



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 16, 2010 **REPORT NO.** PC-10-077

ATTENTION: Planning Commission, Agenda of September 23, 2010

SUBJECT: AT&T – Adams Avenue Park – PROJECT NO. 195798
PROCESS 4.

**OWNER/
APPLICANT:** City of San Diego/
AT&T Mobility

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility at 3491 Adams Avenue in Adams Avenue Park within the Mid-City Normal Heights Community Planning Area?

Staff Recommendation: APPROVE Conditional Use Permit (CUP) No. 693689.

Community Planning Group Recommendation: The Normal Heights Community Planning Group recommended approval of the project at their February 5, 2010 meeting (Attachment 14). The group made the following recommendations, which have been considered in the project's design:

- Move poles out of the playing field – The final location of the poles will be determined during the building permit review, in conjunction with Park & Recreation Staff and the lighting contractor to ensure that the field is properly illuminated.
- Provide consistent lighting color – The lighting plan will be reviewed by Park & Recreation for appropriate lighting.
- Investigate the potential for either adapting one of the poles to carry a flag pole, or install a separate flag pole near the field – AT&T has agreed to install a U.S. Flag pole near the field. The flag pole will be locked when not in use. The U.S. Flag may be flown during daytime games; the flag pole will not be illuminated at night.

Environmental Review: This project was found to be exempt per the Categorical Exemption for Replacement or Reconstruction, Section 15302 and New Construction or

Conversion of Small Structures, Section 15303, in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: AT&T Mobility is the financially responsible party for this project and is responsible for costs associated with processing this project.

Code Enforcement Impact: None.

Housing Impact Statement: Not applicable.

BACKGROUND

Wireless Communication Facilities (WCF's) are permitted throughout the City as a Separately Regulated Use by the Wireless Communication Facility regulations, Land Development Code (LDC) section 141.0420. WCF's are permitted within Open Space zones with the processing of Conditional Use Permits.

To provide wireless communications coverage and capacity in this area (Attachment 6), AT&T Mobility is proposing to construct, operate, and maintain a WCF at 3491 Adams Avenue (Attachments 1 and 3) on a property owned by the City of San Diego (Attachment 10) and utilized as a park (Attachment 7). The WCF would consist of four replacement 48-foot tall stadium light standards. Three light standards will support antennas; one light standard will not. Equipment associated with the antennas will be located on the roof of an adjacent recreation center building behind screening (Attachment 5).

Council Policy 600-43, "Communication Antennas," assigns preference levels to the locations of WCF's. This policy encourages these facilities be located away from residential uses. Typically, WCF's proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower process level (such as a Limited Use or Neighborhood Use Permit). This facility is proposed in a location with a non-residential use in an Open Space zone, which is more preferable than if the facility was located on a residential zone with a residential use.

The antennas will be flush mounted to stadium light standards. Such light standards are typical vertical elements found in parks and will allow this facility to blend in with the park context. In addition, street trees are proposed adjacent to the WCF which will improve views of the facility as viewed from the public right-of-way.

General Plan Analysis:

The City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The antennas associated with this facility are proposed to be mounted on replacement stadium light standards. The antennas and other components will be painted to blend in with the pole. Cables will be minimized and covered where possible. Associated equipment will be concealed behind screening on the roof of an existing recreation center building. Based on the project's design, it is compatible with the City's General Plan. The Mid-City Community Plan does not discuss wireless communication

facilities.

Conclusion:

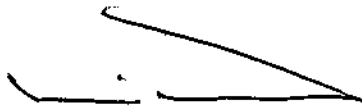
Staff supports the design as proposed. The antennas are located on stadium light standards, which is consistent with the park setting. Equipment will be concealed on the roof of an existing building. In addition, additional plant material will be provided to improve views of the facility.

This project complies with the City's Land Development Code, the Wireless Communication Facility regulations, and the applicable land use plans. Therefore, Staff recommends approval of this project.

ALTERNATIVES

1. **Approve Conditional Use Permit (CUP) No. 693689, with modifications.**
2. **Deny Conditional Use Permit (CUP) No. 693689, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

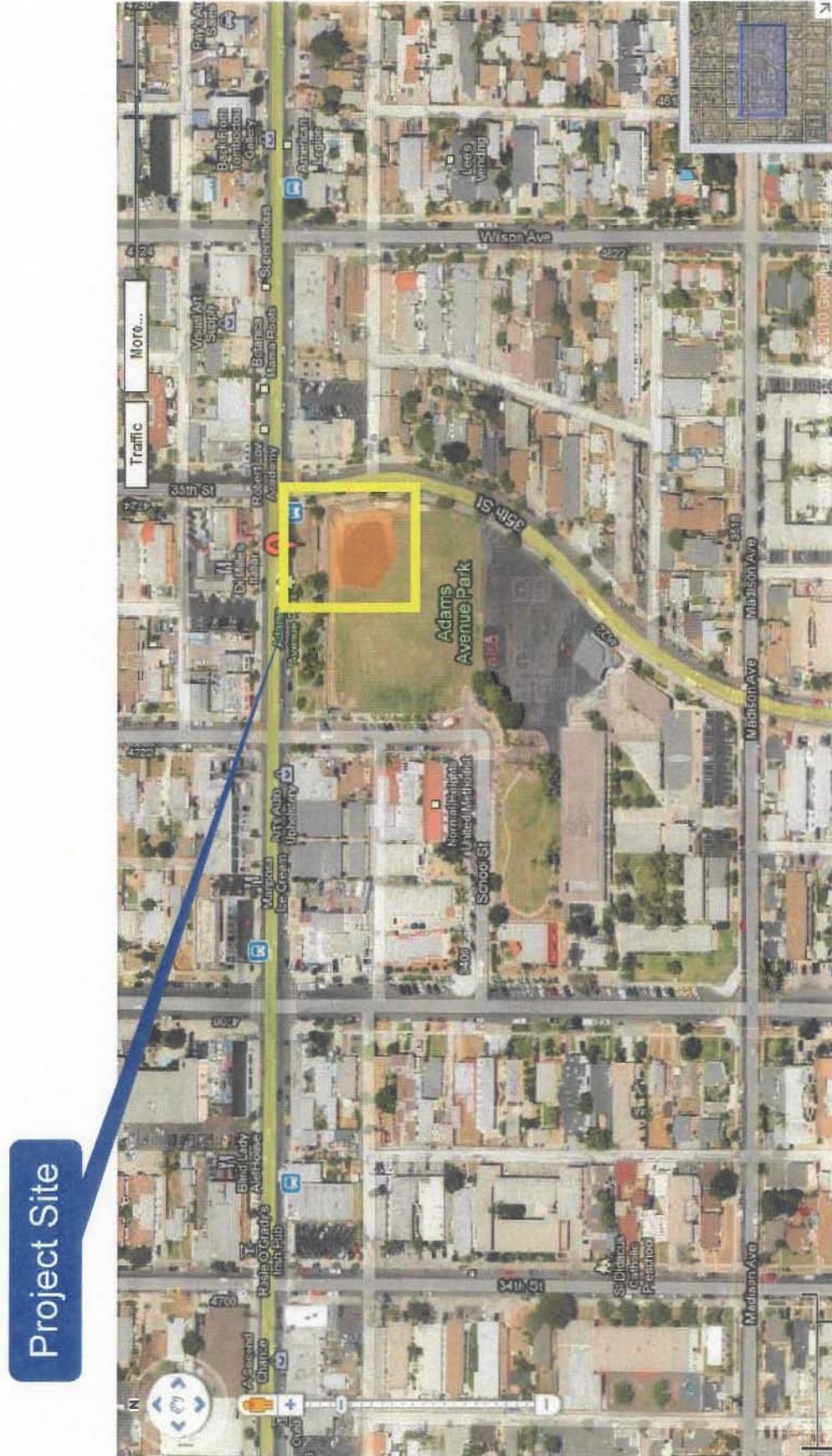


Alex Hempton, AICP
Associate Planner
Development Services Department

KB/AFH

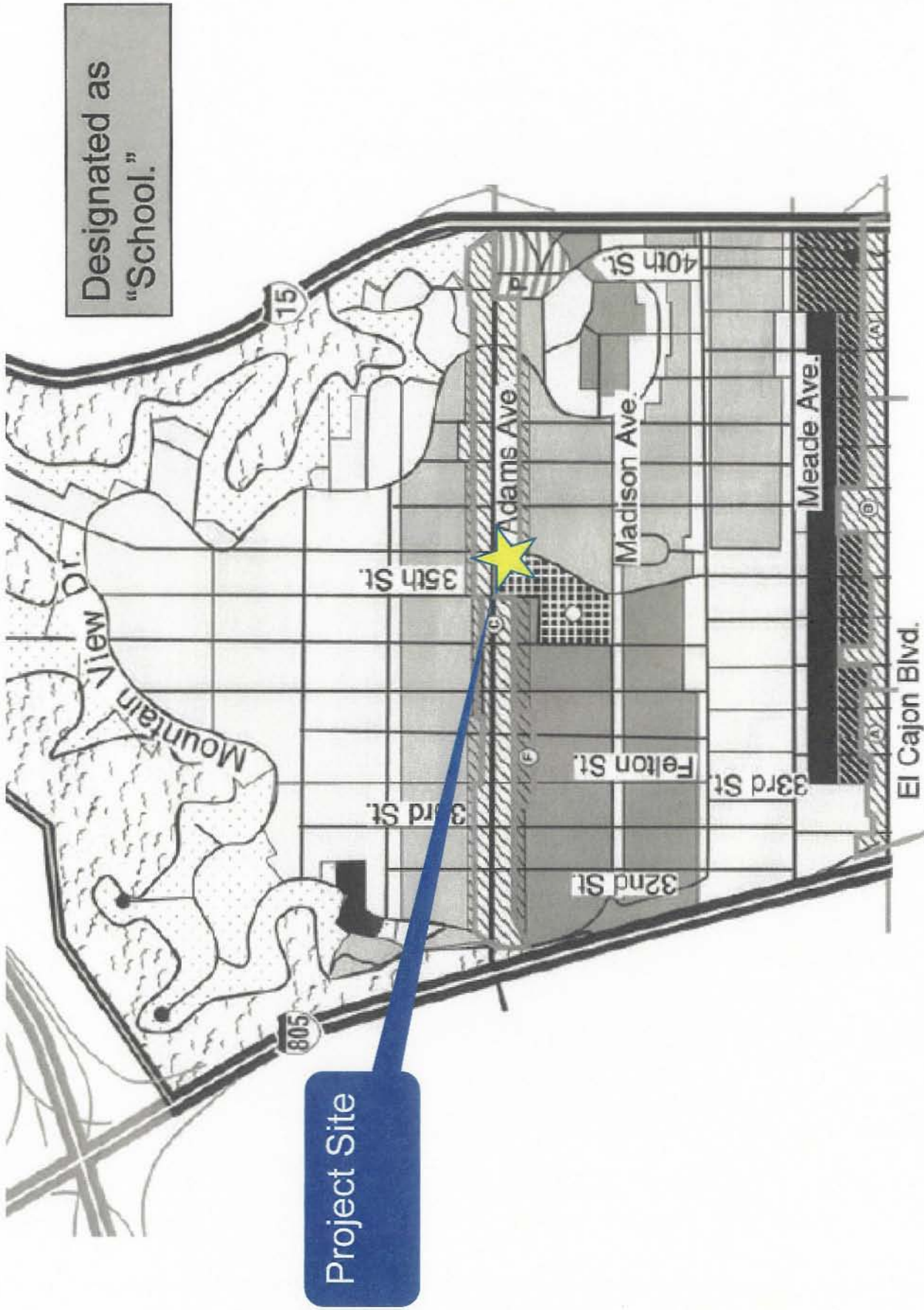
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Photo Simulations
6. Site Justification
7. Site Photos
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Ownership Disclosure Statement
11. Project Chronology
12. Notice of Planning Commission Hearing
13. Plans
14. Community Planning Group Recommendation
15. Notice of CEQA Exemption



Aerial Photo
AT&T Adams Ave. Park – Project Number 195798
3491 Adams Ave.





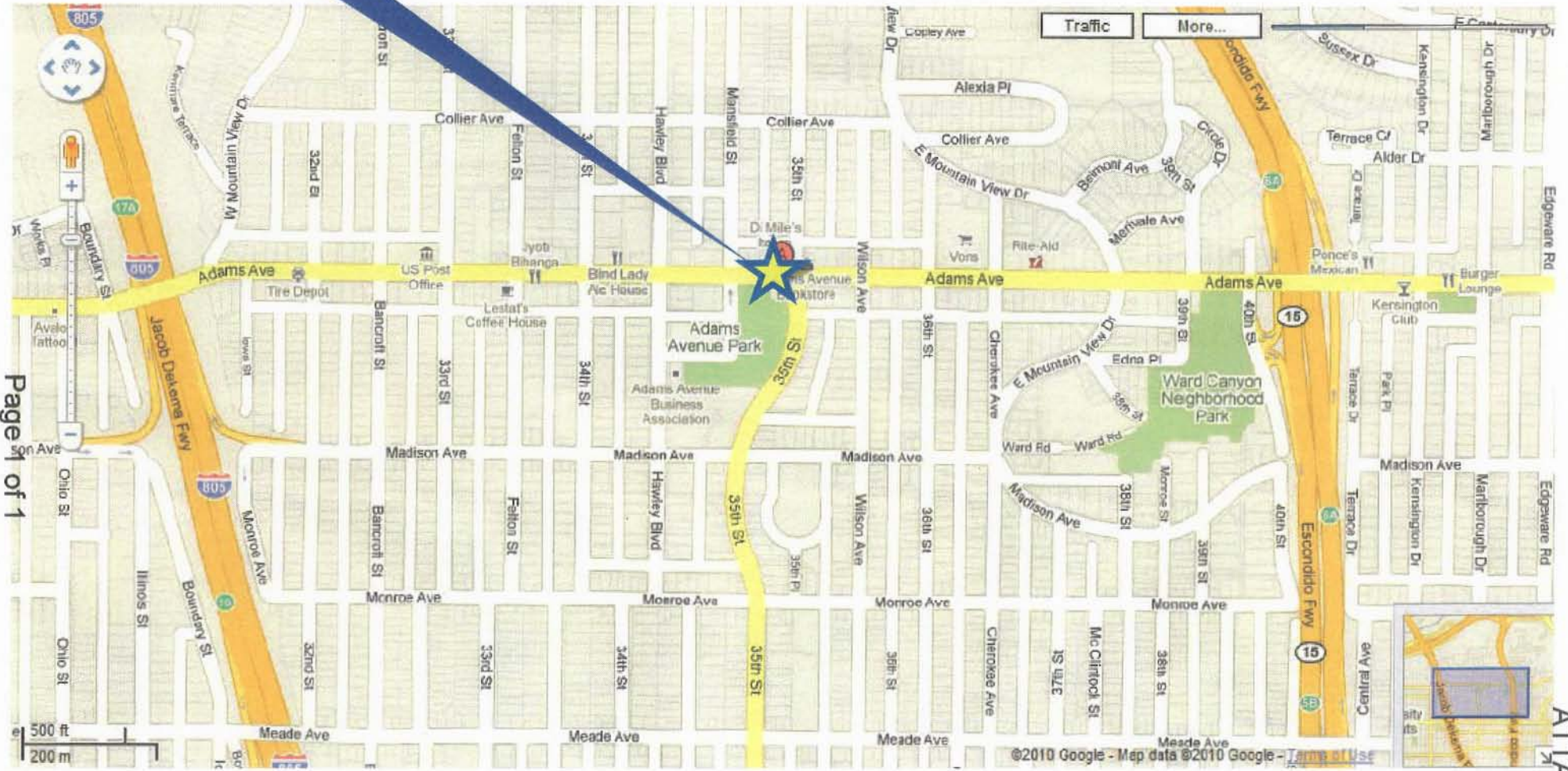
Community Plan Land Use Designation

AT&T Adams Ave. Park, Project Number 195798

3491 Adams Ave.



Project Site



Page 1 of 1



Project Location Map
AT&T Adams Ave. Park – Project Number 195798
3491 Adams Ave.

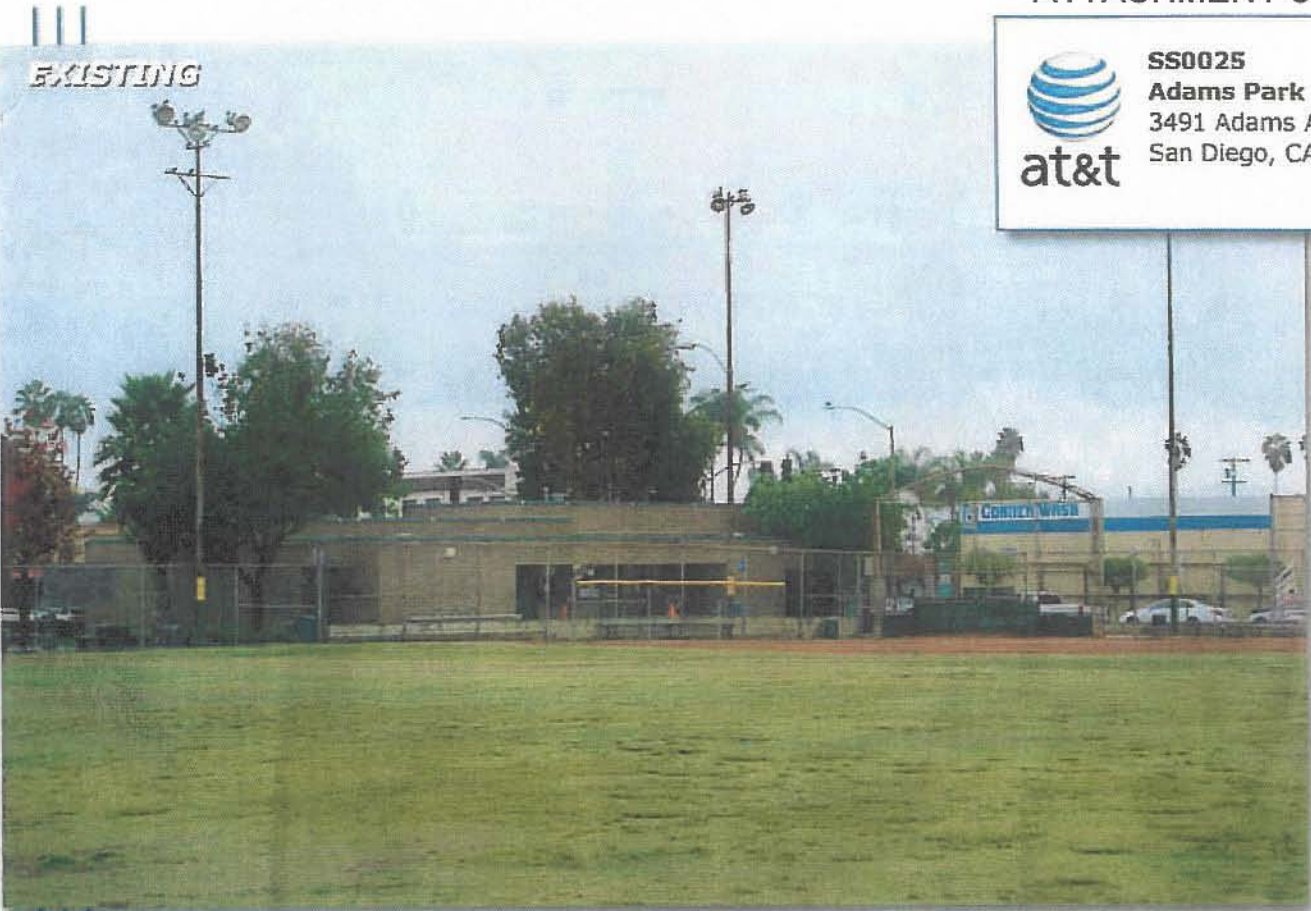


ATTACHMENT 3

| PROJECT DATA SHEET | | |
|---|---|--------------------------|
| PROJECT NAME: | AT&T – Adams Ave. Park | |
| PROJECT DESCRIPTION: | Wireless Communication Facility (WCF) consisting of four (4) 48-foot tall replacement stadium light standards with twelve (12) antennas. Associated equipment located on the roof of an existing Rec. Center building behind screens. | |
| COMMUNITY PLAN AREA: | Mid-City: Normal Heights | |
| DISCRETIONARY ACTIONS: | Conditional Use Permit | |
| COMMUNITY PLAN LAND USE DESIGNATION: | School; developed as a park. | |
| <u>ZONING INFORMATION:</u> | | |
| ZONE: OP-1-1 | | |
| HEIGHT LIMIT: - | | |
| FRONT SETBACK: - | | |
| SIDE SETBACK: - | | |
| STREETSIDE SETBACK: - | | |
| REAR SETBACK: - | | |
| <u>ADJACENT PROPERTIES:</u> | LAND USE DESIGNATION & ZONE | EXISTING LAND USE |
| NORTH: | Central Urbanized Planned District, CUPD-CU-3-3 | Commercial |
| SOUTH: | Multi-unit Residential, RM-1-2 | Park/Residential |
| EAST: | Central Urbanized Planned District, CUPD-CU-3-3 | Commercial |
| WEST: | Central Urbanized Planned District, CUPD-CU-3-3 | Commercial |
| DEVIATIONS OR VARIANCES REQUESTED: | None. | |
| COMMUNITY PLANNING GROUP RECOMMENDATION: | The Normal Heights Community Planning Group recommended approval of this project at their February 5, 2010 meeting. | |



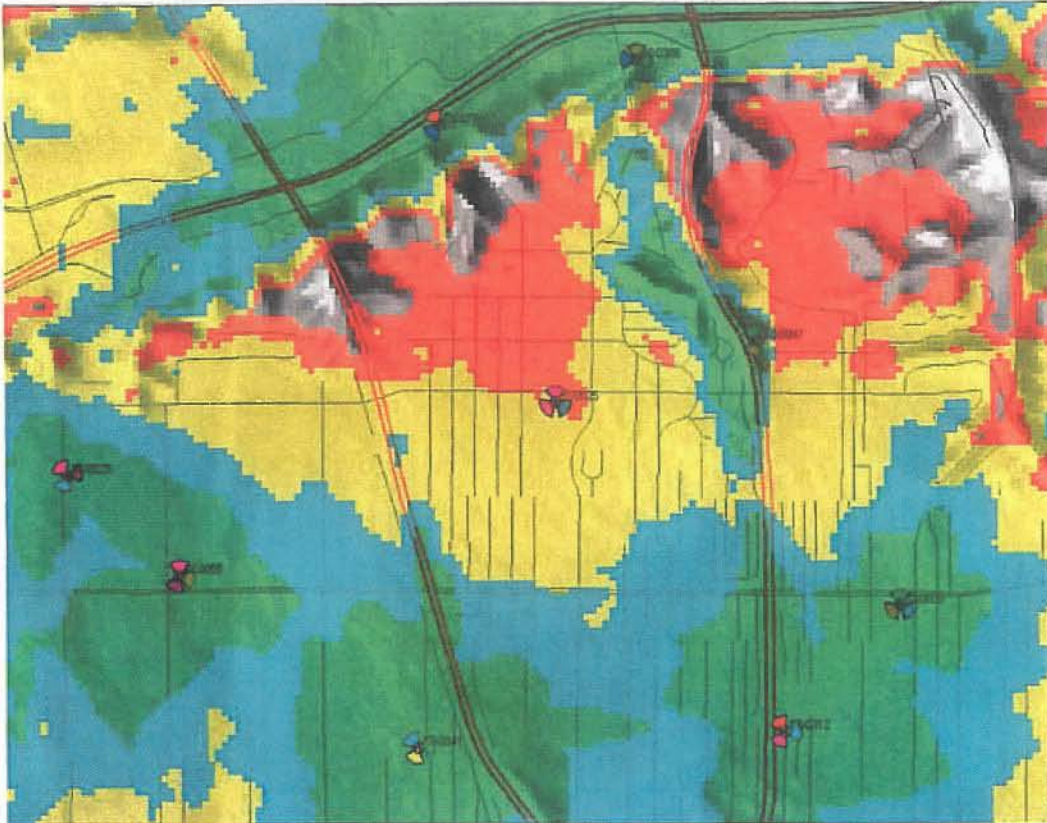
SS0025
Adams Park
3491 Adams Ave.
San Diego, CA 92116



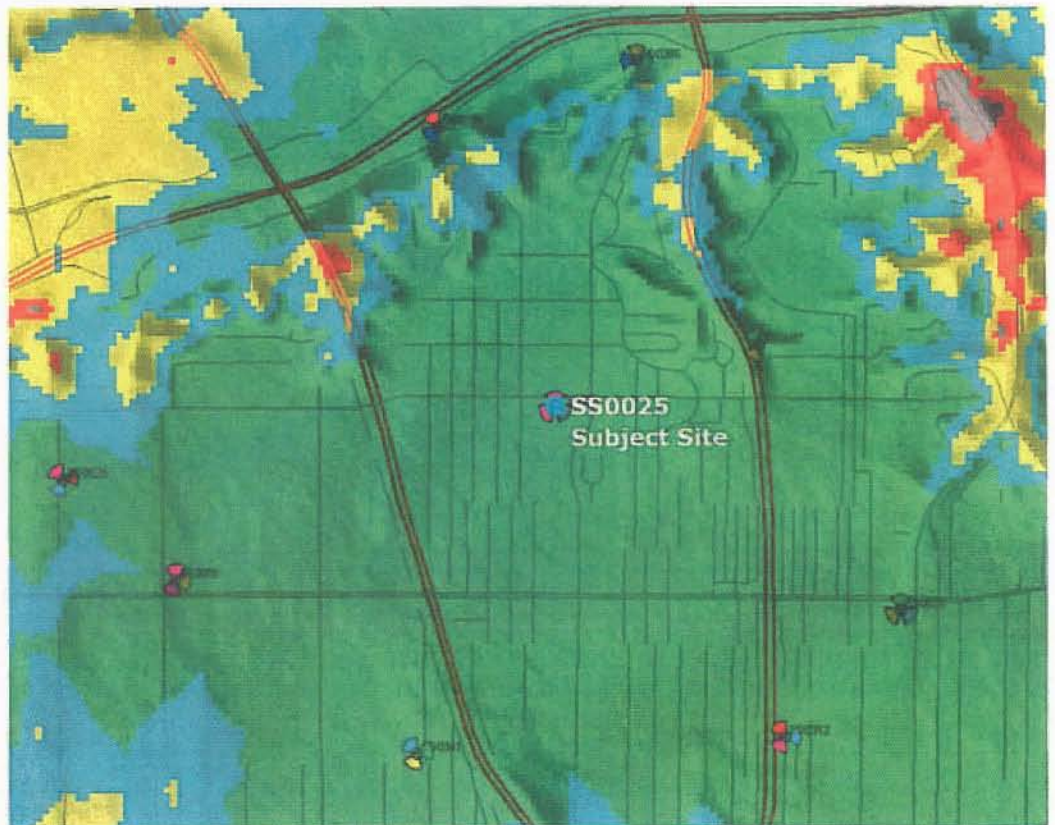
ATTACHMENT 6



SS0025
Adams Park
3491 Adams Ave.
San Diego, CA 92116



Existing coverage



Proposed coverage

Coverage Levels:

- Excellent
- Variable
- Poor
- No Coverage



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

SS0025

AT&T – Adams Community Park
3491 Adams Avenue
San Diego, CA 92116

Prepared for:

City of San Diego
Development Services
1222 1st Avenue
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
AT&T

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

October 8, 2009



View East



View North



North Pole Elevations



Existing Community Center Building



Aerial View of Park and Surroundings



East Pole Elevations



South Pole Elevations



View West



View South

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000316

CONDITIONAL USE PERMIT NO. 693689
AT&T – ADAMS AVENUE PARK
PLANNING COMMISSION
PROJECT NUMBER 195798
DRAFT

This **CONDITIONAL USE PERMIT (CUP) NO. 693689** is granted by the **Planning Commission** of the City of San Diego to the **CITY OF SAN DIEGO, Owner, and AT&T MOBILITY, Permittee**, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and 126.0305. The site is located at 3491 Adams Avenue in the OP-1-1 zone of the Mid-City Communities Plan. The project site is legally described as Lots 30 and 31, Block 40, Map 985 and Lot 32 Block 40, Map Reference 001312.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct and operate a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 23, 2010, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas mounted on three replacement 48-foot tall stadium light standards. (A total of four replacement 48-foot tall stadium light standards shall be installed; three support antennas.) Equipment associated with the antennas will be located on the roof of an adjacent Recreation Center building behind roof-top screens;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s),

conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit 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.
2. 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.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. This CUP and corresponding use of this site shall **expire on September 23, 2020**. 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
6. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new CUP application to the Development Services Department 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 compliance actions, which may include penalties and fines.
7. Under no circumstances, does approval of this permit authorize AT&T Mobility or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that 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 applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

ENGINEERING REQUIREMENTS:

14. Prior to any building permit, the Permittee shall assure by permit and bond the replacement of the existing sidewalk with the same scoring pattern City standard sidewalk, adjacent to the proposed joint trench utility, satisfactory to the City Engineer.

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

16. Prior to the issuance of any construction permit, the Owner/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:

17. Prior to issuance of any construction permits for buildings, the Permittee/Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

18. Prior to issuance of any construction permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall show, label and dimension a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

19. 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.

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

21. Prior to issuance of any Certificate of Occupancy and activation of WCF, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

22. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

23. Street trees shall be provided with a planting area that is a minimum of 40 square feet, with no dimension less than 5 feet, as measured from the inside face of curb/hardscape. An automatically controlled, electronic irrigation system shall be provided for proposed street trees.

PARK & RECREATION DEPARTMENT REQUIREMENTS:

24. Prior to building permit issuance, the provider shall provide the Park & Recreation Dept with a report from a California Licensed Structural Engineer certifying the roof can support the weight of the equipment and enclosure without damage or undue stress on the building structural systems.

25. Prior to building permit issuance, the provider shall ensure that existing drainage patterns on the roof shall not be interrupted by the placement of the telecom equipment and proposed cable trays.

26. Prior to building permit issuance, the provider shall coordinate the exact location of the proposed equipment with the Park & Recreation Dept. to prevent any interruption in the operation and/or maintenance of the building's mechanical, electrical or any other building system currently located on the roof.

27. Prior to building permit issuance, the provider shall ensure that all roof penetrations made during the installation of the equipment shall be repaired and maintained to protect the building structure and interior furnishings. All leaks associated with the provider's work on the roof shall be repaired by the provider within 24 hours of notification.

28. Prior to building permit issuance the provider shall submit to the Park & Recreation Dept, for approval, all materials and finishes proposed for the louvered screen walls.

29. Prior to the issuance of a building permit, the provider shall ensure that the plans include details of the replaced light poles that clearly show the impact on existing facilities, pole attachment and cover for all exposed pole mounting hardware.

30. Prior to building permit issuance, the provider shall ensure that the plans shall show the extent of work necessary to comply with the applicable ADA laws for the replacement light pole directly in front of the recreation center (Sector A shown on the plans).

31. Prior to building permit issuance the provider shall ensure that there is a roof inspection where the provider's equipment will be installed and guarantee that the roof is in satisfactory condition to support the equipment for the term of the lease agreement with the City. The lease

shall also include language that it is the sole responsibility of the provider to remove the equipment should the City need to make roof repairs to protect the building structure and interior furnishings.

32. The Park & Rec. Dept shall approve the construction plans prior to building permit issuance. Construction plans will need to address street tree irrigation, street tree grates, flagpole location and its ADA accessibility.

PLANNING/DESIGN REQUIREMENTS:

33. 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.

34. Appropriate signs shall be installed to notify people working on the light standards that hazards exist and the location of the hazard. The carrier shall assess the level and location of the hazard and place the appropriate signs per CAL-OSHA requirements and FCC regulations.

35. Prior to the issuance of a building permit, the Permittee shall provide certification providing evidence that the measurements of radio frequency power densities for all antennas installed on the premises and adjacent property comply with federal standards.

36. All equipment, including transformers, emergency generators and air conditioners 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.

37. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

38. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

39. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

40. "Dog house" structures are not permitted. Cables shall be routed underground and internally within the stadium light standards.

41. Four replacement 48-foot tall stadium light standards shall be installed. Three light standards will support 4 antennas each; one light standard will not support any antennas without the processing of a Substantial Conformance Review for a maximum of 4 antennas of the same size and shape as the existing antennas.

42. Light control systems shall be installed to operate the stadium light standards, to the satisfaction of the Park & Recreation Department.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §66020.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Planning Commission of the City of San Diego on September 23, 2010 by Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: CUP/693689
Date of Approval: 9/23/2010

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Alexander Hempton, AICP
Associate Planner

**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.**

**CITY OF SAN DIEGO
REAL ESTATE ASSETS DEPT.
Owner**

By _____
David Sandoval
Deputy Director

**AT&T MOBILITY
Permittee**

By _____
Kevin McGee
Deployment Manager

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

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 693689
AT&T – ADAMS AVENUE PARK
PROJECT NUMBER 195798
DRAFT

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, operate, and maintain a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit No. 693689);

WHEREAS, the project site is located at 3491 Adams Avenue in the OP-1-1 zone of the Mid-City Communities Plan;

WHEREAS, the project site is legally described as Lots 30 and 31, Block 40, Map 985 and Lot 32 Block 40, Map Reference 001312;

WHEREAS, on September 23, 2010, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 693689 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated September 23, 2010.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

The City of San Diego’s General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this facility are proposed to be located on three of the four replacement stadium light standards. The antennas will be mounted closely to the stadium light standard poles and will be painted to match the light standards. Cables associated with the antennas will be covered or concealed within the pole. The antennas will be located on vertical elements which are often found in parks and will be appropriate based on the neighborhood context. Equipment associated with the antennas will be located on the roof of an existing Recreation Center building on site behind screening. The equipment’s location will ensure that

usable park space will not be eliminated. Additional street trees will be added to improve the appearance of the WCF. Therefore, based on the project characteristics at this location, this WCF will not adversely affect the applicable land use plans.

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

The 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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T Mobility perform a model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

3. The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The project complies with the intent of all applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCF’s be minimally visible through a variety of design techniques. In this case, the antennas are proposed to be mounted to replacement stadium light standards. The antennas will be painted to match the coloring of the light standards and cables will be covered or enclosed within the light standards. Equipment associated with the antennas will be located on the roof of an existing Recreation Center building on site behind screening. WCF’s are permitted in Open Space zones with the processing of a Process 4, Conditional Use Permit. This project complies with the applicable regulations of the Land Development Code.

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

Typically, the City of San Diego’s first preference is that WCF’s be located on property containing a non-residential use in a non-residential zone. In this case, the WCF is proposed on a property containing a non-residential use in an Open Space zone. This is more preferable than if the facility was proposed on a property with a residential use. The mounting of antennas to existing vertical elements, in this case stadium light standards, is appropriate for a park location. In addition, the location of the equipment does not impact usable park space. Based on the project’s design, this facility is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 693689 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 693689, a copy of which is attached hereto and made a part hereof.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: September 23, 2010

Internal Order No. 24000316

AT&T Inc. Board of Directors

Randall L. Stephenson, 48 ⁽⁴⁾

Chairman of the Board,
Chief Executive Officer
and President
AT&T Inc.

Dallas, Texas

Director since June 2005

Background: Telecommunications

Gilbert F. Amelio, Ph.D., 66 ^(4,5,7)

Lead Director
Senior Partner
Sienna Ventures
Director since February 2001

Advisory Director 1997–2001

Pacific Telesis Director 1995–1997

Background: Technology, electronics engineering

William F. Aldinger III, 61 ^(1,6)

Retired Chairman and
Chief Executive Officer
Capmark Financial Group Inc.
Director since November 2005

AT&T Corp. Director 2003–2005

Background: Financial services

Reuben V. Anderson, 66 ^(4,5,7)

Senior Partner
Phelps Dunbar, LLP
Director since December 2006
BellSouth Corporation

Director 1994–2006

Background: Law

James H. Blanchard, 67 ^(2,4,6)

Retired Chairman of the Board
and Chief Executive Officer
Synovus Financial Corp.
Director since December 2006

BellSouth Corporation Director 1994–2006

BellSouth Telecommunications Director 1988–1994

Background: Financial services

August A. Busch III, 71 ^(2,3,4)

Retired Chairman of the Board
Anheuser-Busch Companies, Inc.
Director since October 1983
Southwestern Bell Telephone

Director 1980–1983

Background: Brewing, family entertainment,
manufacturer of aluminum beverage containers

Jaime Chico Pardo, 59 ⁽¹⁾

Chairman of the Board
Teléfonos de México, S.A.B. de C.V.
Director since September 2008
Background: Telecommunications

James P. Kelly, 65 ^(1,3)

Retired Chairman of the Board and
Chief Executive Officer
United Parcel Service, Inc.
Director since December 2006

BellSouth Corporation Director 2000–2006

Background: Air delivery and freight services

Jon C. Madonna, 65 ^(1,2,4)

Retired Chairman and
Chief Executive Officer
KPMG

Director since November 2005

AT&T Corp. Director 2002–2005

Background: Public accounting

Lynn M. Martin, 69 ^(1,5)

President
The Martin Hall Group, LLC
Director since October 1999
Ameritech Director 1993–1999

Background: Consulting, former

Congresswoman and Secretary of Labor

John B. McCoy, 65 ^(3,4,5)

Retired Chairman and
Chief Executive Officer
Bank One Corporation
Director since October 1999

Ameritech Director 1991–1999

Background: Banking

Mary S. Metz, Ph.D., 71 ^(3,7)

Chair Emerita of the Board of Trustees
American Conservatory Theater
Director since April 1997
Pacific Telesis Director 1986–1997

Background: Education, administration

Joyce M. Roché, 61 ^(3,7)

President and
Chief Executive Officer
Girls Incorporated
Director since October 1998

Southern New England Telecommunications

Director 1997–1998

Background: Marketing

Dr. Laura D'Andrea Tyson, 61 ^(2,5)

S. K. and Angela Chan Professor
of Global Management
Walter A. Haas School of Business
University of California at Berkeley

Director since October 1999

Ameritech Director 1997–1999

Background: Economics, education

Patricia P. Upton, 70 ^(6,7)

President and
Chief Executive Officer
Aromatique, Inc.
Director since June 1993

Background: Manufacturing and

marketing of decorative fragrances

Committees of the Board:

- (1) Audit
- (2) Corporate Development
- (3) Corporate Governance and Nominating
- (4) Executive
- (5) Finance/Pension
- (6) Human Resources
- (7) Public Policy

Senior Officers of AT&T Inc. and its Affiliates

Randall Stephenson, 48
Chairman of the Board,
Chief Executive Officer and President

Cathy Coughlin, 51
Senior Executive Vice President
and Global Marketing Officer

Ron Spears, 60
President and Chief Executive Officer,
AT&T Business Solutions

Bill Blase Jr., 53
Senior Executive Vice President-
Human Resources

Ralph de la Vega, 57
President and Chief Executive Officer,
AT&T Mobility and Consumer Markets

John Stankey, 46
President and Chief Executive Officer,
AT&T Operations, Inc.

Jim Callaway, 62
Senior Executive Vice President-
Executive Operations

Rick Lindner, 54
Senior Executive Vice President
and Chief Financial Officer

Wayne Watts, 55
Senior Executive Vice President
and General Counsel

Jim Cicconi, 56
Senior Executive Vice President-External
and Legislative Affairs, AT&T Services, Inc.

Forrest Miller, 56
Group President-Corporate Strategy
and Development

Ray Wilkins Jr., 57
Chief Executive Officer-AT&T Diversified
Businesses

DEVELOPMENT SERVICES
Project Chronology
 AT&T – Adams Ave. Park – Project No. 195798

| Date | Action | Description | City Review Time | Applicant Response |
|-----------------------------------|--------------------------------------|---|--|---------------------------|
| 10/15/2009 | First Submittal | Project Deemed Complete | | |
| 11/12/2009 | First Assessment Letter | | 28 | |
| 1/5/2010 | Second Submittal | | | 54 |
| 2/2/2010 | Second Assessment Letter | | 28 | |
| 5/12/2010 | Third Submittal | | | 99 |
| 6/3/2010 | Third Assessment Letter | | 22 | |
| 8/3/2010 | Fourth Submittal | | | 61 |
| 8/24/2010 | All Issues Resolved | | 21 | |
| 9/23/2010 | Public Hearing – Planning Commission | | 30 | |
| TOTAL STAFF TIME | | | 129 | |
| TOTAL APPLICANT TIME | | | | 214 |
| TOTAL PROJECT RUNNING TIME | | From Deemed Complete to Planning Commission Hearing | 343 (in calendar days) (11.4 months) | |



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 8, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: September 23, 2010
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: CONDITIONAL USE PERMIT, PROCESS 4
PROJECT NUMBER: 195798
PROJECT NAME: AT&T – ADAMS AVE. PARK
APPLICANT: Shelly Kilbourn, PlanCom, Inc., agents representing
AT&T Mobility

COMMUNITY PLAN AREA: Mid-City: Normal Heights
COUNCIL DISTRICT: District 3

CITY PROJECT MANAGER: Alex Hempton, Associate Planner
PHONE NUMBER/E-MAIL: (619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas mounted on replacement stadium light standards. Equipment associated with the antennas will be located on the roof of an existing park building behind screening. A Conditional Use Permit is required as this project is located in the OP-1-1 (Open Space) zone. This project is located at 3491 Adams Avenue in Adams Avenue Park between Mansfield St. and 35th St.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. 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 office of the City Clerk, 202 "C" Street,

Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. 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.

This project was determined to be categorically exempt from the California Environmental Quality Act on June 2, 2010 and the opportunity to appeal that determination ended June 23, 2010.

If you have any questions after reviewing this information, you can contact 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: 24000316

Revised 12/5/08 RH

ENGINEERING

2006 INTERNATIONAL BUILDING CODE
 2009 NATIONAL ELECTRIC CODE
 I/A/EIA-222-F OR LATEST EDITION
 CALIFORNIA BUILDING CODE, TITLE 24, 2007 EDITION
 CALIFORNIA ELECTRICAL CODE, 2007 EDITION
 CALIFORNIA PLUMBING CODE, 2007 EDITION
 CALIFORNIA MECHANICAL CODE, 2007 EDITION
 CALIFORNIA FIRE CODE, 2007 EDITION
 CALIFORNIA ENERGY CODE, 2006 EDITION, INCLUSIVE OF 1997 UBC,
 2000 UBC, 2000 UPC, 2002 NEC & 2004 CEC
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL
 PREVAIL

GENERAL NOTES

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

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF
 ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S
 WIRELESS TELECOMMUNICATIONS NETWORK. INSTALLATION OF (8) RBS
 CABINETS AND (12) PIPE-MOUNTED PANEL ANTENNAS.

SITE INFORMATION

PROPERTY OWNER: CITY OF SAN DIEGO
 ADDRESS: 35TH ST
 SAN DIEGO, 92116
 SITE NAME: ADAMS PARK
 SITE ADDRESS: 3491 ADAMS AVE
 SAN DIEGO, CA 92116
 SITE CONTACT: DUFFY DALGHERTY
 (925) 548-2050
 COUNTY: SAN DIEGO
 LATITUDE (NAD 83): 32° 45' 47.990" N
 32.763333
 LONGITUDE (NAD 83): 117° 07' 1.920" W
 -117.1172
 GROUND ELEVATION: 403' ANSL
 ZONING JURISDICTION: CITY OF SAN DIEGO
 ZONING: OP-1-1
 PARCEL #: 440-582-29-00
 OCCUPANCY GROUP: U
 OTHER WIRELESS FACILITIES: NONE
 POWER COMPANY: SDG&E
 TELEPHONE COMPANY: AT&T
 RF ENGINEER: RAN JINDAL
 (818) 699-9254
 SITE ACQUISITION CONTACT: DUFFY DALGHERTY
 (925) 548-2050
 CONSTRUCTION MANAGER: GEOFF MARTINEZ
 (878) 413-0333

LEGAL DESCRIPTION

MAP REF: 001312 ABBREVIATED DESCRIPTION: 1.46
 AC M/L IN LOTS 30 & 31 BLK 40 MAP 985 &
 IN LOT 32 BLK 40 MAP REF: 001312

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
 9820 WILLOW CREEK RD, SUITE 310
 SAN DIEGO, CA 92131
 CONTACT: JAMES O'MALLEY
 PHONE: (858) 603-7847



**SS0025
 ADAMS PARK
 3491 ADAMS AVENUE
 SAN DIEGO, CA 92116**

**NOT TO BE USED
 FOR CONSTRUCTION**

APPROVALS

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

AT&T RF: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 CM: _____ DATE: _____
 KEVIN BECKER: _____ DATE: _____

RF INFORMATION

| | GSM | | UMTS | |
|----|---------------|-----|---------------|-----|
| Tx | 888 - 874.6 | MHz | 874.6 - 878.6 | MHz |
| | 890 - 891.4 | MHz | 1945 - 1950 | MHz |
| | 1950 - 1952.8 | MHz | | |
| | 1970 - 1980 | MHz | | |
| Rx | 824 - 828.4 | MHz | 828.6 - 834.4 | MHz |
| | 843 - 848.4 | MHz | 1885 - 1889.8 | MHz |
| | 1870 - 1872.8 | MHz | | |
| | 1890 - 1900 | MHz | | |

MAX ERP: 850 MHz: 54 WATTS
 1900 MHz: 54.5 WATTS

DRAWING INDEX

| SHEET NO: | SHEET TITLE |
|-----------|--------------------------|
| T-1 | TITLE SHEET |
| JN-1 | JURISDICTIONAL NOTES |
| LS-1 | TOPOGRAPHIC SURVEY |
| LS-2 | TOPOGRAPHIC SURVEY |
| Z-1 | SITE PLAN |
| Z-2 | ENLARGED SITE PLAN |
| Z-3 | EQUIPMENT LAYOUT |
| Z-4 | SITE ELEVATION |
| Z-5 | SITE ELEVATION |
| D-1 | SITE DETAILS |
| L-1 | PLANTING PLAN |
| L-2 | PLANTING NOTES & DETAILS |

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON
 THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES
 BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

11" X 17" PLOT WILL BE FULL SCALE



UNDERGROUND
 SERVICE ALERT
 UTILITIES PROTECTION CENTER, INC.
 811
 48 HOURS BEFORE YOU DIG



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92127



BLACK & VEATCH

10850 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66210
 (913) 458-2000

PROJECT NO: 183318

DRAWN BY: BHU

CHECKED BY: CWW

| REV | DATE | DESCRIPTION |
|-----|----------|-----------------------|
| 2 | 07/18/10 | CITY COMMENTS |
| 1 | 05/10/10 | RE-PERSON SIGN SHROUD |
| 0 | 12/23/09 | ISSUED FOR ZONING |

ENGINEER OF RECORD

PATRICK DOYLE
 CA NO. 74199
 BLACK & VEATCH
 10850 GRANDVIEW DR.
 OVERLAND PARK, KS 66210
 (913) 458-2000

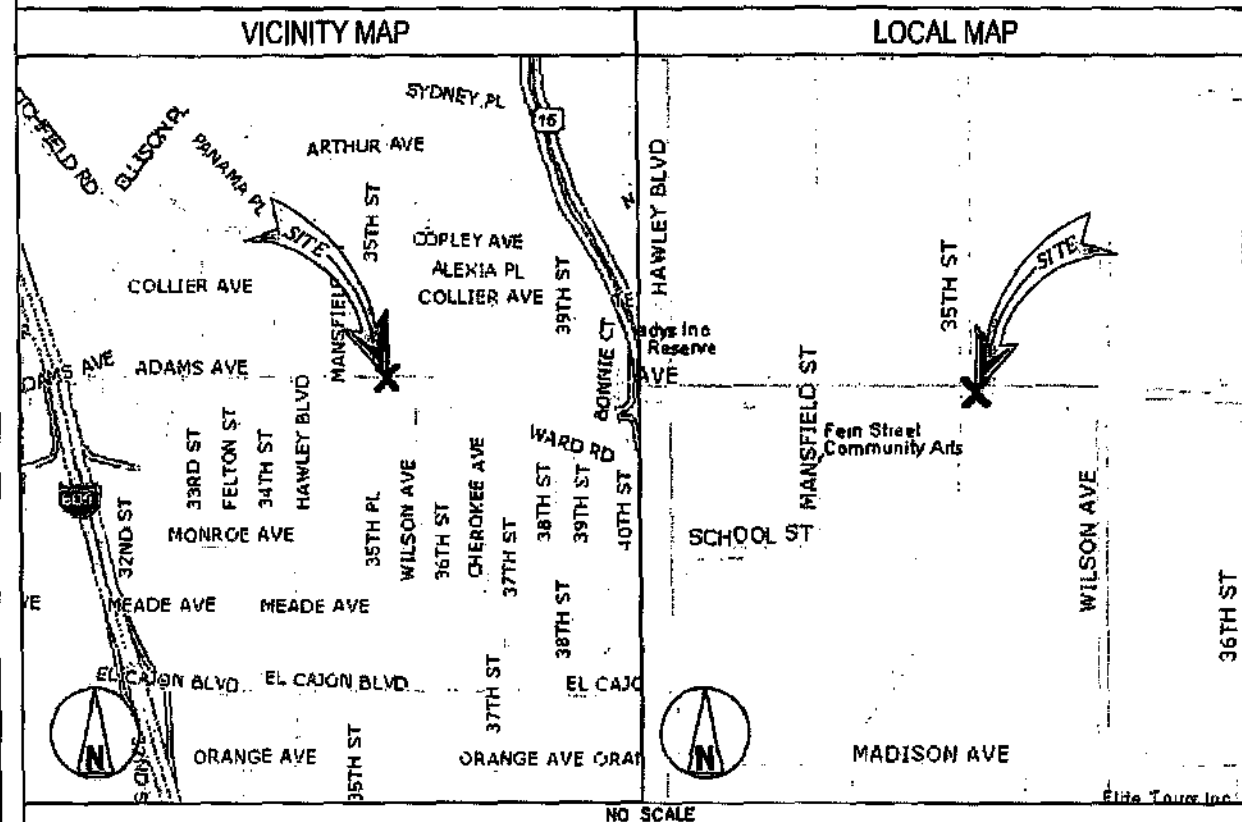
IT IS A VIOLATION OF LAW FOR ANY PERSON
 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER
 TO ALTER THIS DOCUMENT.

SS0025
 ADAMS PARK
 3491 ADAMS AVE
 SAN DIEGO, CA 92116
 ZONING

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1

LOCATION MAPS



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
 FROM PACIFIC CENTER BLVD, TURN LEFT ONTO LUSK BLVD, TURN RIGHT ONTO MOREHOUSE DRIVE, TURN LEFT ONTO SCRANTON
 ROAD, TURN RIGHT ONTO MIRA MESA BLVD, KEEP RIGHT ONTO I-805 S RAMP, TAKE EXIT AT 17A, KEEP RIGHT ONTO OHIO STREET
 RAMP, TURN RIGHT ONTO OHIO STREET, TURN RIGHT ONTO ADAMS AVENUE, SITE IS ON THE LEFT.

Local Ordinance
Standard Wastewater Treatment Process
for Publicly Owned BMP's

Local Ordinance reference for portion of the property described as
3491 Adams Avenue (Adams Park)

Address of legal description

understand that the Standard Wastewater Treatment Process Municipal Code, Land Development Manual -
Storm Water Standards, that it is requested to "identify" columns from the "Plan Area" and
to provide "Site Data" and "Site Data" BMP's.

To assist in the use of the knowledge that the professionals consulted by the prepared and used are
as follows:

- Sediment
- Nutrients
- Herbicides
- Grease/Oil/Sludge/Solids
- Heavy Metals
- Pesticides

The following items are included in the site design:

- Maintain or develop runoff characteristics
- Maintain or develop a drainage system including sidewalks, paths and driveways with
permeable surfaces
- Maintain or develop a drainage system
- Maintain or develop a drainage system as required to meet or exceed ground drainage
systems
- Drain runoff to a suitable area, such as a landscaped area or a landscaped area
- Maintain or develop a drainage system
- Maintain or develop a drainage system

Additional items:

- Maintain or develop a drainage system
- Maintain or develop a drainage system and landscape design, including a drainage system

The following items are included in the Standard Wastewater Treatment Process for the portion of the property

3491 Adams Avenue (Adams Park) - Company Name: [unclear]

Prepared by: [unclear] Date: 1/20/10



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

| | |
|-------------|--------|
| PROJECT NO: | 163316 |
| DRAWN BY: | BHU |
| CHECKED BY: | CWV |

| REV | DATE | DESCRIPTION |
|-----|----------|-----------------------|
| 2 | 07/18/10 | CITY COMMENTS |
| 1 | 06/18/10 | RE-DESIGN WITH SHROUD |
| 0 | 12/22/09 | ISSUED FOR ZONING |

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

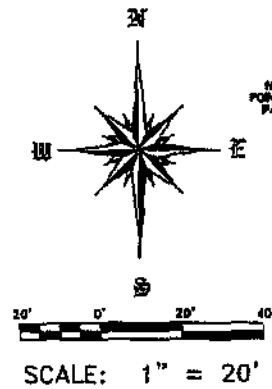
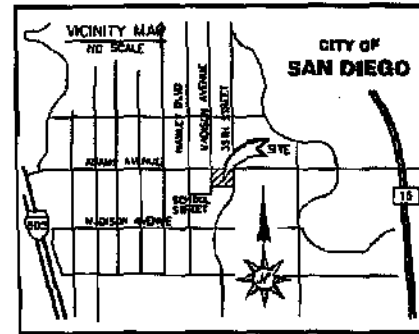
SS0025
ADAMS PARK
3491 ADAMS AVE
SAN DIEGO, CA 92116
ZONING

SHEET TITLE
JURISDICTIONAL NOTES

SHEET NUMBER
JN-1

JURISDICTIONAL NOTES

NO SCALE



COORDINATES:

LIGHT POLE 1
 LATITUDE: 32°45'47.04925" N
 LONGITUDE: 117°07'03.81881" W
 DATUM: NAD83

LIGHT POLE 2
 LATITUDE: 32°45'47.92275" N
 LONGITUDE: 117°07'03.95820" W
 DATUM: NAD83

LIGHT POLE 3
 LATITUDE: 32°45'48.33080" N
 LONGITUDE: 117°07'02.54740" W
 DATUM: NAD83

| CURVE | DELTA | RADIUS | LENGTH |
|-------|---------|---------|---------|
| 1 | 179.82° | 334.00' | 24.122' |
| 2 | 179.82° | 334.00' | 24.122' |
| 3 | 179.82° | 334.00' | 24.122' |

BASIS OF BEARINGS:

THE BEARINGS OF N 89°47'03" E BEING THE REVERSE BETWEEN SAN DIEGO COUNTY GEODETIC CONTROL POINTS 1072 AND 1080 OF FS 14432 WAS USED AS A BASIS OF BEARINGS FOR THIS SURVEY.

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| 1 | 86.30' | N89°47'03"E |
| 2 | 8.50' | N89°47'03"E |
| 3 | 8.57' | N89°47'03"E |

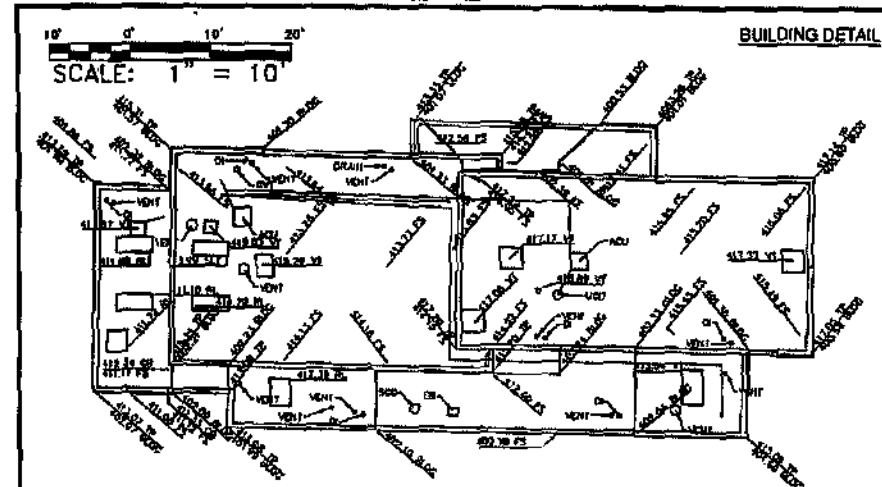
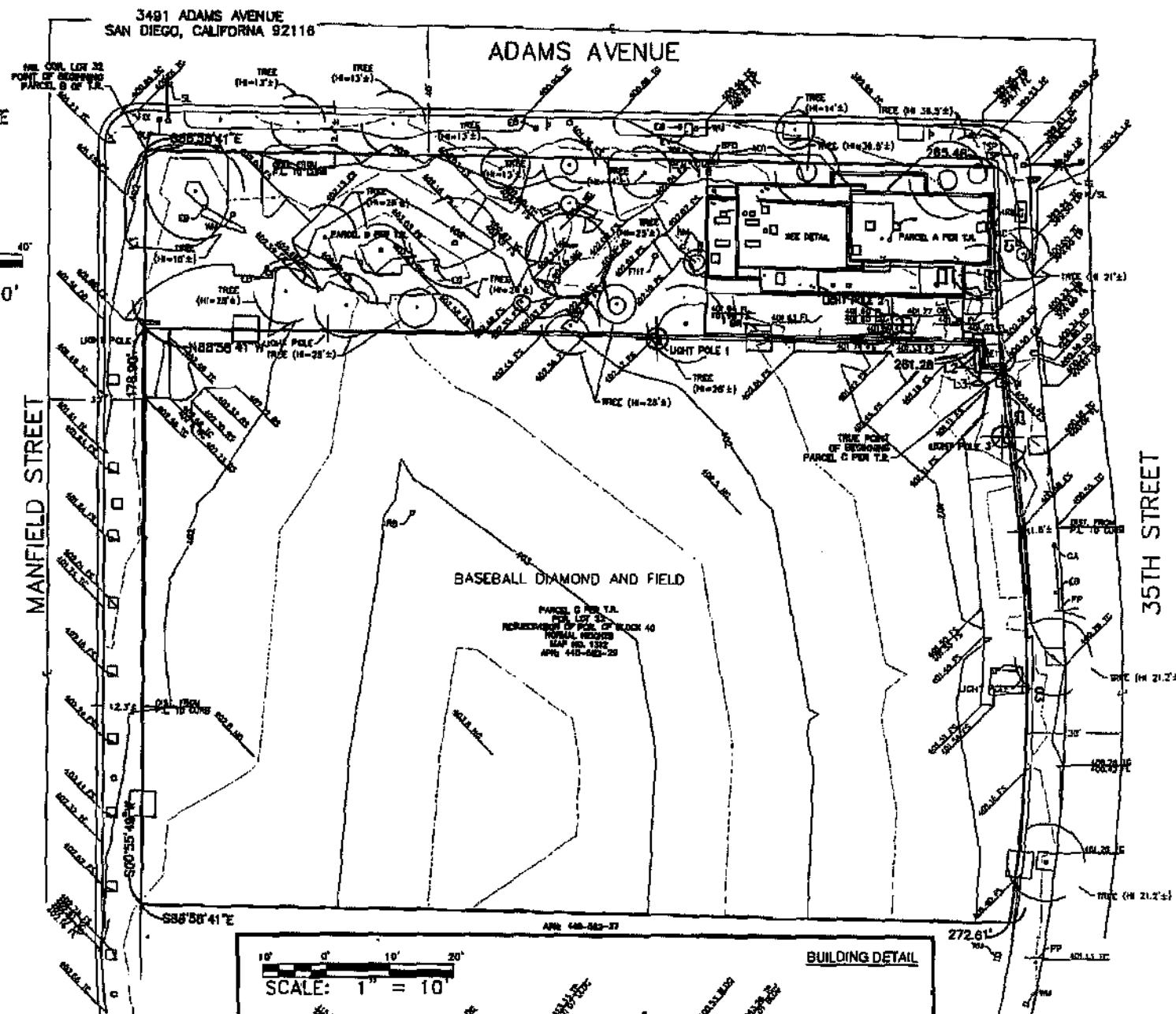
DATUM STATEMENT:

BENCHMARK: 1080
 DESCRIPTION: SET LEAD & BRASS TAG ON CONC WALK
 ORTHOMETRIC ELEVATION: 358.78

DATE OF SURVEY:
 APRIL 18, 2010

ASSESSOR'S PARCEL NUMBER:
 440-562-28

LAND AREA:
 0.31 ACRES



at&t
 5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

BLACK & VEATCH
 10850 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66210
 (913) 458-2000

PROJECT NO: 183318
 DRAWN BY: JJO
 CHECKED BY: MAN

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 0 | 04/28/10 | ISSUED PER ZONING |

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SS0025
 ADAMS PARK
 3491 ADAMS AVE
 SAN DIEGO, CA 92118
 ZONING

SHEET TITLE
 TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: LAWYERS TITLE CORPORATION
4100 NEWPORT PLACE DRIVE, STE. 120
NEWPORT BEACH, 92660
(949) 724-3170

COMMITMENT NO.: 1170025-10
TITLE OFFICE: DAVE HAZBAM
DATE: AUGUST 11, 2008

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS SHOULD BE REVIEWED TO DISCOVER SPECIFICS.

- 2- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN BOOK 443, PAGE 402 OF DEEDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 3- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED MARCH 28, 1983 AS INSTRUMENT NO. 34-450 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 4- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING CERTAIN LANDS IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK AND NAMING SAID PARK 'ADAMS PARK' RECORDED OCTOBER 12, 1878 AS INSTRUMENT NO. 78-443424 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 5- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "A RESOLUTION ESTABLISHING AN UNDERGROUND UTILITY DISTRICT TO BE KNOWN AND DENOTED AS THE ADAMS AVENUE (3200 STREET TO INTERSTATE 15) UNDERGROUND UTILITY DISTRICT" RECORDED DECEMBER 17, 1981 AS INSTRUMENT NO. 81-384859 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 6- TERMS, PROVISIONS AND CONDITIONS RECORDED MAY 25, 1983 AS INSTRUMENT NO. 83-173821 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 7- EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND RELATED PURPOSES RECORDED JUNE 3, 1985 AS INSTRUMENT NO. 85-184264 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
- 8- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO ESTABLISHING THE ADAMS AVENUE BUSINESS IMPROVEMENT DISTRICT PURSUANT TO THE PARKING AND BUSINESS IMPROVEMENT AREA LAW OF 1979 AND CARRYING AN ASSESSMENT AND CHARGE THEREON FOR UPGRADING AND PROMOTING THE AREA" RECORDED AUGUST 20, 1985 AS INSTRUMENT NO. 85-300336 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 9- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING PARCEL A, BEING A PORTION OF LOT 32 IN REBUNDION OF PORTION OF BLOCK 40 OF NORMAL HEIGHTS, MAP NO. 1312, AND PORTIONS OF LOTS 30 AND 31 OF BLOCK 40 OF NORMAL HEIGHTS, MAP NO. 985, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED FEBRUARY 14, 1989 AS INSTRUMENT NO. 89-078673 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 10- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING PARCEL B, BEING LOT 134, NEW ROSE UNIT 3, MAP NO. 18883 IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED FEBRUARY 14, 1989 AS INSTRUMENT NO. 89-078669 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 11- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING PARCEL C, BEING ALL THAT CERTAIN REAL PROPERTY DESCRIBED AS THE 'PLAZA' ON MAP OF HORTON'S ADDITION, TOGETHER WITH THE NORTHERLY 27 FEET OF PLAZA STREET LYING CONTIGUOUS TO SAID PLAZA AND CLOSED TO PUBLIC USE, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED FEBRUARY 14, 1989 AS INSTRUMENT NO. 89-078672 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 12- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING PARCEL K, BEING PORTIONS OF LOTS 3, 4 AND 5 OF PUEBLO LOT 1511 OF THE PUEBLO LANDS OF SAN DIEGO, AND PORTIONS OF VILLA LOTS 568 AND 567, VILLA VISTA TRAIL, MAP NO. 1004, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED FEBRUARY 14, 1989 AS INSTRUMENT NO. 89-078673 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 13- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING PARCEL O, BEING PORTIONS OF PUEBLO LOTS 1326, 1331 AND 1333 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED FEBRUARY 14, 1989 AS INSTRUMENT NO. 89-077220 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 14- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING PARCEL M, BEING PARCEL 'D' OF NORTH CITY WEST NEIGHBORHOOD 3, UNIT 3, MAP 10794, NEW PARCEL 1 OF PARCEL, MAP 14088 IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED FEBRUARY 14, 1989 AS INSTRUMENT NO. 89-077263 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 15- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING PARCEL L, BEING LOT 171 OF PINASQUITOS VIEW WEST UNIT 1, MAP NO. 9328, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED FEBRUARY 14, 1989 AS INSTRUMENT NO. 89-077264 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 16- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING PARCEL NORTH, BEING PORTIONS OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED FEBRUARY 14, 1989 AS INSTRUMENT NO. 89-077265 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 17- TERMS, COVENANTS, CONDITIONS AND PROVISIONS, RECORDED AUGUST 1, 1989 AS INSTRUMENT NO. 89-407875 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 18- TERMS, COVENANTS, CONDITIONS AND PROVISIONS, RECORDED AUGUST 1, 1989 AS INSTRUMENT NO. 89-407876 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 19- ENCROACHMENT REMOVAL AGREEMENT, REMOVAL OF TREES, TREE GRASSES, LANDSCAPING, IRRIGATION LINES, TREE PAVERS, RECORDED AUGUST 8, 1989 AS INSTRUMENT NO. 89-42858 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
- 20- ENCROACHMENT REMOVAL AGREEMENT, REMOVAL OF NEW CONCRETE, ASPHALT, PLASTER AREA JANUARY 20, 1989 AS INSTRUMENT NO. 1989-021566 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION COULD NOT BE DETERMINED FROM THE RECORD DOCUMENT AND IS NOT PLOTTED HEREON.
- 21- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING LOTS 13 AND 14 OF ROADRUNNER RIDGE UNIT NO. 3, MAP NO. 12958, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED JUNE 2, 1992 AS INSTRUMENT NO. 1992-0317578 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

- 22- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING APPROXIMATELY OF LONITA VILLAGE UNIT 1, MAP NO. 3915, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED JUNE 2, 1992 AS INSTRUMENT NO. 1992-0317578 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 23- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING A PORTION OF LOT 32 IN REBUNDION OF PORTION OF BLOCK 40 OF NORMAL HEIGHTS, MAP NO. 1312, AND PORTIONS OF LOTS 30 AND 31 OF BLOCK 40 OF NORMAL HEIGHTS, MAP NO. 985, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED JUNE 2, 1992 AS INSTRUMENT NO. 1992-0317578 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.
- 24- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "AN ORDINANCE SETTING ASIDE AND DEDICATING CITY-OWNED LAND KNOWN AS ADAMS AVENUE PARK, IN THE CITY OF SAN DIEGO, CALIFORNIA, FOR A PUBLIC PARK" RECORDED JUNE 2, 1992 AS INSTRUMENT NO. 1992-0317578 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

ITEMS #5 SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

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

PARCEL A:
THE NORTHERLY 41.00 FEET OF THE EASTERLY 90.00 FEET OF LOTS 30 AND 31 IN BLOCK 40 OF NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 985, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 8, 1906.

SAID NORTHERLY 41.00 FEET BEING MEASURED SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINES OF SAID LOTS 30 AND 31 AND THE SAID EASTERLY 90.00 FEET BEING MEASURED ALONG THE NORTHERLY LINE OF SAID LOTS 30 AND 31.

PARCEL B:
THAT PORTION OF LOT 32 IN REBUNDION OF PORTION OF BLOCK 40 OF NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1312 FILED IN THE OFFICE OF THE COUNTY RECORDER, AND THAT PORTION OF LOTS 30 AND 31 OF BLOCK 40 OF NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 985 FILED IN THE OFFICE OF THE COUNTY RECORDER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 32;
THENCE ALONG THE NORTHERLY LINE THEREOF AND ITS EASTLY PROLONGATION SOUTH 09° 20' 01" EAST, 283.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 31, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE EASTWARD, HAVING A RADIUS OF 628.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 89° 39' 09" WEST, THENCE SOUTHERLY ALONG SAID CURVE AND THE EASTERLY LINE OF SAID LOT 31, 64.13 FEET THROUGH A CENTRAL ANGLE OF 63° 51' 02";
THENCE NORTH 04° 35' 35" WEST, 8.37 FEET;
THENCE NORTH 04° 15' 01" WEST, 8.30 FEET;
THENCE PARALLEL WITH SAID NORTHERLY LINE OF SAID LOT 32 NORTH 09° 20' 01" WEST, 261.37 FEET TO THE WEST LINE OF SAID LOT 32;
THENCE ALONG SAID WEST LINE NORTH 00° 30' 24" EAST, 55.50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHERLY 41.00 FEET OF THE EASTERLY 90.00 FEET OF SAID LOTS 30 AND 31, SAID NORTHERLY 41.00 FEET BEING MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE THEREOF, AND SAID EASTERLY 90.00 FEET BEING MEASURED ALONG THE NORTHERLY LINE OF SAID LOTS 30 AND 31.

PARCEL C:
THAT PORTION OF LOT 32 IN REBUNDION OF PORTION OF BLOCK 40 OF NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1312 FILED IN THE OFFICE OF THE COUNTY RECORDER, AND THAT PORTION OF LOTS 30 AND 31 OF BLOCK 40 OF NORMAL HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 985 FILED IN THE OFFICE OF THE COUNTY RECORDER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 32;
THENCE ALONG THE NORTHERLY LINE THEREOF AND ITS EASTLY PROLONGATION NORTH 09° 20' 01" EAST 283.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 31, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE EASTWARD, HAVING A RADIUS OF 628.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 89° 39' 34" WEST;
THENCE SOUTHERLY ALONG SAID CURVE AND THE EASTERLY LINE OF SAID LOT 31, 64.12 FEET THROUGH A CENTRAL ANGLE OF 63° 51' 02" TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 04° 35' 35" WEST, 8.37 FEET;
THENCE NORTH 04° 15' 01" WEST, 8.30 FEET;
THENCE PARALLEL WITH NORTHERLY LINE OF SAID LOT 32 SOUTH 09° 20' 01" WEST 261.38 FEET TO THE WEST LINE OF SAID LOT 32;
THENCE ALONG SAID WEST LINE SOUTH 09° 20' 01" EAST 116.00 FEET;
THENCE LEAVING SAID WEST LINE PARALLEL WITH NORTHERLY LINE OF SAID LOT 32 NORTH 09° 20' 01" EAST 273.00 FEET TO THE EAST LINE OF SAID LOT 32, SAID POINT BEING A POINT ON A CURVE CONCAVE WESTWARD, HAVING A RADIUS OF 563.91 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 89° 20' 38" EAST;
THENCE NORTHERLY ALONG SAID CURVE AND THE EASTERLY LINE OF SAID LOTS 32 AND 31 142.84 FEET THROUGH A CENTRAL ANGLE OF 15° 00' 31" TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTWARD HAVING A RADIUS OF 628.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 01° 37' 51" EAST;
THENCE NORTHERLY ALONG SAID CURVE 28.22 EAST THROUGH A CENTRAL ANGLE OF 2° 34' 30" TO THE TRUE POINT OF BEGINNING.

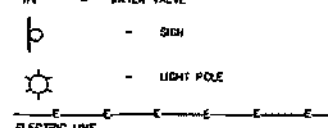
ASSESSOR'S PARCEL NUMBER: 440-562-28

NOTE:

- AS OUTLINED IN SECTION 8770.5 OF THE BUSINESS AND PROFESSIONS CODE "THE USE OF THE WORD 'CERTIFY' OR 'CERTIFICATION' BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."
- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
- THERE IS NO VISIBLE EVIDENCE THAT THE SITE WAS USED FOR AS A SWAMP, DUMP OR SANITARY LANDFILL.
- THE RELATIVE POSITION, ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN +/- 0.1' OF THEIR ACTUAL LOCATIONS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY. CONTENTS MUST BE REVIEWED TO DISCOVER SPECIFICS.
- THE UTILITIES SHOWN HEREON WERE BASED ON OBSERVED EVIDENCE ONLY. THE SURVEY WOULD NOT SHOW UTILITIES COVERED BY CANS/WRITERS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, TREES AND SHRUBS.
- AN CIVIL ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

LEGEND:

- ACQ - AIR CONDITION UNIT
- AN - ANY OTHER SYMBOLS
- BD - BACKFLOW DEVICE
- BDD - BURIED DRAIN BASE
- BR - BRICK ROAD
- BS - BRICK STOP
- CF - CEMENT FINISH
- CO - CEMENT OUTLET
- ED - ELECTRIC BOX
- ET - ELECTRIC TRANSFORMER
- EV - ELECTRIC VALVE
- FF - FRESH FLOOR
- FL - FLOW LINE
- FM - FOUNTAIN
- FS - FINISH SURFACE
- GR - GRASS
- GS - GAS STOP
- GU - GAS METER
- HI - HEIGHT
- GV - GAS VALVE
- CY - GAS VALVE
- IRB - IRRIGATION CONTROL BOX
- LP - LIP OF CURB
- NG - NATURAL GROUND
- NO - NUMBER
- POK - PORCH
- PP - POWER POLE
- R - ROOF LIFT
- SCD - SEWER CLEAN OUT
- SL - STREET LIGHT
- SLP - STREET LIGHT PULLBOX
- SLT - SKY LIGHT
- TC - TOP OF CURB
- TP - TOP OF PARAPET
- TR - TITLE REPORT
- TS - TRAFFIC SIGNAL
- TOP - TRAFFIC SIGNAL PULLBOX
- UC - UTILITY CLOSET
- UCD - UTILITY CONDUIT
- UT - UTILITY TAP
- W - WATER
- WV - WATER VALVE
- WV - WATER VALVE



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

10250 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(813) 458-2000

| | |
|--------------|------------------|
| PROJECT NO: | 183318 |
| DRAWN BY: | JJO |
| CHECKED BY: | MAN |
| DATE: | 04/29/14 |
| DESCRIPTION: | ISSUE FOR ZONING |

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SS0025
ADAMS PARK
3491 ADAMS AVE
SAN DIEGO, CA 92116
ZONING

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-2


| ANTENNAS | | | | | | |
|----------|--------|-----------|--------------------|-----|------------|-----------------|
| SECTOR | AZMUTH | MODEL NO. | ANTENNA TIP HEIGHT | TMA | COAX CABLE | COAX LENGTH ±5' |
| A | 1 | 15 | 7752 | 43 | 7/8" | 108' |
| | 2 | 15 | 7752 | 43 | 7/8" | 108' |
| | 3 | 15 | 7752 | 35 | 1 5/8" | 188' |
| | 4 | 15 | 7752 | 35 | 1 5/8" | 188' |
| B | 1 | 140 | 7752 | 43 | 7/8" | 118' |
| | 2 | 140 | 7752 | 43 | 7/8" | 118' |
| | 3 | 140 | 7752 | 35 | 1 5/8" | 182' |
| | 4 | 140 | 7752 | 35 | 1 5/8" | 182' |
| C | 1 | 287 | 7752 | 43 | 7/8" | 112' |
| | 2 | 287 | 7752 | 43 | 7/8" | 112' |
| | 3 | 287 | 7752 | 35 | 1 5/8" | 192' |
| | 4 | 287 | 7752 | 35 | 1 5/8" | 192' |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 53.50' | N00°35'48"E |
| L2 | 8.50' | N03°47'33"W |
| L3 | 6.57' | N88°34'07"W |

NOT TO BE USED FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 163318
DRAWN BY: BHJ
CHECKED BY: CWV

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 2 | 07/14/18 | CITY CHECKS |
| 1 | 06/18/18 | RE-DESIGN TMA SHROUD |
| 0 | 12/23/08 | ISSUED FOR ZONING |

ENGINEER OF RECORD

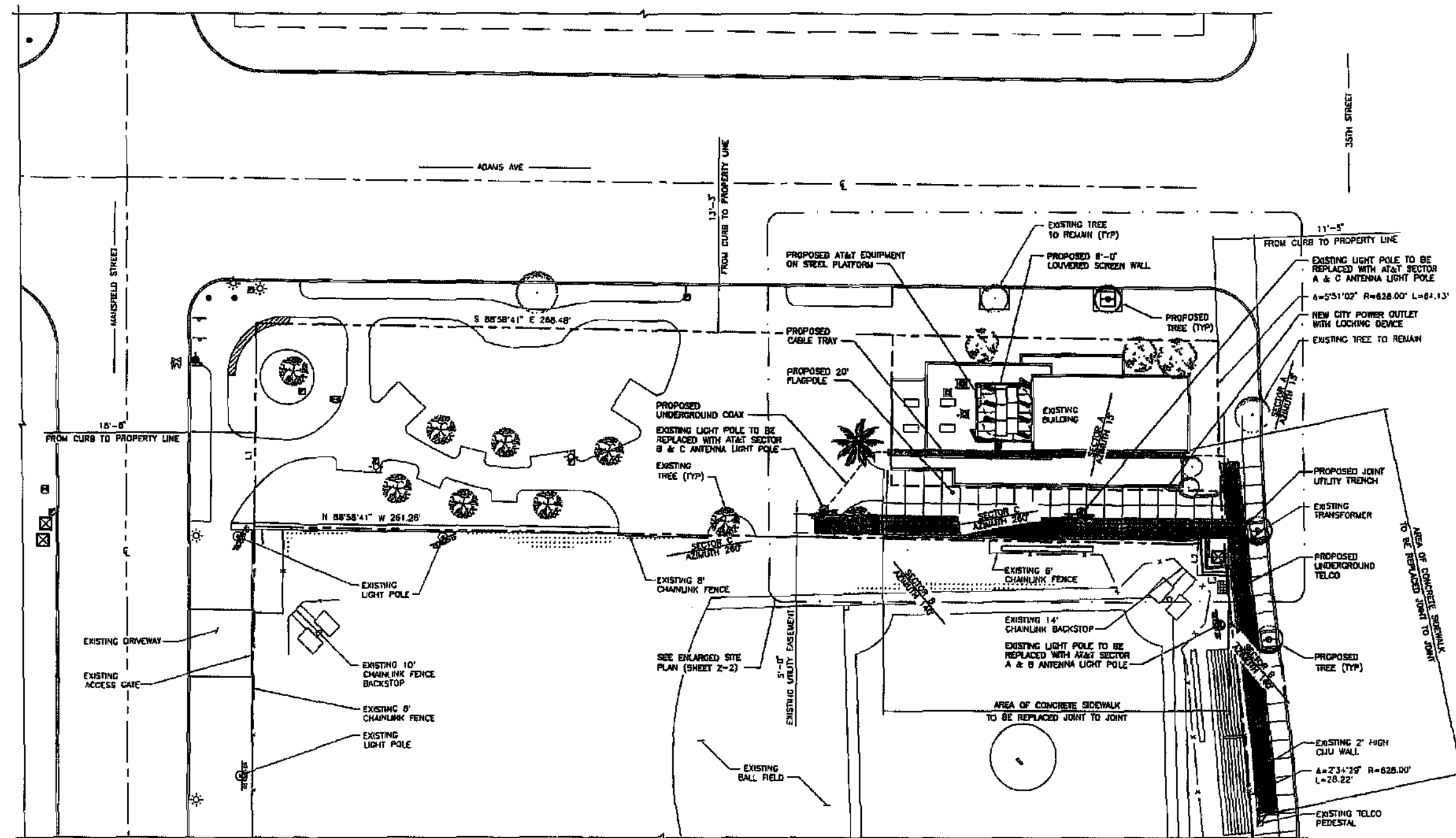
PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SS0025
ADAMS PARK
3491 ADAMS AVE
SAN DIEGO, CA 92116
ZONING

SHEET TITLE
SITE PLAN

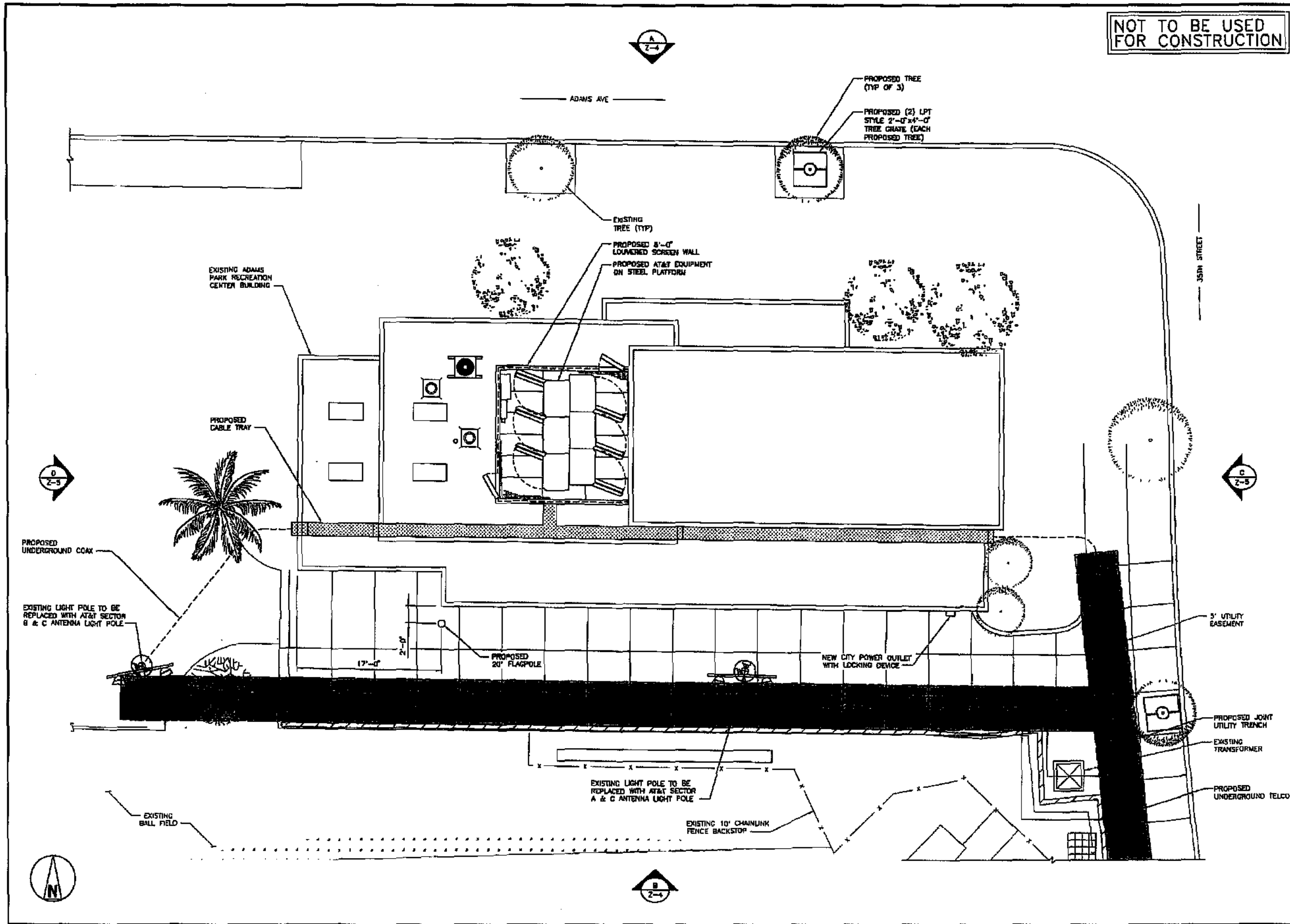
SHEET NUMBER
Z-1



SITE PLAN

SCALE: 1" = 30'-0"

NOT TO BE USED FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO: 15331B
DRAWN BY: BMJ
CHECKED BY: CWW

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 2 | 07/18/90 | CITY COMMENTS |
| 1 | 05/10/90 | RE-DESIGN TMA SHROUD |
| 0 | 12/13/89 | ISSUED FOR ZONING |

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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SS0025
ADAMS PARK
3491 ADAMS AVE
SAN DIEGO, CA 92116
ZONING

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
Z-2

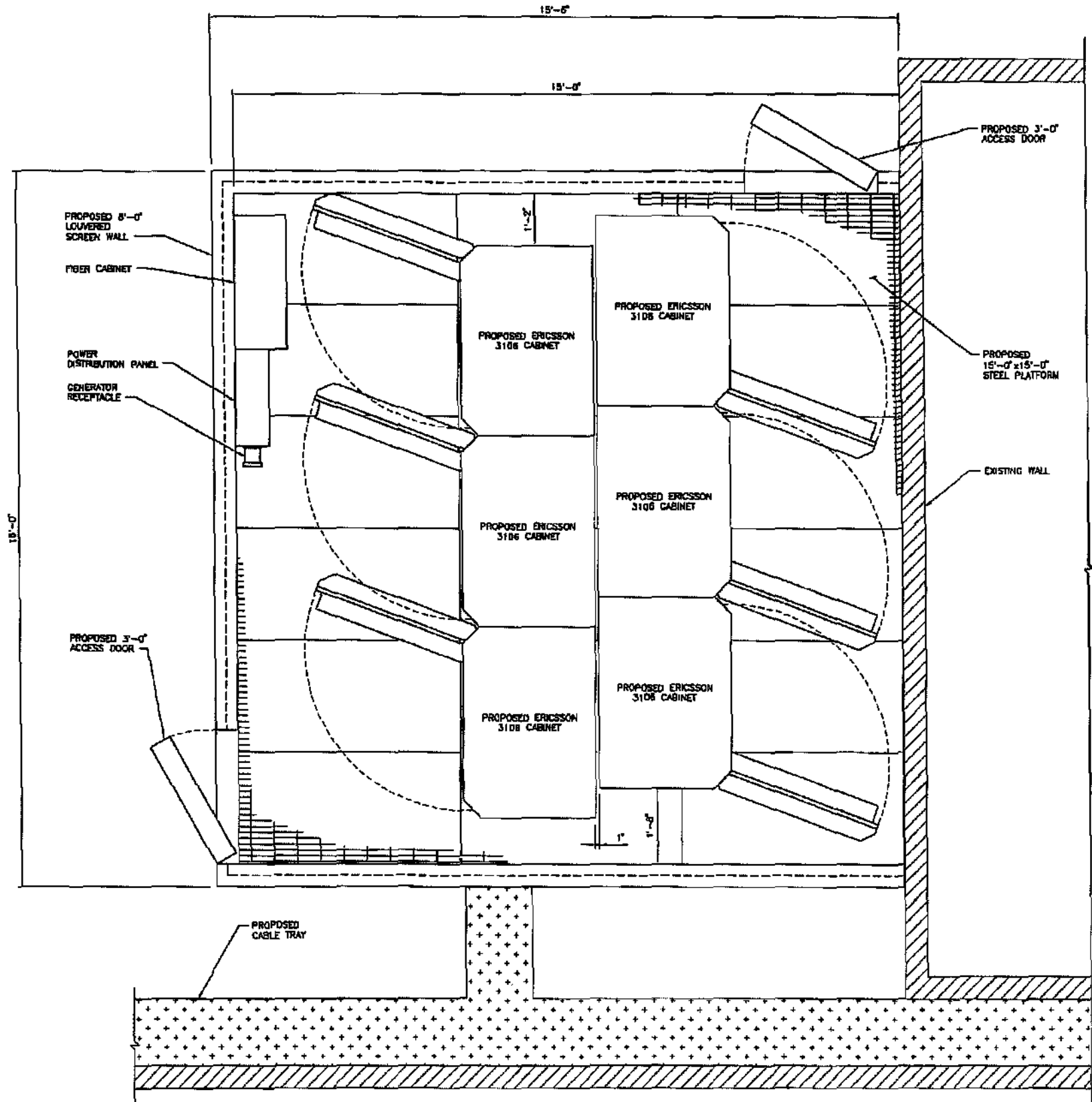
ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0"

NOT TO BE USED FOR CONSTRUCTION

NOTE

1. PROPOSED AT&T ENCLOSURE DESIGN PROVIDES NO ADDITIONAL CAPACITY FOR GROWTH.



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

| | |
|-------------|--------|
| PROJECT NO: | 183316 |
| DRAWN BY: | BRU |
| CHECKED BY: | CWW |

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 2 | 07/16/10 | CITY COMMENTS |
| 1 | 03/10/10 | RE-DESIGN TMA SHROUD |
| 0 | 12/23/09 | ISSUED FOR BIDDING |

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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SS0025
ADAMS PARK
3491 ADAMS AVE
SAN DIEGO, CA 92116
ZONING

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
Z-3

EQUIPMENT LAYOUT

SCALE: 3/8" = 1'-0"

NOT TO BE USED FOR CONSTRUCTION



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

PROJECT NO: 183316
DRAWN BY: BRU
CHECKED BY: CWW

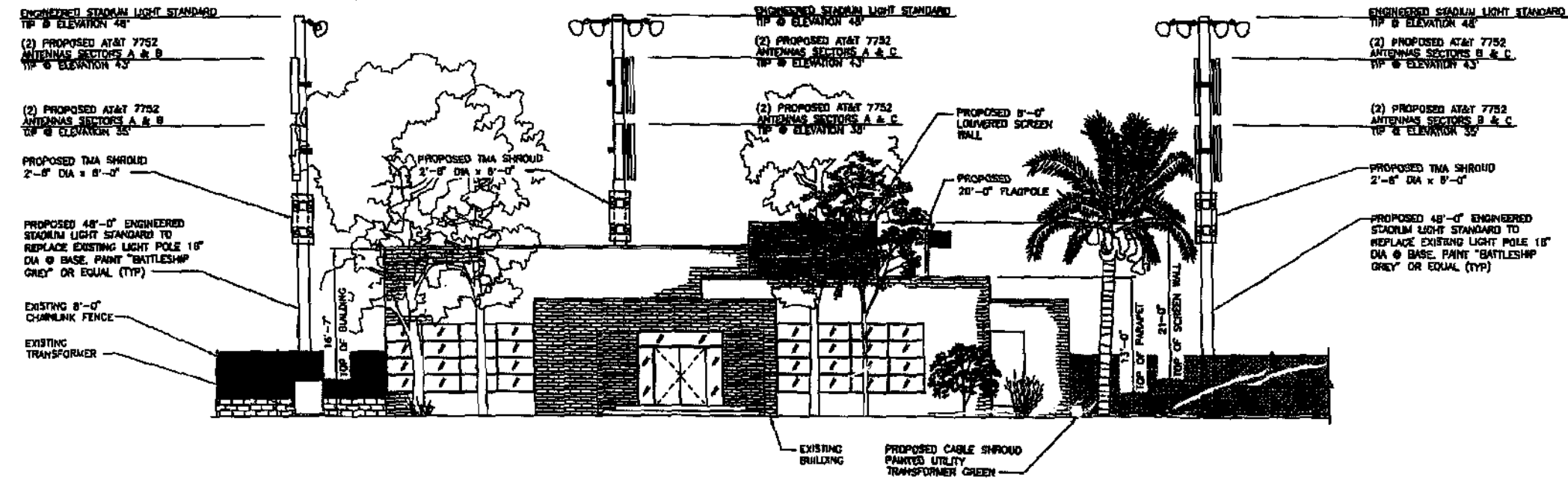
| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 2 | 02/19/10 | CITY COMMENTS |
| 1 | 05/10/10 | RE-DESIGN TMA SHROUD |
| 0 | 12/23/08 | ISSUED FOR ZONING |

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SS0025
ADAMS PARK
3491 ADAMS AVE
SAN DIEGO, CA 92116
ZONING

SHEET TITLE
SITE ELEVATION

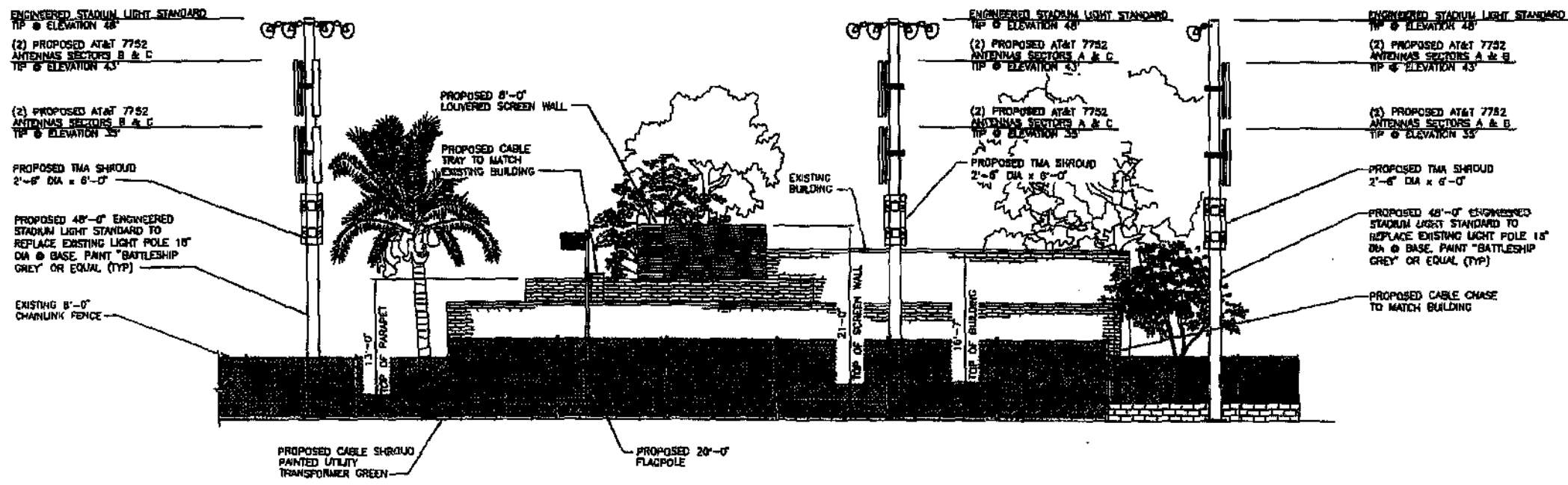
SHEET NUMBER
Z-4



NORTH ELEVATION

SCALE: 1/16"=1'-0"

A

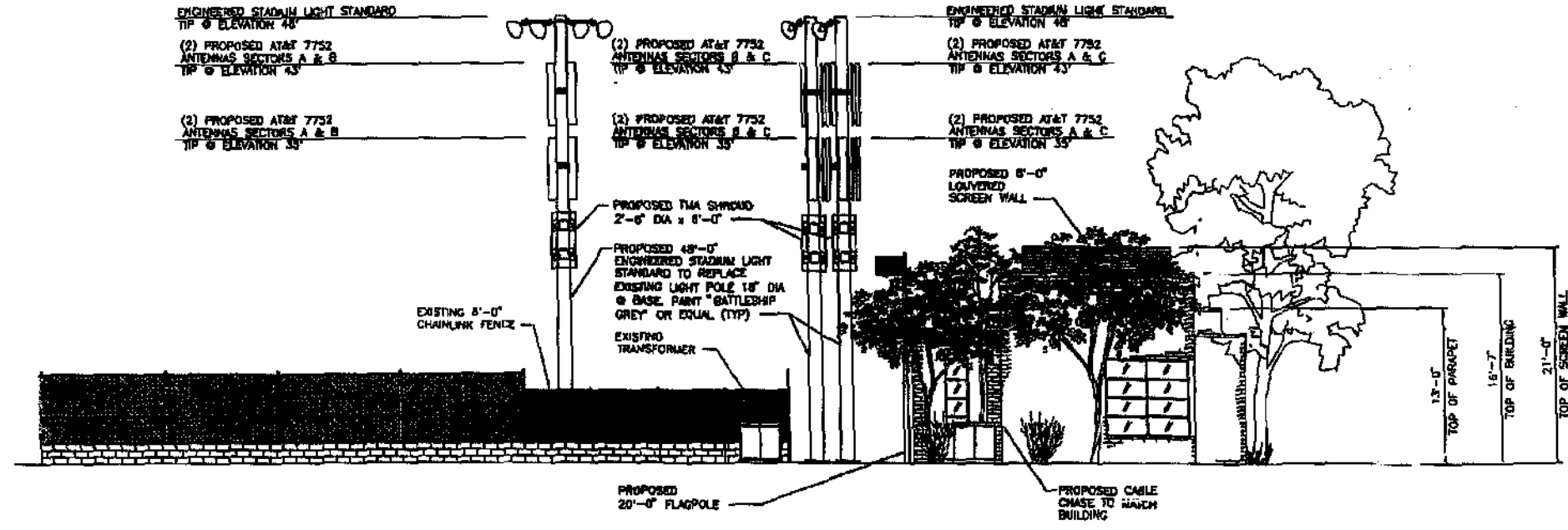


SOUTH ELEVATION

SCALE: 1/16"=1'-0"

B

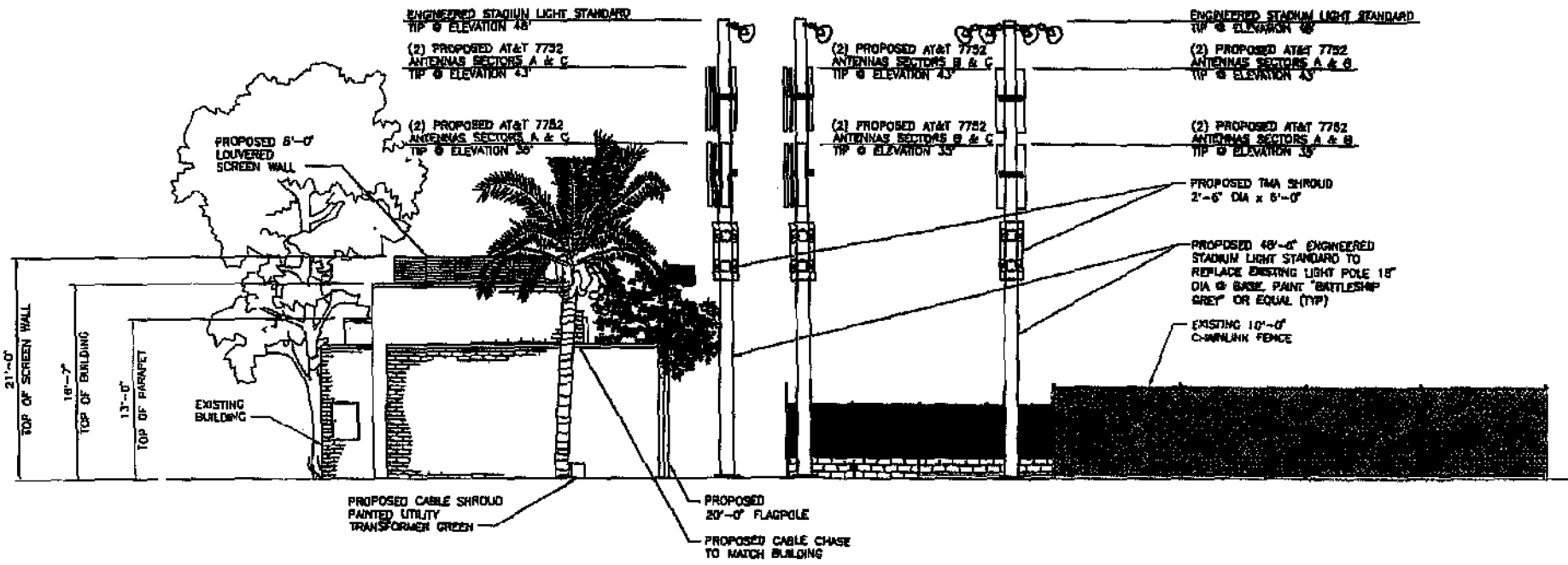
NOT TO BE USED FOR CONSTRUCTION



EAST ELEVATION

SCALE: 1/16"=1'-0"

C



WEST ELEVATION

SCALE: 1/16"=1'-0"

D



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(813) 458-2000

PROJECT NO: 163316
DRAWN BY: BHU
CHECKED BY: CWV

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 2 | 07/16/10 | CITY COMMENTS |
| 1 | 05/19/10 | RE-DESIGN TMA SHROUD |
| 0 | 12/23/08 | ISSUED FOR ZONING |

ENGINEER OF RECORD

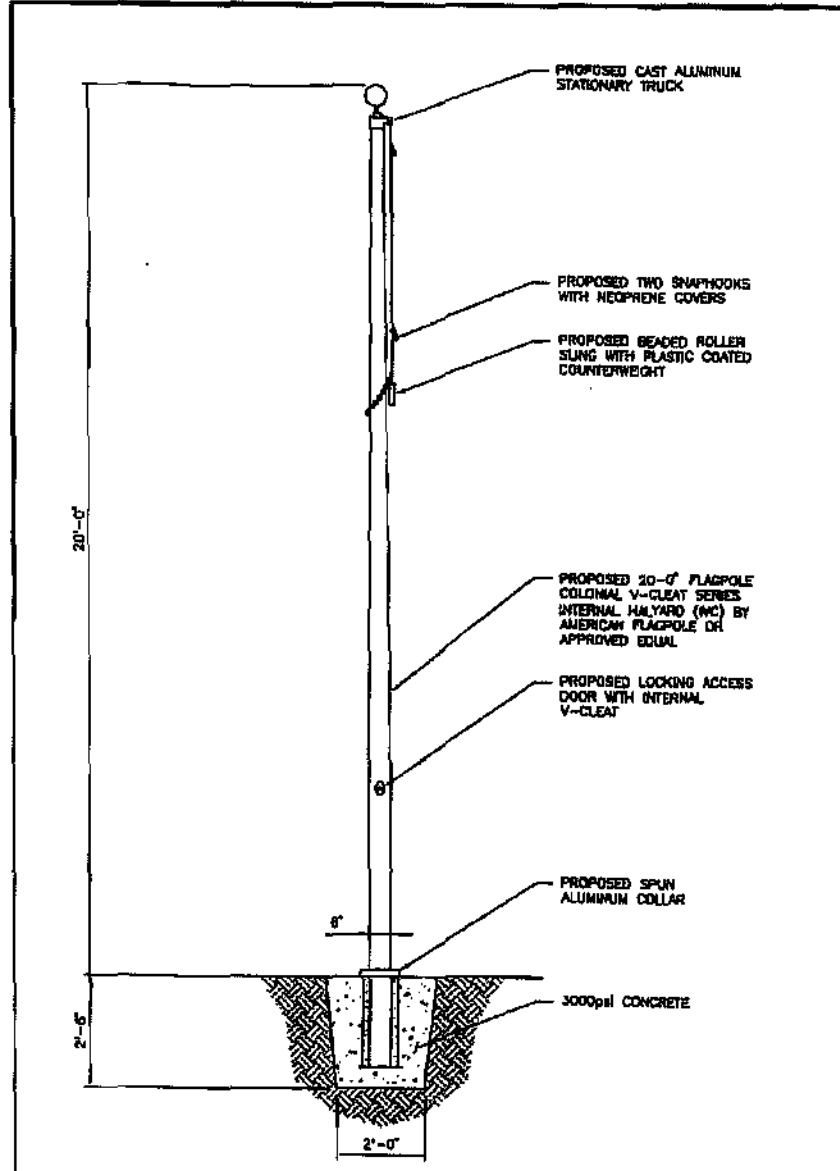
PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SS0025
ADAMS PARK
3491 ADAMS AVE
SAN DIEGO, CA 92116
ZONING

SHEET TITLE
SITE ELEVATION

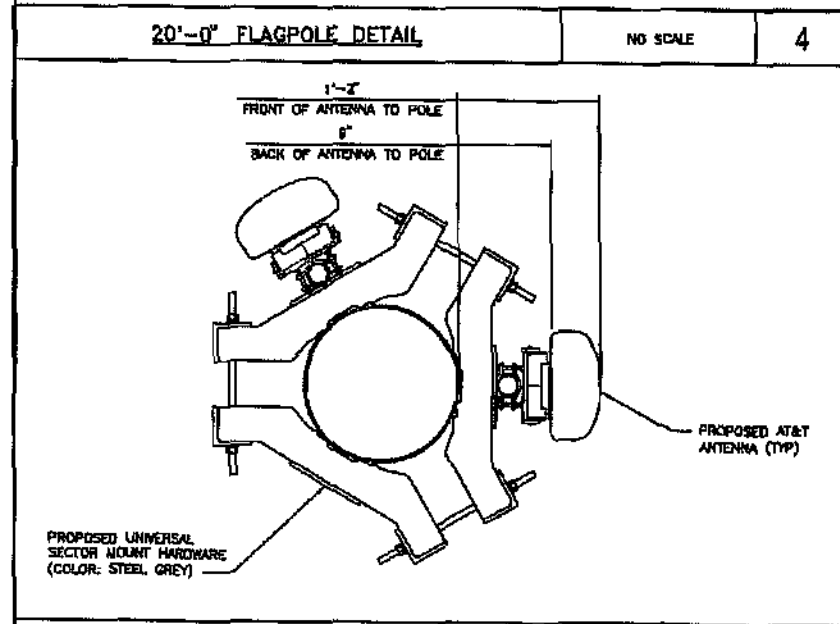
SHEET NUMBER
Z-5



20'-0" FLAGPOLE DETAIL

NO SCALE

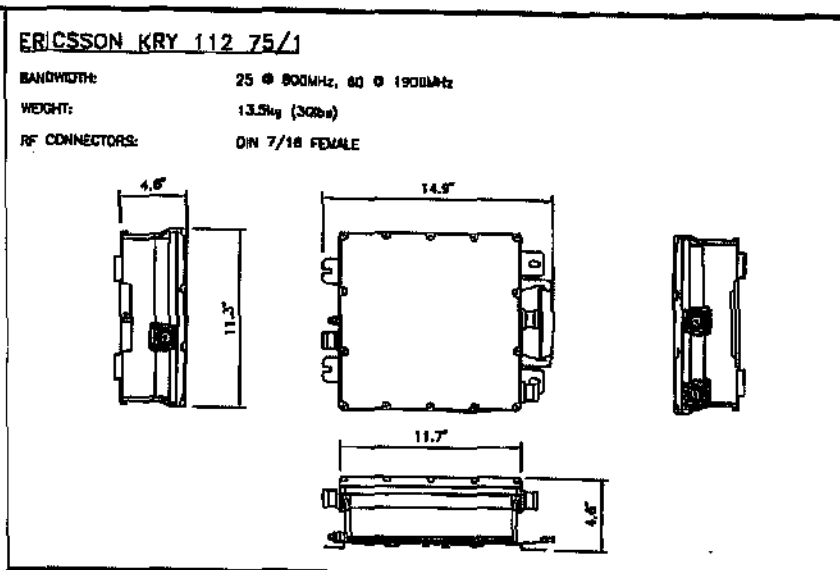
4



ANTENNA MOUNTING

NO SCALE

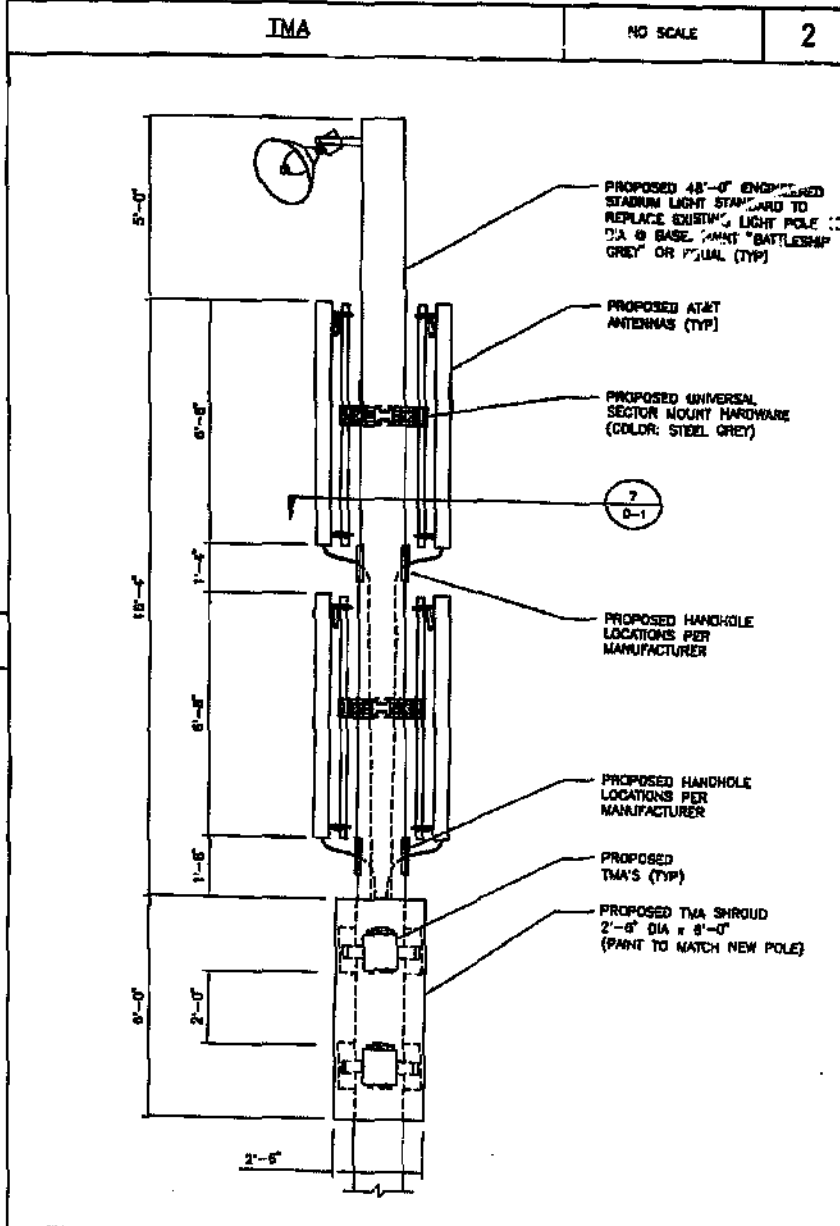
7



TMA

NO SCALE

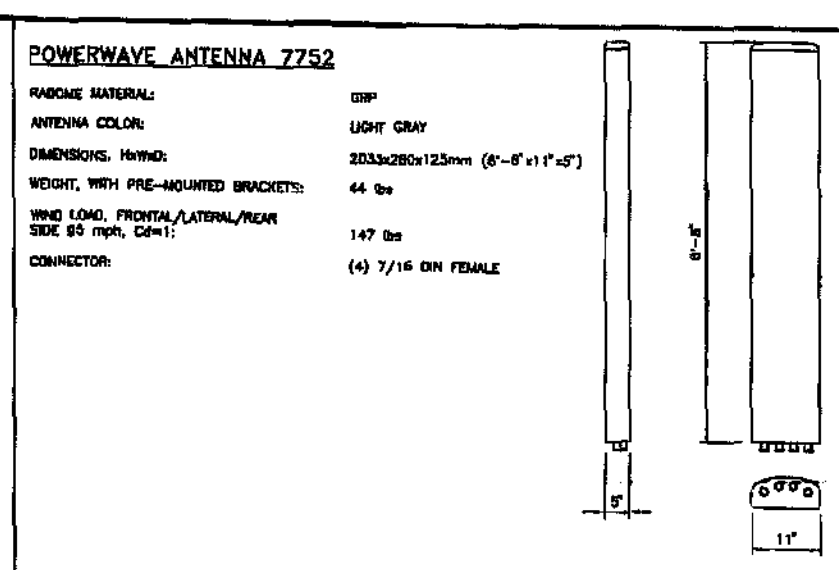
2



LIGHT POLE ELEVATION

NO SCALE

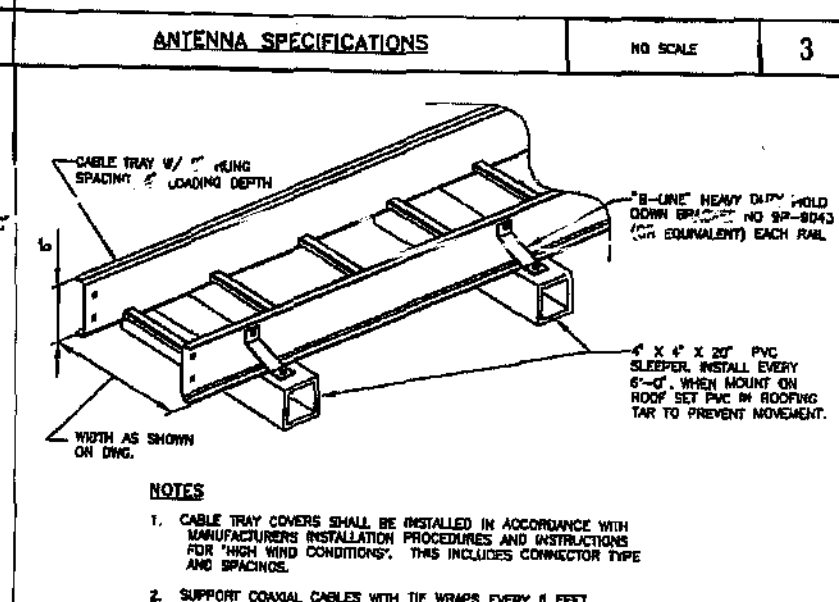
8



ANTENNA SPECIFICATIONS

NO SCALE

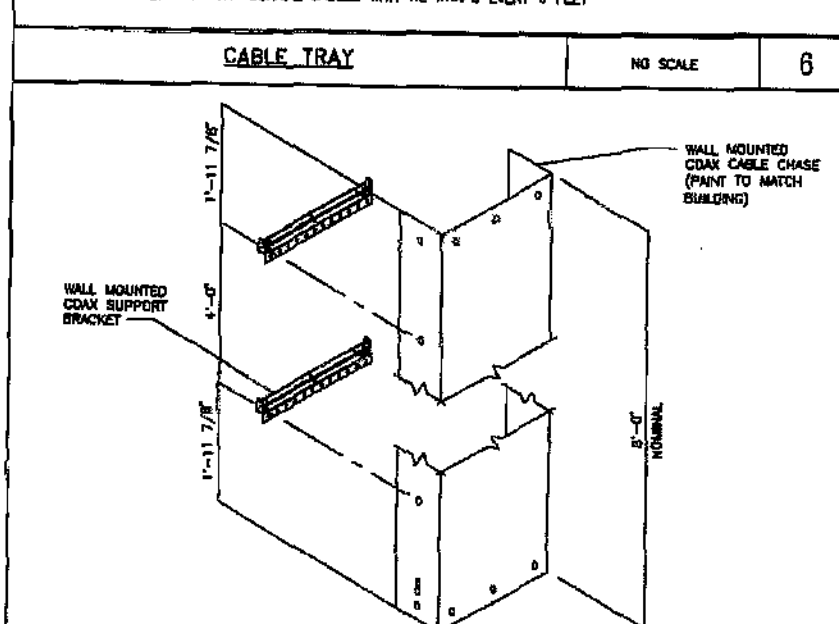
3



CABLE TRAY

NO SCALE

6



WALL MOUNTING COAX CHASE

NO SCALE

9

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

| | |
|--------------|--------|
| PROJECT NO.: | 183318 |
| DRAWN BY: | BHU |
| CHECKED BY: | CWW |

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 2 | 07/16/10 | GET COMMENTS |
| 1 | 05/19/10 | RE-DESIGN TMA SHROUD |
| 0 | 12/23/09 | ISSUED FOR ZONING |

ENGINEER OF RECORD

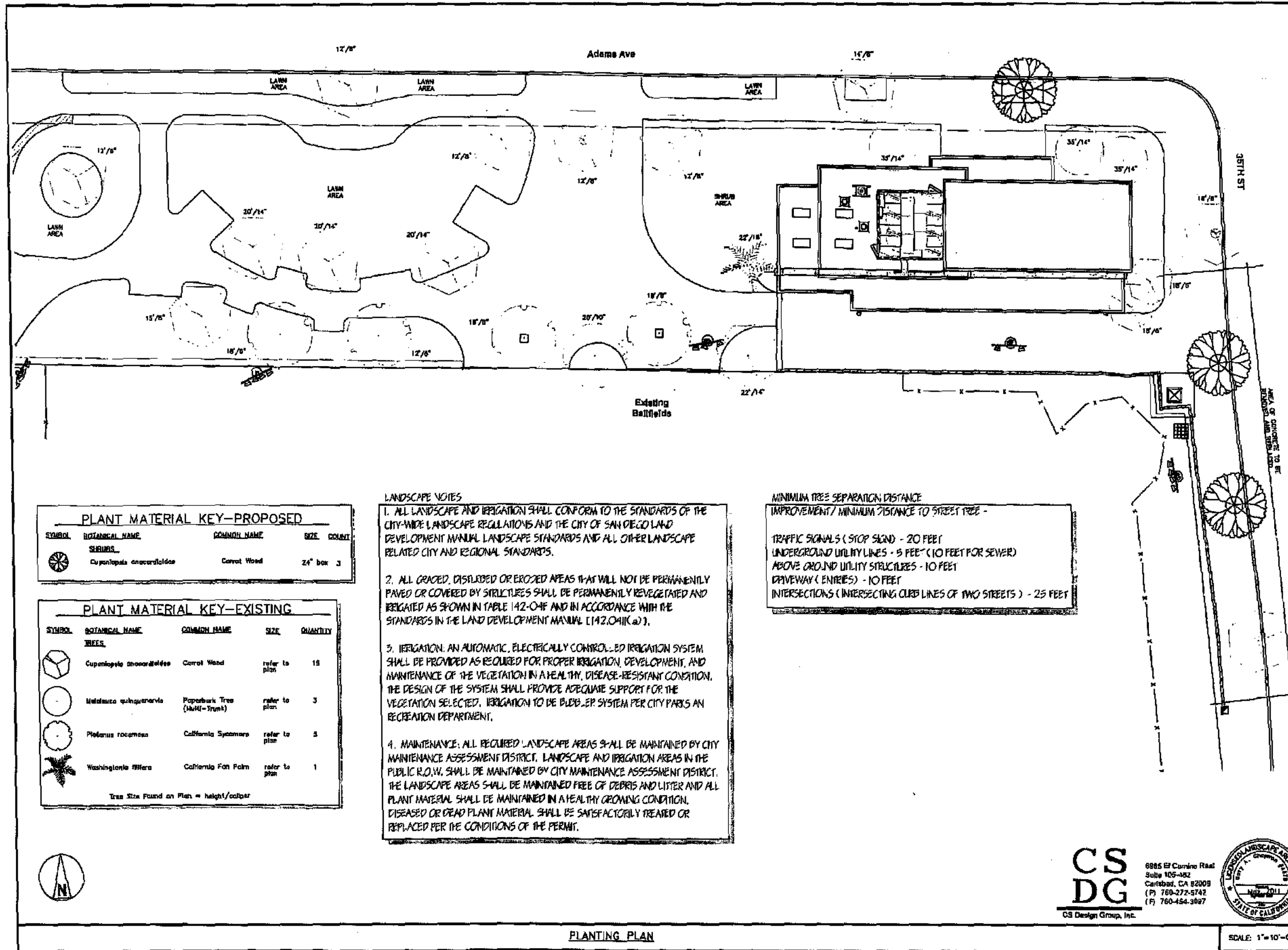
PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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SS0025
ADAMS PARK
3491 ADAMS AVE
SAN DIEGO, CA 92116
ZONING

SHEET TITLE
SITE DETAILS

SHEET NUMBER
D-1



5735 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:
DRAWN BY:
CHECKED BY:

| REV | DATE | DESCRIPTION |
|-----|----------|--------------------------|
| 2 | 07/16/14 | CITY COMMENTS |
| 1 | 06/18/10 | RE-DESIGN TRAIL DIVISION |
| 0 | 12/23/09 | ISSUED FOR BIDDING |

1584 BATAVIA ST.
ORANGE, CA 92667
PHONE: 714.279.0947
FAX: 714.685.0125

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3491 ADAMS AVE
SAN DIEGO, CA 92116

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-1

PLANT MATERIAL KEY--PROPOSED

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | COUNT |
|--------|------------------------------|-----------------------|---------|-------|
| | <i>Scaevola</i> | | | |
| | <i>Cupressus canariensis</i> | Canary Island Cypress | 24" box | 3 |

PLANT MATERIAL KEY--EXISTING

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|--------------|------------------------------------|----------------------------|---------------|----------|
| TREES | | | | |
| | <i>Cupressus canariensis</i> | Canary Island Cypress | refer to plan | 15 |
| | <i>Metasequoia glyptostrobodia</i> | Paperbark Tree (NANI-Tree) | refer to plan | 3 |
| | <i>Proteus juliflora</i> | California Sycamore | refer to plan | 3 |
| | <i>Washingtonia filifera</i> | California Fan Palm | refer to plan | 1 |

Tree Size Found on Plan = height/culm

LANDSCAPE NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. 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 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL (142.041K a).
3. 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. IRRIGATION TO BE BLEEDER SYSTEM PER CITY PARKS AND RECREATION DEPARTMENT.
4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY CITY MAINTENANCE ASSESSMENT DISTRICT. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY CITY MAINTENANCE ASSESSMENT DISTRICT. 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.

MINIMUM TREE SEPARATION DISTANCE
(IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE -)

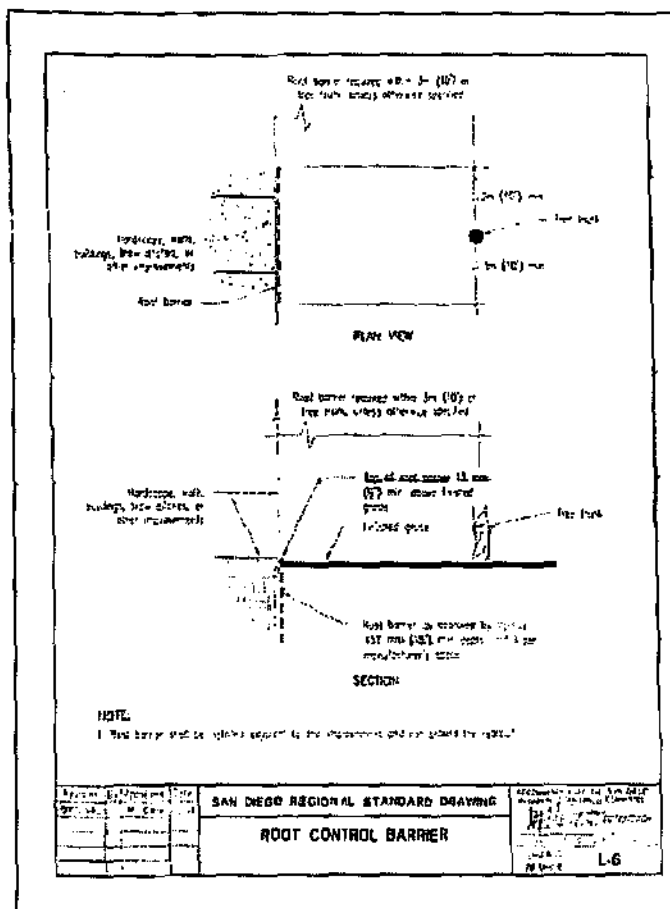
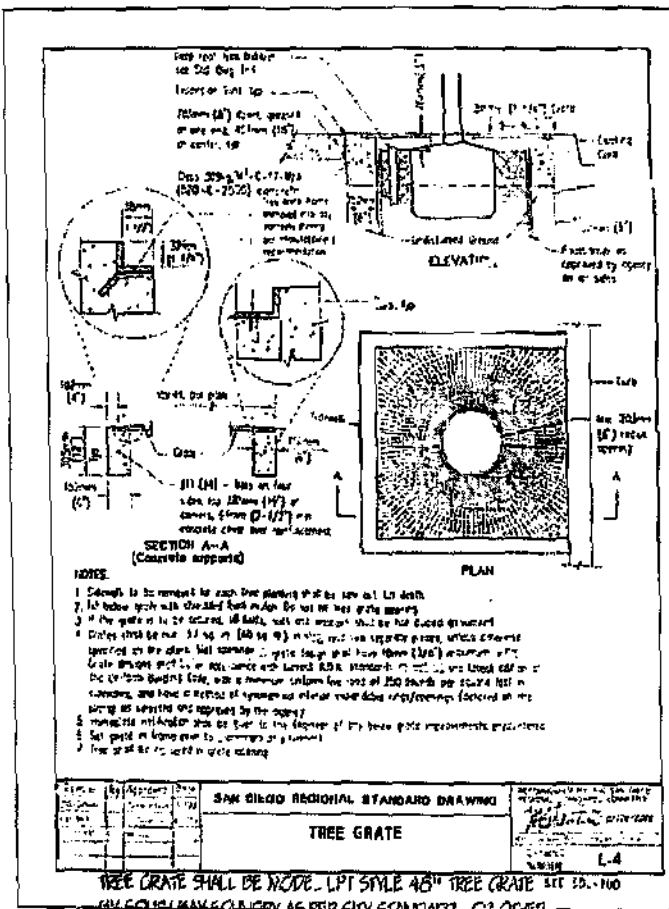
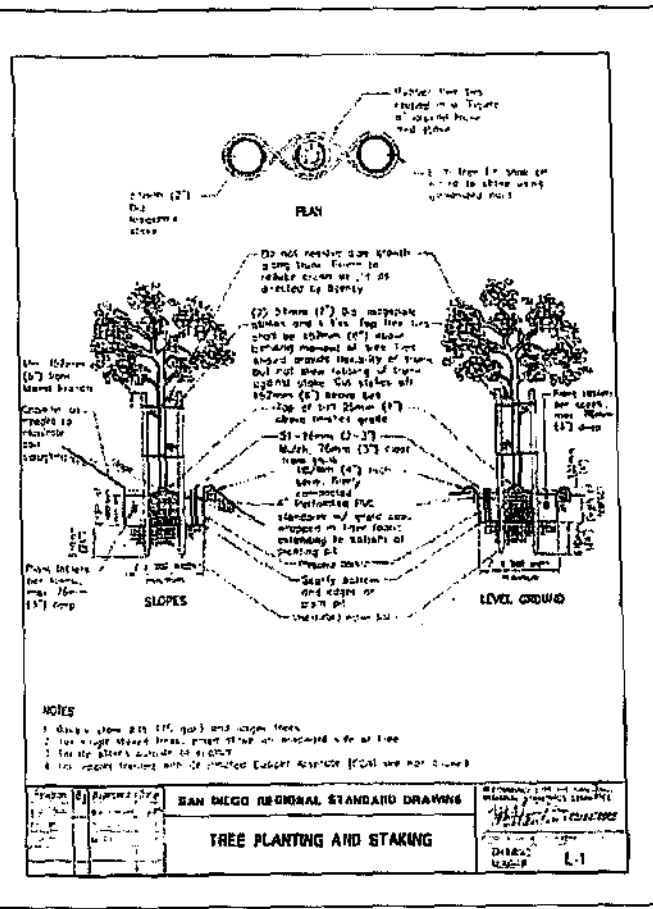
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

8885 El Camino Real
Suite 105-482
Carlsbad, CA 92009
(760) 272-5742
(760) 454-3887



SCALE: 1"=10'-0"

PLANTING PLAN



GENERAL PLANTING NOTES

1. THE SCOPE OF WORK INCLUDES PLANTING AND MAINTENANCE NECESSARY FOR THE INSTALLATION OF THE PLANTING MATERIAL, IRRIGATION AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. PLANT MATERIAL LOCATIONS ARE DIAGNOSTIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE PROJECT TEAM FOR THE MAINTENANCE PRACTICED USINGS.
3. BEFORE ANY PLANTING OCCURS ALL PLANTED AREAS ARE TO HAVE BEEN GRADED IN AN ACCEPTABLE MANNER TO AVOID FUTURE CHANGES PER THE GRADING NOTES.
4. WHERE CIRCUMSTANCES PERMIT, PLANT NO TREE CLOSER THAN 18" TO AN EDGE OF PAVING OR HEADBORDS.
5. WHENEVER POSSIBLE, USE PLANT MATERIAL ACCLIMATED TO THE AREA.
6. WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT SPECIMENS CLOSER THAN 4'-0" FROM THE EDGE OF PAVING, HEADBORDS, OR FOOT LINES.
7. WHERE PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE, LANDSCAPE CONTRACTOR IS TO CONTACT THE DEVELOPER FOR SIGNATURE OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH CLAMMABLE LAWS MAY BE DESTROYED AND COME AGENCY THEREIN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE OF DISEASE.

ROOT BARRIER NOTE

ROOT BARRIER SHALL BE INSTALLED ALONG THE SIDEWALK AND STREET CURB AT ALL NEW TREE LOCATIONS. THE ROOT BARRIER MATERIAL SHALL BE A MINIMUM 18" DEEP AND SHALL EXTEND 10' IN BOTH DIRECTIONS FROM THE TRUNK OF THE TREE. THE ROOT BARRIER MATERIAL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION. REFER TO DETAIL THIS SHEET.



| | | |
|-------------|----------|-----------------------|
| PROJECT NO: | | |
| DRAWN BY: | | |
| CHECKED BY: | | |
| REV | DATE | DESCRIPTION |
| 2 | 07/16/10 | CITY COMMENTS |
| 1 | 05/10/10 | RE-DESIGN THE SIGNAGE |
| 0 | 12/22/09 | ISSUED FOR ZONING |



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ADAMS PARK
3491 ADAMS AVE
SAN DIEGO, CA 92116

SHEET TITLE
PLANTING NOTES
AND DETAILS

SHEET NUMBER

L-2



6965 El Camino Real
Suite 105-482
Culpeper, CA 92009
(760) 780-2742
(760) 454-3037



SCALE: N.T.S.

PLANTING NOTES AND DETAILS

**Normal Heights Community Planning Group
APPROVED
MINUTES**

February 5, 2010
6:00 PM

Normal Heights Community Center

Call to Order by Jim Baross at 6:00

Members present: Susan Redelings, Kevin Johnston, Nancy Wolfing, Jim Baross, Dino Serafini, Richard Rios, Larry Hofreiter, Earlene Thom, Holly Ritter, Mark Rowland

Members absent: Art Harrison,

Community Members/Guests: Dion Akers, Conni Musser, Woo Jin Shim, Joseph Fombon, Richard Neuffer, Gary Weber, Bob Keiser, Nancy Lawler, Mark Lawler, Suzanne Ledeboer

Welcome and introductions

Non Agenda Public Comments/Information from Community Members:

Bob Keiser invited members to participate in the Citizens Redistricting Commission. Legislative districts will be drawn by a randomly selected panel consisting of 5 Republicans, 5 Democrats and 5 independents. Bob passed out pamphlets provided by Common Cause. Information at: www.wedrawtheline.ca.gov.

Nancy announced the formation of two Citizen's Patrols operating in Normal Heights: One, started by Jennifer Brimhall, will patrol north of Adams Ave. Safe Neighborhoods is seeking to cover the rest of Normal Heights and Kensington. Patrollers are needed, go to NormalHeights.com, or talk to Nancy for more information.

Approval of January, 2010 Minutes

The UCSD engineering students (not SDSU students) are designing a pedestrian bridge over the San Diego River.

The City charges \$2,000 per season (not per month) for use of the Adams Ave. field by the Little League.

Kevin moved to approve January, 2010 minutes with corrections; 2nd by Larry; none opposed.

Modification to Agenda: none,

Reports from Representatives of Elective Officials

Woo Jin Shim, from Supervisor Ron Robert's office, announced H1N1 vaccinations were being offered at the Lesbian, Gay Bisexual & Transgender Center in Hillcrest at 5202 University. Agencies providing assistance with Earned Income Tax Credit are listed on flyers that Mr. Shim distributed.

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 February, 2010
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Dion Akers from Councilman Todd Gloria's office, passed out the new "District 3 Dialogue" with the year-end wrap-up. The Councilman delivered the State of the District at the Old Globe Theater, a video of the address may be seen on: www.sandiego.gov/cd3.

Kevin Johnston, Friends of the Canyons, reported that the San Diego River Conservancy Study is complete and available for review and comment. Kevin reminded members to contact officials and register support for the urban trails system, including the Normal Heights to Mission Valley connection. The next canyon maintenance event is scheduled for 10:00 am, March 13 at the end of Eugene Place.

Larry, City Heights Project Area Committee representative, attended the last meeting. The PAC is working on a plan to improve streetlighting in the project area.

Information Items per Agenda

Jim reminded those in attendance that they may get their name on a mailing list to receive future project applications.

1) Nancy provided further information on the Farmers Market at 40th and Madison: The opening is currently scheduled for this April. The Market will take place on Wednesdays 4-7pm year round. The Market is funded for 2years.

2) Reminder that elections to the NHCPG will be held in March.

Four nominees were determined to be eligible and have agreed to stand for election:

Joseph Fombon
 Mark Lawler
 Nancy Lawler
 Richard Neuffer

Other information items per the Agenda

Action Items:

1) Project Review of AT&T application to replace existing light poles at Adams Ave. Park and install cell phone antennas.

Shelly Kilborn representing the applicant, presented plans and was available for questions and clarified the number of antenna (4) on each of three poles being replaced.

Members of the NHCPG Project Review Committee (PRC) have reviewed the plans.

Jim asked if Adams Avenue Recreation Council had been given the opportunity to review and discuss the proposal.

It was Ms. Kilborn's understanding that City Park and Recreation staff would be discussing the proposal directly with the Rec. Council at one of their meetings.

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 February, 2010
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Mark Rowland (PRC) commented that it was good that the control center had been relocated to the Recreation Center's roof but wondered about access and whether the lighting (color and luminance) could be improved. And whether the profile of the antennas be reduced so that they are not so bulky.

Since a permanent ladder cannot be affixed to the building, Ms. Kilborn surmised that a lift would be needed to service the control center. With the new poles, luminaires could be added. As for the profile, the antenna units need to be mounted away from the poles in order for all four to fit around the circumference.

Mark also asked, since the poles are being relocated, could they be placed out of the field of play—behind the fence and could a power supply be brought to the base of the poles? And the Little League needs a flag pole, could one be added to one of the poles?

Kilborn: Those would be a Park and Rec. Dept. call but could not see why not. As for the flag pole: it may be simpler to just install a separate pole rather than design one on a light pole. She would see if AT&T is amenable to that.

Ms. Kilborn was asked if there were similar installations in the area that we could see and why is this particular site necessary. She recommended Westview High School in Rancho Peñasquitos and referred to a map showing service coverage in the area with a hole in Normal Heights, the next site is in Kensington which is shared by three other carriers. Beyond that, there is a site west of I-805 on Adams Ave.

Kevin (PRC) vouches for AT&T and concurs with Mark's comments

Motion: Approve the project with the following recommendations to the City:

- Move the poles out of the playing field;
- Provide consistent lighting color;
- Investigate the potential for either adapting one of the poles to carry a flag pole, or install a separate flag pole near the field;
- Our recommendation shall be subject to Adams Ave. Recreational Council review. Jim will take on the responsibility to contact Ted Ewing of the Rec. Council

Dino moved for approval; Larry 2nd

Question from the floor (Gary Weber): how much and where does the rental fee go and what it would be used for. Adding that the fees are not insignificant and some should be returned to the neighborhood.

Ms. Kilborn believed the fees are on the order of \$1,000-\$2,500 per month, depending on the location. The user pays the fee to Real Estate Assets Management but doesn't know how the revenues are used

Jim will contact Todd Gloria's office and encourages others to request the City to use the funds for improvements in the neighborhood and called for the vote:

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 February, 2010
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All in favor; no abstentions.

2) Cross-walk at East Mtn. View

Jim asked if the City has been contacted. Nancy Lawler said she did speak with a staff person sometime ago, but no further word or action has been taken.

Jim noted that this is in the area of Cherokee and East Mt. View where the City has presented plans for reconfiguring the intersection and that it is possible the improvements will provide the needed crossing protection; he will bring the plans to the March meeting.

3) Potential Regulations on Medical Marijuana Dispensaries. Jim's intent is to open a discussion and gauge the Group's points of view and opinions regarding what regulations would be effective and/or necessary, and whether the City should consider developing regulations.

Larry, drawing from his experience in drafting regulations for adult-themed book stores, thought that MMD should be well-lit and that regulations not seek to isolate them from the rest of the community—don't try to prohibit them from the vicinity of churches or schools.

Mark recommended that the Group should review the City Task Force's report (which Jim forwarded by e-mail).

Jim questioned whether the dispensaries are actually operating as for-profit enterprises and not cooperatives as was the intent of the ballot proposition. Susan asked what manner of oversight does the City conduct and thought there should be a way to determine whether they are operating within specified guidelines and that the City or interested citizens should be allowed to monitor their activity and also should consider requiring posting of prices and licenses. Mark recommended that their not-for-profit status should be documented. Joseph advised that if an organization is legitimately registered and is operating as a not-for-profit that their financial information is publically available for review.

Kevin noted that the Task Force is recommending that MMD approval shall be a Process 2 or 3 meaning a conditional use permit entailing CPG review.

Jim thanked everyone and will take these comments to the CPG committee

4) Pedestrian /Bicycle Access to Mission Valley

Jim reported that, while both the City and Caltrans want to go forward with project to provide access along SR-15 from Normal Heights down to Mission Valley, neither is keen on providing for on-going maintenance and are struggling with how to do that. Jim would like the Group to reaffirm its support for the project and to write/e-mail officials that we still want access and to work it out.

NHCPG Minutes
February, 2010
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Committee Reports

Historic/Housing—Nancy reported that Friends of the University Heights Library have begun an effort to designate the former Teacher Training Annex on Park Blvd. (west side of Park where El Cajon Blvd. begins) as a new site for the Library. The San Diego Save Our Heritage Organization (SOHO) is taking back operation of the Serra Museum at the Presidio. Seven property renovations in NH, that are over 45-years old and subject to review, were determined not to be significant.

Project Review Committee--Larry reminded Group of the standing PRC meeting at 5:30 pm as needed.

CPG Committee—Up-coming issues to be discussed:

- Storm water system management in canyons;
- Transitional housing;
- Wireless task-force discussing locational and height issues;
- Council Policy 600-24 Administrative Guidelines;
- Open seat on Open Space/Canyon Advisory Committee

Susan suggested that a link to CPG bylaws should be place on the City CPCI website.

Next meeting: March, 2 in the Community Center

Adjourned at 7:50

