



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: April 8, 2015 REPORT NO. HO 15- 046

ATTENTION: Hearing Officer

SUBJECT: T-MOBILE – MT. SOLEDAD PRESBYTERIAN  
PTS PROJECT NUMBER: 388149

LOCATION: 6551 Soledad Mountain Road

APPLICANT: Caitlyn Kes, DePratti, Inc. representing T-Mobile USA, Inc.

### SUMMARY

Issue(s): Should the Hearing Officer approve a Wireless Communication Facility (WCF) located at 6551 Soledad Mountain Road within the La Jolla Community Planning area?

Staff Recommendation(s) – Approve Conditional Use Permit No. 1445306

Community Planning Group Recommendation – On March 5, 2015, the La Jolla Community Planning Association voted 12-0-1 to approve the T-Mobile – Mt. Soledad Presbyterian Church project with no conditions (Attachment 10).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on March 2, 2015, and the opportunity to appeal that determination ended March 16, 2015 (Attachment 7)

### BACKGROUND

T-Mobile – Mt. Soledad Presbyterian Church is an application for a Conditional Use Permit (CUP) for an existing WCF located at 6551 Soledad Mountain Road in the RS-1-2 zone. The site is designated Very Low Density Residential in the La Jolla Community Planning area. The surrounding uses include residential to the north, east and west and a school is located to the south (Attachments 1, 2, and 3).

T-Mobile received an approval on April 24, 2003 for this project which includes three 25-foot tall light poles each supporting one panel antenna in a radome. The equipment enclosure was approved for 261-square feet, but constructed at 208-square feet. The original permit expired in

2013 and T-Mobile is requesting a new permit to continue operating their WCF at this location with no changes.

WCFs are permitted on non-residentially used properties located in residential zones with a CUP, pursuant to Land Development Code Section 141.0420(e)(1).

As required by LDC section 141.0420(b)(1), T-Mobile submitted a Radio Frequency (RF) Electromagnetic Fields Exposure Report prepared by Dtech Communications, which concluded that the project will comply with the Federal Communication Commission's (FCC) RF Safety Guidelines.

The City's General Plan addresses Wireless Facilities in Policy UD-A.15 by recommending that the visual impact of WCF be minimized by concealing WCF 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. It goes on to recommend that mechanical equipment and devices associated with wireless facilities be concealed in underground vaults or unobtrusive structures.

This project complies with the General Plan policies because each antenna is concealed within a radome on a stealth slim line profile light pole. Views of the poles are obscured by the existing mature landscape on the property and the street trees along Soledad Mountain Road. The associated equipment enclosure is not readily visible because it is located behind the church office building (Attachment 9).

Based on the 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 CUP (Attachment 6). Therefore, Staff recommends approval of CUP No. 1445306.

#### ALTERNATIVES

1. Approve Conditional Use Permit No. 1445306 with modifications.
2. Deny Conditional Use Permit No. 1445306, 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,

  
\_\_\_\_\_  
Karen Lynch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Coverage Maps
9. Photos
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Project Plans

Rev 1/25/11 hmd





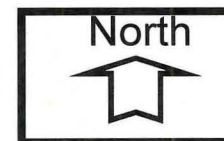
PROJECT SITE



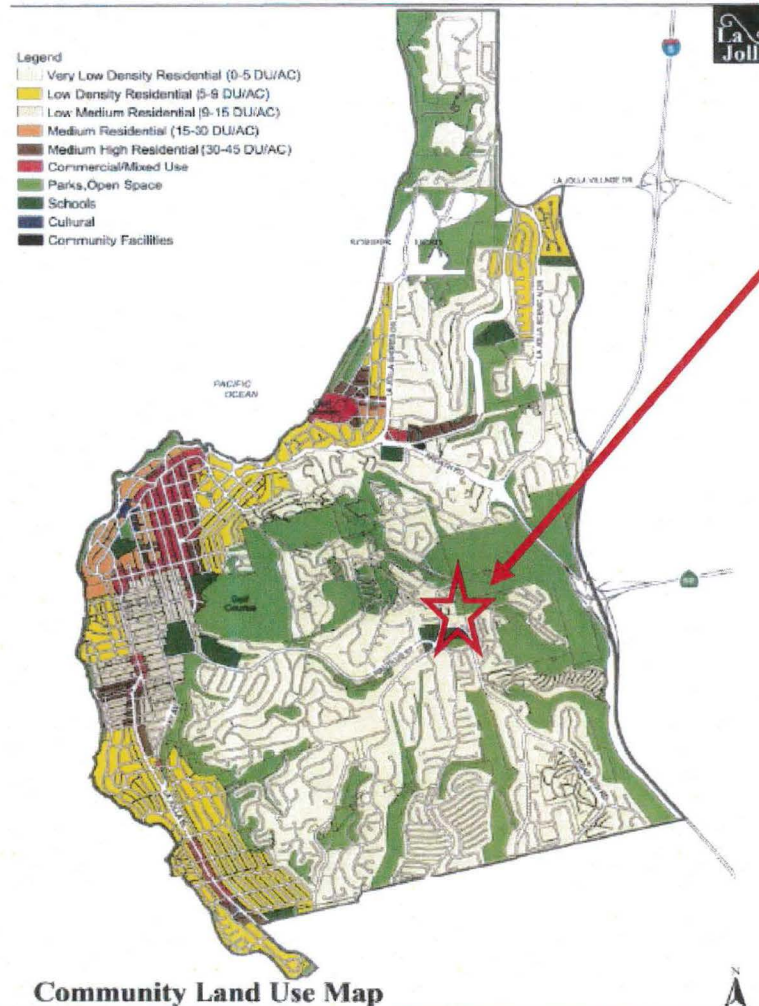
## Aerial Photo

**T-MOBILE – MT. SOLEDAD PRESBYTERIAN PROJECT NUMBER 388149**

**6551 SOLEDAD MOUNTAIN ROAD**







- Legend**
- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-8 DU/AC)
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial/Mixed Use
  - Parks, Open Space
  - Schools
  - Cultural
  - Community Facilities

**PROJECT SITE**

**Community Land Use Map**

**La Jolla Community Plan**  
City of San Diego - Planning Department

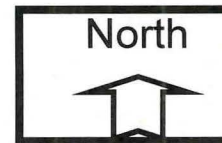
Figure 1

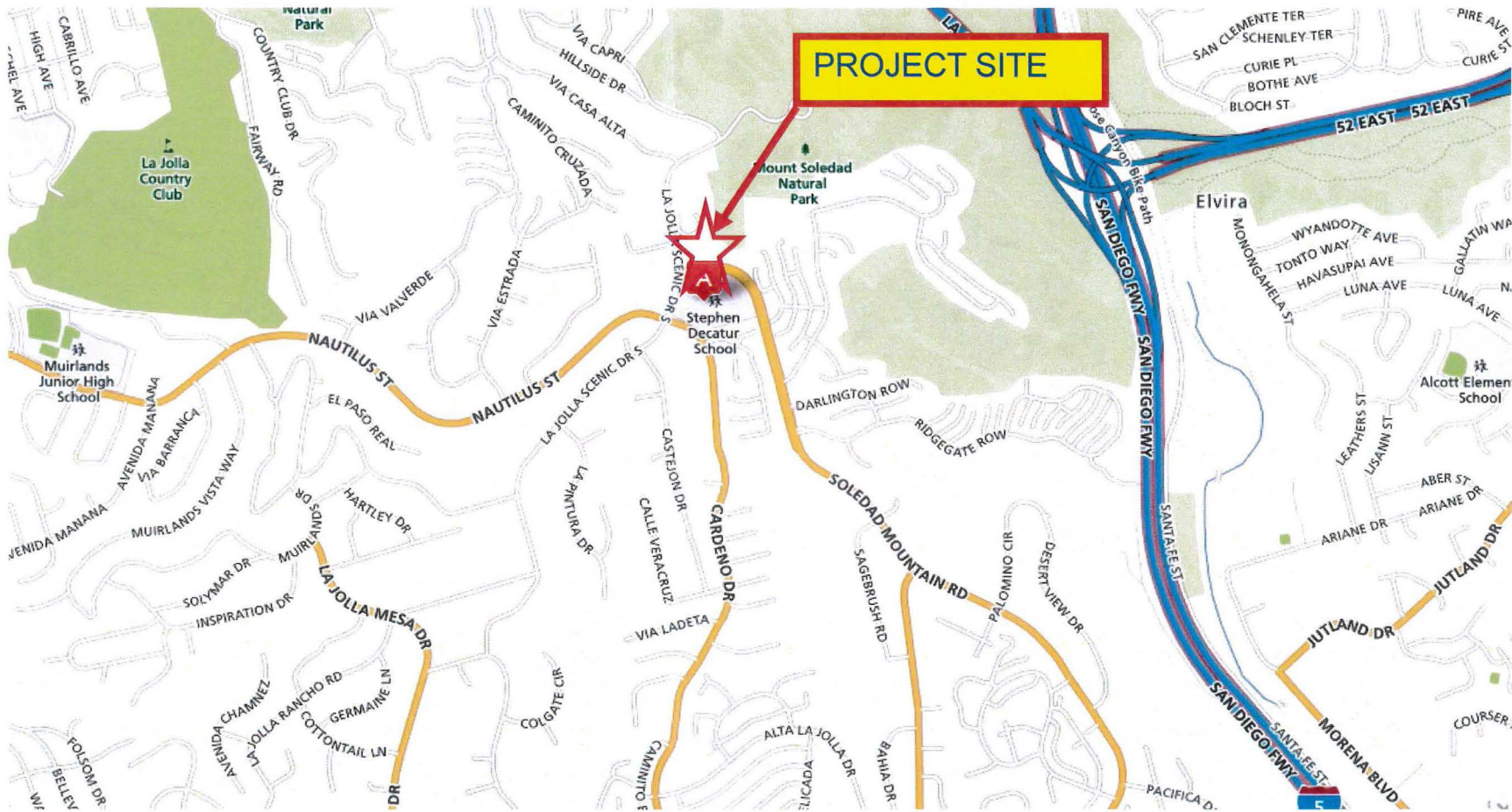
# LA JOLA COMMUNITY PLAN MAP

**T-MOBILE – MT. SOLEDAD PRESBYTERIAN CHURCH**

**PROJECT NUMBER 388149**

**6551 SOLEDAD MOUNTAIN ROAD**





## Project Location Map

**T-MOBILE- MT. SOLEDAD PRESBYTERIAN CHURCH**  
**PROJECT NUMBER 388149**  
**6551 SOLEDAD MOUNTAIN ROAD**





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	T-Mobile – Mt. Soledad Presbyterian Church	
<b>PROJECT DESCRIPTION:</b>	A wireless communication facility consisting of three 25-foot tall light poles, each supporting one panel antenna concealed within a radome. Associated equipment is in a 208-square foot enclosure.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Very Low Density Residential	
<b><u>ZONING INFORMATION:</u></b>		
<b>ZONE:</b> RS-1-2 <b>HEIGHT LIMIT:</b> 30-feet <b>FRONT SETBACK:</b> 25 feet. <b>SIDE SETBACK:</b> .08 feet x lot width <b>REAR SETBACK:</b> 25 feet.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RS-1-2.	Residential
<b>SOUTH:</b>	School; RS-1-2.	School
<b>EAST:</b>	Residential; RS-1-2.	Residential
<b>WEST:</b>	Residential; RS-1-2.	Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On March 5, 2015, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of the T-Mobile – Mt. Soledad Presbyterian Church project.	

**HEARING OFFICER  
RESOLUTION NO.  
CONDITIONAL USE PERMIT NO. 1445306  
T-MOBILE – MT. SOLEDAD PRESBYTERIAN  
PROJECT NO. 388149**

WHEREAS, Mount Soledad Presbyterian Church and Presbytery of San Diego, Owners, and T-Mobile USA, Inc., Permittee, filed an application with the City of San Diego for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 388149) on portions of a 5.53-acre site;

WHEREAS, the project site is located at 6551 Soledad Mountain Road in the RS-1-2 zone of the La Jolla Community Planning area;

WHEREAS, the project site is legally described as: Lot 1 of Muirlands Presbyterian Church, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4819, filed in the Office of the County Recorder of San Diego County, August 4, 1961;

WHEREAS, on April 8, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1445306, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 2, 2015, 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 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 April 8, 2015.

FINDINGS:

**Conditional Use Permit Approval – Section §126.0305**

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

The La Jolla Community Plan recommends that WCF be analyzed for visual impact and ensure there is public review for projects proposed within the community. WCF are permitted on non-residentially used properties within residential zones with a Conditional Use Permit. T-Mobile presented the project to both the land use subcommittee and the La Jolla Community Planning Association and received unanimous support. A Notice of Application was initially sent out to property owners and tenants within 300-feet of the project site when the project was deemed complete and a Notice of Public Hearing was sent out to the same group ten days prior to the Hearing Officer hearing.

The Plan also recommends conformance with citywide policy regarding placement of these facilities.



The WCF regulations require these facilities to use all reasonable means to conceal or minimize the visual impacts through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The T-Mobile project consists of three light poles in the parking area of Mt. Soledad Presbyterian Church. Each light pole supports one antenna concealed within a radome. The radome not only covers the antenna, but also all of the mounting and cable components minimizing the bulk and presenting a slim line profile. The light poles are 25-feet tall and there are ten light poles within the parking area that are supports for WCF and all have the same appearance. The siting and design comply with the integration requirements and the surrounding mature trees provide screening from the public right-of-way.

The project site is considered a Preference Level 2 pursuant to Council Policy 600-43, which establishes a hierarchy from the most preferred locations (Preference 1) to the least preferred locations (Preference 4). Preference 1 locations include commercial and industrial land uses, neither of which are located within the T-Mobile search ring for this area. Additionally, Policy UD-A.15 of the City of San Diego's General Plan requires that the visual impact of WCF be minimized by concealing it in existing structures when possible or to use camouflage and screening techniques to hide or blend them into the surrounding area. It also calls for WCF to be designed to be aesthetically pleasing and respectful of the neighborhood context. This project complies with the policy in the General Plan by integrating the antennas in to the light poles in the church parking area and utilizing existing mature trees to help screen views from the public right-of-way.

The WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, the La Jolla Community Plan, and the policies of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan.

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

The project consists of three 25-foot tall light poles, each supporting one panel antenna. Equipment associated with the antennas is located in an adjacent 208-square foot enclosure. The project is located in the parking area of the Mt. Soledad Presbyterian Church at 6551 Soledad Mountain Road in the La Jolla community planning area.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). 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." An Electromagnetic Energy (EME) Exposure Report was prepared by Dtech Communications, which concluded that the project site is in compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. 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**

The WCF Regulations, Land Development Code Section 141.0420, require that WCFs utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. The applicant is required to use all reasonable means to conceal or minimize the visual impact of the WCF through integration utilizing architecture, landscape, and siting. T-Mobile is utilizing three light poles, each one supporting one panel antenna within a radome. The overall appearance is a stealth slim line profile that integrates into the parking area which contains many mature trees that help to improve views of the WCF. The associated 208-square foot equipment enclosure is located behind the church office. It is painted to match the church buildings and it is surrounded by landscape shrubs and trees. The project does not request any deviations and as designed, it complies with the regulations of the Land development Code

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

This WCF is on a church property, zoned RS-1-2, and located within the parking area off of Soledad Mountain Road. The street and parking area are heavily landscaped with mature trees and the light poles, each supporting one antenna within a radome, are 25-foot tall so they are partially screened from Soledad Mountain Road. Residential uses are located to the north, east and west and a private school is located across Soledad Mountain Road to the south. Pursuant to Council Policy 600-43, Wireless Communication Facilities, this site is a Preference Level 2 in the hierarchy, where preference 1 locations include commercial and industrial land uses and preference 4 locations include park sites and residential locations. Acknowledging the need to provide wireless coverage to residential areas, the regulations allow WCF to be located on non-residential sites within residential zones through a Conditional Use Permit. The search ring T-Mobile provided demonstrates that residential uses are the primary uses in the area with a handful of schools and churches mixed in. Since the WCF already exists on the Mount Soledad Presbyterian Church site, T-Mobile opted to maintain the site and the coverage it already provides to the nearby residential areas.

The design of the WCF integrates well into the church property. It is sited so that it does not interfere with use of the church property or parking area and the existing mature vegetation on and around the property provides screening of views toward the WCF. The use is appropriate at this location based on the integrated design and existing land use.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1445306 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1445306, a copy of which is attached hereto and made a part hereof.

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Karen Lynch  
Development Project Manager  
Development Services

Adopted on: April 8, 2015

SAP or WBS Number: 24005106

Modified HMD 1-26-15



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

**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005106

**CONDITIONAL USE PERMIT NO. 1445306**  
**T-MOBILE – MT. SOLEDAD PRESBYTERIAN**  
**PROJECT NO. 388149**  
**HEARING OFFICER**

This Conditional Use Permit No. 1445306 is granted by the Hearing Officer of the City of San Diego to Mount Soledad Presbyterian Church and Presbytery of San Diego, Owners, and T-Mobile USA, Inc., Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420. The 5.53-acre site is located at 6551 Soledad Mountain Road in the RS-1-2 zone of the La Jolla Community Planning area. The project site is legally described as: Lot 1 of Muirlands Presbyterian Church, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4819, filed in the Office of the County Recorder of San Diego County, August 4, 1961.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a stealth wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 8, 2015, on file in the Development Services Department.

The project shall include:

- a. Three existing 25-foot tall light poles, each supporting one antenna measuring 60.1" x 6.6" x 3.3" concealed within a 7-foot long radome;
- b. An existing 208-square foot equipment enclosure;
- c. The three T-Mobile light poles are for the primary purpose of providing lighting, but may have the secondary purpose of accommodating Permittee's operations on the premises.

- 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 April 22, 2018.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on April 8, 2025. 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.
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 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. 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.

12. 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.



**PLANNING/DESIGN REQUIREMENTS:**

13. 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.

14. 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.

15. 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.

16. The approved antenna dimensions are noted on Exhibit "A" dated April 8, 2015. Replacement of the antennas may occur in the future, subject to the Owner/Permittee notifying the Development Services Department prior to the replacement of the antennas and subject to the provision of demonstrating compliance with the Federal Communication Commission's regulations in accordance with SDMC Section 141.0420(b)(1)(A) to the satisfaction of the Development Services Department.

17. The WCF shall conform to Exhibit "A" (consisting of the stamped approved plans and approved photosimulations) at all times.

18. 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.

19. 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) 446-5351 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 Office of the City of San Diego on April 8, 2015 and by Resolution No. HO-\_\_\_\_\_.

DRAFT

Permit Type/PTS Approval No.: CUP No. 1445306  
Date of Approval: April 8, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

\_\_\_\_\_  
Karen Lynch  
Development Project Manager

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

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

**T-Mobile USA, Inc.**  
Permittee

**Mount Soledad Presbyterian Church**  
Owner

By \_\_\_\_\_  
NAME:  
TITLE:

By \_\_\_\_\_  
NAME:  
TITLE:

**Presbytery of San Diego**  
Owner

By \_\_\_\_\_  
NAME:  
TITLE:

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



## NOTICE OF EXEMPTION

TO:   X   RECORDER/COUNTY CLERK  
 P.O. BOX 1750, MS A-33  
 1600 PACIFIC HWY, ROOM 260  
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES DEPARTMENT  
 1222 FIRST AVENUE, MS 501  
 SAN DIEGO, CA 92101

           OFFICE OF PLANNING AND RESEARCH  
 1400 TENTH STREET, ROOM 121  
 SACRAMENTO, CA 95814

PROJECT NO.: 388149

PROJECT TITLE: T-Mobile Mt. Soledad Presbyterian

PROJECT LOCATION-SPECIFIC: 6551 Soledad Mountain Road, La Jolla, CA 92037

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP) to maintain an existing wireless communications facility (WCF). The site consists of three (3) antennas mounted to three, 25-foot-tall light poles (one antenna per pole) and a 208-square-foot equipment shelter located east of one of the light poles. The project site is zoned RS-1-2 and is within the La Jolla Community Plan area of Council District 1.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Bernard Dunham  
 7990 New Salem Street  
 San Diego, CA 92126  
 619-944-9564

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);  
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));  
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))  
 CATEGORICAL EXEMPTION: 15301 (*Existing Facilities*)

REASONS WHY PROJECT IS EXEMPT: The project has been determined to be exempt from CEQA pursuant to Section 15301. Section 15301 allows for the operation, repair, leasing, or minor modifications of existing facilities. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Blake

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
 YES     NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

  
 \_\_\_\_\_  
 MARTHA BLAKE/SENIOR PLANNER

MARCH 2, 2015  
 DATE

CHECK ONE:

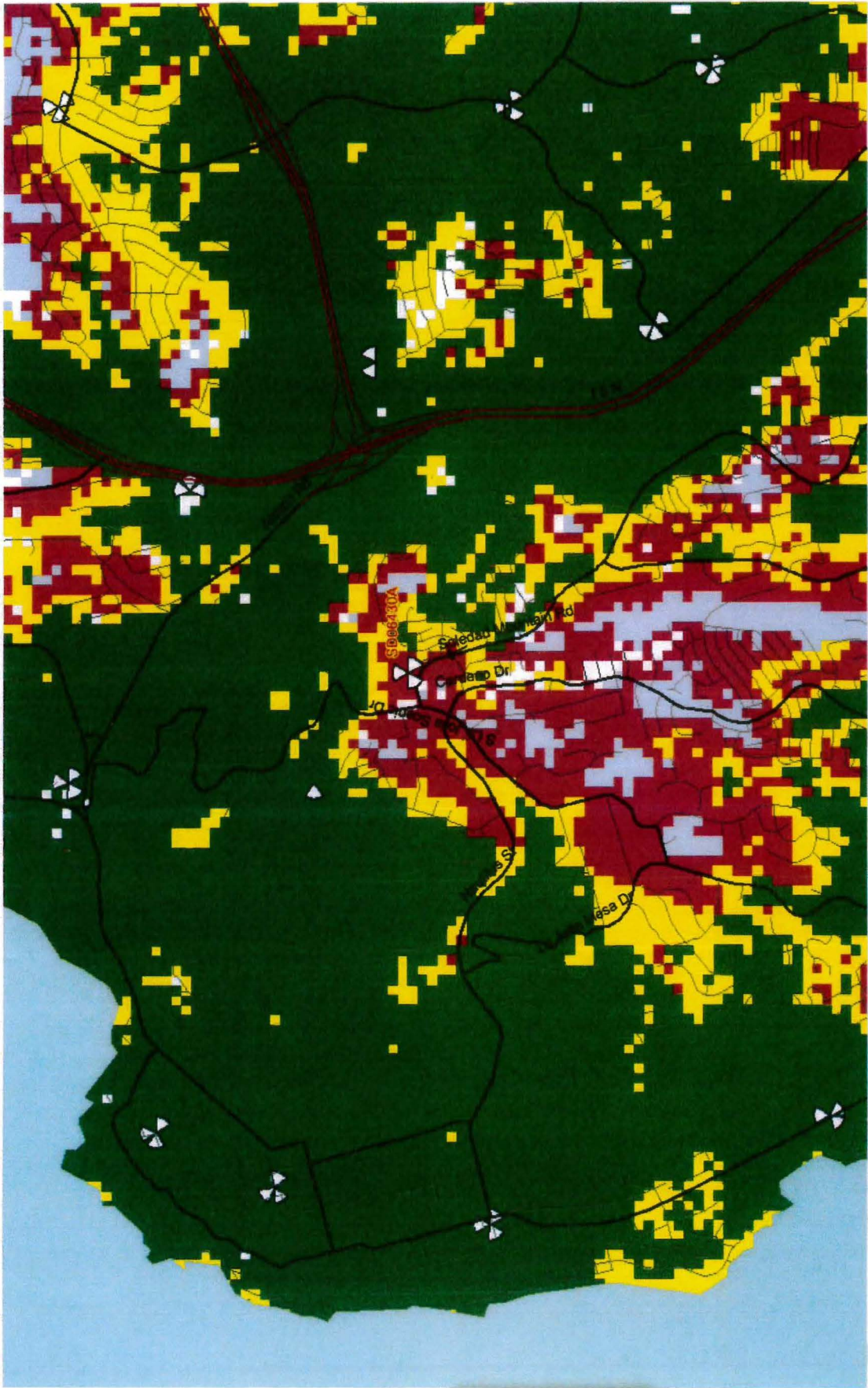
- SIGNED BY LEAD AGENCY  
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



T-Mobile

Existing On-Air sites coverage without SD06430A

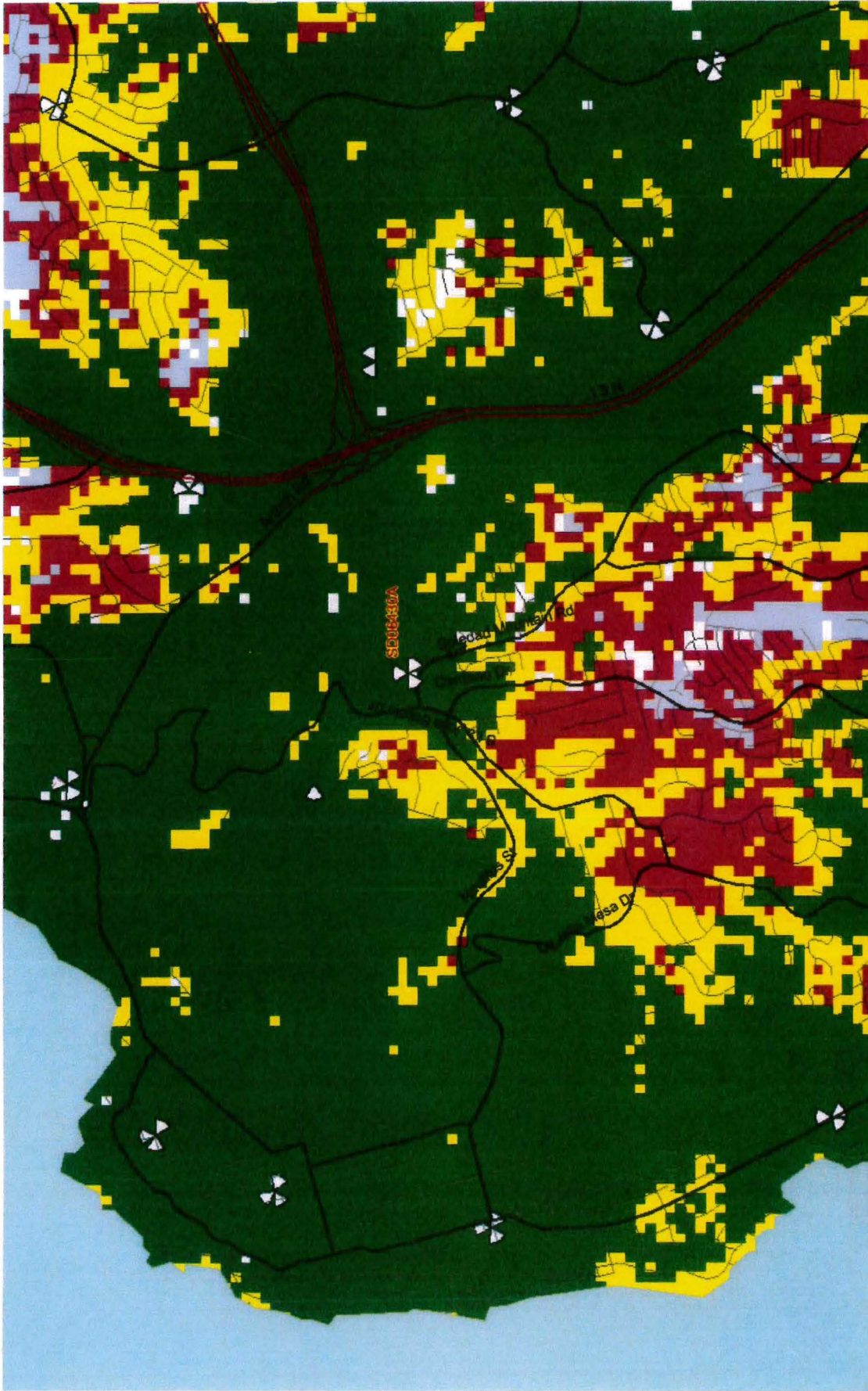


- Excellent
- Good
- Poor
- No coverage



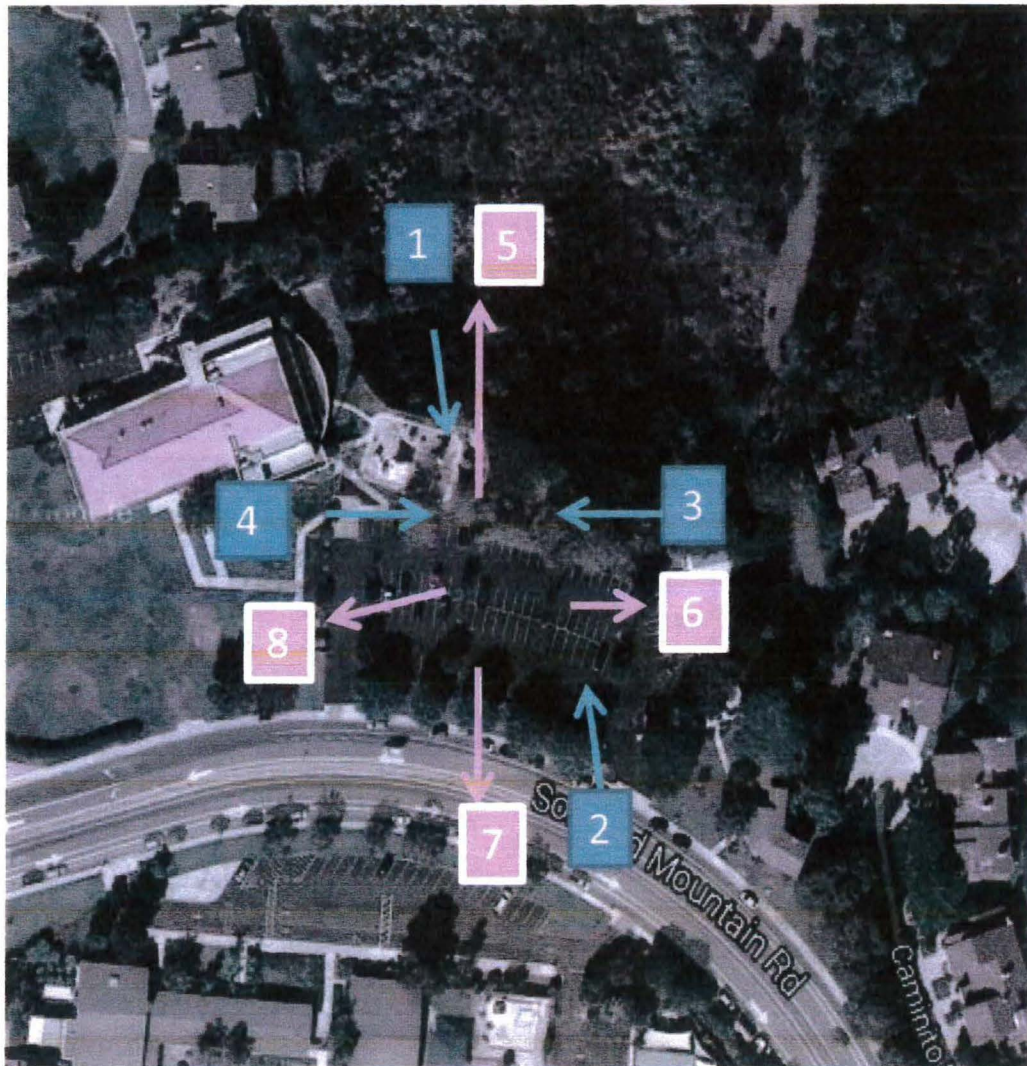


Existing On-Air sites coverage with SD06430A





T-MOBILE  
SD06430A - Mount Soledad Pres. Church  
PHOTO SURVEY  
KEY MAP





1. View of North Elevation of site.
2. View of South Elevation of site.







3. View of East Elevation of site.

4. View of West Elevation of site.







5. View looking North from site.

6. View looking East from site.







7. View looking South from site.  
8. View looking West from site.





P.O. BOX 889  
• LA JOLLA •  
CALIFORNIA 92038

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900  
<http://www.LaJollaCPA.org> Email: [Info@LaJollaCPA.org](mailto:Info@LaJollaCPA.org)

**Regular Meeting – 5 March 2015**

**Attention:** Karen Lynch, PM, City of San Diego

**Project:** T-Mobile Mt. Soledad Presbyterian Church  
6551 Soledad Mountain Road  
PN: 388149

**Motion:** The findings CAN be made for a Coastal Development Permit and Site Development Permit to renew an expired permit for an existing Wireless Communication Facility. **Vote: 12-0-1**

**Submitted by:** *Joseph LaCava* **3/05/2015**

---

**Joe LaCava, President** **Date**  
**La Jolla Community Planning Association**

 THE CITY OF SAN DIEGO	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 448-5000	<h2 style="margin: 0;">Ownership Disclosure Statement</h2>
--	---	--

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: T-Mobile Mt. Soledad Presbyterian SD06430 Project No. For City Use Only  
388149

Project Address:  
6551 Soledad Mountain Rd

**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): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____	Name of individual (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____
---	---

Name of individual (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____	Name of individual (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____
---	---



Project Title: <b>7- MOBILE Mt. SOLEDAD PRESBYTERIAN SD 06430</b>	Project No. (For City Use Only)
--	---------------------------------

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

Legal Status (please check):

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

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

Corporate/Partnership Name (type or print):  
**MOUNT SOLEDAD PRESBYTERIAN CHURCH**

Owner  Tenant/Lessee

Street Address:  
**6551 SOLEDAD MOUNTAIN RD.**

City/State/Zip:  
**LA JOLLA, CA 92037**

Phone No: **858-459-3865** Fax No: **858-459-3867**

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

Title (type or print):  
**TREASURER**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
**MOUNT SOLEDAD PRESBYTERIAN CHURCH**

Owner  Tenant/Lessee

Street Address:  
**6551 SOLEDAD MOUNTAIN RD.**

City/State/Zip:  
**LA JOLLA, CA 92037**

Phone No: **858-459-3865** Fax No: **858-459-3867**

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

Title (type or print):  
**PRESIDENT**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):  
**MOUNT SOLEDAD PRESBYTERIAN CHURCH**

Owner  Tenant/Lessee

Street Address:  
**6551 SOLEDAD MOUNTAIN CT.**

City/State/Zip:  
**LA JOLLA, CA 92037**

Phone No: **858-459-3865** Fax No: **858-459-3867**

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

Title (type or print):  
**SECRETARY**

Signature: *Jane Cameron* Date: **8/26/14**

Corporate/Partnership Name (type or print):  
**Presbytery of San Diego**

Owner  Tenant/Lessee  other interest in property

Street Address:  
**3707 Udall Street**

City/State/Zip:  
**San Diego, CA 92107**

Phone No: **619-224-2490** Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):  
**Presbytery Linda Therien**

Title (type or print):  
**Secretary**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

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

Title (type or print):

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





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

# Ownership Disclosure Statement

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

**Project Title** **Project No. For City Use Only**  
 T-Mobile Mt. Soledad Presbyterian Church

**Project Address:**  
 6551 SOLEDAD MOUNTAIN RD. SAN DIEGO

**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): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature : \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

Project Title: T-Mobile Mt. Soledad Presbyterian Church	Project No. (For City Use Only)
---	---------------------------------

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

**Legal Status (please check):**

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

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

Corporate/Partnership Name (type or print):  
T-Mobile USA, Inc

Owner     Tenant/Lessee

Street Address:  
10509 Vista Sorrento Parkway, Suite 206

City/State/Zip:  
San Diego, Ca 92121

Phone No: 858-334-6139      Fax No: 858-334-6198

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

Title (type or print):  
VICE PRESIDENT

Signature :       Date: 1-30-12

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:

Corporate/Partnership Name (type or print):

Owner     Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:      Fax No:

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

Title (type or print):

Signature :      Date:



**Project Chronology**  
**T-Mobile – Mt. Soledad Presbyterian**  
**PTS No. 388149**

<b>Date</b>	<b>Action</b>	<b>Description</b>	<b>City Review Time</b>	<b>Applicant Response</b>
9/10/14	Submittal for Completeness Check			
10/8/14	Completeness Review Assessment		28 days	
12/4/14	First Full Submittal	Deemed Complete		1 month, 26 days
1/14/15	First Assessment		1 month, 10 days	
3/2/15	Environmental Determination		1 month, 16 days	
3/16/15	NORA Appeal Period Over		11 days	
3/5/15	Planning Group Recommendation Received			1 month, 19 days
4/8/15	Hearing Officer Hearing		2 months, 25 days	
<b>TOTAL STAFF TIME**</b>			<b>7 months</b>	
<b>TOTAL APPLICANT TIME**</b>				<b>3 months, 15 days</b>
<b>TOTAL PROJECT RUNNING TIME**</b>			<b>6 months, 29 days</b>	

\*\*Based on 30 days equals to one month.



**NOTE:**  
 NO STRUCTURAL CHANGES, NO ELECTRICAL CHANGES AND NO NEW OR ADDITIONAL BATTERIES

NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT

THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY

# T-Mobile

MT. SOLEDAD PRESBYT  
 SD06430A

6551 SOLEDAD MOUNTAIN RD.  
 SAN DIEGO, CA 92037

PROPRIETARY INFORMATION

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

PLOT PLAN NUMBER:

**T-Mobile**  
 SAN DIEGO  
 10509 VISTA SORRENTO PKWY SUITE 206  
 SAN DIEGO, CA 92121

**Deprattinc.**  
 13948 CALLE BUENO GANAR  
 JAMUL, CA 91935

**PTS**  
 PACIFIC TELECOM SERVICES, LLC  
 3199C AIRPORT LOOP DRIVE  
 COSTA MESA, CA 92626  
 PHONE: (714) 454-0253

**CROWN CASTLE**  
 BU 827588

**PROJECT INFORMATION**

**PROJECT DESCRIPTION:**  
 T-MOBILE PROPOSES THE CONTINUAL USE OF AN UNMANNED TELECOMMUNICATIONS FACILITY AT EXISTING SITE. THIS CONSTITUTES THE APPLICATION FOR A NEW ZONING APPROVAL/LAND USE PERMIT. THERE WILL BE NO PROPOSED MODIFICATIONS TO THE EXISTING EQUIPMENT AND LEASED SPACE. THERE ARE (3) EXISTING T-MOBILE ANTENNAS (1 PER SECTOR) INSIDE (2) EXISTING LIGHT POLES, (2) EXISTING T-MOBILE EQUIPMENT CABINETS AND (2) FUTURE T-MOBILE CABINET POSITIONS.

**PROPERTY OWNER:**  
 MOUNT SOLEDAD PRESBYTERIAN CHURCH  
 6551 SOLEDAD MOUNTAIN ROAD  
 SAN DIEGO, CA 92037  
 PH: (858) 459-3865

**CONSTRUCTION MANAGER:**  
 DEPRATTI, INC.  
 13948 CALLE BUENO,  
 GANAR JAMUL, CA 91935  
 CONTACT: PAUL HOKENESS  
 EMAIL: PHOKENESS@DEPRATTIINC.COM  
 PH: (858) 231-8889

**LEASING & PLANNING:**  
 DEPRATTI, INC.  
 13948 CALLE BUENO,  
 GANAR JAMUL, CA 91935  
 CONTACT: CAITLYN KES  
 EMAIL: CKES@DEPRATTIINC.COM  
 PH: (858) 572-8938

**APPLICANT:**  
 T-MOBILE  
 10509 VISTA SORRENTO PKWY, SUITE 206  
 SAN DIEGO, CA 92121

**CODE INFORMATION:**  
 ZONING CLASSIFICATION: RS-1-2  
 BUILDING CODE: 2013 CBC  
 CONSTRUCTION TYPE: V-N  
 OCCUPANCY: N/A  
 JURISDICTION: CITY OF SAN DIEGO  
 CURRENT USE: TELECOMMUNICATIONS FACILITY  
 PROPOSED USE: TELECOMMUNICATIONS FACILITY

**YEAR BUILT**  
 1982

**EXISTING CARRIERS ONSITE**  
 VERIZON, AT&T & SPRINT / NEXTEL

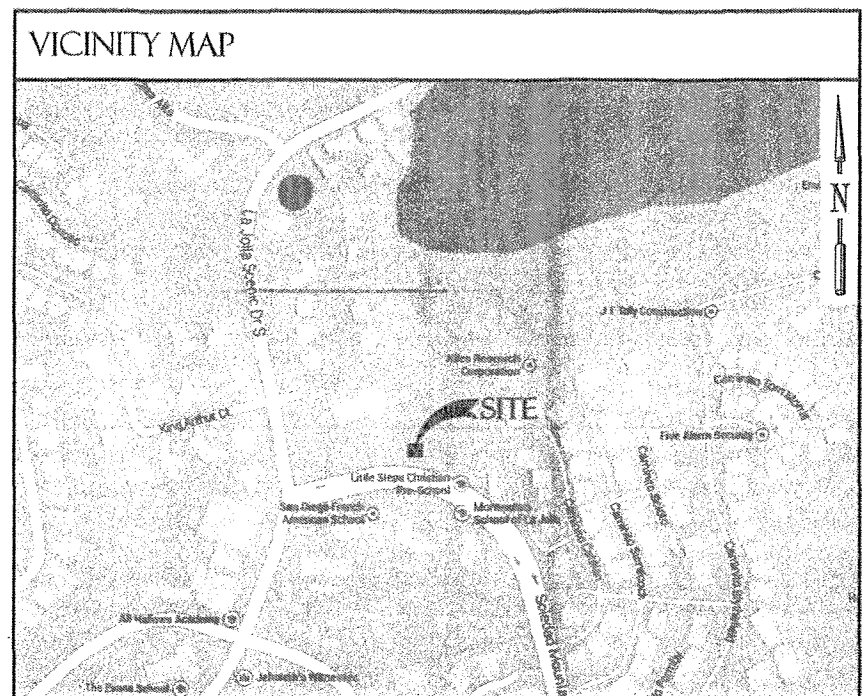
**TELCO COMPANY:**  
 AT&T  
 PH: TBD

**POWER COMPANY:**  
 SDG&E  
 PH: TBD

**SITE LOCATION: (BASED ON NAD 83):**  
 LATITUDE: 32° 50' 8.4084" N (32.83568941)  
 LONGITUDE: 117° 14' 49.005" W (-117.246946)  
 TOP OF STRUCTURE AGL:  
 BASE OF STRUCTURE AMSL:

**PARCEL NUMBER(S):**  
 352-461-03

**NOTE**  
 NO STRUCTURAL CHANGES, NO ELECTRICAL CHANGES AND NO NEW OR ADDITIONAL BATTERIES.



**DRAWING INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-0	PARCEL PLAN
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EXISTING EQUIPMENT & ANTENNA PLAN
A-4	EXISTING NORTH & SOUTH ELEVATION
A-5	EXISTING EAST & WEST ELEVATION
A-6	ANTENNA SPECIFICATIONS & DETAILS
A-7	PHOTO INVENTORY

**CODE COMPLIANCE**

2013 BUILDING STANDARDS ADMINISTRATION CODE  
 - PART 1, TITLE 24, C.C.R.  
 2013 CALIFORNIA BUILDING CODE (CBC)  
 - PART 2, TITLE 24, C.C.R.  
 2012 INTERNATIONAL BUILDING CODE (IBC)  
 - VOLUMES 1-3 & CALIFORNIA AMENDMENTS  
 2013 CALIFORNIA ELECTRICAL CODE (CEC)  
 - PART 3, TITLE 24, C.C.R.  
 2012 NATIONAL ELECTRICAL CODE (NEC)  
 2013 CALIFORNIA MECHANICAL CODE (CMC)  
 - PART 4, TITLE 24, C.C.R.  
 2012 INTERNATIONAL MECHANICAL CODE (IMC)  
 2013 CALIFORNIA PLUMBING CODE (CPC)  
 - PART 5, TITLE 24, C.C.R.  
 2012 INTERNATIONAL PLUMBING CODE (IPC)  
 2013 CALIFORNIA ENERGY CODE (CEC)  
 - PART 6, TITLE 24, C.C.R.  
 2013 ASME A17.1 SAFETY CODE  
 - FOR ELEVATORS AND ESCALATORS  
 2013 CALIFORNIA FIRE CODE (CFC)  
 - PART 9, TITLE 24, C.C.R.  
 2012 INTERNATIONAL FIRE CODE (IFC)  
 2013 CALIFORNIA REFERENCED STANDARDS  
 - PART 12, TITLE 24, C.C.R.  
 - TITLE 19, C.C.R.  
 PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS  
 ANSI/EIA/TIA-222-G STANDARDS FOR BROADCAST  
 STRUCTURES, LOCAL CODES AND ORDINANCES.

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

**LEGAL DESCRIPTION**

LOT 1 OF MUIRLANDS PRESBYTERIAN CHURCH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4819, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 4, 1961.

**DRIVING DIRECTIONS**

FROM T-MOBILE OFFICE, 10509 VISTA SORRENTO PKWY, SAN DIEGO, CA 92121:

1. HEAD NORTHWEST ON VISTA SORRENTO PKWY TOWARD LUSK BLVD
2. TURN LEFT ONTO SORRENTO VALLEY BLVD
3. TURN RIGHT ROSELLE ST
4. TURN LEFT TO MERGE ONTO I-5 S
5. MERGE ONTO I-5 S
6. TAKE THE EXIT TOWARD BALBOA AVE/GARNET AVE
7. MERGE ONTO MISSION BAY DRIVE
8. TURN RIGHT ONTO GARNET AVE
9. TURN RIGHT ONTO SOLEDAD MOUNTAIN RD.
10. DESTINATION ON THE RIGHT

**RF INFORMATION**

EXISTING RF & COAX CHART									
SECTOR	AZIMUTH	RAD CENTER	# OF ANT.	ANTENNA MODEL	TMA	COAX	COAX LENGTH	FIBER	FIBER LENGTH
ALPHA	0°	20'-7"	1	TMBX-8516-R2M	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
BETA	120°	20'-7"	1	TMBX-8516-R2M	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING
GAMMA	240°	20'-7"	1	TMBX-8516-R2M	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING

NOTE: VERIFY WITH FINAL RF DESIGN.

**PROJECT TEAM**

<b>PROJECT ARCHITECT</b> THOMAS R. HOLLAND, AIA PACIFIC TELECOM SERVICES, LLC 3199C AIRPORT LOOP DRIVE COSTA MESA, CA 92626 CONTACT: FABIAN ROSALES PH: (619) 379-8201 EMAIL: FROSALES@PTSWA.COM	<b>PROJECT CONSULTANT</b> DEPRATTI, INC. 13948 CALLE BUENO GANAR JAMUL, CA 91935 CONTACT: CAITLYN KES PH: (858) 572-8938
---	---

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

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

MT. SOLEDAD PRESBYT  
 SD06430A  
 6551 SOLEDAD MOUNTAIN RD  
 SAN DIEGO, CA 92037

**REVISIONS**

NO.	DATE	DESCRIPTION	INITIAL
1	8/20/14	ISSUED FOR SUBMITTAL	HB
2	10/16/14	PLAN CHECK COMMENTS RFDZ	DMR

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

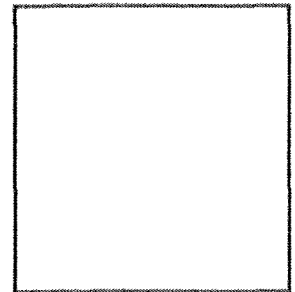
SHEET TITLE  
 TITLE SHEET

SHEET NUMBER  
**T-1**

**T-Mobile**  
 SAN DIEGO  
 10509 VISTA SORRENTO PKWY SUITE 208  
 SAN DIEGO, CA 92121

**Deprattinc.**  
 13248 CALLE BUENO CAHAR  
 JAMUL, CA 91855

**PTS**  
 PACIFIC TELECOM SERVICES, LLC  
 3199C AIRPORT LOOP DRIVE  
 COSTA MESA, CA 92626  
 PHONE: (714) 484-0953



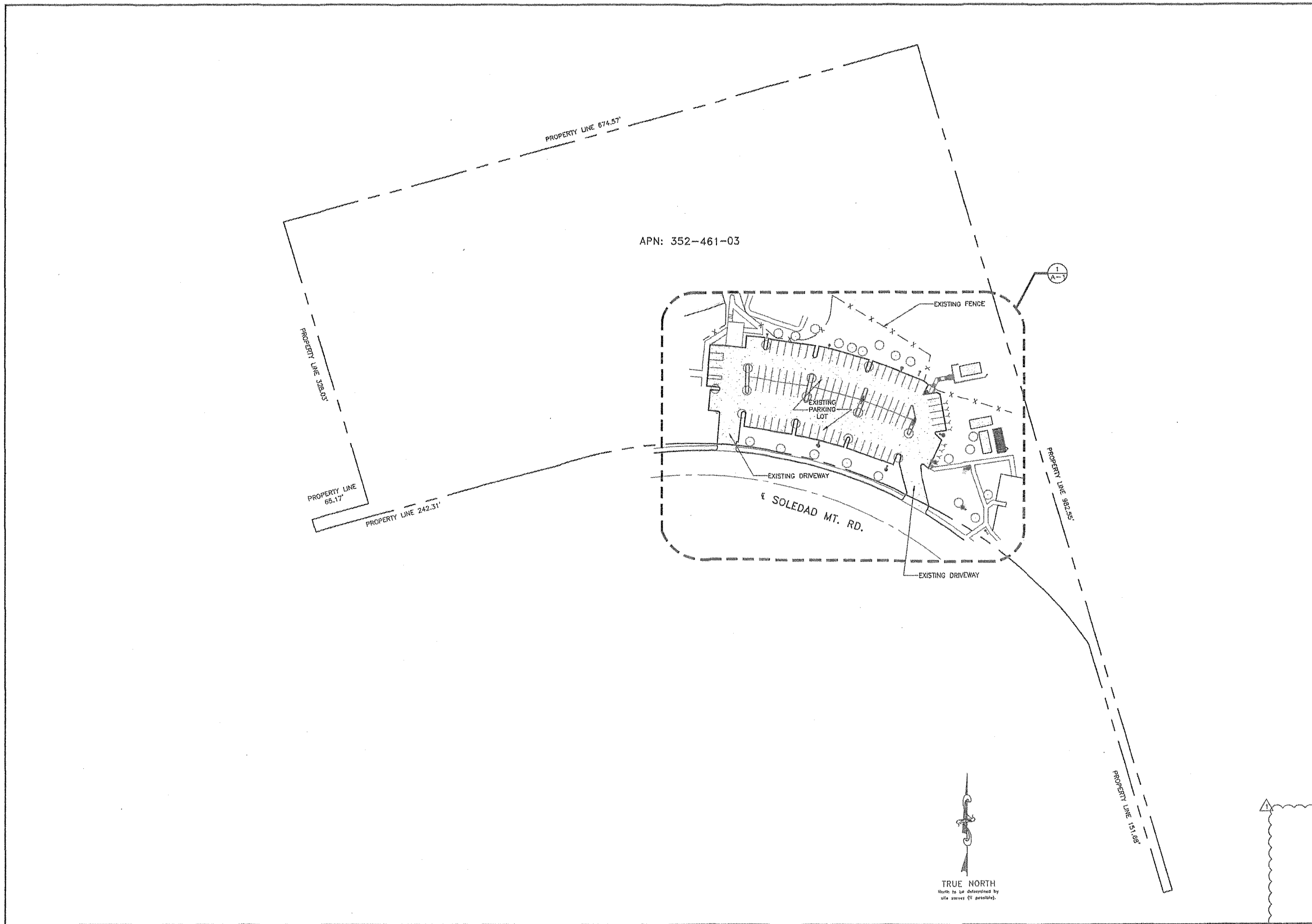
**MT. SOLEDAD PRESBYT**  
**SD06430A**  
 6551 SOLEDAD MOUNTAIN RD  
 SAN DIEGO, CA 92037

REVISIONS				
NO.	DATE	DESCRIPTION	INITIAL	
A	8/17/14	ISSUED FOR SUBMITTAL	NB	
1	10/16/14	PLAN CHECK COMMENTS REVD	DJK	

NOT FOR CONSTRUCTION UNLESS  
 LABELED AS CONSTRUCTION SET

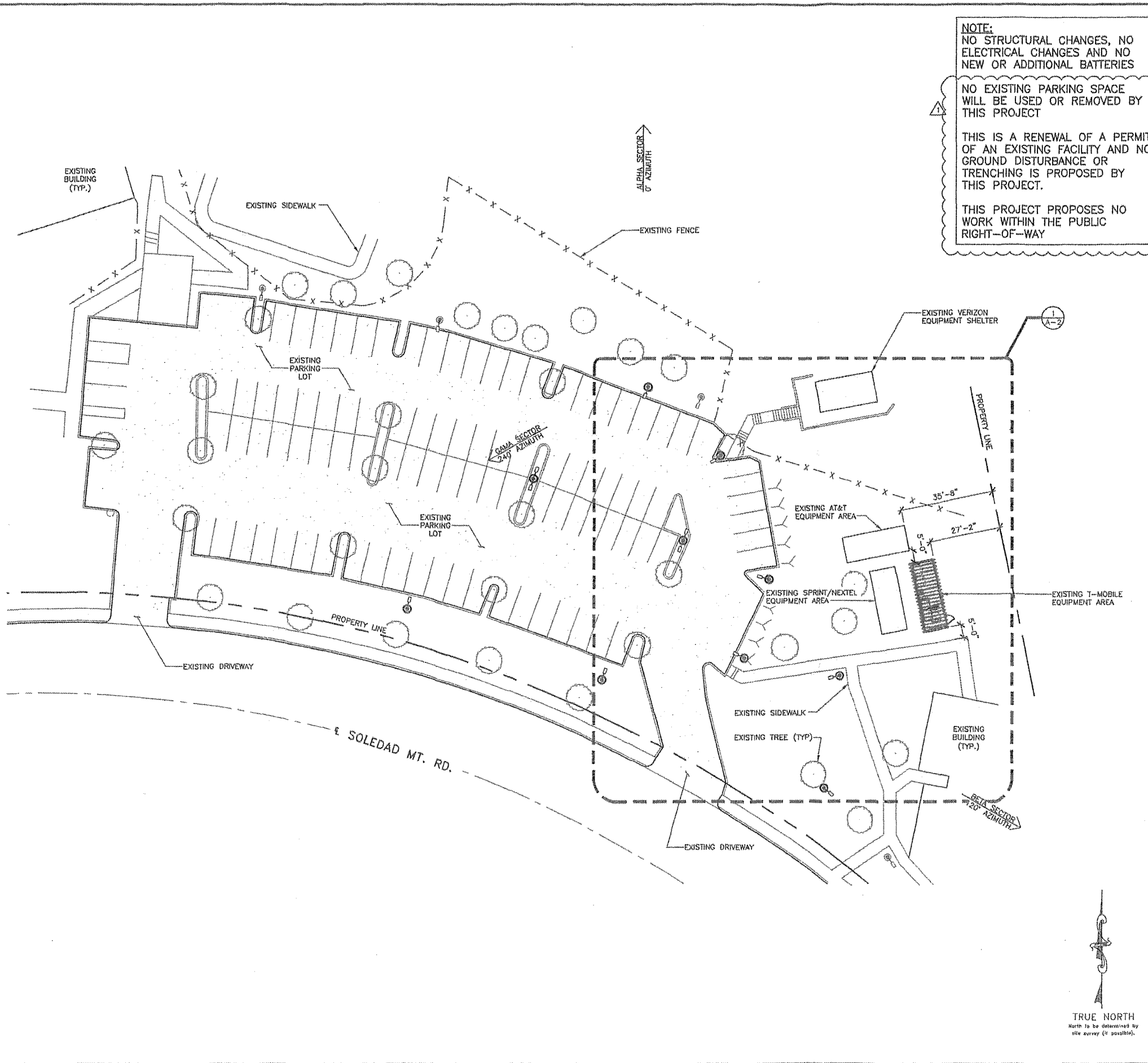
SHEET TITLE  
 PARCEL PLAN

SHEET NUMBER  
**A-0**



24"x36" SCALE: 1" = 50'-0"  
 11"x17" SCALE: 1" = 100'-0"

PARCEL PLAN | 1



**NOTE:**  
NO STRUCTURAL CHANGES, NO ELECTRICAL CHANGES AND NO NEW OR ADDITIONAL BATTERIES

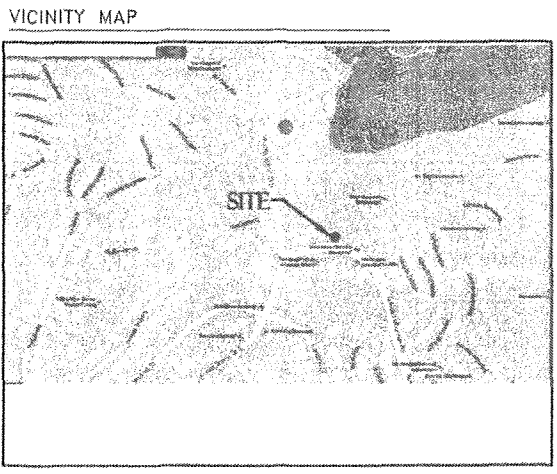
NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT

THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.

THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY

**LEGEND**

---	SUBJECT BOUNDARY LINE	---	SECTIONAL BREAKDOWN LINE
---	RIGHT-OF-WAY CENTERLINE	---	SECTIONAL BREAKDOWN LINE
---	RIGHT-OF-WAY LINE	---	SECTIONAL BREAKDOWN LINE
---	ADJACENT BOUNDARY LINE	---	OVERHEAD POWER LINE
---	SECTIONAL BREAKDOWN LINE	---	BURIED POWER LINE
COAX--COAX--COAX	SECTIONAL BREAKDOWN LINE	---	BURIED GAS LINE
FIBER--FIBER	SECTIONAL BREAKDOWN LINE	---	OVERHEAD TELEPHONE LINE
OHF--OHF	OVERHEAD POWER LINE	---	BURIED TELEPHONE LINE
UGP--UGP	BURIED POWER LINE	---	BURIED WATER LINE
GAS--GAS--GAS	BURIED GAS LINE	---	BURIED SANITARY SEWER
OHT--OHT	OVERHEAD TELEPHONE LINE	---	BURIED STORM DRAIN
UGT--UGT	BURIED TELEPHONE LINE	---	DITCH LINE/FLOW LINE
W--W--W	BURIED WATER LINE	---	ROCK RETAINING WALL
SS--SS--SS	BURIED SANITARY SEWER	---	VEGETATION LINE
SD--SD--SD	BURIED STORM DRAIN	---	CHAIN LINK FENCE
---	DITCH LINE/FLOW LINE	---	WOOD FENCE
---	ROCK RETAINING WALL	---	BARBED WIRE/WIRE FENCE
---	VEGETATION LINE	△	TRANSFORMER
x-x-x-x-x-x-x-x	CHAIN LINK FENCE	⊗	FIRE HYDRANT
□-□-□-□-□-□-□-□	WOOD FENCE	⊕	GATE VALVE
---	BARBED WIRE/WIRE FENCE	⊖	WATER METER
⊕	TRANSFORMER	⊗	FIRE STAND PIPE
⊗	LIGHT STANDARD	⊕	CATCH BASIN, TYPE I
⊖	POWER VAULT	⊖	CATCH BASIN, TYPE II
⊕	UTILITY BOX	⊕	SIGN
⊖	UTILITY POLE	⊖	BOLLARD
---	POLE GUY WIRE	⊕	MAIL BOX
⊕	GAS VALVE	⊖	SPOT ELEVATION
⊖	GAS METER		
⊕	TELEPHONE VAULT		
⊖	TELEPHONE RISER		



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**MT. SOLEDAD PRESBYT**  
**SD06430A**  
6551 SOLEDAD MOUNTAIN RD  
SAN DIEGO, CA 92037

**REVISIONS**

NO.	DATE	DESCRIPTION	INITIAL
A	8/27/2014	ISSUED FOR SUBMITTAL	NB
T	10/16/14	PLAN CHECK COMMENTS RFDZ	DJMK

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

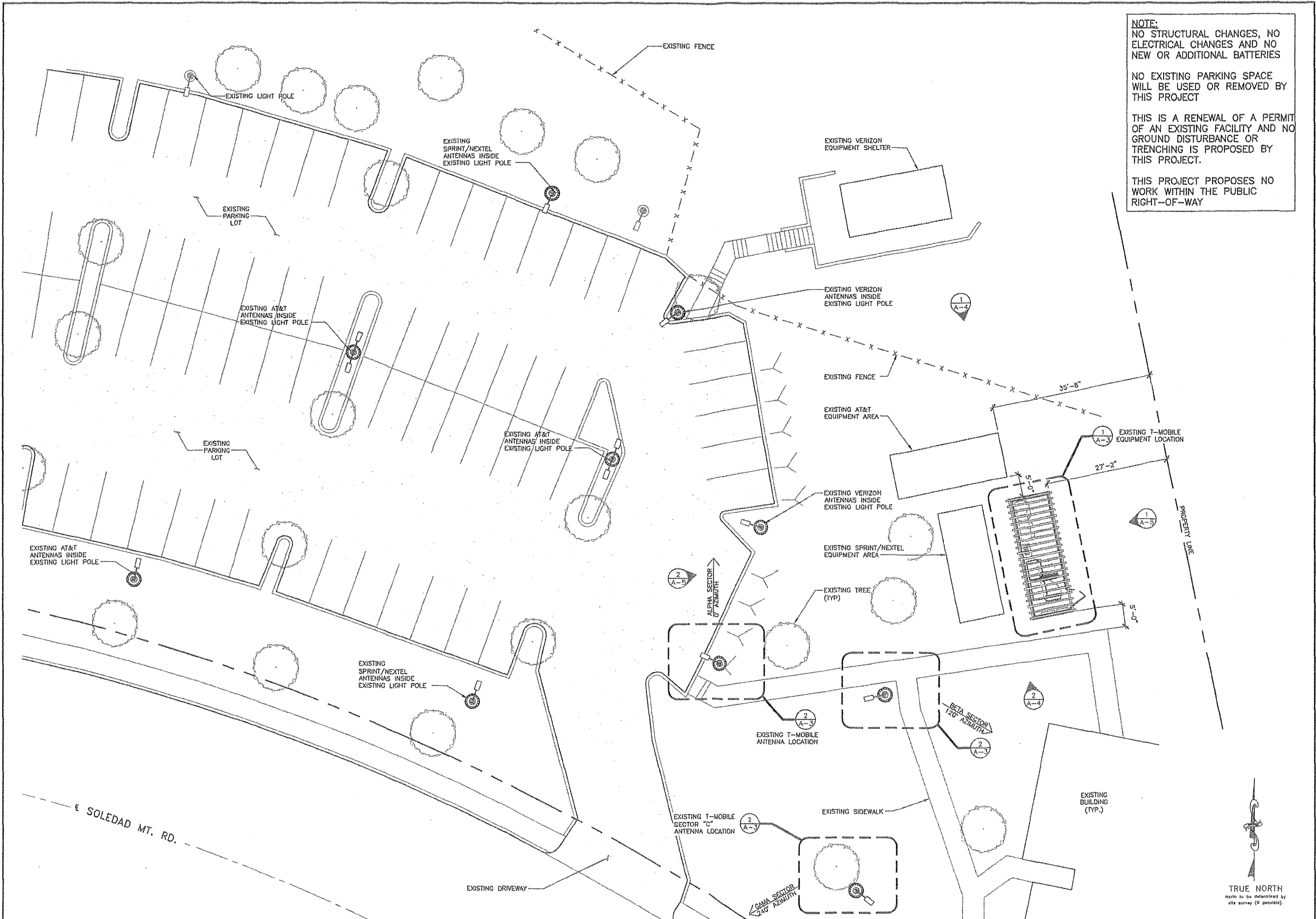
SHEET TITLE  
SITE PLAN

SHEET NUMBER  
**A-1**

24"x36" SCALE: 1" = 20'-0"  
11"x17" SCALE: 1" = 40'-0"

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





**NOTE:**  
 NO STRUCTURAL CHANGES, NO ELECTRICAL CHANGES AND NO NEW OR ADDITIONAL BATTERIES  
 NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT  
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A	09/27/04	ISSUED FOR SUBMITTAL	HB	
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SHEET TITLE  
 ENLARGED SITE PLAN

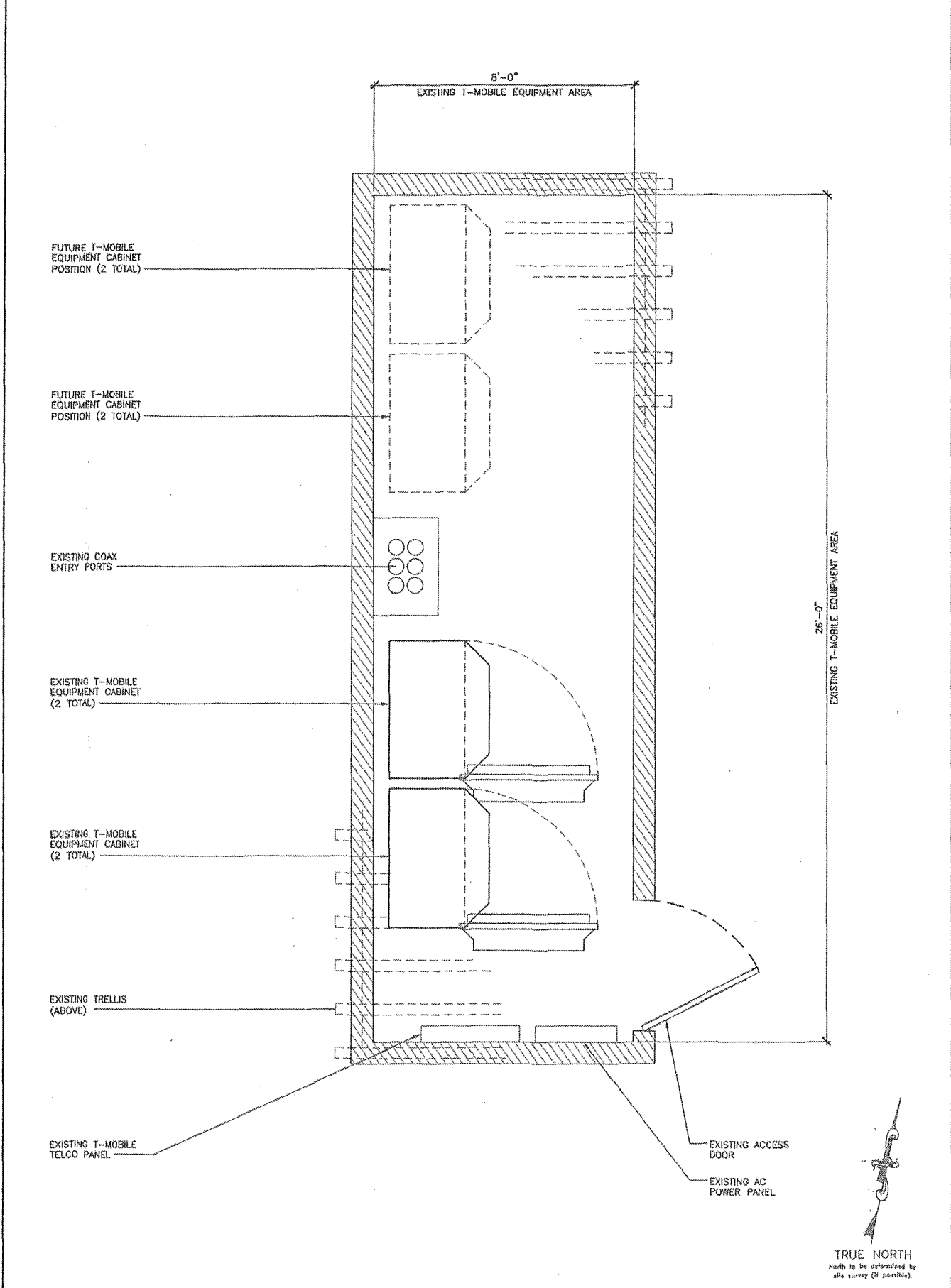
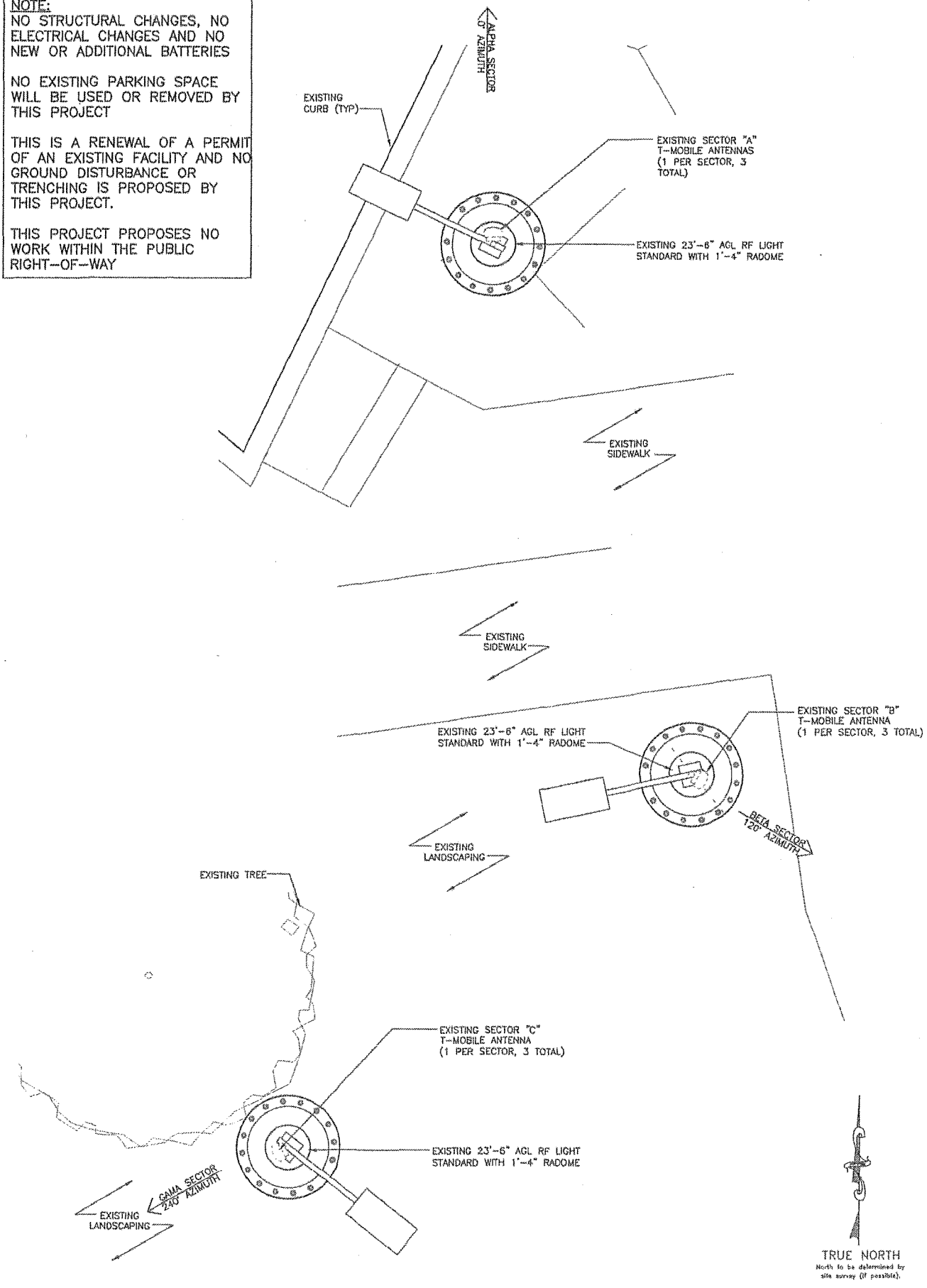
SHEET NUMBER  
**A-2**

24"x36" SCALE: 1" = 10'-0"  
 11"x17" SCALE: 1" = 20'-0"  
 10' 5' 0' 10'

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ENLARGED SITE PLAN | 1

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1	10/16/11	PLAN CHECK COMMENTS RFD	DJK

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SHEET TITLE  
 EXISTING ANTENNA & EQUIPMENT PLAN

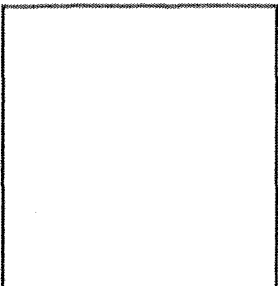
SHEET NUMBER  
**A-3**

24"x36" SCALE: 1/2" = 1'-0"  
 11"x17" SCALE: 1/4" = 1'-0"

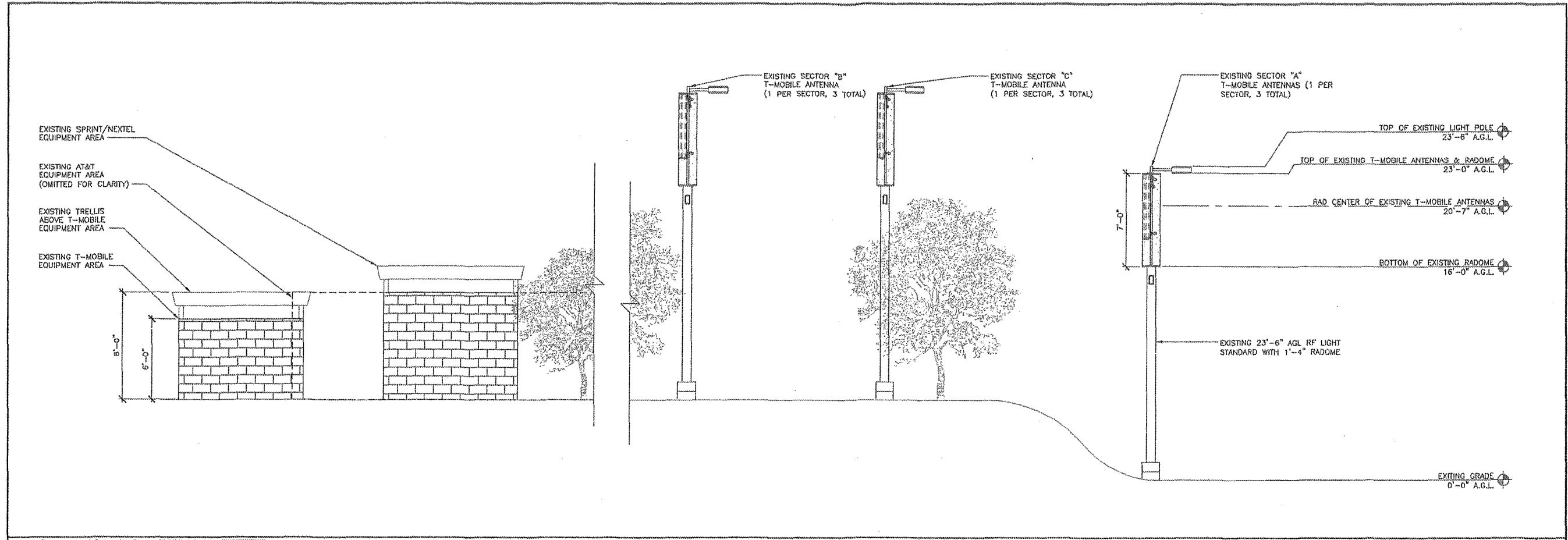
EXISTING ANTENNA PLAN 2

24"x36" SCALE: 1/2" = 1'-0"  
 11"x17" SCALE: 1/4" = 1'-0"

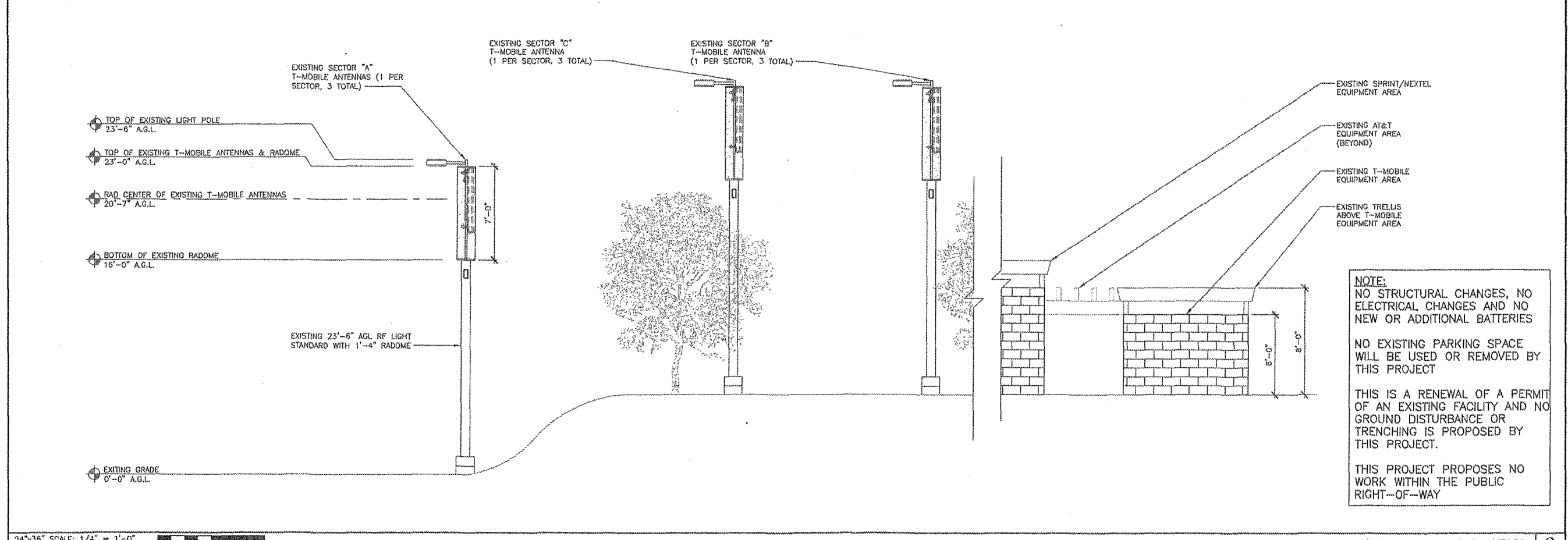
EXISTING EQUIPMENT PLAN 1



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24"x36" SCALE: 1/4" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"  
 4' 3' 2' 1' 0' 4'  
 EXISTING NORTH ELEVATION | 1



**NOTE:**  
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NO.	DATE	DESCRIPTION	INITIAL
A	05/07/14	ISSUED FOR SUBMITTAL	NIB
T	10/15/14	PLAN CHECK COMMENTS RFD	DJMK

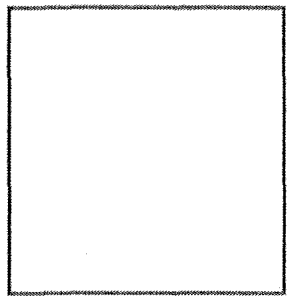
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SHEET TITLE  
 EXISTING NORTH & SOUTH ELEVATION

SHEET NUMBER  
**A-4**

24"x36" SCALE: 1/4" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"  
 4' 3' 2' 1' 0' 4'  
 EXISTING SOUTH ELEVATION | 2





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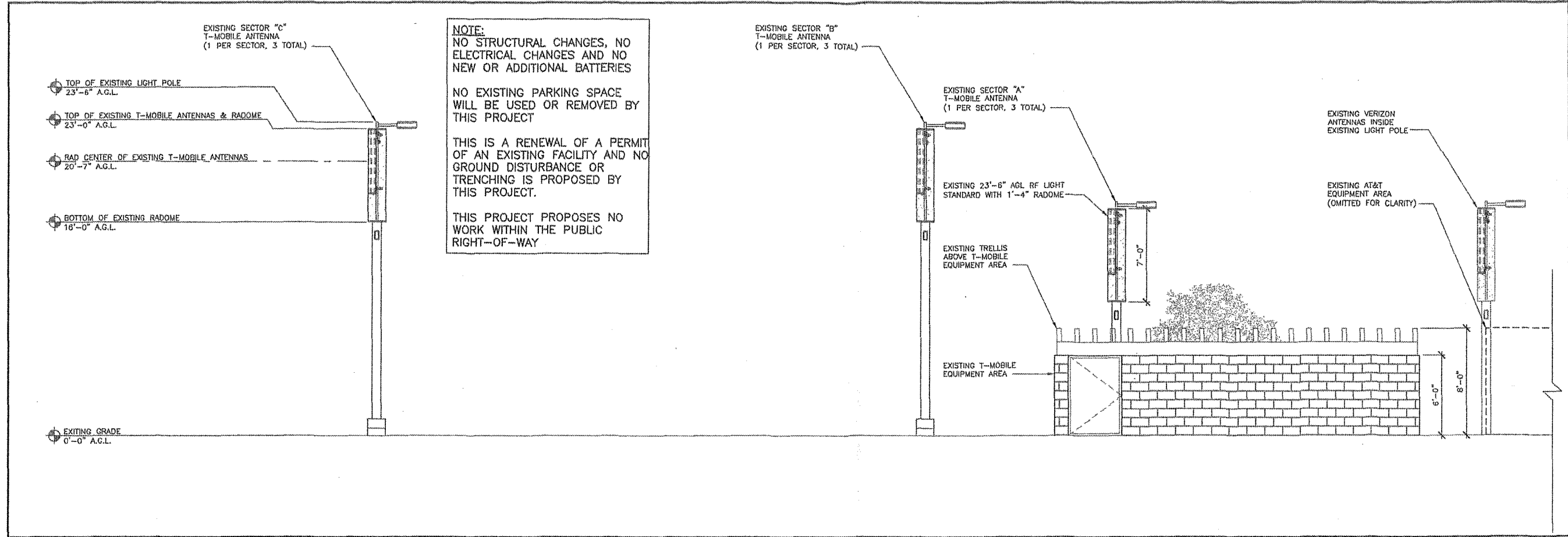
REVISIONS

NO.	DATE	DESCRIPTION	INITIAL
A	6/7/2014	ISSUED FOR SUBMITTAL	HB
1	10/16/14	PLAN CHECK COMMENTS #F2D	DJMK

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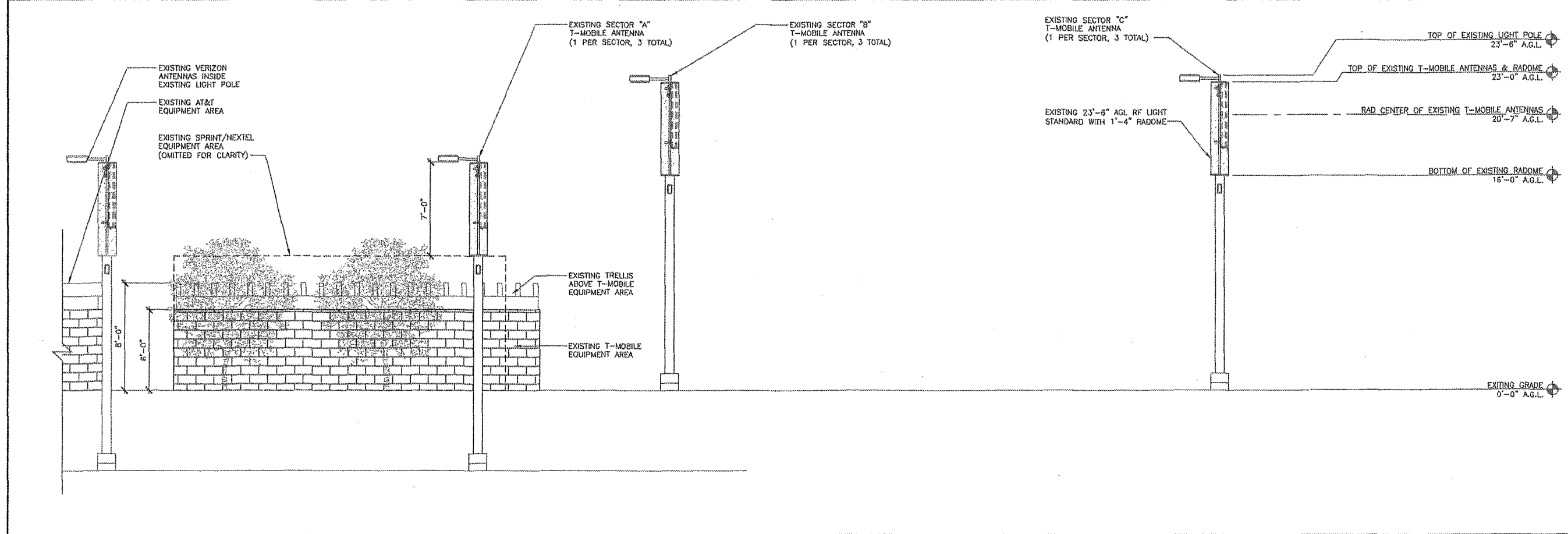
SHEET TITLE  
EXISTING EAST & WEST ELEVATION

SHEET NUMBER  
**A-5**



**NOTE:**  
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 11"x17" SCALE: 1/8" = 1'-0"  
 EXISTING EAST ELEVATION 1



24"x36" SCALE: 1/4" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"  
 EXISTING WEST ELEVATION 2

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PHOTO C 4

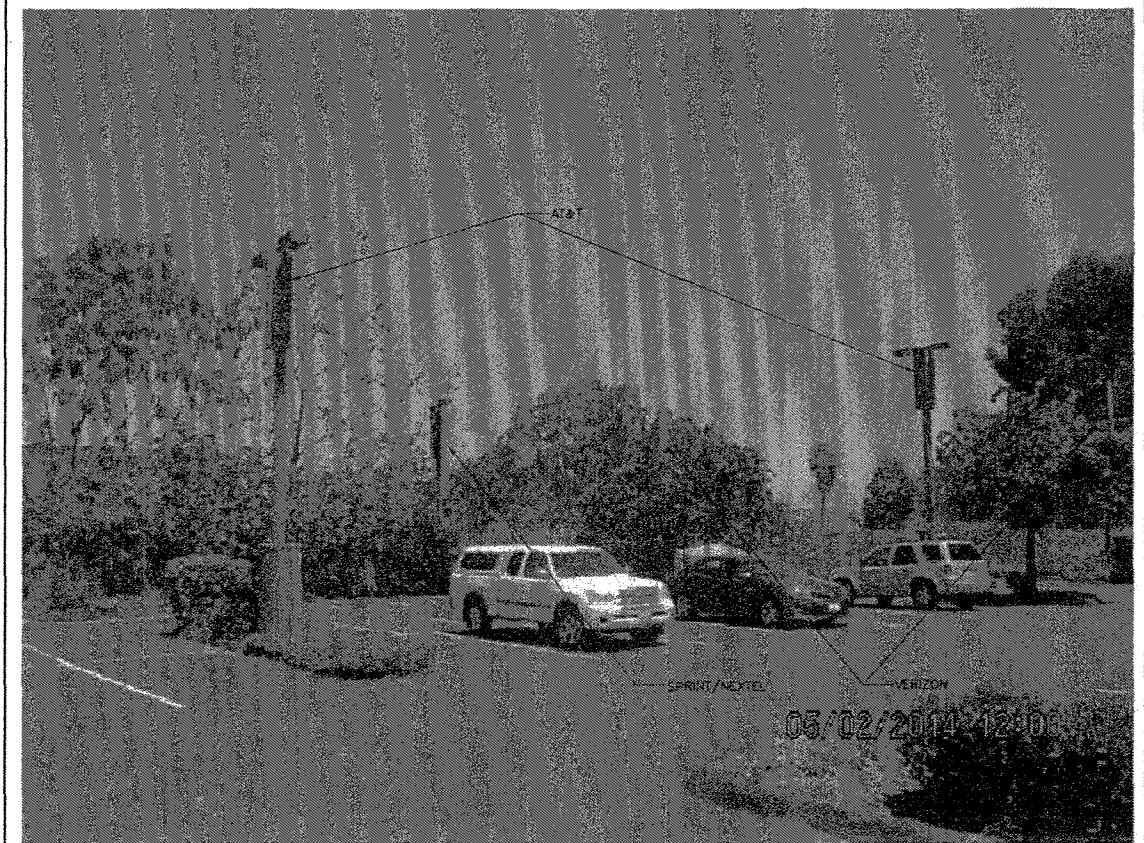


PHOTO B 3

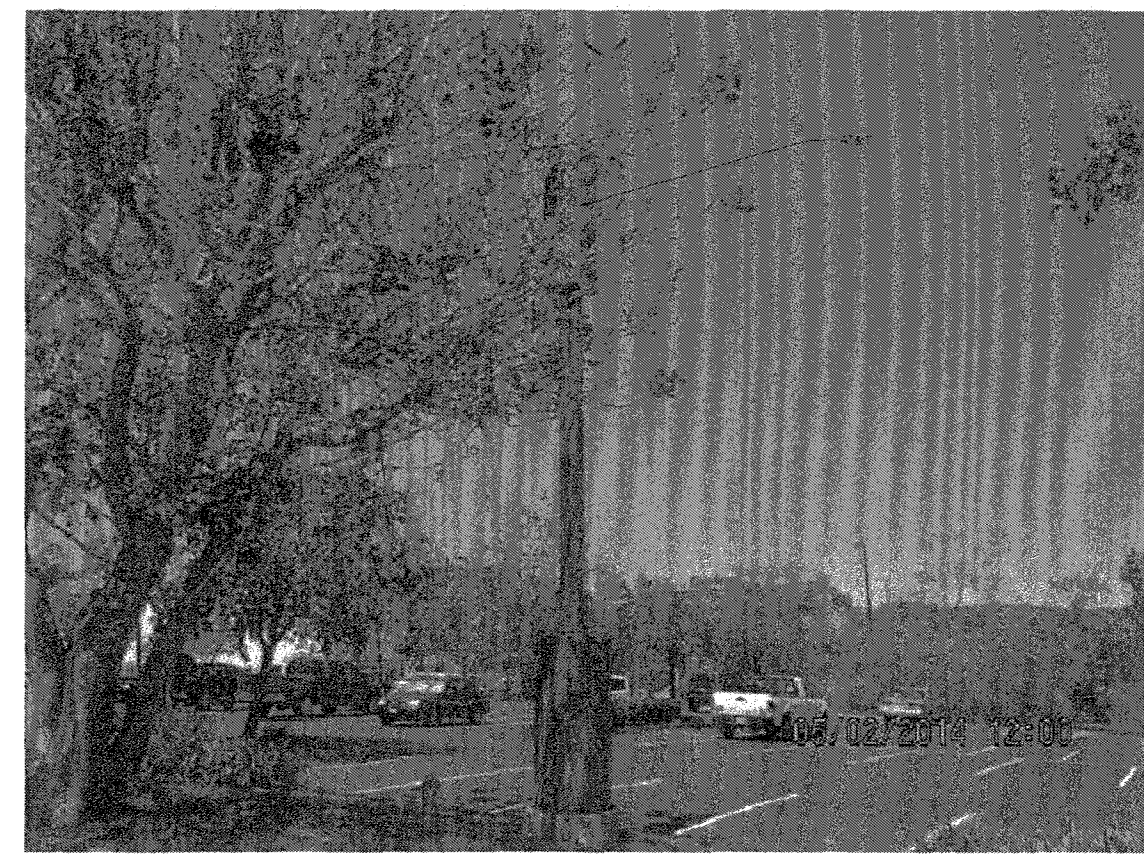
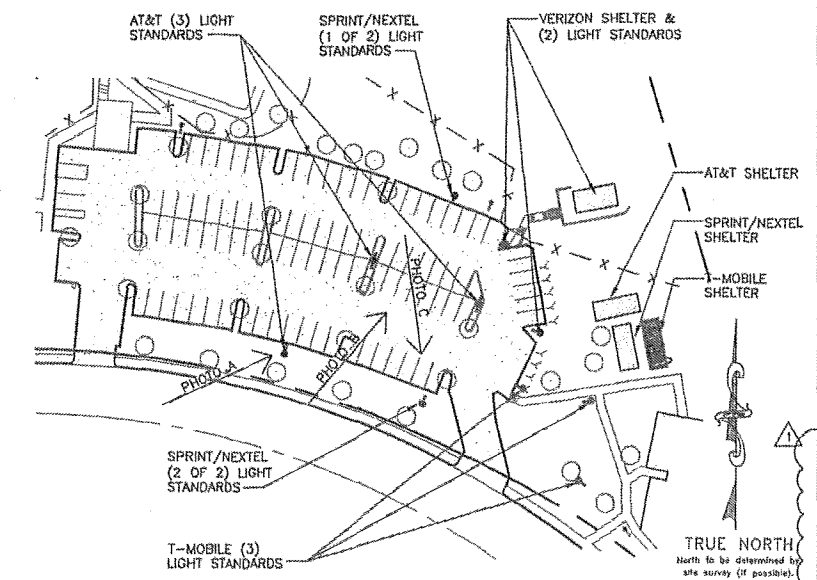


PHOTO A 1

**SUMMARY:**  
 • T-MOBILE = (3) ANTENNA LIGHT STANDARDS  
 • AT&T = (3) ANTENNA LIGHT STANDARDS  
 • VERIZON = (2) ANTENNA LIGHT STANDARDS  
 • SPRINT/NEXTEL = (2) ANTENNA LIGHT STANDARDS



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A	05/21/14	ISSUED FOR SUBMITTAL	NB
1	10/16/11	PLAN CHECK COMMENTS RFD	DMK

SHEET TITLE  
 PHOTO INVENTORY

SHEET NUMBER  
**A-7**