent will be available if neighbors have issues; possible weekly meetings with neighbors.
- ~ Becker added that dust control will be required and the hours of construction will be 7:00am – dusk, per City requirements.

Based on the Land Use Committee's recommendation from tonight's committee meeting and further discussion during this meeting, the following motion was presented.

**Motion:** To approve the project as proposed pending the following conditions are met:

- 1) The items in the proposed MND can be implemented. (Acoustical analysis, biological analysis, etc.) and an EIR is not needed.
- 2) Physical improvements:
  1. The driveway curb cuts and the onsite parking are acceptable by the City Engineer and the Planning Dept.
  2. Jacaranda trees shall be provided on the west side of Stony Creek Rd. to match the trees on the eastside of Stony Creek Rd. pending the acceptance of the abutting property owner.
- 3) Maintenance:
  1. All landscaping shall be maintained in a viable growing condition as proposed in the Landscape Concept Plan for the duration of the CUP/PDP/SDP.
  2. Maintenance of the trees on the west side of Stony Creek Rd. shall be requested of the abutting land owner.
- 4) Operation:
  1. A church representative agent will be provided during peak assemblages (as Christmas, Easter, 3 day Carnival in Sept.) to direct traffic into and out of the proposed parking lot filling it first, prior to overflowing on the residential public street. This shall also occur if the neighboring church has peak assemblages simultaneously.
  2. The Parish residence (Lot 38) will remain for single family use only.
  3. The noise levels shall not exceed the levels acceptable in the pending acoustical report.
  4. Applicant shall provide a yellow flashing light for signal ahead subject to the approval of the City Engineer.

M/S/C – Becker/Bende/Discussion.

- Bende noted that this project is a process 4, and if staff approves the project it will go before the City of San Diego Planning Commission with our recommendations. If you live within 300' of the project you will get notice of the pending hearing. Sellers/Politte added that meetings are public and anyone can attend the meeting and speak; check the City website for posted notices.
- Sellers added that he was proud of board for doing its job, on behalf of the community these members have donated hours and hours of professional time in the best interest of the citizens. The applicant has worked hard to incorporate changes recommended; courteous – good neighbors.



Sellers called the vote, Approved 11 in favor – 0 against – 1 abstention (Shoecraft – OLMC member) – 1 recusal (Keating).

8. REPORTS.

- a. Chair Report – Charles Sellers
  - Distributed the Environmental Services Dept. Oil & Auto Waste Recycling Collection Events flyer – local collection location is Mira Mesa High School on 2/6/10 from 9am - 1pm.
  - An issue that arose, which he apprised the Council District office about is a lawsuit trying to overthrow campaign finance laws; presently in federal court to overturn City Ordinance.
- b. Vice-Chair Report – Jon Becker
  - Heverly is working on getting a rep from RPPB back onto the PQ Canyon CAC Board. Seat was eliminated when Bylaws were revised because we haven't sent anyone for a while. Heverly added that when the CAC restarts, At-Large positions will be available. RPPB wants a permanent seat because of the proximity of the Canyon and funds that PQ has provided in the past for Canyon projects. Heverly will check into when their bylaws changed eliminating RPPB's seat, how it was noticed and approved as well as get a copy of the new Bylaws to RPPB for review.
- c. Secretary Report, Jeanine Politte – no report.
- d. Standing Committee Reports:
  - Land Use (Jon Becker) – no additional projects to report on.
  - Telecomm (Lynn Murphy)
    - Committee will meet on Feb. 11<sup>th</sup> due to PUSD vacation schedule.
    - Upcoming projects include: ClearWire Ragweed, ClearWire Evergreen Nursery, ClearWire Canyonside Park & Verizon Black Mtn.
    - Diehl stated that Telecomm projects in the parks have never come before the Rec Council, due to its location within the park, they must present to Park & Rec. Sellers suggested that we send Siskowski to the next Park & Rec Council meeting in February after she presents at the Feb. 11<sup>th</sup> Telecomm Committee Meeting.
    - Sellers recommended that the committee notify neighbors near the Ragweed x Spindletop site that the project is coming before the committee. This project has a full equipment shelter, will replace an existing light standard and add a retaining wall.
    - Sellers will invite Karen Lynch Ashcraft to the March 3<sup>rd</sup> meeting to present on the City's plans and expectations for telecomm replacement as this is the 1<sup>st</sup> replacement in Rancho Peñasquitos. Murphy added that any decision we make is precedent setting and wants to hear the City's plan before hearing the project. Group was in agreement on pushing ClearWire Ragweed to the March 18<sup>th</sup> committee meeting.
- e. Ad Hoc Committee Reports:
  - Bylaws/Elections (Joost Bende)
    - Diehl reported that the elections will be held March 3, 2010 for the even number seats plus Renter-at-Large in PQ, even numbered seats in each Black Mtn. Ranch & Torrey Highlands. Locations/Times: Hilltop Park from 1:00-4:00pm and at Doubletree Golf Resort at the RPPB Meeting from 6:30-7:30pm. Politte will email a last minute request for candidates with application/requirements and announce the election via our email contact list at the conclusion of the meeting tonight.
  - Community Funds (Bill Diehl)

- Diehl reported that funds remained from projects now complete; will meet with Clay Bingham to discuss using for park tot lot upgrades and dog park improvements while prices are low. Brief discussion about types of improvements needed at the dog park. Approx. amounts remaining from the following projects:
  - 1) Hilltop Park Phase III - \$200,000 (portion was Community funds for tot-lot)
  - 2) Light Project at Canyonside Park - \$93,000
  - 3) Dog Park - \$5,000
- Fire Protection (Dennis Spurr)
  - Grant applications for FY 2011 are due 2/26/10, to be awarded June 14<sup>th</sup>. Everything is on track to get Council's application in on time for a grant to help with brush reduction. Letters of commitment have been requested and are being received.
  - Bende asked if Fire Dept. has done any brush surveys? Shoecraft stated that he walked to do his surveys. Diehl added that the Park Board received a Brush Clearing Update – of the 590 acres to be cleared, approx. 300 acres are completed. PQ is ranked #10 on the priority list.
- Cresta Bella (Dan Barker)
  - Politte & Spurr reported on the mud slide(s) caused by the excessive rains the end of January at Cresta Bella. Grading had been done and the rains allowing water to pool causing a mudslide blocking 2 lanes of Carmel Mountain Rd. Mud was cleaned up fairly quickly but local community concerns were that the taxpayers wouldn't get stuck with the cleanup bill and El Niño's potential to create a similar environment for future slides. Heverly is looking into the cleanup at Politte's request.
  - Sellers reported that Cresta Bella will be proposing plans for monument signs in the near future (Process 2).
- Our Lady of Mt. Carmel (Jon Becker) – no additional report.
- Transportation (John Keating)
  - Keating first wanted to thank Becker for his leadership with the OLMC project review.
  - Keating attended a SANDAG meeting on SR 56 Bike Paths at the request of Jim Lundquist (City of San Diego). SANDAG threatened to take the money set aside for Bike Paths. Keating testified that Rancho Peñasquitos' contribution was set aside specifically for the Black Mtn. Rd. bypass. City staff stated they will get the project underway as soon as possible. Becker asked if SANDAG will contribute or if money is set aside for the paths; SANDAG does have money set aside and will run short to complete the project. Sellers added that we need to get them moving with plans endorsed at our November 2010 meeting.
- f. Liaison and Organization Reports:
  - Black Mountain Ranch Open Space (Bill Diehl)
    - Diehl reported that he hiked up to the glider port and noted that there is a lot of erosion there and near Black Mtn. Park.
  - MCAS Miramar Community Leaders Forum (Dennis Spurr)
    - January meeting was canceled due to weather.
    - The recent dedication of land for the Fort Rosecrans Cemetery Miramar Annex (northwest corner of Miramar) is scheduled as topic for the next meeting.
  - Recreation Council (Jim LaGrone)
    - Diehl reported the Rec Council is revising their bylaws to comply with the Brown Act.

- Town Council (Mike Shoecraft)
  - Town Council meeting is schedule for Thurs. Feb. 4<sup>th</sup> with guest Assembly Member Nathan Fletcher.
- Park Village LMAD (Jon Becker)
  - Did not meet; meeting next week to approve budget.
- Peñasquitos East LMAD (Bill Diehl)
  - Diehl reported that we only lost one pine tree at Stargaze on Black Mtn. Rd. during all the rain and strong winds.
  - Budget meeting at Canyonside tomorrow AM; getting vendors approved for monument signs.
- Torrey Highlands LMAD (Morri Chowaiki)
  - Sandstrom reported they suspended assessments for 2010.
  - D.R. Horton continues to turn over more.

The meeting was adjourned at 10:55pm.

Respectfully submitted,  
Jeanine Politte, RPPB Secretary

Approved 3/3/2010 – 11 in favor – 0 against – 3 abstentions (Kaneyuki, Halperin, Dumka).

Jon Becker

From: Charles Sellers [rppb.chalr@gmail.com]  
Sent: Monday, February 22, 2010 5:44 PM  
To: Kerrigan Diehl  
Cc: Jon Becker; Joost H. Bende; jeanine@jpollte.com; Mike Murphy  
Subject: Re: Verizon West PQ

Ycs Kerrigan, that was the agreement.

J&J, can you confer to provide her the input their architect needs to process the resubmittal?

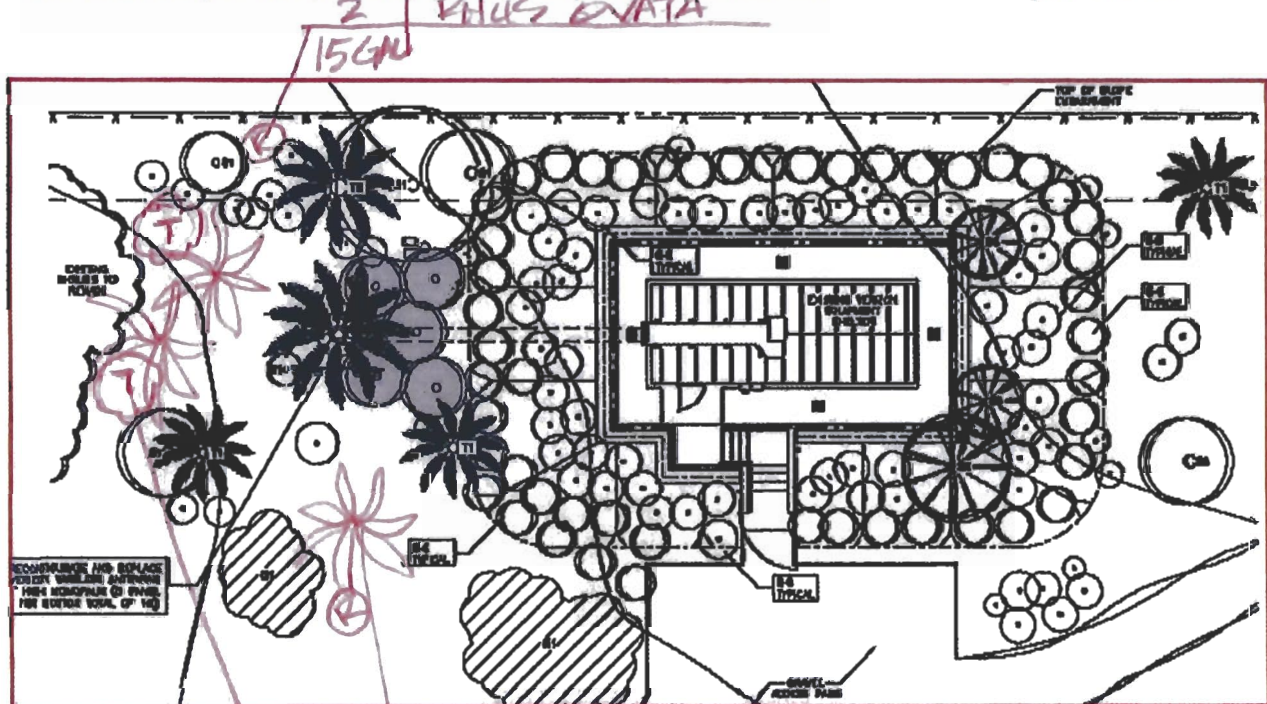
Thanks, Charles.

On Mon, Feb 22, 2010 at 10:59 AM, Kerrigan Dichl <kerrigan.plancom@sbcglobal.net> wrote:

Thanks Charles,

Jon/Joost was out on vacation last week. Sorry for the delayed reply. I think we were agreeable to 2 toyon, 3 (started with an "R") and then looking into planting 2-3 additional palm trees around the Verizon complex?

I have included a site plan. Perhaps if you want to redline I will just have our architect move forward with the changes and our resubmittal.



Thanks,

kd

2/24/2010

jeanine@jpolitte.com

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**From:** Charles Sellers [rppb.chair@gmail.com]  
**Sent:** Thursday, March 04, 2010 12:27 PM  
**To:** jeanine@jpolitte.com  
**Subject:** Clearwire @ Black Mountain  
**Attachments:** 089295\_SUR\_101901\_8\_1\_2002\_16\_11\_8.pdf; M4-CA-SDG5780B - ZONING DRAWING REVISIONS 02-01-10.pdf; bsiskowski.vcf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

----- Forwarded message -----

**From:** **Becky Siskowski** <[bsiskowski@cox.net](mailto:bsiskowski@cox.net)>  
**Date:** Wed, Feb 3, 2010 at 4:45 PM  
**Subject:** Clearwire @ Black Mountain  
**To:** Kelly <[klemker@pacbell.net](mailto:klemker@pacbell.net)>, Charles Sellers <[rppb.chair@gmail.com](mailto:rppb.chair@gmail.com)>

Hi Kelly,

Regarding this site on Black Mountain...ATC has confirmed that the property lines were incorrect. Please see email chain below. The chainlink fence does not extending beyond the property line. Attached is the revised plan with the correct site plan. See you tonight.

Thanks, Becky

----- Original Message -----

**Subject:**RE: Clearwire @ Black Mountain, CA Site #89295 / SDG5780  
**Date:**Fri, 29 Jan 2010 08:28:11 -0500  
**From:**Shannon Bilderback <[Shannon.Bilderback@AmericanTower.com](mailto:Shannon.Bilderback@AmericanTower.com)>  
**To:**<[bsiskowski@cox.net](mailto:bsiskowski@cox.net)>  
**CC:**Aaron Feduk <[Aaron.Feduk@americantower.com](mailto:Aaron.Feduk@americantower.com)>, James Dasteel <[james.dasteel@clearwire.com](mailto:james.dasteel@clearwire.com)>

Hello Becky,

In addition to the doc you sent I have attached an additional survey that we had on file. In reviewing the legal description on the drawing you provided (which is the same legal we have on our deed and is correct) you can see that the Eastern and Western boundary lines should be 208.71' each rather than the 95.73' and 90.27', respectively, that is listed on the drawing that you forwarded.

In short it looks like this property is basically a square that is approximately 208' on all sides. Based on this our fence should be okay.

Thank you

Shannon

---

**From:** Becky Siskowski [<mailto:bsiskowski@cox.net>]  
**Sent:** Tuesday, January 26, 2010 7:39 PM  
**To:** Aaron Feduk; Shannon Bilderback; James Dasteel  
**Subject:** sdg5780 black mountain property line

Hi Shannon, Aaron,

The community planning group has an issue with ATC's compound extending beyond the property line. My A&E firm received the information from the plans that were sent to me (see attached). I just want to verify with you that this is truly the case. The community group wants to see it resolved by moving the chainlink fence back behind the property line. Please advise.

Thanks, Becky

----- Original Message -----

**Subject:**RE: sdg5780 black mountain property line

**Date:**Tue, 26 Jan 2010 16:29:39 -0800

**From:**Bok Yu <[bok@dcipacific.com](mailto:bok@dcipacific.com)>

**To:**<[bsiskowski@cox.net](mailto:bsiskowski@cox.net)>, "Sheila Tong" <[stong@dcipacific.com](mailto:stong@dcipacific.com)>, "D.K. Do" <[dk@dcipacific.com](mailto:dk@dcipacific.com)>, "Israel Paita" <[cadtech@dcipacific.com](mailto:cadtech@dcipacific.com)>, "Johnar dela Cruz" <[johnar@dcipacific.com](mailto:johnar@dcipacific.com)>, "Francisco Valle" <[frank@dcipacific.com](mailto:frank@dcipacific.com)>, "Manuel" <[manuel@dcipacific.com](mailto:manuel@dcipacific.com)>, "HIEU 'kobe' HOANG" <[hieu@dcipacific.com](mailto:hieu@dcipacific.com)>, "Paul Hokeness" <[paulhokeness@san.rr.com](mailto:paulhokeness@san.rr.com)>, "John Bruckner" <[john.bruckner@clearwire.com](mailto:john.bruckner@clearwire.com)>

**References:**<[4B5F80BC.3020000@cox.net](mailto:4B5F80BC.3020000@cox.net)>

HI Becky, got it from the background drawings. See attached.  
Thanks.

Regards,

Bok Yu  
Associate Principal  
DCI PACIFIC, Inc.  
Architecture · Engineering · Construction  
2450 Dupont Drive, Irvine, CA 92612  
(949) 475-1000 ext. 112  
(949) 475-1001 Fax  
(714) 308-1034 Cell  
[bok@dcipacific.com](mailto:bok@dcipacific.com)

-----Original Message-----

**From:** Becky Siskowski [<mailto:bsiskowski@cox.net>]  
**Sent:** Tuesday, January 26, 2010 3:55 PM  
**To:** Bok Yu; Sheila Tong; D.K. Do; Israel Paita; Johnar dela Cruz; 'Francisco Valle'; Manuel; HIEU 'kobe' HOANG; Paul Hokeness; John Bruckner  
**Subject:** sdg5780 black mountain property line

All,

Per sheet A1, the ATC compound extends beyond the property line. could you please double check to make sure this is accurate before I forward to ATC?  
thanks, Becky

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## BLACK MOUNTAIN CA-SDG5780b 9690 LAURENTIAN DR., SAN DIEGO, CA 92129 (CONDITIONAL USE PERMIT)

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**BLACK MOUNTAIN  
CA-SDG5780b**  
9690 LAURENTIAN DR.,  
SAN DIEGO, CA 92129

### DEVELOPMENT SUMMARY

#### PROJECT SCOPE OF WORK:

- CLEARWIRE PROPOSES TO CONSTRUCT AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF:
  - INSTALLATION OF (3) ANTENNA ASSEMBLIES
  - INSTALLATION OF (7) DIRECTIONAL ANTENNAS
  - INSTALLATION OF (1) WIMAX CABINET/RACK
  - INSTALLATION OF (1) GPS ANTENNA

- BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:

TO BE FILLED OUT BY ZONER/APPLICANT:

#### PROPERTY INFORMATION:

- LEGAL DESCRIPTION:  
- SEE SHEET A1 FOR DETAILS.

- ASSESSOR PARCEL NUMBER: 312-010-3500
- LEASE AREA: XX.X SQFT

#### OWNER:

OWNER: AMERICAN TOWER  
ADDRESS: 9690A LAURENTIAN,  
SAN DIEGO, CA 92129

CONTACT: AARON FEDUK  
PHONE: (949) 554-5145

#### EXISTING WCFs ON SAME PROPERTY:

1. 'SPRINT'
- 2.
- 3.
- 4.

#### BUILDING CODE INFORMATION:

- EXISTING BUILDING/STRUCTURE:
  - OCCUPANCY = A
  - CONSTRUCTION TYPE = II-B
  - SPRINKLER SYSTEM = NO
- PROPOSED STRUCTURE:
  - OCCUPANCY = S2
  - CONSTRUCTION TYPE = II-B
  - SPRINKLER SYSTEM = NO

#### PROJECT TEAM:

RF ENGINEER: IMELDA CUEVAS  
PHONE: (760) 250-3579  
CONSTRUCTION: PAUL HOKENESS  
PHONE: (858) 231-8889  
SITE ACQUISITION: BECKY SISKOWSKI  
PHONE: (858) 243-2900  
PLANNING: BECKY SISKOWSKI  
PHONE: (858) 243-2900  
ARCHITECT: D.K. DO, RA  
PHONE: (949) 475-1000  
SURVEYOR: N/A  
PHONE: -  
CIVIL/STRUCTURAL ENGR. N/A  
PHONE: -

#### ZONING INFORMATION:

JURISDICTION: SAN DIEGO  
ZONING DESIGNATION: AR-1-1  
LATITUDE: 32°58'52.93" N  
LONGITUDE: 117°06'57.85" W  
TOP OF (E) STRUCTURE: 80'-0" AGL  
BASE OF STRUCTURE: 1563' AMSL

### CODE COMPLIANCE

1. CALIFORNIA BUILDING CODE CBC-2007
  2. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2007
  3. ANSI/EIA-222-F LIFE SAFETY CODE
  4. NFPA-101-2006
  5. CALIFORNIA ELECTRICAL CODE CEC-2007
  6. CALIFORNIA MECHANICAL CODE CMC-2007
  7. CALIFORNIA PLUMBING CODE CPC-2007
  8. LOCAL BUILDING CODE(S)
  9. CITY AND/OR COUNTY ORDINANCES
- \*\* NOTE: ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THESE CODES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

### VICINITY MAP



### DRIVING DIRECTIONS

DEPART FROM SAN DIEGO INTERNATIONAL AIRPORT:  
START OUT GOING EAST TOWARD N HARBOR DR.  
TURN RIGHT ONTO WINSHIP LN.  
TURN LEFT ONTO N HARBOR DR.  
TURN LEFT ONTO W GRAPE ST.  
MERGE ONTO I-5 S.  
MERGE ONTO CA-163 N VIA EXIT 16 TOWARD ESCONDIDO.  
MERGE ONTO I-15 N.  
TAKE THE POWAY ROAD/RANCHO PENASQUITOS BLVD EXIT, EXIT  
TAKE THE RANCHO PENASQUITOS BLVD RAMP.  
TURN LEFT ONTO POWAY RD/RANCHO PENASQUITOS BLVD/CR-S4. CONTINUE TO FOLLOW RANCHO PENASQUITOS BLVD.  
STAY STRAIGHT TO GO ONTO CARMEL MOUNTAIN RD.  
TURN RIGHT ONTO BLACK MOUNTAIN RD.  
TURN RIGHT ONTO STARGAZE AVE.  
TURN LEFT ONTO LAURENTIAN DR.  
END AT 9690A LAURENTIAN DR SAN DIEGO, CA 92129-3820

APPROVAL	DATE	SIGNATURE
P.M.:		
LANDLORD:		
CONST:		
S/A:		
R.F.:		
ZONING:		
A&E:		
R.F.:		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

### DRAWING INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET
T2	LESSEE'S CERTIFICATE
A1	OVERALL / PARTIAL SITE PLANS
A2	ENLARGED PARTIAL SITE PLAN, EQUIP. & ANTENNA LAYOUT PLAN
A3	ELEVATIONS
A4	ELEVATIONS
C1	WPCP PLAN

### APPLICANT INFORMATION

APPLICANT:  
CLEAR WIRELESS LLC  
4400 CARILLON POINT  
KIRKLAND, WA 98033  
CONTACT: ANNE FORD, PROJECT MANAGER  
PHONE: (619) 454-1839  
FAX: -  
E-MAIL: ANNE.FORD@CLEARWIRE.COM

ARCHITECT:  
DCI PACIFIC  
2450 DUPONT DRIVE  
IRVINE, CA 92612  
CONTACT: D.K. DO, RA  
PHONE: (949) 475-1000  
FAX: (949) 475-1001  
E-MAIL: DK@DCIPACIFIC.COM

SITE ACQUISITION:  
DEPRATTI INC.  
13948 CALLE BUENO GANAR  
JAMUL, CA 91935  
CONTACT: SEE PROJECT TEAM FOR INFO.  
PHONE: (858) 243-2900  
FAX: -

### ABBREVIATIONS

A/C	AIR CONDITIONING	GA	GAUGE	OC	ON CENTER
AGL	ABOVE FINISH GRADE	GALV	GALVANIZED	OD	OUTSIDE DIAMETER
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD
BLDG	BUILDING	GRND	GROUND	PROJ	PROJECT
BLK	BLOCKING	GYP BD	GYPSPUM WALL BOARD	PROP	PROPERTY
CLG	CEILING	HORZ	HORIZONTAL	PT	PRESSURE TREATED
CLR	CLEAR	HR	HOUR	REQ	REQUIRED
CONC	CONCRETE	HT	HEIGHT	RM	ROOM
CONST	CONSTRUCTION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	SHT	SHEET
CONT	CONTINUOUS	ID	INSIDE DIAMETER	SIM	SIMILAR
DBL	DOUBLE	IN	INCH	SPEC	SPECIFICATION
DIA	DIAMETER	INFO	INFORMATION	SF	SQUARE FOOT
DIAG	DIAGONAL	INSUL	INSULATION	SS	STAINLESS STEEL
DN	DOWN	INT	INTERIOR	STL	STEEL
DET	DETAIL	INT	INTERIOR CALIFORNIA BUILDING CODE	STRUCT	STRUCTURAL
DWG	DRAWING	CBC		STD	STUD
EA	EACH	LBS	POUNDS	SUSP	SUSPENDED
ELEV	ELEVATION	MAX	MAXIMUM	THRU	THROUGH
ELEC	ELECTRICAL	MECH	MECHANICAL	TYP	TYPICAL
EQ	EQUAL	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
EQUIP	EQUIPMENT	MFR	MANUFACTURE	VERT	VERTICAL
EXT	EXTERIOR	MGR	MANAGER	VIF	VERTICAL IN FIELD
FIN	FINISH	MIN	MINIMUM	W/	WITH
FLUOR	FLOURESCENT	MISC	MISCELLANEOUS	W/O	WITHOUT
FLR	FLOOR	RO	ROUGH OPENING	WP	WATER PROOF
FT	FOOT	NA	NOT APPLICABLE		
		NIC	NOT IN CONTRACT		
		NTS	NOT TO SCALE		

LICENSURE

REVISIONS				
NO.	DATE	DESCRIPTION	INITIAL	
1	07-14-09	PRELIM ZD	JGD	
2	09-04-09	100% ZD	JGD	
3	09-15-09	REV. 100% ZD	JGD	
4	09-15-09	REV. 100% ZD	JGD	
5	11-17-09	REV. PER CITY COMMENT	JGD	
6	12-17-09	REVISED MW AZIMUTH	IP	
7	02-01-10	REVISED PROPERTY LINE	IP	

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE  
**TITLE SHEET**

SHEET NUMBER  
**T1**



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9690 LAURENTIAN DR.,  
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LICENSURE

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	07-14-09	PRELIM	ZD JGD
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3	08-13-09	REV. 100%	ZD JGD
4	08-15-09	REV. 100%	ZD JGD
5	11-17-09	REV. PER CITY COMMENT	JGD
6	12-17-09	REVISED MW AZIMUTH	IP
7	02-01-10	REVISED PROPERTY LINE	IP

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SHEET TITLE  
**LESSEE'S CERTIFICATE**

SHEET NUMBER  
**T2**

Lessee's Certificate  
Standard Wireless Facility Project  
for Post-construction BMP's

I / we the undersigned, as lessee of a portion of the property described as

9690 LAURENTIAN DR., SAN DIEGO, CA 92129  
(Address or legal description)

understand that, in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design:

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs
- Protect all slopes from erosion

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

Lessee ANNE FORD Company Name CLEAWIRE  
(print name)

Lessee *Anne Ford* Date 02-01-10  
(signature)

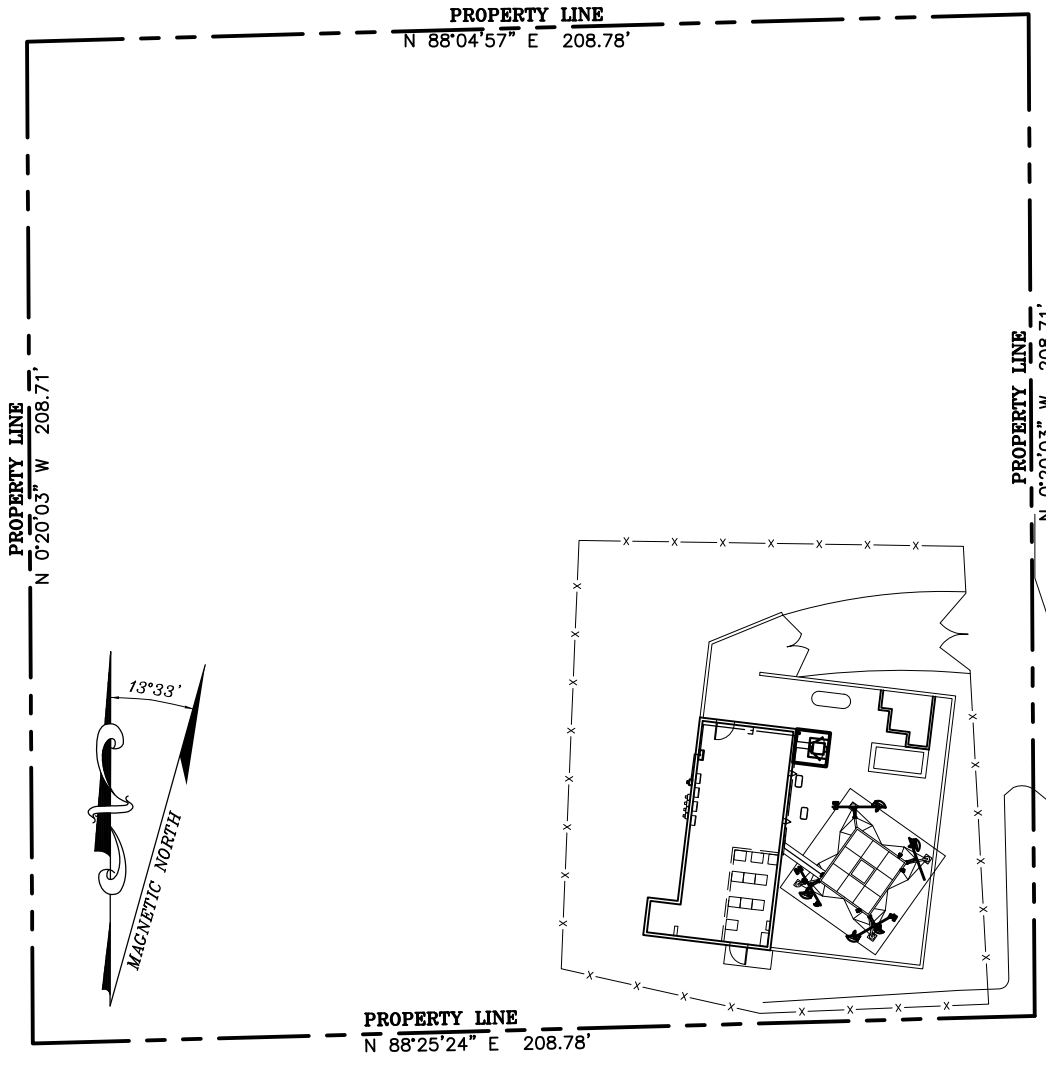
**NOTES:**  
**1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTION TO THE CITY ENGINEER.**  
**2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPALITY CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.**

**LEGAL DESCRIPTION:**  
 THAT PORTION OF LOT 5 OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED NOVEMBER 19, 1880, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID CORNER BEING A 2-INCH IRON PIPE WITH BRASS CAP AS SHOWN ON RECORD OF SURVEY MAP NO. 6204, RECORDS OF SAN DIEGO COUNTY; THENCE NORTH 20°21'30" EAST ON A TRUE BEARING 1,228.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°20'03" WEST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 5, 208.71 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 5, SAID POINT BEARING SOUTH 18°40'57" EAST 1,378.73 FEET, MORE OR LESS, FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 5, SAID CORNER BEING A PK NAIL IN AN 8-INCH BY 24-INCH STONE AS SHOWN ON RECORD OF SURVEY MAP NO. 5714, RECORDS OF SAID SAN DIEGO COUNTY; THENCE ALONG SAID NORTH LINE OF SAID LOT 5, NORTH 88°09'57" EAST 208.78 FEET; THENCE SOUTH 0°20'03" EAST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 5, 208.71 FEET; THENCE SOUTH 88°08'57" WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, 208.78 FEET TO THE TRUE OF BEGINNING.

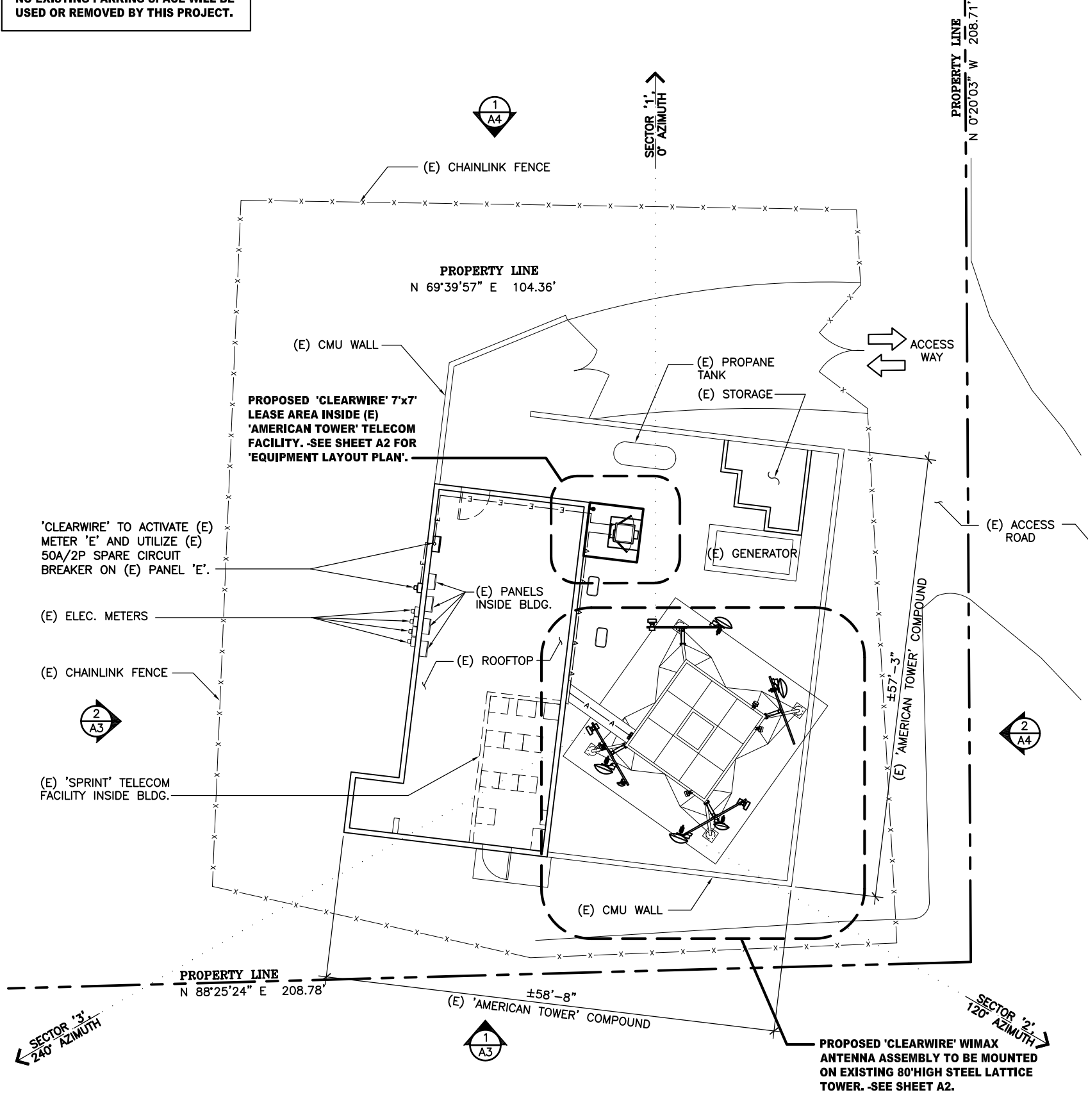
**GRADING CALCULATION:**  
 CUT = 0 cu. ft.  
 FILL = 0 cu. ft.  
 IMPORT = 0 cu. ft.  
 EXPORT = 0 cu. ft.

**NOTE:**  
**NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.**



**OVERALL SITE PLAN**

SCALE: 1"=20'  
 0 10' 20'



**PARTIAL SITE PLAN**

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

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**CA-SDG5780b**  
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LICENSURE

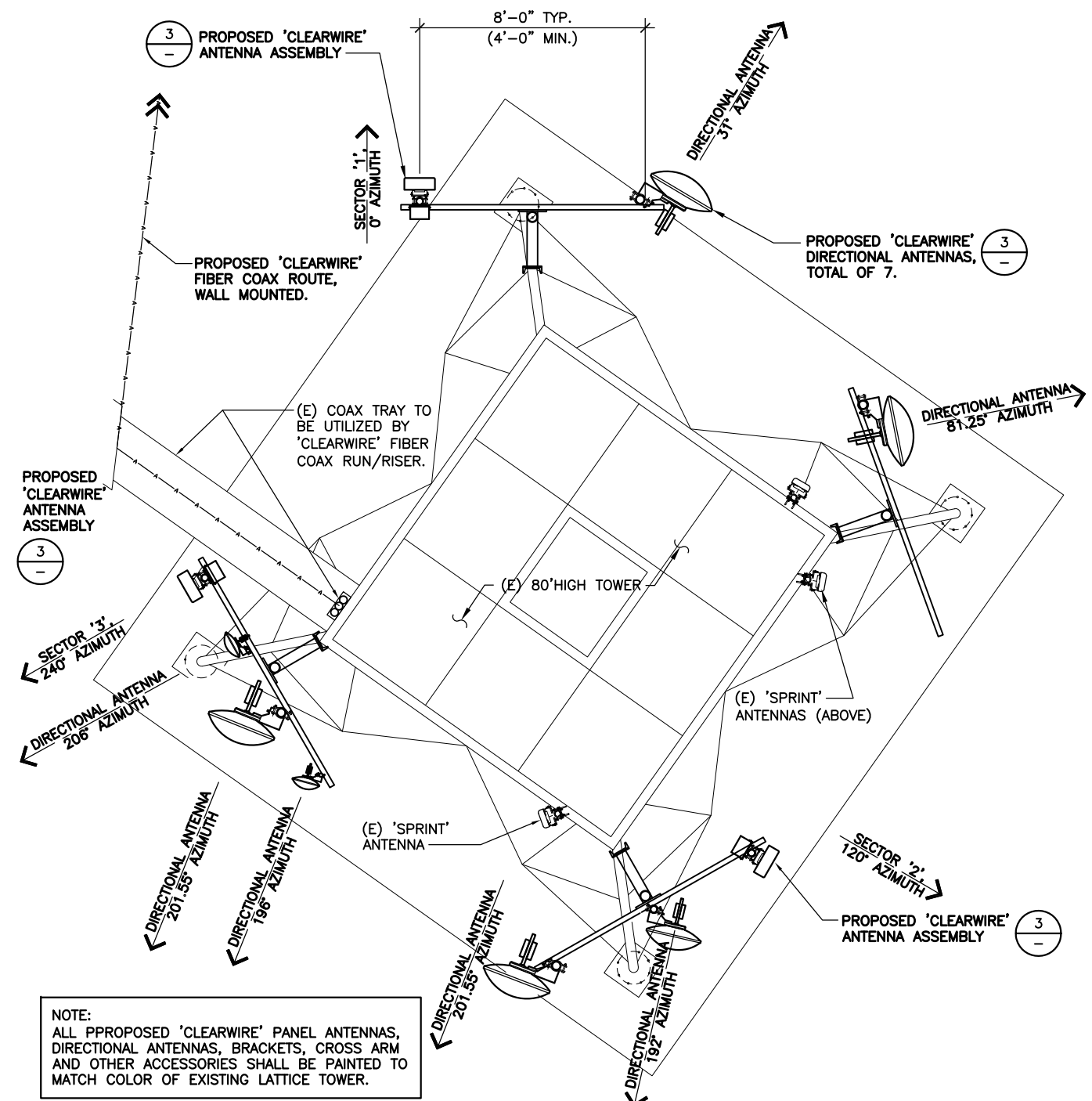
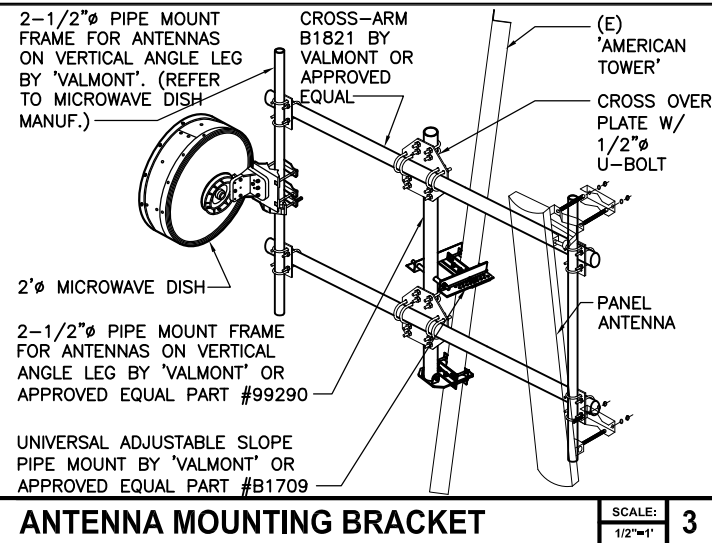
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
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4	09-15-09	REV. 100% ZD	JGD
5	11-17-09	REV. PER CITY COMMENT	JGD
6	12-17-09	REVISED MW AZIMUTH	IP
7	02-01-10	REVISED PROPERTY LINE	IP

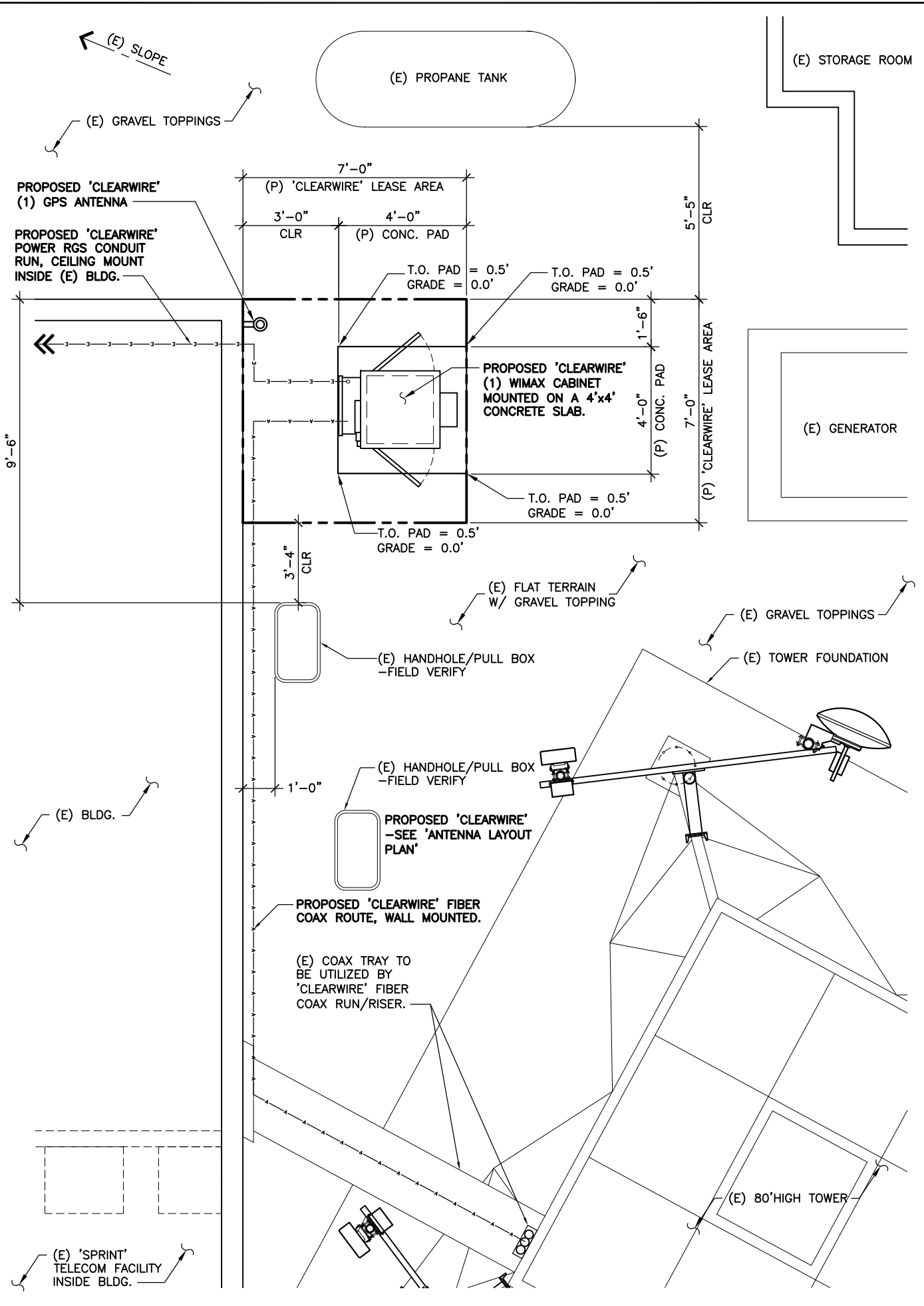
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SHEET TITLE  
**OVERALL / PARTIAL  
 SITE PLANS**

SHEET NUMBER  
**A1**



**ANTENNA LAYOUT PLAN**



**ENLARGED PARTIAL SITE PLAN / EQUIPMENT PLAN**

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CA-SDG5780b**  
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SAN DIEGO, CA 92129

LICENSURE

REVISIONS

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6	12-17-09	REVISED MW AZIMUTH	IP
7	02-01-10	REVISED PROPERTY LINE	IP

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE  
ENLARGED PARTIAL SITE PLAN /  
ANTENNA LAYOUT PLAN

SHEET NUMBER  
**A2**

NOTE:  
 ALL PROPOSED 'CLEARWIRE' PANEL ANTENNAS,  
 DIRECTIONAL ANTENNAS, BRACKETS, CROSS ARM  
 AND OTHER ACCESSORIES SHALL BE PAINTED TO  
 MATCH COLOR OF EXISTING LATTICE TOWER.

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**CA-SDG5780b**  
 9690 LAURENTIAN DR.,  
 SAN DIEGO, CA 92129

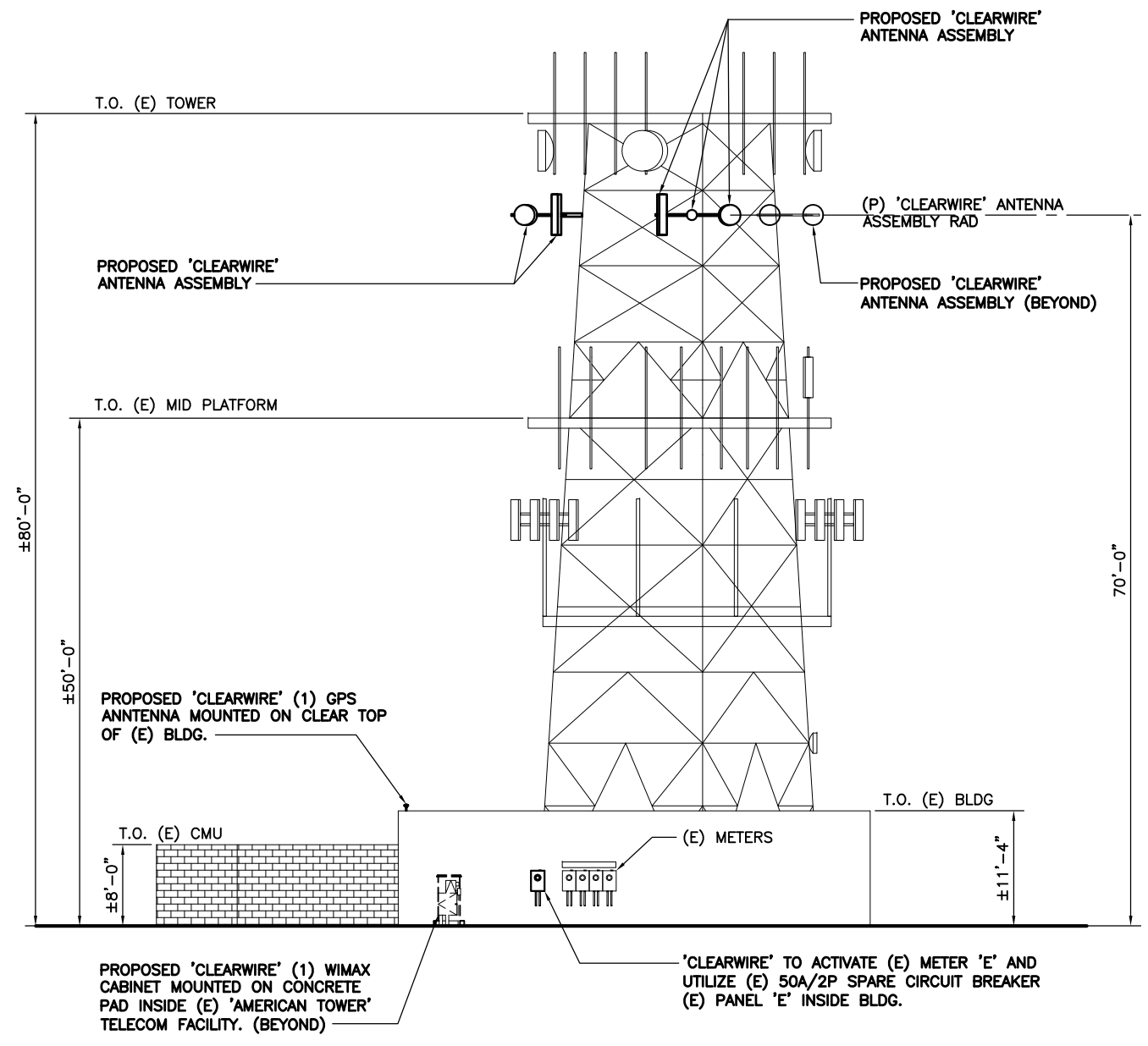
LICENSURE

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NOT FOR CONSTRUCTION UNLESS  
 LABELED AS CONSTRUCTION SET

SHEET TITLE  
**ELEVATIONS**

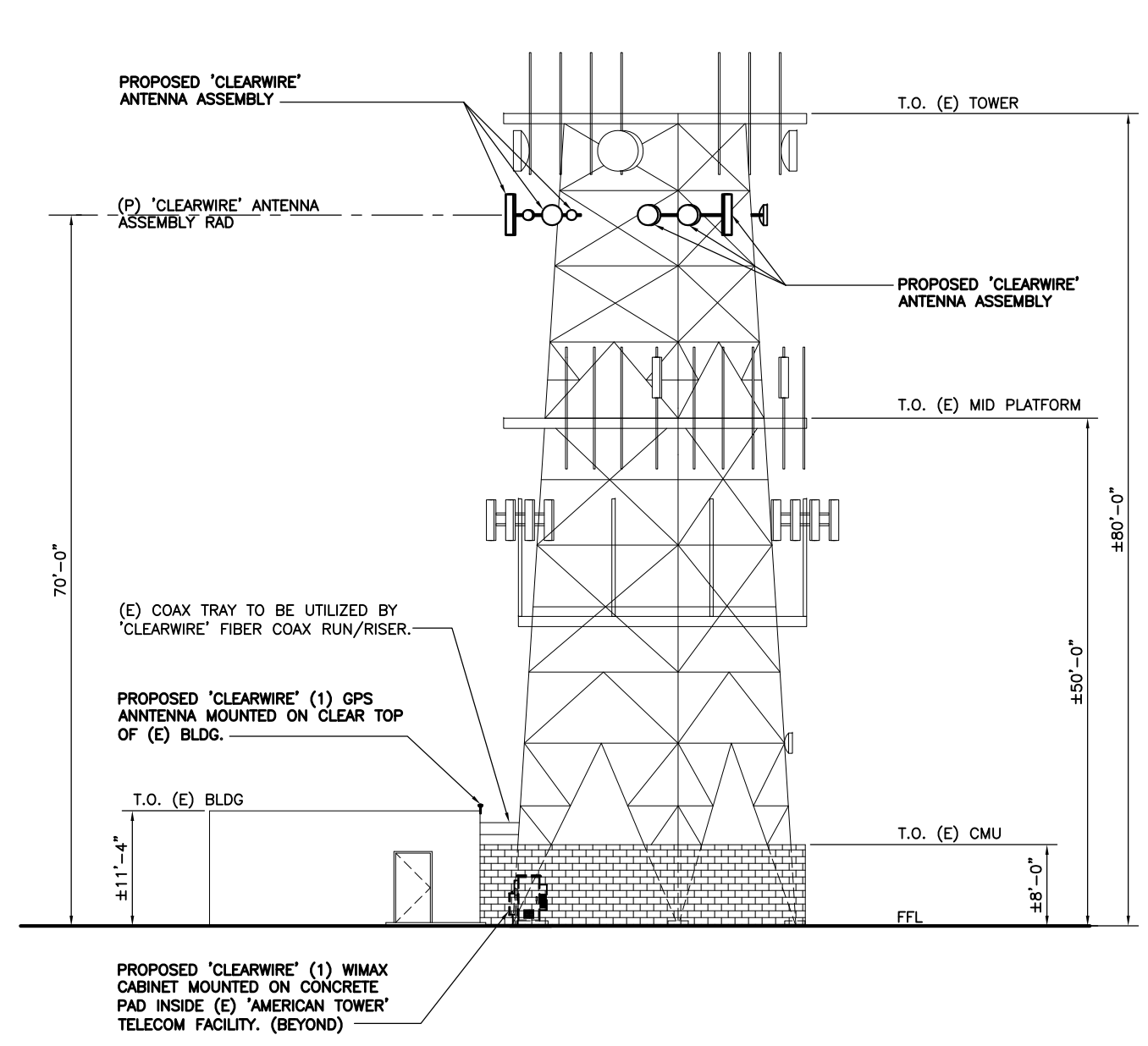
SHEET NUMBER  
**A3**



**WEST ELEVATION**

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

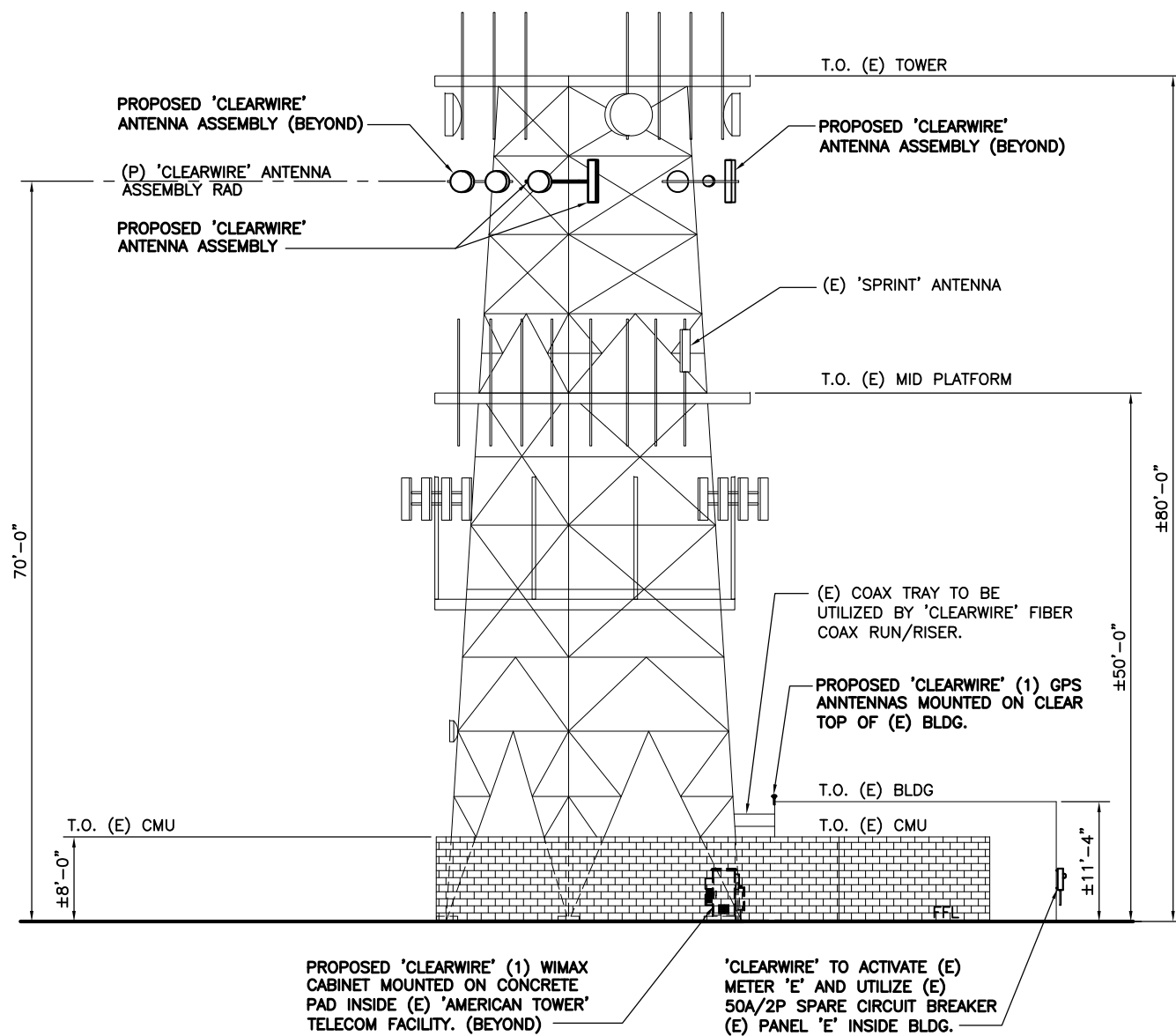
2



**SOUTH ELEVATION**

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

1



PROPOSED 'CLEARWIRE' (1) WIMAX CABINET MOUNTED ON CONCRETE PAD INSIDE (E) 'AMERICAN TOWER' TELECOM FACILITY. (BEYOND)

'CLEARWIRE' TO ACTIVATE (E) METER 'E' AND UTILIZE (E) 50A/2P SPARE CIRCUIT BREAKER (E) PANEL 'E' INSIDE BLDG.

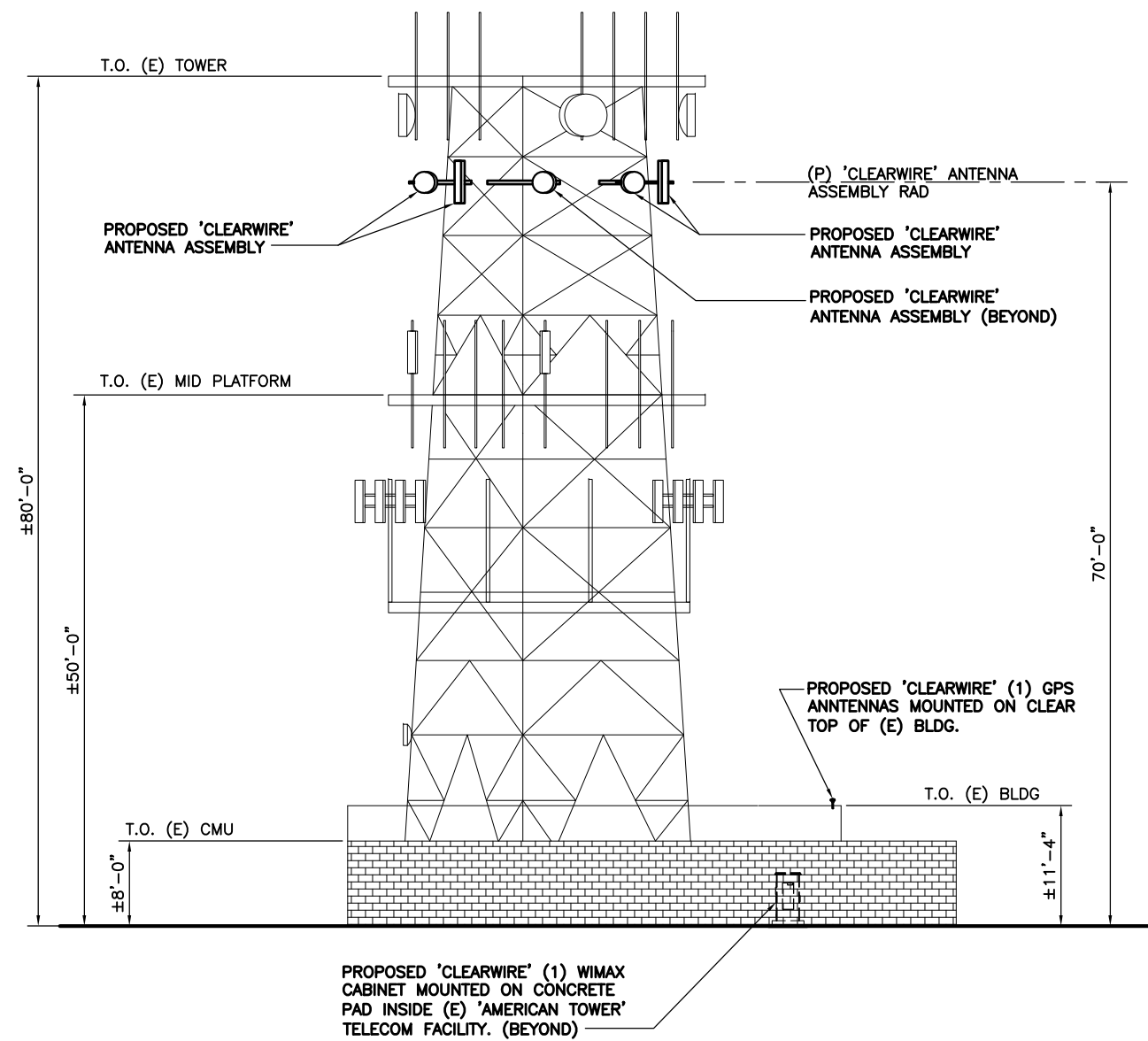
EAST ELEVATION

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

2

NORTH ELEVATION

NOTE:  
ALL PROPOSED 'CLEARWIRE' PANEL ANTENNAS, DIRECTIONAL ANTENNAS, BRACKETS, CROSS ARM AND OTHER ACCESSORIES SHALL BE PAINTED TO MATCH COLOR OF EXISTING LATTICE TOWER.



PROPOSED 'CLEARWIRE' (1) WIMAX CABINET MOUNTED ON CONCRETE PAD INSIDE (E) 'AMERICAN TOWER' TELECOM FACILITY. (BEYOND)

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

1

clear wire®

4400 CARILLON POINT  
KIRKLAND, WA 98033



ARCHITECTURE • ENGINEERING • CONSULTING  
2450 DUPONT DRIVE, IRVINE, CA 92612  
TEL: 949-475-1000 FAX: 949-475-1001

PROPRIETARY INFORMATION  
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLEARWIRE PROJECT IS STRICTLY PROHIBITED.

BLACK MOUNTAIN  
CA-SDG5780b  
9690 LAURENTIAN DR.,  
SAN DIEGO, CA 92129

LICENSURE

REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
1	07-14-08	PRELIM ZD	JGD
2	08-04-08	100% ZD	JGD
3	08-13-08	REV. 100% ZD	JGD
4	08-15-08	REV. 100% ZD	JGD
5	11-17-08	REV. PER CITY COMMENT	JGD
6	12-17-08	REVISED MW AZIMUTH	IP
7	02-01-10	REVISED PROPERTY LINE	IP

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE  
ELEVATIONS

SHEET NUMBER

A4

Project Address: 9090 LAURENTIAN DR., SAN DIEGO, CA 92129  
Assessor Parcel Number(s): 312-010-3500  
Project Number (for City Use Only):

Complete Sections 1 and 2 of the following checklist to determine your project's permanent and construction storm water best management practices requirements. This form must be completed and submitted with your permit application.

**Section 1 - Permanent Storm Water BMP Requirements:**  
If any answers to Part A are answered "Yes" your project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and "Standard Permanent Storm Water BMP Requirements" of the Storm Water Standards Manual, Section III, "Permanent Storm Water BMP Selection Procedures." If all answers to Part A are "No," and any answers to Part B are "Yes," your project is only subject to the Standard Permanent Storm Water BMP Requirements. If every question in Part A and B is answered "No," your project is exempt from permanent storm water requirements.

**Part A: Determine Priority Project Permanent Storm Water BMP Requirements.**

- Does the project meet the definition of one or more of the priority project categories?
1. Detached or attached residential development of 10 or more units  Yes  No
  2. Developments of heavy industry greater than 1 acre  Yes  No
  3. Commercial development greater than 1 acre  Yes  No
  4. Automotive repair shop  Yes  No
  5. Restaurant  Yes  No
  6. Hillside development greater than 5,000 square feet  Yes  No
  7. Project within, directly adjacent to or discharging to receiving waters within Water Quality Sensitive Areas  Yes  No
  8. Parking lots greater than or equal to 5,000 square feet or with at least 15 parking spaces, and potentially exposed to urban runoff  Yes  No
  9. Streets, roads, highways, and freeways which would create a new paved surface that is 5,000 square feet or greater  Yes  No
  10. Significant redevelopment over 5,000 square feet where the development falls under one of the other project categories on this list.  Yes  No
  11. Retail gasoline outlets  Yes  No

\* Refer to the definitions section in the Storm Water Standards for expanded definitions of the priority project categories.  
Limited Exclusion: Trenching and resurfacing work associated with utility projects are not considered priority projects. Parking lots, buildings and other structures associated with utility projects are priority projects if one or more of the criteria in Part A is met. If all answers to Part A are "No," continue to Part B.

**Part B: Determine Standard Permanent Storm Water Requirements.**

- Does the project propose:
1. New impervious areas, such as rooftops, roads, parking lots, driveways, paths and sidewalks?  Yes  No
  2. New pervious landscape areas and irrigation systems?  Yes  No
  3. Permanent structures within 100 feet of any natural water body?  Yes  No
  4. Trash storage areas?  Yes  No
  5. Liquid or solid material loading and unloading areas?  Yes  No
  6. Vehicle or equipment fueling, washing, or maintenance areas?  Yes  No

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Upon request, this information is available in alternative formats for persons with disabilities.  
DS-560 (10-08)

7. Require a General NPDES Permit for Storm Water Discharges Associated with Industrial Activities (Except construction)?  Yes  No
  8. Commercial or industrial waste handling or storage, excluding typical office or household waste?  Yes  No
  9. Any grading or ground disturbance during construction?  Yes  No
  10. Any new storm drains, or alteration to existing storm drains?  Yes  No
- \* To find out if your project is required to obtain an individual General NPDES Permit for Storm Water Discharges Associated with Industrial Activities, visit the State Water Resources Control Board web site at [www.swrpcb.ca.gov/stormwater/industrial.html](http://www.swrpcb.ca.gov/stormwater/industrial.html)

**Section 2. Construction Storm Water BMP Requirements:**

If the answer to question 1 of Part C is answered "Yes," your project is subject to Section IV of the Storm Water Standards Manual, "Construction Storm Water BMP Performance Standards," and must prepare a Storm Water Pollution Prevention Plan (SWPPP). If the answer to question 1 of Part C is "No," but the answer to any of the remaining questions is "Yes," your project is subject to Section IV of the Storm Water Standards Manual, "Construction Storm Water BMP Performance Standards," and must prepare a Water Pollution Control Plan (WPCP). If every question in Part C is answered "No," your project is exempt from any construction storm water BMP requirements. If any of the answers to the questions in Part C are "Yes," complete the construction site prioritization in Part D below.

**Part C: Determine Construction Phase Storm Water Requirements.**

- Would the project meet any of these criteria during construction?
1. Is the project subject to California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities?  Yes  No
  2. Does the project propose grading or soil disturbance?  Yes  No
  3. Would storm water or urban runoff have the potential to contact any portion of the construction area, including washing and staging areas?  Yes  No
  4. Would the project use any construction materials that could negatively affect water quality if discharged from the site (such as, paints, solvents, concrete, and stucco)?  Yes  No

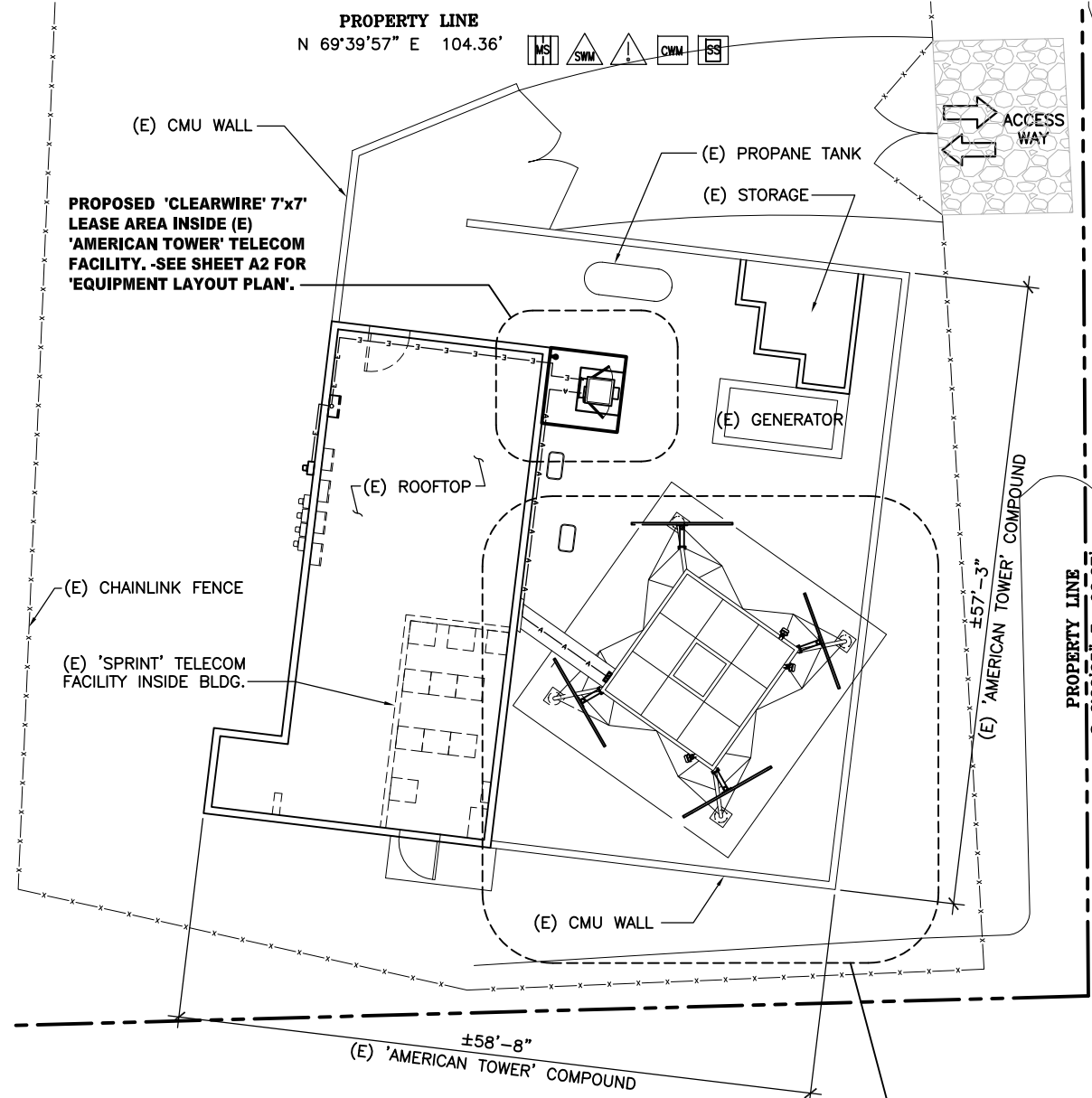
**Part D: Determine Construction Site Priority**

In accordance with the Municipal Permit, each construction site with construction storm water BMP requirements must be designated with a priority: high, medium or low. This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or WPCP. Indicate the project's priority in one of the check boxes using the criteria below, and existing and surrounding conditions of the project, the type of activities necessary to complete the construction and any other estimating circumstances that may pose a threat to water quality. The City reserves the right to adjust the priority of the projects both before and during construction. [Note: The construction priority does NOT change construction BMP requirements that apply to projects; all construction BMP requirements must be identified on a case-by-case basis. The construction priority does affect the frequency of inspections that will be conducted by City staff. See Section IV.1 for more details on construction BMP requirements.]

- 1) High Priority
  - a) Projects where the site is 50 acres or more and grading will occur during the wet season
  - b) Projects 1 acre or more and tributary to an impaired water body for sediment (e.g., Peñasquitos watershed)
  - c) Projects 1 acre or more within or directly adjacent to or discharging directly to a coastal lagoon or other receiving water within a Water Quality Sensitive Area.
  - d) Projects subject to phased grading or advanced treatment requirements.
- 2) Medium Priority  
Projects 1 acre or more but not subject to a high priority designation.
- 3) Low Priority

Projects requiring a Water Pollution Control Plan but not subject to a medium or high priority designation.

Name of Owner or Agent (Please Print): DCI PACIFIC  
Signature: [Signature] IK DO  
Title: ARCHITECT / PRINCIPAL  
Date: 11-17-09



PROPOSED 'CLEARWIRE' WIMAX ANTENNA ASSEMBLY TO BE MOUNTED ON EXISTING 80' HIGH STEEL LATTICE TOWER. -SEE SHEET A2.

**EROSION CONTROL PLAN NOTES:**

1. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MODIFICATION OF THE EROSION CONTROL DEVICES, AS NECESSARY, DURING THE RAINY SEASON. THE CONTRACTOR, PERMITEE OR OWNER SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF THE EROSION CONTROL DEVICES DURING THE RAINY SEASON. IN THE EVENT OF FAILURE OF REFUSAL TO PROPERLY MAINTAIN SAID DEVICES, THE CITY ENGINEER MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY, THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) OF WHICH SHALL BE CHARGED TO THE OWNER.
2. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES AS RECOMMENDED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER.
3. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY AFTER AS DIRECTED BY THE INSPECTOR.
4. A 12-INCH HIGH BY 4-FOOT WIDE BERM SHALL BE MAINTAINED ALONG THE TOP OF SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS. CONCENTRATED WATER SHALL BE PROVIDED ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO THE STREET.
5. ALL BUILDING PADS SHALL BE SLOPED TOWARDS THE DRIVEWAY AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET. VELOCITY CHECK DAMS SHALL BE PROVIDED ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO THE STREET.
6. STAND-BY CREWS SHALL BE ALERTED BY THE CONTRACTOR, PERMITEE OR OWNER FOR EMERGENCY WORK DURING RAINSTORMS.
7. ALL UTILITY TRENCHES SHALL BE BACKFILLED WITHIN 24 HOURS AND MUST BE BACKFILLED BEFORE THE END OF THE WORK DAY IF A 40 PERCENT CHANCE OF RAIN IS PREDICTED.
8. PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS PAVED OR UNPAVED AT THE INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE CITY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTER LINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
 

GRADE OF STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET
9. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW UNLESS CHANNELS ARE LINED WITH TEMPORARY MATERIALS SUCH AS PLASTIC SHEETING.
 

GRADE OF CHANNEL	INTERVAL BETWEEN CHECK DAM
LESS THAN 3%	AS REQUIRED
3% TO 6%	50 FEET
OVER 6%	25 FEET
10. A GRAVEL BAG, SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
11. A GUARD SHALL BE POSTED ON SITE OR A 6' CHAIN LINK BARRIER SHALL BE INSTALLED AROUND EACH SEDIMENTATION BASIN, WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET.
12. ALL REMOVABLE PROTECTION DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40-PERCENT AFTER EACH RAINSTORM EXCEEDING 1-4-INCH IN A 12-HOUR PERIOD, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS, AND BASINS SHALL BE PUMPED DRY.
13. GRAVEL BAGS AND NECESSARY MATERIAL SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT. A STAND-BY CREW SHALL BE MAKE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON.
14. ANY PROPOSED ALTERNATE CONTROL MEASURES ARE TO BE RECOMMENDED BY THE ENGINEER OF WORK FOR APPROVAL BY THE CITY ENGINEER PRIOR TO INSTALLATION.
15. GRADING CONTRACTOR SHALL PROVIDE A 24-HOUR TELEPHONE NUMBER AND THE NAME(S) OF THE PERSON(S) RESPONSIBLE FOR EMERGENCY WORK. A TELEPHONE ANSWERING MACHINE OR ANSWERING SERVICE IS UNACCEPTABLE.

**LEGEND BEST MANAGEMENT PROTECTION**

CALTRANS	DESCRIPTION	QTY	SYMBOL
SC-1	SILT FENCE	105 LF	[Symbol]
SS-2	PRESERVATION OF EXISTING VEGETATION	900 SF	[Symbol]
TC-1	STABILIZED CONSTRUCTION ENTRANCE	500 SF	[Symbol]
WM-1	MATERIAL DELIVERY STORAGE		[Symbol]
WM-5	SOLID WASTE MANAGEMENT		[Symbol]
WM-6	HAZARDOUS WASTE MANAGEMENT		[Symbol]
WM-8	CONCRETE WASTE MANAGEMENT		[Symbol]
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT		[Symbol]

NOTE: BMP CASQA DRAWING NUMBERS REFER TO CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK - CONSTRUCTION

CALTRANS DRAWING NUMBERS REFER TO THE STATE OF CALIFORNIA TRANSPORTATION'S CALTRANS STORM WATER QUALITY HANDBOOK - CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL

THE QUANTITIES INDICATED ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR TO VERIFY QUANTITIES PRIOR TO BIDDING.

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CA-SDG5780b  
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LICENSURE

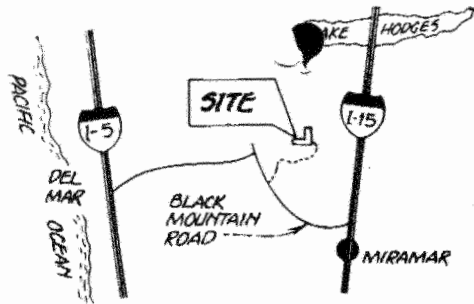
REVISIONS

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NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE  
WPCP PLAN

SHEET NUMBER  
C1



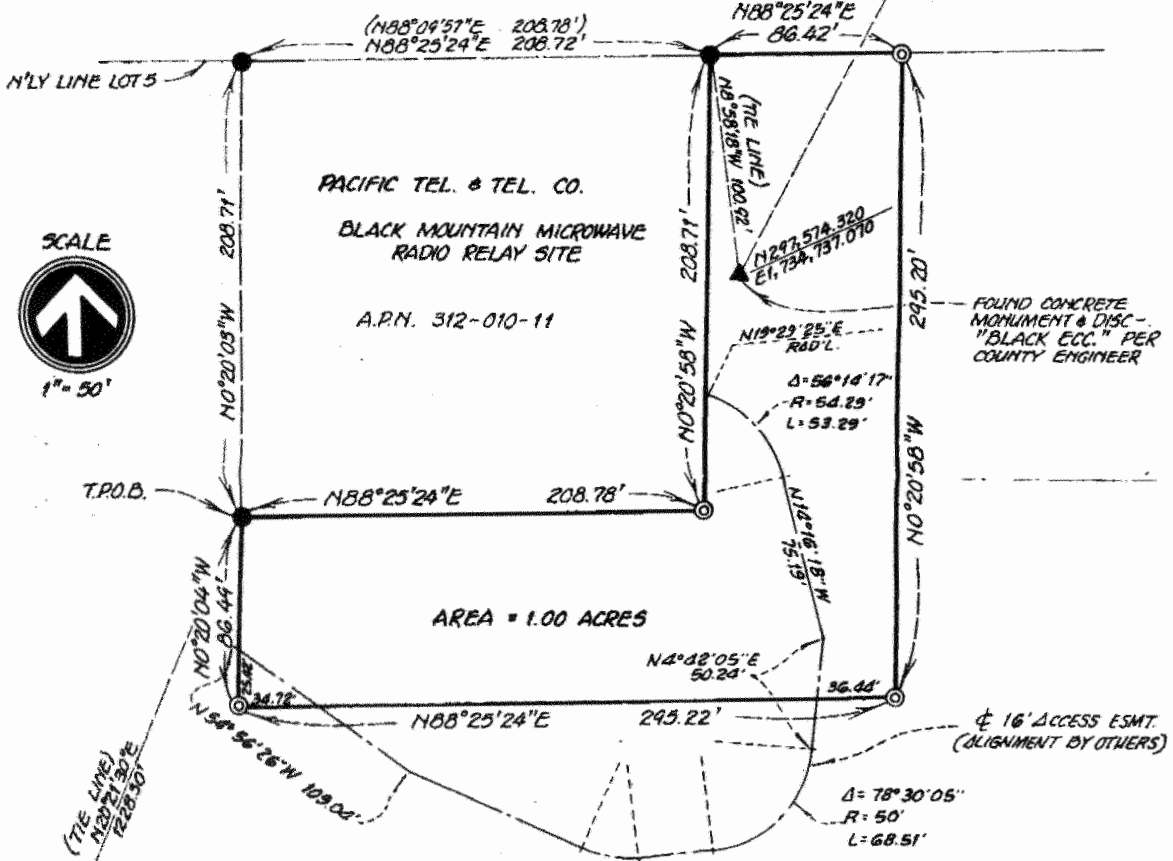
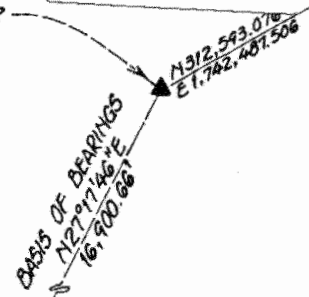
**VICINITY MAP**

NOT TO SCALE



**SUR**

FOUND "T" POST, P.O.N. NO. 42-20-2 PER COUNTY ENGINEER



**BASIS OF BEARINGS** FOR THIS PLAT IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, I.E., N27°17'46"E

- ----- INDICATES A FOUND 2" IRON PIPE TAGGED "RCE 7211" PER PACIFIC TELEPHONE RELAY SITE PLAT
- ▲ ----- INDICATES A FOUND MONUMENT AS NOTED
- ( ) ----- INDICATES BOUNDARY DATA PER PACIFIC TELEPHONE RELAY SITE PLAT
- ⊙ ----- INDICATES A 2"x24" IRON PIPE WITH DISC MARKED "LS 3145" SET PER THIS PLAT

<b>RICK ENGINEERING COMPANY</b> CIVIL ENGINEERS PLANNERS-LAND SURVEYORS 620 FRIARS ROAD SAN DIEGO, CALIFORNIA 92110 · (714) 291-0707	SCALE: 1" = 50'	DATE: 8-27-81	PROJECT NO. 7698 A
	Designed by: _____ Drawn by: A.H. Checked by: C.D.S. ENGINEER OF WORK: _____	SHEET 1 OF 1 SHEETS	