



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 10, 2018 REPORT NO. HO-18-091

HEARING DATE: October 17, 2018

SUBJECT: AT&T - SDG&E SUBSTATION. Process Three Decision

PROJECT NUMBER: 561426

OWNER/APPLICANT: San Diego Gas & Electric/AT&T Mobility

SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility located off an access road (to the Carlton Hills SDG&E Substation) from Pecan Valley Drive within the East Elliott Community Planning area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 2146696 and Site Development Permit (SDP) No. 2146697.

Community Planning Group Recommendation: There is no recognized planning group for the community of East Elliott, however, AT&T presented this project to the Mission Trails Regional Park (MTRP) Citizens Advisory Committee (CAC) on September 4, 2018. The group voted unanimously to recommend approval of the proposed project without conditions/recommendations (Attachment 11).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 30, 2018 and the opportunity to appeal that determination ended May 14, 2018 (Attachment 7).

BACKGROUND

The AT&T SDG&E Substation project is located adjacent to the Carlton Hills SDG&E Substation, which is off Pecan Valley Road (accessed from Medina Drive in the City of Santee), which is north of Mast Boulevard and west of Santee Lakes (Attachment 1). The project includes a CUP and an SDP for a new Wireless Communication Facility (WCF) consisting of a 35-foot tall monument tower concealing antennas, associated components and equipment and a 225-square-foot concrete block enclosure

to house a 30-kW emergency generator. The site is zoned RS-1-8 and is designated Single Unit Residential Development in the East Elliott Community Plan. It is also located within Subarea 2 of the Mission Trails Design District (Attachments 1-3).

The project is proposed on the south side and immediately adjacent to the entrance to the Carlton Hills SDG&E Substation, west of new residential development (formerly known as Castle Rock, now known as Weston), to the east and south and vacant open space to the west and north (Attachment 1).

WCFs are permitted on premises containing non-residential uses in residential zones with a CUP, Process Three. The property is mapped with sensitive biological resources as well as the Multiple Habitat Planning Area (MHPA), located along the western perimeter of the property, which requires an SDP, Process Three. Projects within Subarea 2 of the Mission Trails Design District also require an SDP, Process Three.

DISCUSSION

The project consists of a 35-foot-tall monument tower designed to complement the new Weston single-unit residential homes currently under construction to the east and south. The monument tower will be visible to the new homes as well as the existing homes in Santee located along Medina Drive. AT&T worked with the MTRP CAC and the developer of the new residential project to incorporate some of the architectural details of the Weston residential development into the tower. All transmitting components of the WCF will be completely concealed in the tower (Attachments 13 and 14). The proposed location of the tower is on the west side of the access road adjacent to the entrance to the SDG&E Substation. A combination of 15-gallon and 24-inch box trees will be planted (by the developer of the Weston homes) on the slope between the new homes to the east and the access road to the substation. In addition, AT&T is proposing three 15-gallon California Pepper trees, three 15-gallon Small Leaf Gum trees and four 5-gallon Laurel Sumac shrubs on the west side of the access road to provide screening from the west and to create a backdrop for views from the east (Attachment 14).

The MHPA occurs on the western perimeter of the 8-acre site, approximately 500 feet west of the project site. The area surrounding the substation is mapped with either sensitive vegetation or potentially sensitive vegetation, requiring an SDP. The project has been restricted to disturbed areas immediately adjacent to and abutting the SDG&E substation resulting in a total impact area of less than 0.1 acre. Conditions are included in the permit to comply with the avoidance and minimization guidelines of the Multiple Species Conservation Plan (MSCP) so that noise-related indirect impacts do not occur to nesting birds and tree-nesting raptors during construction (Attachment 6).

The project is located within Subarea 2 of the MTRP. Although it is exempt from the Design District, it does comply with the section of the Design Manual related to WCFs. The project is fully screened; landscape will be used to screen and minimize views and it will not interfere with views of the park (Attachment 13).

Community and General Plan Analysis:

The East Elliott Community Plan does not address WCFs. The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed project conceals antennas and equipment from view in a monument tower that will architecturally integrate with the new residential development to the east and south (Attachment 13). Trees will be installed on the slope in front of the proposed tower by the residential developer and AT&T is proposing to install additional trees on the west side of the tower, which will enhance views of the tower. This meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

Council Policy 600-43 assigns preference levels to WCFs proposed on different lands uses. As a non-residential property in a residential zone, this project is in the Preference Three category. Such projects typically require a Process Three, Conditional Use Permit. AT&T's coverage maps indicate that their coverage in the area is marginal at best (Attachment 8). This site will improve coverage significantly in the area, especially with the increased density resulting from the new residential development under construction. The closest non-residential sites are approximately a half mile away and are lower in elevation which would result in the need for additional AT&T sites to attain the same coverage as what the Substation project will provide.

Conclusion:

The project design complies with the WCF Regulations (SDMC 141.0420) and the development regulations for the zone. Staff has prepared draft findings in the affirmative to approve the CUP, and SDP and recommends approval of the AT&T SDG&E Substation project (Attachment 5).

ALTERNATIVES

1. Approve CUP No. 2146696 and SDP No. 2146697 with modifications.
2. Deny CUP No. 2146696 and SDP No. 2146697, if the Hearing Officer makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



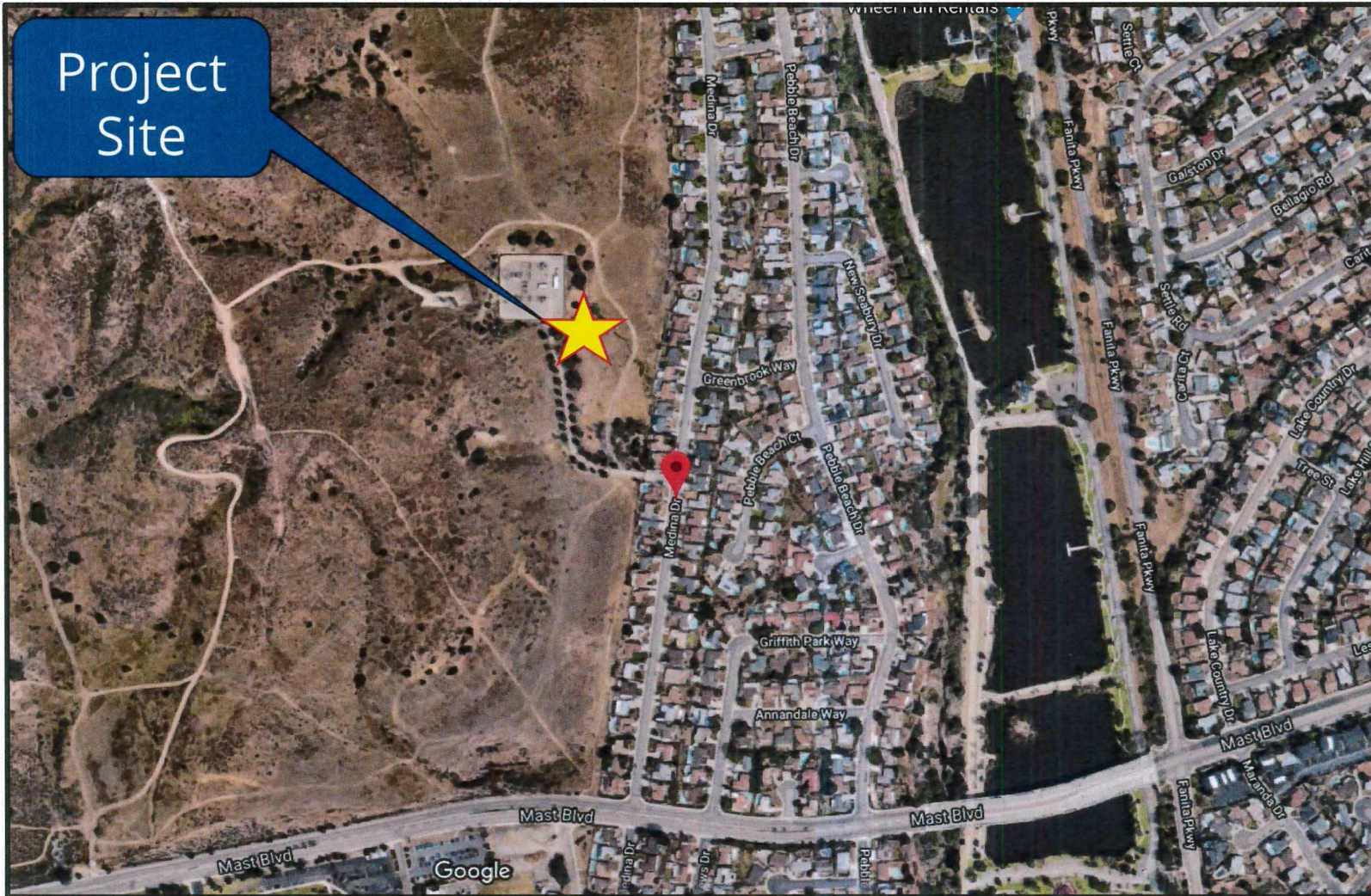
Karen Lynch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Site Justification and Coverage Maps
9. Photo Survey
10. Ownership Disclosure Statement
11. MTRP CAC Recommendation
12. Letter from Pardee
13. Photo Simulations
14. Project Plans



Aerial Photo

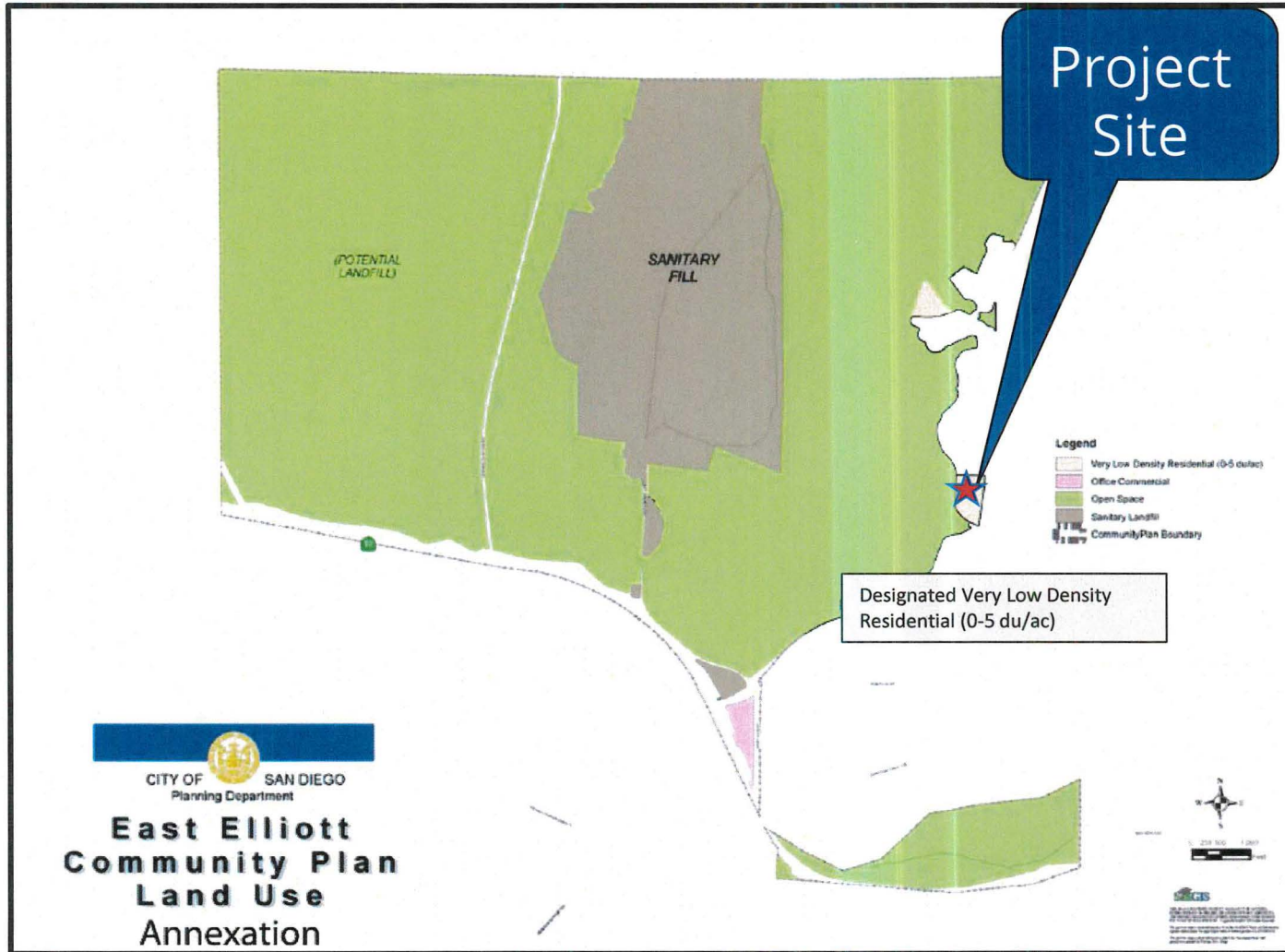


AT&T SDG&E Substation - Project No. 561426
Pecan Valley Drive





Community Plan



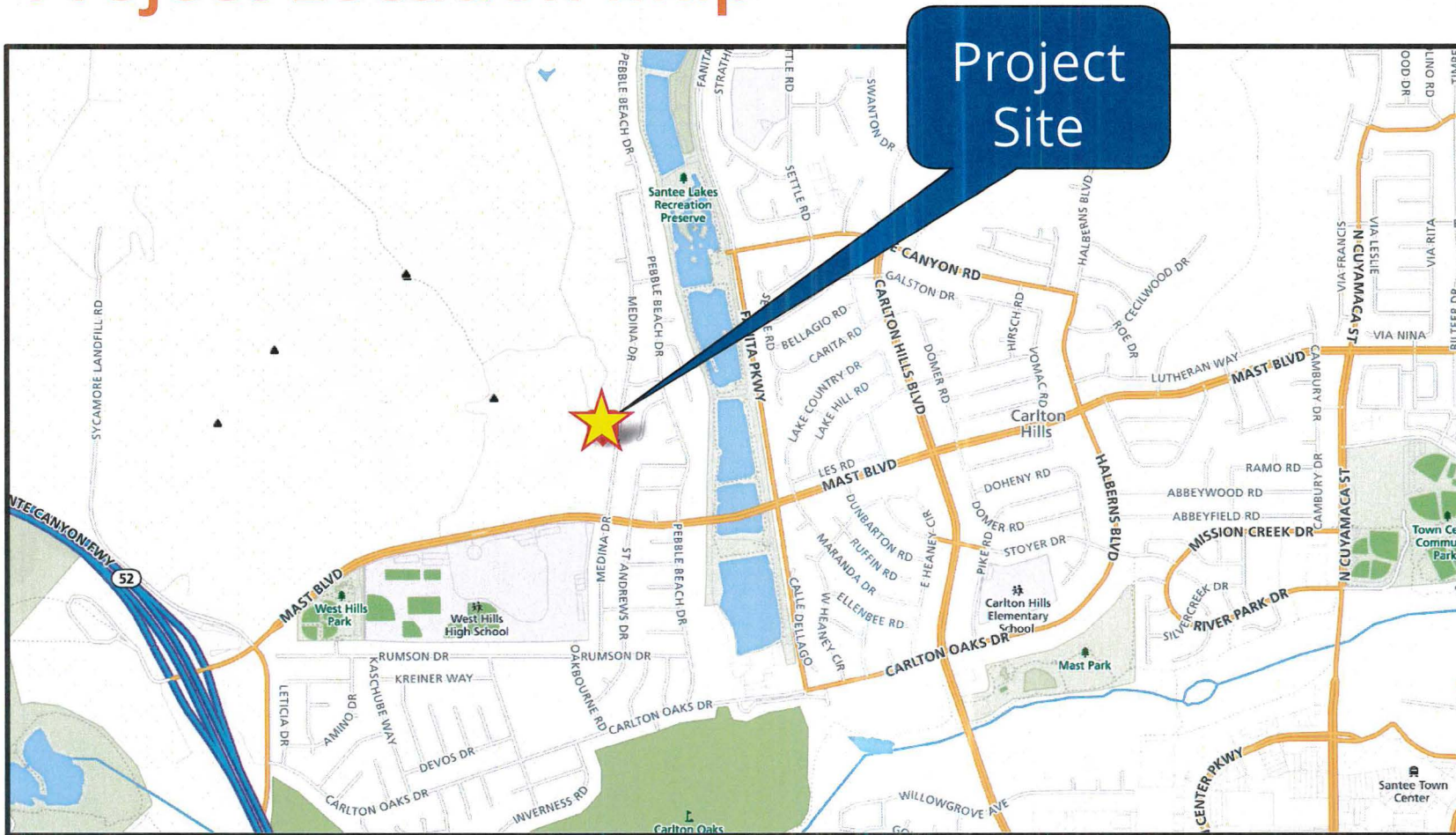
CITY OF SAN DIEGO
 Planning Department
**East Elliott
 Community Plan
 Land Use
 Annexation**

AT&T SDG&E Substation - Project No. 561426
Pecan Valley Drive





Project Location Map



AT&T SDG&E Substation - Project No. 561426
Pecan Valley Drive

PROJECT DATA SHEET

PROJECT NAME:	AT&T – SDG&E Substation	
PROJECT DESCRIPTION:	A Wireless Communication Facility (WCF) consisting of a 35' tall monument tower concealing 12 panel antennas and 24 Remote Radio Units with associated equipment in the base of the tower. A 30 Kw emergency generator will be located on the north side of the tower in a 225-square-foot concrete block enclosure.	
COMMUNITY PLAN AREA:	East Elliott	
DISCRETIONARY ACTIONS:	Conditional Use Permit/Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 du/ac)	
ZONING INFORMATION:		
	<u>Required</u>	<u>Proposed</u>
ZONE:	RS-1-8	
HEIGHT LIMIT:	35 feet	35 feet
LOT SIZE:	8-acres	
FLOOR AREA RATIO:	.45	
FRONT SETBACK:	25 feet	333 feet
SIDE SETBACK:	10 feet	168 feet
REAR SETBACK:	10 feet	371 feet
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	City of Santee	Residential Under Construction
SOUTH:	Open Space; RS-1-8	Residential Under Construction
EAST:	City of Santee	Residential Under Construction
WEST:	Open Space; RS-1-8	Vacant Open Space
DEVIATION REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	There is no recognized Community Planning Group for East Elliott. However, the Mission Trails Regional Park Citizens Advisory Committee voted 11-0-1 to recommend approval of the project without conditions.	

HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2146696
SITE DEVELOPMENT PERMIT NO. 2146697
AT&T SDG&E SUBSTATION PROJECT NO. 561426

WHEREAS, San Diego Gas & Electric, Owner, and New Cingular Wireless PCS, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 2146696/2146697), on portions of an 8-acre site; and

WHEREAS, the project site is located off an access road (to the Carlton Hills SDG&E Substation) from Pecan Valley Drive in the RS-1-8 zone of the East Elliott Community Plan area; and

WHEREAS, the project site is legally described as: A portion of Lot 5 of the Revised Subdivision of Fanita Rancho in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1703, filed in the Office of the County Recorder, February 28, 1918; and

WHEREAS, on April 30, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on October 17, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) No. 2146696 and Site Development Permit (SDP) No. 2146697, pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated October 17, 2018.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

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

The East Elliott Community Plan did not contemplate Wireless Communication Facilities (WCF) when it was written in 1971, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be

aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 35-foot-tall monument tower concealing 12 panel antennas and 24 Remote Radio Units (RRU). The associated equipment will be in the base of the tower, and a 30-kW emergency generator is located in an adjacent 225-square-foot concrete block enclosure. The project site is zoned RS-1-8. Pursuant to LDC section 141.0420(e)(1), a WCF on a premise containing a non-residential use in a residential zone is allowed with a Conditional Use Permit (CUP). The tower is proposed to be located on the south side of the Carlton Hills SDG&E Substation, adjacent to the entrance to the facility. It is designed to completely conceal the WCF and incorporate architectural details of the new residential development being constructed to the south and east. Trees will be installed by the residential developer on the slope between the WCF and the new residential development will enhance views of the tower while new trees planted by AT&T to the west of the tower will also enhance views, as well as create a backdrop for the tower.

The proposed WCF complies with the City's Land Development Code section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located on the south side of the Carlton Hills SDG&E Substation adjacent to Pecan Valley Drive, northeast of Mast Boulevard in the East Elliott Community Planning area. The project consists of a 35-foot-tall monument tower concealing 12 panel antennas and 24 Remote Radio Units (RRU). Equipment associated with the antennas will be located in the base of the tower and a 225-square-foot concrete block enclosure will house a 30-kW emergency generator.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared by DBI Consulting, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or

safety risks to the surrounding area within matters of the City's jurisdiction and would not be detrimental to the public health, safety and welfare.

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

Land Development Code section 141.0420(e)(1) permits Wireless Communication Facilities (WCF) on a premise containing non-residential uses on sites zoned RS-1-8 as this one is, with a CUP. The project consists of a 35-foot-tall monument tower concealing 12 panel antennas and 24 Remote Radio Units with the associated equipment located in the base of the tower and a 30kW emergency generator in a 225-square-foot concrete block enclosure on the north side of the tower. The three-tiered tower includes a vertical reveal down the center with four tiles on each side of the upper section and a window and awning on each side of the second tier which is based on design elements of the nearby Weston residential development in the City of Santee. The project complies with all the development regulations of the RS-1-8 zone. The monument tower will be visible to the new homes as well as the existing homes in Santee located along Medina Drive.

The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. The monument tower will be located on the south side of the Carlton Hills SDG&E substation. The substation and an access road are situated on the 8-acre property with the remaining portions of the lot vacant and containing environmentally sensitive lands in the form of biological resources. The Multiple Habitat Planning Area (MHPA) is located on the western perimeter of the property. The monument tower and generator are proposed on a disturbed portion of the lot adjacent to the access road and will not impact any of the environmentally sensitive lands. The new residential development is installing a mixture of 15-gallon and 24-inch box trees on the slope between the homes and the monument tower and in addition, AT&T is proposing to install 15-gallon trees (California Pepper and Blue Gum Eucalyptus) to the west and south of the tower to enhance views of the tower and four 5-gallon Laurel Sumac shrubs to the south and west of the equipment enclosure to enhance the appearance of the enclosure.

The tower itself is 35 feet tall and is designed to complement the nearby Weston residential development. AT&T requires a minimum antenna rad center of approximately 31 feet to provide coverage to the surrounding residential areas that currently sit in somewhat of a valley. This project, in conjunction with the surrounding AT&T WCFs, will fulfill the coverage and capacity needs of the existing residential areas in addition to the new Weston homes currently under construction. The proposed development will comply with the regulations of the Land Development Code.

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

The proposed Wireless Communication Facility (WCF) is in a Preference Three location as outlined in Council Policy 600-43. The Policy sets forth locational categories that correspond to the process levels contained within LDC section 141.0420, WCF

regulations. These guidelines establish a hierarchy from the most preferred location (1) to the least preferred location (4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used.

According to AT&T's site justification analysis, their coverage objective targeted the residential areas around Mast Boulevard and Santee Lakes. The closest non-residential properties are a half mile away, sit at a much lower elevation, and are lower in height so they would not provide the same coverage. The selected site at the SDG&E substation is a non-residential use in a residential zone, which requires a Conditional Use Permit (CUP), Process Three. The monument tower was located and designed to incorporate some of the architectural elements of the new residential development (formerly known as Castlerock). With the hills as a backdrop and the installation of California Pepper and Blue Gum Eucalyptus trees on the slope between the new residential development and to the west and south of the tower, the neutral colored tower will blend into the landscape.

The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. The AT&T SDG&E Substation project is proposed on a non-residential property zoned residential. The property is elevated above the residential areas to the south, east and northeast and will bridge gaps in areas where topography presents coverage and capacity challenges. The tower is designed to complement the surrounding area and will not impact environmentally sensitive lands.

The proposed use is appropriate based on the site justification analysis and the project design and siting solution.

B. SITE DEVELOPMENT PERMIT [SDMC Section 126.050]

1. Findings for all Site Development Permits:

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

Please see CUP Finding No. 1 a) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see CUP Finding, No. 1 b), above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see CUP Finding No. 1 c) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code.

2. **Supplemental Findings – Environmentally Sensitive Lands**

- a) **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project is proposed to be located on the south side of the Carlton Hills SDG&E Substation on the west side of the entrance along the access road. The specific project area is comprised of disturbed land and no impacts to the non-native grasslands to the southwest nor the non-native vegetation to the west will occur. Conditions have been incorporated into the permit to ensure there will be no impacts to nesting birds and tree-nesting raptors and that potential impacts to the California gnatcatcher and the rufous-crowned sparrow during construction are avoided.

- b) **The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project is proposed adjacent to an access road on the south side of the Carlton Hills SDG&E Substation on a disturbed portion of the property. No natural land forms will be altered and there will be no undue risks from geologic, erosional forces, flood hazards or fire hazards.

- c) **The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The 8-acre site contains the Carlton Hills SDG&E Substation and an access road. The remainder of the undeveloped portion of the lot is mapped with Environmentally Sensitive Lands (ESL) in the form of biological resources, and the western perimeter contains Multiple Habitat Planning Area (MHPA). The immediate project site is disturbed land and no impacts to areas outside of the approximately 1,300-square-foot development area are proposed. Conditions have been included in the permit to ensure there are no impacts to nesting birds and tree-nesting raptors and that potential impacts to the California gnatcatcher and the rufous-crowned sparrow during construction are avoided. Therefore, the project will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d) The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

The Multiple Habitat Planning Area (MHPA) is located on the western perimeter of the 8-acre site, approximately 200 feet west of the proposed project site. A condition requiring compliance with the MHPA Adjacency Guidelines has been incorporated into the permit to ensure that no impacts will occur and consistency with the MSCP Subarea Plan will be observed. Vernal pools are not located on the property, therefore the proposed development is consistent with the VPHCP.

e) The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The AT&T SDG&E Substation project is located approximately 15 miles from the Pacific Ocean and therefore, will not contribute to the erosion of public beaches or adversely impact local shoreline and sand supply.

f) The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

No impacts are anticipated to occur with this project, however due to the proximity to the Multiple Habitat Planning Area (MHPA), approximately 200 feet to the west, the permit includes compliance with the MHPA Adjacency Guidelines. Additionally, the permit incorporates avoidance conditions related to nesting birds and tree-nesting raptors during construction. These conditions are reasonably related to and calculated to alleviate potential negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, CUP No. 2146696/SDP No. 2146697 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 2146696/2146697, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: October 17, 2018

IO#: 13003679

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501
WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2146696
SITE DEVELOPMENT PERMIT NO. 2146697
AT&T SDG&E SUBSTATION PROJECT NO. 561426
HEARING OFFICER

This Conditional Use Permit No. 2146696 and Site Development Permit No. 2146697 is granted by the Hearing Officer of the City of San Diego to San Diego Gas & Electric, Owner, and New Cingular Wireless PCS, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0303 and 126.0502. The 8-acre site is located off an access road (to the Carlton Hills SDG&E Substation) from Pecan Valley Drive in the RS-1-8 zone of the East Elliott Community Plan area. The project site is legally described as: A portion of Lot 5 of the Revised Subdivision of Fanita Rancho in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1703, filed in the Office of the County Recorder, February 28, 1918.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 17, 2018, on file in the Development Services Department.

The project shall include:

- a. A 35-foot tall monument tower concealing a total of 12 panel antennas: nine measuring 72" x 12" x 9.6" and three measuring 78.7" x 20" x 6.9"; 24 Remote Radio Units; six surge suppressors and three WCS filters;
- b. Equipment located at the base of the tower and a 30kW emergency generator located in a 225-square-foot concrete block enclosure adjacent to the tower;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 31, 2021.
2. The project complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit does not contain an expiration date. The Owner/Permittee shall maintain the appearance of the approved facility to the condition set forth in this permit unless the WCF that is the subject of this Permit is removed and restored to its original condition.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

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

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

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

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

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

ENGINEERING REQUIREMENTS:

12. The project proposes to export 21 cubic yards of material from the project site. All excavated material shall be exported to a legal disposal site in accordance with the Standard Specifications for

Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

16. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

17. All required landscape shall be maintained by the Owner in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

MSCP REQUIREMENTS:

19. Project clearing, grubbing and grading shall not occur within the avian breeding season (February 15-September 15) and shall be limited to the non-breeding season (September 16-February 14) to ensure no direct and indirect impacts to nesting birds and raptors, including sensitive species such as the southern California rufous-crowned sparrow. Should clearing, grubbing, and/or grading be necessary within the avian breeding season, the project would be required to comply with the regulations and guidelines of the MBTA and CFG Code, including completion of a pre-construction survey conducted by a qualified biologist to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) with this area, then clearing, grubbing and grading shall be allowed to proceed. If active nests or nesting birds are observed with the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed or young have fledged.

20. Prior to the first pre-construction meeting for grading permit, the City shall verify that the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur within the off-site lands that would be subject to construction noise levels exceeding 60 dB(A) hourly average between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City:

- a. A qualified biologist (possessing a valid FESA Section 10(a)(1)(A) Recovery Permit) shall survey appropriate habitat (coastal sage scrub) areas within the off-site lands that would be subject to construction noise levels exceeding 60 dB(A) hourly average for the presence of the coastal California gnatcatcher. If no appropriate habitat is present, then the surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of any construction. If gnatcatchers are present within the off-site lands, then the following conditions must be met:
 - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted within the off-site lands. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
 - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied gnatcatcher habitat within the off-site lands. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or
 - III. At least two weeks prior to commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB hourly average at the edge of habitat (within the off-site lands) occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area within the off-site lands to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are

determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

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

- b. If coastal California gnatcatchers are not detected within the off-site lands during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable wildlife agencies that demonstrates whether or not Mitigation Measures are necessary between March 1 and August 15 as follows:
 - I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then Condition A shall be adhered to as specified above.
 - II. If this evidence concludes that no impacts to this species are anticipated, no Mitigation Measures would be necessary.

PLANNING/DESIGN REQUIREMENTS:

- 21. The WCF shall conform to the approved construction plans.
- 22. Photo simulations shall be printed on the construction plans.
- 23. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
- 24. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
- 25. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the

transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

26. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

27. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

28. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

29. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

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

31. As the Permittee for this site, AT&T Mobility is responsible for the site and for the behavior of any party that leases space at this location. Regardless of cause, it shall be the Permittee's responsibility to correct any code violations at the site, including payment of any penalties incurred.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the

approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on October 17, 2018, 2018 by Resolution No. _____.

DRAFT

Permit Type/PTS Approval No.: CUP No. 2146696/SDP No. 2146697
Date of Approval: October 17, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

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

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

New Cingular Wireless PCS
Permittee

By _____
NAME: Frank De Peralta
TITLE: Manager Real Estate Administration

San Diego Gas & Electric
Owner

By _____
NAME:
TITLE:

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

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: AT&T SDG&E Substation

Project No.: 561426

Project Location-Specific: Pecan Valley Drive, San Diego, CA 92017 (adjacent to Mast Boulevard and Medina Drive)

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a new Wireless Communication Facility (WCF) consisting of a 37-foot-tall architectural tower at the entrance of an SDG&E substation just west of the City of Santee. The project site is in the East Elliot Community Plan area and is designated for Single Unit Residential development. It is zoned RS-1-8. The project also includes equipment and a 30 KW generator adjacent to the tower.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Morgan Norville
 M&M Telecom Inc.
 6886 Mimosa Drive
 Carlsbad, CA 92011
 510-508-9392

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project, as described above, qualifies to be exempt from CEQA pursuant to CEQA Guidelines Section 15303 which allows for the installation of small new equipment and facilities in small structures. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP

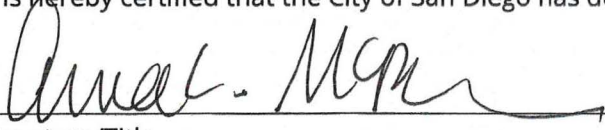
Telephone: (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

ATTACHMENT 7

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA


_____/Senior Planner
Signature/Title

May 15, 2018

Date

Check One:

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:



WIRELESS CONSULTANTS
Morgan Norville– Land Use Planner
Cell phone: (510) 508-9392
Email: morgan.norville@mmtelecominc.com

AT&T CAL01891

SITE JUSTIFICATION REPORT

Background

The proposed AT&T CAL01891 “Santee Lakes” site is necessary for the AT&T Mobility network to provide the coverage mandated by the federal government as a condition of its operating license. There is a significant gap in coverage in many neighborhoods around the project area as demonstrated by the attached RF Coverage Maps. The AT&T site development team evaluated the search ring area and identified the existing utility property at the termination of Pecan Valley Road as the most viable location in terms of zone-ability, elevation and aesthetics. This was the final candidate chosen based on its ability to achieve desired coverage and capacity needs in the area.

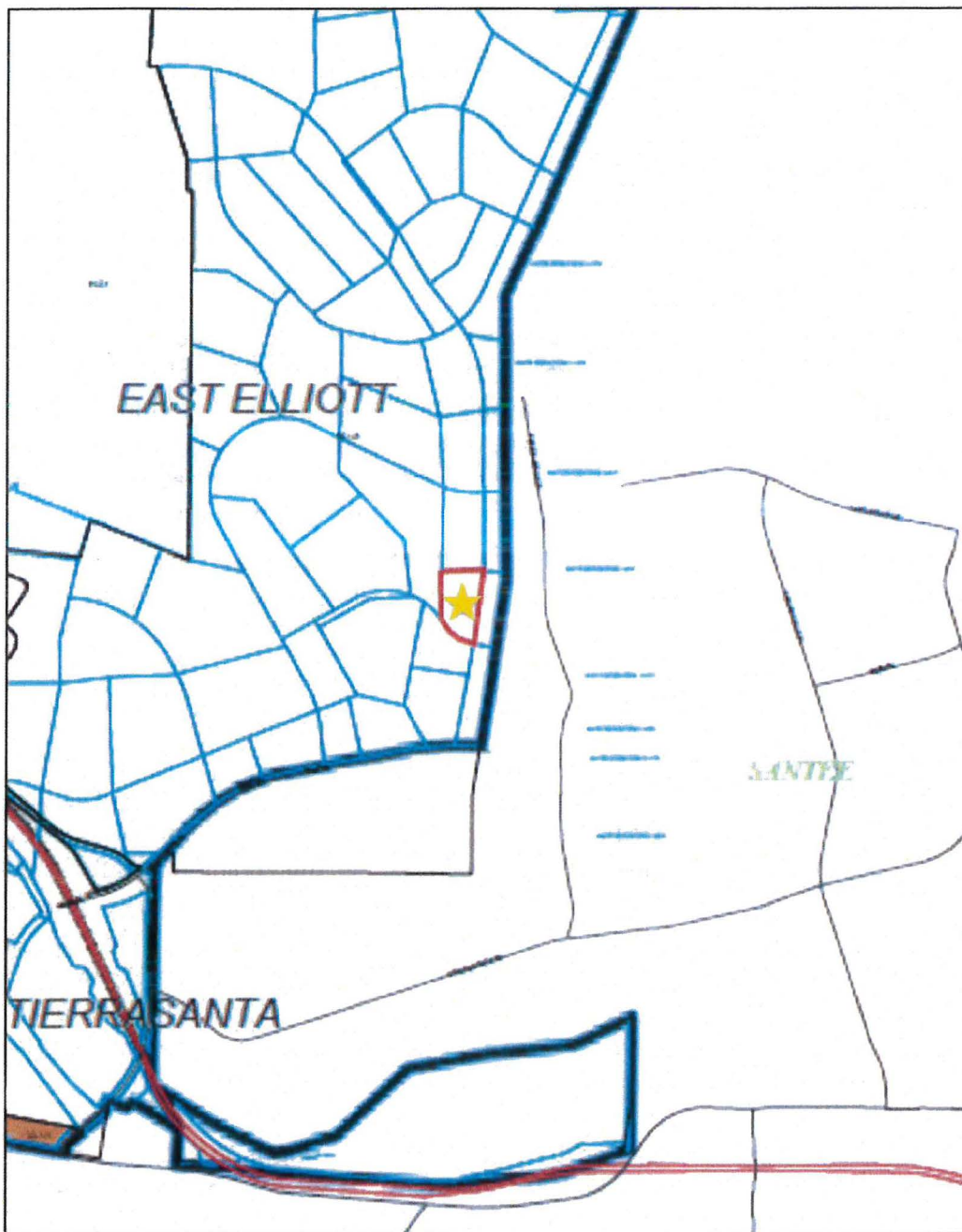
Analysis

I. Site Selection

The AT&T site development team recognized from the outset that the coverage objective was essentially residential. Our initial site search attempted to identify any non-residential zones or land uses that could accommodate the Search Ring objectives. Per the zoning map submitted with this report, the site is within the RS-1-8 zone and the surrounding land uses are primarily residential. The nearest commercial property is located east of the project site. The closest AT&T existing wireless facility to the west serves the commercial traffic along the Highway 52 and across to the residential areas west of Highway 52. Due to the volume of traffic, distance, and capacity need of the surrounding area, this site cannot provide enough coverage to the neighborhoods surrounding Mast Boulevard and Medina Drive.

Furthermore, the coverage objective targeted by this new search ring is the rolling span of residential areas around Mast Boulevard and Santee Lakes. There were no commercial properties that would meet the coverage objective as they are all located to the east approximately ½ mile away and at a lower elevation than the subject site.

Currently, the residential neighborhoods surrounding Pecan Valley Drive at Medina Drive sit outside of the coverage provided by AT&T's surrounding facilities and suffer from slow and inconsistent coverage and speed. The site selected is clearly the best alternative in the project area from a design, land use impact, preference category and RF coverage performance standpoint.



According to the Municipal Code Section §131.0403, the purpose of the RS-1-8 zone is to *“provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.”* As the zoning map above demonstrates, the subject property sits on a lot that is somewhat on an island amongst residentially zoned areas with residential uses. The proposed installation was designed with this flexibility in mind. This unique property set apart from most of the dense residential developments presents an opportunity to squarely meet the intent of the zone while limiting adverse effects on the surrounding properties.

Due to its prime location at the base of a hill overlooking a valley of residential properties to the north, east and south, this site is ideal for AT&T’s coverage objective. No other property in this area matches this site in topography, architecture and unused lot space nor are any of the surrounding properties more preferred for wireless communication facility installations. This property is the ideal candidate for development of a new wireless facility in the area.

The proposed site* at Pecan Valley Road is about 0.5 miles away from the nearest existing AT&T site to the west. The existing site to the west is currently serving residential properties and Highway 52. This site serves a different coverage objective than the proposed site as it is tasked with serving the residential areas further west, beyond Highway 52. The proposed site will increase the capacity of the network in the area for residents that live north and east of the 52 at Mast Boulevard and decrease the current load on the existing site to the west.

The other existing AT&T sites to the south and east are currently serving important coverage needs along Highway 52 at the base of the mountains. The site to the west of the proposed site on Mast Boulevard and southeast along Mission Gorge Road both meet needs that are drastically different from the proposed site’s coverage objective. Due to the growing volume of traffic and residential development, the surrounding area needs increased data capacity.

Located to the south of the site is another existing AT&T site along the 125 Freeway. Due to the rolling hills located south of the proposed site, the existing site’s ability to cover northern areas stops at Highway 52. The existing southern site is located over 2 miles south of the proposed site and over 200 feet higher in elevation. The existing site provides coverage to the immediate residential areas but fails to reach past the busy intersection of Highway 52 and the 125 Freeway. Other southern sites to the southeast and southwest are even farther and cannot reach the same residential that the new site will serve.

The proposed CAL01891 site takes into account all the aforementioned limitations and existing conditions and has been designed accordingly. The northeastern-facing sector will provide coverage to the existing residential properties Medina Drive and north of the proposed site.

* Represented by a black symbol on the GSA maps

The eastern facing sector will help bridge the gap in existing sites located further east due to difficult topographical challenges in the area. It will also serve the new Castlerock development directly east of the proposed site. Finally the southeastern-facing sector will provide coverage to increased traffic along Mast Boulevard and existing homes in the area.

II. Site Justification

The site is needed to address significant coverage and capacity gap in residential communities around the project area, in particular in the northerly, southerly and easterly directions. The RF Coverage Maps attached to this justification report clearly depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project. However, it is important to note that coverage is only half of the object; AT&T also strives to boost the capacity of every cell site to satisfy the customers around it. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless communication facility in AT&T's networks be built and upgraded to meet this customer usage. Even if a site provides sufficient coverage, the more people are utilizing their devices, the more the network slows down. We are trying to keep the 4G technology moving smoothly and quickly.

This particular site integral to the AT&T wireless network because significant gap in both coverage and capacity exists that must be addressed. When the antennas sit too high, AT&T cannot control the coverage, and it actually slows the network down. By locating the antennas at about 460' AMSL, the RF engineers have determined based on the volume of demand and traffic by its existing customers that this will be the exact level of coverage and capacity to optimize service to the surrounding neighborhoods. Without the proposed facility, these neighborhoods sit within a valley at the outskirts of the existing coverage provided by surrounding facilities (see first coverage map showing existing conditions).

The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level, and utilizing the least visually obtrusive design.

III. Site Design

As noted above, the project follows the preference objectives of Council Policy by having utilized a location, which allows the coverage needs to be satisfied with an appropriate location and design. The proposed project will mount 12 cellular antennas within a 35-foot tall tower with equipment at the base of the tower and an emergency backup generator directly adjacent to the tower.

Conclusion

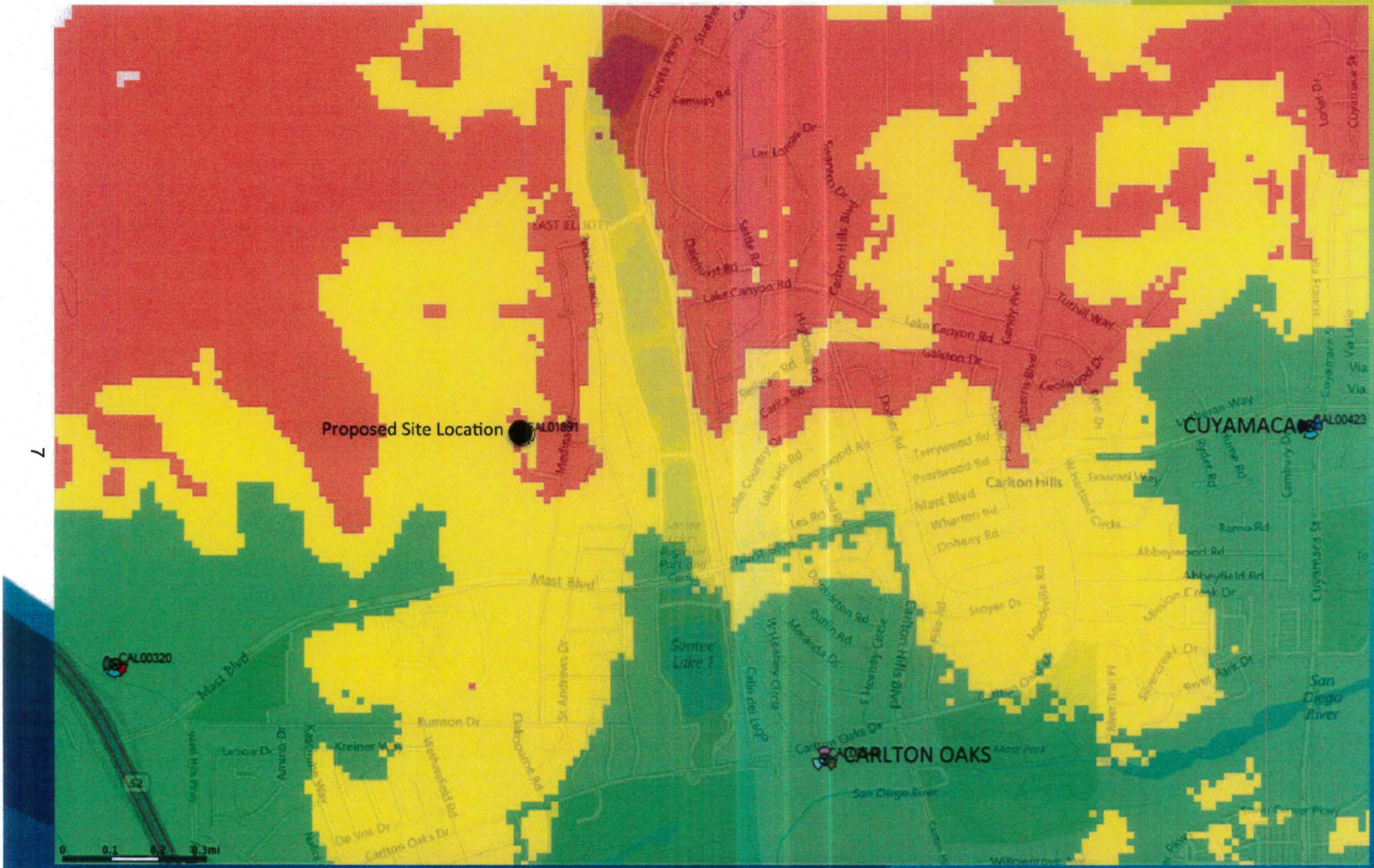
The proposed AT&T wireless installation provides a material benefit to the community with the providing of communications services for personal, business, and emergency purposes. There is currently a sea-change under way relative to communications, with communications of all kinds utilizing the wireless networks. Approximately 25% of homes in the U.S. are now "wireless only," having no landlines. The rate of wireless-only homes is increasing at about 5% a year. Over 50% of all 911 calls are now done so via cellphone. Thus, providing reliable wireless services to all of our communities is vital for the public health, safety, and welfare, a basic finding for a use permit.



SD1891

July 2017

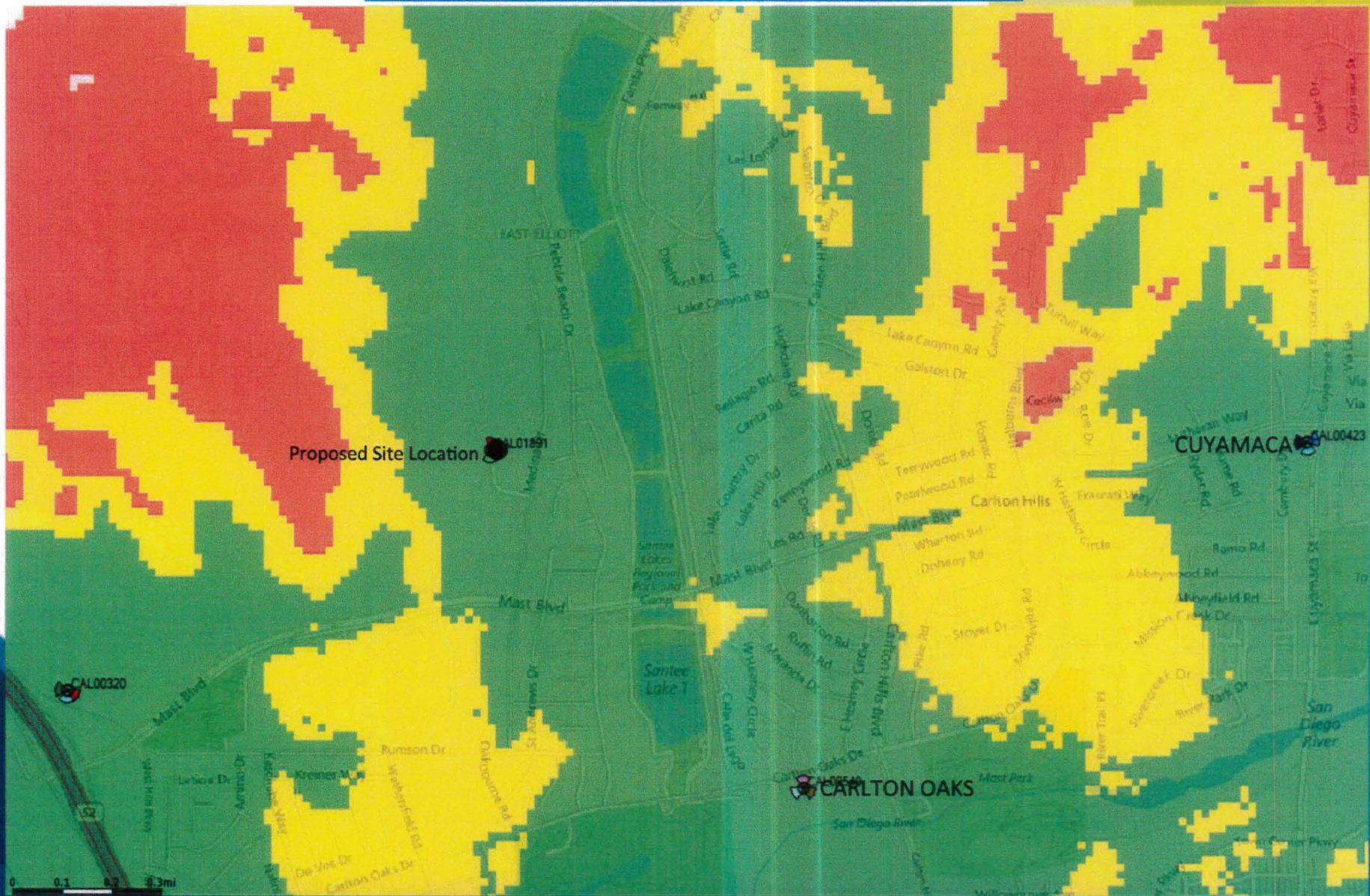
Coverage without AT&T Substation



		Legend
Min	Max	Good Coverage
		Weak Coverage
		Marginal to No Coverage



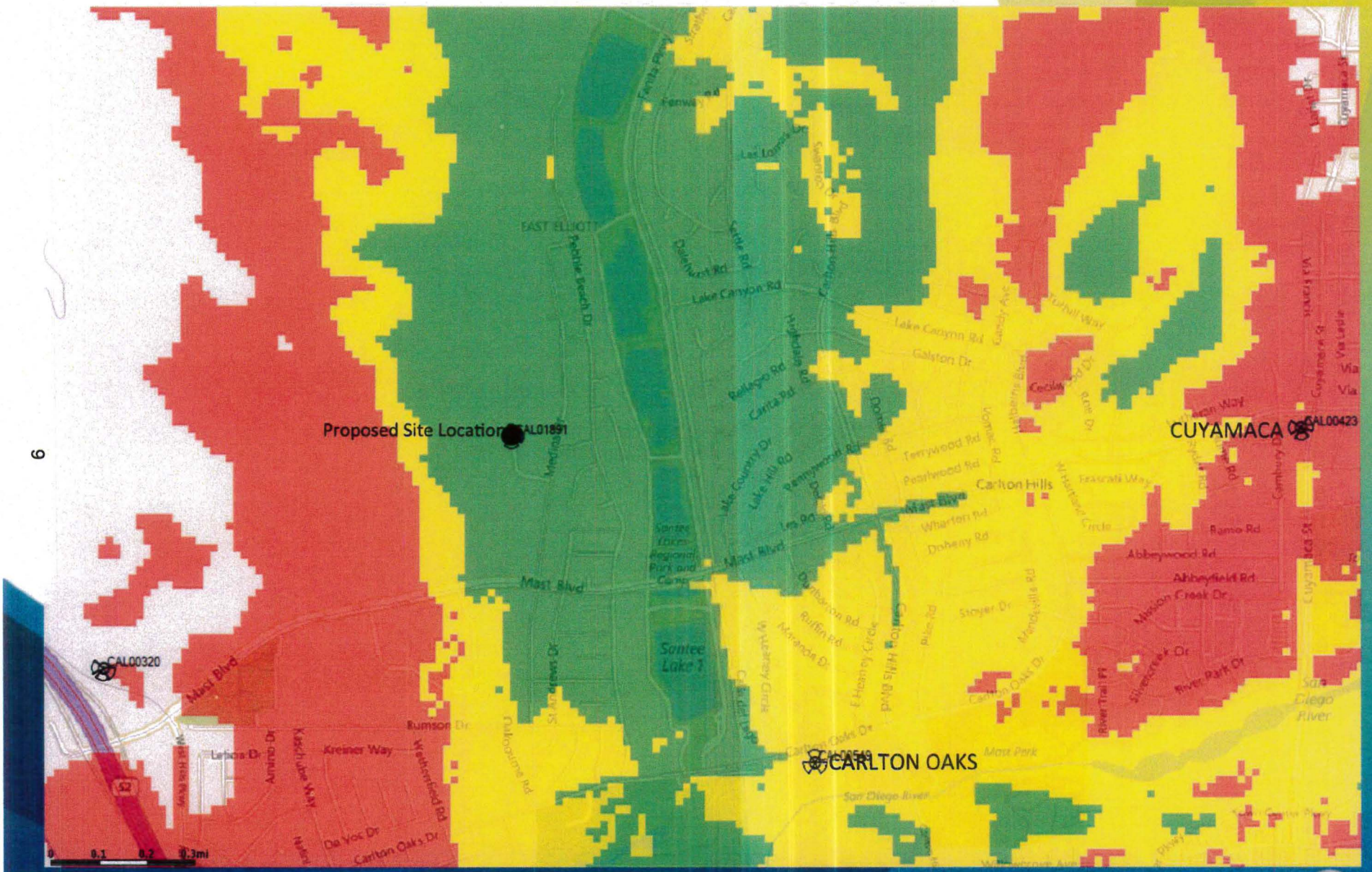
Coverage with AT&T Substation






Min	Max	Legend
		Good Coverage
		Weak Coverage
		Marginal to No Coverage



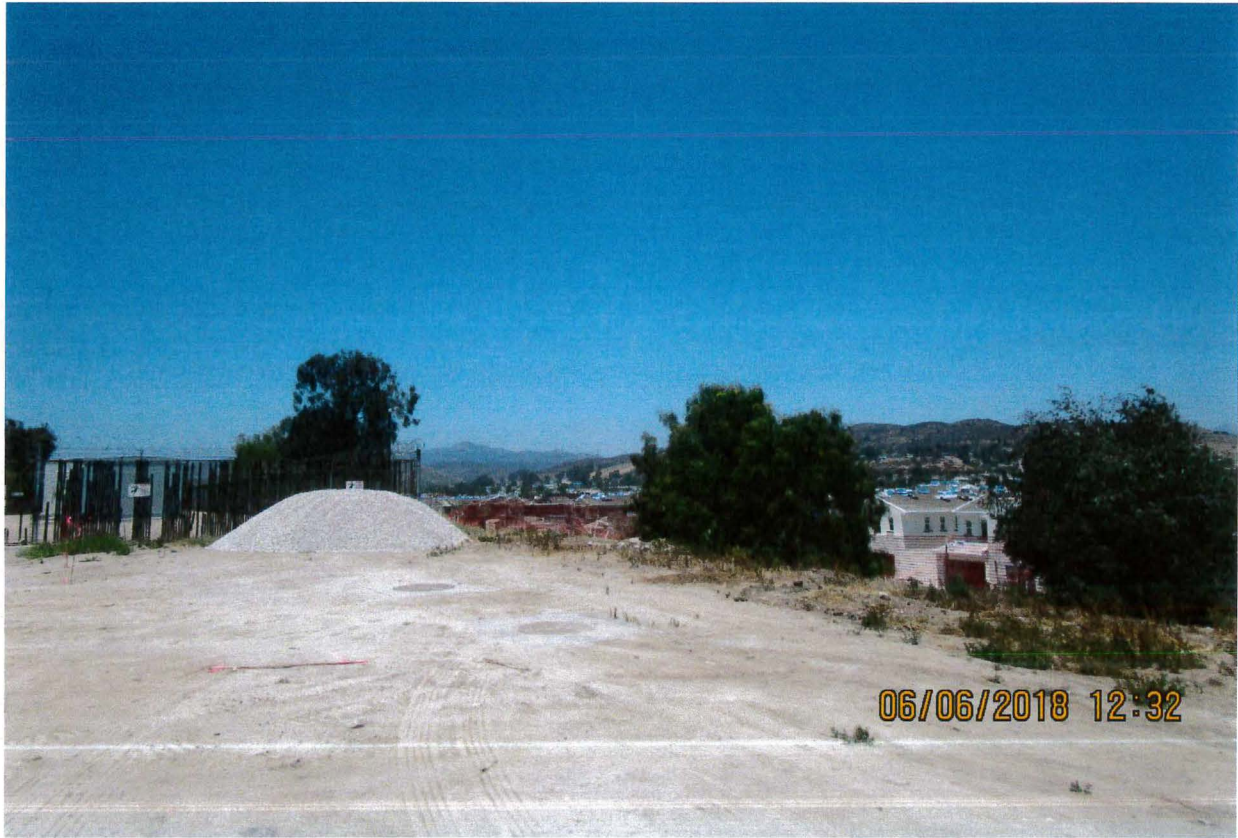
AT&T Substation Coverage Only



Min	Max	Legend
		Good Coverage
		Weak Coverage
		Marginal to No Coverage



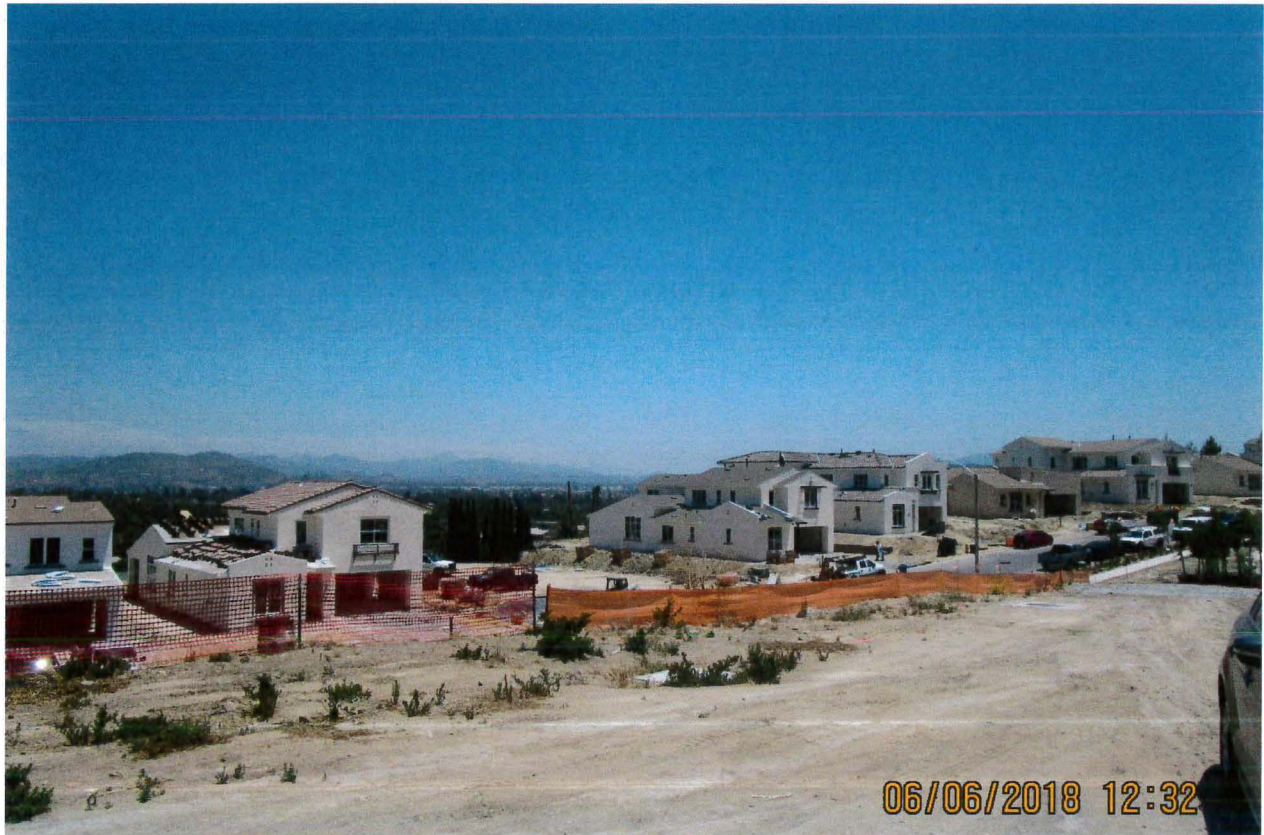
LOOKING NORTH FROM SITE



LOOKING NORTHEAST FROM SITE



LOOKING EAST FROM SITE



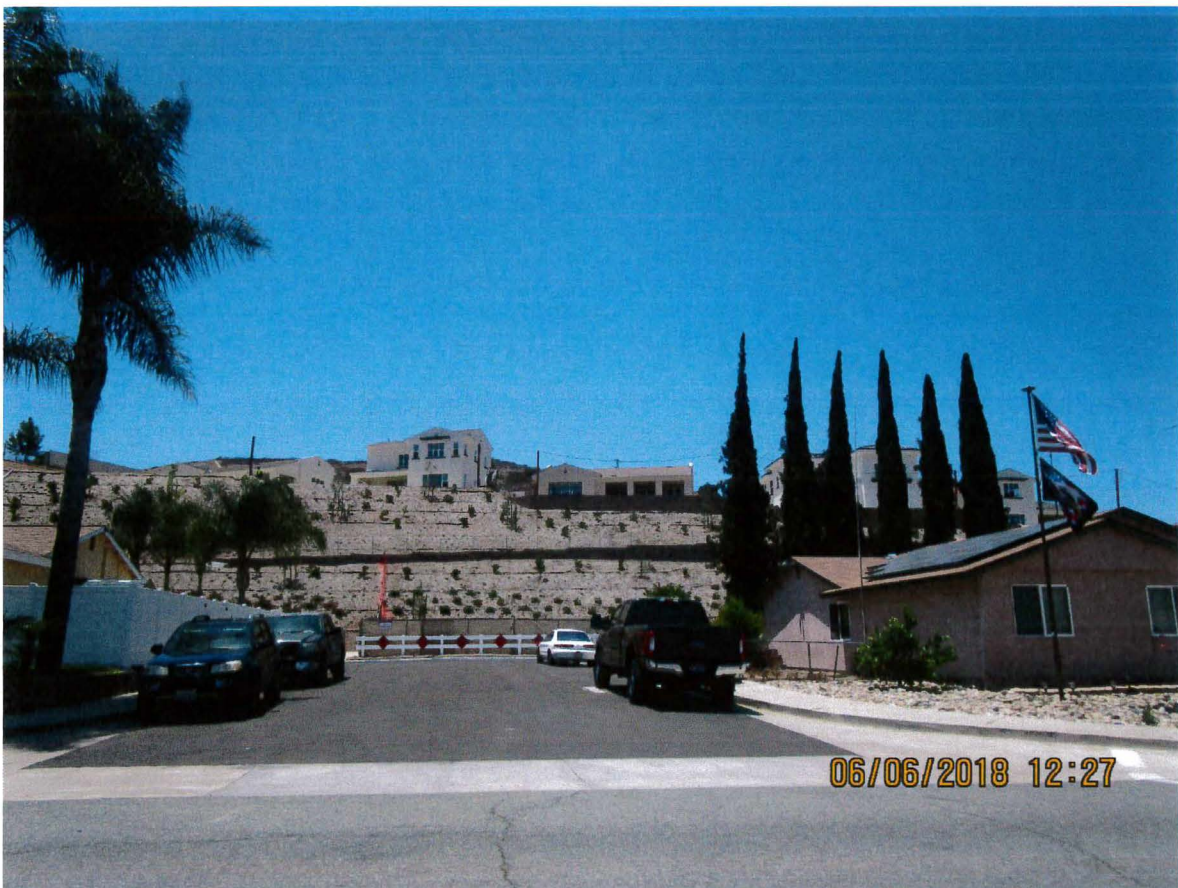
LOOKING SOUTHEAST FROM SITE



LOOKING NORTHWEST FROM SITE



LOOKING WEST TOWARD PECAN VALLEY DRIVE





City of San Diego
Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title **Project No. For City Use Only**
 AT&T CAL01891 SANTEE LAKES - *Carlton Hills*

Project Address:
 Pecan Valley Drive, Santee, CA 92071

Part I - To be completed when property is held by Individual(s) *NA*

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Project Title: AT&T CAL01891 Santee Lakes	Project No. (For City Use Only)
----------------------------------------------	---------------------------------

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
SDG&E Company, a California corp.

Owner Tenant/Lessee


Street Address: 8335 Century Pk Ct. CFI-2A

City/State/Zip: SD, CA 92123

Phone No: 858-637-3714 Fax No:

Name of Corporate Officer/Partner (type or print):
Jim Seifert

Title (type or print): Real Estate Port folio Mgr.

Signature:  Date: 8/24/17

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : Date:

**Mission Trails Regional Park
Citizens' Advisory Committee**

One Father Junipero Serra Trail
San Diego, California 92119-1008

September 5, 2018

Karen Lynch-Ashcraft
Development Project Manager – Telecom Services
Development Services Department

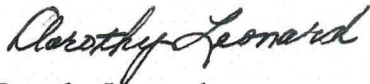
Subject: PTS 561426 AT&T SDG&E Substation

Dear Ms. Lynch-Ashcraft:

The Mission Trails Regional Park Citizens' Advisory Committee (MTRP CAC) considered the application for the above referenced project at our meeting of September 4, 2018.

The members present at the meeting voted unanimously in support of the application with the revised tower design.

Sincerely,



Dorothy Leonard
Chair, Mission Trails Regional Park
Citizens' Advisory Committee

C: MTRP Senior Ranger Ryan Roberson
Morgan Norville, Land Use Planner, M&M Telecom Inc.



13400 Sabre Springs Parkway, Suite 200
San Diego, CA 92128

Phone: (858) 794-2579
Fax: (858) 794-2560
E-Mail: jimmy.ayala@pardeehomes.com

JIMMY AYALA
Division President

September 6, 2018

City of San Diego Planning Commission
1222 First Ave, fifth floor
San Diego, CA 92101

Subject: AT&T Wireless Communication Facility (Project #561426)

Dear Commissioners:

On June 28, 2018, your Commission denied AT&T's proposal for a new wireless facility near the site of our newest residential community known as Weston, and encouraged them to collaborate with Pardee Homes to redesign the structure so that it could be supported by both parties as well as the community.

We are pleased to report the team incorporated our feedback, resulting in a redesigned facility that is smaller, includes architectural design elements consistent with Weston and blends better with the community overall. Pardee Homes is proud to support the project and requests the Planning Commission approve the AT&T cell tower as presented.

Thank you again for your consideration of our concerns and encouraging an outcome agreeable to all parties.

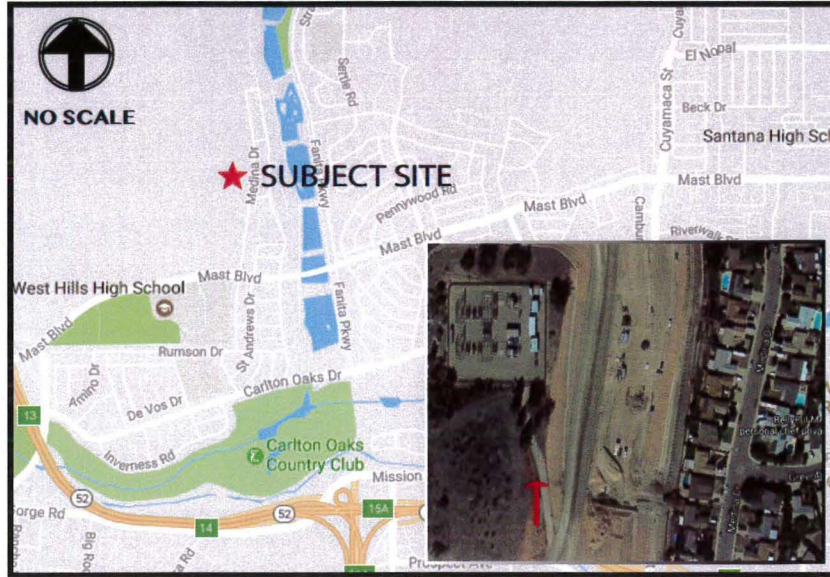
Sincerely,

A handwritten signature in black ink, appearing to read "Jimmy Ayala", written over a horizontal line.

Jimmy Ayala
Division President
Pardee Homes

AT&T CAL01891

Pecan Valley Drive
San Diego, CA 92071

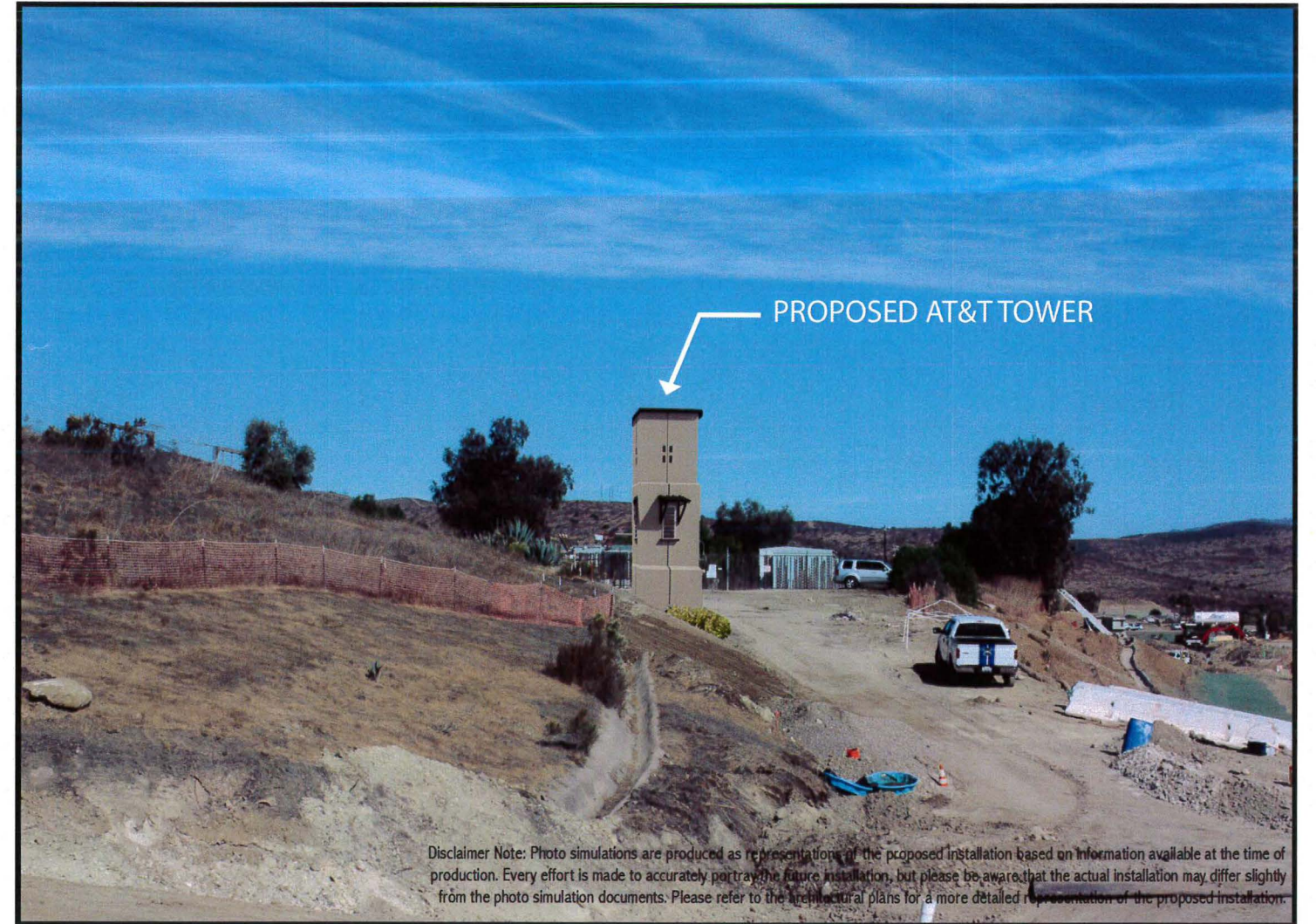


VICINITY MAP

LOOKING NORTH TOWARD SITE FROM ON SITE



SITE PRIOR TO INSTALLATION



Disclaimer Note: Photo simulations are produced as representations of the proposed installation based on information available at the time of production. Every effort is made to accurately portray the future installation, but please be aware that the actual installation may differ slightly from the photo simulation documents. Please refer to the architectural plans for a more detailed representation of the proposed installation.

SITE AFTER INSTALLATION



Rev	Description	Date
0	90% ZD	09-13-18



TITLE SHEET

CAL01891
CARLTON HILLS SUBSTATION
8740 WESTON ROAD
SANTEE, CA 92071
NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number:
Drawn by: ERO/RP
Checked by: ERO
Sheet No:
T1

CODE COMPLIANCE

2016 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R.	2016 EDITION
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.	2016 EDITION
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24, C.C.R.	2016 EDITION
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.	2016 EDITION
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.	2016 EDITION
2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24, C.C.R.	2016 EDITION
2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24, C.C.R.	2016 EDITION
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.	2016 EDITION
2016 CALIFORNIA INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS	2016 EDITION
2016 CALIFORNIA INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2016 CALIFORNIA AMENDMENTS	2016 EDITION
2016 CALIFORNIA INTERNATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS	2016 EDITION
2016 CALIFORNIA INTERNATIONAL MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS	2016 EDITION
2016 CALIFORNIA INTERNATIONAL PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS	2016 EDITION
2016 CALIFORNIA INTERNATIONAL ENERGY CODE AND 2016 CALIFORNIA AMENDMENTS	2016 EDITION
2016 CALIFORNIA INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS	2016 EDITION
2016 CALIFORNIA INTERNATIONAL GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.	2016 EDITION
2016 REFERENCE STANDARDS, PART 12, TITLE 24, C.C.R.	2016 EDITION
2007 ASCE, A 171 (V) / ASCE 10 / CSA 1044-10 (ADDITION) SAFETY CODE FOR ELEVATOR AND ESCALATORS	2007 EDITION
NFPA 13 AUTOMATIC SPRINKLER SYSTEMS	2016 EDITION
NFPA 14 STANDPIPE SYSTEMS	2013 EDITION
NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS	2013 EDITION
NFPA 17A WET CHEMICAL SYSTEMS	2013 EDITION
NFPA 20 STATIONARY PUMPS	2016 EDITION
NFPA 22 WATER TANKS FOR PRIVATE FIRE PROTECTION	2016 EDITION
NFPA 24 PRIVATE FIRE ARMS	2016 EDITION
NFPA 72 NATIONAL FIRE ALARM CODE	2016 EDITION
NFPA 80 FIRE DOORS AND OTHER OPENING PROTECTIVES	2016 EDITION
NFPA 82 STANDARDS FOR SMOKE CONTROL SYSTEMS	2012 EDITION
NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2006 EDITION
NFPA 2001 CLEAN AGENT FIRE EXTINGUISHER SYSTEMS	2012 EDITION
UL 300 FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF RESTAURANT COOKING AREAS	2005 EDITION
UL 464 ADDRESS SIGNAL APPLIANCES	2003 EDITION
UL 521 HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS	1999 EDITION

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO CONSTRUCT A WIRELESS COMMUNICATION FACILITY. THE SCOPE CONSISTS OF THE FOLLOWING:

- CONSTRUCTION OF 11'-8" X 5'-2" X 8'-0" TALL SPLIT-FACE BLOCK ENCLOSURE W/ CHAINLINK TOPPER (NOISE CONTROL FEATURE)
- CONSTRUCTION OF 35'-0" HIGH TOWER
- INSTALLATION OF (4) 6'-0" PANEL ANTENNAS PER SECTOR. TOTAL OF (12)
- INSTALLATION OF (1) GPS ANTENNA AT ANTENNA LEVEL
- INSTALLATION OF (24) REMOTE RADIO UNITS (RRU) AT ANTENNA LEVEL
- INSTALLATION OF (4) SURGE PROTECTOR AT ANTENNA LEVEL
- INSTALLATION OF (2) SURGE PROTECTOR BY EQUIPMENT AREA
- INSTALLATION OF (1) POWER PLANT CABINET
- INSTALLATION OF (4) PURCELL CABINET
- INSTALLATION OF (2) FIBER CABLE TRUNKS AND (8) POWER CABLE TRUNKS.
- INSTALLATION OF TELCO / FIBER SERVICE
- INSTALLATION OF A NEW 200A ELECTRICAL SERVICE.
- INSTALLATION OF (1) GENERATOR

SITE INFORMATION

PROPERTY OWNER: SAN DIEGO GAS AND ELECTRIC
8335 CENTURY PARK COURT
CP-12A
SAN DIEGO, CA 92123-1569

APPLICANT: AT&T WIRELESS
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

APPLICANT REPRESENTATIVE: M&M TELECOM INC.
6886 MIMOSA DRIVE
CARLSBAD, CA 92011

ZONING JURISDICTION: CITY OF SAN DIEGO

ZONING DISTRICT: RS-1-8

LATITUDE (NAD 83): 32° 51' 16.28" N

LONGITUDE (NAD 83): 117° 00' 42.59" W

PARCEL #: 366-090-24

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: V-B

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

PROJECT TEAM

PROJECT MANAGER: MARISA HERRERA
M&M TELECOM INC.
6886 MIMOSA DRIVE
CARLSBAD, CA 92011
PHONE: (760) 672-1903
EMAIL: MARISA.HERRERA@MMTELECOMINC.COM

ENGINEERING: TELECOM MANAGEMENT GROUP
14855 AVENIDA VENUSTO #8
SAN DIEGO, CA 92128
PHONE: (858) 248-7678
EMAIL: EDGAR.ORTIZ@TELECOMMG.COM

SITE ACQUISITION: NICOLE HUFF
M&M TELECOM INC.
6886 MIMOSA DRIVE
CARLSBAD, CA 92011
PHONE: (619) 602-5600
EMAIL: NICOLE@MMTELECOMINC.COM

ZONING: MORGAN NORVILLE
M&M TELECOM INC.
6886 MIMOSA DRIVE
CARLSBAD, CA 92011
PHONE: (510) 508-9392
EMAIL: MORGAN.NORVILLE@MMTELECOMINC.COM

RF ENGINEER: RAVI JINDAL
AT&T
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
PHONE: (925) 922-4394
EMAIL: RJ096@ATT.COM

CONSTRUCTION: AT&T WIRELESS
5738 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

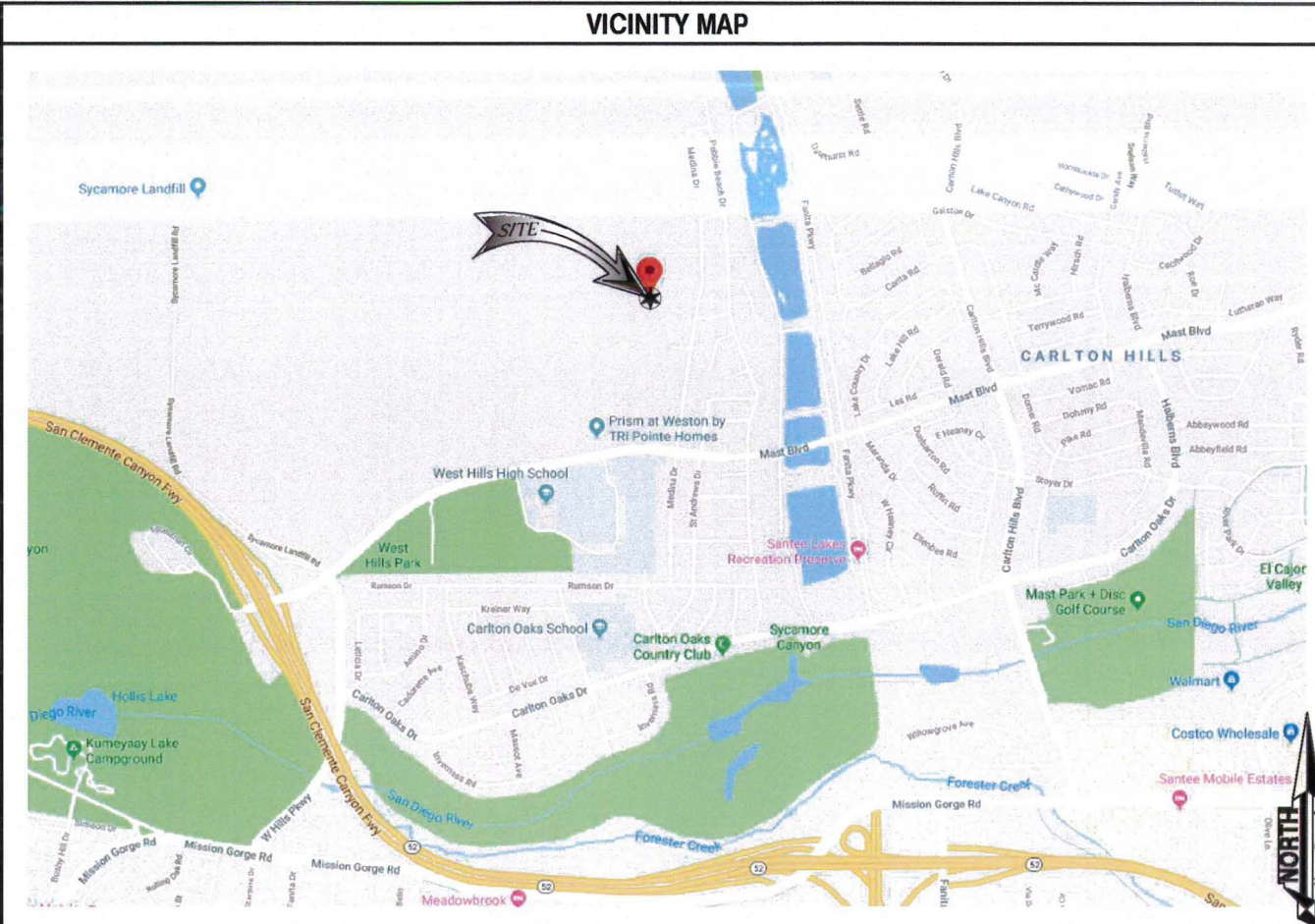


CARLTON HILLS SUBSTATION

SITE NUMBER: CAL01891

NEW SITE BUILD

FA NUMBER: 12902486
8740 WESTON ROAD
SANTEE, CA 92071



DRIVING DIRECTIONS FROM AT&T OFFICE

DIRECTIONS FROM AT&T OFFICE:
GET ON I-805 S FROM LUSK BLVD AND MIRA MESA BLVD. HEAD SOUTHWEST ON PACIFIC CENTER BLVD TOWARD MCKELLAR CT. TURN LEFT ONTO LUSK BLVD. TURN RIGHT ONTO MIRA MESA BLVD. CONTINUE ONTO SORRENTO VALLEY RD. SLIGHT RIGHT ONTO THE INTERSTATE 805 S RAMP. FOLLOW I-805 S AND CA-52 E TO MAST BLVD. TAKE EXIT 13 FROM CA-52 E. MERGE ONTO I-805 S. USE THE RIGHT 2 LANES TO TAKE EXIT 23 FOR CA-52. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR STATE 52 E AND MERGE ONTO CA-52 E. TAKE EXIT 13 FOR MAST BLVD. CONTINUE ON MAST BLVD. DRIVE TO MEDINA DR IN SANTEE. USE ANY LANE TO TURN LEFT ONTO MAST BLVD. TURN LEFT ONTO MEDINA DR.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS.

AT&T RF ENGINEER: _____ DATE: _____

AT&T CONSTRUCTION: _____ DATE: _____

AT&T PROJECT MGR.: _____ DATE: _____

CIVIL VENDOR: _____ DATE: _____

PLANNER: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

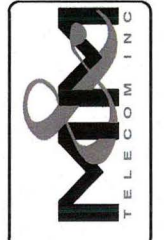
SITE OWNER: _____ DATE: _____

DRAWING INDEX

SHEET NO:	SHEET TITLE
T1	TITLE SHEET
Z1	SITE PLAN
Z2	ENLARGED SITE PLAN
Z2.1	STORM WATER QUALITY MANAGEMENT PLAN
Z2.2	SWMP CONSTRUCTION DETAIL
Z3	EQUIPMENT PLAN
Z4	ANTENNA PLAN AND SCHEDULE
Z5	SITE ELEVATIONS
D1	SITE DETAILS
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE NOTES AND DETAILS

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

0	90% ZD	09-13-18
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Sheet Title:
SITE PLAN

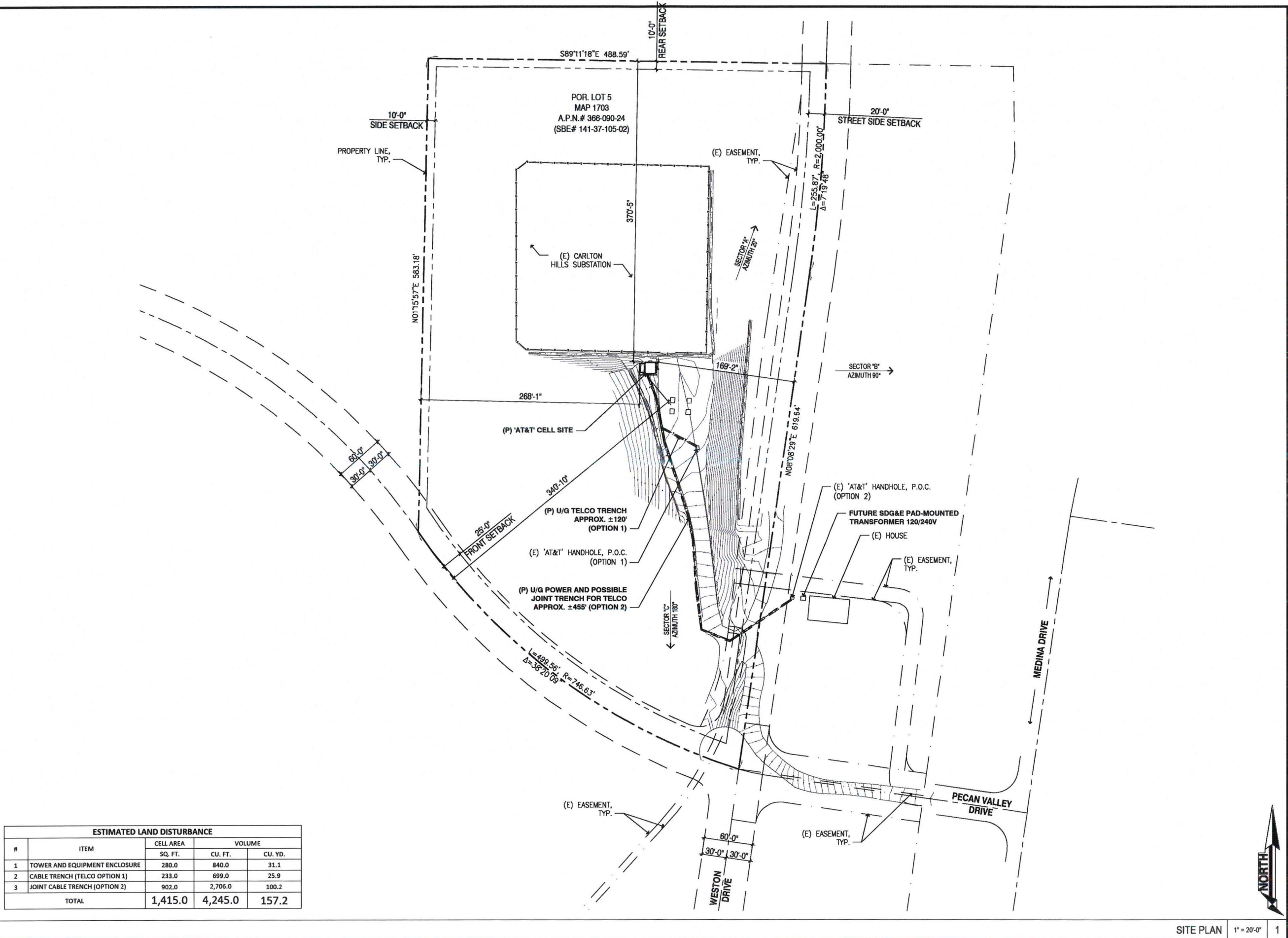
CAL01891
CARLTON HILLS SUBSTATION
8740 WESTON ROAD
SANTEE, CA 92071
NEW SITE BUILD



NOT FOR CONSTRUCTION

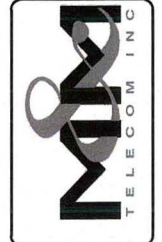
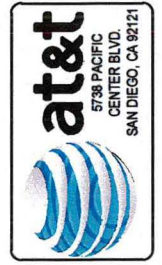
Project Number:
Drawn by: ERO/RP
Checked by: ERO

Sheet No:
Z1



ESTIMATED LAND DISTURBANCE					
#	ITEM	CELL AREA		VOLUME	
		SQ. FT.	CU. FT.	CU. YD.	
1	TOWER AND EQUIPMENT ENCLOSURE	280.0	840.0	31.1	
2	CABLE TRENCH (TELCO OPTION 1)	233.0	699.0	25.9	
3	JOINT CABLE TRENCH (OPTION 2)	902.0	2,706.0	100.2	
TOTAL		1,415.0	4,245.0	157.2	

0	90% ZD	08-13-18
Rev	Description	Date



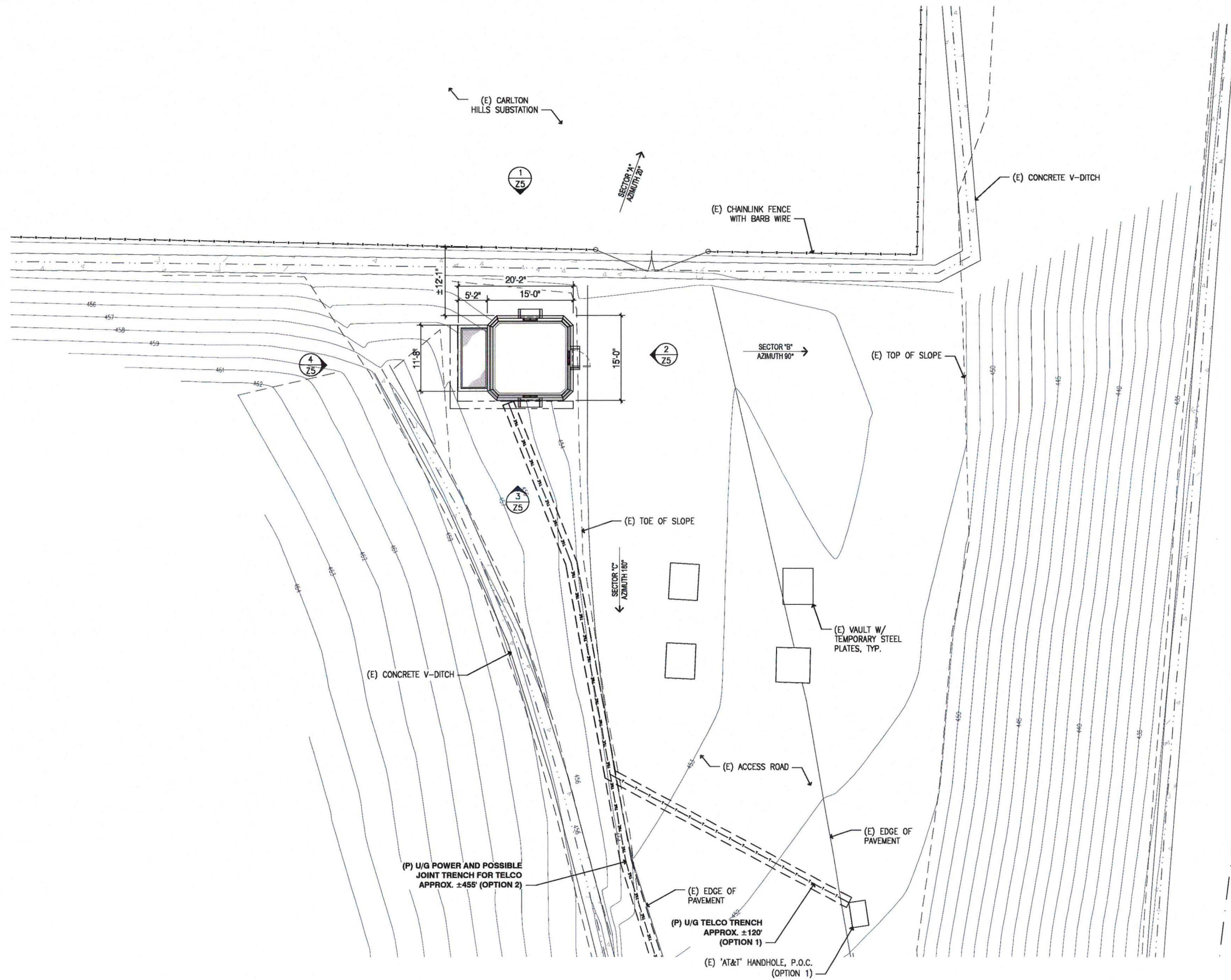
ENLARGED SITE PLAN

CAL01891
CARLTON HILLS SUBSTATION
8740 WESTON ROAD
SANTEE, CA 92071
NEW SITE BUILD

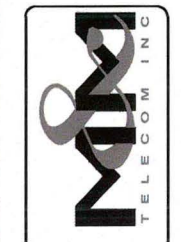


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Z2



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Rev.	Description	Date



CAL01891
 CARLTON HILLS SUBSTATION
 8740 WESTON ROAD
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 NEW SITE BUILD



NOT FOR CONSTRUCTION

Project Number:
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 Checked by: ERO
 Sheet No:

22.1

BMP SYMBOLS & LEGEND:

MATERIALS & WASTE MANAGEMENT CONTROL BMP's

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMP's

DIRECTION OF LOT DRAINAGE →

- SS-7 PHYSICAL STABILIZATION (WINTER) ~EBM~EBM~
- SC-7 STREET SWEEPING AND VACUUMING
- SC-8 SANDBAG BARRIER ○○○○○○
- TC-1 STABILIZED CONSTRUCTION ENTRANCE [Hatched Box]
- NS-12 CONCRETE CURING --- CC ---

POST CONSTRUCTION SITE DESIGN BMP's:

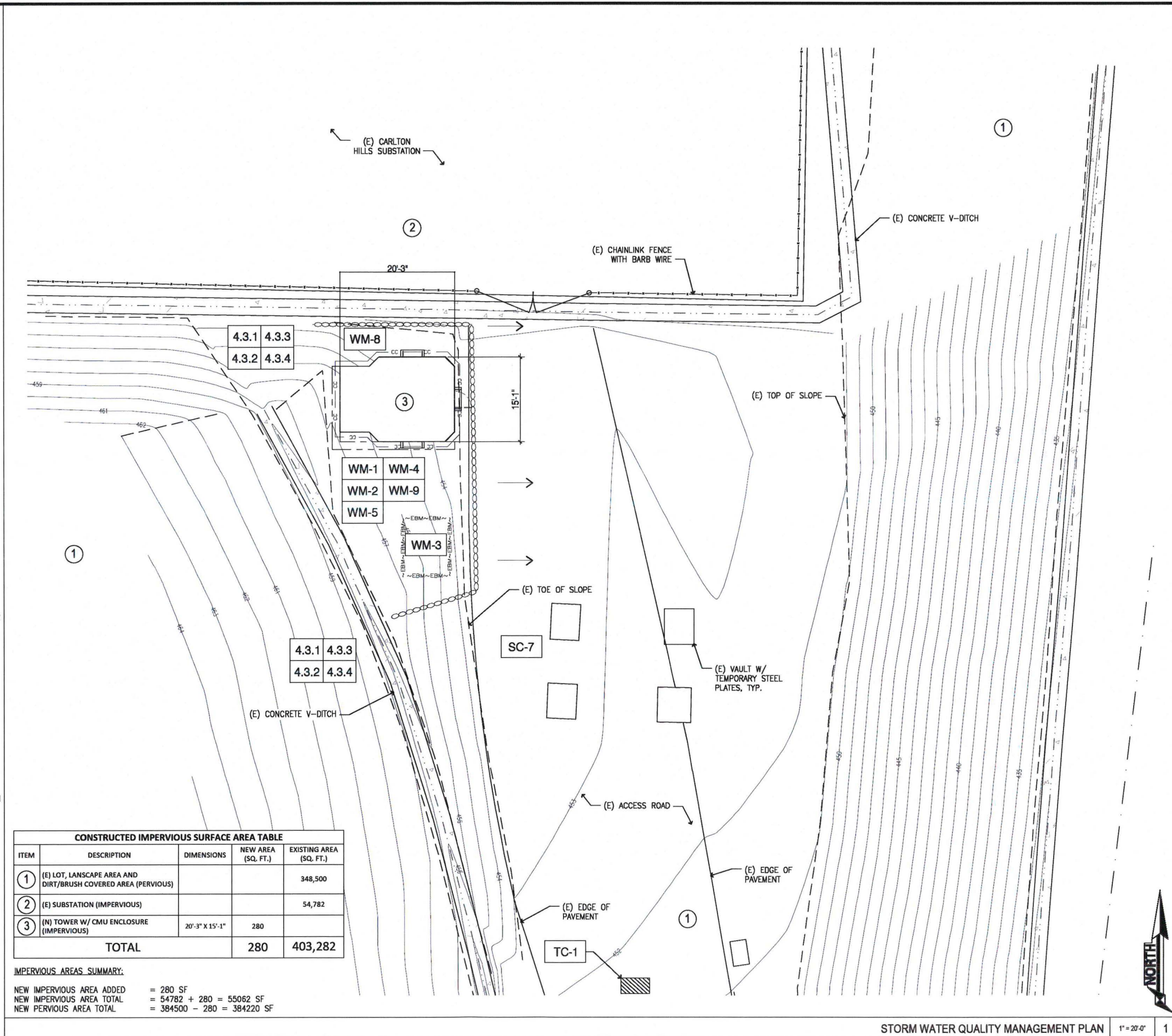
- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- 4.3.2 CONSERVE NATURAL AREAS, SOILS AND VEGETATION
- 4.3.3 MINIMIZE IMPERVIOUS AREA
- 4.3.4 MINIMIZE SOIL COMPACTION

STORM WATER QUALITY NOTES - CONSTRUCTION BMP's

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 AND THE COUNTY OF SAN DIEGO LAND DEVELOPMENT CODE.

MINIMUM REQUIREMENTS:

- SUFFICIENT BMP's MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACK INTO THE ADJACENT STREETS OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP's.
- ALL STOCK PILES OF UNCOMPACTED SOIL & OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN (7) CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION & SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSED THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENTS TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS & EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



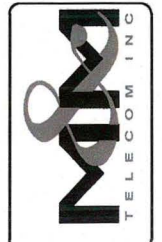
CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE

ITEM	DESCRIPTION	DIMENSIONS	NEW AREA (SQ. FT.)	EXISTING AREA (SQ. FT.)
①	(E) LOT, LANDSCAPE AREA AND DIRT/BRUSH COVERED AREA (PERVIOUS)			348,500
②	(E) SUBSTATION (IMPERVIOUS)			54,782
③	(N) TOWER W/ CMU ENCLOSURE (IMPERVIOUS)	20'-3" X 15'-1"	280	
TOTAL			280	403,282

IMPERVIOUS AREAS SUMMARY:

NEW IMPERVIOUS AREA ADDED = 280 SF
 NEW IMPERVIOUS AREA TOTAL = 54782 + 280 = 55062 SF
 NEW PERVIOUS AREA TOTAL = 384500 - 280 = 384220 SF

0	90% ZD	09-13-18
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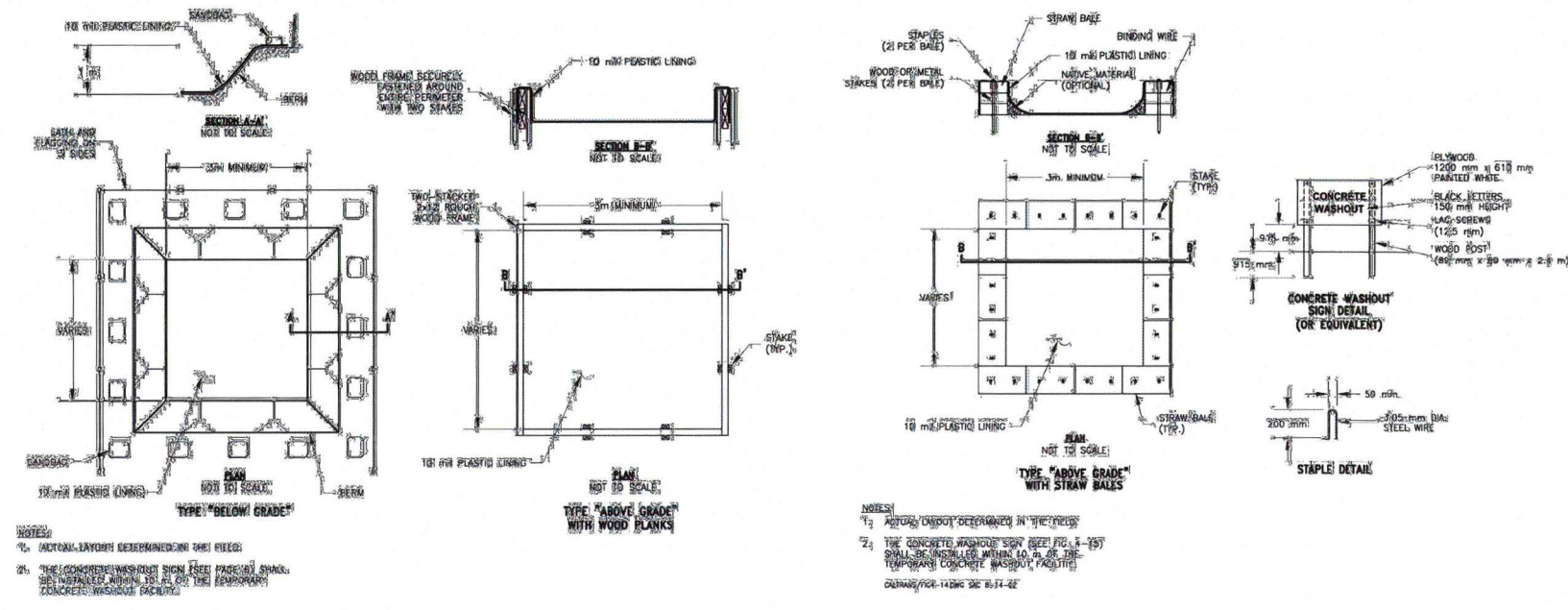


CAL01891
 CARLTON HILLS SUBSTATION
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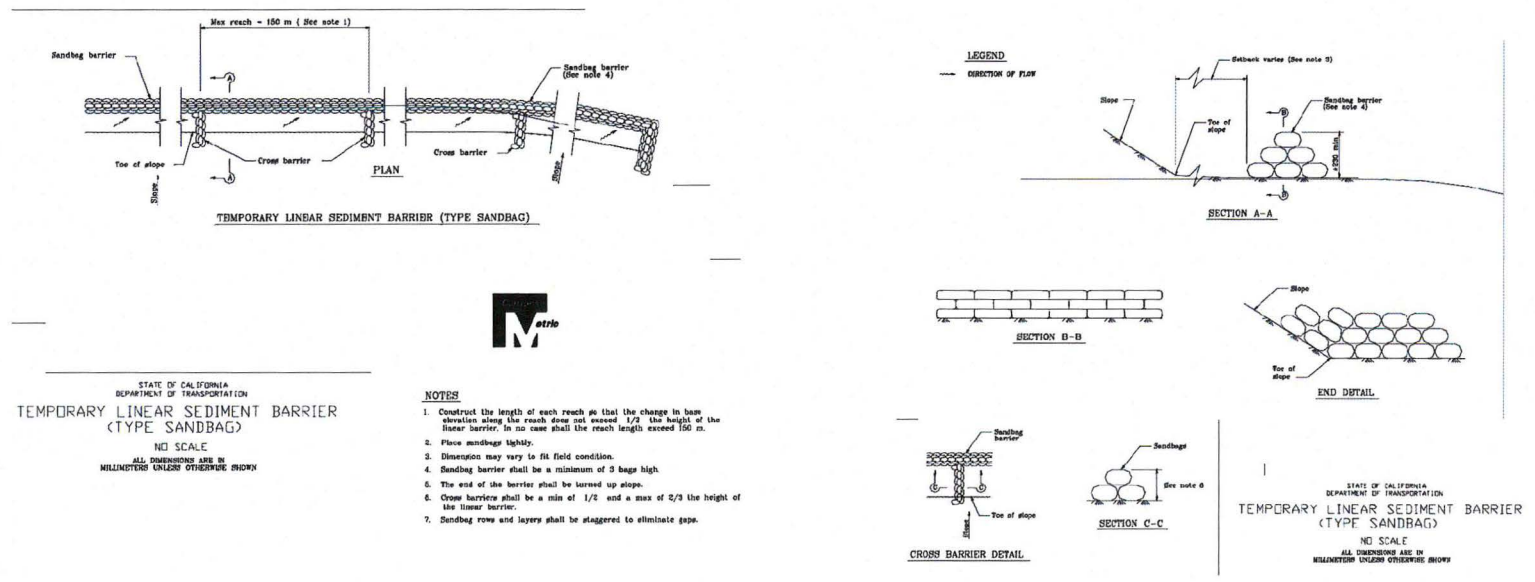


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WM-8 CONCRETE WASTE MANAGEMENT - DETAIL



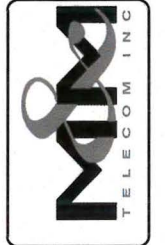
SC-8 SANDBAG BARRIER - DETAIL



STATE OF CALIFORNIA
 DEPARTMENT OF TRANSPORTATION
 TEMPORARY LINEAR SEDIMENT BARRIER
 (TYPE SANDBAG)
 NO SCALE
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN

STATE OF CALIFORNIA
 DEPARTMENT OF TRANSPORTATION
 TEMPORARY LINEAR SEDIMENT BARRIER
 (TYPE SANDBAG)
 NO SCALE
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN

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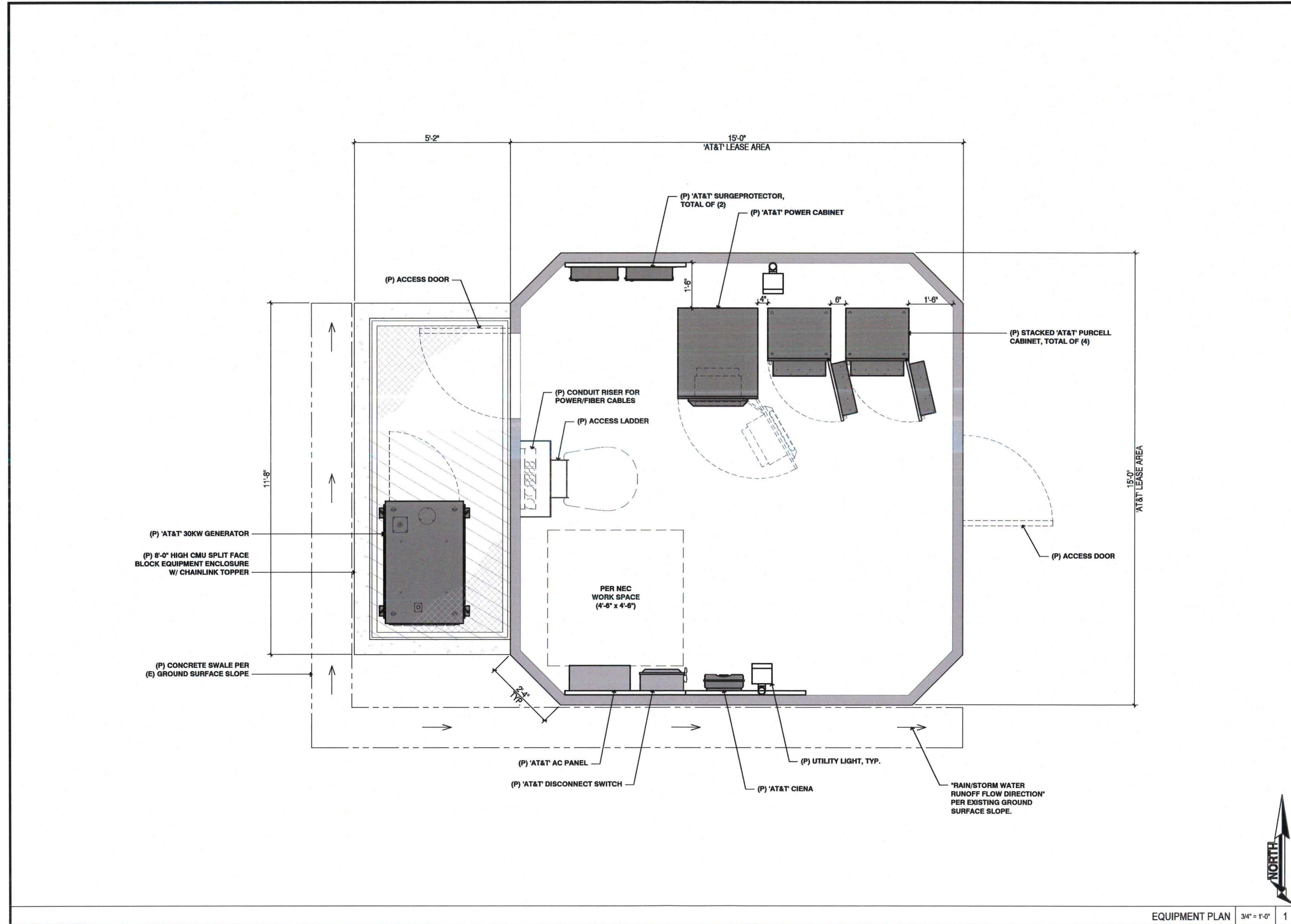
Sheet Title:
EQUIPMENT PLAN

CAL01891
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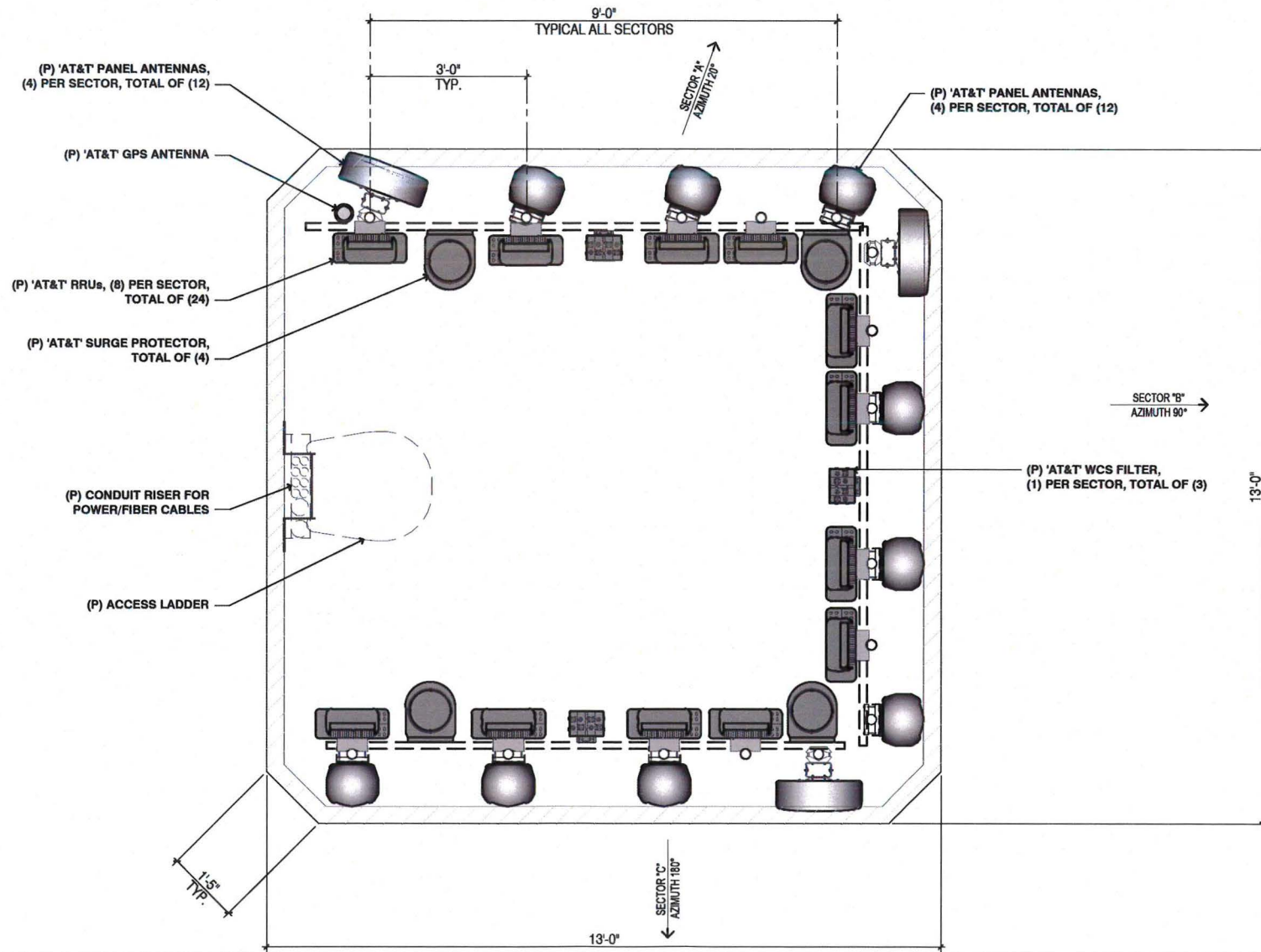


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Checked by:	ERO
Sheet No.:	Z3



NEW ANTENNA / RRU SCHEDULE									
SECTOR	TECHNOLOGY	ANTENNA				RRU MODEL / QTY.	TMA / FILTER MODEL / QTY.	TRANSMISSION LINES FIBER / POWER (LENGTH FT +/- 5)	
		MODEL	AZIMUTH	RAD CENTER	TIP HEIGHT				
ALPHA SECTOR	A1	LTE	QS6658-3E	20°	31'-8"	34'-8"	RRU-11 (1) / RRU-32 (1)	-	FIBER
	A2	LTE	QS6658-3E	20°	31'-8"	34'-8"	RRU-11 (1) / RRU-32 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
	A3	LTE	QS6658-3E	20°	31'-8"	34'-8"	RRU-11 (1) / RRU-32 (1)	-	FIBER
	A4	LTE	800-10991K	20°	31'-5"	34'-8"	RRU-11 (1) / RRU-32 (1)	-	FIBER
BETA SECTOR	B1	LTE	QS6658-3E	180°	31'-8"	34'-8"	RRU-11 (1) / RRU-32 (1)	-	FIBER
	B2	LTE	QS6658-3E	180°	31'-8"	34'-8"	RRU-11 (1) / RRU-32 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
	B3	LTE	QS6658-3E	180°	31'-8"	34'-8"	RRU-11 (1) / RRU-32 (1)	-	FIBER
	B4	LTE	800-10991K	180°	31'-5"	34'-8"	RRU-11 (1) / RRU-32 (1)	-	FIBER
GAMMA SECTOR	C1	LTE	QS6658-3E	270°	31'-8"	34'-8"	RRU-11 (1) / RRU-32 (1)	-	FIBER
	C2	LTE	QS6658-3E	270°	31'-8"	34'-8"	RRU-11 (1) / RRU-32 (1)	WCS-IMFQ-AMT-43 (1)	FIBER
	C3	LTE	QS6658-3E	270°	31'-8"	34'-8"	RRU-11 (1) / RRU-32 (1)	-	FIBER
	C4	LTE	800-10991K	270°	31'-5"	34'-8"	RRU-11 (1) / RRU-32 (1)	-	FIBER



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ANTENNA PLAN AND SCHEDULE

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CARLTON HILLS SUBSTATION
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SANTEE, CA 92071
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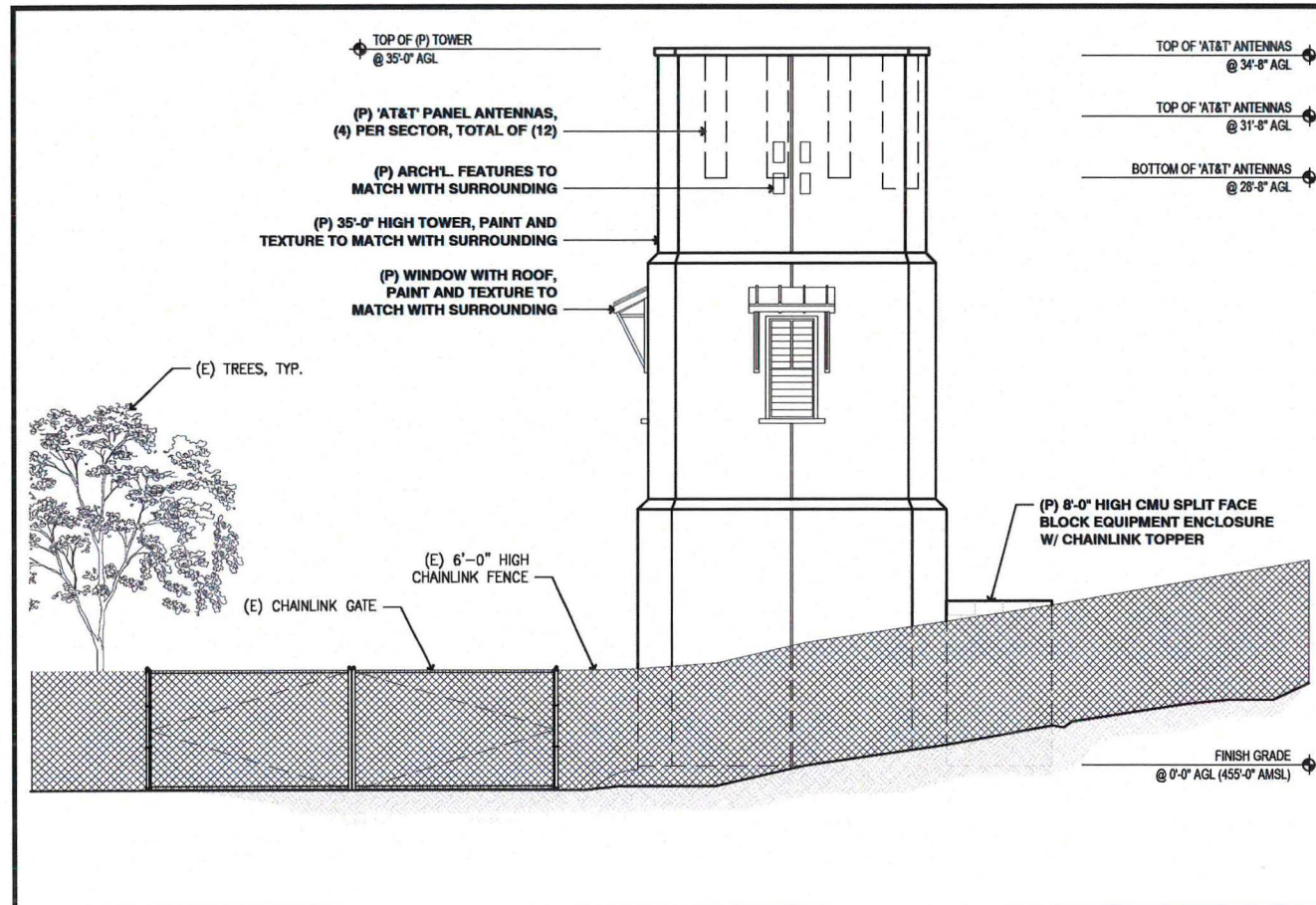


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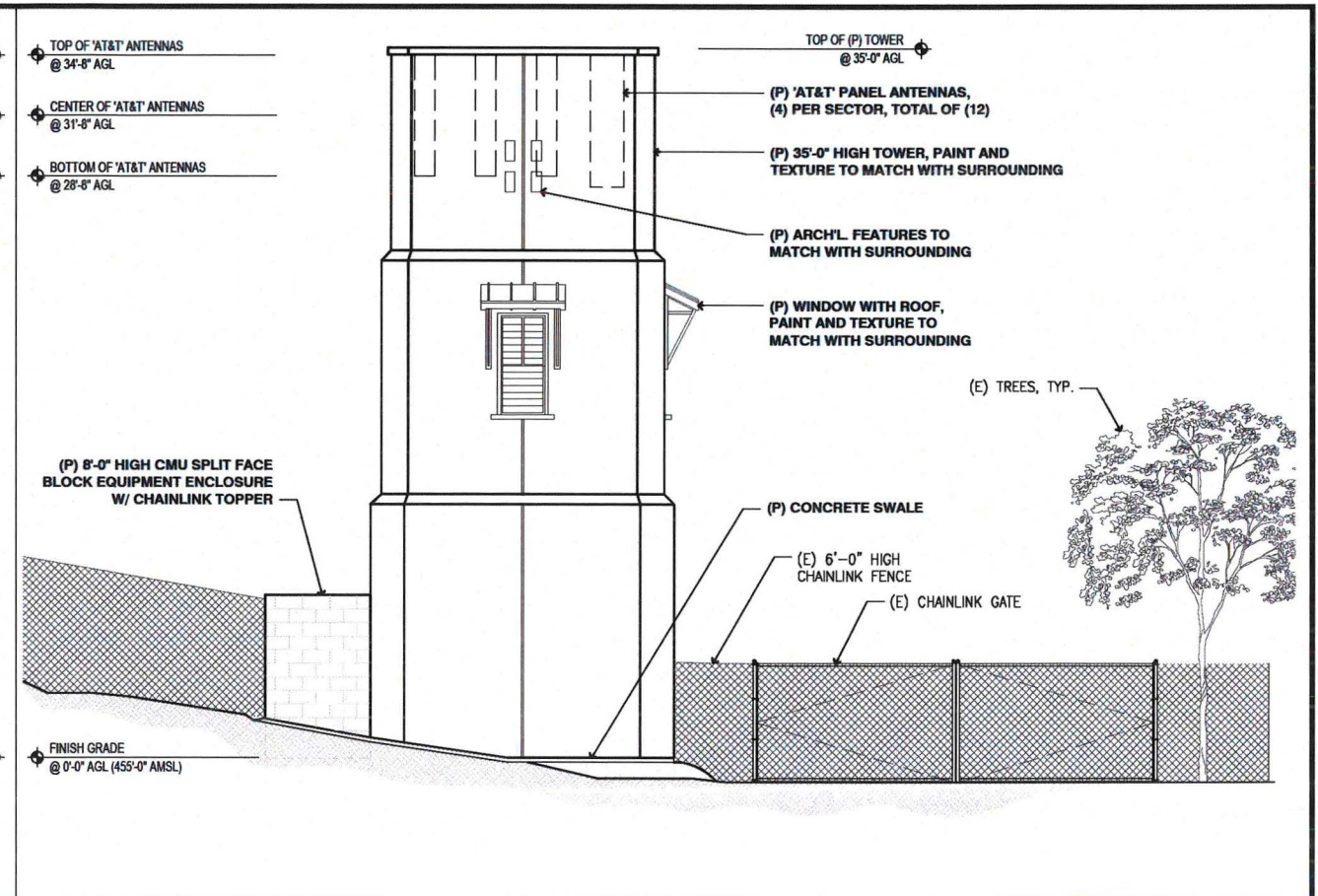
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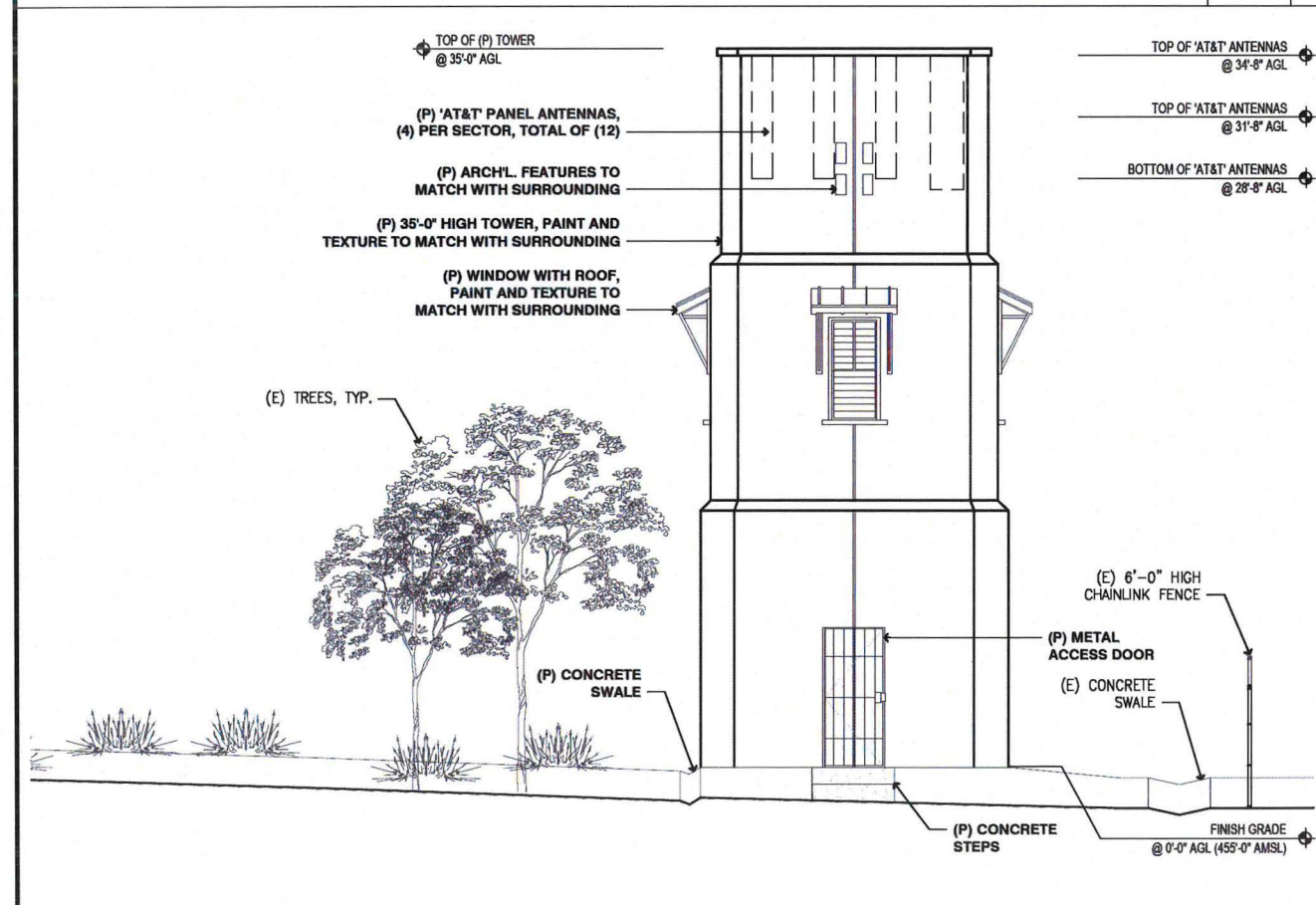




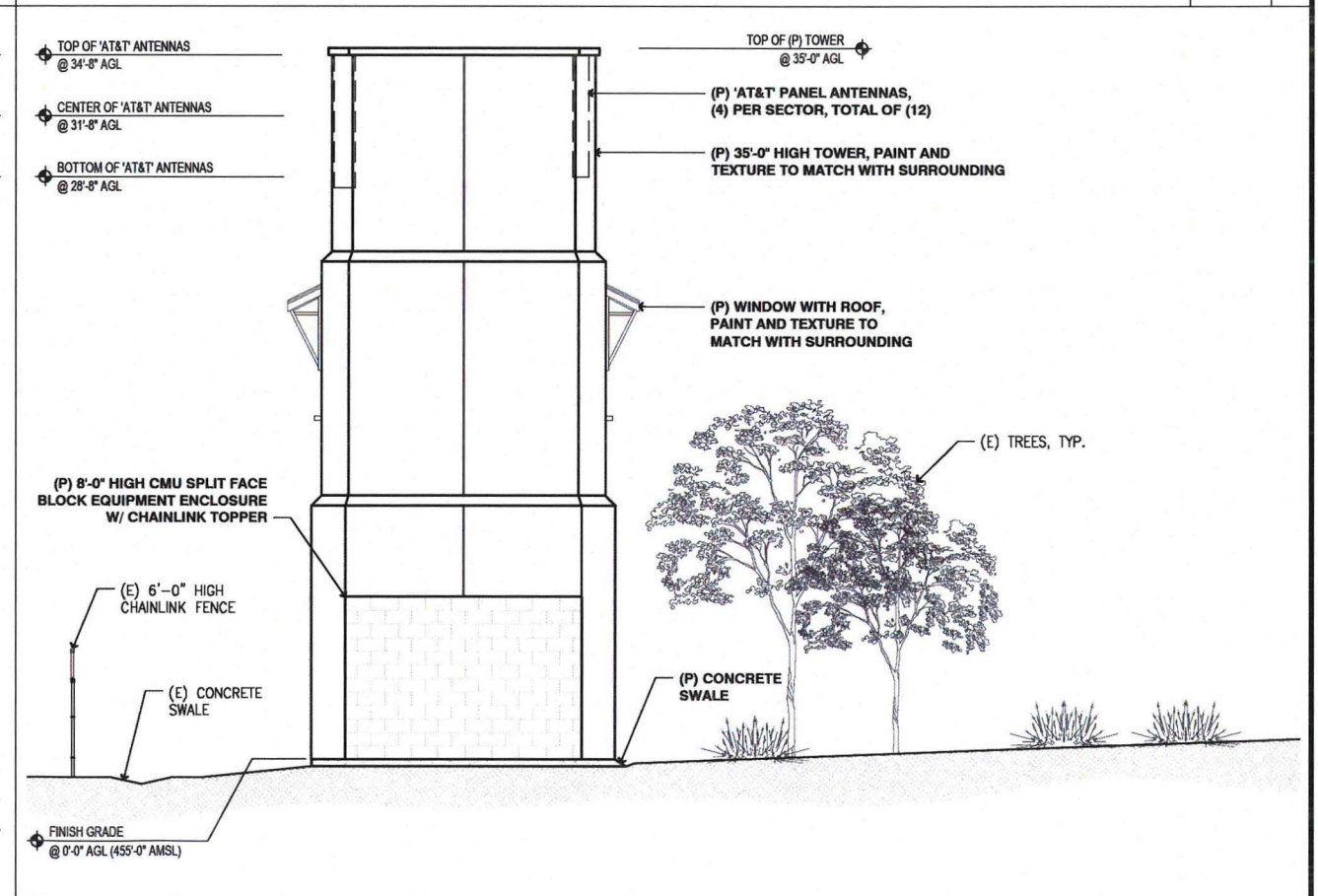
(P) NORTH ELEVATION 1/4" = 1'-0" 1



(P) SOUTH ELEVATION 1/4" = 1'-0" 3



(P) EAST ELEVATION 1/4" = 1'-0" 2



(P) WEST ELEVATION 1/4" = 1'-0" 4

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SITE ELEVATIONS

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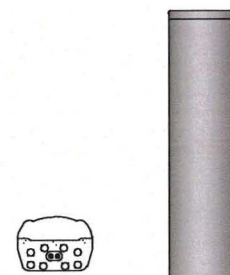
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 Drawn by: ERO/RP
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 Sheet No:

Z5

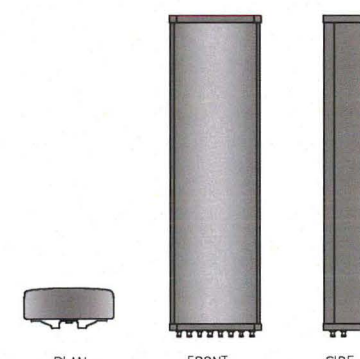
QUINTEL QS6658-3e

DIMENSIONS, WxDxH: 304 x 245 x 1320 mm (12" x 9.6" x 72")
 WEIGHT: 35.3 kg. (78 lbs.)
 NO. OF CONNECTORS: 8x 7/16 DIN FEMALE LONG NECK
 MAX. WIND SPEED: 67 m/s (150 mph)
 WIND LOAD @ 160km/h: FRONT 285N (64 lbs.) SIDE 536 N (120.4 lbs.)
 OPERATING TEMP.: -40°C to +65°C



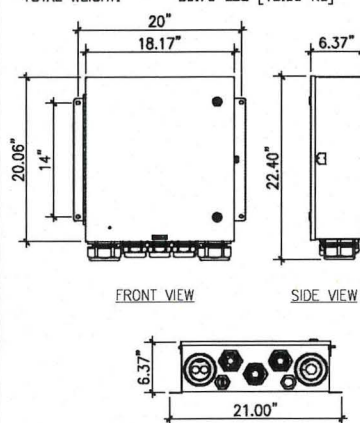
KATHREIN 80010991K

DIMENSIONS, LxWxD: 1999 x 508 x 175mm (78.7" x 20" x 6.9")
 WEIGHT (W/OUT CLAMP): 45.8 kg. (100.9 lbs)
 CONNECTOR: 12 x 4.3-10 FEMALE



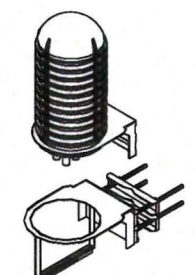
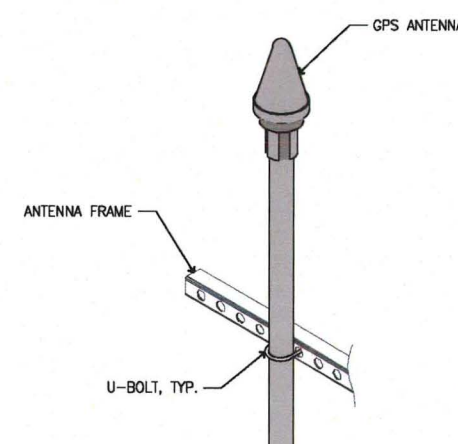
RAYCAP DC6-48-60-18

DIMENSIONS, WxDxH: 461.39x509.52x161.71mm (18.17"x6.37"x20.06")
 ENCLOSURE TYPE: NEMA 4X RATED
 TOTAL WEIGHT: 39.70 LBS [18.00 KG]



RAYCAP DC6-48-60-18-8F

DIMENSIONS, WxDxH: 11"x18.5"x31.25"
 NOMINAL OPERATING VOLTAGE: 48 VDC
 NOMINAL DISCHARGE CURRENT: 20 kA 8/20µs
 MAXIMUM DISCHARGE CURRENT: 60 kA 8/20µs
 MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75 VDC
 VOLTAGE PROTECTION RATING: 400 V
 WIND LOADING: 150 MPH SUSTAINED(105.7lbs) 195 MPH GUST(213.6lbs)
 TOTAL WEIGHT: 32.8 lbs

(N) ANTENNA SPECIFICATIONS NTS 1

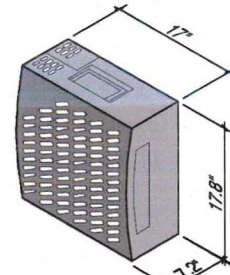
(N) RBS6601 W/ XMU 0201 NTS 2

(N) SURGE PROTECTOR SPECS NTS 6

(P) GPS ANTENNA DETAIL NTS 9

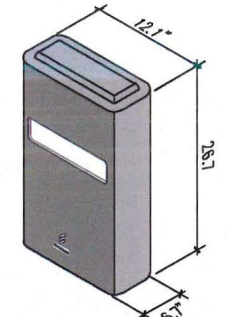
ERICSSON RRU-11

DIMENSIONS, WxDxH: 17"x7.2"x17.8"
 POWER CONSUMPTION: 200 WATTS
 TOTAL WEIGHT: 55 lbs
 TEMPERATURE: -40° TO 55° C



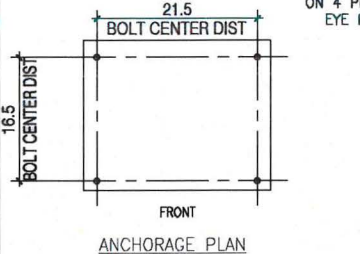
ERICSSON RRU-32

DIMENSIONS, WxDxH: 12.1"x6.7"x26.7"
 WEIGHT (W/O MOUNTING HARDWARE): 24 Kg/53 lbs
 PORTS: CPRI 2 PORTS x 10 Gbps
 FREQUENCY: B2, B66, B30
 BREAKER: 30A, 30A, 20A
 OUTPUT POWER (WATTS): 410, 850, 800



ERICSSON LTE CABINET

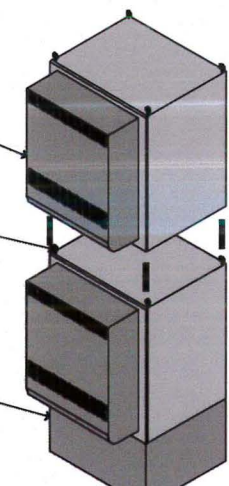
DIMENSIONS, WxDxH: 635x508x762mm (25"x20"x30")
 COLOR: GRAY
 MAXIMUM TEMPERATURE: 46° C
 SOLAR LOAD: 754 W/m



(P) ERICSSON PURCELL CABINET STACK MOUNTED

USE HEX BOLT 1/2-13, 1.25" LONG WITH SPLIT AND LOCK WASHERS ON 4 PLACES WHERE LIFTING EYE BOLTS WERE LOCATED

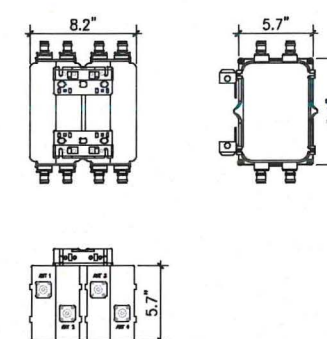
(P) 14" PLINTH



QUAD WCS IMFQ

FOR 2360-2395 MHZ AMT BAND CO-LOCATION

MODEL NUMBER: WCS-IMFQ-AMT-43
 PART NUMBER: E15V87P73
 DIMENSIONS, HxDxW: 206x144x209 mm (8.1x 5.7 x 8.2 in)
 WEIGHT: W/O MOUNTING 8 kg (17.6 lbs) W/ MOUNTING 9.3 kg (20.4 lbs)
 FINISH: GRAY PAINT
 CONNECTORS, RF: 4.3-10 FEMALE
 GROUND TERMINAL DIAMETER, MM (IN) 5 (0.20)



(N) RRU SPECIFICATIONS NTS 3

(N) RRU SPECIFICATIONS NTS 4

(P) PURCELL CABINET SPECIFICATIONS NTS 7

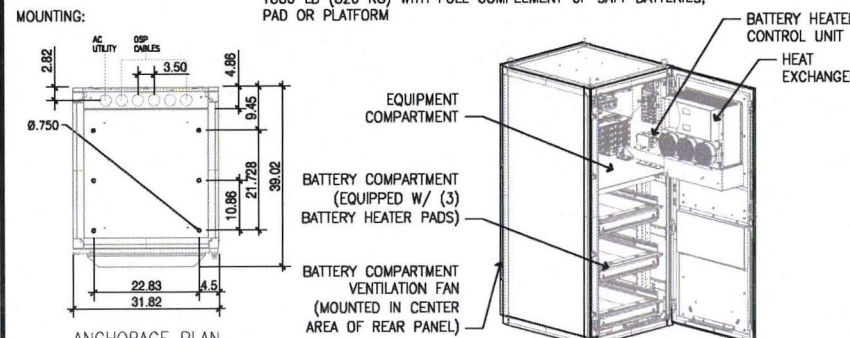
(N) WCS FILTER SPECIFICATIONS NTS 10

Outdoor NetSure 512 DC Power System

THE NETXTEND™ FLEX SERIES -48VDC/+24VDC POWER/BATTERY ENCLOSURE

TECHNICAL SPECIFICATIONS (NEQ.15917 / F2012504, NEQ.15999 / F1010599)
 BATTERY: VRLA GNB, UP TO 180 AH (OR EQUIVALENT) SAFT Ni-Cad, UP TO 180 AH (OR EQUIVALENT)
 DIMENSIONS, HxWxD: 1830.3x808x991.1mm (72.06"x31.81"x39.02")
 FOOTPRINT: 1829x762x762mm (72"x30"x30")
 ENCLOSURE: 1829x762x960mm (72"x30"x37.8")
 WEIGHT: 690 LB (314 KG) WITHOUT BATTERIES AND RECTIFIERS; 2300 LB (1040 KG) WITH FULL COMPLEMENT OF GNB BATTERIES; 1800 LB (820 KG) WITH FULL COMPLEMENT OF SAFT BATTERIES; PAD OR PLATFORM

MOUNTING: AC UTILITY CABLES, 3.50, 4.86, 9.45, 10.86, 21.728, 39.02, 22.83, 4.5, 31.82

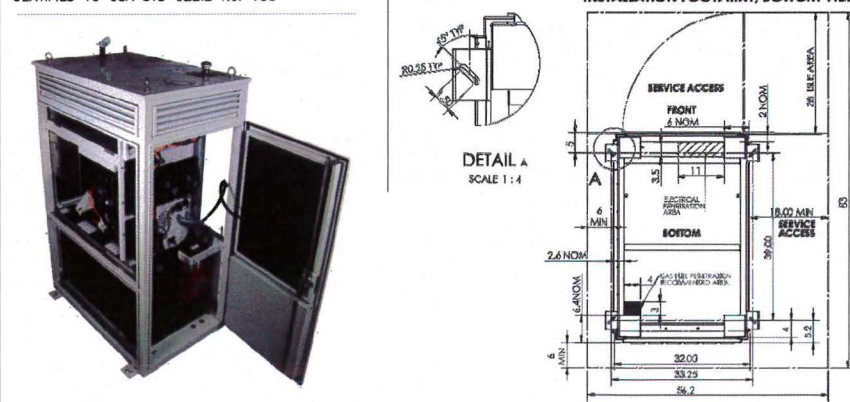


MODEL NUMBER: 8340-603-N6-15 - NATURAL GAS 15kW -48 VDC

DRY WEIGHT (lb/kd) 765 / 347
 DIMENSION (LxWxH) (in/cm) 32 x 50 x 72 / 81.3 x 127 x 183

CONFORMS TO UL STD 2200
 CERTIFIED TO CSA STD C22.2 No. 100

POLAR POWER INC.
 Back-up Diesel DC Generator Set



NOT FOR CONSTRUCTION

Project Number:
 Drawn by: ERO/RP
 Checked by: ERO
 Sheet No: **D1**

(N) POWER/BATTERY ENCLOSURE SPECIFICATIONS NTS 5

(P) GENERATOR SPECIFICATIONS NTS 8

NOT USED NTS 11

NOT USED NTS 11

NOT USED NTS 11

Rev	Description	Date
0	90% 2D	09-13-18



Sheet Title: **SITE DETAILS**

CAL01891
 CARLTON HILLS SUBSTATION
 8740 WESTON ROAD
 SANTEE, CA 92071
 NEW SITE BUILD



NOT FOR CONSTRUCTION

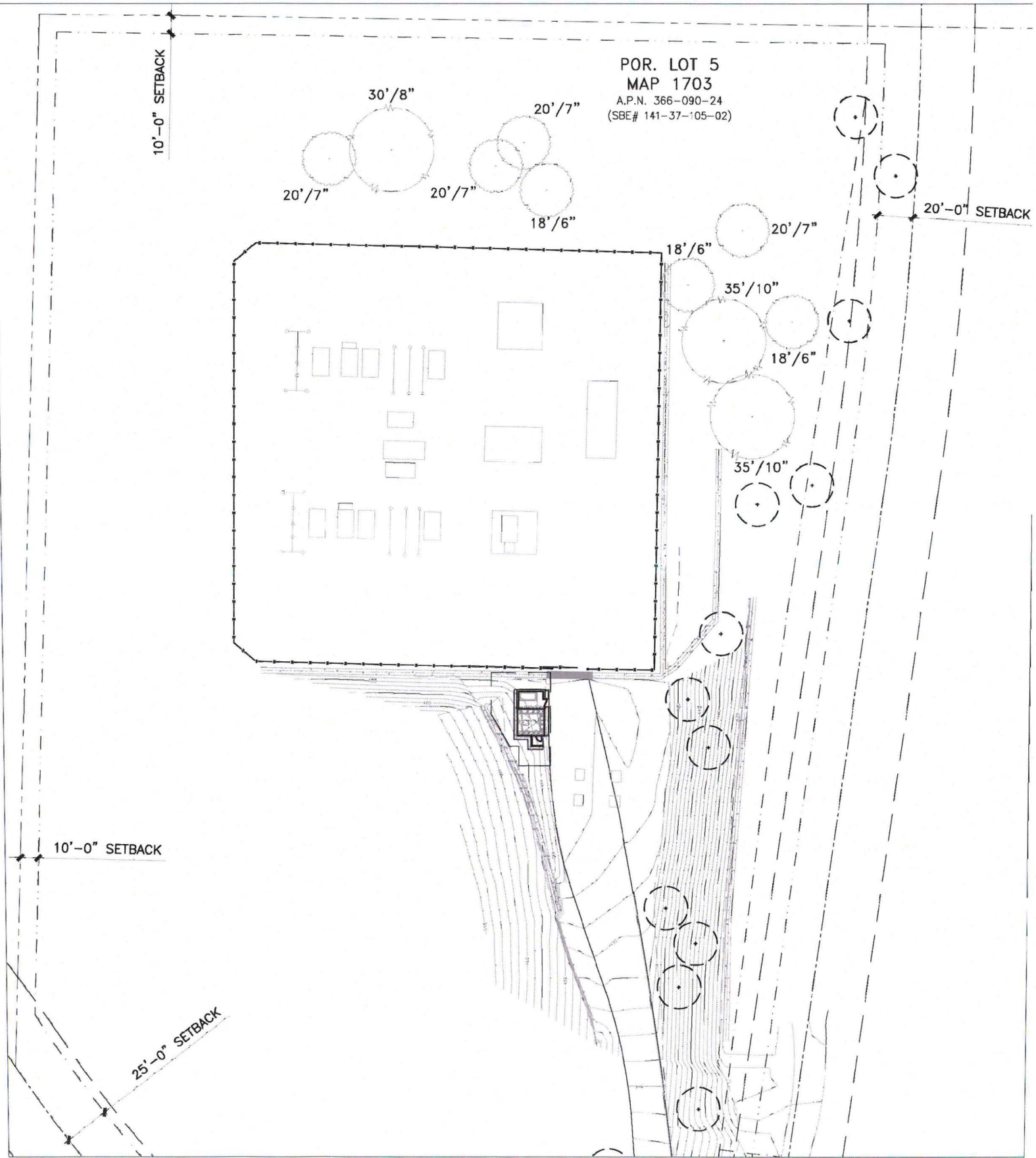
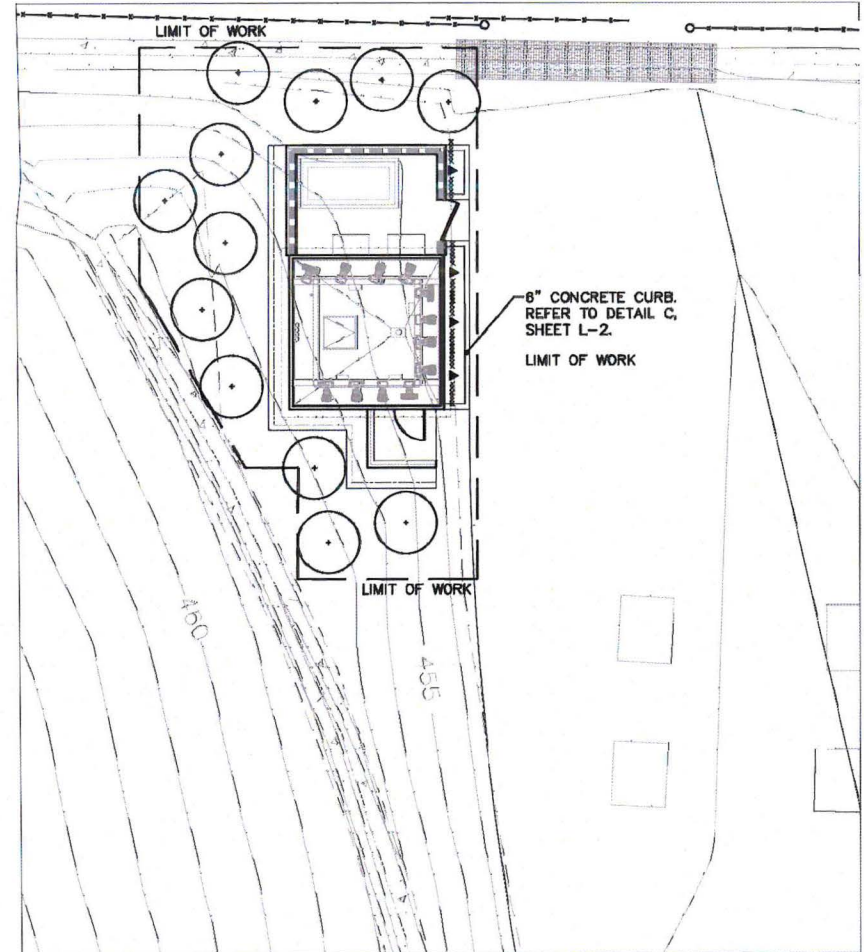
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 Drawn by: ERO/RP
 Checked by: ERO
 Sheet No:

D1

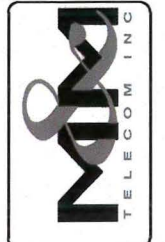
PLANT MATERIAL KEY-PROPOSED

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM	FUNCTION	SIZE	HEIGHT/ SPREAD	QUANTITY
EXISTING TREES TO REMAIN							
	Eucalyptus globulus	Blue Gum				refer to plan	3
	Schinus molle	California Pepper				refer to plan	7
Tree Size Found on Plan = height/caliper							
TREES TO BE INSTALLED PER PERMIT ISSUED FOR 38150-D/PPTS 377877							
TREES SHOWN FOR REFERENCE PURPOSES ONLY							
PROPOSED SHRUBS							
	Rhus Integrifolia	Lemonade Berry	Rounded	Screen	5 Gal	6'/8"	12
PROPOSED VINES							
	Ficus pumila	Creeping Fig	Vine	Screen	15 Gal	15'/10"	4

IRRIGATION NOTE
 PER CITY OF SAN DIEGO, PROPOSED LANDSCAPE TO RECEIVE A TEMPORARY, ABOVE-GRADE SYSTEM. ONCE ESTABLISHED, PROPOSED TREES AND SHRUBS WILL NATURALIZE AND REQUIRE NO PERMANENT IRRIGATION.



0	90% 2D	09-13-18
Rev	Description	Date



LANDSCAPE PLAN

CAL01891
 CARLTON HILLS SUBSTATION
 8740 WESTON ROAD
 SANTEE, CA 92071
 NEW SITE BUILD

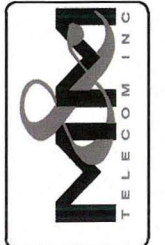


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Project Number:
 Drawn by: ERO/RP
 Checked by: ERO

Sheet No:
LS-1

0	90% ZD	09-13-18
Rev.	Description	Date



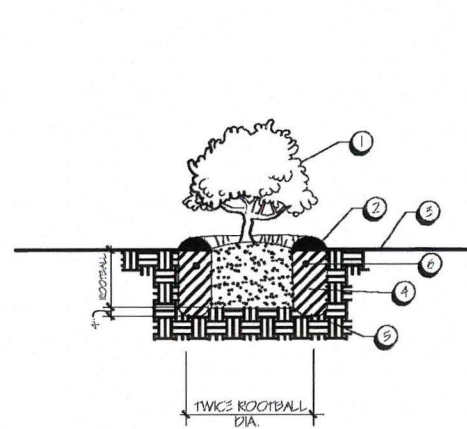
LANDSCAPE NOTES AND DETAILS

CAL01891
 CARLTON HILLS SUBSTATION
 8740 WESTON ROAD
 SANTEE, CA 92071
 NEW SITE BUILD



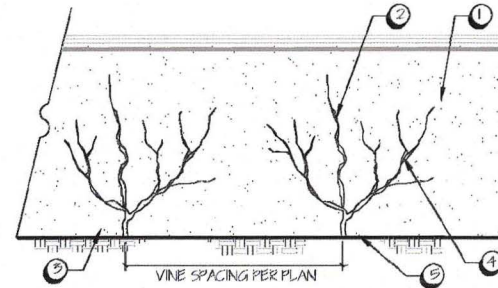
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Project Number:	
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Checked by:	ERO
Sheet No:	LS-2



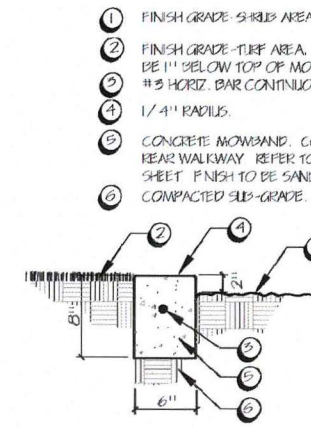
1. SET CROWN 1" ABOVE FINISH GRADE.
2. 5" DEEP BASIN WITH BARK MULCH (2" DEPTH) OR EQUAL.
3. FINISH GRADE.
4. AMENDED BACKFILL.
5. SET ROOTBALL ON UNDISTURBED SOIL.
6. 21 GRAM PLANT TABLETS.

NOTE:
 1. SCARIFY SIDES OF PLANTING PIT.
 2. ON SLOPES, PROVIDE SAUCER RIM ON DOWNHILL SIDES.



1. ADJACENT WALL OR FENCE.
2. SELF-Climbing VINE. REFER TO PLANTING PLAN FOR SPECIES.
3. FINISH GRADE.

NOTE:
 1. SEPARATE INDIVIDUAL TENDRILS AND SPREAD ONTO ROUGH SURFACED WALL OR FENCE. SECURE TENDRILS TO SURFACE TO AID IN PROPER GROWTH.



1. FINISH GRADE SHRUB AREA.
2. FINISH GRADE TURF AREA. GRADE TO BE 1" BELOW TOP OF MOWBAND. #3 HORIZ. BAR CONTINUOUS.
3. CONCRETE MOWBAND. COLOR TO MATCH REAR WALKWAY. REFER TO DETAIL D, THIS SHEET. FINISH TO BE SAND.
4. 1/4" RADIUS.
5. COMPACTED SUB-GRADE.
6. COMPACTED SUB-GRADE.

NOTE:
 PROVIDE DEEP SCORELINES @ 6" O.C. AND FULL DEPTH EXPANSION JOINTS @ 10' O.C.

A SHRUB PLANTING
 N.T.S.

PLANTING NOTES

1. THE SCOPE OF WORK INCLUDES FURNISHING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING, BACKFILL, IRRIGATION AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED FOREMAN.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
3. BEFORE ANY PLANTING OCCURS, ALL PLANTED AREAS ARE TO HAVE BEEN GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE GRADING NOTES.
4. ALL PLANTING AREAS SHALL HAVE THE FOLLOWING SOIL AMENDMENTS INCORPORATED INTO THE TOP 6" OF NATIVE SOIL:
 3 CUBIC YARDS - NITROGEN AND IRON FORTIFIED ORGANIC AMENDMENT
 50 LBS - 6 - 20 - 20 ORGANIC GRO-POWER FERTILIZER
 5. DIG PLANTING PITS 2 TIMES THE HEIGHT AND WIDTH OF THE ROOTBALL. BACKFILL PITS WITH 70% NATIVE ON SITE SOIL AND 30% NITROZIZED SHAVINGS OR EQUIVALENT.
 SAMPLE BACKFILL:
 70% NATIVE SOIL BY VOLUME
 30% NITROZIZED SHAVINGS OR EQUIVALENT
 16 LBS GRO-POWER PLUS, PER CUBIC YARD MIX
 * OTHER AMENDMENTS PER SOIL ANALYSIS
6. IF APPLICABLE, ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.
7. WHERE CIRCUMSTANCES PERMIT, PLANT NO TREE CLOSER THAN 18" TO AN EDGE OF PAVING OR HEADSBOARD.
8. REFER TO PLANTING DETAILS.
9. USE PLANT MATERIALS ACCLIMATED TO THE AREA.
10. WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT SPECIMEN TREES CLOSER THAN 4'-0" FROM THE EDGE OF PAVING, HEADSBOARD, OR ROCK LINES. DEEPROOT OR APPROVED ROOT BARRIERS ARE TO BE INSTALLED PER DETAIL. REFER TO PLANTING LEGEND FOR SPECIES REQUIRING DEEP ROOT BARRIERS.
11. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR IS TO CONTACT THE DEVELOPER FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE OF DISEASE.
12. NO SHRUBS ARE TO BE PLANTED WITHIN 12" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

B VINE - SELF CLIMBING
 SCALE: 1/4" = 1'-0"

PLANTING NOTES

1. ALL EXISTING TREES WITHIN THE PROPERTY LINES SHALL BE PROTECTED IN PLACE. NO TREES SHALL BE REMOVED AS A PART OF THIS PERMIT UNLESS OTHERWISE INDICATED. LANDSCAPE CONTRACTOR TO VERIFY EXISTING TREES AT LOCATION OF PROPOSED ENCLOSURE AND ANTENNAS. IF EXISTING TREES (INDICATED TO REMAIN) ARE REMOVED OR DAMAGED DURING CONSTRUCTION OF ENCLOSURE AND INSTALLATION OF ANTENNA, CONTRACTOR TO REPLACE WITH LIKE SPECIES.
2. ALL FERTILIZERS AND AMENDMENTS USED DURING PLANTING PREPARATION SHALL BE DERIVED FROM ORGANIC-BASED MATERIALS AS A BEST MANAGEMENT PRACTICE FOR STORM WATER SOURCE CONTROL. NO SEWAGE SLLAGE IS ALLOWED.
3. A 5" DEEP LAYER OF APPROVED ORGANIC MULCH SHALL BE APPLIED TO COVER THE SOIL WITHIN 50' OF THE MONO-TREE ON THE SUBJECT PROPERTY AFTER THE PLANTING IS COMPLETE.

DIG-ALERT NOTE

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS). CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO IDENTIFY LOCATION.

MAINTENANCE NOTE

1. MAINTENANCE PROVIDED BY AT&T

Rev.	Description	Date



Sheet Title: **TOPOGRAPHIC SECTION VIEW**

CAL01891



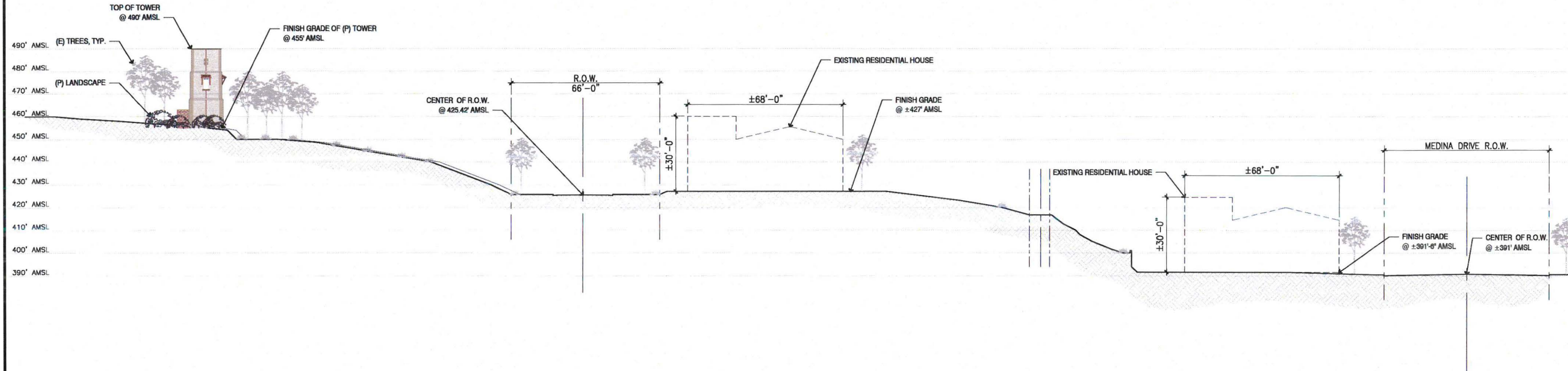
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Checked by: ERO

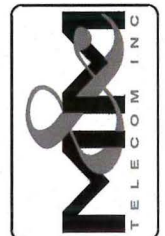
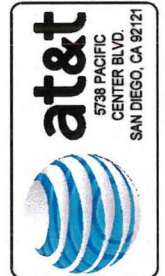
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TOPOGRAPHIC SECTION VIEW

Rev.	Description	Date



Sheet Title: **SCHEME 2**

CAL01891



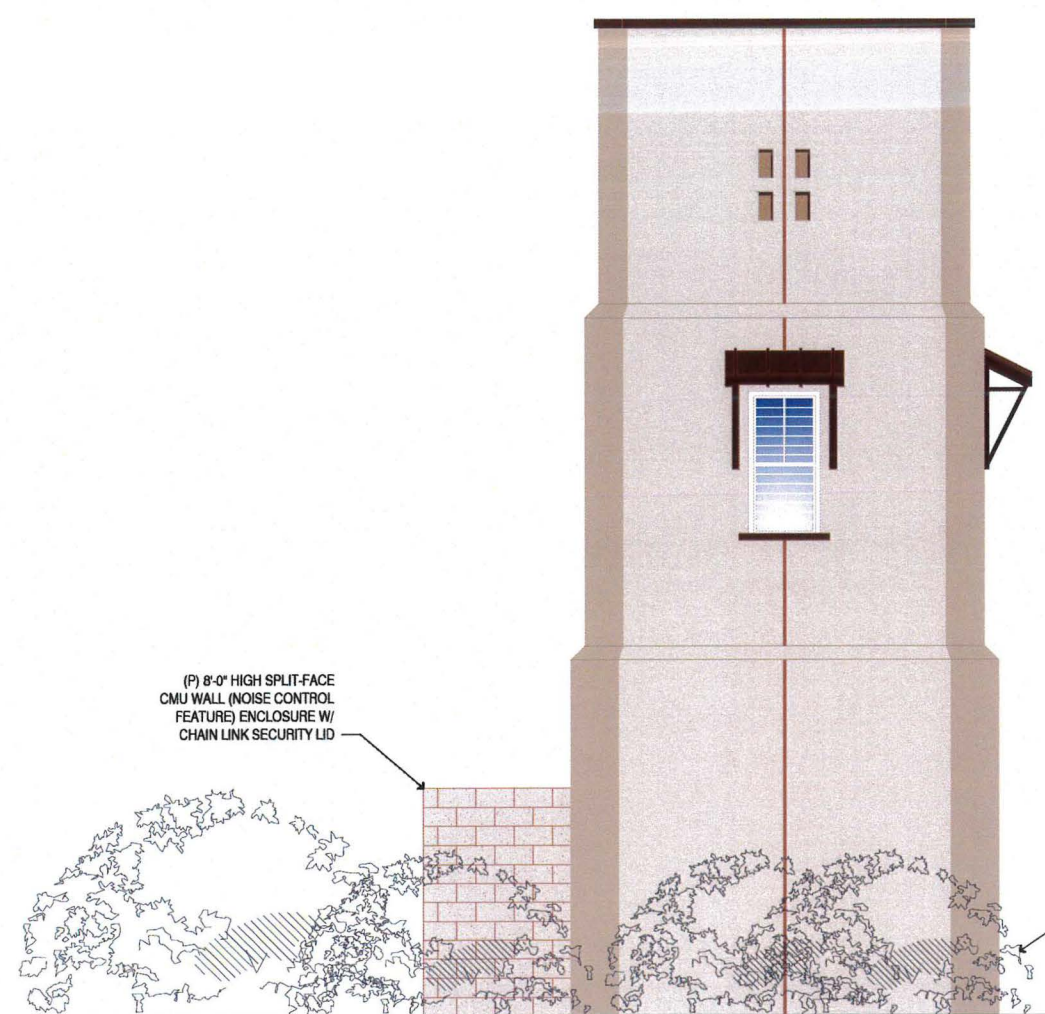
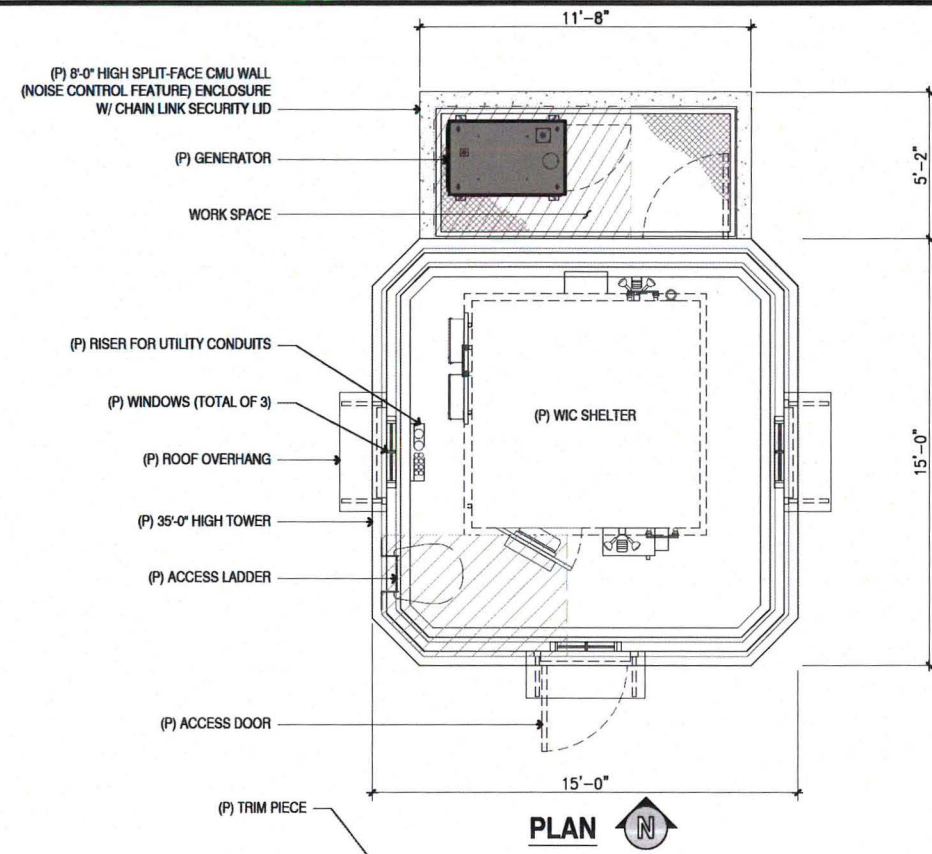
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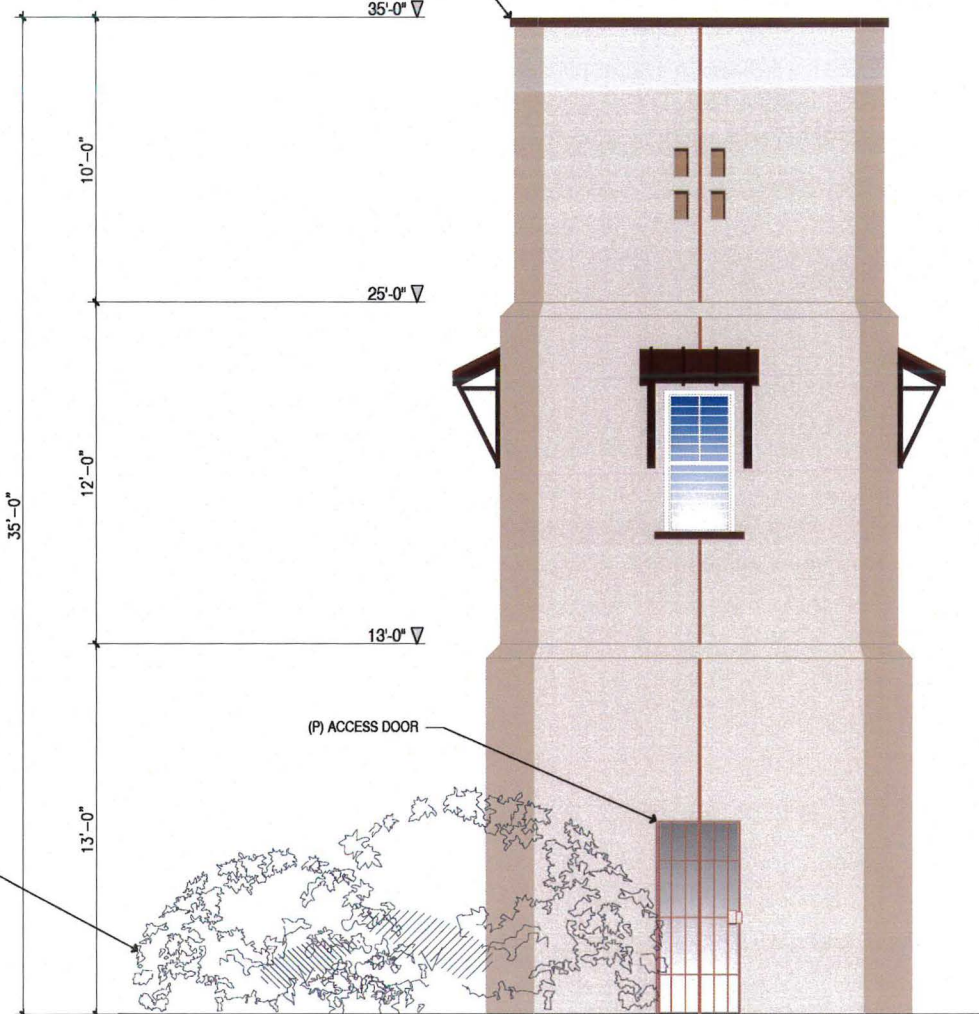
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SCH2



WEST ELEVATION



SOUTH ELEVATION