



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 28, 2014 REPORT NO. HO 14-029

ATTENTION: Hearing Officer

SUBJECT: AT&T – Logan Heights
PTS PROJECT NUMBER: 333926

LOCATION: 3034 Commercial Street

APPLICANT: AT&T MOBILITY (Permittee)/
CHARLES K. WATSON and RONALD E. TAYLOR (Owners)

SUMMARY

Issue: Should the Hearing Officer approve a Neighborhood Development Permit (NDP) and a Site Development Permit (SDP) for a Wireless Communication Facility (WCF) in the Southeastern San Diego Community Plan Area?

Staff Recommendation: APPROVE Neighborhood Development Permit (NDP) No. 1201845 and Site Development Permit (SDP) No. 1201846.

Community Planning Group Recommendation: The applicant has indicated that the Southeastern San Diego community planning group should review this item at an upcoming meeting. Minutes from this meeting were not available at the printing deadline, and an update will be provided prior to the hearing.

Environmental Review: This project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (new construction or conversion of small structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 16, 2014, and the opportunity to appeal that determination ended May 2, 2014. (Attachment 7)

BACKGROUND

This project is an application for a Neighborhood Development Permit (NDP) and Site Development Permit (SDP), Process 3, for a Wireless Communication Facility (WCF). The project is located at 3034 Commercial Street. The project is located in the Southeastern San

Diego Planned District (SESDPD) I-1 zone, within the Southeast San Diego Community Plan Area (Attachments 1, 2, 3 and 4).

WCFs are permitted in industrial zones with a Limited Use, Staff-level approval, pursuant to Land Development Code (LDC) section 141.0420(c)(1)(A). In this case, an NDP is required, because the equipment enclosure exceeds 250 square-feet [LDC section 141.0420(g)(3)]. This project is also located in the SESDPD which requires a Southeastern San Diego Development Permit (SESDDP) for commercial and industrial development [LDC section 1519.0202(a)(3)]. The SESDDP is being processed as a Site Development Permit, Process 3.

DISCUSSION

Project Description:

This WCF proposes to install 12 panel antennas, concealed within a new 40-foot tall structure designed to resemble a sand hopper. Antennas will be located behind radio-frequency (RF) transparent material, painted and textured to match the structure. This structure has been designed to blend in with the surrounding industrial development. Equipment associated with the antennas will be located in a 288 square-foot equipment building. To improve the appearance as seen from the public right-of-way, two street trees will be added, matching the existing street tree species.

The SESDPD-I-1 development regulations indicate that a 30-foot height limit should be applied to structures located 200 feet from residentially zoned property. While there is an existing building located immediately adjacent to the WCF, and there are residential properties in the surrounding area, the WCF is located more than 200 feet from residentially *zoned* property, therefore the height limitation does not apply. Initially, AT&T proposed a 45-foot tall structure, but reduced the height to 40-feet to integrate more effectively with the surrounding built environment.

The WCF Regulations and Council Policy 600-43 encourage wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. WCFs located in commercial and industrial zones are permitted with Process 1 (Staff-level) approvals, whereas WCFs located in a residential zone with a residential use are permitted with a Process 4 (Planning Commission) approval. As this particular project is located in an industrial zone, a Process 1 approval would typically be required. However, as noted earlier, a Process 2 NDP (required for the equipment area size) and a Process 3 SESDDP, processed as a SDP (required by the SESDPD), are also required for this project. The proposed location – an industrial zone – is considered one of the most preferred locations for siting a WCF. It should be noted that Wireless carriers are required to provide coverage throughout their license area, which sometimes necessitates locating a WCF in a less preferable area.

WCFs are required to “use all reasonable means to conceal or minimize the visual impact of the WCF through integration...” Integration with existing structures or among existing uses shall be

accomplished through the use of architecture, landscape, and siting solutions. In this case, AT&T is proposing to locate their antennas in a faux sand hopper structure, designed to resemble a typical industrial-type structure one might find in the area. Equipment associated with the antennas will be located in a 288 square-foot enclosure adjacent to the structure. Two street trees will be added adjacent to the project to supplement the existing trees, which will help to screen and buffer views of the WCF as seen from the public right-of-way. No deviations are requested as part of this project.

Community Plan Analysis:

While the Southeastern Community Plan does not specifically address WCFs, the City's General Plan addresses WCFs in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.
- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

This project complies with the General Plan recommendations by concealing the antennas in a structure, designed to integrate with the existing industrial buildings along Commercial Street. Equipment associated with the antennas will be located in an enclosure at the base of the tower. Two street trees will be added to supplement the existing trees, to help screen views of the structure. The project has been designed to be respectful of the neighborhood context and works to integrate with existing development.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NDP No. 1201845 and SDP No. 1201846.

ALTERNATIVES

1. **Approve NDP No. 1201845 and SDP No. 1201846, with modifications.**
2. **Deny NDP No. 1201845 and SDP No. 1201846, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



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

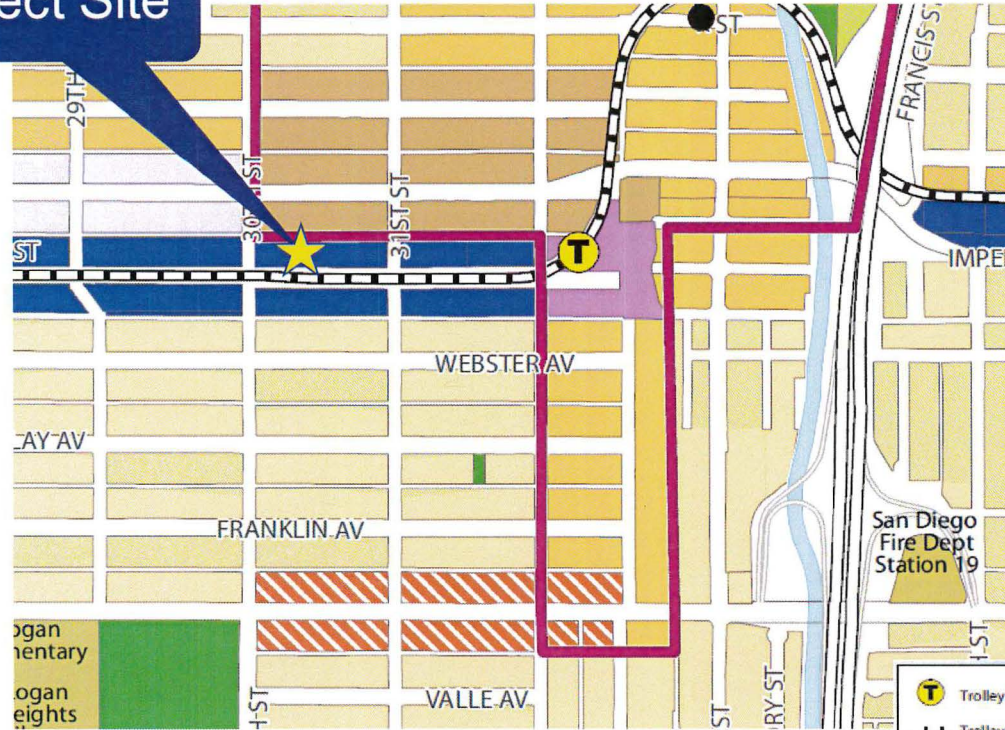


Aerial Photo

AT&T Logan Heights – Project Number 333926

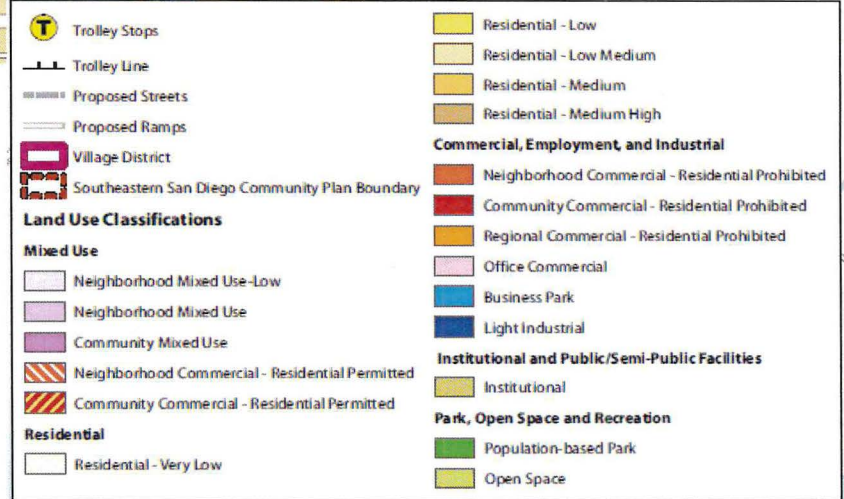
3034 Commercial St.

Project Site



Designated as "Light Industrial" in the latest Community Plan Update Land Use Map.

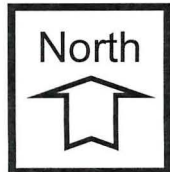
Page 1 of 1



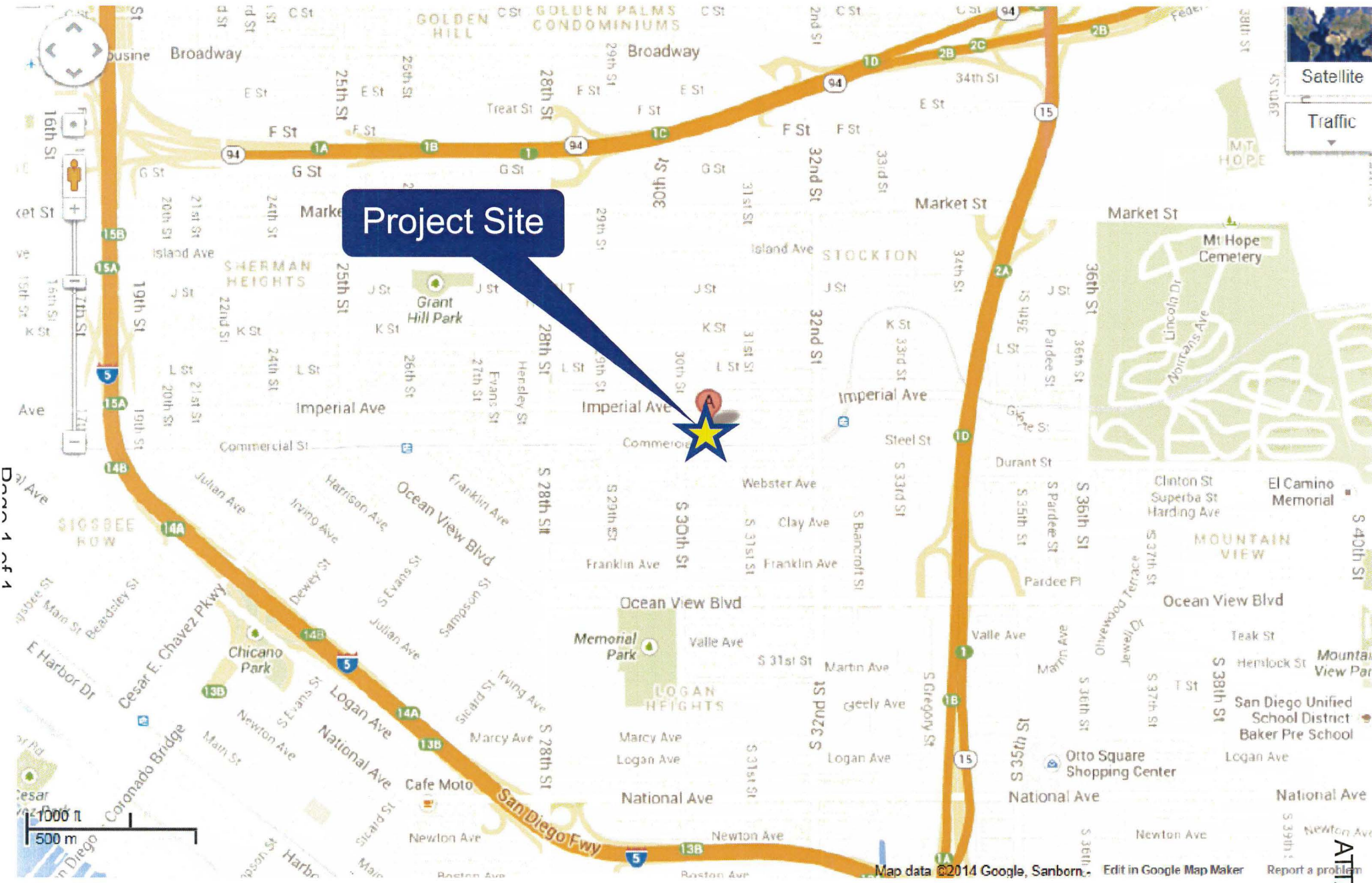
Community Plan Land Use Designation

AT&T Logan Heights – Project Number 333926

3034 Commercial St.



ATTACHMENT 2



Project Location Map

AT&T Logan Heights – Project Number 333926

3034 Commercial St.



PROJECT DATA SHEET		
PROJECT NAME:	AT&T – Logan Heights	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of a 40-foot tall faux sand hopper structure (concealing 12 panel antennas) and a 288 square-foot equipment enclosure with associated equipment.	
COMMUNITY PLAN AREA:	Southeastern San Diego	
DISCRETIONARY ACTIONS:	NDP and SDP, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Light Industrial (as indicated on the latest Community Plan Update Land Use Map – unclear in current plan)	
<u>ZONING INFORMATION:</u>		
ZONE: SESDPD-I-1		
HEIGHT LIMIT: None or 30 feet, if located within 200 feet of residentially zoned property		
FRONT SETBACK: 10 feet		
SIDE SETBACK: 0 feet		
STREETSIDE SETBACK: 10 feet		
REAR SETBACK: 15 feet		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Mixed Use, SESDPD-CSR-2-R-1500	Industrial/Commercial
SOUTH:	Light Industrial, SESDPD-I-1	Industrial
EAST:	Light Industrial, SESDPD-I-1	Industrial
WEST:	Light Industrial, SESDPD-I-1	Industrial
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	No recommendation has been provided as of the print deadline.	

**HEARING OFFICER
RESOLUTION NO. CM-XXXX
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1201845
SITE DEVELOPMENT PERMIT NO. 1201846
AT&T – LOGAN HEIGHTS
PROJECT NO. 333926**

WHEREAS, THE CITY OF SAN DIEGO, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to construct a Wireless Communication Facility (WCF) consisting of a 40-foot tall faux sand hopper structure, concealing 12 panel antennas, and a 288 square-foot equipment enclosure located adjacent to the sand hopper (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit Nos. 1201845 and 1201846);

WHEREAS, the project site is located at 3034 Commercial Street, in the Southeastern San Diego Planned District (SESDPD) I-1 zone of the Southeastern San Diego community planning area;

WHEREAS, on April 16, 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 or conversion of small structures) 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. 1201845 and Site Development Permit No. 1201846 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 126.0402

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

While the Southeastern San Diego 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. With this project, AT&T is proposing to locate antennas inside a 40-foot tall faux sand hopper structure, which resembles a structure one might find in an industrial area. Equipment is

located at the base of the structure in a 288 square-foot enclosure. Two street trees are being added to the public right-of-way adjacent to the project, in an attempt to improve views of the WCF as seen from the street.

The purpose and intent of the Southeastern San Diego Planned District Ordinance is “to provide reasonable development criteria for the construction or alteration of quality residential, commercial and industrial development throughout the Southeastern San Diego community. The intent is to implement the Southeastern San Diego Community Plan through the use of the applied urban design standards contained in this Southeastern San Diego Planned District Ordinance.” This project complies with the purpose and intent of the regulations by generating a WCF design that is architecturally integrated with the existing industrial development along Commercial Street. The proposed faux sand hopper structure is a creative attempt to be compatible with the existing warehouses and other industrial structures in the area. The height was originally proposed at 45-feet tall, but was reduced to 40-feet tall in order to blend in more effectively with the height of existing structures in the area.

Based on the design of this project, the project is respectful of the neighborhood context, meets the purpose and intent of the Southeastern San Diego Planned District, and does 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 a 40-foot tall faux sand hopper structure concealing 12 panel antennas and a 288 square-foot equipment enclosure. The project is located at 3034 Commercial Street within the Southeastern San Diego Community Plan Area.

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

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.

WCFs are permitted in industrial zones with a Limited Use, Staff-level approval, pursuant to Land Development Code (LDC) section 141.0420(c)(1)(A). In this case, an NDP is required, because the equipment enclosure exceeds 250 square-feet [LDC section 141.0420(g)(3)]. This project is also located in the SESDPD which requires a Southeastern San Diego Development Permit (SESDDP) for commercial and industrial development [LDC section 1519.0202(a)(3)]. The SESDDP is being processed as a Site Development Permit, Process 3. No deviations are requested. The project has been designed to conceal the WCF inside a faux structure, typically found in an industrial area, in an attempt to blend in with existing development. The project complies with the relevant regulations of the Land Development Code.

Site Development Permit

A. Findings for all Site Development Permits – Section 126.0502

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

While the Southeastern San Diego 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. With this project, AT&T is proposing to locate antennas inside a 40-foot tall faux sand hopper structure, which resembles a structure one might find in an industrial area. Equipment is located at the base of the structure in a 288 square-foot enclosure. Two street trees are being added to the public right-of-way adjacent to the project, in an attempt to improve views of the WCF as seen from the street.

The purpose and intent of the Southeastern San Diego Planned District Ordinance is “to provide reasonable development criteria for the construction or alteration of quality residential, commercial and industrial development throughout the Southeastern San Diego community. The intent is to implement the Southeastern San Diego Community Plan through the use of the applied urban design standards contained in this Southeastern San Diego Planned District Ordinance.” This project complies with the purpose and intent of the regulations by generating a WCF design that is architecturally integrated with the existing industrial development along Commercial Street. The proposed faux sand hopper structure is a creative attempt to be compatible with the existing warehouses and other industrial structures in the area. The height was originally proposed at 45-feet tall, but was reduced to 40-feet tall in order to blend in more effectively with the height of existing structures in the area.

Based on the design of this project, the project is respectful of the neighborhood context, meets the purpose and intent of the Southeastern San Diego Planned District, and does 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 a 40-foot tall faux sand hopper structure concealing 12 panel antennas and a 288 square-foot equipment enclosure. The project is located at 3034 Commercial Street within the Southeastern San Diego community plan area.

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

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, including any allowable deviations pursuant to the Land Development Code.

WCFs are permitted in industrial zones with a Limited Use, Staff-level approval, pursuant to Land Development Code (LDC) section 141.0420(c)(1)(A). In this case, an NDP is required, because the equipment enclosure exceeds 250 square-feet [LDC section 141.0420(g)(3)]. This project is also located in the SESDPD which requires a Southeastern San Diego Development Permit (SESDDP) for commercial and industrial development [LDC section 1519.0202(a)(3)]. The SESDDP is being processed as a Site Development Permit, Process 3. No deviations are requested. The project has been designed to conceal the WCF inside a faux structure, typically found in an industrial area, in an attempt to blend in with existing development. The project complies with the relevant regulations of the Municipal Code.

B. Findings for Southeastern San Diego Development Permits – 1519.0202(c)

- 1. The proposed use and project design meet the purpose and intent of the Southeastern San Diego Planned District Ordinance, comply with the recommendations of the Southeastern San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;**

While the Southeastern San Diego 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. With this project, AT&T is proposing to locate antennas inside a 40-foot tall faux sand hopper structure, which resembles a structure one might find in an industrial area. Equipment is located at the base of the structure in a 288 square-foot enclosure. Two street trees are being added to the public right-of-way adjacent to the project, in an attempt to improve views of the WCF as seen from the street.

The purpose and intent of the Southeastern San Diego Planned District Ordinance is “to provide reasonable development criteria for the construction or alteration of quality residential, commercial and industrial development throughout the Southeastern San Diego community. The intent is to implement the Southeastern San Diego Community Plan through the use of the applied urban design standards contained in this Southeastern San Diego Planned District Ordinance.” This project complies with the purpose and intent of the regulations by generating a WCF design that is architecturally integrated with the existing industrial development along Commercial Street. The proposed faux sand hopper structure is a creative attempt to be compatible with the existing warehouses and other industrial structures in the area. The height was originally proposed at 45-feet tall, but was reduced to 40-feet tall in order to blend in more effectively with the height of existing structures in the area.

Based on the design of this project, the project is respectful of the neighborhood context, meets the purpose and intent of the Southeastern San Diego Planned District, and does not adversely affect the General Plan or other applicable land use plans.

2. **The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;**

The proposed draft land use plan prepared for this area as part of the Southeastern San Diego Community Plan Update process shows that this area will remain designated as “Light Industrial” which is consistent with the existing zoning. This same zone is present on the adjacent parcels to the east and west. The WCF was originally proposed at 45 feet tall. In an effort to be more compatible with the existing development in the area, the height was reduced to not exceed 40 feet. The design of this project as a “sand hopper” is meant to result in a structure that will blend in and be compatible with existing industrial development along Commercial Street. AT&T will be supplementing the existing street trees with two additional street trees as a way of screening and integrating the WCF with the community as seen from the public right-of-way. Based on the design of the project, the proposed development will be compatible with existing and planned land use on adjoining properties and will not disrupt the neighborhood or community, and architectural harmony with the surrounding neighborhood and community will be achieved as far as practicable.

- 3. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and**

The project consists of a 40-foot tall faux sand hopper structure concealing 12 panel antennas and a 288 square-foot equipment enclosure. The project is located at 3034 Commercial Street within the Southeastern San Diego Community Plan Area.

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

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 health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity.

- 4. The proposed use will comply with the relevant regulations of the Municipal Code.**

WCFs are permitted in industrial zones with a Limited Use, Staff-level approval, pursuant to Land Development Code (LDC) section 141.0420(c)(1)(A). In this case, an NDP is required, because the equipment enclosure exceeds 250 square-feet [LDC section 141.0420(g)(3)]. This project is also located in the SESDPD which requires a Southeastern San Diego Development Permit (SESDDP) for commercial and industrial development [LDC section 1519.0202(a)(3)]. The SESDDP is being processed as a Site Development Permit, Process 3. The project has been designed to conceal the WCF inside a faux structure, typically found in an industrial area, in an attempt to blend in with existing development. The project complies with the relevant regulations of the Municipal Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Neighborhood Development Permit No. 1201845 and Site Development Permit No. 1201846 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1201845 and 1201846, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: May 28, 2014

Internal Order No. 24003999

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: 24003999

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1201845
SITE DEVELOPMENT PERMIT NO. 1201846
AT&T – LOGAN HEIGHTS
PROJECT NO. 333926
HEARING OFFICER

This NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) No. 1201845 and SITE DEVELOPMENT PERMIT (SDP) No. 1201846 is granted by the Hearing Officer of the City of San Diego to CHARLES K. WATSON and RONALD E. TAYLOR, Owners, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 1519.0202, 126.0402, and 126.0502. The site is located at 3034 Commercial Street in the SESDPD-I-1 zone of the Southeastern San Diego community planning area. The project site is legally described as: Lots 39 through 48 in Block 104 of Central Park, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 435, filed in the Office of the County Recorder of San Diego County, November 9, 1887.

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 faux sandhopper, concealing 12 panel antennas, 24 remote radio units (RRUs), and 4 surge suppressors. Equipment is proposed in a 492 square foot equipment enclosure, which is permitted with the processing of this NDP. Antenna dimensions are: 78.3" by 11.8" by 6.0";
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. 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, 2017.
2. This NDP and SDP 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.

AIRPORT REQUIREMENTS:

14. Prior to issuance of building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any construction permit, the Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Commercial Street and the Adjacent Alley Right-of-Way.

16. Prior to the issuance of any construction permit, the Permittee shall obtain a Public Right-of-Way permit for the proposed work in the Commercial Street and the Adjacent Alley Right-of-Way.

17. The project proposes to export 15 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.

18. 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.

19. 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.

20. 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.

LANDSCAPE REQUIREMENTS:

21. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

22. Prior to issuance of any construction permits, complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards

shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40 square foot area around each tree which is unencumbered by hardscape and utilities.

23. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

PLANNING/DESIGN REQUIREMENTS:

24. 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.

25. Antennas and mounting apparatus shall not extend above the sandhopper screening.

26. 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.

27. 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.

28. 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.

29. 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."

30. No overhead cabling is allowed for this project.

31. The Owner/Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.

32. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) prior to receiving final inspection approval.

33. 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.

34. 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.

35. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department.

36. Use of FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the rest of the structure. All FRP shall be painted and textured to match the faux sandhopper.

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. 1201845 and SDP No. 1201846
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.**

CHARLES K. WATSON
Owner

By _____
CHARLES K. WATSON

RONALD E. TAYLOR
Owner

By _____
RONALD E. TAYLOR

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: April 18, 2014

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24003999

PROJECT NAME/NUMBER: AT&T- Logan Heights/PTS 333926

COMMUNITY PLAN AREA: Southeastern San Diego

COUNCIL DISTRICT: 8

LOCATION: The project is located at 3034 Commercial Street, San Diego, CA 92113, in the SESDPD-I-1 zone within the Southeastern San Diego Community Planning area.

PROJECT DESCRIPTION: The new Wireless Communication Facility (WCF) would be located in an existing industrial yard, the project would consist of 12 antennas located inside a new 40 foot high faux sandhopper tank structure. Located adjacent would be the associated 288 square foot (sq. ft.) concrete masonry unit wall equipment enclosure.

ENTITY CONSIDERING PROJECT APPROVAL: Hearing Officer

ENVIRONMENTAL DETERMINATION: 15303 – (New construction or conversion of small structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an initial review of this project and it was determined that the WCF meets the categorical exemption criteria set forth in the CEQA State Guidelines, Section 15303 (new construction or conversion of small structures), which allows for the construction of small facilities and the installation of new equipment in small structures. This WCF proposes a new 40 foot high faux sandhopper tank structure with 12 antennas and associated equipment enclosure located in an industrial yard. Since the project site is currently developed and lacks sensitive resources the exemption is appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton

MAILING ADDRESS: 1222 1st Avenue, MS 501, San Diego, CA
92101

PHONE NUMBER: (619) 446-5349

ATTACHMENT 7

On April 16, 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. That appeal deadline date is May 2, 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.

A recommendation from the Southeastern San Diego Community Planning Group is not available to meet the print deadline.



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

Ownership Disclosure Statement

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

Project Title: SD0252 Logan Heights
 Project No. For City Use Only: _____

Project Address:
 3034 Commercial Street, San Diego, CA 92113

Part I - To be completed when property is held by individual(s)

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

Additional pages attached Yes No

Name of Individual (type or print):
 Charles K. Watson and Ronald Taylor, Trustee of Taylor Trust
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 16488 Falcon Heights Road
 City/State/Zip:
 Ramona, CA 92065
 Phone No: (619) 339-4643 Fax No: _____
 Signature: _____ Date: 11-18-2015

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 City/State/Zip:
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services
 Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (5-05)

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



Lori 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



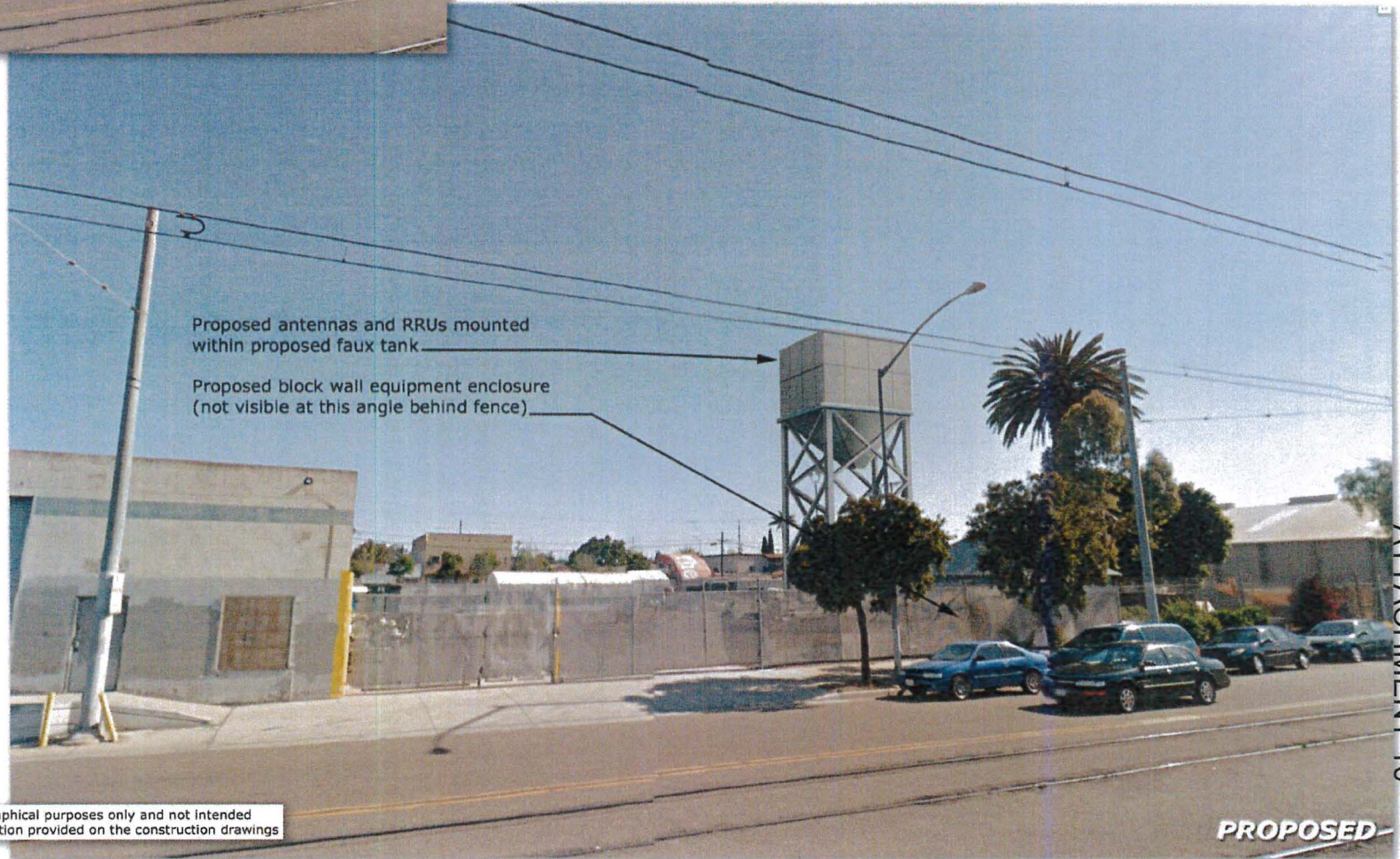
Wayne Watts
Senior Executive Vice President and General Counsel

EXISTING



SD0252
Logan Heights
3034 Commercial Street
San Diego, CA 92113

Page 1 of 1



Proposed antennas and RRUs mounted within proposed faux tank

Proposed block wall equipment enclosure (not visible at this angle behind fence)

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

2/7/2014

Photosimulation of proposed telecommunications site

ATTACHMENT 10



PHOTO STUDY & KEY MAP

SD0252

Logan Heights
3034 Commercial Street
San Diego, CA 92113

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

November 8, 2013



Looking at north elevation



Looking at south elevation



Looking at west elevation



Looking north from site



Looking south from site



Looking east from site



Looking west from site



Onsite Photo 1



Onsite Photo 2



Onsite Photo 3



Onsite Photo 4



Onsite Photo 5



Onsite Photo 6



South view of the facility



South view of the property



West view of the facility



Aerial photo of site

SITE JUSTIFICATION
AT&T: Logan Heights
3034 Commercial Street

PROJECT DESCRIPTION

The project proposes to locate a wireless communication facility at 3034 Commercial Street in the Southeastern San Diego Area. The project will consist of twelve (12) antennas located inside a 45 foot faux sandhopper. The associated equipment will be located inside an enclosure at the base of the sandhopper. The equipment enclosure is approximately 288 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 structures found on existing industrial properties in the area.

The property is zoned SESDPDO I-2 and developed with an industrial warehouse. The property is surrounded by industrial and commercial development on all sides.

SITE DESIGN

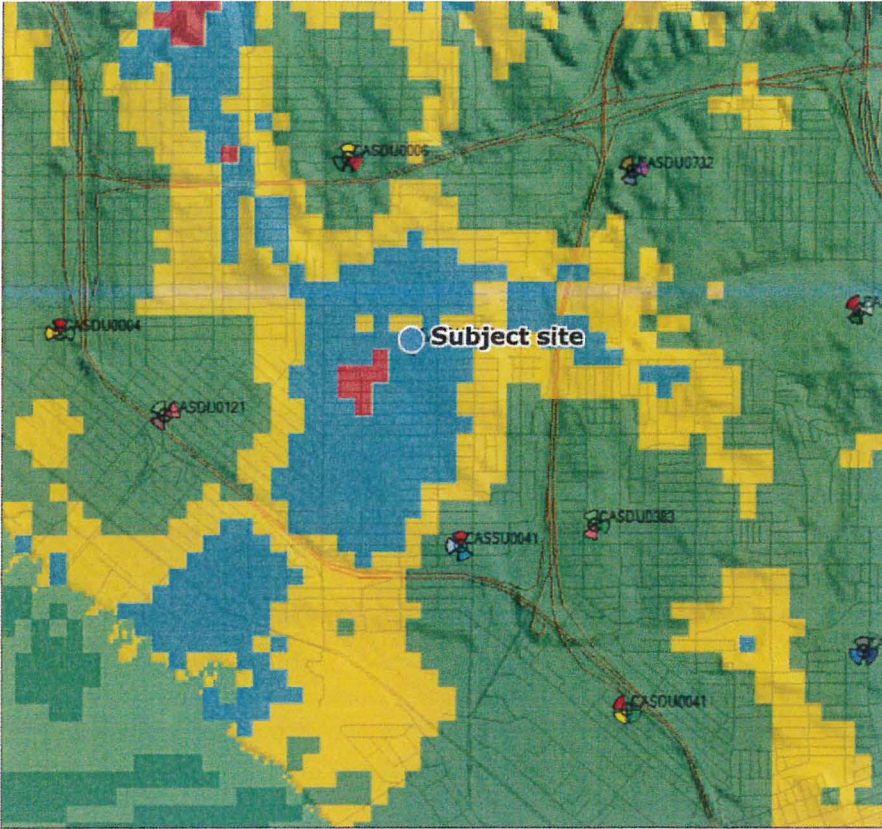
The antennas will be located on a 45 foot faux sandhopper. The structure design is consistent with structures on surrounding industrial properties. The antennas will be concealed within the top of the sandhopper and will not be visible from any vantage points. The associated equipment will be located in an enclosure at the base of the structure.

PREFERENCE 1 LOCATION

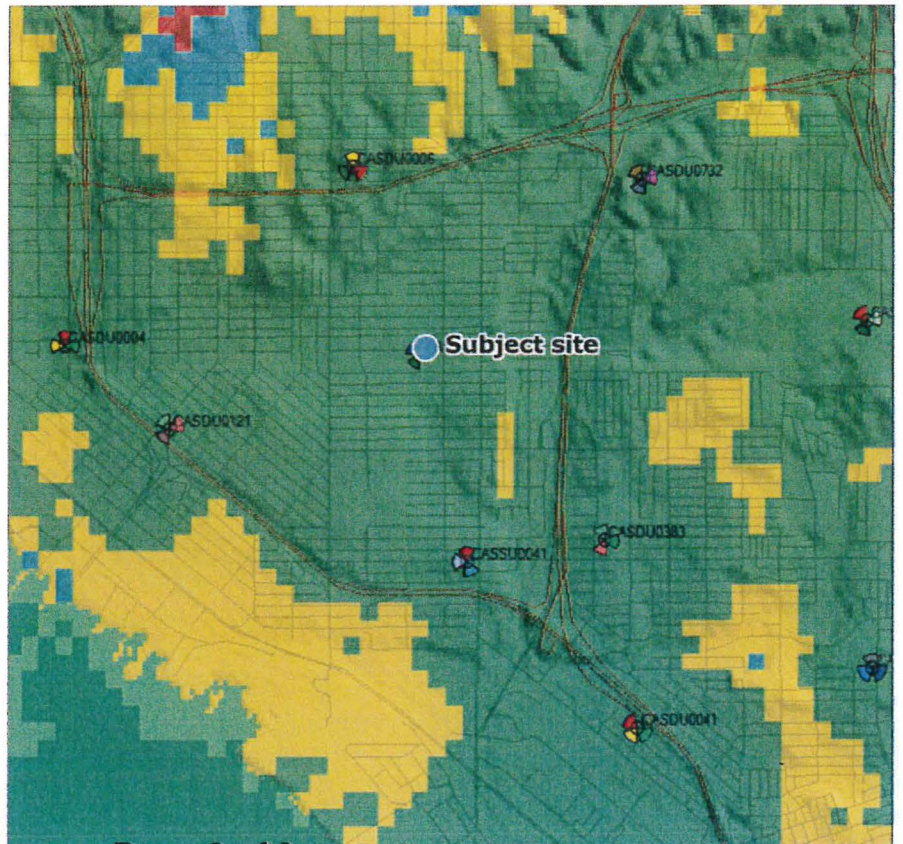
The proposed facility is located on an industrial property which is a Preference 1 Location. A Process 3 Southeastern San Diego Development Permit is required because the project is located within the SESDPDO. The project is located and designed to meet be consistent with all relevant regulations, be minimally visible from vantage points or surrounding properties and to meet the intent of Council Policy 600-43.

CO-LOCATION OF FACILITIES

No other wireless carriers are located on this property.



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

DATE OF HEARING:	May 28, 2014
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) AND SITE DEVELOPMENT PERMIT (SDP), PROCESS 3
PROJECT NO:	<u>333926</u>
PROJECT NAME:	<u>AT&T – LOGAN HEIGHTS</u>
APPLICANT:	SHELLY KILBOURN, PLANCOM, INC., AGENTS REPRESENTING AT&T MOBILITY
COMMUNITY PLAN AREA:	SOUTHEASTERN SAN DIEGO
COUNCIL DISTRICT:	District 8
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@saniego.gov

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 faux sandhopper structure, concealing 12 panel antennas, and an equipment enclosure located adjacent to the structure. The project is located at 3034 Commercial Street.

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 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.

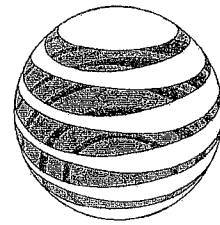
This project was determined to be categorically exempt from the California Environmental Quality Act on April 16, 2014 and the opportunity to appeal that determination ended May 2, 2014.

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: 24003999

Revised 04/08/10 HRD



at&t

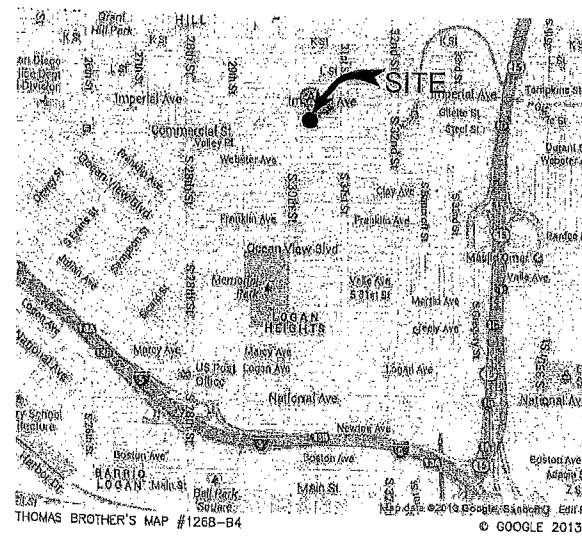
SD0252 LOGAN HEIGHTS

3034 COMMERCIAL STREET
SAN DIEGO, CA 92113

ARCHITECT

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
3888 FIRST AVENUE - SUITE 100 - SAN DIEGO, CA 92103
619.299.4210 - 619.299.4291 FAX - DDDMAIL@AOL.COM

- DRIVING DIRECTIONS FROM AT&T WIRELESS OFFICE:
- HEAD EAST ON PACIFIC CENTER BLVD. TOWARD PACIFIC HEIGHTS BLVD.
 - TAKE 1ST RIGHT ONTO PACIFIC HEIGHTS BLVD.
 - TURN RIGHT ONTO MIRA MESA BLVD.
 - CONTINUE ONTO SORRENTO VALLEY ROAD
 - TAKE RAMP ONTO I-805 SOUTH
 - TAKE EXIT ONTO CA-15 SOUTH TOWARD CA-94 W/M L KING JR FREEWAY
 - TAKE THE OCEAN VIEW BLVD EXIT TOWARD IMPERIAL AVE
 - TURN RIGHT ONTO OCEAN VIEW BLVD
 - TAKE THE 3RD RIGHT ONTO SOUTH 32ND ST
 - TURN LEFT ONTO COMMERCIAL STREET
 - THE PROPERTY IS ON THE RIGHT



VICINITY MAP

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 39, AND 40 IN BLOCK 104 OF CENTRAL PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, PER MAP NO. 435, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 9, 1887.

LEGAL DESCRIPTION

PROJECT APPLICANT:
AT&T WIRELESS
5763 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121

CONSTRUCTION MANAGER:
ROBERT MEDINA
302 STATE PLACE
ESCONDIDO, CA 92029
790.815.6669

PLANNING REPRESENTATIVE:
DARRELL DAUGHERTY
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
619.200.2200 PHONE

SITE ACQUISITION:
JODY BITTERLIN
PLANCOM INC.
302 STATE PLACE
ESCONDIDO, CA 92029
858.349.8055 PHONE

R.F. ENGINEERING REPRESENTATIVE:
RAW JINDAL
5763 PACIFIC CENTER BLVD.
SAN DIEGO, CA 92121
925.822.4394

ARCHITECT:
DI DONATO ASSOCIATES
3839 FIRST AVE, SUITE 100
SAN DIEGO, CA 92103
619.299.4210 PHONE
619.299.4250 FAX
dd@mail@aol.com

PROPERTY OWNER:

3034 COMMERCIAL STREET
SAN DIEGO, CA 92113
PHONE: 000.000.0000

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF A PROPOSED AT&T TELECOMMUNICATIONS SITE CONSISTING OF THE FOLLOWING:

A TOTAL OF (12) ANTENNAS, (24) RRUS, AND (4) SURGE SUPPRESSORS ARE TO BE MOUNTED INSIDE A PROPOSED 40' HIGH FAUX SANDHOPPER TANK STRUCTURE; PROPOSED EQUIPMENT INSTALLED INSIDE A PROPOSED 12'-0" X 24'-0" CMU EQUIPMENT SHELTER.

THE FACILITY WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COUNTY AND SURROUNDING CITIES BY PROVIDING MORE RELIABLE CELLULAR COMMUNICATION AT THIS LOCATION.

NOTE: EXISTING CARRIERS: NONE

SITE ADDRESS:
3034 COMMERCIAL STREET
SAN DIEGO, CA 92113

ASSESSOR'S PARCEL NUMBER:
545-371-19

LATITUDE:
32° 42' 20.22" N

LONGITUDE:
117° 07' 43.16" W

TOTAL SITE AREA:
7011 SF (0.16 AC)

EXISTING FLOOR AREA:
N/A

NEW PROJECT AREA:
APPROX. 492 SF

OVERALL HEIGHT:
45'-0" PROPOSED (NOTE: THE SITE IS MORE THAN 200 FT FROM RESIDENTIALLY ZONED PROPERTY)

EXISTING TYPE OF CONSTRUCTION:
N/A

NEW TYPE OF CONSTRUCTION:
N/A

ALL WORK SHALL COMPLY WITH THE FOLLOW APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2010 EDITION (WHICH ADOPTS THE 2009 IBC, 2009 UMC, 2009 UPC, AND THE 2008 NEC)

CALIFORNIA BUILDING CODE, 2010 EDITION

CALIFORNIA PLUMBING CODE, 2010 EDITION

CALIFORNIA MECHANICAL CODE, 2010 EDITION

CALIFORNIA ELECTRICAL CODE, 2010 EDITION

CALIFORNIA FIRE CODE, 2010 EDITION

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

PROJECT INFORMATION

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER THE FOLLOWING:

OBC SECTION 1105B.3.4 - BUILDING ACCESSIBILITY
CAL ACS ACCESSIBILITY STANDARDS INTERPRETIVE MANUAL

CONTACTS

#	TYPE OF INSPECTION	DESIGN STRENGTH

SPECIAL INSPECTIONS

ADA COMPLIANCE

T01 TITLE SHEET

- Z01 SITE PLAN
- Z02 AREA PLAN
- Z03 ELEVATIONS
- Z04 ELEVATIONS
- Z05 EQUIPMENT PLAN
- Z06 ANTENNA DETAILS

JURISDICTION:
SAN DIEGO COUNTY

EXISTING ZONING:
N/A

OVERLAYS:
N/A

CURRENT USE:
VACANT (PARKING)

PROPOSED USE:
TELECOMMUNICATIONS FACILITY

EXISTING OCCUPANCY:

NEW OCCUPANCY:
U (UTILITY)

FLOOR AREA RATIO:
ALLOWABLE FAR (ZONE I-1) = 1.5
7011 X 1.5 = 10517 SF ALLOWABLE
PROPOSED 492 SF < 10517 --> [OK]

LOT COVERAGE:
ALLOWABLE (ZONE I-1) = 50%
7011 X 50% = 3505.5 SF ALLOWABLE
PROPOSED 492 SF < 3505.5 SF --> [OK]

UTILITIES:
ELECTRICAL: SDG&E
TELEPHONE: AT&T
FIRE DEPT.: CITY OF SAN DIEGO

SHEET INDEX

CONSTRUCTION REPRESENTATIVE	
SITE ACQUISITION	
R.F. ENGINEERING REPRESENTATIVE	
PLANNING REPRESENTATIVE	
AT&T REPRESENTATIVE	
LANDLORD	
DM-E911	

APPROVALS

PROJECT NAME

SD0252
LOGAN HEIGHTS
3034 COMMERCIAL STREET, SAN DIEGO, CA 92113

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-14-13	RHA	90% FOR REVIEW
08-26-13	RHA	REVISED PER U COMMENTS
08-14-13	RHA	REVISED PER U COMMENTS
08-20-13	RHA	REVISED PER PLANNING COMMENTS
08-20-13	RHA	REVISED PER 1724 SCOPING LETTER

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

T01
TITLE SHEET

SD0252
1302.07
PLOT SCALE 1:1 (24x36" SIZE)

Package Copy
Dev. Plans reduced 11x17

THESE DESIGN CHANGES AND REVISIONS ARE THE PROPERTY AND COPYRIGHT OF CDANS. SHALL NOT BE USED IN CONNECTION WITH ANY OTHER WORK EXCEPT BY AGREEMENT WITH CDANS. THESE SHALL BE CHANGED OR REVOKED WITHOUT THE CONSENT OF CDANS. WRITTEN DIMENSIONS SHALL BE VIEWED ON THE JOB SITE. ANY DISCREPANCY SHALL BE RESOLVED TO THE NOTICE OF THE CDANS PRIOR TO THE COMMENCEMENT OF ANY WORK.

LESSOR'S CERTIFICATE
STANDARD WIRELESS FACILITY PROJECT
FOR POST CONSTRUCTION BMP'S

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
3034 COMMERCIAL STREET, SAN DIEGO CA 92113
(ADDRESS OR LEGAL DESCRIPTION)

UNDERSTAND THAT, IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT
MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO "RETAIN POLLUTANTS FROM
THE PROJECT AREA" AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED
LAND USE ARE AS FOLLOWS:

SOLVENTS
NITROGENS
TURBIDITY AND SOLIDS
OXYGEN DEMANDING SUBSTANCE
OIL AND GREASE
BACTERIA AND VIRUSES
PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

- MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS
- MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES
- CONSERVE NATURAL AREAS
- USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGE TO THE PUBLIC DRAINAGE SYSTEM
- PRESERVE EXISTING NATIVE TREES AND SHRUBS
- PROTECT ALL SLOPES FROM EROSION.

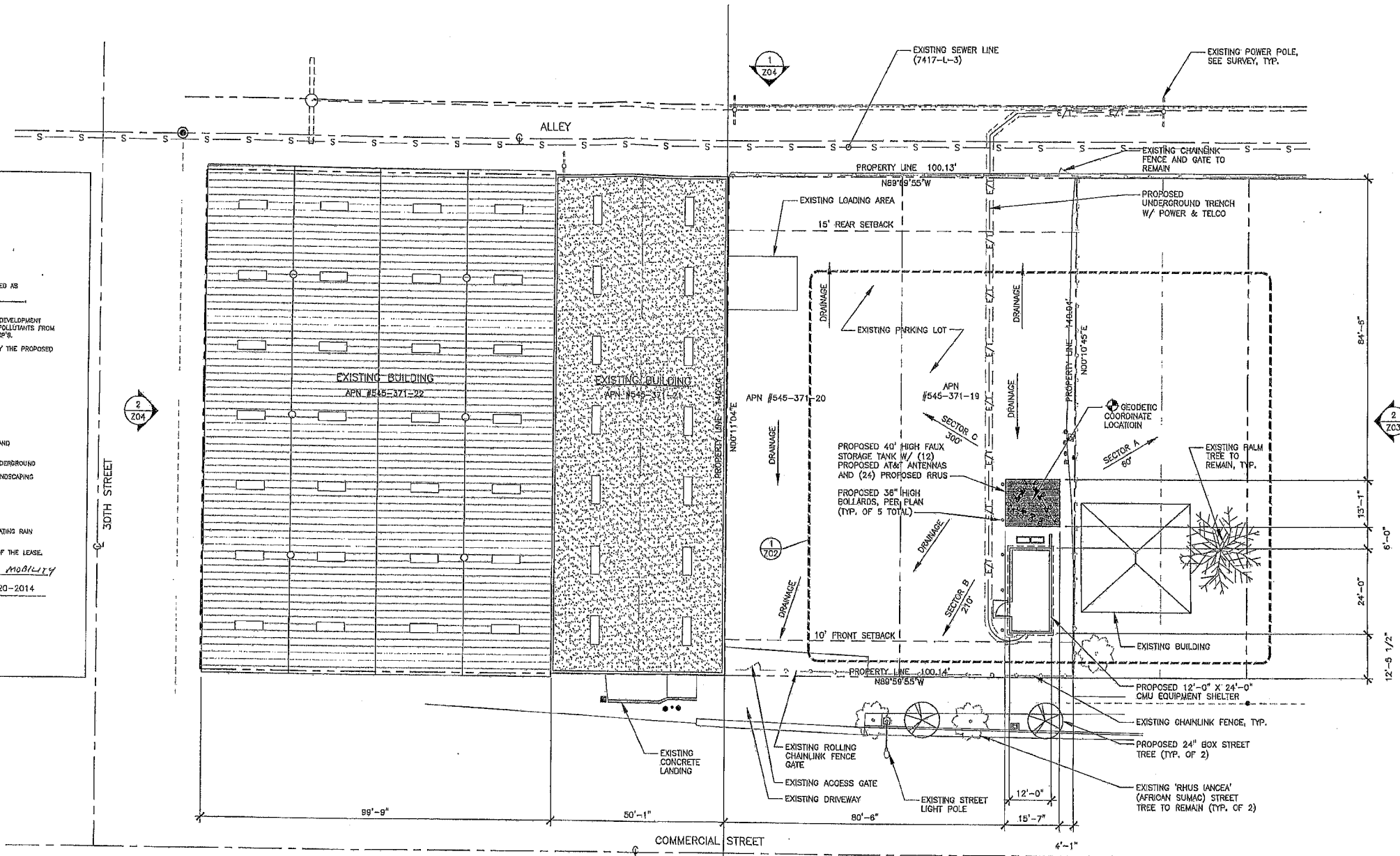
ADDITIONALLY, I/WE WILL:

- MINIMIZE THE USE OF PESTICIDES
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN, INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS AS NEEDED.

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S FOR THE DURATION OF THE LEASE.

LESSEE KEVIN C BECKER COMPANY NAME NET MOBILITY
(PRINT NAME) (PRINT NAME)

LESSEE K C B DATE 02-20-2014
(SIGNATURE)



LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MINIMUM TREE SEPARATION DISTANCE:
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE TRAFFIC SIGNALS (STOP SIGN) - 20 FT.
UNDERGROUND UTILITY LINES - 5 FT (10 FT FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FT.
DRIVEWAY (ENTRIES) - 10 FT.
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FT.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 14.2-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(a)].
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE (OWNER). LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY THE (OWNER). THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

GENERAL NOTES:

- AT ALL PRIVATE UTILITY AND PUBLIC SEWER CROSSINGS, THERE SHALL BE A MINIMUM 12" CLEAR SAND CUSHION.
- THE APPLICANT SHALL OBTAIN A NONEXCLUSIVE RIGHT-OF-WAY USE AGREEMENT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE COMMERCIAL STREET AND THE ADJACENT ALLEY RIGHT-OF-WAY.
- THE APPLICANT SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF SAN DIEGO FOR THE PROPOSED WORK IN THE COMMERCIAL STREET AND THE ADJACENT ALLEY RIGHT-OF-WAY.
- SAN DIEGO MUNICIPAL CODE SECTION 142.0607 REPAIR AND REPLACEMENT OF PUBLIC FACILITIES REQUIRES WHERE IN THE COURSE OF DEVELOPMENT OF PRIVATE PROPERTY, PUBLIC FACILITIES ARE DAMAGED OR REMOVED THE PROPERTY OWNER/PERMITEE SHALL AT NO COST TO THE CITY, REPAIR OR REPLACE THE PUBLIC FACILITY TO THE SATISFACTION OF THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE 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.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITEE 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.

SECTOR	AZIMUTH	NO. OF ANTENNAS	NO. OF RRUS 1	NO. OF SQUIDS	NO. OF COAX
A	60°	4	9	2	8
B	210°	4	9	1	8
C	300°	4	6	1	8

GRADING TABLE

LOCATION	AMOUNT	NOTES	NET CHANGE
TRENCHING	41.5 CU. YARDS	WILL BE REMOVED AND REINSTALLED/RECOMPACTED	0
FOUNDATION	15 CU. YARDS	WILL BE REMOVED AT PROPOSED FOOTINGS	+15 CU. YD.

ARCHITECT

DI DONATO ASSOCIATES
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PROJECT NAME

SD0252
LOGAN HEIGHTS
3034 COMMERCIAL STREET, SAN DIEGO, CA 92113

ISSUES REVISIONS

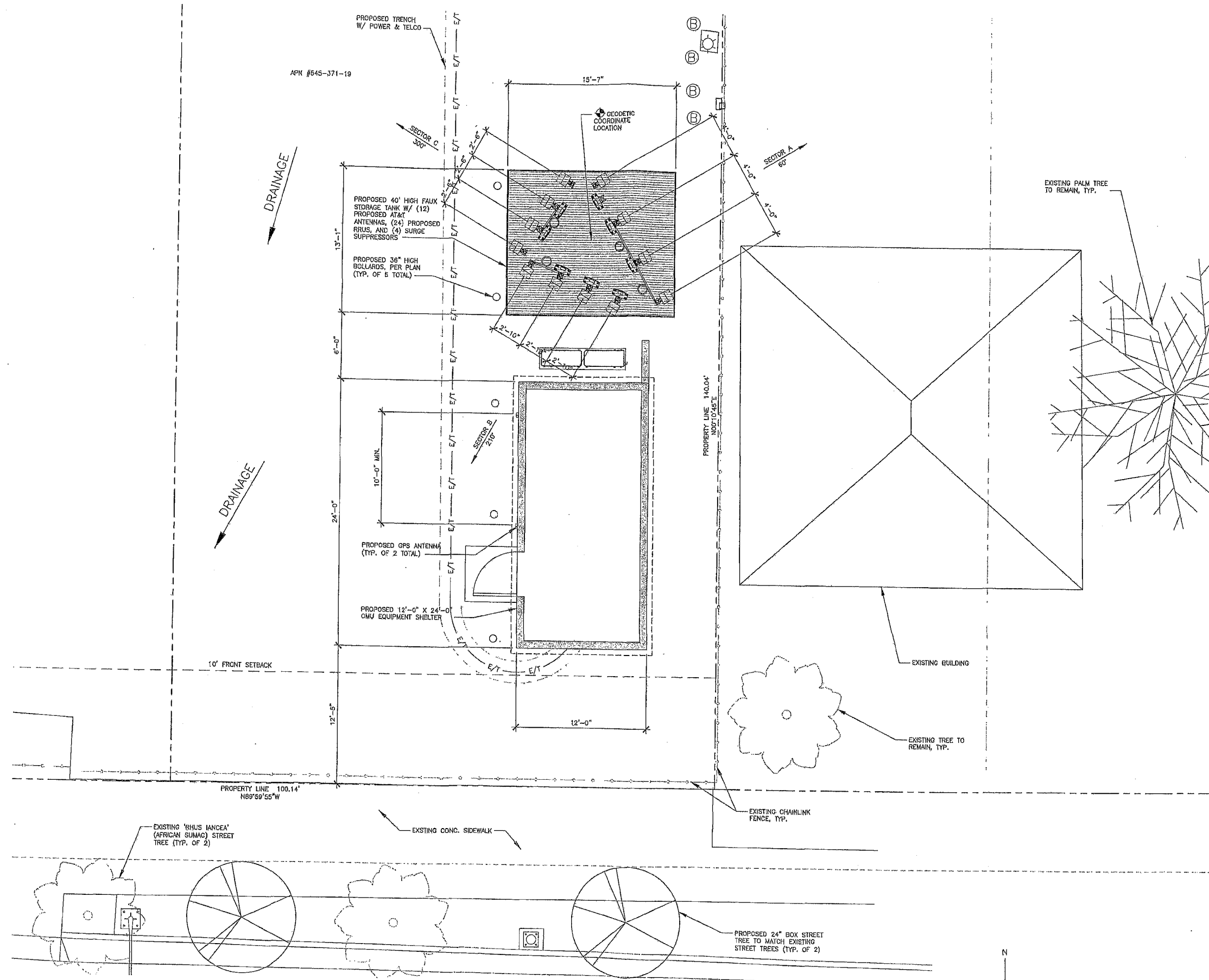
DATE	BY	ISSUE DESCRIPTION
06-14-13	RHA	BOX FOR REVIEW
06-26-13	RHA	REVISED PER LL COMMENTS
08-14-13	RHA	REVISED PER PLANNING COMMENTS
09-03-13	RHA	REVISED PER PLANNING COMMENTS
02-20-14	RHA	REVISED PER 1/24 SCOPING LETTER

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z01
SITE PLAN

SD0252
1802.07
PLOT SCALE 1:1 (24x36 TD SIZE)



AREA PLAN
1/4"=1'-0"

ARCHITECT



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PROJECT NAME



SD0252
LOGAN HEIGHTS
3054 COMMERCIAL STREET, SAN DIEGO, CA 92115

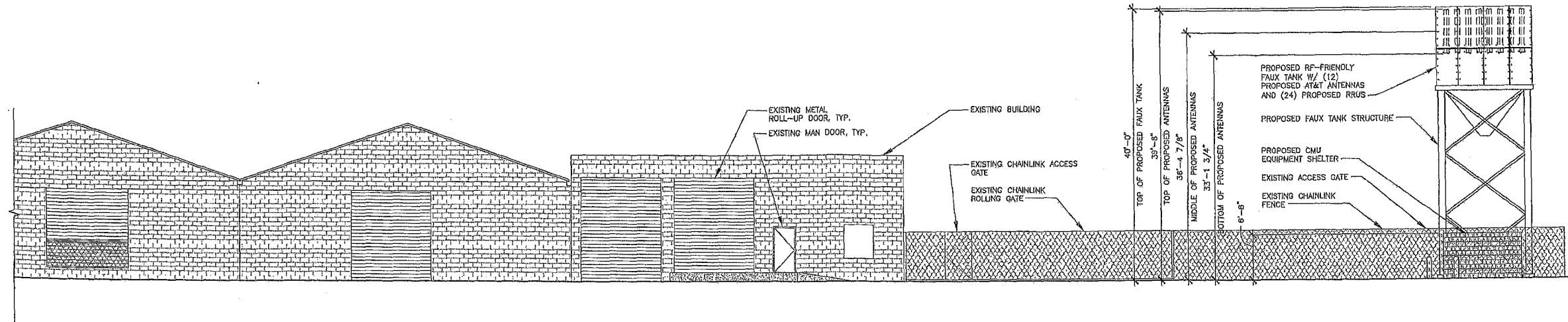
ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
06-14-13	RHA	BOX FOR REVIEW
08-28-13	RHA	REVISED PER ILL COMMENTS
09-14-13	RHA	REVISED AZIMUTHS PER RF/RAW
09-03-13	RHA	REVISED PER PLANNING COMMENTS
02-20-14	RHA	REVISED PER 1/24 SCOPING LETTER

SHEET INFORMATION

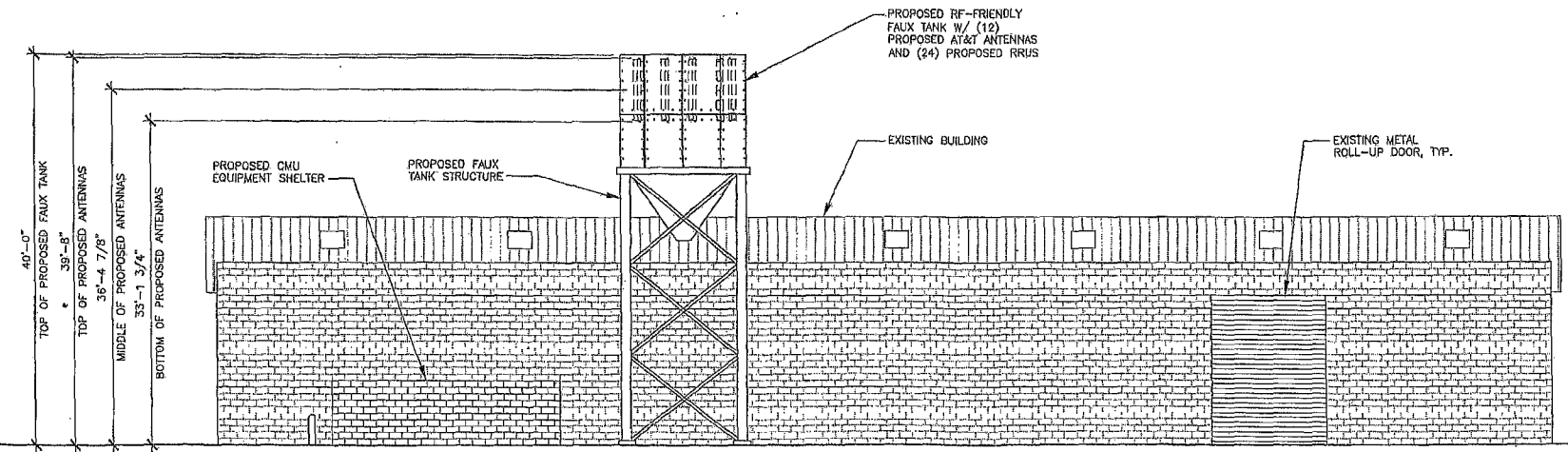
DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS
Z02
AREA PLAN
SD0252
1302.07
PLOT SCALE 1:1 (24x36" SIZE)

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SOUTH ELEVATION
1/8"=1'-0"

1



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

2

ARCHITECT



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PROJECT NAME



SD0252
LOGAN HEIGHTS
3034 COMMERCIAL STREET, SAN DIEGO, CA 92113

ISSUES REVISIONS

DATE	BY	ISSUE DESCRIPTION
08-14-13	RHA	BOOK FOR REVIEW
08-26-13	RHA	REVISED PER LL COMMENTS
08-14-13	RHA	REVISED AZIMUTHS PER RF/RAV
09-03-13	RHA	REVISED PER PLANNING COMMENTS
02-20-14	RHA	REVISED PER 1/24 SCOPING LETTER

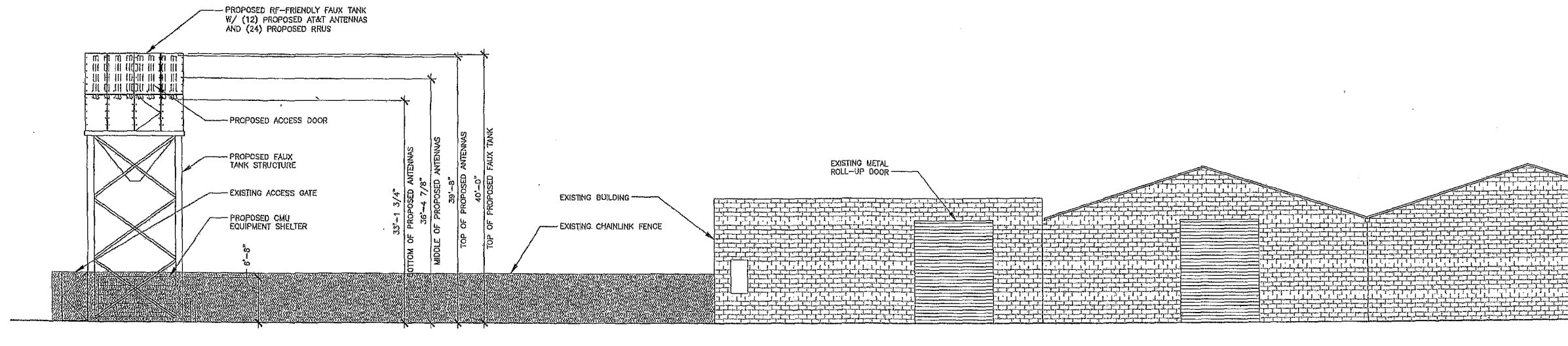
SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z03
ELEVATIONS

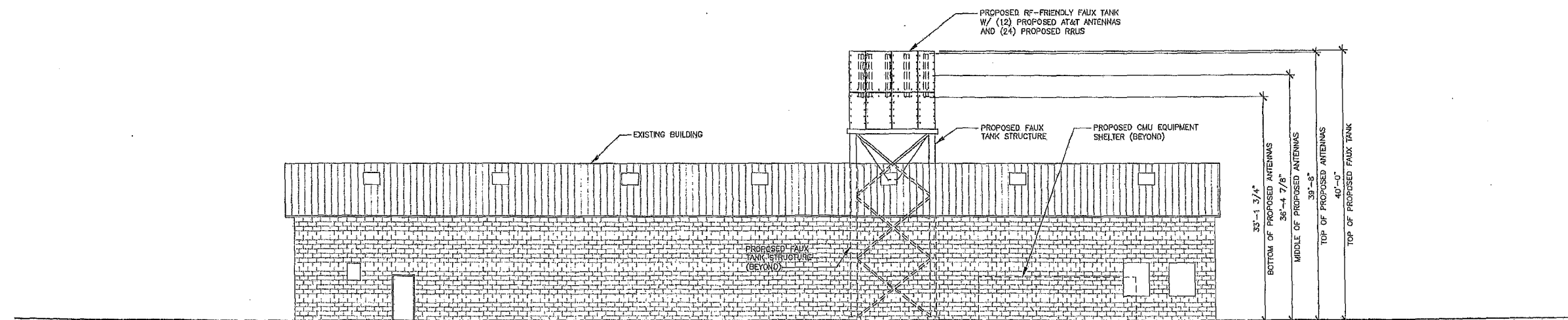
SD0252
1302.07
PLOT SCALE 1:1 (24x36" D SIZE)

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NORTH ELEVATION
1/8"=1'-0"

1



WEST ELEVATION
1/8"=1'-0"

2

ARCHITECT



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PROJECT NAME



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ISSUES REVISIONS

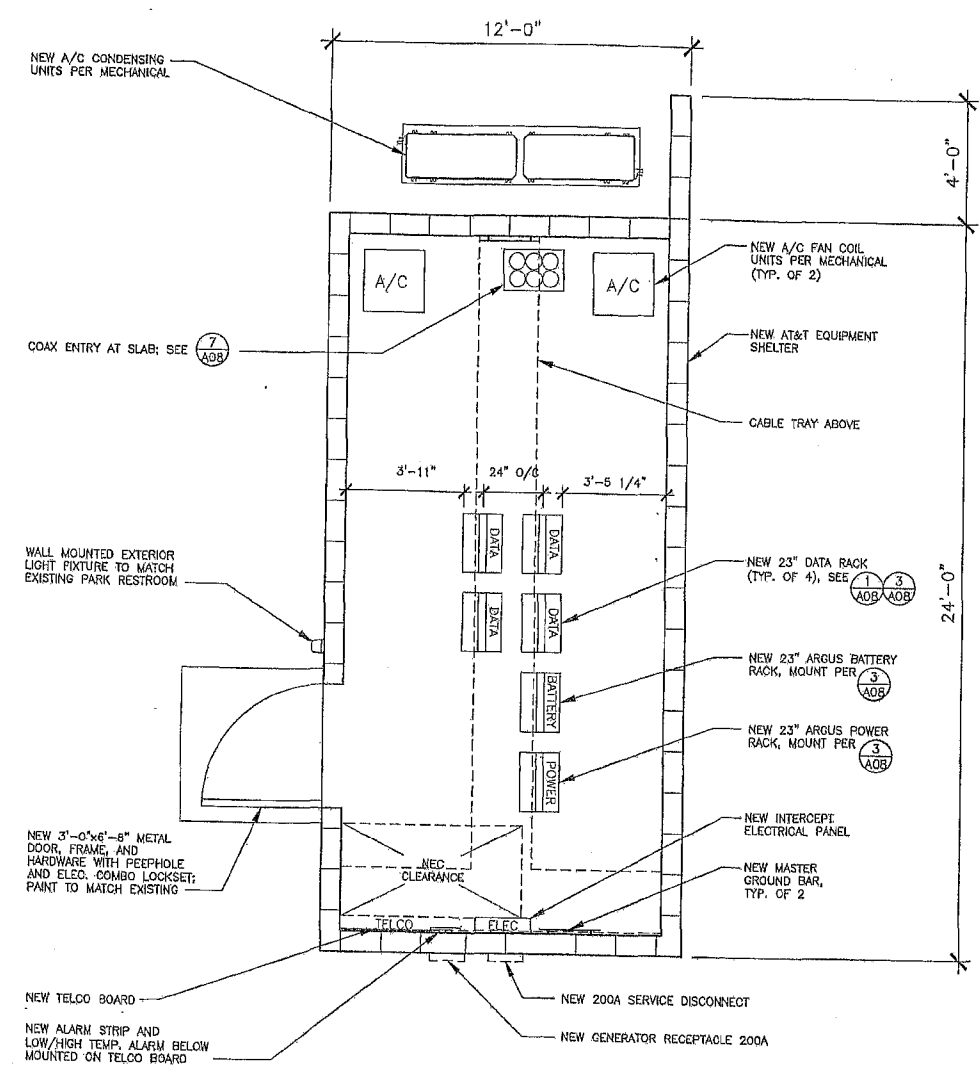
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08-14-13	RHA	ISSUE FOR PERMITS
08-28-13	RHA	REVISED PER ILL COMMENTS
08-14-13	RHA	REVISED AZIMUTHS PER SR/RAV
09-03-13	RHA	REVISED PER PLANNING COMMENTS
02-20-14	RHA	REVISED PER 1/24 SCOPING LETTER

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

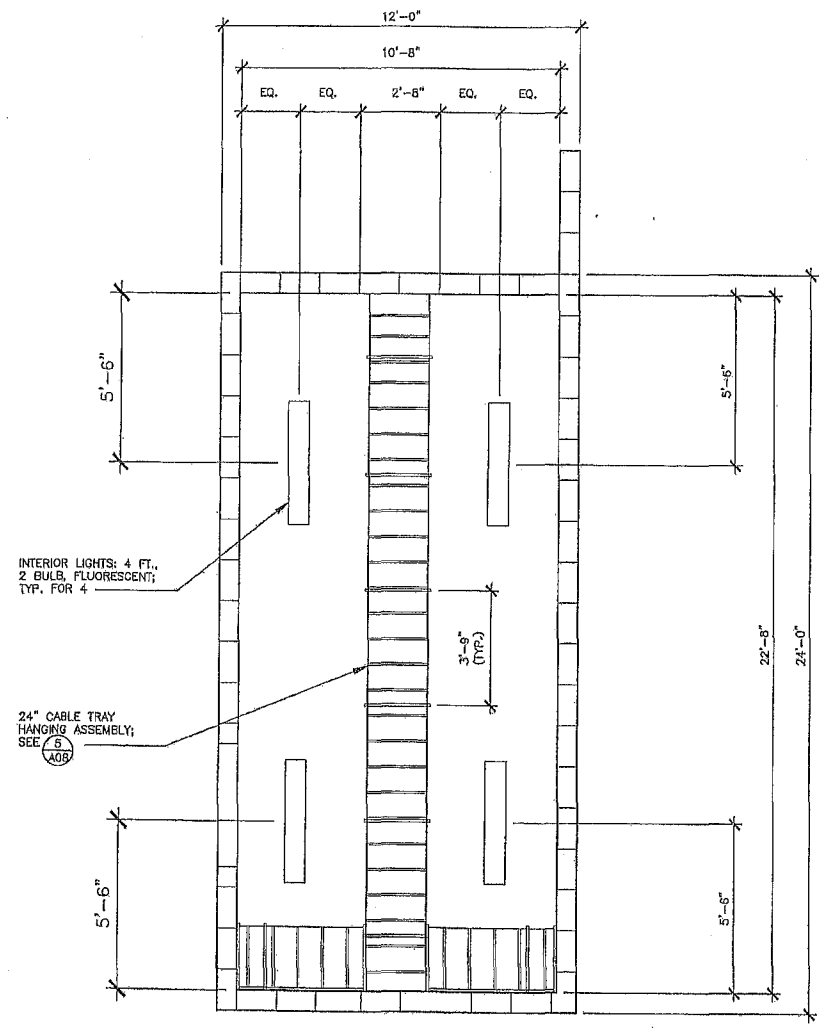
Z04
ELEVATIONS

SD0252
1302.07
PLOT SCALE 1:1 (24x36 D" SIZE)



EQUIPMENT LAYOUT AT ROOM
3/8"=1'-0"

1



EQUIPMENT ROOM REFLECTED CEILING PLAN
3/8"=1'-0"

2

ARCHITECT

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PROJECT NAME

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ISSUES REVISIONS

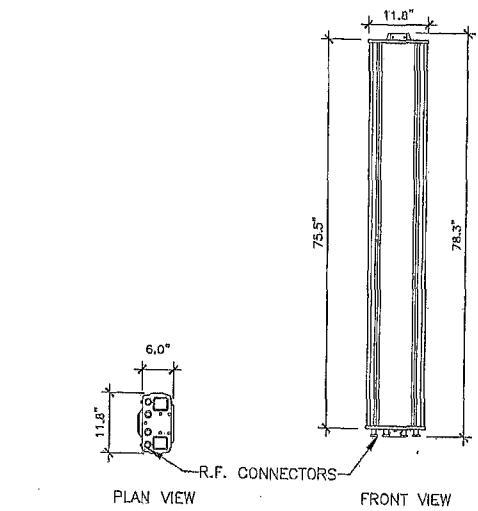
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06-26-13	RVA	REVISED PER LL COMMENTS
08-14-13	RVA	REVISED PER PLANNING COMMENTS
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02-20-14	RVA	REVISED PER 1/24 SCOPING LETTER

SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

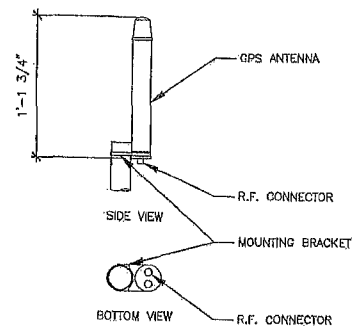
Z05
EQUIPMENT PLAN

SD0252
1302.07
PLOT SCALE 1:1 (24x36" SIZE)

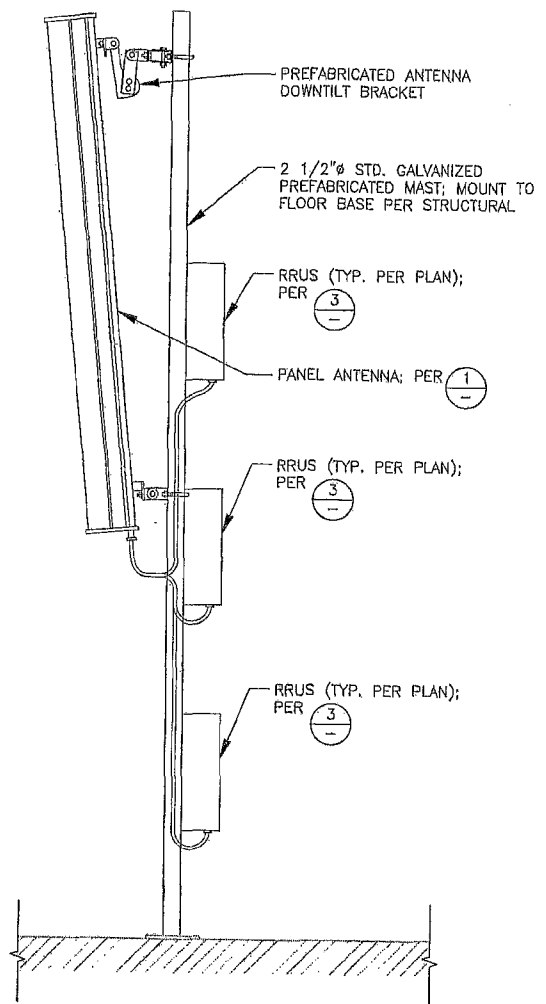


WEIGHT WITH BRACKETS: 68.8 LBS. (31.2 KG)
MODEL: KATHREIN 800 10765 K

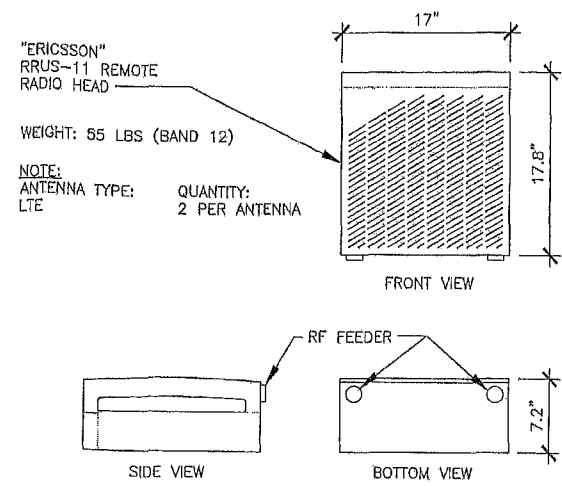
PROPOSED ANTENNA
3/4"=1'-0" 1



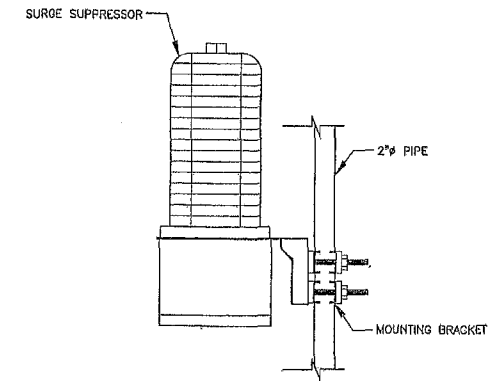
GPS ANTENNA
1-1/2"=1'-0" 5



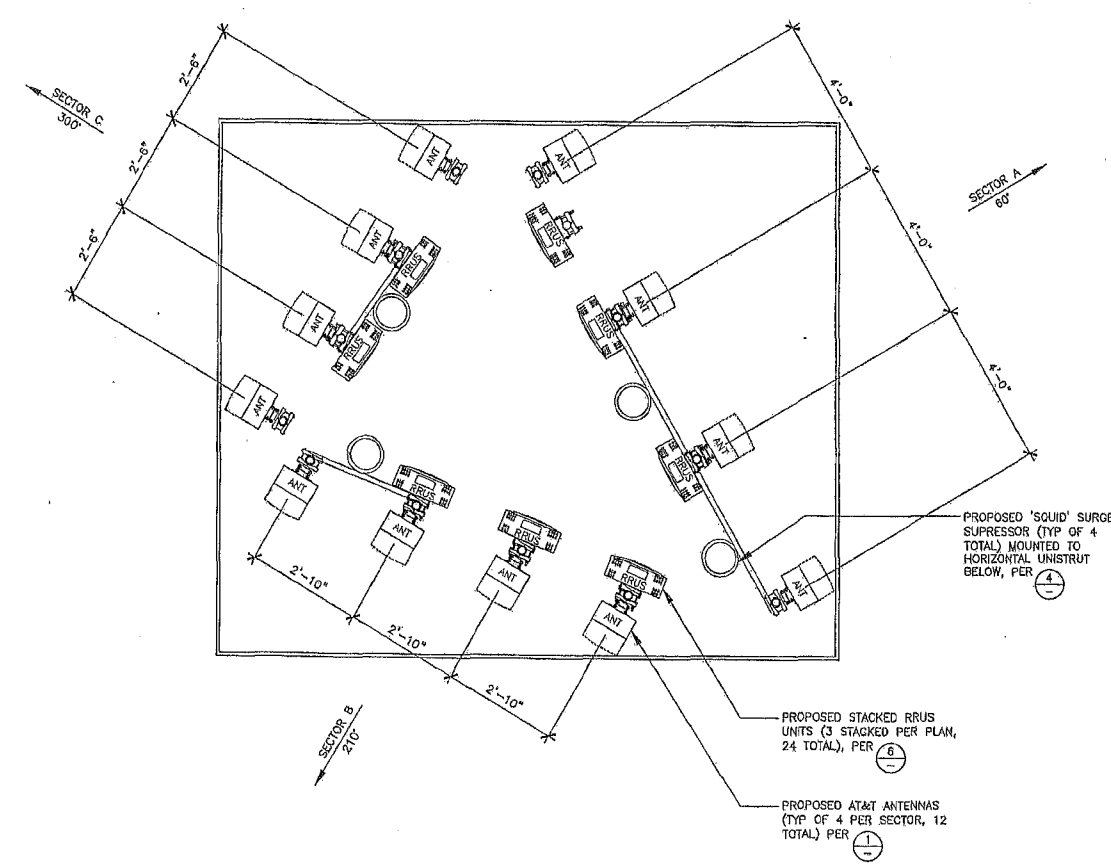
ANTENNA/RRUS MOUNT (SIDE VIEW)
1"=1'-0" 6



RRUS UNIT
1-1/2"=1'-0" 3



SQUID SURGE SUPPRESSOR
1-1/2"=1'-0" 4



ANTENNA PLAN
1/2"=1'-0" 12

ARCHITECT

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SHEET INFORMATION

DI DONATO ASSOCIATES
ARCHITECTURE + GRAPHICS

Z06
ANTENNA DETAILS
ANTENNA PLAN

1302.07
PLOT SCALE 1:1 (24x36" D' SIZE)