



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: May 28, 2014                      REPORT NO. HO 14-030

ATTENTION: Hearing Officer

SUBJECT: AT&T – Anchor Church  
PTS PROJECT NUMBER: 329937

LOCATION: 1765 Pentecost Way

APPLICANT: AT&T Mobility (Permittee)/  
Revival Pentecostal Tabernacle of San Diego (Owner)

### SUMMARY

Issue: Should the Hearing Officer approve a Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) in the Mid-City: Eastern Area community plan area?

Staff Recommendation: APPROVE NDP No. 1290237 and CUP No. 1290238.

Community Planning Group Recommendation: The Eastern Area Community Planning Committee voted 7-1-2 to recommend approval of this project at their February 11, 2014 meeting. (Attachment 8)

Environmental Review: This project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 28, 2014, and the opportunity to appeal that determination ended March 19, 2014. (Attachment 7)

### BACKGROUND & DISCUSSION

This project proposes a Wireless Communication Facility (WCF), consisting of a proposed 40-foot tall monoecalyptus tree, capable of supporting 12 panel antennas, and an enclosure housing associated equipment. The project is located at 1765 Pentecost Way, in the RM-2-5 zone of the Mid-City: Eastern Area community plan area. (Attachments 1, 2, 3, and 4)

WCF are permitted in residential zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet.

This project consists of the installation of a 40-foot tall monoecalyptus tree, supporting 12 panel antennas, with equipment and an emergency generator located in a 464 square foot building. WCFs for T-Mobile and Verizon are built, or approved to be built, respectively, adjacent to the AT&T WCF. Both T-Mobile and Verizon's WCFs consist of 40-foot tall monobroadleaf trees and equipment enclosures. The AT&T equipment enclosure is designed to be consistent with the T-Mobile and AT&T enclosures. A monoecalyptus tree was selected, instead of a monobroadleaf, as existing and proposed live eucalyptus trees are present and the monoecalyptus can more effectively screen and integrate the antennas, remote radio heads (RRHs), and surge suppressors, than a monobroadleaf.

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing WCFs in existing structures, or utilizing 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. This project complies with the General Plan recommendations by locating the antennas on a faux tree – in this case a monoecalyptus tree – designed to screen the antennas and other equipment. Existing and proposed eucalyptus trees will further aid in screening and integrating the monotree with the surrounding neighborhood. Equipment and an emergency generator will be located in a building, designed to match the design of other equipment buildings on the property. The design of the WCF is respectful of the neighborhood context and does not adversely affect the applicable land use plans.

Based on the proposed design, the project complies with the WCF Regulations (LDC §141.0420). The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the NDP and CUP. Therefore, Staff recommends approval of NDP No. 1290237 and CUP No. 1290238.

#### ALTERNATIVES

1. Approve Neighborhood Development Permit No. 1290237 and Conditional Use Permit No. 1290238, with modifications.
2. Deny Neighborhood Development Permit No. 1290237 and Conditional Use Permit No. 1290238, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



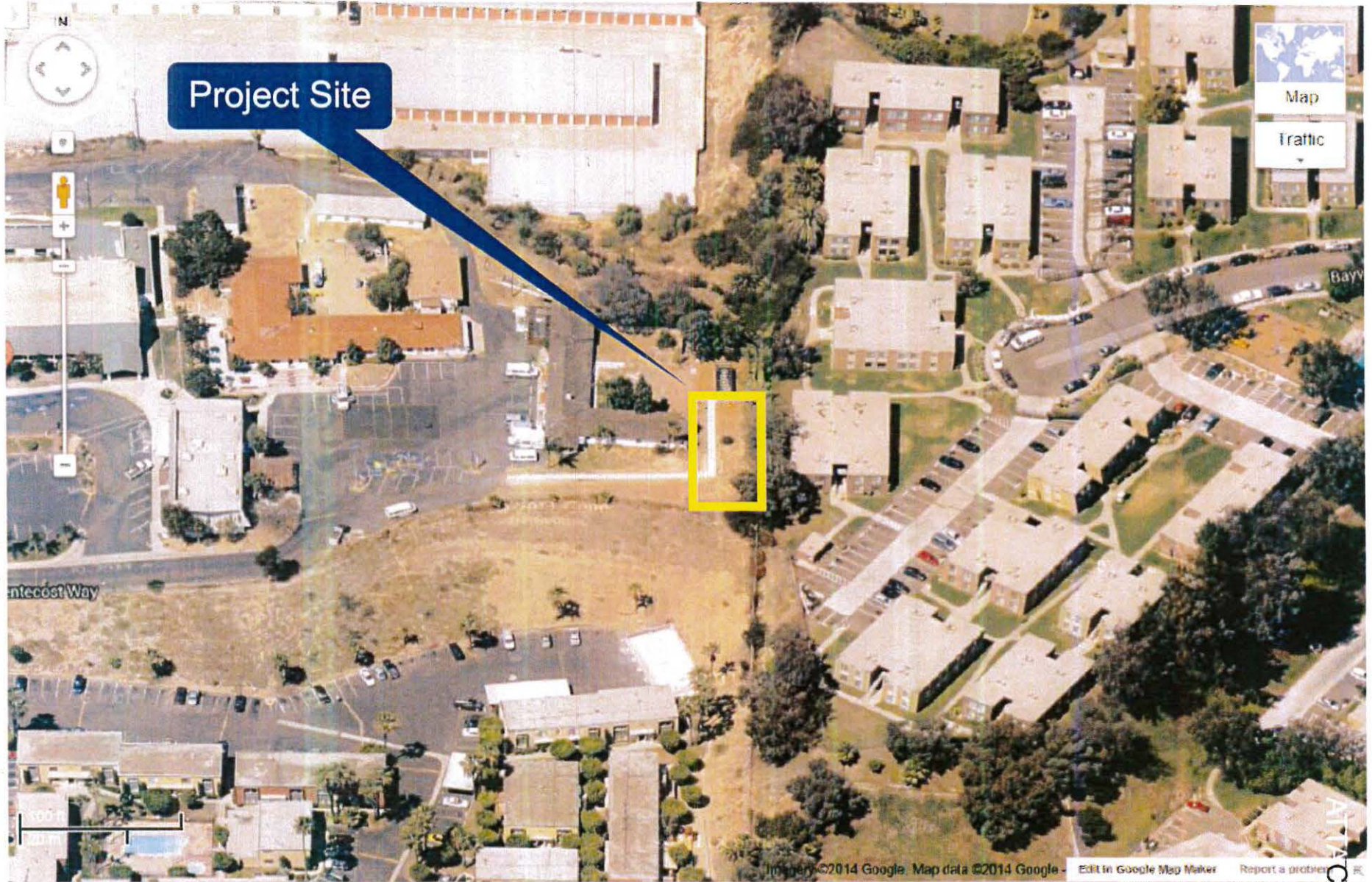
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Alex Hempton, AICP  
Development Project Manager

Attachments:

1. Aerial Photo
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. Notice of Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement (ODS)
10. Photo Simulations
11. Photo Survey
12. Site Justification/Coverage Maps
13. Hearing Officer Hearing Public Notice
14. Project Plans





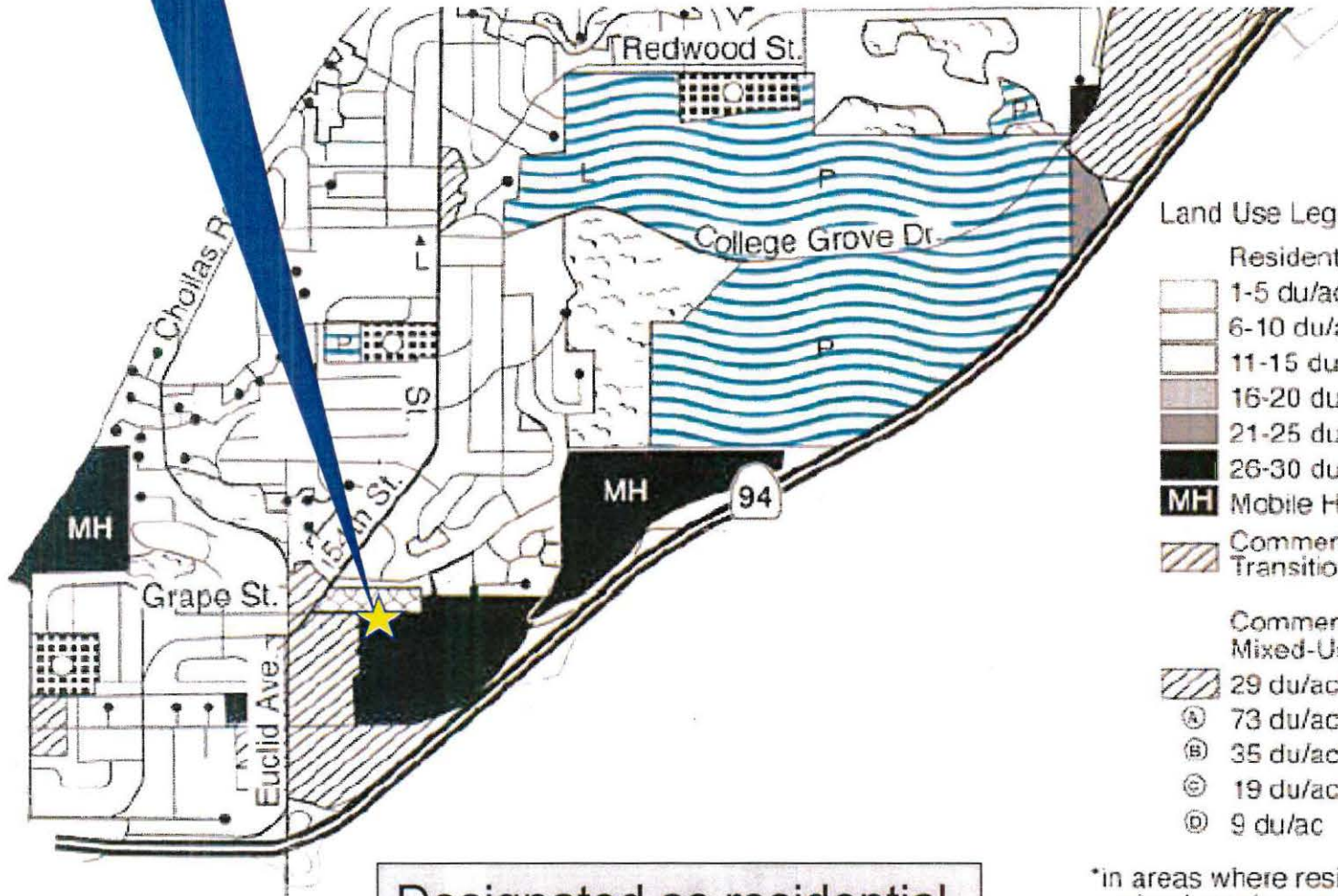
## Aerial Photo

AT&T – Anchor Church – Project Number 329937

1765 Pentecost Way



Project Site



Designated as residential.

Land Use Legend

- Residential
  - 1-5 du/ac
  - 6-10 du/ac
  - 11-15 du/ac
  - 16-20 du/ac
  - 21-25 du/ac
  - 26-30 du/ac
- MH Mobile Home Park
- Commercial/Residential Transition Zone
- Commercial and Mixed-Use
  - 29 du/ac\*
  - 73 du/ac
  - 35 du/ac\*
  - 19 du/ac\*
  - 9 du/ac
- Industrial
- School
  - Elementary
  - Junior High
  - High School
- Park
- Open Space
- Fire Station
- Police Station
- Library
- Post Office

\*in areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available



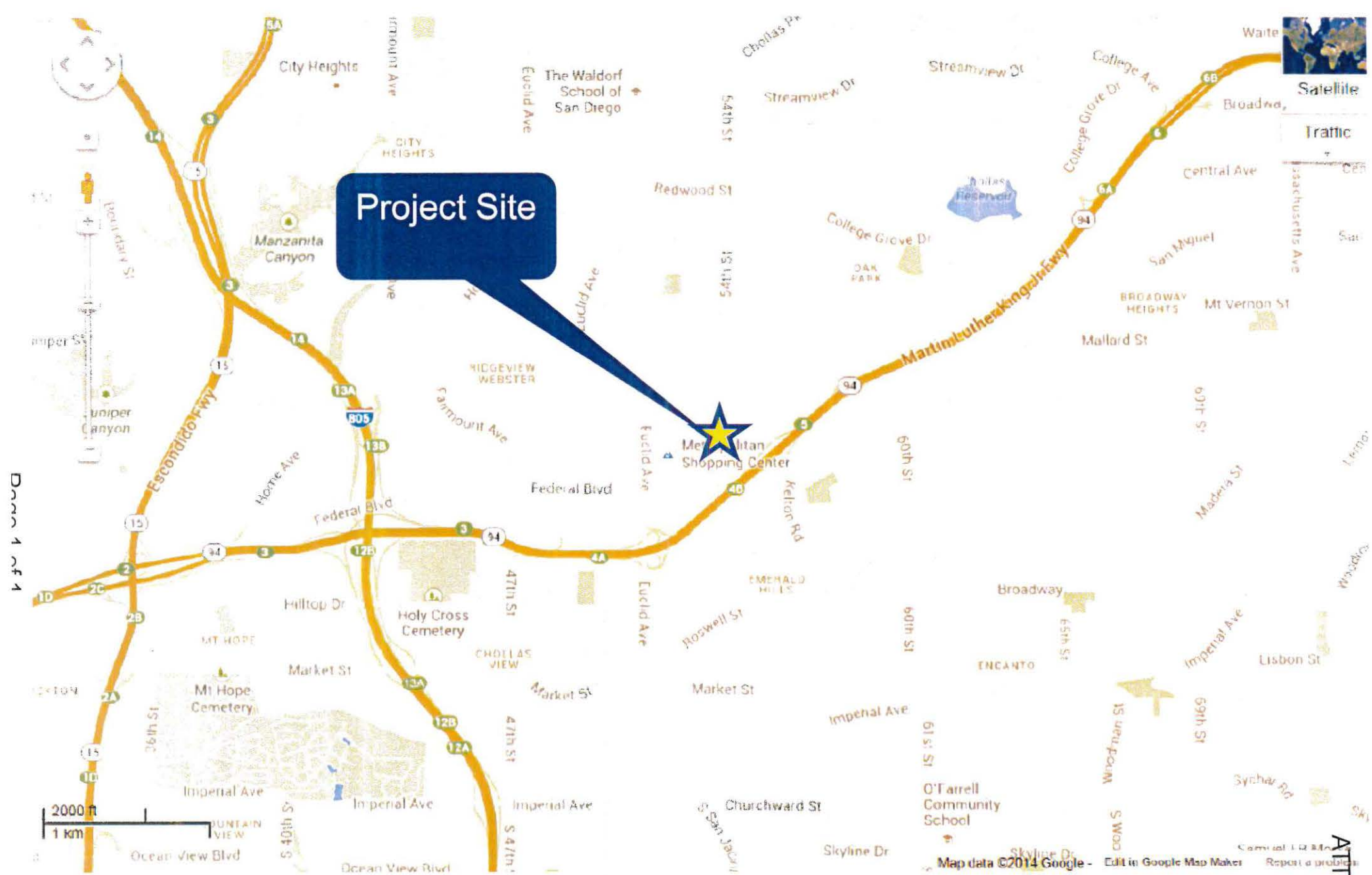
# Community Plan Land Use Designation

AT&T - Anchor Church - Project Number 329937

1765 Pentecost Way



Date: 4/1/14



# Project Location Map

AT&T – Anchor Church – Project Number 329937

1765 Pentecost Way





<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	AT&T – Anchor Church	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of a 40-foot tall monoecalyptus tree, supporting 12 panel antennas, along with equipment and an emergency generator located in an enclosure.	
<b>COMMUNITY PLAN AREA:</b>	Mid-City: Eastern Area	
<b>DISCRETIONARY ACTIONS:</b>	Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP), Process 3	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RM-2-5 <b>HEIGHT LIMIT:</b> 40 feet <b>FRONT SETBACK:</b> 15/20 feet <b>SIDE SETBACK:</b> 5 feet <b>STREETSIDE SETBACK:</b> 10 feet <b>REAR SETBACK:</b> 15 feet		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Industrial; IL-2-1	Mini Storage
<b>SOUTH:</b>	Mid-City Communities Planned District; Multi-Unit Residential; MCCPD-MR-1500	Multi-Unit Residential
<b>EAST:</b>	Industrial; IL-2-1	Multi-Unit Residential
<b>WEST:</b>	Commercial and Mixed Use; CC-2-3	Commercial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Eastern Area Community Planning Committee voted 7-1-2 to recommend approval of this project at their February 11, 2014 meeting	

**HEARING OFFICER  
RESOLUTION NO. CM-XXXX  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1290237  
CONDITIONAL USE PERMIT NO. 1290238  
AT&T – ANCHOR CHURCH  
PROJECT NO. 329937**

WHEREAS, REVIVAL PENTECOSTAL TABERNACLE OF SAN DIEGO CA, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to construct a Wireless Communication Facility consisting of a 40-foot tall monocucalyptus tree, supporting 12 panel antennas, and an equipment building containing an emergency generator and equipment associated with the antennas (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1290237 and 1290238);

WHEREAS, the project site is located at 1765 Pentecost Way in the RM-2-5 zone of the Mid-City Eastern Area community plan area. The project site is legally described as: all that certain real property situated in the County of San Diego, State of California, described as follows: Parcel A: Parcel 1, of Parcel Map No. 4120, in the City of San Diego, County of San Diego, State of California, recorded in the Office of the County Recorder of said county on September 30, 1975; and Parcel B: That portion of Lot 17 of the Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to partition map thereof no. 5416, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on February 28, 2014, 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). of the State CEQA Guidelines and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on May 28, 2014, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit No. 1290237 and Conditional Use Permit No. 1290238 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 May 28, 2014.

FINDINGS:

**Neighborhood Development Permit - Section 126.0405**

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

While the Mid-City: Eastern Area Community Plan does not specifically address WCFs, the City of San Diego General Plan states that the visual impact of wireless facilities should be minimized. Wireless facilities should be concealed in existing structures when possible, or utilize 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. Mechanical and other equipment and devices should be concealed in underground vaults or other unobtrusive structures. This project proposes to locate 12 panel antennas on a new 40-foot tall monoecalyptus tree, with a 464 square-foot equipment enclosure (including an emergency generator), located adjacent to the monoecalyptus. AT&T's equipment enclosure will be designed to match the recently constructed T-Mobile WCF and Verizon's recently approved WCF. Existing eucalyptus trees and proposed eucalyptus trees will be provided to screen and integrate the monoecalyptus tree with the surroundings. Based on the design of this WCF, the development will not adversely affect the applicable land use plans.

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

The project consists of 12 panel antennas, mounted on a new 40-foot tall monocucalyptus tree, and a 464 square-foot equipment enclosure, which includes an emergency generator. The project is located at 1765 Pentecost Way, and is located in the Mid-City: Eastern Area community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). 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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.**

WCF are permitted in residential zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet. The project requests no deviations to the LDC. In order to integrate with the surrounding neighborhood, AT&T is proposing to construct a 40-foot tall monoecalyptus, capable of

supporting 12 panel antennas. With the existing live eucalyptus and the proposed live eucalyptus trees, the WCF will effectively blend in with the surroundings. The equipment associated with the WCF, including an emergency generator, will be concealed within an equipment building, designed to integrate with the other adjacent WCFs. WCFs, designed as faux landscape, are permitted when there are existing or proposed live trees, of a similar size and species present or proposed. Based on the design of this project, the development will comply with the applicable regulations of the LDC.

### **Conditional Use Permit - Section 126.0305**

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

While the Mid-City: Eastern Area Community Plan does not specifically address WCFs, the City of San Diego General Plan states that the visual impact of wireless facilities should be minimized. Wireless facilities should be concealed in existing structures when possible, or utilize 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. Mechanical and other equipment and devices should be concealed in underground vaults or other unobtrusive structures. This project proposes to locate 12 panel antennas on a new 40-foot tall monoecalyptus tree, with a 464 square-foot equipment enclosure (including an emergency generator), located adjacent to the monoecalyptus. AT&T's equipment enclosure will be designed to match the recently constructed T-Mobile WCF and Verizon's recently approved WCF. Existing eucalyptus trees and proposed eucalyptus trees will be provided to screen and integrate the monoecalyptus tree with the surroundings. Based on the design of this WCF, the development will not adversely affect the applicable land use plans.

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

The project consists of 12 panel antennas, mounted on a new 40-foot tall monocalyptus tree, and a 464 square-foot equipment enclosure, which includes an emergency generator. The project is located at 1765 Pentecost Way, and is located in the Mid-City: Eastern Area community plan area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction). 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.

Additionally, the Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A condition has been added to the permit to require a Radio Frequency Electromagnetic Fields

Exposure Report demonstrating that the proposed project would be consistent with the FCC's regulations for wireless facilities. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

WCF are permitted in residential zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet. The project requests no deviations to the LDC. In order to integrate with the surrounding neighborhood, AT&T is proposing to construct a 40-foot tall monoecalyptus, capable of supporting 12 panel antennas. With the existing live eucalyptus and the proposed live eucalyptus trees, the WCF will effectively blend in with the surroundings. The equipment associated with the WCF, including an emergency generator, will be concealed within an equipment building, designed to integrate with the other adjacent WCFs. WCFs, designed as faux landscape, are permitted when there are existing or proposed live trees, of a similar size and species present or proposed. Based on the design of this project, the development will comply with the applicable regulations of the LDC.

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

WCF are permitted in residential zones with a non-residential use where the antennas are less than 100 feet from the property line of a residential use, day care, elementary school, or middle school with the processing of a Conditional Use Permit (CUP), Process 3. A Neighborhood Development Permit (NDP) is also required as the equipment enclosure exceeds 250 square feet. Council Policy 600-43 identifies preference levels for locating WCFs in the City. In turn, the WCF Regulations (SDMC section 141.0420) implements the Council Policy by providing lower permit process levels for WCFs located in commercial or industrially zoned properties and higher permit process levels for WCFs proposed in residential zones. Although there is an incentive for carriers to locate in a zone with a lower permit process level, wireless carriers are required to provide coverage throughout their license area. Therefore, at times a WCF is required to be located in a less preferable location. This WCF is proposed in a residential zone with a non-residential use. This is less preferable than locating in a commercial or industrial zone, but is more preferable than locating in a residential zone with a residential use. In order to integrate with the surrounding neighborhood, AT&T is proposing to construct a monoecalyptus. With the existing live eucalyptus and the proposed live eucalyptus trees, the WCF will effectively blend in with the surroundings. The equipment associated with the WCF, including an emergency generator, will be concealed within an equipment building, designed to integrate with the other adjacent WCFs. Based on this analysis, the WCF is appropriate at this location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Neighborhood Development Permit No. 1290237 and Conditional Use Permit No. 1290238 are hereby



## ATTACHMENT 5

GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1290237 and 1290238, a copy of which is attached hereto and made a part hereof.

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Alex Hempton, AICP  
Development Project Manager  
Development Services

Adopted on: May 28, 2014

Internal Order No. 24003918

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

**WHEN RECORDED MAIL TO**  
CITY CLERK

**PROJECT MANAGEMENT**  
PERMIT CLERK  
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003918

**NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1290237**  
**CONDITIONAL USE PERMIT NO. 1290238**  
**AT&T - ANCHOR CHURCH**  
**PROJECT NO. 329937**  
**HEARING OFFICER**

This NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) No. 1290237 and CONDITIONAL USE PERMIT (CUP) No. 1290238 is granted by the HEARING OFFICER of the City of San Diego to REVIVAL PENTECOSTAL TABERNACLE OF SAN DIEGO CA, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0305, and 126.0405. The site is located at 1765 Pentecost Way in the RM-2-5 zone of the Mid-City Eastern Area community plan area. The project site is legally described as: all that certain real property situated in the County of San Diego, State of California, described as follows: Parcel A: Parcel 1, of Parcel Map No. 4120, in the City of San Diego, County of San Diego, State of California, recorded in the Office of the County Recorder of said county on September 30, 1975; and Parcel B: That portion of Lot 17 of the Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to partition map thereof no. 5416, filed in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 28, 2014, on file in the Development Services Department.

The project shall include:

- a. A 40-foot tall monoecalyptus tree, supporting 12 panel antennas, and a 464 square foot equipment enclosure containing an emergency generator and equipment associated with the antennas. The antenna dimensions are: 78.0" by 14.8" by 8.6".

- b. The equipment enclosure exceeds 250 square feet and is permitted with this NDP;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 11, 2014.
2. This NDP and CUP and corresponding use of this site shall **expire on June 11, 2024**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.



7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or

obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

#### **ENGINEERING REQUIREMENTS:**

14. The project proposes to export 40.00 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

17. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

#### **LANDSCAPE REQUIREMENTS:**

18. Landscape construction documents shall be submitted to Development Services for review and approval. Construction documents shall be in substantial conformance to the approved Exhibit "A".

19. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved Exhibit "A" 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 Certificate of Occupancy or a Final Landscape Inspection or prior to WCF activation.

20. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas.

21. Prior to activation of WCF, it shall be the responsibility of the Owner/Permittee to ensure that all trees shown on Exhibit "A" and approved construction documents are installed and growing in a healthy condition.

**PLANNING/DESIGN REQUIREMENTS:**

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

23. Prior to building permit issuance, the Owner/Permittee shall incorporate the requirements for noise permit conditions on the appropriate construction documents as described in the "Noise Impact Analysis" by Helix Environmental Planning, Inc., December 19, 2013.

24. Prior to building permit issuance, City Staff shall verify the following sound attenuation measures have been incorporated into the design of the proposed development to reduce noise levels to below 45 dB CNEL:

- A. Intake and exhaust air venting shall be the Vibro-Acoustics ALV-MV-24 acoustic louver or equivalent that meets or exceeds the transmission loss rating as identified within the noise impact analysis (Helix Environmental Planning, December 19, 2013).
- B. Intake: The air inlet and outlet shall have at least two 90-degree bends with at least 3-feet of duct between the bends.
- C. The bends and air duct shall be lined with 2-inch thick noise absorbing duct lining materials.
- D. All duct work will be 18-gauge or thicker metal and wrapped with an exterior loaded vinyl acoustic duct lagging.
- E. Engine exhaust silencer shall be the GTE Exhaust, 201-7100 Extreme Applications Grade silencer or equivalent to or exceeding the noise control capabilities as identified with the noise impact analysis (Helix Environmental Planning, December 19, 2013).

25. Prior to Final Inspection signoff, the Owner/Permittee shall submit one copy of the final Acoustical Analysis with construction documents to the Building Inspector.

26. Prior to Final Inspection signoff, the building inspector shall verify the sound attenuation has been constructed/implemented in accordance with the approved construction documents and that acoustical levels have been achieved per the approved technical report.



27. All proposed hand-holes shall be covered with bark material to match the monoecalyptus tree trunk to the satisfaction of the Development Services Department.
28. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable enclosures (referred to as "doghouses") are not permitted.
29. Branches shall extend a minimum of 24-inches beyond the face of the proposed antennas to the satisfaction of the Development Services Department.
30. Starting branch height shall be no higher than 12'6", as illustrated on the stamped, approved Exhibit "A."
31. All exposed surge suppressors, remote radio units (RRUs), cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
32. Radio-frequency transparent "socks" fully covering the front and back of the antennas shall be installed.
33. The applicant is required to provide color samples of the faux tree prior to Building Permit issuance. This is to ensure that the proposed faux tree integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact faux tree color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built faux tree.
34. 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.
35. All facilities and related equipment shall be maintained in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
36. 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 requiring the removal and the restoration of this site to its original condition.
37. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
38. No overhead cabling is allowed for this project.
39. Exposed mounting apparatus shall be removed and shall not remain on the monoecalyptus absent antennas.

40. The Owner/Permittee shall not cause or allow the antennas located on the monoecalyptus to be different sizes (length, width, or height) than as shown on the stamped approved plans.
41. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.
42. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
43. All equipment, including transformers, emergency generators and air conditioners belonging to the 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.
44. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- A "Telecom Planning Inspection" will be required prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans, exhibits, and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at 619-446-5349 to schedule an inspection of the completed WCF. Please request the telecom inspection at least five working days ahead of the requested 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 May 28, 2014 and [Approved Resolution Number].

Permit Type/PTS Approval No.: NDP No. 1290237 and CUP No. 1290238  
Date of Approval: 5/28/2014

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Alex Hempton, AICP  
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.

**REVIVAL PENTECOSTAL  
TABERNACLE OF SAN DIEGO CA**  
Owner

By \_\_\_\_\_  
PASTOR JAMES LARSON

**AT&T MOBILITY**  
Permittee

By \_\_\_\_\_  
KEVIN BECKER  
SR. REAL ESTATE &  
CONSTRUCTION MANAGER

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



THE CITY OF SAN DIEGO

Date of Notice: March 5, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003918

**PROJECT NAME/NUMBER:** AT&T Anchor Church / 329937

**COMMUNITY PLAN AREA:** Mid-City: Eastern Area

**COUNCIL DISTRICT:** 4

**LOCATION:** 1765 Pentecost Way, San Diego, California 92105

**PROJECT DESCRIPTION:** NEIGHBORHOOD DEVELOPMENT PERMIT and CONDITIONAL USE PERMIT to construct, operate and maintain a wireless communication facility that includes the following; installation of twelve mobility antennas, twenty-four remote radio units, and surge protection equipment mounted on a new 40-foot-high monoeucalyptus; an emergency generator and fuel tank installed within a new 216-square-foot concrete block generator enclosure; and two Global Positioning System antennas and equipment racks installed within a new 248-square-foot concrete block equipment building. The project would also include the installation of a new electrical meter, telecommunication and fiber optic cable within new trenches, landscaping, and irrigation. The project site is located at 1765 Pentecost Way in the RM-2-5 zone with a Commercial land use designation within the Mid-City: Eastern Area Community Plan. (LEGAL DESCRIPTION: Parcel A: Parcel 1 of Parcel Map No. 4120; Parcel B: That portion of Lot 17 of the Rancho Mission of San Diego Partition Map No. 5416).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15303 (New Construction).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 which allows for installation of small new equipment and facilities not exceeding 2,500 square feet. Furthermore,

## ATTACHMENT 7

the exceptions listed in 15300.2.

**DEVELOPMENT PROJECT MANAGER:** Alexander Hempton  
**MAILING ADDRESS:** 1222 First Avenue, MS501, San Diego, CA 92101  
**PHONE NUMBER:** 619.446.5349

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On February 28, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (March 19, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



**EASTERN AREA COMMUNITY PLANNING COMMITTEE**

Holy Spirit Catholic Church, Parish Hall – 2725 55<sup>th</sup> Street, San Diego, CA 92105

February 11, 2014 Meeting Minutes - DRAFT

Chair Laura Riebau noting a quorum called the meeting call to order at 7:00 pm. Board members in attendance were Denise Armijo, Carl Davis, Andy Huelskamp, Jonathan Cutler, Linda Godoy, Daniele Laman and herself. Earl Lemar joined at 7:14; Mario Ingrasi arrived at 7:17; Bruce Williams joined at 7:19 and Jolaine Harris joined and left at 7:56.

**COMMUNICATION FROM THE PUBLIC:** Daniele announced that a getting a second park Ranger at @ Chollas Lake seems likely. Daniele also reviewed her notes on the second workshop from the hike around Chollas Creek.

Carl announce the Lincoln High School Parent and Community walkthrough scheduled for Thursday, MAR 6, 2014 from 8-11:30 AM.

Denise announced that good self-defenses are available at Kwai Sun Studios in La Mesa. She also reminded everyone to get a flu shot since the Flu is very serious this year and that a personal friend of hers recently died from what is believed to be a result of a strain of H1N1.

Motion to adopt the agenda by Daniele, Seconded by Andy seconds Vote: 8 for 0 against and Chair abstains.

**COUNCIL AND REPRESENTATIVE REPORTS: No Council Representatives from Districts 4 and 9 – Election night.**

**ANCHOR CHURCH - 1765 PENTECOST WAY PROPOSED AT&T WIRELESS COMMUNICATION FACILITY PROJECT** – Presentation by Shelley Kilbourn for AT&T – at same location as equipment for other communication companies.

AT&T proposing to install a 40-ft mono eucalyptus tree cell tower on Church property in Bayview Heights near at 1765 Pentecost Way San Diego, CA 92105

City has requested several revisions to plan and AT&T has complied. To date no objections from the community. Primary feedback has come from EACPC meeting.

Additional tower requires additional equipment on the ground, so new rendition of additional building and screening with cumulative towers, equipment buildings and trees was presented for Board review.

Daniele requested clarification on the removal of trees and replacement of like trees as proposed on the plan and if Shelly knew what the money was being spent on.

Shelly: The proposed plan does require removal of two trees and will result in the re-planting of four and did not know what the money would be spent on..

Denise: Are the impact studies being conducted cumulative meaning will they encompass of the impact including the addition of the Verizon site in addition to the existing T-Mobile and proposed AT&T sight?

Shelly: All required impact review is being done. The proposed project is scheduled for a ten year contract.

Laura: Is there room at this site for other mobile equipment carriers to also build on this sight?

Shelly: Yes – other carriers might be Sprint, or Cricket and the sight can sustain addition of future carries adding structures to the location. The sight can also accommodate for co-location on existing towers.

Andy made a motion to approve the project as presented; Mario seconded.

The Vote was 7 For /1 Against (Daniele) / 2 Abstained Chair and Earl.

**STATUS UPDATE ON CHOLLAS TRIANGLE COMMUNITY PLAN AMENDMENT**

Presented by Michael Prinz. The proposed Community Plan Update encompasses the re-designation of the area currently in use as Chollas parkway to a roughly 5-acre park. Also includes a re-designation of the area adjacent to the east side of 54<sup>th</sup> and south side of University from a mixed-use designation to a Neighborhood Village designation.

The Environmental Review Scoping meeting held by Anna MacPhearson on January 26<sup>th</sup> covered a variety of questions including:

- maximum allowable structure height,
- noise impact,
- traffic impact,
- pedestrian and bicycle access and usage.

Land use designation would allow for no more than 29 units per acre meaning the total area designated as Neighborhood Village could average at a maximum for the total plot 29 units per acre for the entire 35+ acre lot, though the individual acre may have a higher density. The proposed land use designation is a result of long-range planning and there is no current development planned. A market economist has reviewed the project and current surrounding business. The proposal would place a cap on development of the neighborhood village designated area only allowing for future development that would be close in comparison to the existing square footage of the Northgate and Kmart locations currently using this space. There is current discussion within City staff over vacating Chollas Parkway prior to development allowing for pedestrian and bike traffic to use this area however this idea is being reviewed due maintenance concerns. The difference between Commercial/Mixed use and Neighborhood Village land designations are essentially Commercial/Mixed allows for Commercial only or commercial and residential while Neighborhood Village allows for Commercial only,

residential only, or commercial and residential but does also provide guidelines for developments limiting development of certain structure for example drive-through restaurants within residential housing. Impact fees will be collected on development within the site in accordance with the city financing plan which is currently under revision.

Board comments/question: Dwelling units per acre is not a clear definition of the amount of people that will be occupying the location being reviewed for density, as evidenced at 63ed & El Cajon, so we would like to start being able to measure density as bedrooms per acre.

Michael - Development review projects currently do include review of bedrooms per unit.

Question off this topic, but relevant for next agenda item - How are Hookah lounges and Vapor lounges categorized as far as acceptable uses? Currently communities are being impacted by these facilities not falling under the criteria for a typical licensed facility such as a bar or club.

Michael – Not certain, Code needs to be reviewed.

Jolaine: Arrived and had to take an absence from the meeting due to personal health concerns.

**LIQUOR LICENSE FOR ZODIAK HOOKA LOUNGE-6455 EL CAJON BLVD.**

Currently the lounges are allowed to operate on a commercial use permit and are staying open until 4:00 AM+. Suggest requesting a conditional use/ special use permit may allow oversight by the planning committee. The proposal suggest is to write a letter to council members office requesting review of permit process for lounges to include: smoking, vapor, tea, marijuana. Mario motions, Daniele seconds 9/0/1 Chair abstains.

Earl announced that the owner of Rainbow Market whom EACPC approved an upgrade for his liquor license, recently sold this location and took the approved license to El Cajon.

Laura: CPC has had several requests to return liquor license review to community planning committees. Planning Commission to have a review soon. Board could include request this in the letter to councilmembers with review of smoking lounge permit process.

Review of proposed changes to 600-24.

Items of concern by Board Members after brief review:

Indemnification: Concern over what would be justification for losing indemnification and what is the actual punishment for loss of indemnification.

Board reminded to please review the proposed changes and be ready for review at next month's meeting.

Earl: Requested update on Letter to Caltrans regarding HOV lanes. And review of recipients – Caltrans, Sandag, City Council, State representatives.

Minutes: With corrections to spellings, Daniele moved to approve, seconded by Andy; Vote 9/0/1 Chair Abstains.

Discussion on March Election - Lee Rittiner has been absent due to fathers passing and is very busy adjusting to impact on partnership loss so may be unable to continue serving on the EACPC. Chair will email seats up for election in March for notification and review; Also EACPC to send letter to Lee with condolences.

**SUB-COMMITTEE REPORTS:** Sub-committees:

Daniele: Opening Day Chollas Little League Saturday March 8, 2014.

Parks report: All is well, Chollas has had interim supervisors as regular supervisor is on maternity leave. There is possibility of second ranger assigned.

Denise: Bike Paths-Next meeting Feb 19, 2014 Franklin Elementary school 5:30-8 pm more info can be found at [Keepsandiegomoving.com/Northpark](http://Keepsandiegomoving.com/Northpark)

Laura: Schools-Department of Toxic Substance Control has released a community survey for Noah Webster Elementary School. DTSC will soon present a new proposed cleanup plan. SDUSD has conducted prior environmental review, but no remediation for continual erosion of cap, which angered and corned the community. We will see if we can get a report on the new study/plan.

Mario: Transportation-Review of 94 still under review. Possible survey to commuters of using an interchange at 47<sup>th</sup> street and would this be an acceptable means of transit, also options for 94 may exist using alternate routes. Mario may suggest use of Market Street as a primary bus thoroughfare. Options need to be explored allowing people within our districts improved travel North to South, as well as East and West.

Laura: CPC-Draft Climate Action Plan was presented. The plan discusses use of sustainable, materials, renewables, and improvements to transportation and a variety of ways to minimize impacts to the climate that the city is proposing to pursue for future development.

Bill Fulton, appointed by Mayor Filner to head Economic Development and Neighborhood Planning department. His staff reviewed a recent economic report released shows San Diego at 25% high 28% mid and 47% low wage jobs, which varies significantly from the National Averages with almost a complete flip between the mid and low paying jobs percentages. Report showed Low wage is less than \$37,000 dollars a year; Medium wage is \$24 dollars an hour; High paying jobs are over \$30 per hour. CPC has suggested incentivizing development of zone areas to

## ATTACHMENT 8

encourage businesses locations in many communities so they benefit with lower rents that offers better paying jobs. Our area could benefit from providing the graduates of our local colleges with incentives to start their business/career here. EACPC members are encouraged to make suggestions to councilmembers.

Funding for Chollas Lake comfort station/ multi-purpose building seems like it will be achieved. We are lucky to have Tracy Reed's efforts despite initial deletion from funded listing. Diane Jacobs is now the County supervisor for the Lake area and it may be worthwhile to contact her on this issue. Other newer items appear to have been dropped from the listing.

Meeting Adjourned at 9:15 pm.



Project Title:	Project No. (For City Use Only)
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**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): Revival Pentecostal Tabernacle of San Diego, a corporation <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: 1765 Pentecost Way City/State/Zip: San Diego, CA 92105 Phone No: _____ Fax No: _____ (619) 264-0529 Name of Corporate Officer/Partner (type or print): <i>REV. JAMES N. LARSON</i> Title (type or print): <i>Pastor/President</i> Signature: _____ Date: <i>4/17/2012</i>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____
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Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> 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: _____
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## AT&T Executives



**Randall L. Stephenson**  
Chairman and Chief Executive Officer



**William A. Blase, Jr.**  
Senior Executive Vice President - Human Resources



**James W. Cicconi**  
Senior Executive Vice President - External and Legislative Affairs, AT&T, Inc



**Cathy M. Coughlin**  
Senior Executive Vice President and Global Marketing Officer



**Ralph de la Vega**  
President and Chief Executive Officer - AT&T Mobility



**John Donovan**  
Senior Executive Vice President, AT&T Technology and Network Operations



**Andrew M. Geisse**  
Chief Executive Officer - AT&T Business Solutions



**Lowi Lee**  
Senior Executive Vice President - Home Solutions



**John T. Stankey**  
Group President and Chief Strategy Officer



**John Stephens**  
Senior Executive Vice President and Chief Financial Officer



**Wayne Watts**  
Senior Executive Vice President and General Counsel

**EXISTING**



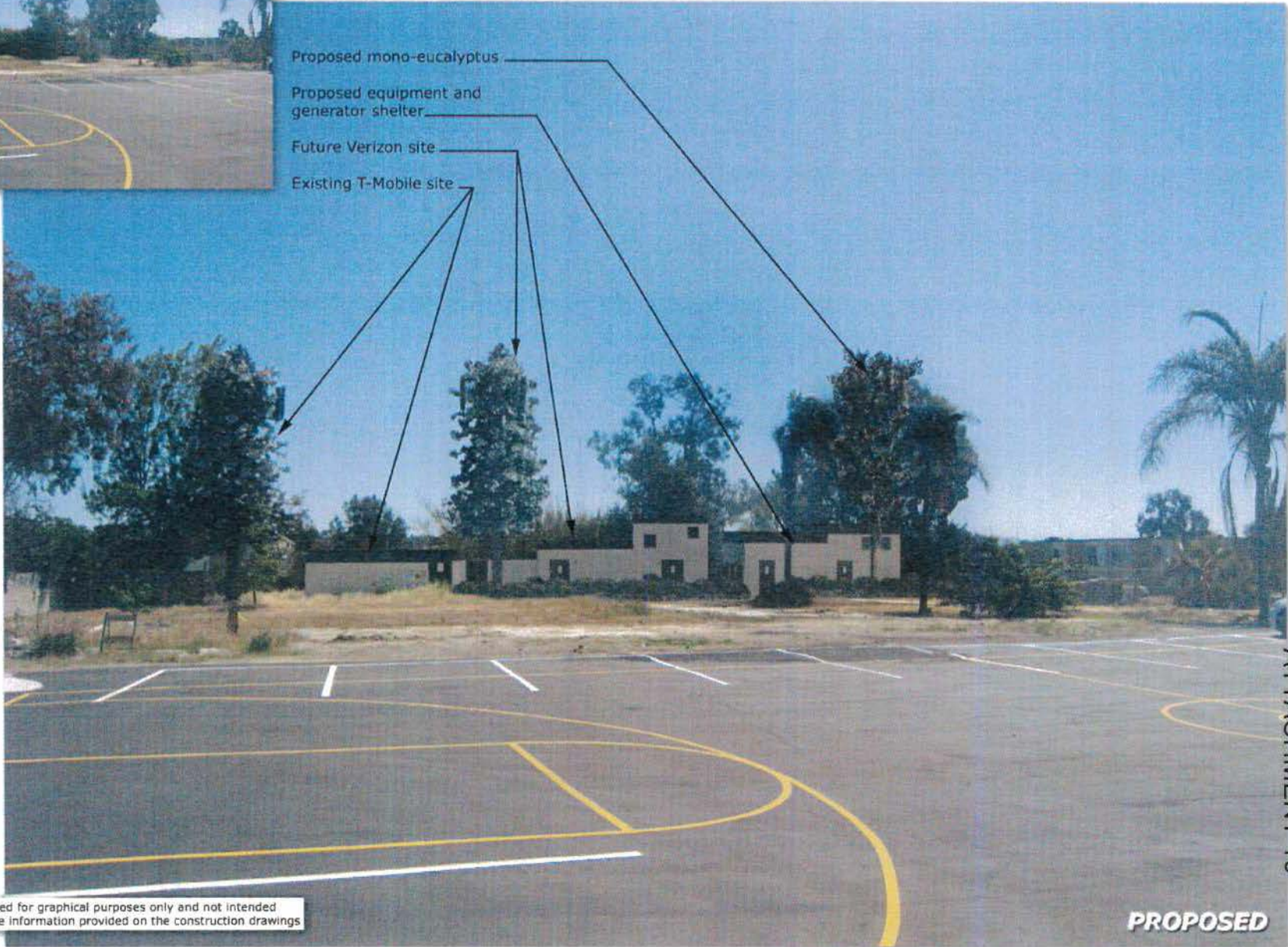
**SD0276**  
**Highway 94 Euclid**  
1765 Pentecost Way  
San Diego, CA 92105

Proposed mono-eucalyptus

Proposed equipment and generator shelter

Future Verizon site

Existing T-Mobile site



Page 1 of 1

ATTACHMENT 10

These simulations are intended for graphical purposes only and not intended to be part of or to replace the information provided on the construction drawings

**PROPOSED**

12/2/2013

**Photosimulation of proposed telecommunications site**



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**PHOTO STUDY & KEY MAP**

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**SD0276**

Hwy 94 & Euclid  
1765 Pentecost Way  
San Diego, CA 92105

Prepared for:

**City of San Diego**  
**Department of Planning**  
1222 First Avenue MS 301  
San Diego, CA 92101

Prepared by:

**PlanCom, Inc.**  
*Contractor Representatives for*  
**AT&T Wireless**

302 State Place  
Escondido, CA 92029  
Contact: Shelly Kilbourn, Planning Consultant  
(619) 208-4685

June 12, 2013





View North



View West





View South



View East



West Elevation

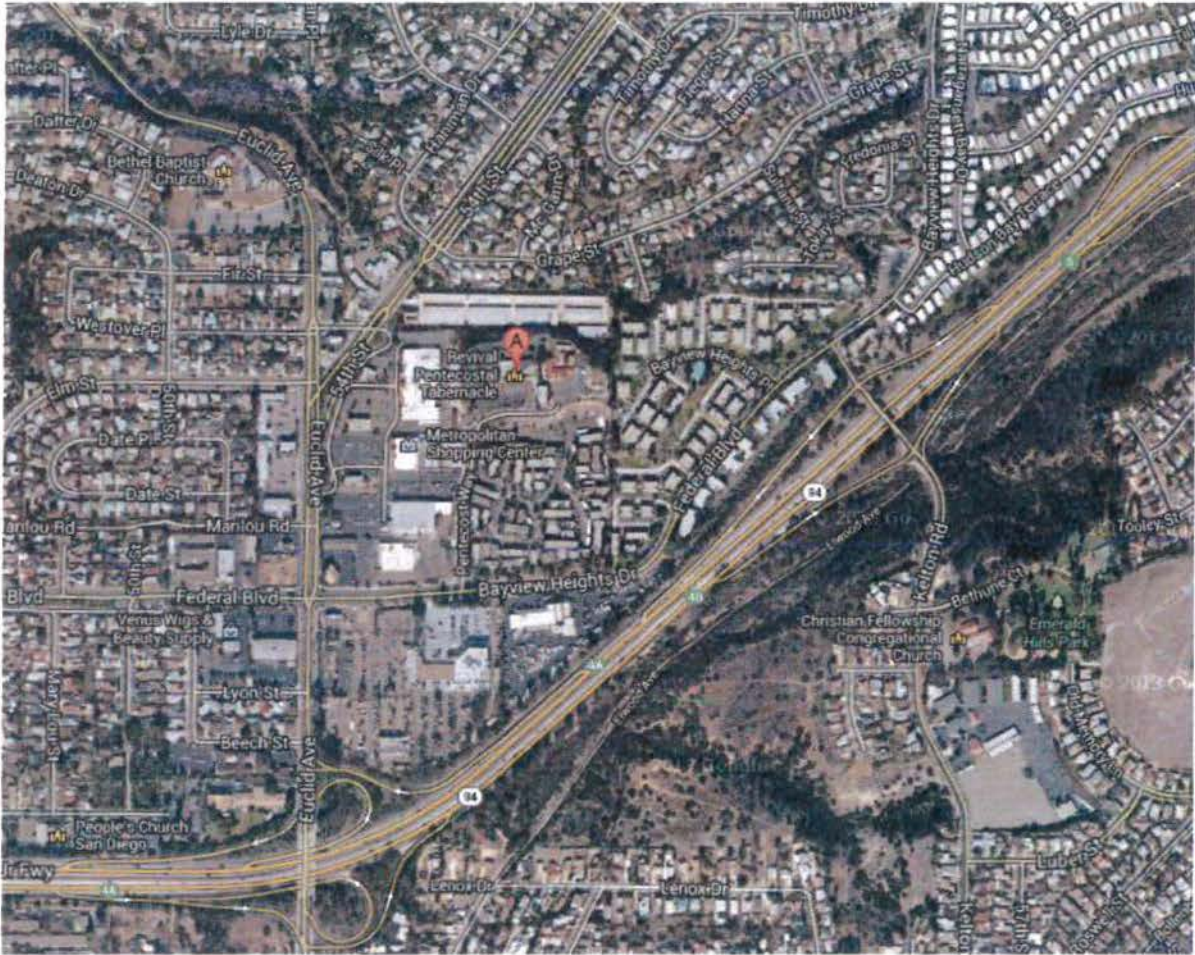


South Elevation (T-Mobile)



Verizon Tree/Equipment Area





Aerial View of Subject Site

**SITE JUSTIFICATION  
AT&T: Anchor Church  
1765 Pentecost Way**

**PROJECT DESCRIPTION**

The project proposes to locate a wireless communication facility at 1765 Pentecost Way on the Anchor Church property in the Eastern Area. The project will consist of twelve (12) antennas mounted on a 40 foot monobroadleaf tree. The associated equipment will be located inside an enclosure at the base of the monobroadleaf tree. The equipment enclosure, which includes an emergency generator, is approximately 445 square feet and will require a deviation from the WCF regulations to exceed the 250 square foot restriction for equipment. The antennas and equipment are designed to match the existing and approved T-Mobile and Verizon Wireless monobroadleaf trees and equipment enclosures.

The property is zoned RM-2-5 and developed with a church and private school. The property is surrounded by residential development to the east, canyons with residential development beyond to the north and south and commercial development to the west.

**SITE DESIGN**

The antennas will be located on a 40 foot monobroadleaf tree, consistent with the existing T-Mobile installation and approved Verizon Wireless facility. The antennas will be mounted concealed within the tree branches and painted green. The associated equipment will be located in an enclosure with an emergency generator and designed to mimic the existing T-Mobile and approved Verizon Wireless equipment designs.

**PREFERENCE 3 LOCATION**

The proposed facility is located on a church property. As such the project is considered a preference 3 location and requires a Conditional Use Permit (Process 3). The size of the equipment enclosure and generator enclosure exceed 250 square feet, therefore the project also requires a Neighborhood Development Permit. We believe that the facility as designed is consistent with all relevant regulations and will be minimally visible from vantage points or surrounding properties.

**CO-LOCATION OF FACILITIES**

T-Mobile currently exists on this property and Verizon Wireless has been approved to install a wireless communication facility on the property.





**SD0276**  
**Highway 94 Euclid**  
 1765 Pentecost Way  
 San Diego, CA 92105

**Legend**



Site



Existing sites within  
1 mile radius:

No sites within 1 mile



Alternative Sites:

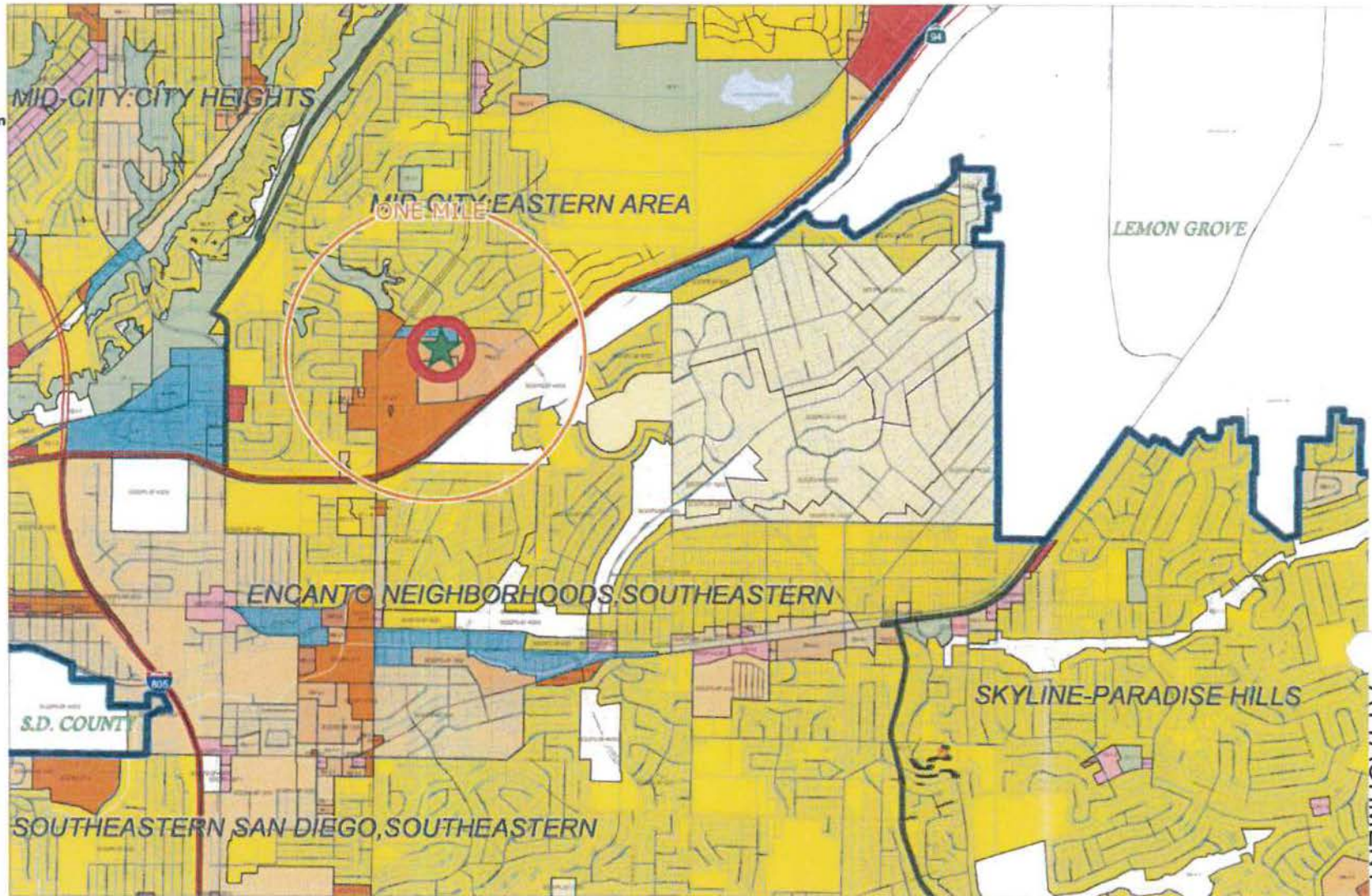
No alternative sites

Page 2 of 3

**Legend**

City of San Diego Boundary  
 Metropolitan Highways

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- CC-1.2
- CC-1.3
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ATTACHMENT 12

**City of San Diego**  
**Development Services Department**



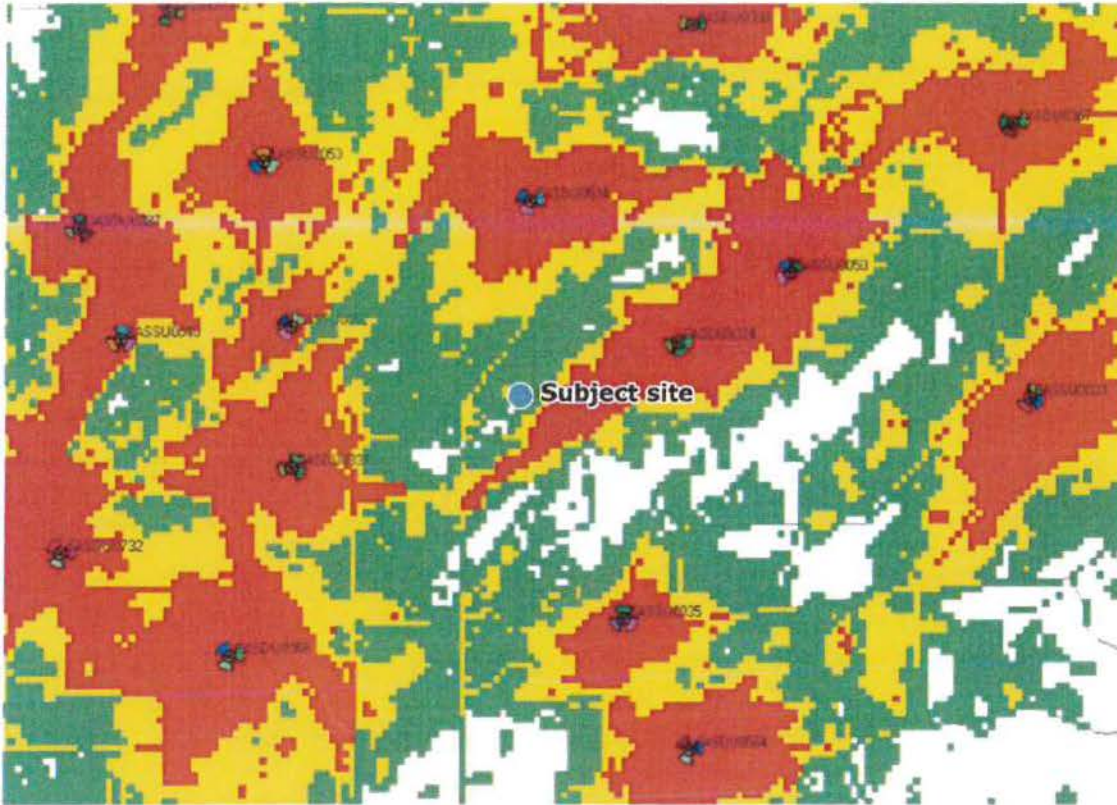
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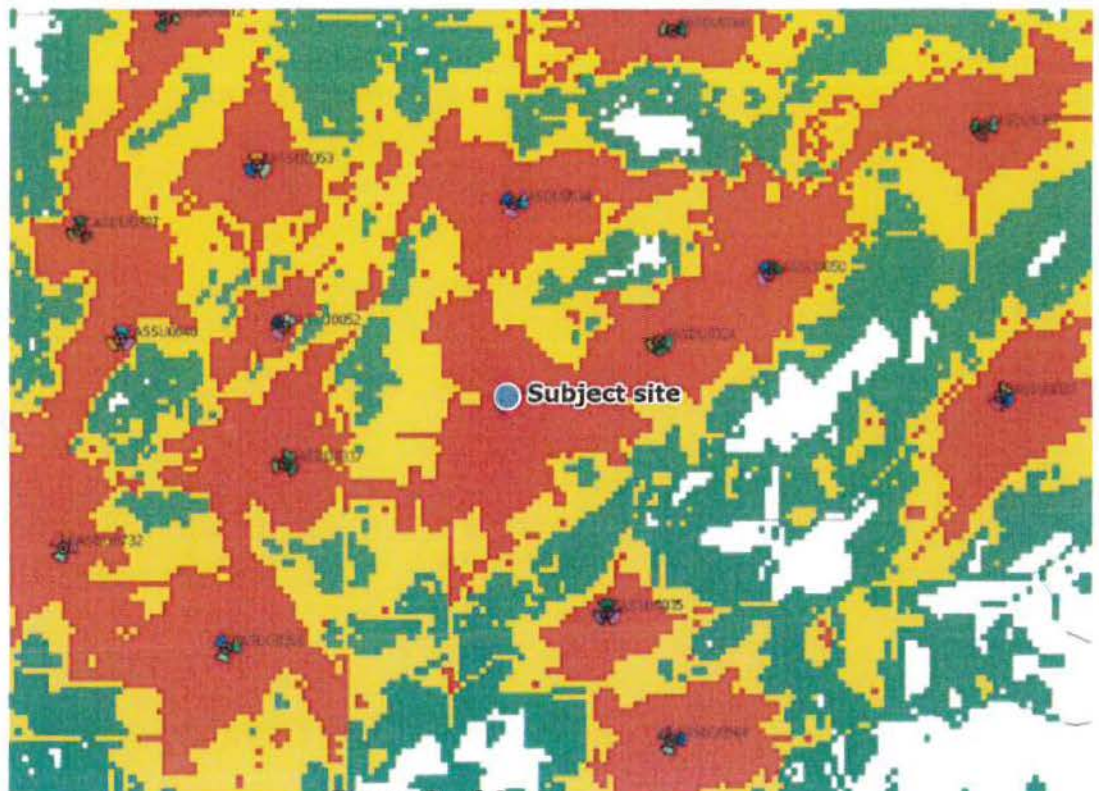
ATTACHMENT 12



SD0276  
Highway 94 Euclid  
1765 Pentecost Way  
San Diego, CA 92105



*Coverage without site*



*Coverage with site*

Coverage Levels:

-  Excellent
-  Variable
-  Poor
-  No Coverage



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 13, 2014

# NOTICE OF PUBLIC HEARING

## HEARING OFFICER

### DEVELOPMENT SERVICES DEPARTMENT

---

<b>DATE OF HEARING:</b>	May 28, 2014
<b>TIME OF HEARING:</b>	8:30 A.M.
<b>LOCATION OF HEARING:</b>	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
<b>PROJECT TYPE:</b>	NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) AND CONDITIONAL USE PERMIT (CUP), PROCESS 3
<b>PROJECT NO:</b>	<u>329937</u>
<b>PROJECT NAME:</b>	<u>AT&amp;T - ANCHOR CHURCH</u>
<b>APPLICANT:</b>	SHELLY KILBOURN, PLANCOM, INC., AGENTS REPRESENTING AT&T MOBILITY
<b>COMMUNITY PLAN AREA:</b>	MID-CITY: EASTERN AREA
<b>COUNCIL DISTRICT:</b>	District 4
<b>CITY PROJECT MANAGER:</b>	Alex Hempton, Development Project Manager
<b>PHONE NUMBER/E-MAIL:</b>	(619) 446-5349 / ahempton@sandiego.gov

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As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Wireless Communication Facility (WCF) consisting of a 40-foot tall monoecalyptus (faux eucalyptus) tree, supporting 12 panel antennas and 24 remote radio units (RRUs). Equipment associated with the antennas and an emergency generator will be located in a 464 square-foot enclosure. The project is located at 1765 Pentecost Way.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

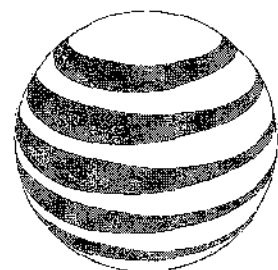
This project was determined to be categorically exempt from the California Environmental Quality Act on February 28, 2014 and the opportunity to appeal that determination ended March 19, 2014.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

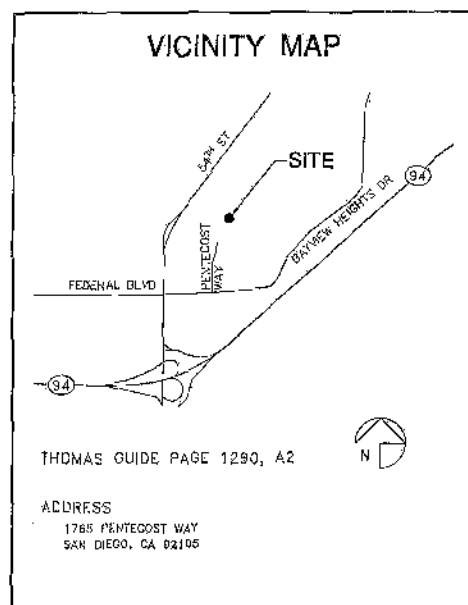
Internal Order Number: 24003918

Revised 04/08/10 HRD



**at&t**  
MOBILITY

HIGHWAY 94 EUCLID  
1765 PENTECOST WAY  
SAN DIEGO, CA 92105  
SD0276



**FCC COMPLIANCE STATEMENT**  
THE WIRELESS COMMUNICATION FACILITY COMPLIES WITH FEDERAL STANDARDS FOR RADIO FREQUENCY IN ACCORDANCE WITH THE TELECOMMUNICATION ACT OF 1996 AND SUBSEQUENT AMENDMENTS AND ANY OTHER REQUIREMENTS IMPOSED BY STATE OR FEDERAL REGULATORY AGENCIES.

**RF INFORMATION**

	LTE	GSM	UMTS
Tx	704.0 - 716.0 MHz	890.2 - 891.4 MHz 1950.0 - 1962.4 MHz	660.2 - 674.8 MHz 674.8 - 679.8 MHz 1943.0 - 1950.0 MHz 1970.0 - 1980.0 MHz
Rx	734.0 - 746.0 MHz	845.2 - 846.4 MHz 1870.0 - 1872.4 MHz	624.2 - 629.4 MHz 629.6 - 634.8 MHz 1855.0 - 1860.8 MHz 1890.2 - 1899.6 MHz
MAX EIRP:		700 MHz: 300 WATTS 850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS	

**CONSULTANT TEAM**

**ARCHITECT:**  
BOOTH & SUAREZ ARCHITECTURE, INC.  
325 CARR-SMAD VILLAGE DRIVE, SUITE 00  
CARLSBAD, CA 92008  
(760) 434-8474  
(760) 434-8596 (FAX)

**LEASING:**  
PLANCON, INC.  
JODY BITTERLIN  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(858) 548-8055

**PLANNING:**  
PLANCON, INC.  
KERRIGAN DIEHL  
302 STATE PLACE  
ESCONDIDO, CA 92029  
(760) 567-3003

**SURVEYOR:**  
JRN CIVIL ENGINEERS  
232 AVENIDA FRUICANTE, SUITE 107  
SAN OLENTE CA 92072  
(349) 240-4685

**LEGAL DESCRIPTION**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: PARCEL 1 OF PARCEL MAP NO. 4120, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON SEPTEMBER 30, 1978.

PARCEL B: THAT PORTION OF LOT 17 OF THE RANCHO MISSION OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF NO. 5418, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

FOR ADDITIONAL LEGAL DESCRIPTION INFORMATION SEE SHEET C-1

**SCALE**

THIS DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

**PROJECT SUMMARY**

**APPLICANT:** AT&T MOBILITY NSD PROGRAM - SAN DIEGO  
7337 TRADE STREET, 3 EAST, ROOM 3684  
SAN DIEGO, CA 92121-4202  
(858) 453-3388  
SITE CONTACT: JODY BITTERLIN  
(858) 548-8055

**OWNER:** REVIVAL PENTECOSTAL TABERNACLE OF SAN DIEGO CA  
1765 PENTECOST WAY  
SAN DIEGO, CA 92105  
CONTACT: PASTOR JAMES LARSON  
PHONE: (619) 284-1166

**JURISDICTION:** CITY OF SAN DIEGO

**PROJECT DESCRIPTION:**

- PROPOSED AT&T MOBILITY TELECOMMUNICATIONS EQUIPMENT INSIDE A NEW 12'-0" x 20'-6" CONCRETE BLOCK SHELLING WITH STUCCO FINISH AND A WOOD TRELLIS ABOVE. PAINT TO MATCH EXISTING EQUIPMENT ENCLOSURE.
- INSTALLATION OF THREE ANTENNA SECTORS OF FOUR (4) ANTENNAS EACH (TOTAL OF 12 ANTENNAS) AND (8) SECTORS-11 UNITS PER SECTOR (24 RW UNITS TOTAL) MOUNTED TO A NEW 40'-0" HIGH MONO-EUCALYPTUS.
- ANTENNAS 78" LONG x 14.8" WIDE x 8.8" DEEP (TYPICAL OF 12)
- INSTALLATION OF AN AT&T MOBILITY 50KW ENCLOSED EMERGENCY GENERATOR WITH 210 GAL. DIESEL FUEL TANK ON A CONCRETE PAD & A CONTAINMENT CURB INSIDE A CONCRETE BLOCK SOUND ATTENUATION ENCLOSURE WITH STUCCO FINISH AND A WOOD TRELLIS ABOVE. PAINT TO MATCH EXISTING ENCLOSURE.
- INSTALLATION OF NEW 200 AMP ELECTRICAL METER WITH UNDERGROUND ELECTRICAL CONDUIT FEED FROM EXISTING 3000V UTILITY POLE.
- INSTALLATION OF NEW UNDERGROUND TELCO/FIBER SERVICE CONNECTION FROM EXISTING UTILITY POLE.
- INSTALLATION OF FOUR (4) RAYSAP DC5-48-60-12-BF (SQU'D) MOUNTED TO MONO-EUCALYPTUS.
- INSTALLATION OF TWO (2) GPS ANTENNA MOUNTED TO TRELLIS
- LANDSCAPE & IRRIGATION IS PLANNED FOR THIS PROJECT

**PROJECT ADDRESS:** 1765 PENTECOST WAY  
SAN DIEGO, CA 92105

**ASSESSORS PARCEL NUMBER:** 642-320-20 & 20

**EXISTING ZONING:** RM-2-S

**TOTAL SITE AREA:** 45,148 SF  
0.99 ACRES

**PROPOSED AREA:** 248 SQ. FT.  
**EQUIPMENT BUILDING:** 218 SQ. FT.  
**GENERATOR ENCLOSURE:** 484 SQ. FT.

**PROPOSED OCCUPANCY:** U

**PROPOSED TYPE OF CONSTRUCTION:** V-B

NOTE: THERE IS ONE EXISTING TELECOMMUNICATIONS FACILITIES ON THIS SITE (T-MOBILE) & ONE FUTURE SITE (WINDON WIRELESS)

**SHEET SCHEDULE**

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT FLOOR PLAN
A-3	ROOF & TRELLIS PLANS
A-4	EXTERIOR ELEVATIONS
A-5	ANTENNA PLAN & DETAILS
A-6	MONO-EUCALYPTUS ELEVATION & DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
L-2	PLANNING LEGEND
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
- CALIFORNIA PLUMBING CODE, 2010 EDITION
- CALIFORNIA MECHANICAL CODE, 2010 EDITION
- CALIFORNIA ELECTRICAL CODE, 2010 EDITION
- CALIFORNIA FIRE CODE, 2010 EDITION
- CALIFORNIA ENERGY CODE, 2010 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

**ACCESSIBILITY DISCLAIMER**

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

**Booth & Suarez**  
ARCHITECTURE INCORPORATED  
205 CARRIAGE VILLAGE DRIVE, SUITE 00  
CARLSBAD, CA 92008 (760) 434-8474

---

PREPARED FOR

7337 TRADE STREET, 3 EAST, ROOM 3684  
SAN DIEGO, CA 92121-4202

---

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

---

PROJECT NAME  
**HIGHWAY 94 EUCLID**  
PROJECT NUMBER  
**SD0276**  
1765 PENTECOST WAY  
SAN DIEGO, CA 92105  
SAN DIEGO

---

DRAWING DATES

05/03/13	90% 23 REVIEW (pl)
05/22/13	FINAL 20 REVIEW (pl)
05/28/13	REVISED 20 #1 (pl)
08/04/13	REVISED 20 #2 (pl)
08/22/13	REVISED 20 #3 (pl-b)
10/21/13	2D REV #4 GEN VENT (rev)
11/07/13	2D REV #5 GEN VENT (pl)
12/23/13	2D REV #6 (pl) (MONO-EUCALYPTUS)

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SHEET TITLE  
**TITLE SHEET & PROJECT DATA**

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PROJECTS: AT&T 13167

**T-1**









**BOOTH & SUAREZ**  
 ARCHITECTURE INCORPORATED  
 325 CARLETON PARK DRIVE SUITE 209  
 CARLSBAD, CA 92008 (760) 444-8474



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3384  
 SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDSCAPE APPROVAL	DATE

PROJECT NAME  
**HIGHWAY 94  
 EUCLID**  
 PROJECT NUMBER  
**SD0276**  
 1765 PENTECOST WAY  
 SAN DIEGO, CA 92105  
 SAN DIEGO

DRAWING DATES

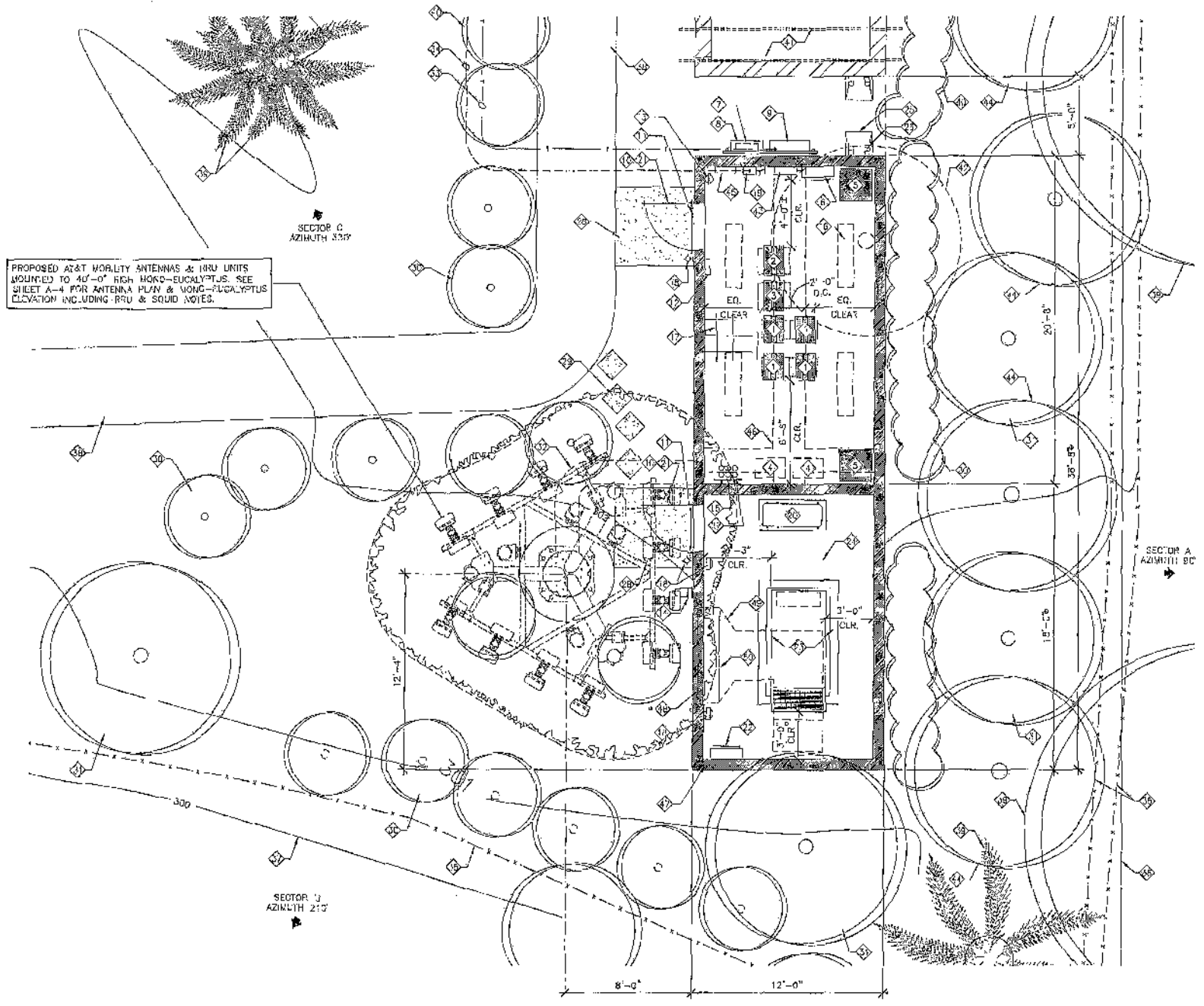
05/03/13	90% 2D REVIEW (rl)
05/22/13	FINAL 2D REVIEW (rl)
05/28/13	REVISED 2D #1 (rl)
06/04/13	REVISED 2D #2 (rl)
08/22/13	REVISED 2D #3 (rl)
10/31/13	2D REV #4 GEN VENT (rlw)
11/07/13	2D REV #5 GEN VENT (rl)
12/23/13	2D REV #6 (rl) (MONO-EUCALYPTUS)

SHEET TITLE

**EQUIPMENT FLOOR PLAN**

PROJECTS\AT&T\13187

**A-2**



PROPOSED AT&T MOBILITY ANTENNAS & IRU UNITS MOUNTED TO 40'-0" HIGH MONO-EUCALYPTUS. SEE SHEET A-4 FOR ANTENNA PLAN & MONO-EUCALYPTUS ELEVATION INCLUDING IRU & SOUND NOTES.

**EQUIPMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

- KEYED NOTES:**
- ◆ PROPOSED AT&T MOBILITY 18" RACK (TYPICAL OF 4) WEIGHT: 600 LBS. EACH, INSTALLED BY CONTRACTOR
  - ◆ PROPOSED AT&T MOBILITY ARCUS/ALP-1A POWER SYSTEM RACK (TYPICAL OF 1) (MAXIMUM OF 8 BATTERIES), 22.5" WIDE x 21" DEEP x 84" HIGH, WEIGHT 2400 LBS. INSTALLED BY CONTRACTOR
  - ◆ PROPOSED AT&T MOBILITY ARCUS/ALP-1A EXPANSION BATTERY RACK (TYPICAL OF 1) (MAXIMUM OF 16 BATTERIES EACH), 22.5" WIDE x 21" DEEP x 84" HIGH, WEIGHT 3000 LBS. EACH, INSTALLED BY CONTRACTOR
  - ◆ FUTURE AT&T EQUIPMENT CABINETS (SHOWN DASHED), TYPICAL OF 2
  - ◆ PROPOSED FAN COIL UNITS WITH GROUND MOUNTED CONDENSER UNITS
  - ◆ PROPOSED INTERSECT, INC. NP SERIES 20AMP POWER DISTRIBUTION LOAD CENTER WITH MANUAL TRANSFER SWITCH MOUNTED TO WALL (20" WIDE x 12" DEEP x 40" HIGH) WEIGHT: 80 LBS.
  - ◆ PROPOSED ETHERNET EQUIPMENT CABINETS (R1EM/JUN) 17" WIDE x 22" HIGH x 6" DEEP MOUNTED TO UTILITY H-FRAME BELOW POC-02 CABINET
  - ◆ PROPOSED POC-02 CABINET 24" WIDE x 30" HIGH x 8" DEEP, MOUNTED TO UTILITY H-FRAME
  - ◆ PROPOSED TELCO CABINET FOR FIG-30 WIDE x 36" HIGH x 8" DEEP, WITH AC OUTLET MOUNTED TO UTILITY H-FRAME
  - ◆ PROPOSED 3'-0" WIDE x 6'-0" HIGH STFR. DOOR AND FRAME WITH AT&T MOBILITY SIGNAGE
  - ◆ PROPOSED ALUMINUM THRESHOLD
  - ◆ GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL "BRANDER" MODELS 54622 AND 57401 WALL MOUNTED FIRST AID KIT WITH BLEEDING FIRST-AID KIT AND PLASTIC SAFETY HAIR WITH EMERGENCY EYE WASH STATION
  - ◆ GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "A-1000" FIRE EXTINGUISHER IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS
  - ◆ PROPOSED GENERATOR PLUG FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO ENCLOSURE
  - ◆ PROPOSED MASTER GROUND BUS BAR MOUNTED ABOVE 18" RACK
  - ◆ PROPOSED SURFACE MOUNTED 1' x 4' FLUORESCENT LIGHT FIXTURE (TYPICAL OF 4)
  - ◆ PROPOSED 12" x 12" x 1/2" VINYL FLOOR TILES, EXELON #51836 8-FEET WHITE WITH 4" COVE DASH
  - ◆ PROPOSED WALL MOUNTED EXTERIOR LIGHT FIXTURE
  - ◆ PROPOSED FUSED DISCONNECT MOUNTED TO WALL
  - ◆ PROPOSED STACKED CONDENSER UNITS ON A STEEL FRAME (TYP. OF 2)
  - ◆ PROPOSED AT&T MOBILITY SIGNAGE
  - ◆ PROPOSED AUTOMATIC TRANSFER SWITCH MOUNTED TO WALL
  - ◆ PROPOSED AT&T MOBILITY KOHLER SOLEDAC 800W GENERATOR WITH 210 GALLON DIESEL FUEL TANK ON A REINFORCED CONCRETE WITH CONCRETE SECONDARY CONTAINMENT CURB
  - ◆ PROPOSED CONCRETE SLAB
  - ◆ PROPOSED SPLASH RIDGE
  - ◆ PROPOSED DOWNSPOUTS
  - ◆ PROPOSED (6) 4" CONDUITS FOR PWR/PWR CABLES
  - ◆ PROPOSED CONCRETE LANDING (TYP. OF 2)
  - ◆ PROPOSED CONCRETE STEP STONES
  - ◆ PROPOSED LANDSCAPE SCREENING SHRUBS
  - ◆ PROPOSED TREE
  - ◆ PROPOSED COAXIAL CABLE TRENCH (SHOWN DASHED)
  - ◆ PROPOSED TELCO/FIBER CONDUIT TRENCH
  - ◆ PROPOSED POWER CONDUIT TRENCH
  - ◆ EXISTING CHAINLINK FENCE
  - ◆ EXISTING PROPERTY LINE
  - ◆ EXISTING CONTOUR LINES SHOWN AT 1'-0" INTERVALS
  - ◆ EXISTING CONCRETE WALKWAY
  - ◆ EXISTING TREE
  - ◆ FUTURE SHRUBS (NOT PART OF THIS APPLICATION)
  - ◆ FUTURE VERTICAL TELECOMMUNICATIONS EQUIPMENT ENCLOSURE WITH WOOD TRELLIS (NOT PART OF THIS APPLICATION)
  - ◆ EXISTING TREE TO BE REMOVED (SHOWN UNHATCHED)
  - ◆ MANUAL TRANSFER SWITCH
  - ◆ FUTURE TREES (NOT PART OF THIS APPLICATION)
  - ◆ PROPOSED WALL MOUNTED ALARM PANEL
  - ◆ PROPOSED OVERHEAD 18" CABLE LADDER @ 17'-6" (SHOWN DASHED)
  - ◆ CONCRETE BLOCK WALLS WITH STUCCO FINISH & WOOD TRELLIS ABOVE
  - ◆ PROPOSED 3'-0" x 6'-0" WALL MOUNTED VENT ABOVE (SEE NOTE BELOW)
  - ◆ PROPOSED FLEX DUCT & NOISE BUFFER DUCT ABOVE (SEE NOTE BELOW)
  - ◆ PROPOSED INTAKE AIR SHROUD ON LOWER VENT WITH 2" THICK NOISE Baffle (SEE NOTE BELOW)

- NOISE IMPACT ANALYSIS REQUIREMENTS:**
1. INTAKE AND EXHAUST AIR VENTING SHALL BE THE VIBRO-Acoustics MV-MV-24 Acoustic Louver OR EQUIVALENT THAT WEETS OR EXCEEDS THE TRANSMISSION LOSS RATINGS AS IDENTIFIED WITHIN THE NOISE IMPACT ANALYSIS (HELIX ENVIRONMENTAL PLANNING OF CITY APPROVED REPORT).
  2. THE AIR INTAKE AND OUTLET SHALL HAVE AT LEAST TWO 90-DEGREE BENDS WITH AT LEAST 3-Feet OF DISTANCE BETWEEN THE BENDS.
  3. THE BENDS AND AIR DUCT SHALL BE LINED WITH 2-INCH THICK NOISE ABSORBING DUCT LINING MATERIALS.
  4. ALL DUCT WORK WILL BE 18-GAUGE OR THICKER METAL AND WRAPPED WITH AN EXTERIOR LOADED VINYL ACOUSTIC DUCT LACING.
  5. ENGINE EXHAUST SILENCER SHALL BE THE CTE EXHAUST, 201-7100 EXTREME APPLICATION GRADE SILENCER OR EQUIVALENT TO OR EXCEEDING THE NOISE CONTROL CAPABILITIES AS IDENTIFIED WITHIN THE NOISE IMPACT ANALYSIS (HELIX ENVIRONMENTAL PLANNING OF CITY APPROVED REPORT).

**BOOTH & SUAREZ**  
 ARCHITECTURE INCORPORATED  
 305 CARLSBAD VILLAGE DRIVE, SUITE 205  
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3684  
 SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME  
**HIGHWAY 94  
 EUCLID**  
 PROJECT NUMBER  
**SD0276**  
 1765 PENTECOST WAY  
 SAN DIEGO, CA 92105  
 SAN DIEGO

DRAWING DATES

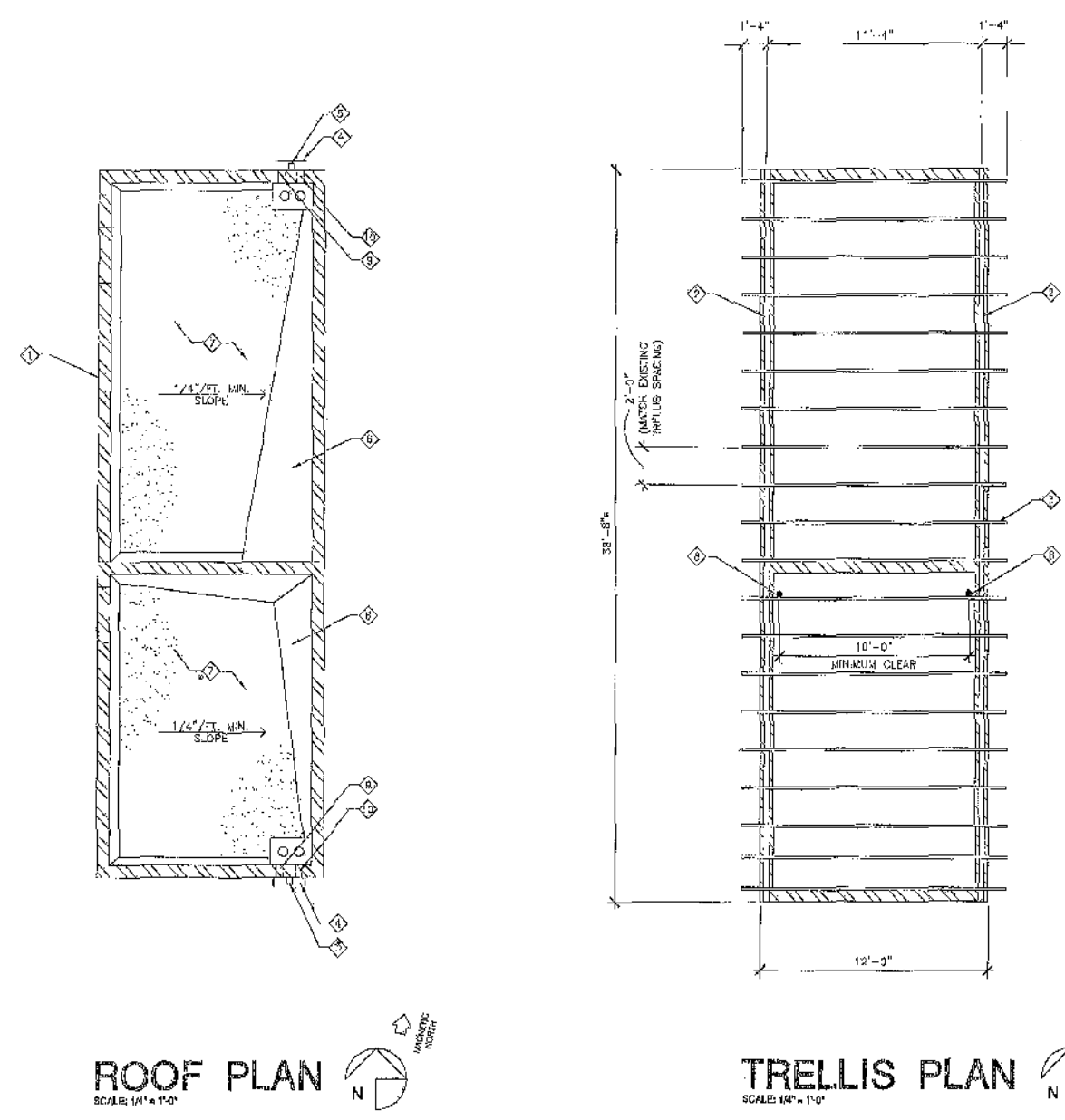
05/03/13	SDX ZD REVIEW (c)
05/22/13	FINAL ZD REVIEW (r)
05/28/13	REVISED ZD #1 (r)
06/04/13	REVISED ZD #2 (r)
06/22/13	REVISED ZD #3 (job)
10/31/13	ZD REV #4 GFH VENT (row)
11/07/13	ZD REV #5 OCN VENT (r)
12/23/13	ZD REV #6 (r) (NON-EQUAL/PTUS)

SHEET TITLE

**ROOF &  
 TRELLIS PLANS**

PROJECTS\AT&T\13187

**A-3**



**KEY NOTES:**

- ◇ PROPOSED CONCRETE BLOCK PARAPET
- ◇ PROPOSED ROUGH SAWN 4 x 10 BEAM (TYPICAL)
- ◇ PROPOSED ROUGH SAWN 2 x 12 @ 24" O.C. (TYPICAL)
- ◇ PROPOSED ROOF DRAIN AND OVERFLOW SOURCE
- ◇ PROPOSED DOWNSPOUT
- ◇ PROPOSED ROOF CRIBSET
- ◇ GUILT-UP ROOFING
- ◇ PROPOSED (2) GPS ANTENNAS MOUNTED TO TRELLIS
- ◇ PROPOSED ROOF OVERFLOW
- ◇ PROPOSED ROOF DRAIN

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

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

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 305 CARLETON VILLAGE DRIVE SUITE 202  
 CARLSBAD, CA 92008 (760) 434-8494



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3684  
 SAN DIEGO, CA 92121-4202

APPROVALS

S.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME  
**HIGHWAY 94  
 EUCLID**  
 PROJECT NUMBER  
**SD0276**

1765 PENTECOST WAY  
 SAN DIEGO, CA 92105  
 SAN DIEGO

DRAWING DATES

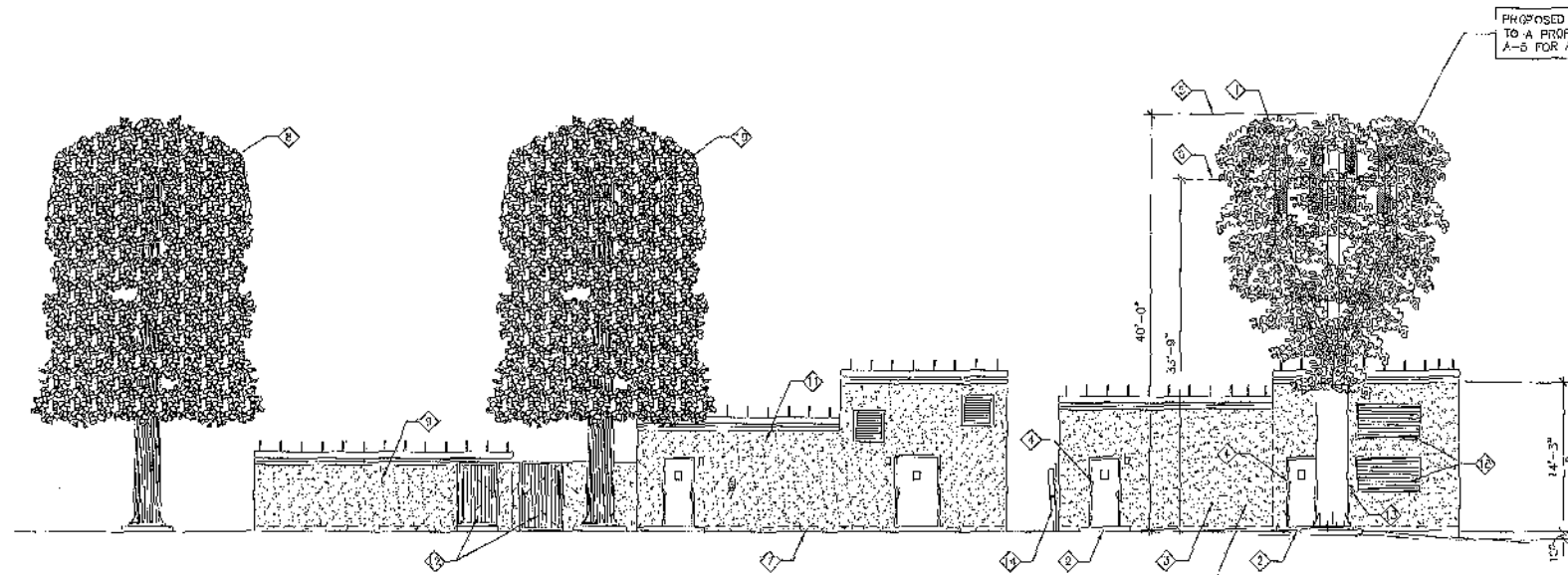
05/03/13	BOOK REVIEW (w)
06/22/13	FINAL 2D REVIEW (r)
05/28/13	REVISED ZD #1 (r)
06/04/13	REVISED ZD #2 (h)
08/22/13	REVISED ZD #3 (lab)
10/21/13	ZD REV #4 GEN VENT (row)
11/07/13	ZD REV #5 GEN VENT (r)
12/23/13	ZD REV #6 (r) (MONO-EUCALYPTUS)

SHEET TITLE

**EXTERIOR ELEVATIONS**

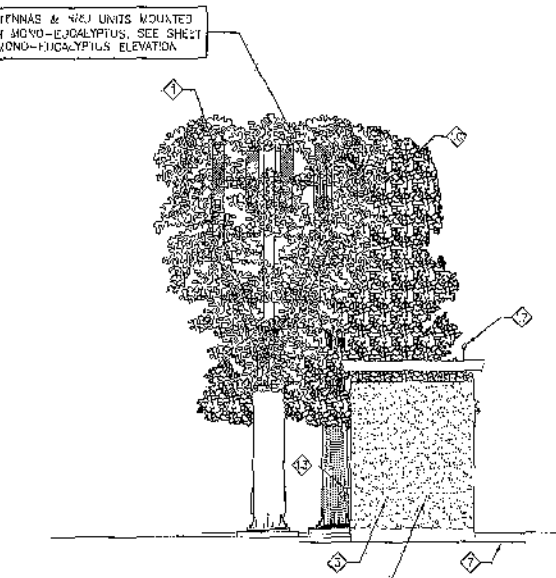
PROJECTS\AT&T\13187

**A-4**



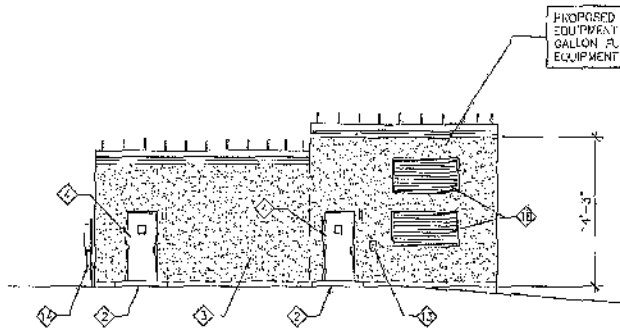
**WEST ELEVATION**

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



**SOUTH ELEVATION**

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

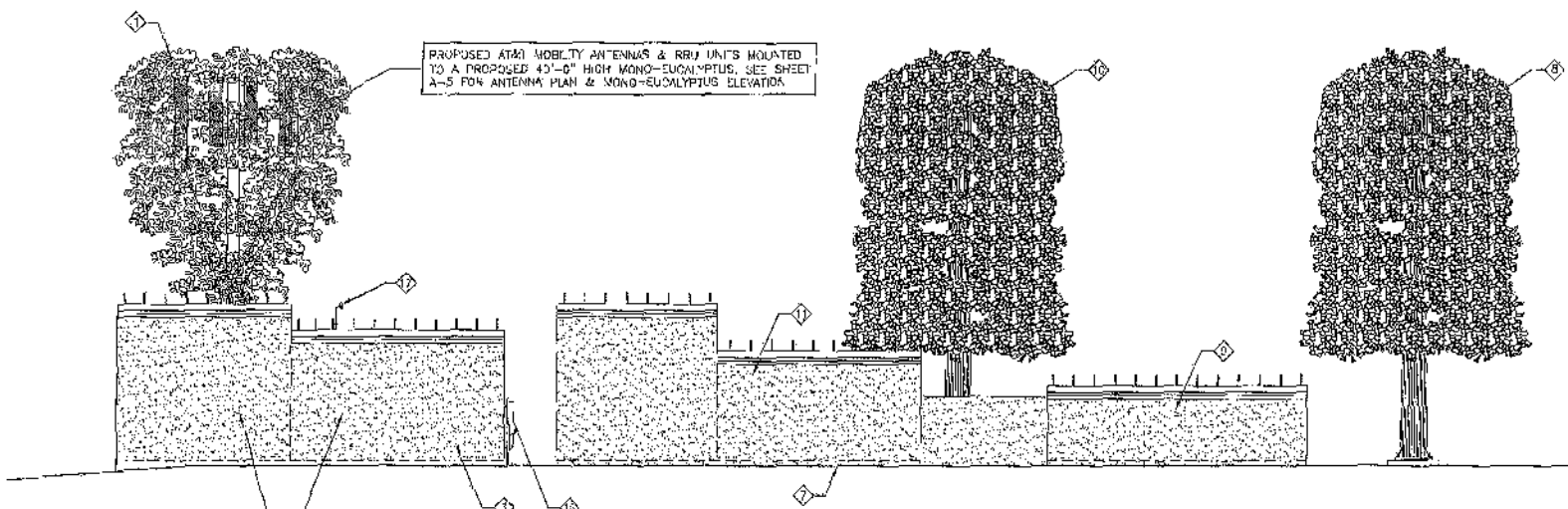


**SHELTER ELEVATION**

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

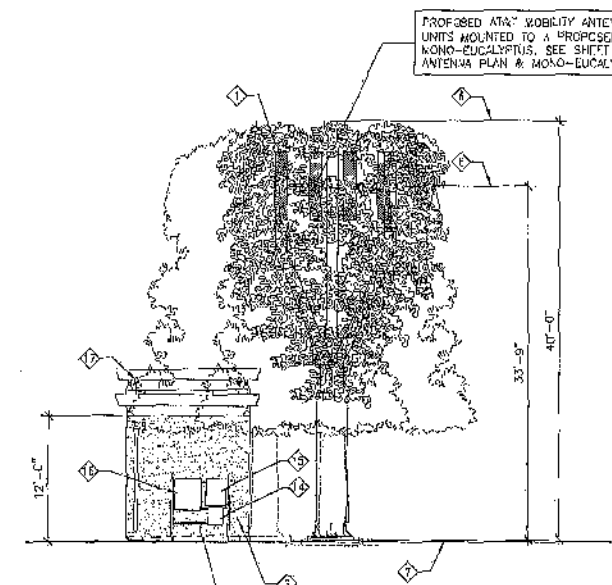
**KEYED NOTES:**

- ① PROPOSED AT&T MOBILITY ANTENNAS
- ② PROPOSED CONCRETE LANDING
- ③ PROPOSED CONCRETE BLOCK ENCLOSURE WITH STUCCO FINISH PAINTED TO MATCH EXISTING ADJACENT SHELTER
- ④ PROPOSED STEEL DOOR AND FRAME & AT&T MOBILITY SIGNAGE
- ⑤ TOP OF PROPOSED AT&T MOBILITY MONO-EUCALYPTUS
- ⑥ CENTERLINE OF PROPOSED AT&T MOBILITY ANTENNAS
- ⑦ EXISTING GRADE
- ⑧ EXISTING T-MOBILE ANTENNAS ON EXISTING 43'-0" HIGH MONO-BROADLEAF
- ⑨ EXISTING T-MOBILE EQUIPMENT ENCLOSURE
- ⑩ FUTURE VERIZON ANTENNAS ON MONO-BROADLEAF (NOT PART OF THIS APPLICATION)
- ⑪ FUTURE VERIZON EQUIPMENT SHELTER (NOT PART OF THIS APPLICATION)
- ⑫ EXISTING METAL GATE
- ⑬ PROPOSED GENERATOR PLUG FOR EMERGENCY GENERATOR CONNECTION MOUNTED TO ENCLOSURE
- ⑭ PROPOSED ETHERNET EQUIPMENT CABINETS (CEN/UM) MOUNTED TO UTILITY H-FRAME BELOW PBC-02 CABINET
- ⑮ PROPOSED PBC-C2 CABINET MOUNTED TO UTILITY H-FRAME
- ⑯ PROPOSED TELCO CABINET FOR FTE ROUNDED TO UTILITY H-FRAME
- ⑰ PROPOSED (2) GPS ANTENNAS MOUNTED TO TRELLIS
- ⑱ PROPOSED 3'-0" x 6'-0" LOUVERED VENT IN WALL, PAINTED TO MATCH WALL (TYPICAL OF 2)



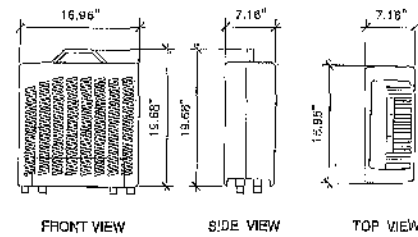
**EAST ELEVATION**

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



**NORTH ELEVATION**

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

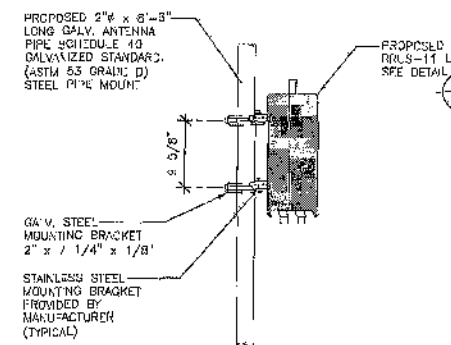


WEIGHT: 50.7 LBS.

NOTE:  
RRU UNITS SHALL NOT BE MOUNTED  
HORIZONTALLY OR INSIDE DOWN. PAINT  
RRU'S (SOLAR SHIELD ONLY) TO MATCH  
ADJACENT PARAPET WALL.

REMOTE RADIO UNIT (RRU-11)

SCALE: N.T.S. 1



RRU MOUNTING

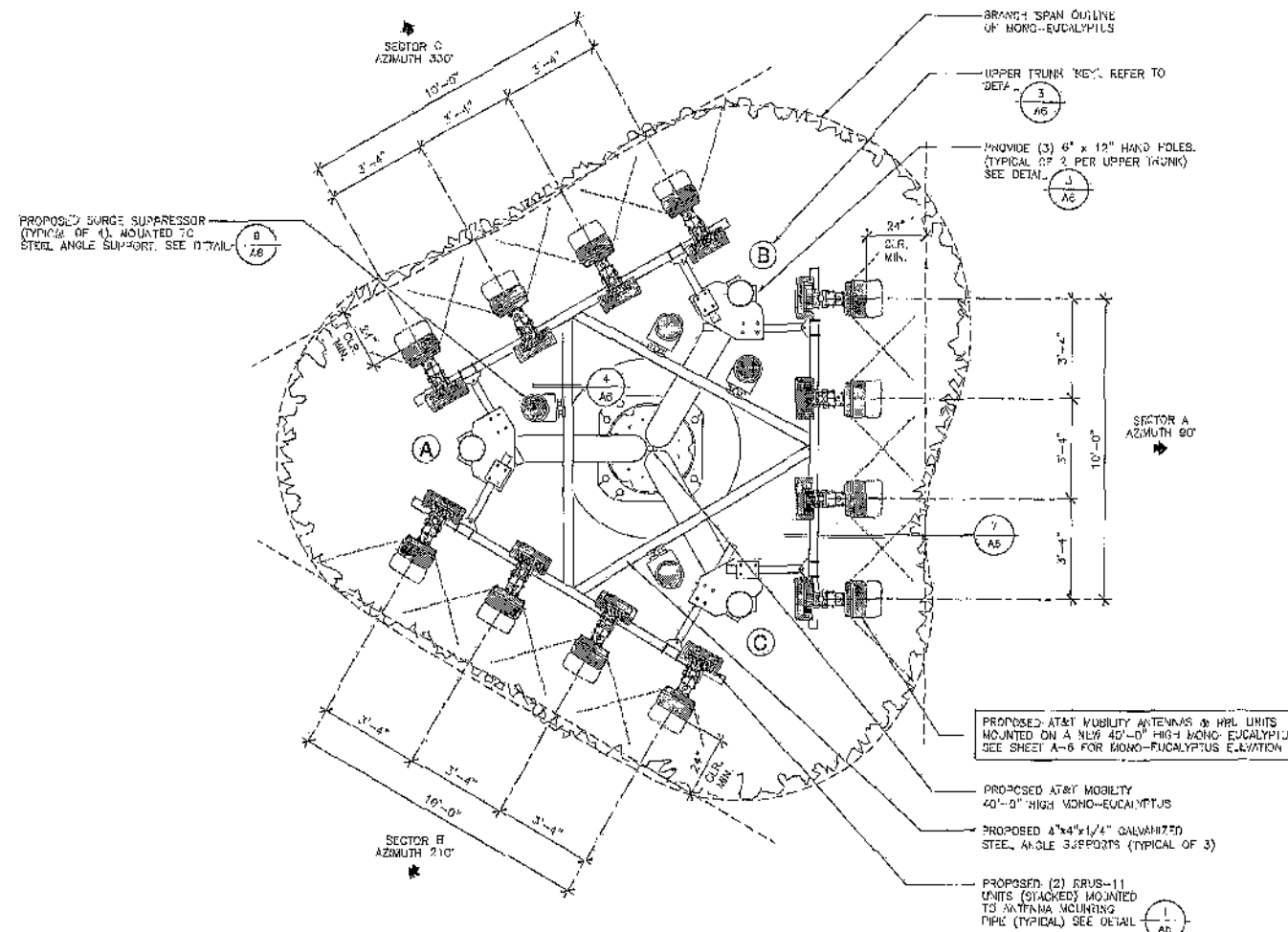
SCALE: 1"=1'-0" 2

NO DETAIL THIS SPACE

SECTOR AZIMUTH	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	RRUS	DOWNWELL	SEW. ANGLE	SERIAL NUMBER	NUMBER OF COILES PER SECTOR	FIBER LENGTH (+/- 3')	DISCREPANCY NUMBER (LEASH) (+/- 3')	ANTENNA UPPER LENGTH (+/- 3')	COAX SIZE
A1	EAST	90°	ERICSSON AR-21 KRC 118 05x11	(9)	RRUS-11	N/A		0	80'-0"	1'-0"	8'-0"	FIBER
A2			ERICSSON AR-21 KRC 118 05x11									
A3			ERICSSON AR-21 KRC 118 05x11									
A4			ERICSSON AR-21 KRC 118 05x11									
B1	SOUTHWEST	210°	ERICSSON AR-21 KRC 118 05x11	(9)	RRUS-11	N/A		0	80'-0"	1'-0"	8'-0"	FIBER
B2			ERICSSON AR-21 KRC 118 05x11									
B3			ERICSSON AR-21 KRC 118 05x11									
B4			ERICSSON AR-21 KRC 118 05x11									
C1	NORTHWEST	330°	ERICSSON AR-21 KRC 118 05x11	(9)	RRUS-11	N/A		0	80'-0"	1'-0"	8'-0"	FIBER
C2			ERICSSON AR-21 KRC 118 05x11									
C3			ERICSSON AR-21 KRC 118 05x11									
C4			ERICSSON AR-21 KRC 118 05x11									
PROPOSED GPS			KATHREIN CG-880/18267 GPS-R					2	15'-0"			1/2"
PROPOSED GPS			KATHREIN CG-880/18267 GPS-R					2	15'-0"			1/2"

- NOTES:
- FIELD VERIFY ALL FIBER & CABLE LENGTHS PRIOR TO ORDERING CABLE.
  - VERIFY ROUTE AND LENGTH OF FIBER & CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.
  - VERIFY MODEL NUMBER OF ALL ANTENNAS WITH AT&T MOBILITY.

ANTENNAS: ERICSSON AR-21 (9 FOOT) 76" LONG x 14.8" WIDE x 8.5" DEEP, WEIGHT: 110.0 LBS.



ANTENNA PLAN  
SCALE: 8/8"=1'-0"

**Booth & Suarez**  
ARCHITECTURE INCORPORATED  
375 CARLETON DRIVE SUITE 07  
CARLSBAD, CA 92008 (760) 734-8474

PREPARED FOR  
**at&t**  
MOBILITY  
7337 TRADE STREET, 3 EAST, ROOM 3584  
SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME  
**HIGHWAY 94  
EUCLID**  
PROJECT NUMBER  
**SD0276**  
1755 PENNECOST WAY  
SAN DIEGO, CA 92105  
SAN DIEGO

DRAWING DATES

05/05/13	SCM 2D REVIEW (cl)
05/22/13	FINAL 2D REVIEW (rl)
05/28/13	REVISED 2D #1 (rl)
06/04/13	REVISED 2D #2 (rl)
06/22/13	REVISED 2D #3 (jwb)
10/31/13	2D REV #4 GEN VENT (rom)
11/07/13	2D REV #5 GEN VENT (rl)
12/23/13	2D REV #6 (rl) (MONO-EUCALYPTUS)

SHEET TITLE  
**ANTENNA PLAN  
& DETAILS**

PROJECTS\AT&T\13187

**A-5**





**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 285 CAMELBACK VILLAGE DRIVE, SUITE 800  
 CARLSBAD, CA 92008 (760) 434-2474



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3684  
 SAN DIEGO, CA 92121-4292

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME  
**HIGHWAY 94 EUCLID**  
 PROJECT NUMBER  
**SD0276**  
 1765 PENTACOST WAY  
 SAN DIEGO, CA 92105  
 SAN DIEGO

DRAWING DATES

05/03/13	90% ZD REVIEW (rl)
05/22/13	FINAL ZD REVIEW (rl)
05/28/13	REVISED ZD #1 (rl)
06/04/13	REVISED ZD #2 (rl)
06/22/13	REVISED ZD #3 (rl)
10/31/13	ZD REV #4 GEN VENT (raw)
11/07/13	ZD REV #5 GEN VENT (rl)
12/23/13	ZD REV #6 (rl) (MONO-EUCALYPTUS)

SHEET TITLE

**LANDSCAPE DEVELOPMENT PLAN**

PROJECTS: AT&T/13107

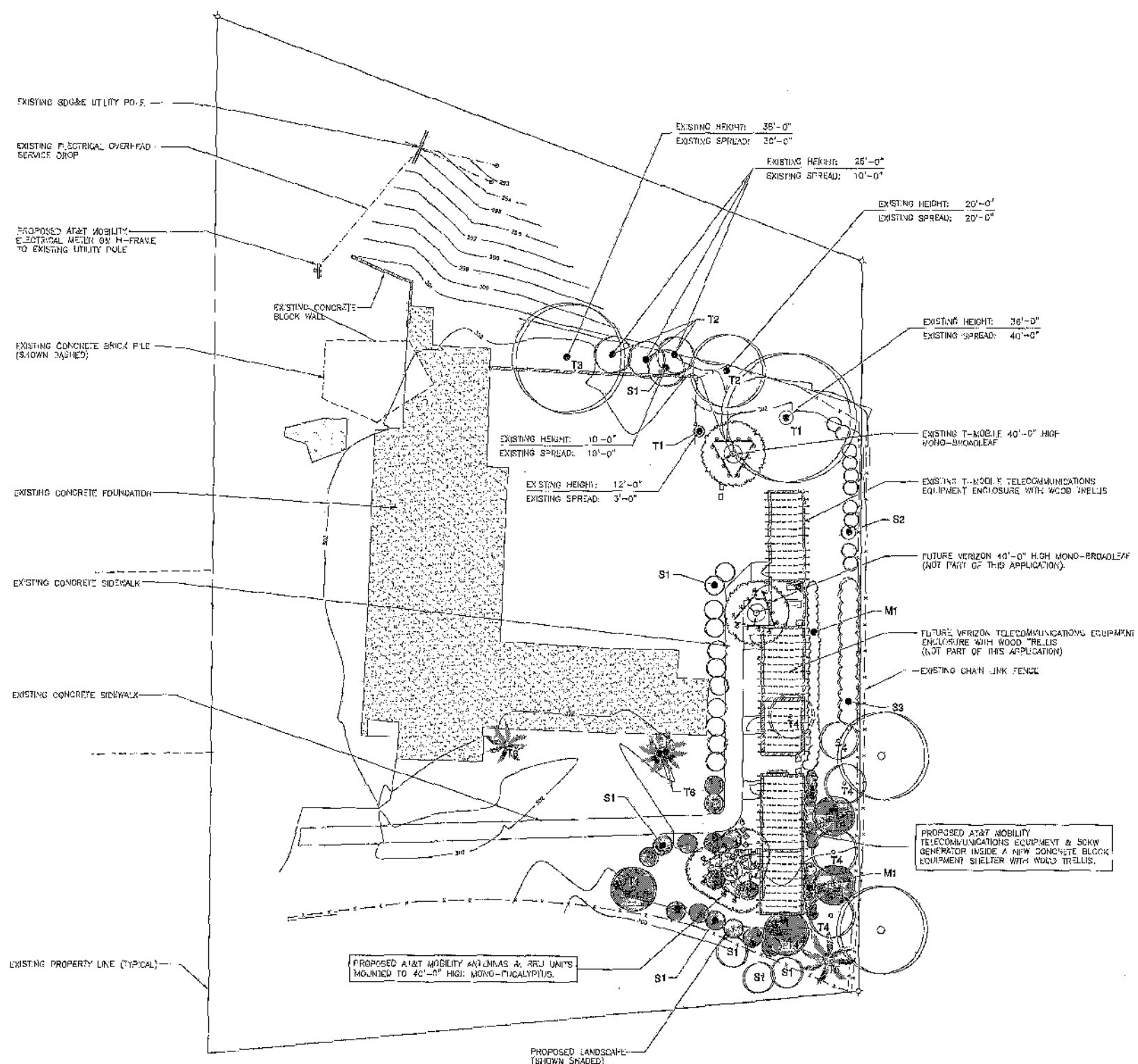
**L-1**

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES, AND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 4' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:  
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:  
 ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE  
 IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:  
 TRAFFIC SIGNALS (TOP OF SIGN) - 20 FEET  
 UNDERGROUND UTILITY LINES - 5 FEET  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET  
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
 DRIVEWAY (ENTRIES) - 10 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SPECIFIED.
10. OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA.
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY IMPACTED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
12. IF ANY REQUIRED LANDSCAPE (INCLUDING NEW OR EXISTING PLANTINGS, HEDGES, LANDSCAPE FENCES, ETC.) IS DAMAGED OR DESTROYED DURING CONSTRUCTION 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 A FINAL LANDSCAPE INSPECTION.
13. IF TREES WITH A TRUNK WIDTH OF 4 INCHES OR MORE (MEASURED BY CALIPER, 4 FEET ABOVE GRADE) ARE REMOVED OR SIGNIFICANTLY TRIMMED FOR THE INSTALLATION OR OPERATION OF THE WIRELESS COMMUNICATION FACILITY, THEN REPLACEMENT TREES OF SIMILAR SIZE SHALL BE PLANTED TO THE SATISFACTION OF THE CITY MANAGER.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL, STATEWIDE FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, FOGGING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE POHINKS, RUN-OFF, OVER-SPRAY AND WASTE.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.
12. AUTOMATIC IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.



**LANDSCAPE DEVELOPMENT PLAN**  
 SCALE: 1/8" = 1'-0"

**Booth & Suarez**  
 ARCHITECTURE INCORPORATED  
 305 CALLEBRO VILLAGE DRIVE SUITE 009  
 CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3684  
 SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME  
**HIGHWAY 94  
 EUCLID**  
 PROJECT NUMBER  
**SD0276**  
 1755 PENTECOST WAY  
 SAN DIEGO, CA 92105  
 SAN DIEGO

DRAWING DATES

05/05/13	80% 2D REVIEW (ad)
05/22/13	FINAL 2D REVIEW (ad)
05/28/13	REVISED 2D #1 (ri)
06/04/13	REVISED 2D #2 (ri)
06/22/13	REVISED 2D #3 (ob)
10/31/13	2D REV #4 GEN VENT (row)
11/07/13	2D REV #5 GEN VENT (ri)
12/23/13	2D REV #6 (ri) (MONO-EUCALYPTUS)

SHEET TITLE

**PLANTING LEGEND**

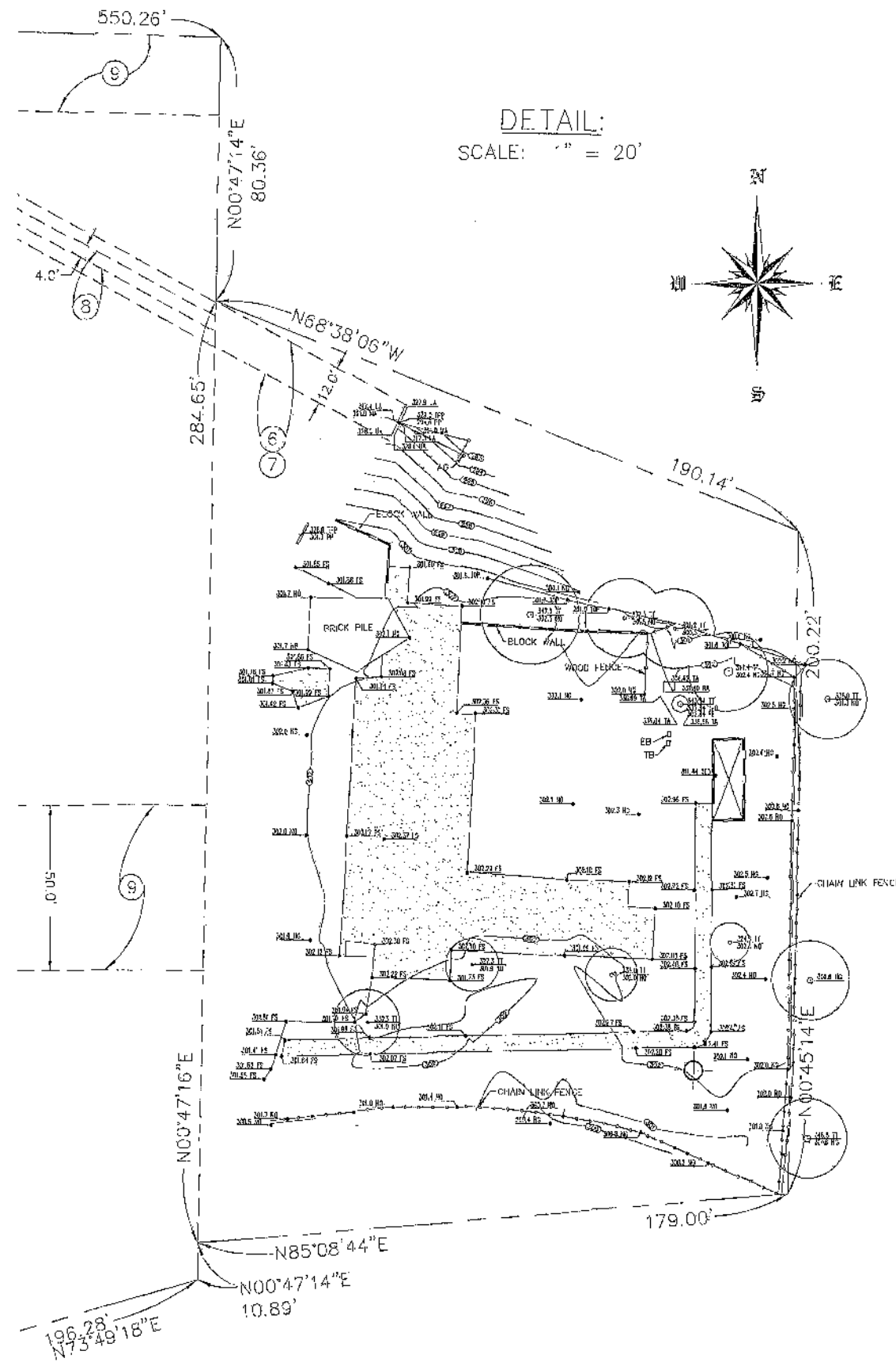
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**L-2**

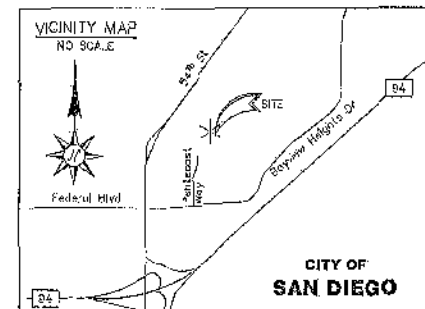
**PLANTING LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	QREYLLIA ROBUSTA	SILVY OAK TREE	EXISTING	-	75' HEIGHT 25' SPREAD
	SCHINUS MOLLE (TINJIBOU)	BRAZILIAN PEPPER TREE	EXISTING	-	30' HEIGHT 30' SPREAD
	EUCALYPTUS MICROTHECA	BLUE EUCALYPTUS	EXISTING	-	60' HEIGHT 30' SPREAD
	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR EUCALYPTUS	EXISTING	-	75' HEIGHT 45' SPREAD
	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR EUCALYPTUS	REMOVE	2	-
	EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR EUCALYPTUS	24" BOX	4	25' HEIGHT 45' SPREAD
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	EXISTING	-	75' HEIGHT 12' SPREAD
	ALCANTARA ROMANZOFFIANUM	QUEEN PALM	EXISTING	-	45' HEIGHT 25' SPREAD
	RHUS INTEGRIFOLIA	LEMONADE BERRY	EXISTING	-	10' HEIGHT 10' SPREAD
	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	15	10' HEIGHT 0' SPREAD
	DOCONAEA VISCOSA	PURPLE HOPBEEB BUSH	EXISTING	-	20' HEIGHT 8' SPREAD
	ARUNDO DONAX	GIANT REED	EXISTING	-	20' HEIGHT (INDEFINITE CLUMP)
	FICUS PUMILA	CREeping FIG	EXISTING	-	5'-0" HEIGHT 10'-0" SPREAD
	FICUS PUMILA	CREeping FIG	5 GAL	25	15'-0" HEIGHT 0'-0" SPREAD

NOTE:  
 PATCH & REPAIR GROUND COVER WHERE DAMAGED BY TRENCHING AND INSTALLATION OF LANDSCAPE SHRUBS



DETAIL:  
SCALE: 1" = 20'



CITY OF SAN DIEGO

THIS ALTAZUM LAND TITLE SURVEY IS FOR TITLE INSURANCE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION, DESIGN OR ENGINEERING FOR FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY. THIS ALTAZUM LAND TITLE SURVEY IS ALSO NOT TO BE USED FOR ASSESSING PROPERTY VALUE. THE TERMS AND CONDITIONS OF THE CIVIL ENGINEERS CONTRACT WITH CLIENT APPLY TO THIS SURVEY AND REPRESENTATIONS SECTION.

THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY 24-HOUR HOOPS OR RECENTLY PAVED ASH-ICE LOGS OR LIE.

LEGEND:

- AG - ANCHOR GUY
  - BA - HOI (W) OF ANTENNA
  - BK - BOLT
  - CL - CENTER LINE
  - CB - CATCH BASIN
  - CL - CENTER LINE
  - E - EAST
  - EB - ELECTRIC BOX
  - FD - FOUND
  - FS - FINISH SURFACE
  - LS - LICENSE SURVEYOR
  - MA - MID ARM
  - N - NORTH
  - NE - NORTH EAST
  - NG - NATURAL GROUND
  - NW - NORTHWEST
  - P.L. - PROPERTY LINE
  - PP - POWER POLE
  - S - SOUTH
  - SE - SOUTHEAST
  - SW - SOUTHWEST
  - TA - TOP OF ANTENNA
  - TB - TELECOMMUNICATION BOX
  - TC - TOP OF BUILDING
  - TD - TOP OF DRIVE
  - TOP - TOP OF NATURAL GROUND
  - TD - TOP OF POLE
  - TR - TOP OF TREE
  - TYP - TYPICAL
  - UA - UP ARM
  - W - WEST
- - TREE DRIP LINE

COORDINATES:  
LATITUDE: 32°47'28.107" N  
LONGITUDE: 117°04'48.459" W  
DATUM: NAD83

DATUM STATEMENT:  
CITY OF SAN DIEGO BENCHMARK ID: 15412  
LOCATION AT INTERSECTION OF PENTECOST WAY AND FEDERAL HIGHWAY.  
UIC: 218.108 HAYD88

BASIS OF BEARINGS:  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (ON: 8, EPOCH 1985.35 ADJUSTED GRID BEARING BETWEEN FIRST ORDER STATION 3171 AND 1189 PER CITY OF SAN DIEGO RECORD OF SURVEY 14492.

BOUNDARY NOTE:  
THE BOUNDARY SHOWN HEREON IS BASED ON RECORD INFORMATION AS COLLECTED FROM THE ASSESSORS PARCEL MAP. IT IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY. IT HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

ASSESSOR'S PARCEL NUMBER  
NO: A994322

DATE OF SURVEY:  
04/25/2013

**BOOTH & SUAREZ**  
ARCHITECTURE INCORPORATED  
355 CARLETON PILLAGE DRIVE SUITE 02  
CARLSBAD, CA 92008 (760) 834-8474

PREPARED FOR

**at&t**  
MOBILITY

7337 TRADE STREET, J. EAST, ROOM 3084  
SAN DIEGO, CA 92121-4202

CONSULTANT

**JRN**  
CIVIL ENGINEERS  
232 AVENIDA FABRICANTE,  
SUITE 107  
SAN CLEMENTE, CA 92672  
(949) 248-4585

PROJECT NAME  
**HIGHWAY 94  
EUCLID**

PROJECT NUMBER  
**SD0276**

1765 PENTECOST WAY  
SAN DIEGO, CA 92105  
SAN DIEGO

DRAWING DATE'S  
04/25/13 SURVEY DATE

SHEET TITLE  
**TOPOGRAPHIC  
SURVEY**

PROJECTS\AT&T\13187

**C-1**

