



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: January 19, 2012 **REPORT NO. PC-12-008**
ATTENTION: Planning Commission, Agenda of January 26, 2012
SUBJECT: AT&T – G Kelsch Trust - PROJECT NO. 232366. PROCESS 4.
**OWNER/
APPLICANT:** OAKS NORTH COMMUNITY CENTER, INC./
AT&T MOBILITY AND CRICKET COMMUNICATIONS

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 12578 Oaks North Drive, within the Rancho Bernardo planning area?

Staff Recommendation: RESCIND Neighborhood Use Permit (NUP) Nos. 802403 and 361449 and APPROVE NUP No. 831806 and Planned Development Permit (PDP) No. 936067.

Community Planning Group Recommendation: The Rancho Bernardo Community Planning Board voted December 8, 2011 14-0 to recommend approval of this project.

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 8, 2011, and the opportunity to appeal that determination ended December 22, 2011.

Fiscal Impact Statement: AT&T Mobility is the Financially Responsible Party responsible for costs associated with the processing of this application.

Code Enforcement Impact: Not applicable.

Housing Impact Statement: Not applicable.

BACKGROUND

This project is an application for a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project is located at 12578 Oaks North Drive, in the RS-1-14 zone, within the Rancho Bernardo community planning area

(Attachments 1, 2, 3 and 4).

WCF's are permitted in residential zones with a non-residential use with the processing of a NUP, Process 2, when the antennas are more than 100 feet from the property line of a residential use, day care, elementary school, or middle school. The project also proposes to deviate from the zone's 35' height limit, which requires the processing of a PDP, Process 4.

DISCUSSION

Project Description:

This project proposes to remove existing, smaller AT&T antennas that are mounted to an existing recreation center building, along with the removal of a 35' high Cricket monopine. The existing monopine will be replaced with a 45' tall monopine, capable of supporting both larger AT&T antennas and the existing, relocated Cricket antennas. Equipment associated with the antennas is located adjacent to the recreation center building. The larger AT&T antennas and additional equipment cabinets will allow for greater coverage and capacity.

This NUP and PDP will rescind NUP Nos. 802403 and 361449, which allowed the existing AT&T and Cricket WCF's.

Mature pine trees and other landscape located between the recreation center and Oaks North Drive allow the monopine to blend in with the surroundings and neighborhood context (Attachment 8). The WCF Design Requirements (LDC Section 141.0420) permit faux landscape, such as the proposed monopine, when landscape of the same size and species is proposed or exists. This project also proposes to deviate from the RS-1-14 zone's 35' height limit by 10' for a total monopine height of 45'. This height deviation is appropriate in this situation because existing pine trees act to screen and integrate the monopine.

The design of this WCF is consistent with the WCF Regulations and the RS-1-14 zone, with the deviations permitted with the PDP.

Community Plan Analysis:

The Rancho Bernardo Community Plan does not specifically address WCF's. However, the City's General Plan does address WCF's in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

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

In this case, the project complies with the requirements of the General Plan. The antennas are

proposed to be located on a monopine in a location with existing mature pine trees which will allow the WCF to blend in with the surroundings by utilizing a camouflage technique. Equipment associated with the antennas is located adjacent to the existing recreation center building and is screened from view from the public right-of-way by an elevation change and landscape material.

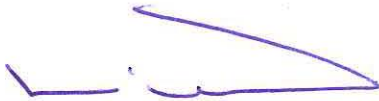
Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of NUP No. 831806 and PDP No. 936067.

ALTERNATIVES

1. **Approve NUP No. 831806 and PDP No. 936067, with modifications.**
2. **Deny NUP No. 831806 and PDP No. 936067, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Alex Hempton, AICP
Associate Planner
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of Right to Appeal (NORA) – Env. Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing

Project Site



Aerial Photo

AT&T G Kelsch Trust – Project Number 232366

12578 Oaks North Drive

Designated as "Private Recreation."

Project Site

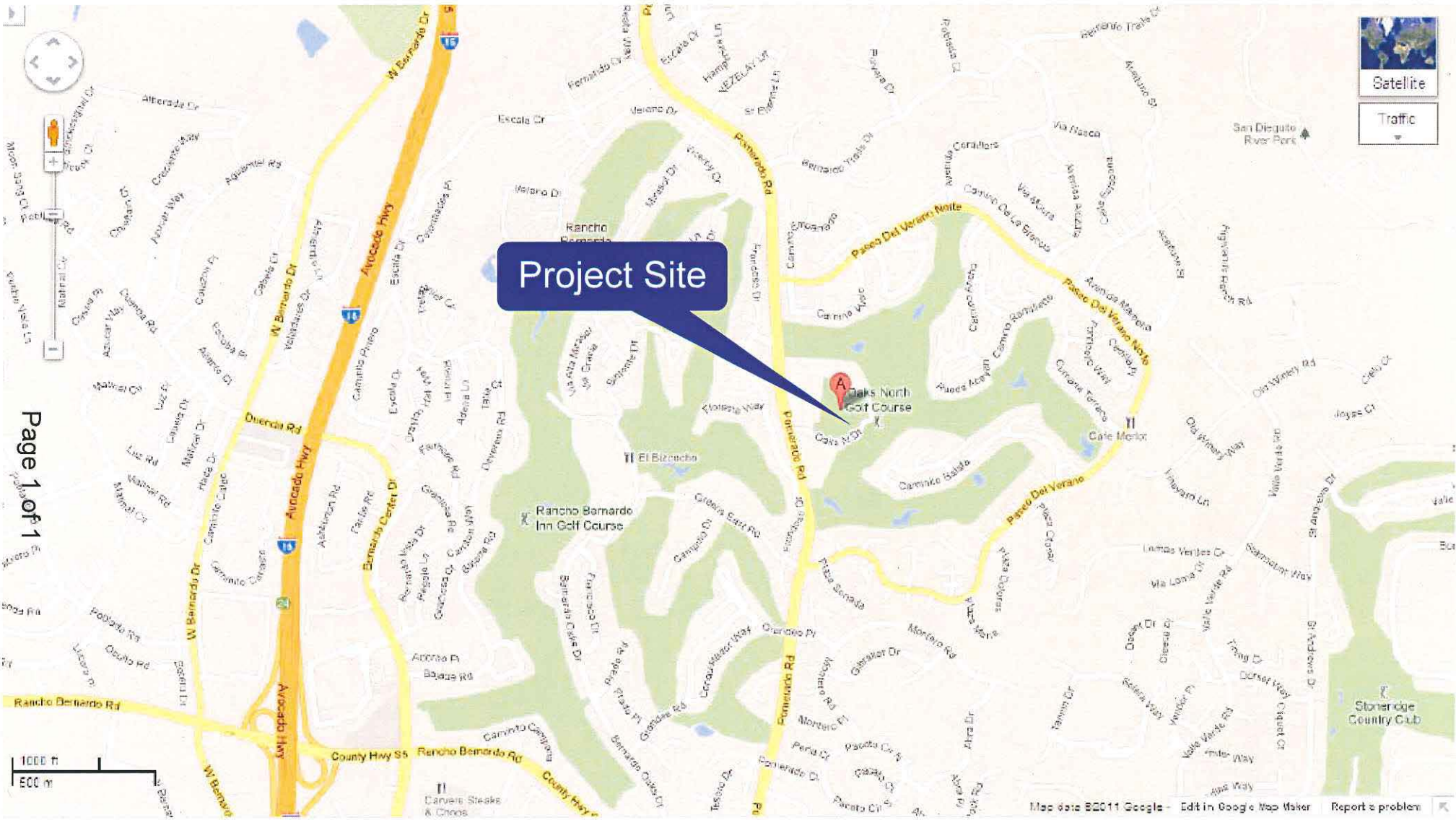


Community Plan Land Use Designation

AT&T G Kelsch Trust – Project Number 232366

12578 Oaks North Drive

FIGURE 14



Page 1 of 1



Project Location Map
AT&T G Kelsch Trust – Project Number 232366
12578 Oaks North Drive



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	AT&T – G Kelsch Trust	
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of the removal of an existing 35' high Cricket monopine, removal of AT&T antennas attached to an existing building, and the installation of a new 45' high monopine supporting both Cricket and AT&T antennas. Equipment is located adjacent to the existing building.	
COMMUNITY PLAN AREA:	Rancho Bernardo	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit and Planned Development Permit (Process 4)	
COMMUNITY PLAN LAND USE DESIGNATION:	Private Recreation	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-14 HEIGHT LIMIT: 35' FRONT SETBACK: 15' SIDE SETBACK: 4' STREETSIDE SETBACK: 10' REAR SETBACK: 10'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Multi-unit Residential, RM-1-1	Residential/Recreation
SOUTH:	Multi-unit Residential, RM-1-3	Residential/Recreation
EAST:	Single-unit Residential, RS-1-14	Recreation
WEST:	Commercial, CN-1-2	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	This project requests a deviation of 10' to the RS-1-14 zone height limit of 35' for a monopine with a total height of 45'.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 8, 2011 the Rancho Bernardo Community Planning Board voted 14-0 to recommend approval of the project.	

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 831806
PLANNED DEVELOPMENT PERMIT NO. 936067
AT&T – G KELSCH TRUST
PROJECT NO. 232366

WHEREAS, OAKS NORTH COMMUNITY CENTER, INC., Owner, and AT&T MOBILITY and CRICKET COMMUNICATIONS, Permittees, 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 Nos. 831806 and 936067);

WHEREAS, the project site is located at 12578 Oaks North Drive in the RS-1-14 zone of the Rancho Bernardo community plan area;

WHEREAS, the project site is legally described as that portion of Lot 5 of Oaks North Unit No. 1 Map No. 7186, filed in the Office of the County Recorder of San Diego County in the State of California on January 25, 1972;

WHEREAS, on December 8, 2011, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15301 (Existing Facilities); 15302 (Replacement and Reconstruction); and 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on January 26, 2012, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 831806 and Planned Development Permit No. 936067 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 January 26, 2012:

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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. In this case, antennas for both AT&T and Cricket will be located on a 45' tall monopine. AT&T currently operates antennas

mounted to the existing recreation center building. These antennas will be removed from the recreation center and the existing building will be restored to its original condition. Cricket currently operates antennas on a 35' tall monopine. The existing monopine will be removed and replaced with a 45' tall monopine, which will be able to accommodate both Cricket and larger AT&T antennas. Equipment associated with the antennas is located adjacent to the existing recreation center building and views from the public right-of-way are screened by both an elevation change and existing landscape material. Existing mature pine trees are located adjacent to the proposed monopine, allowing it to blend in with the surroundings and integrate appropriately with the neighborhood context. Based on the design of this project, the WCF will not adversely affect the applicable land use plan.

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 perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) 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 with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code; and

The project complies with the intent of the 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 mounted to a faux tree or monopine which is surrounded by existing mature pine trees, in compliance with the WCF Design Requirements. The associated equipment is located within an equipment enclosure adjacent to the existing recreation center building which is not visible from the public right-of-way. The project site contains a non-residential use in a residential zone which requires the processing of a Neighborhood Use Permit. The project deviates from the RS-1-14 zone’s 35’ height limit by 10’ for a total monopine height of 45’, which may be permitted with the processing of a Planned Development Permit (Process 4). Therefore, this project complies with the applicable regulations of the Land Development Code.

Planned Development Permit - Section 126.0604

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. In this case, antennas for both AT&T and Cricket will be located on a 45' tall monopine. AT&T currently operates antennas mounted to the existing recreation center building. These antennas will be removed from the recreation center and the existing building will be restored to its original condition. Cricket currently operates antennas on a 35' tall monopine. The existing monopine will be removed and replaced with a 45' tall monopine, which will be able to accommodate both Cricket and larger AT&T antennas. Equipment associated with the antennas is located adjacent to the existing recreation center building and views from the public right-of-way are screened by both an elevation change and existing landscape material. Existing mature pine trees are located adjacent to the proposed monopine, allowing it to blend in with the surroundings and integrate appropriately with the neighborhood context. Based on the design of this project, the WCF will not adversely affect the applicable land use plan.

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 perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) 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 with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The project complies with the intent of the 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 mounted to a faux tree or monopine which is surrounded by existing mature pine trees, in compliance with the WCF Design Requirements. The associated equipment is located within an equipment enclosure adjacent to the existing recreation center building which is not visible from the public right-of-way. The project site contains a non-residential use in a residential zone which requires the processing of a Neighborhood Use Permit. The project deviates from the RS-1-14 zone’s 35’ height limit by 10’ for a total monopine height of 45’, which may be permitted with the processing of a Planned Development Permit (Process 4). The height deviation is appropriate in this situation because there are existing mature pine trees of a similar height adjacent to the proposed 45’ monopine and the

ATTACHMENT 5

project will result in two carriers located on one monopine, as opposed to having two separate faux trees. This will result in a more desirable project than if the facility was limited to the zone height limit of 35'. Therefore, this project complies with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NEIGHBORHOOD USE PERMIT NO. 831806 and PLANNED DEVELOPMENT PERMIT NO. 936067 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 831806 and 936067, a copy of which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that, NUP Nos. 802403 and 361449 are hereby rescinded.

Alexander Hempton, AICP
Associate Planner
Development Services

Adopted on: January 26, 2012

Internal Order No. 24001548

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: 24001548

NEIGHBORHOOD USE PERMIT NO. 831806
PLANNED DEVELOPMENT PERMIT NO. 936067
RESCIND NEIGHBORHOOD USE PERMIT NO. 802403 (AT&T)
RESCIND NEIGHBORHOOD USE PERMIT NO. 361449 (Cricket)
AT&T – G KELSCH TRUST
PROJECT NO. 232366
PLANNING COMMISSION

This NEIGHBORHOOD USE PERMIT (NUP) NO. 831806 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 936067 are granted by the **Planning Commission** of the City of San Diego to OAKS NORTH COMMUNITY CENTER, INC., Owner, and AT&T MOBILITY and CRICKET COMMUNICATIONS, Permittees, pursuant to San Diego Municipal Code [SDMC] sections 126.0201, 126.0601, and 141.0420. The site is located at 12578 Oaks North Drive in the RS-1-14 zone of the Rancho Bernardo community plan area. The project site is legally described as that portion of Lot 5 of Oaks North Unit No. 1 Map No. 7186, filed in the Office of the County Recorder of San Diego County in the State of California on January 25, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 26, 2012, on file in the Development Services Department.

The project shall include:

- a. The removal of an existing 35' tall Cricket monopine and the installation of a new 45' tall monopine supporting three (3) Cricket 6' panel antennas and twelve (12) AT&T 6' antennas. The 45' tall monopine deviates from the RS-1-14 zone height limit of 35' by 10' which is allowed by the processing of this PDP;
- b. The removal of existing AT&T antennas, associated with NUP No. 802403, from the existing recreation center building, and the restoration (patching and painting) of the building to its original condition, prior to AT&T antenna installations;

- c. Equipment associated with the antennas are located within enclosures adjacent to the monopine and recreation center building, as shown on Exhibit "A";
- d. Landscaping (planting, irrigation and landscape related improvements);
- e. 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 affect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 9, 2015.

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 Neighborhood Use Permit [NUP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on January 26, 2022.** 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.

5. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.

6. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

7. 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.

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. The project proposes to export no material from the project site. Any excavated material that is exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

15. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

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

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

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

LANDSCAPE REQUIREMENTS:

19. All existing landscape to remain shall be protected in place. All required landscape shall be maintained in a disease, weed and litter tree condition at all times.

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.

PLANNING/DESIGN REQUIREMENTS:

21. 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.

22. Prior to the issuance of a construction permit, the Permittee shall provide certification providing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises comply with federal standards.
23. 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.
24. 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.
25. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
26. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
27. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.
28. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. Cable "doghouses" are not permitted.
29. Branches shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.
30. Starting branch height shall be no lower than 10 feet.
31. All exposed cables, brackets, RRU's and supports shall be painted to match the faux tree foliage and/or trunk to the satisfaction of the Development Services Department.
32. RF "socks" fully covering the front and back of the antennas (and any other components) shall be used.
33. The Permittee shall provide color samples of the monopine prior to Building Permit issuance. Development Services will approve the color sample prior to Building Permit issuance. The exact monopine color exhibit will be used during the FINAL INSPECTION. The color approved by Development Services must be identical to the as-built monopine, to the satisfaction of the Development Services 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 January 26, 2012 by Resolution No. PC-XXXX.



Permit Type/PTS Approval No.: NUP/831806
and PDP/936067
Date of Approval: 1/26/2012

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.**

**OAKS NORTH COMMUNITY
CENTER, INC.**
Owner

By _____
NAME
TITLE

AT&T MOBILITY
Permittees

By _____
Elizabeth Ramirez
Project Manager Network Services

CRICKET COMMUNICATIONS
Permittees

By _____
Amy Maggard-Jones
Project Manager Network Services

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



THE CITY OF SAN DIEGO

Date of Notice: December 8, 2011

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order 24001548

PROJECT NAME/NUMBER: AT&T G Kelsch Trust/No. 232366**COMMUNITY PLAN AREA:** Rancho Bernardo**COUNCIL DISTRICT:** 5**LOCATION:** 12578 Oaks North Drive, San Diego, CA 92128

PROJECT DESCRIPTION: NEIGHBORHOOD USE PERMIT (NUP) and PLANNED DEVELOPMENT PERMIT (PDP) for modifications to an existing Wireless Communication Facility (WCF). The project would remove an existing Cricket monopine (containing three, 6-foot antennas) and six (6) AT&T facade mounted antennas, and install a new, 45-foot tall monopine supporting both the Cricket and AT&T antennas. The three (3) Cricket antennas will be relocated from the existing to proposed monopine, where the following AT&T equipment will also be installed: twelve (12) 6-foot antennas; twelve (12) RRUs; and two (2) surge suppressors. The project also includes the installation of four (4) equipment cabinets mounted on a new concrete pad; one (1) GPS antenna; and one (1) wooden fence around the equipment cabinets. The project site is located within the RS-1-14 zone within the Rancho Bernardo Community Plan area.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission (Process 4)

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities); 15302 (Replacement and Reconstruction); and 15303 (New Construction).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Development Services Staff

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project has been determined to be exempt from CEQA pursuant to Sections 15301, 15302, and 15303. Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. Section 15302 allows for the replacement or reconstruction of existing facilities where the new facility will be located on the same site as that replaced and will have substantially the same purpose and capacity as that being replaced. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA
92101-4153
PHONE NUMBER: 619-446-5349

On December 8, 2011 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

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

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

EXISTING



NS0631
G Kelsch Trust
LTE Overlay
12578 Oaks North Dr.
San Diego, CA 92128



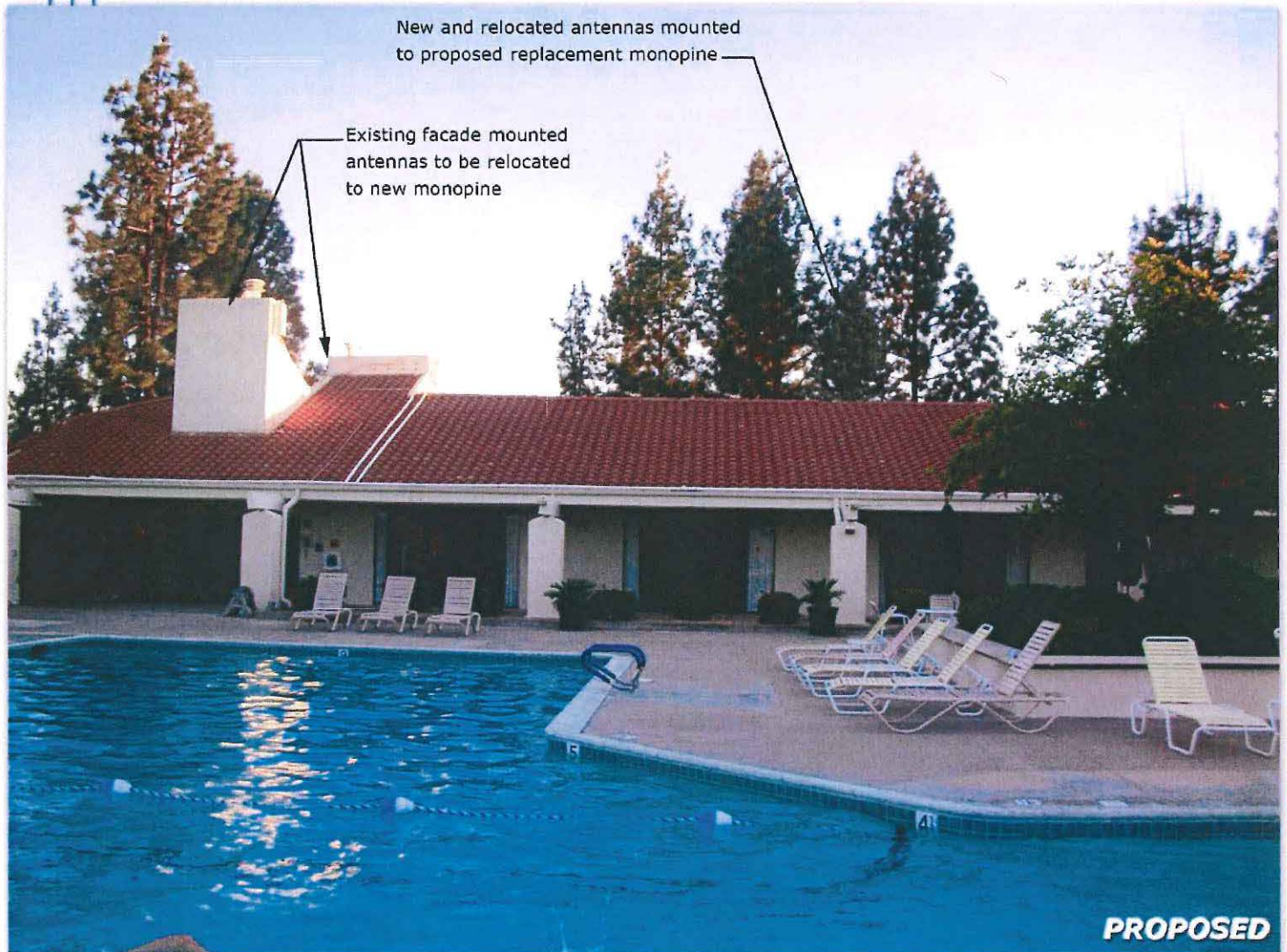
— New and relocated antennas mounted to proposed replacement monopine (obscured in this view by existing trees)



PROPOSED



NS0631
G Kelsch Trust
LTE Overlay
12578 Oaks North Dr.
San Diego, CA 92128



Photosimulation of proposed telecommunications site

SITE JUSTIFICATION
for
AT&T Oaks North Commercial Center
12578 Oaks North Drive

PROJECT DESCRIPTION

The project proposes to replace an existing wireless communication facility located at 12578 Oaks North Drive in the Rancho Bernardo Community Plan area. A Neighborhood Use Permit was recently approved to allow AT&T to maintain an existing wireless facility with six (6) antennas on the building parapet. However, the needs of the LTE project cannot be accommodated on the existing building. Therefore, as part of AT&T's LTE upgrade, we are proposing to relocate the six (6) antennas from the parapet to a 45 foot monopine tree and add six (6) additional LTE antennas for a total of twelve (12) antennas. The proposed monopine will replace the existing 38 foot monopine that currently houses Cricket Wireless' antennas. The Cricket antennas will be relocated at their current height on the new monopine and AT&T's antennas will be located above. Five (5) new equipment cabinets will be located on the ground adjacent to the existing building and AT&T equipment.

The property is zoned RS-1-14 and is developed with a community center that serves the Oaks North residential community. The existing and proposed wireless facility is located more than 100 feet from a residential or sensitive use.

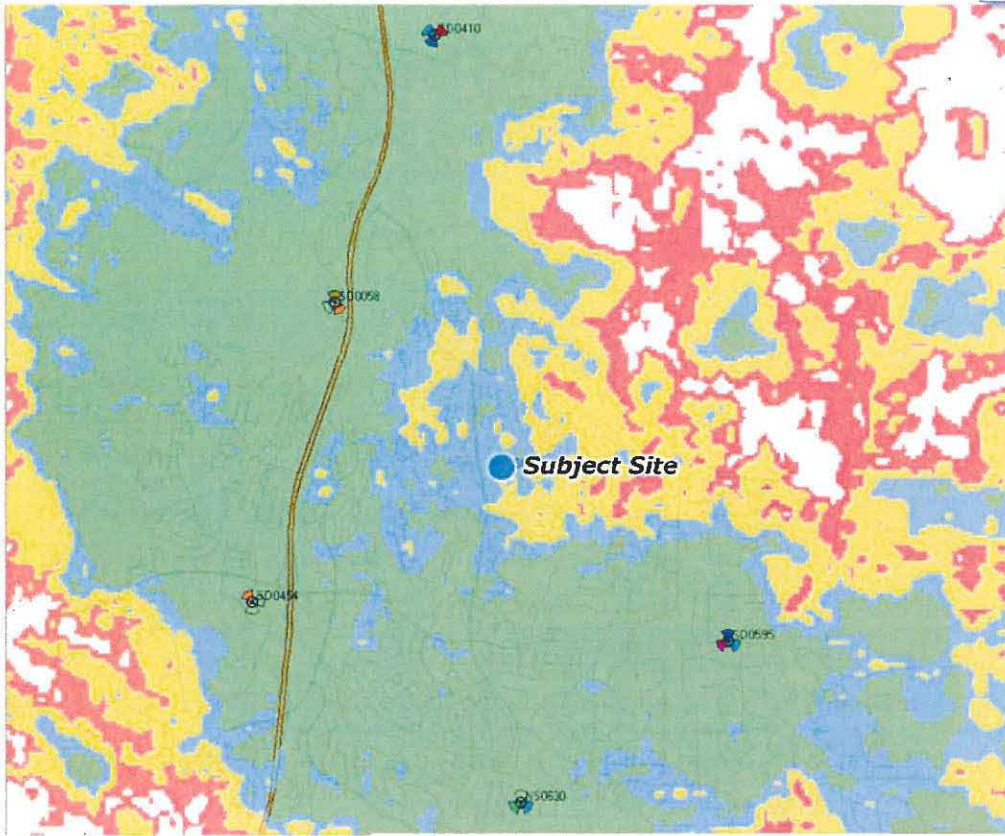
PREFERENCE 2 LOCATION:

The project site is a Preference 2 location because it has a residential underlying zone. However, the property does not contain any residential uses. There are no Preference 1 properties in the service area.

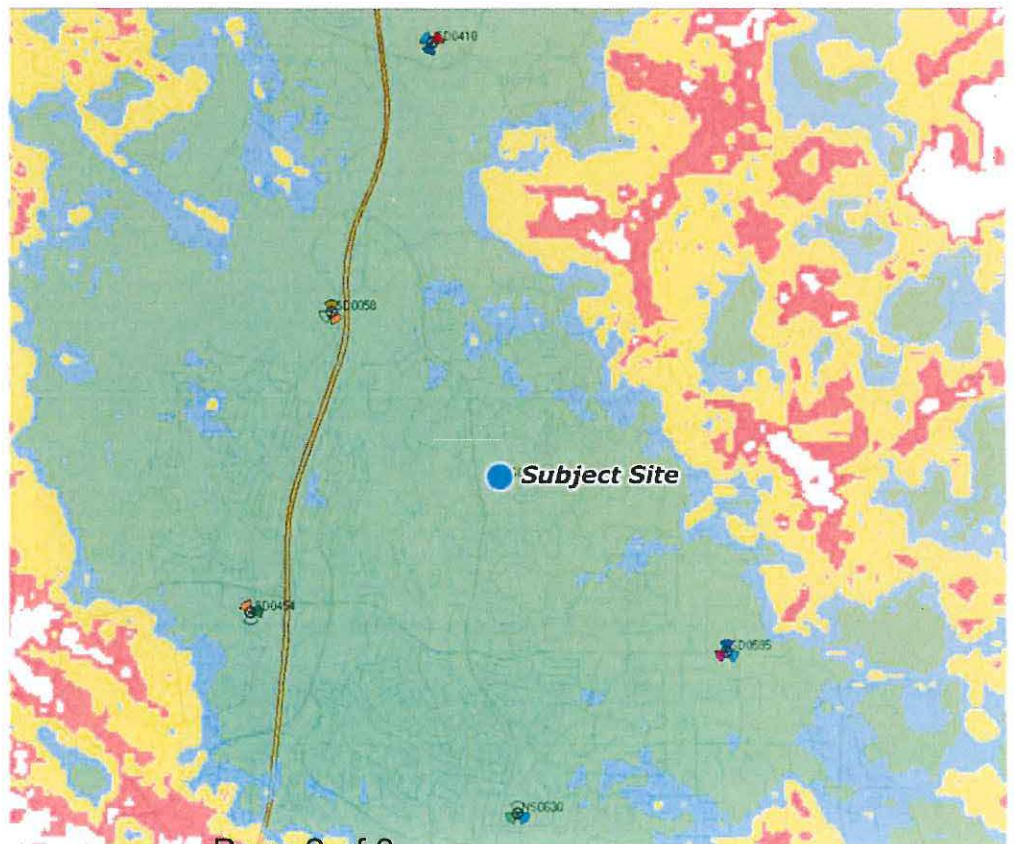
CO-LOCATION OF WIRELESS FACILITIES

There are existing Sprint and Cricket facilities at this location.

WITHOUT NS0631



PROPOSED NS0631



Coverage Levels:

- Excellent
- Variable
- Poor
- No Coverage



NS0631
 Oaks N. Commercial Ctr.
 12578 Oaks North Dr.
 San Diego, CA 92128

Legend

-  Search Ring
-  Selected Site



Existing sites within
 1 mile radius:

None

























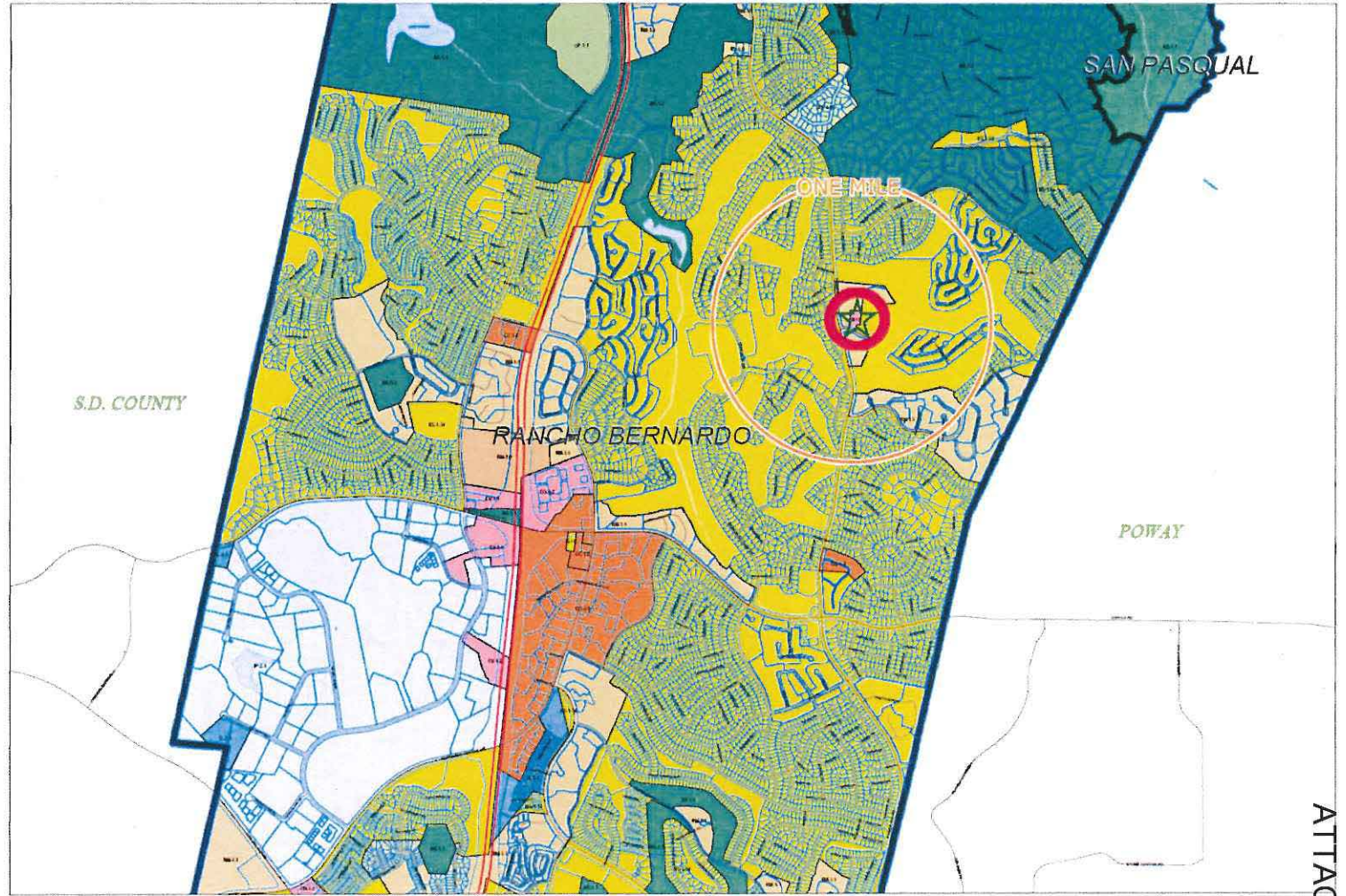
Alternative Sites:

None

Page 3 of 3

Legend

	City of San Diego Boundary
	Community Plan Areas
	Parcels
Zoning	
ZONE NAME	
	AG-1-1
	AR-1-1
	AR-1-2
	CG-1-3
	CG-2-3
	GN-1-2
	CO-1-2
	CV-1-1
	CV-1-2
	IL-2-1
	IL-3-1
	IP-2-1
	OP-1-1
	RM-1-1
	RM-1-3
	RM-2-5
	RS-1-11
	RS-1-14
	RS-1-9



San Diego Information Authority
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 The City of San Diego is a registered provider of public information under the California Public Information Act (CPIA).
 Public information that meets the criteria set forth in Section 6252 of the Government Code shall be made available to the public in a timely and complete manner. For more information, visit <http://www.sandiego.gov/cipia>

City of San Diego
 Department of Planning and Economic Development
 Planning and Economic Development
 12578 Oaks North Drive, Suite 100
 San Diego, CA 92128
 Phone: (619) 451-3300
 Fax: (619) 451-3301
 Website: <http://www.sandiego.gov/plandev>



City of San Diego
 Development Services Department



GRID TILE: 43
 GRID SCALE: 800
 DATE: 12/18/2007 5:54:58 PM

ATTACHMENT 9



PHOTO STUDY & KEY MAP

NS0631
Oaks North
12578 Oaks North Drive
San Diego, CA 92128

Prepared for:
City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:
PlanCom, Inc.
Contractor Representatives for
AT&T Wireless

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

February 11, 2011



Looking at north elevation



Looking at south elevation



Looking at east elevation



Looking at west elevation



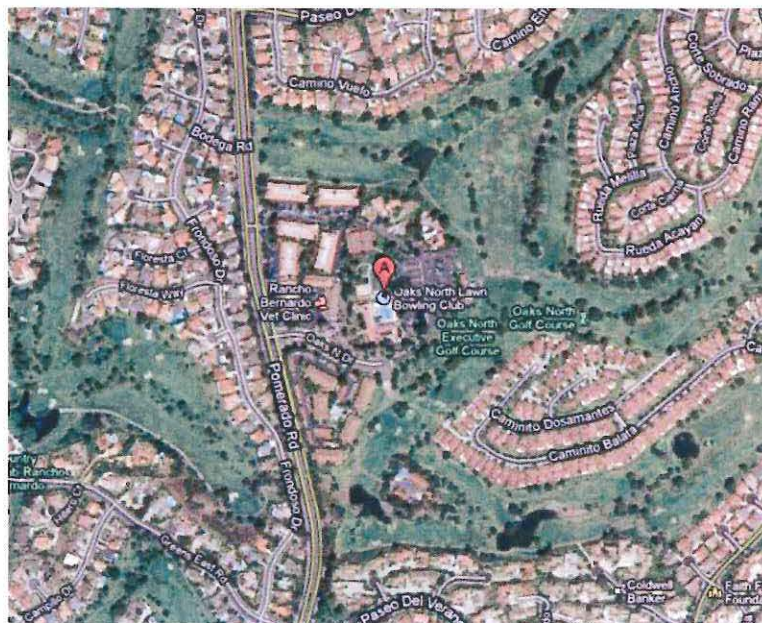
Looking south from site



Looking east from site



Looking west from site



Aerial photo of site

ENGINEERING

2009 INTERNATIONAL BUILDING CODE
 2008 NATIONAL ELECTRIC CODE
 TIA/EIA-222-F OR LATEST EDITION
 CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION BASED ON 2008 N.E.C.
 CALIFORNIA PLUMBING CODE, 2010 EDITION BASED ON 2009 U.P.C.
 CALIFORNIA MECHANICAL CODE, 2010 EDITION BASED ON 2009 U.M.C.
 CALIFORNIA FIRE CODE, 2010 EDITION BASED ON 2009 I.F.C.
 CALIFORNIA ENERGY CODE, 2010 EDITION

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

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (1) (E) CRICKET MONOPINE
- RELOCATE (3) (E) CRICKET 6' ANTENNAS
- INSTALL (1) (N) MONOPINE
- REMOVE (6) (E) AT&T 4' ANTENNAS
- INSTALL (12) (N) 6' ANTENNAS
- INSTALL (2) (N) AT&T 3C OUTDOOR CABINETS
- INSTALL (2) (N) LTE EQUIPMENT CABINETS
- INSTALL (12) (N) RRU
- INSTALL (2) (N) DC SURGE SUPPRESSORS
- INSTALL (1) (N) GPS ANTENNA
- INSTALL (1) (N) CONCRETE PAD
- INSTALL (1) (N) WOODEN FENCE
- THE PROPOSED MONOPINE WILL DEVIATE FROM THE RS-1-14 HEIGHT LIMIT OF 35 FEET BY 10 FEET FOR A TOTAL OF 45 FEET. A PLANNED DEVELOPMENT PERMIT WILL BE PROCESSED TO ADDRESS THE PROPOSED HEIGHT DEVIATION.

SITE INFORMATION

PROPERTY OWNER: OAKS NORTH COMMUNITY CENTER, INC.
 ADDRESS: 12578 OAKS NORTH DRIVE, SAN DIEGO, CA 92128
 SITE NAME: OAKS NORTH COMMERCIAL CENTER
 SITE ADDRESS: 12578 OAKS NORTH DRIVE, SAN DIEGO, CA 92128
 SITE CONTACT: KRISTAL PATTERSON (760) 715-8703
 COUNTY: SAN DIEGO
 LATITUDE (NAD 83): 33° 01' 59.015" N, 33.03306
 LONGITUDE (NAD 83): 117° 03' 28.007" N, -117.05778
 GROUND ELEVATION: 551'-0" AMSL
 AT&T ANTENNA TIP HEIGHT: 23'-0" AGL
 ZONING: CITY OF SAN DIEGO
 ZONING JURISDICTION: RS-1-14
 REQUIRED PERMITS: NEIGHBORHOOD USE PERMIT & PLANNED DEVELOPMENT PERMIT, PROCESS 4
 PARCEL #: 273-870-08
 OCCUPANCY GROUP: U
 CONSTRUCTION TYPE: V-B
 OTHER WIRELESS CARRIERS ONSITE: SPRINT & CRICKET
 POWER COMPANY: SDG&E
 TELEPHONE COMPANY: AT&T
 RF ENGINEER: RAVI JINDAL (925) 922-4394
 SITE ACQUISITION & PLANNING CONTACT: TERRY QUINN (714) 350-9413
 CONSTRUCTION MANAGER: CRAIG McNULTY (619) 200-9864

LEGAL DESCRIPTION

LOT 5 OF MAP #7189 "OAKS NORTH UNIT #1", IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

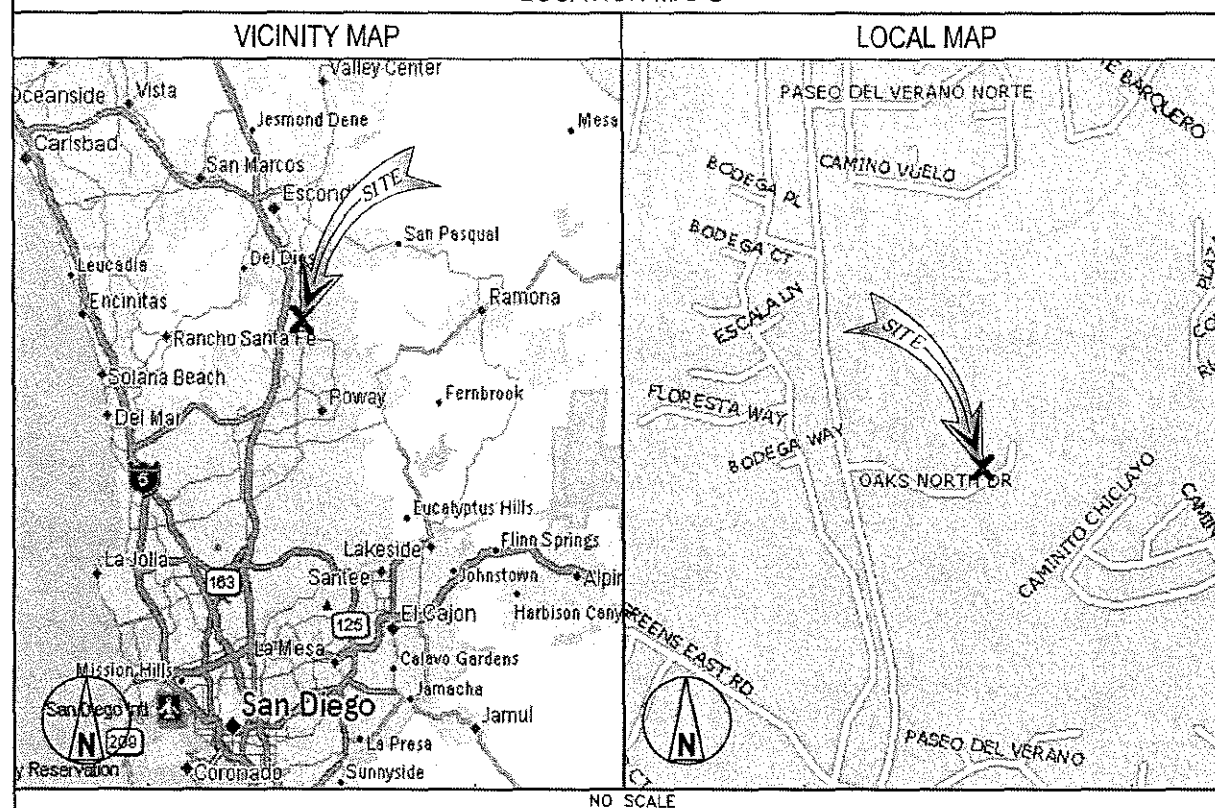
CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
 9520 WILLOW CREEK RD, SUITE 310
 SAN DIEGO, CA 92131
 CONTACT: MAJID MORADI
 PHONE: (913) 458-8438



**NS0631
 G KELSCH TRUST
 LTE OPTIMAL
 12578 OAKS NORTH DRIVE
 SAN DIEGO, CA 92128**

LOCATION MAPS



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
 HEAD SOUTHWEST ON PACIFIC CENTER BLVD TOWARD MCKELLAR CT; GO 404 FT. MAKE U-TURN AT MCKELLAR CT; GO 0.3 MI. TAKE THE 2ND RIGHT ONTO PACIFIC HEIGHT BLVD; GO 0.5 MI. TURN LEFT AT MIRA MESA BLVD; GO 4.6 MI. TAKE RAMP ONTO I-15 N; GO 7.8 MI. TAKE EXIT 24 FOR RANCHO BERNARDO RD; GO 0.2 MI. TURN RIGHT AT RANCHO BERNARDO RD; 1.0 MI. TURN LEFT AT POMERADO RD; GO 1.0 MI. TURN RIGHT AT OAKS N DR; GO 0.1 MI. SITE IS ON THE RIGHT.

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: _____
 AT&T PM: _____ DATE: _____

RF INFORMATION

	LTE	GSM	UMTS
Tx	704.0 - 716.0 MHz	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	874.6 - 879.6 MHz 1945 - 1950 MHz
Rx	734.0 - 746.0 MHz	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz
MAX EIRP:	500.0 WATTS	MAX ERP: 850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS	

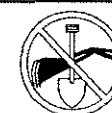
DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	EQUIPMENT LAYOUT
Z-4	ANTENNA LAYOUT
Z-5	SITE ELEVATIONS
Z-6	SITE DETAILS
Z-7	SITE DETAILS
Z-8	SITE DETAILS
LS-1	TOPOGRAPHIC SURVEY
L-1	PLANTING 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"X17" PLOT WILL BE HALF SCALE



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



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO: 156151

DRAWN BY: AW

CHECKED BY: VLH

REV	DATE	DESCRIPTION
E	06/28/11	ISSUED FOR REVIEW (ZONING)
D	04/28/11	ISSUED FOR REVIEW (ZONING)
C	04/21/11	ISSUED FOR REVIEW (ZONING)
B	11/11/10	MARKET COMMENTS
A	09/24/10	ISSUED FOR REVIEW

ENGINEER OF RECORD

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

NOT TO BE USED FOR CONSTRUCTION

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.

NS0631
 G KELSCH TRUST
 12578 OAKS NORTH DRIVE
 SAN DIEGO, CA 92128
 ZONING

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
T-1

NOTES:

1. THE PROJECT PROPOSES TO EXPORT NO MATERIAL FROM THE PROJECT SITE. ANY EXCAVATED MATERIAL THAT IS EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.
2. THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT, AS SHOWN ON THE SITE PLAN, IS PRIVATE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.
3. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
4. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
5. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
7. 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 90 DAYS OF THE APPROVAL OF THIS DEVELOPMENT PERMIT BY FILING A WRITTEN PROTEST WITH THE CITY CLERK PURSUANT TO CALIFORNIA GOVERNMENT CODE 66020.

GRADING DATA TABLE		
DESCRIPTION	VOLUME (CU. FT.)	MINIMUM COMPACTION (%)
EXCAVATION	±105	N/A
BACKFILL	±105	95%

A.P.N. 273-670-06
LOT 2

A.P.N. 273-670-10
LOT 3

A.P.N. 273-670-08
LOT 5

A.P.N. 273-670-05
LOT 1

**LESSEE'S CERTIFICATE
STANDARD WIRELESS FACILITY PROJECT
FOR POST CONSTRUCTION BMP'S**

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
12578 OAKS NORTH DRIVE, SAN DIEGO, CA 92128
(ADDRESS OR LEGAL DESCRIPTION)

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

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

SEDIMENTS
NUTRIENTS
TRASH AND DEBRIS
OXYGEN DEMANDING SUBSTANCE
OIL AND GREASE
BACTERIA AND VIRUSES
PESTICIDES

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

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

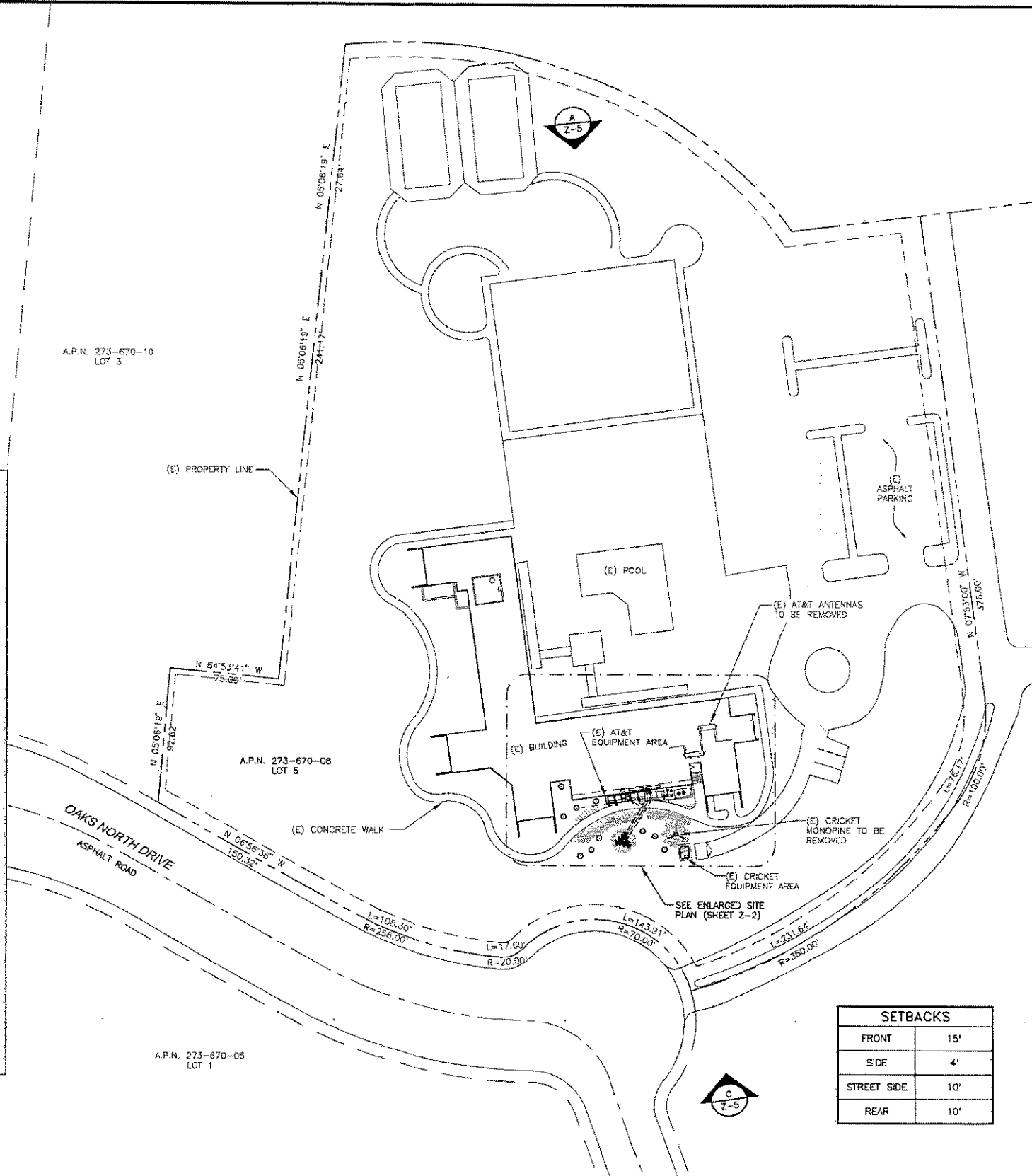
ADDITIONALLY, I/WE WILL:

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

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

LESSEE: KEVIN C BECKER COMPANY NAME AT&T MOBILITY
(PRINT NAME)

LESSEE: KEC DATE _____
(SIGNATURE)



SETBACKS	
FRONT	15'
SIDE	4'
STREET SIDE	10'
REAR	10'



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



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

PROJECT NO: 168151
DRAWN BY: AW
CHECKED BY: VLH

REV	DATE	DESCRIPTION
E	06/28/11	ISSUED FOR REVIEW (ZONING)
D	04/28/11	ISSUED FOR REVIEW (ZONING)
C	04/21/11	ISSUED FOR REVIEW (ZONING)
B	11/11/10	MARKET COMMENTS
A	09/24/10	ISSUED FOR REVIEW

ENGINEER OF RECORD

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

**NOT TO BE USED
FOR CONSTRUCTION**

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.

NS0631
G KELSCH TRUST
12578 OAKS NORTH DRIVE
SAN DIEGO, CA 92128
ZONING

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

SITE PLAN

SCALE: 1"=40'



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO:	168151
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ENGINEER OF RECORD

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

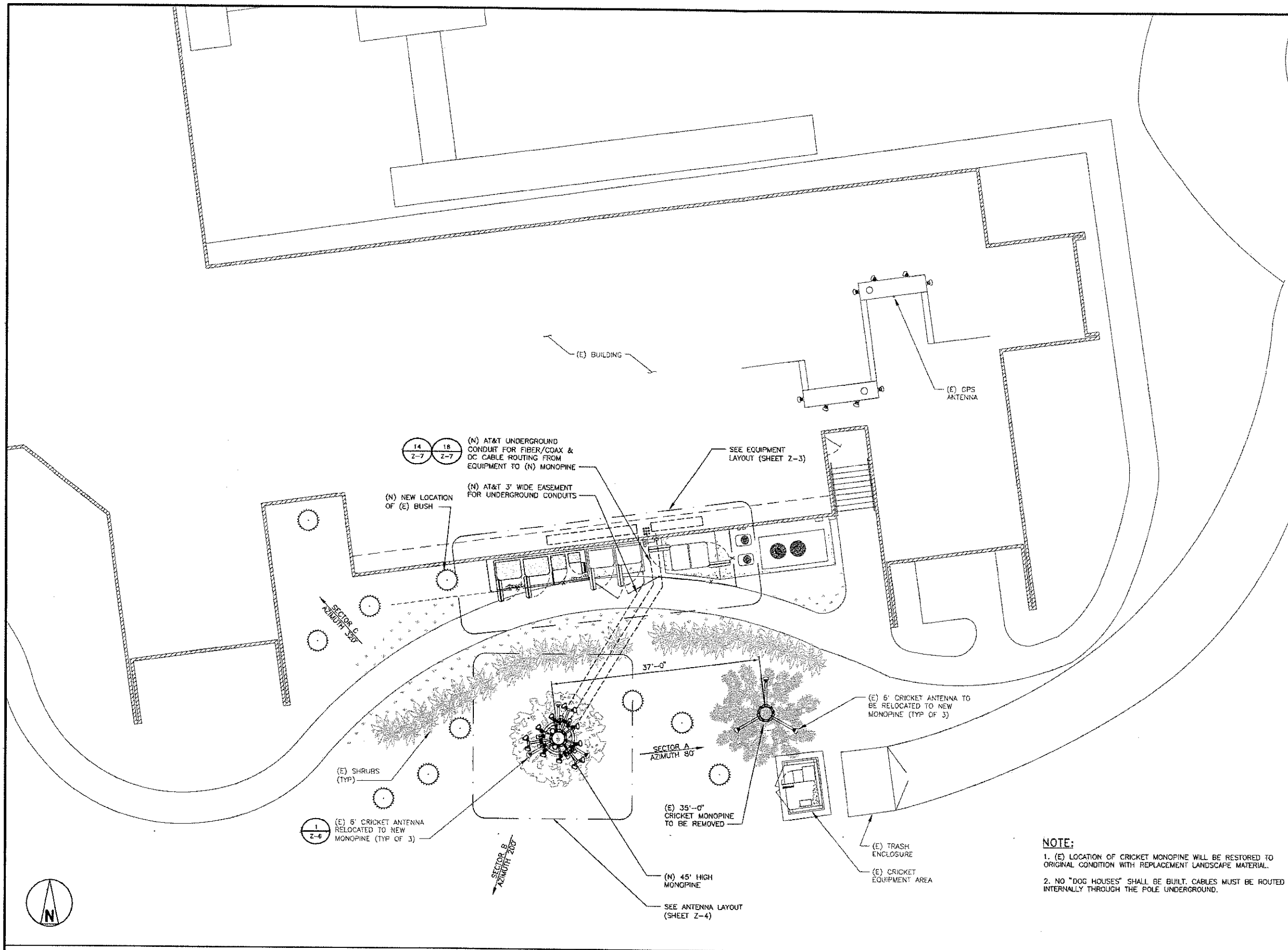
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NS0631
G KELSCH TRUST
12578 OAKS NORTH DRIVE
SAN DIEGO, CA 92128
ZONING

SHEET TITLE
ENLARGED SITE PLAN

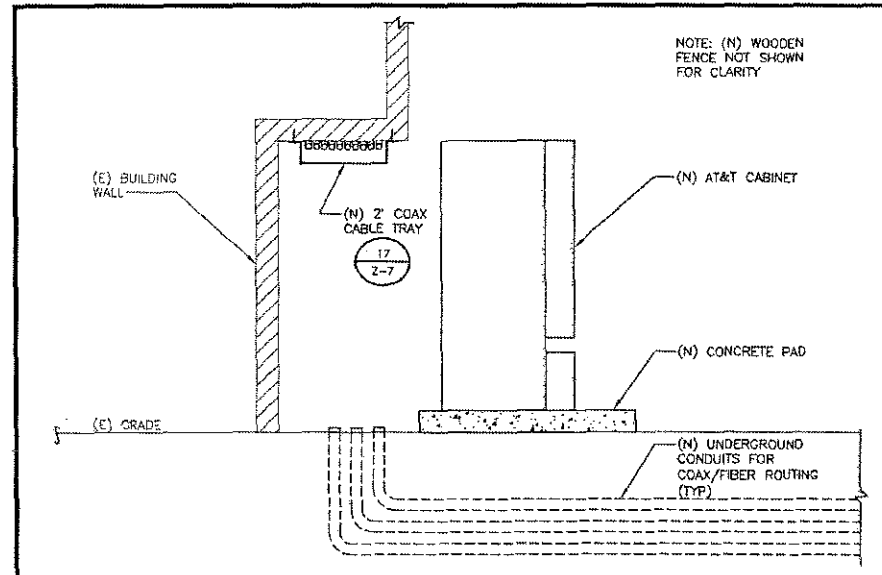
SHEET NUMBER
Z-2



NOTE:
1. (E) LOCATION OF CRICKET MONOPINE WILL BE RESTORED TO ORIGINAL CONDITION WITH REPLACEMENT LANDSCAPE MATERIAL.
2. NO "DOG HOUSES" SHALL BE BUILT. CABLES MUST BE ROUTED INTERNALLY THROUGH THE POLE UNDERGROUND.

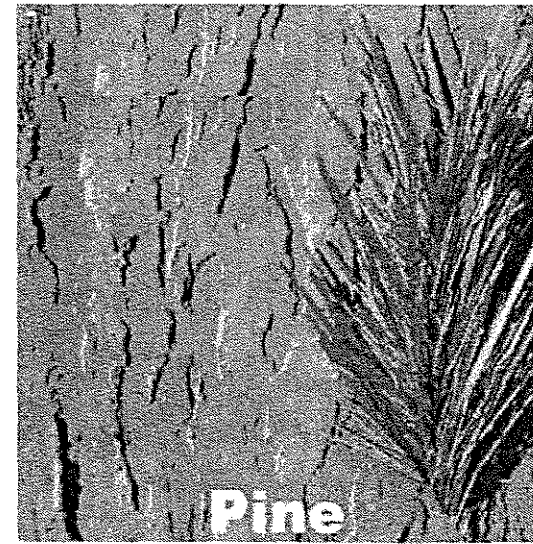
ENLARGED SITE PLAN

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



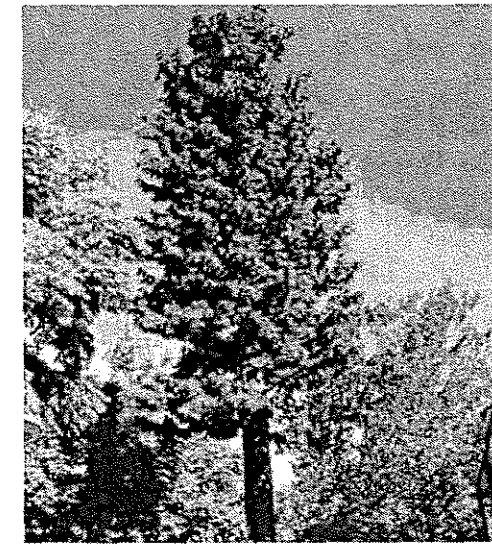
WALL SECTION DETAIL

A SCALE: 1/2"=1'-0"



BARK & LEAF DETAIL

B NO SCALE



EXAMPLE OF MONOPINE PHOTOSIM

C NO SCALE

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

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

PROJECT NO:	168151
DRAWN BY:	AW
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ENGINEER OF RECORD

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

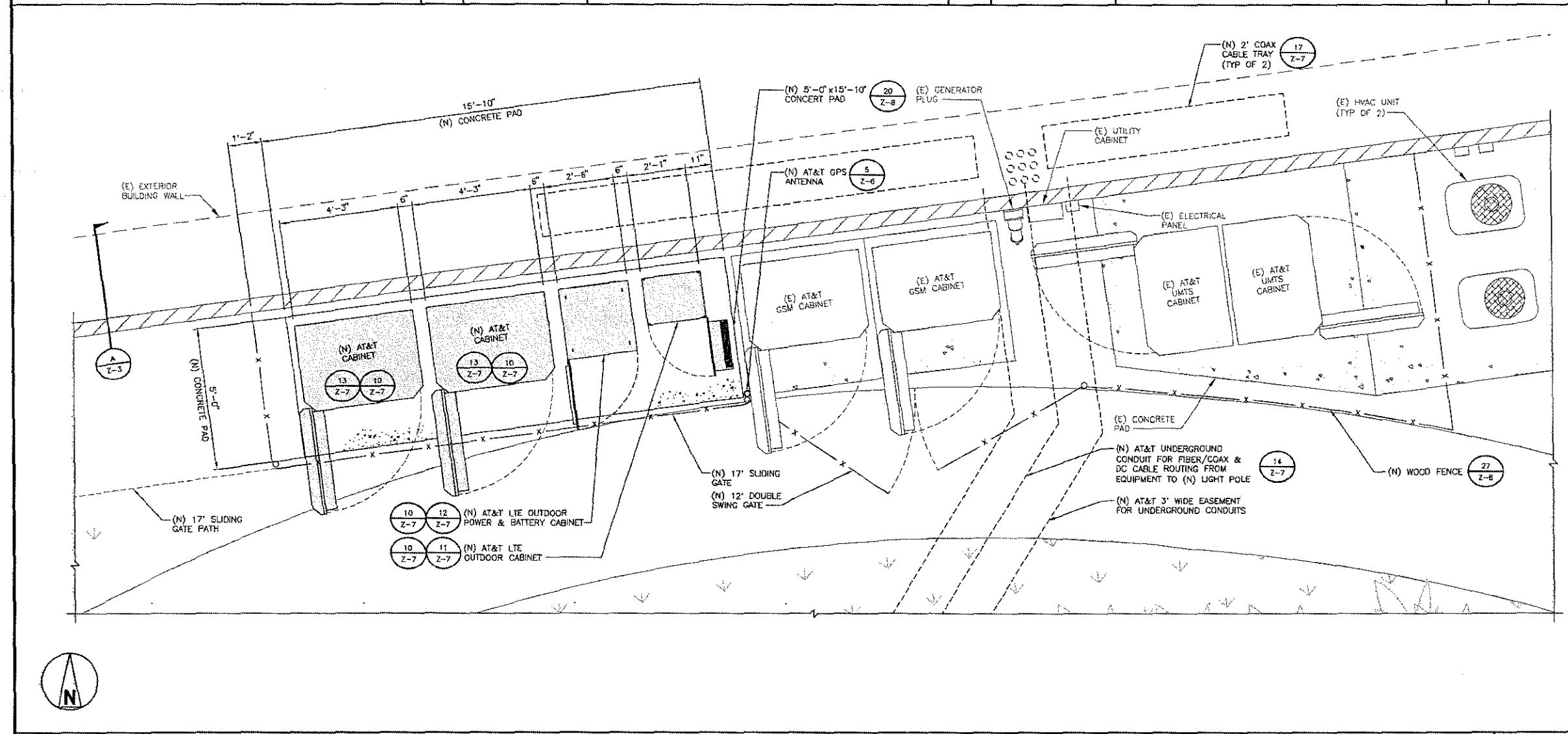
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NS0631
G KELSCH TRUST
12578 OAKS NORTH DRIVE
SAN DIEGO, CA 92128
ZONING

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
Z-3



EQUIPMENT LAYOUT

SCALE: 1/2"=1'-0"



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO: 168151
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D	04/28/11	ISSUED FOR REVIEW (ZONING)
C	04/21/11	ISSUED FOR REVIEW (ZONING)
B	11/11/10	MARKET COMMENTS
A	09/24/10	ISSUED FOR REVIEW

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74139
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

NOT TO BE USED FOR CONSTRUCTION

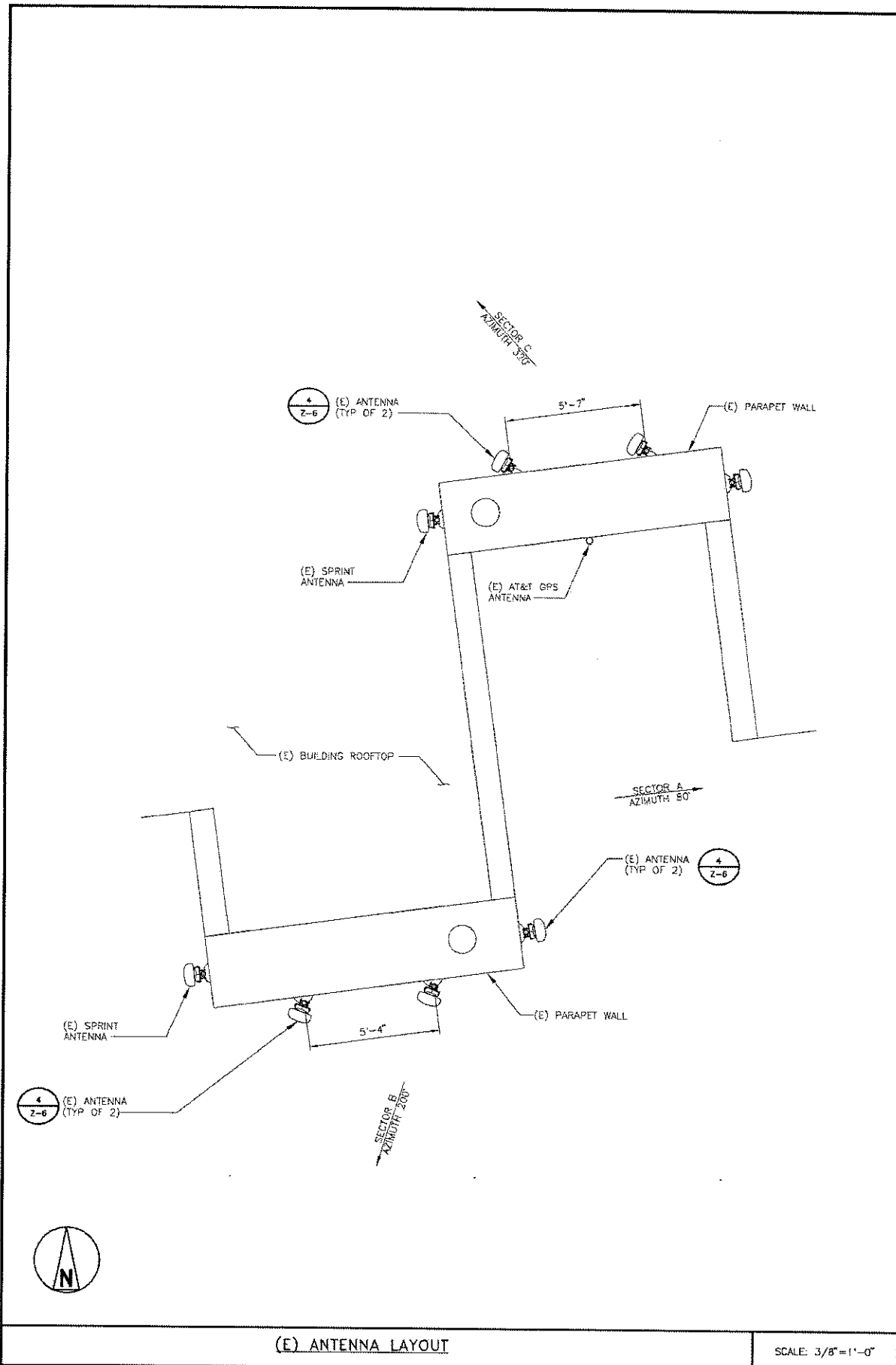
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NS0631
G KELSCH TRUST
12578 OAKS NORTH DRIVE
SAN DIEGO, CA 92128
ZONING

SHEET TITLE
ANTENNA LAYOUT

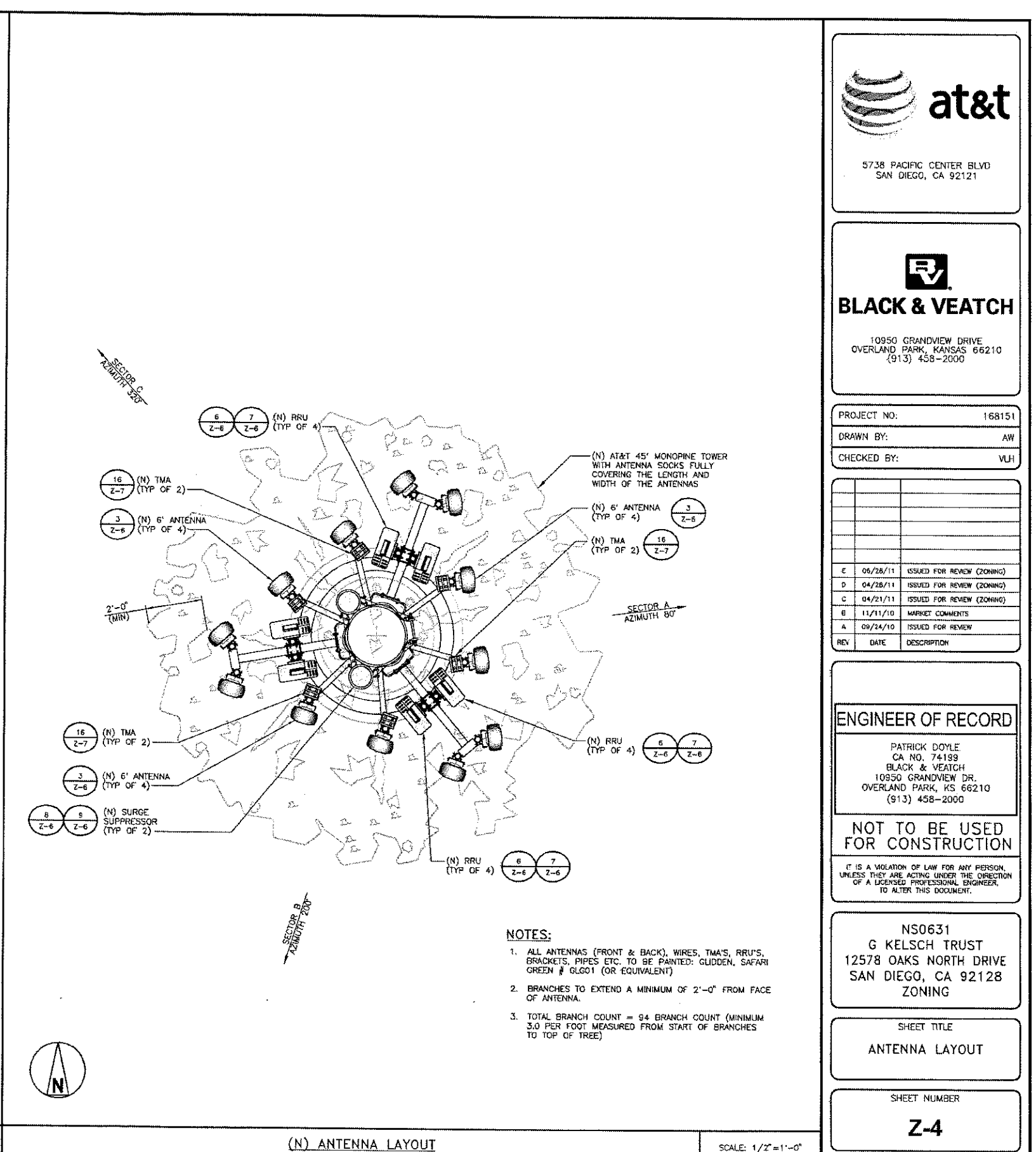
SHEET NUMBER

Z-4



(E) ANTENNA LAYOUT

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

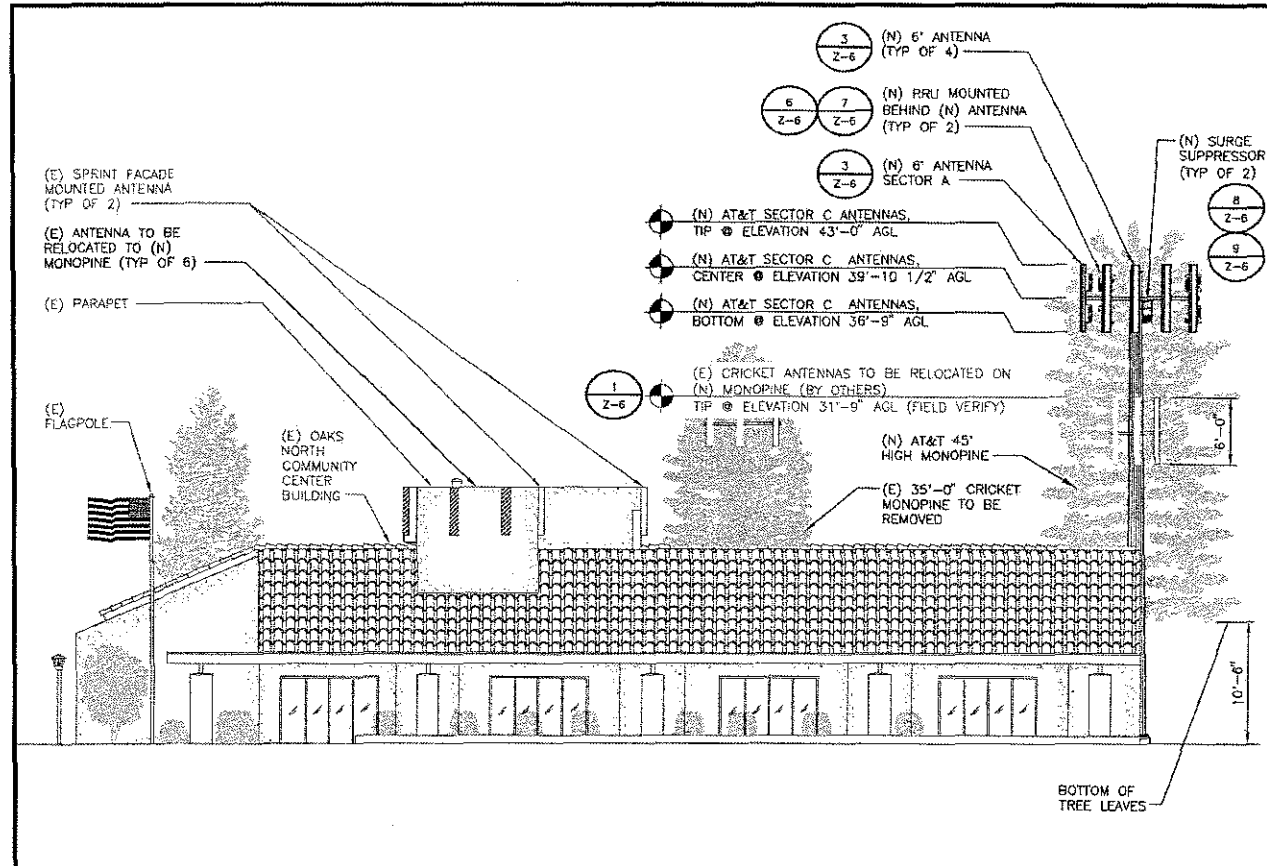


(N) ANTENNA LAYOUT

SCALE: 1/2"=1'-0"

NOTES:

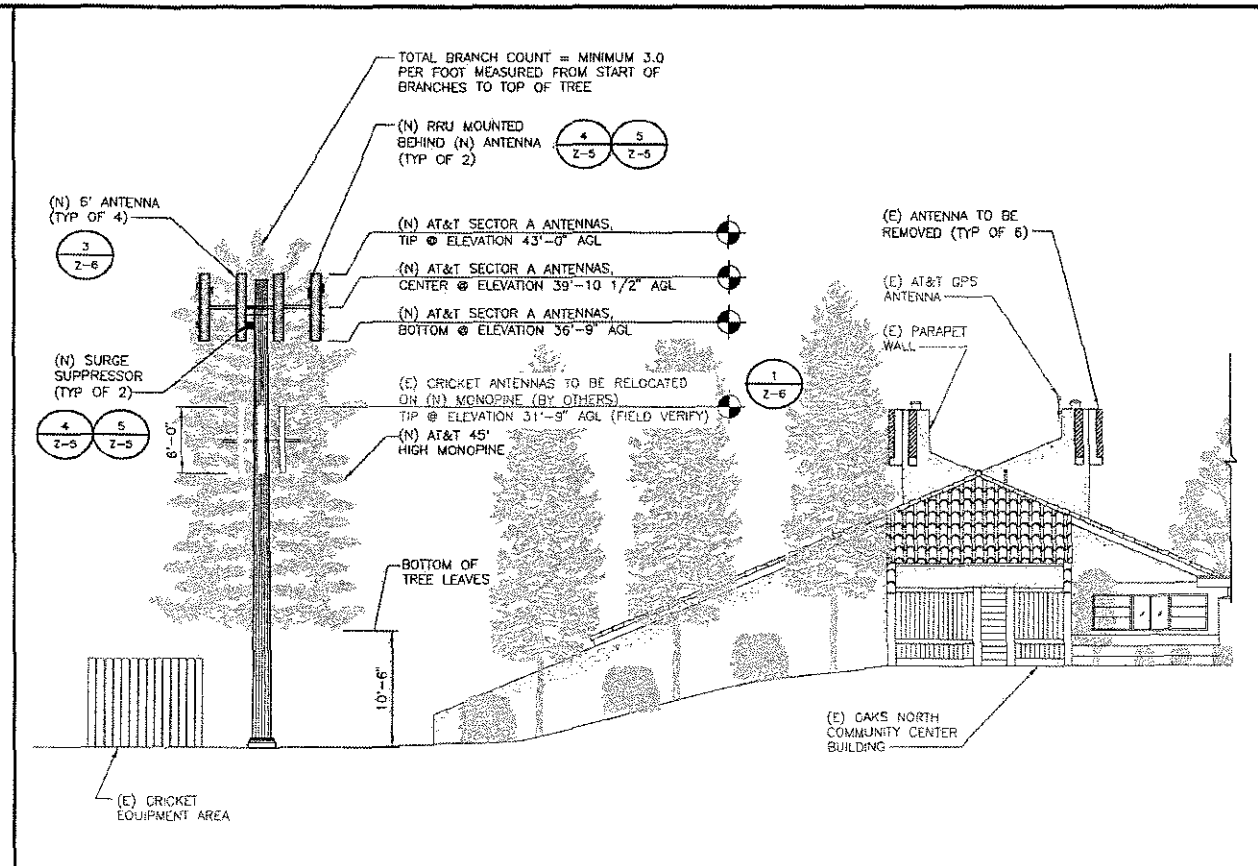
- ALL ANTENNAS (FRONT & BACK), WIRES, TMA'S, RRU'S, BRACKETS, PIPES ETC. TO BE PAINTED: GLIDDEN, SAFARI GREEN # GLG01 (OR EQUIVALENT)
- BRANCHES TO EXTEND A MINIMUM OF 2'-0" FROM FACE OF ANTENNA.
- TOTAL BRANCH COUNT = 94 BRANCH COUNT (MINIMUM 3.0 PER FOOT MEASURED FROM START OF BRANCHES TO TOP OF TREE)



NORTH ELEVATION

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

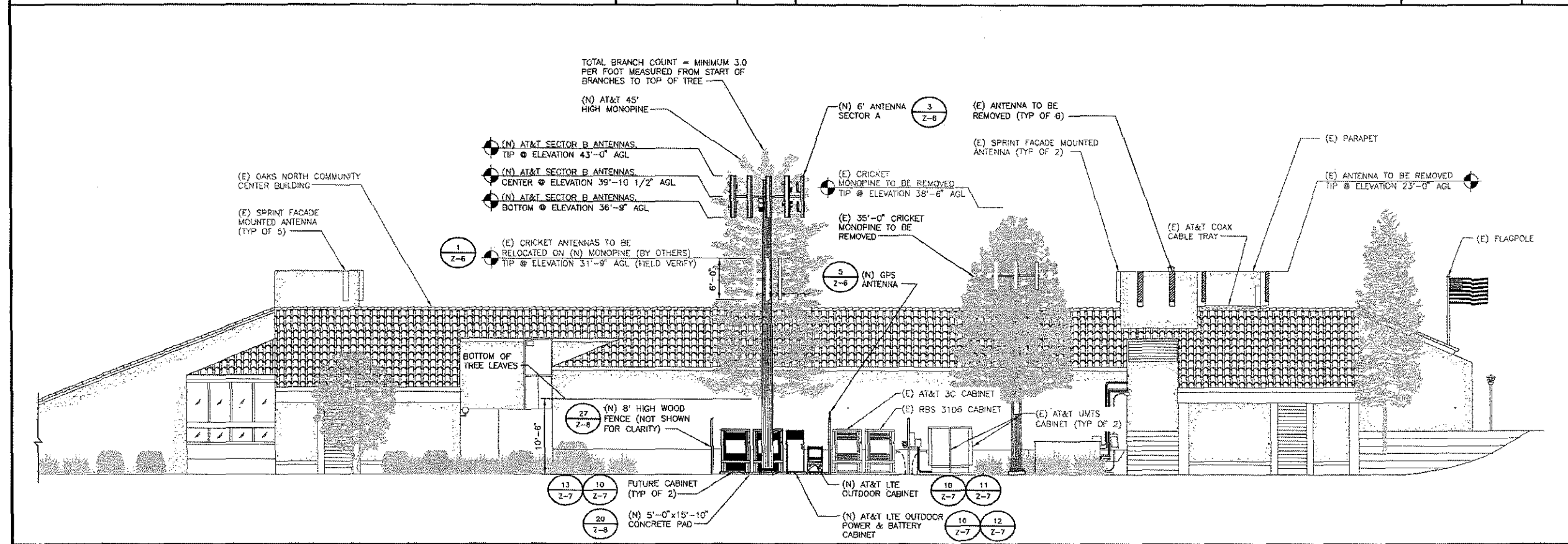
A



EAST ELEVATION

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


B




SOUTH ELEVATION

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

C



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



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

PROJECT NO:	168151
DRAWN BY:	AW
CHECKED BY:	VLH

REV	DATE	DESCRIPTION
E	06/26/11	ISSUED FOR REVIEW (ZONING)
D	04/28/11	ISSUED FOR REVIEW (ZONING)
C	04/21/11	ISSUED FOR REVIEW (ZONING)
B	11/11/10	MARKET COMMENTS
A	09/24/10	ISSUED FOR REVIEW

ENGINEER OF RECORD

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

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SAN DIEGO, CA 92128
ZONING

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
Z-5

CSA ANTENNA PCSX065-18-xH

RADOME MATERIAL: ULTRA HIGH-STRENGTH LURAN
 RADOME COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: 1839x160x84mm (72.4"x6.3"x3.3")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 24.2 lbs
 WIND LOAD, FRONTAL/LATERAL/REAR SIDE 42 m/s, (MPH): 81 lbf
 CONNECTOR: 7/16 DIN FEMALE

ALL ANTENNAS (FRONT & BACK), WIRES, TMA'S, RRU'S, BRACKETS, PIPES ETC. TO BE PAINTED: GLIDDEN, SAFARI GREEN # GLG01 (OR EQUIVALENT)

NOTE:
 1. NO EXPOSED PIPES WITHOUT ANTENNAS TO BE INSTALLED ON MONOPINE AT ANY TIME.
 2. ANTENNA SOCK SHALL COVER THE FULL LENGTH OF THE ANTENNAS AND TMA'S, FRONT, BACK AND SIDES.
 3. THE PROPOSED MOUNTING PIPES SHALL BE PAINTED TO MATCH THE PROPOSED BARK.

RADOME MATERIAL: GRP
 RADOME COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: 1918x300x152mm (75.5"x11.8"x6")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 51.8 lbs
 WIND SURVIVAL RATING: 150 mph
 CONNECTOR: 7/16 DIN FEMALE

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 OVERLAND PARK, KANSAS 66210
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(E) CRICKET ANTENNA SPECIFICATIONS NO SCALE 1

ANTENNA MOUNTING WITH SOCK NO SCALE 2

(N) AT&T ANTENNA SPECIFICATIONS NO SCALE 3

RADOME MATERIAL: GRP
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 1316x262x138mm (4'-3"x10"x5")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 37 lbs
 WIND LOAD, FRONTAL/LATERAL/REAR SIDE 95 mph, Cd=1: 147 lbs
 CONNECTOR: 7/16 DIN FEMALE

FASTENER NOTE:
 1/4"x3" LAG BOLT @ WOOD SUPPORTS
 #12x3" SCREWS @ SHEET METAL SUPPORTS
 3/8" HILTI KWIK BOLT KBH W/2 1/2" MIN EMBEDMENT @ CONCRETE OR SOLID GROUTED CMU WALL
 5/8" THREADED ROD W/ HILTI HY20 EPOXY W/6" MIN EMBEDMENT @ HOLLOW CMU WALL

DIMENSIONS, WxDxH: 431x154x52mm (17"x7.2"x17.8")
 POWER CONSUMPTION: 200 WATTS
 TOTAL WEIGHT: 55 lbs
 TEMPERATURE: -40° TO 55° C

PROJECT NO:	168151	
DRAWN BY:	AW	
CHECKED BY:	VLH	
REV	DATE	DESCRIPTION
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B	11/11/10	MARKET COMMENTS
A	08/24/10	ISSUED FOR REVIEW

(E) AT&T ANTENNA SPECIFICATIONS NO SCALE 4

GPS ANTENNA PIPE MOUNT NO SCALE 5

RRU SPECIFICATIONS NO SCALE 6

NOTE: ANTENNA NOT SHOWN FOR CLAIRTY

DIMENSIONS, WxDxH: 280x610mm (11"x24")
 NOMINAL OPERATING VOLTAGE: 48 VDC
 NOMINAL DISCHARGE CURRENT: 20 kA 8/20µs
 MAXIMUM DISCHARGE CURRENT: 60 kA 8/20µs
 MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75 VDC
 VOLTAGE PROTECTION RATING: 400 V
 WIND LOADING: 150 MPH (SUSTAINED) 195 MPH (GUST)
 TOTAL WEIGHT: 32.8 lbs

ATTACH TO (E) MONOPINE

NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS

RRU ANTENNA PIPE MOUNT DETAIL NO SCALE 7

DC SURGE SUPPRESSOR DETAIL NO SCALE 8

BANDING DETAIL NO SCALE 9

ENGINEER OF RECORD

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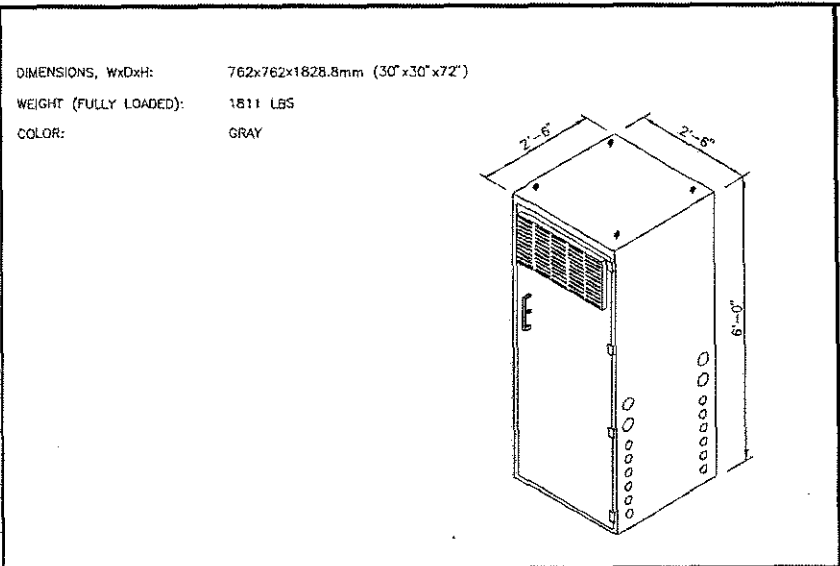
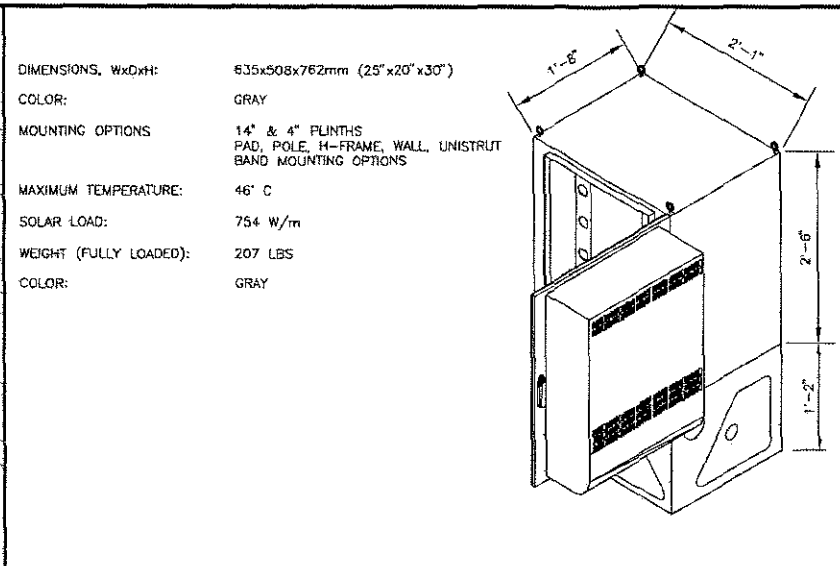
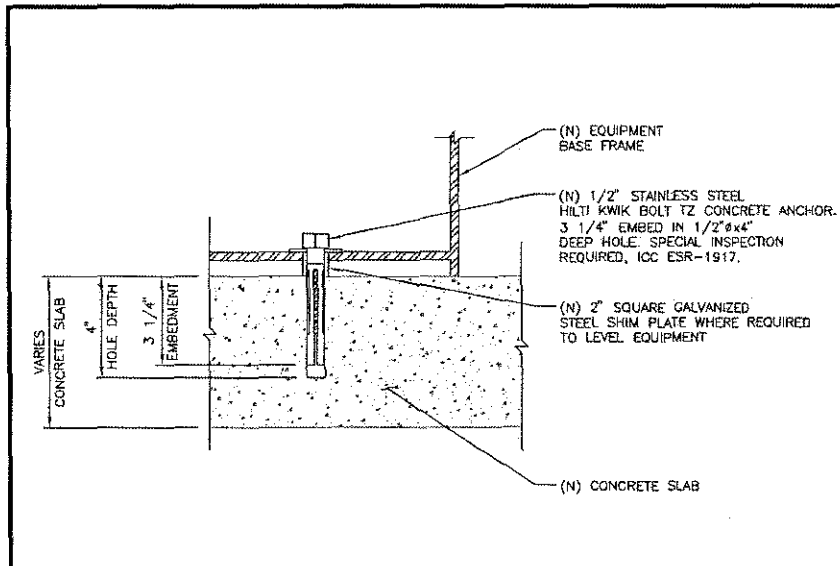
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 SAN DIEGO, CA 92128
 ZONING

SHEET TITLE
 SITE DETAILS

SHEET NUMBER
Z-6



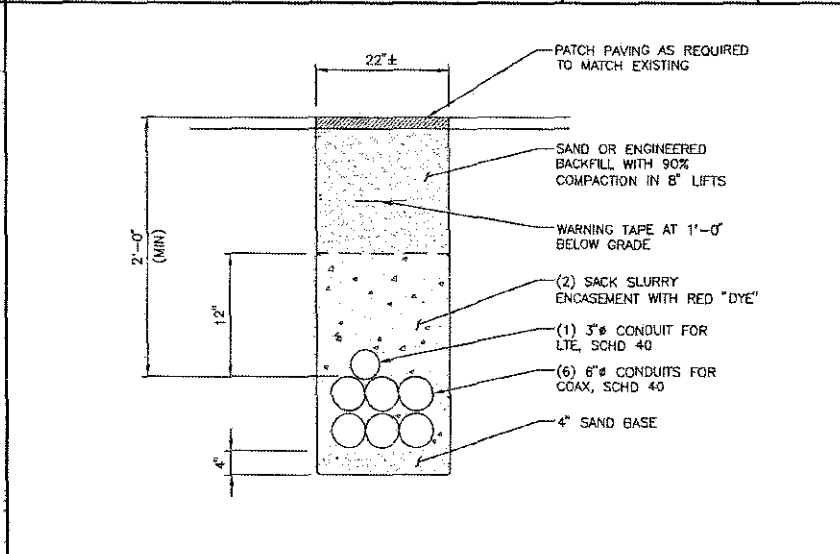
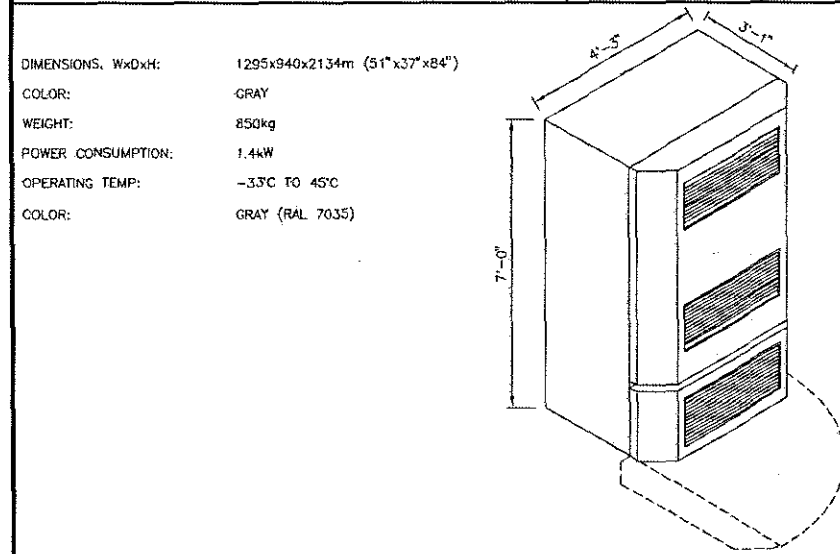
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 SAN DIEGO, CA 92121

10950 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66210
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CONCRETE ANCHOR DETAIL NO SCALE 10

PURCELL LTE ERICSSON DETAIL NO SCALE 11

ALPHA POWER NODE CABINET NO SCALE 12



- ALL UNDERGROUND CONDUITS SHALL BE SCH 40 PVC, EXCEPT THAT ELBOWS AND RISERS SHALL BE RMC ALL UNDERGROUND ELBOWS SHALL BE SWEEPING BENDS. 2'-0" MINIMUM SHALL BE REQUIRED.
- THE TELEPHONE SERVICE CABLES SHOULD BE INSTALLED IN RIGID METAL CONDUIT, (10'-0") TEN FEET IN LENGTH BEFORE ENTERING A SHELTER OR BUILDING PER AT&T STANDARD ND-00071.
- TWO CONDUITS ARE SHOWN IN DETAIL 14, ALTHOUGH MULTIPLE CONDUITS CAN BE PLACED IN THE SAME TRENCH. A MINIMUM SEPARATION IS REQUIRED PER THE LOCAL JURISDICTIONS AND UTILITY COMPANIES. IN ALL OTHER CASES, USE THE CONDUIT SPACING SCHEDULE TO MAINTAIN MINIMUM SPACING BETWEEN THE EXTERIOR WALL TO EXTERIOR WALL SEPARATION OF CONDUITS.
- SUBCONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.
- TRENCHING SAFETY; INCLUDING, BUT NOT LIMITED TO SOIL CLASSIFICATION, SLOPING, AND SHORING, SHALL BE GOVERNED BY THE CURRENT OSHA TRENCHING AND EXCAVATION SAFETY STANDARDS.

CONDUIT SPACING SCHEDULE		
CONDUIT #1	MINIMUM CONDUIT SEPARATION	CONDUIT #2
POWER	= 6 INCHES	POWER
POWER	= 12 INCHES	TELCO, COMMUNICATIONS & CONTROL CIRCUITS
TELCO, COMMUNICATIONS & CONTROL CIRCUITS	= 6 INCHES	TELCO, COMMUNICATIONS & CONTROL CIRCUITS

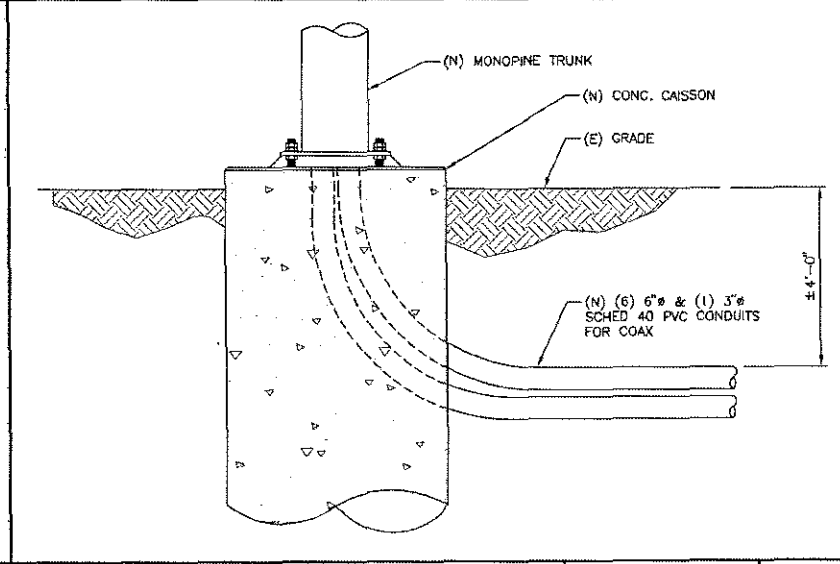
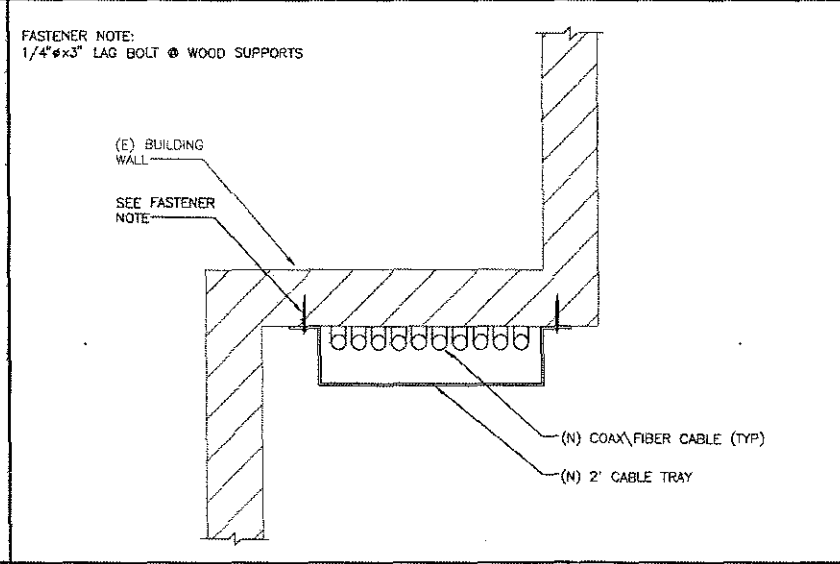
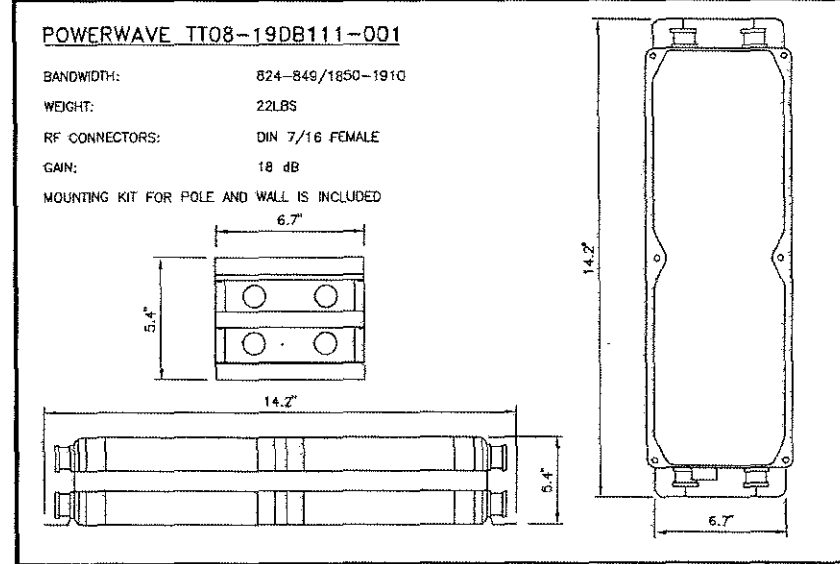
PROJECT NO: 166151
 DRAWN BY: AW
 CHECKED BY: VLH

REV	DATE	DESCRIPTION
E	06/28/11	ISSUED FOR REVIEW (ZONING)
D	04/28/11	ISSUED FOR REVIEW (ZONING)
C	04/21/11	ISSUED FOR REVIEW (ZONING)
B	11/11/10	MARKET COMMENTS
A	06/24/10	ISSUED FOR REVIEW

(N) OUTDOOR LTE EQUIPMENT CABINET NO SCALE 13

UNDERGROUND TRENCHING DETAIL NO SCALE 14

NOTES NO SCALE 15



ENGINEER OF RECORD

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 ZONING

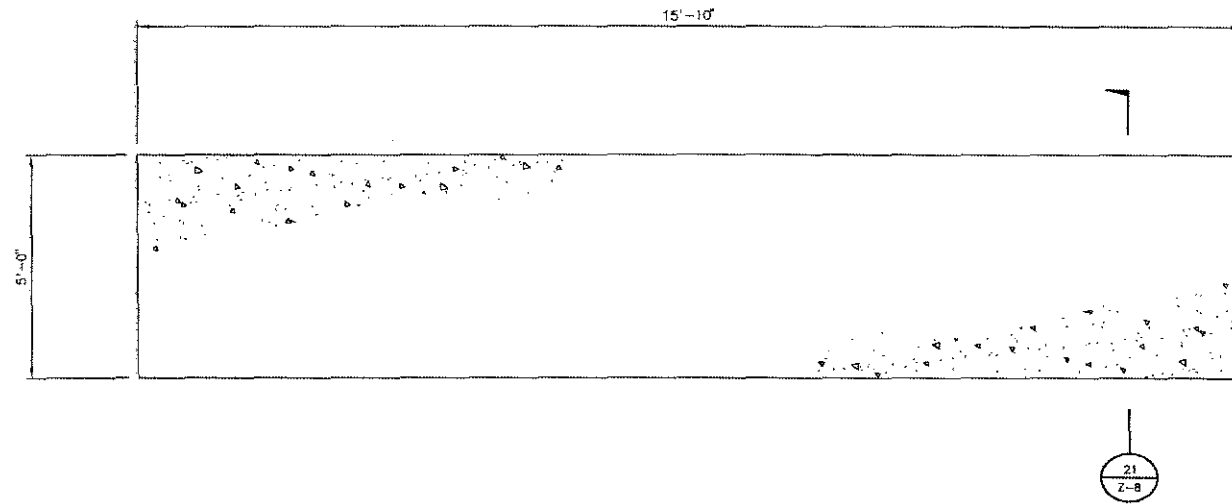
SHEET TITLE
 SITE DETAILS

SHEET NUMBER
Z-7

(N) TMA DETAIL NO SCALE 16

CABLE TRAY DETAIL NO SCALE 17

CABLE PENETRATION NO SCALE 18



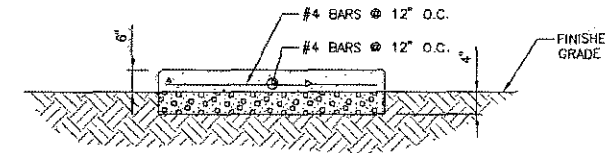
CONCRETE PAD PLAN

SCALE: 1/2" = 1'-0"

20

NOTES

1. THIS (E) FOUNDATION DETAIL HAS BEEN DESIGNED FOR SOILS HAVING A BEARING CAPACITY OF 2,000 PSF OR GREATER. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND VERIFY SOIL BEARING CAPACITY PRIOR TO BEGINNING CONSTRUCTION. ANY ISSUES OR CONCERNS SHOULD BE BROUGHT TO THE ENGINEERS ATTENTION BEFORE PROCEEDING WITH WORK.
2. ALL CONCRETE ON THIS DRAWING SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.



SECTION 1

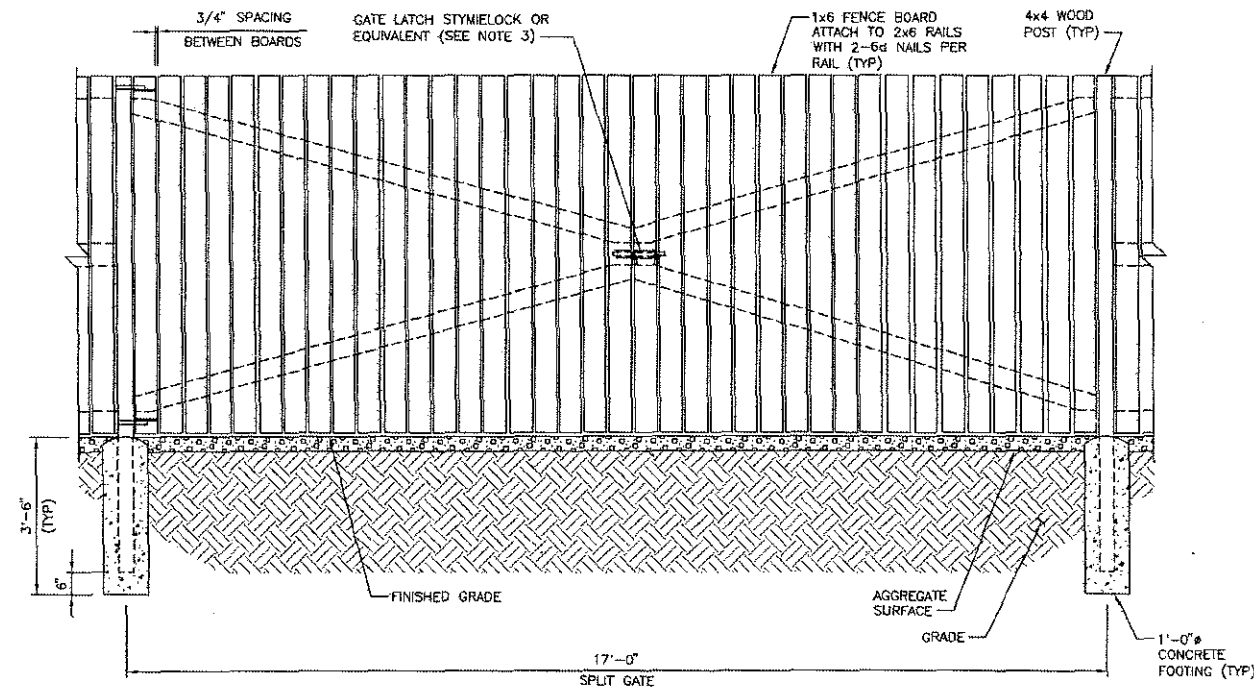
CONCRETE PAD PLAN

SCALE: 1/2" = 1'-0"

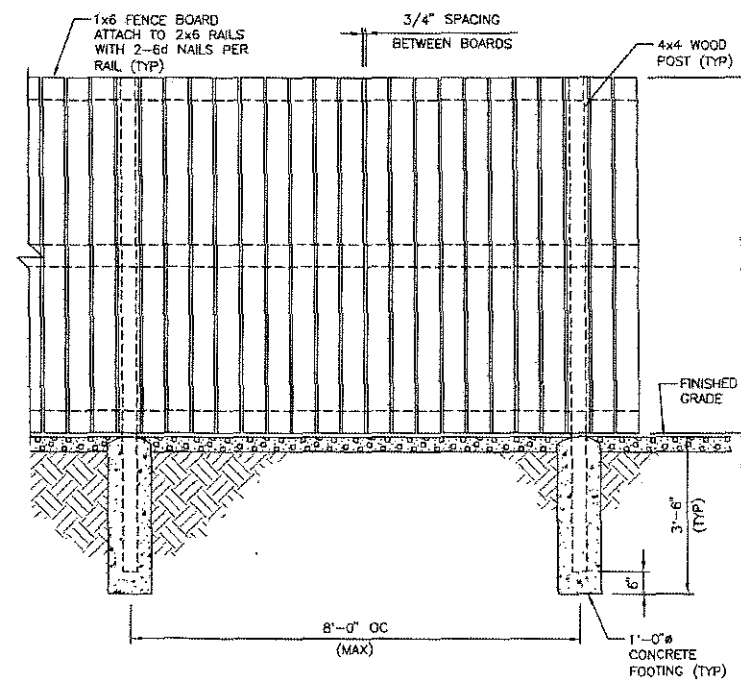
21

NOTES

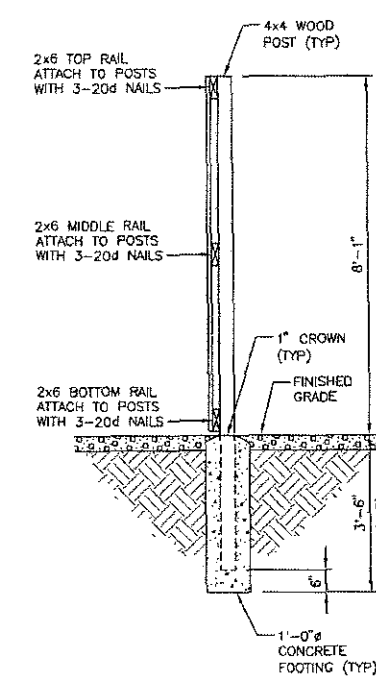
1. WOOD FENCE (STOCKADE STYLE), HEAVY DUTY PRESSURE TREATED CEDAR WITH "ULTRA-WOOD" WATER REPELLENT TREATMENT. INSTALL FENCING AND GATE PER MANUFACTURER'S REQUIREMENTS.
2. ALL HARDWARE TO BE GALVANIZED.
3. INSTALL COMBINATION PADLOCK ACCORDING TO AT&T'S REQUIREMENTS.
4. CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.



WOOD FENCE GATE ELEVATION



WOOD FENCE ELEVATION



TYPICAL FENCE ELEVATION

WOOD FENCE

SCALE: 1/2" = 1'-0"

27



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



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

PROJECT NO:	168151
DRAWN BY:	AW
CHECKED BY:	VLH

REV	DATE	DESCRIPTION
E	06/28/11	ISSUED FOR REVIEW (ZONING)
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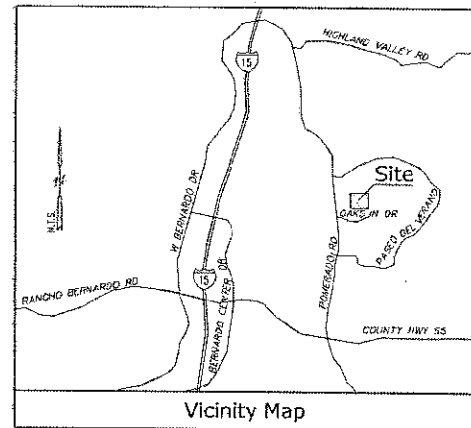
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G KELSCH TRUST
12578 OAKS NORTH DRIVE
SAN DIEGO, CA 92128
ZONING

SHEET TITLE
SITE DETAILS

SHEET NUMBER

Z-8



Vicinity Map

Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 PREPARED BY:
 ORDER NO.:
 DATED:

Legal Description

LOT 5 OF MAP NO. 7186, TOWN'S NORTH UNIT NO. 1, IN THE CITY OF SAN DIEGO,
 COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY
 RECORDER OF SAID COUNTY.

Assessor's Parcel No.

273-670-08-00

Date of Survey

APRIL 8, 2011

Easements

NOT AVAILABLE

Lease Area

AS SHOWN

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83),
 CALIFORNIA ZONE 6.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "RAAP",
 ELEVATION = 1405.65 FEET (NAVD 88).

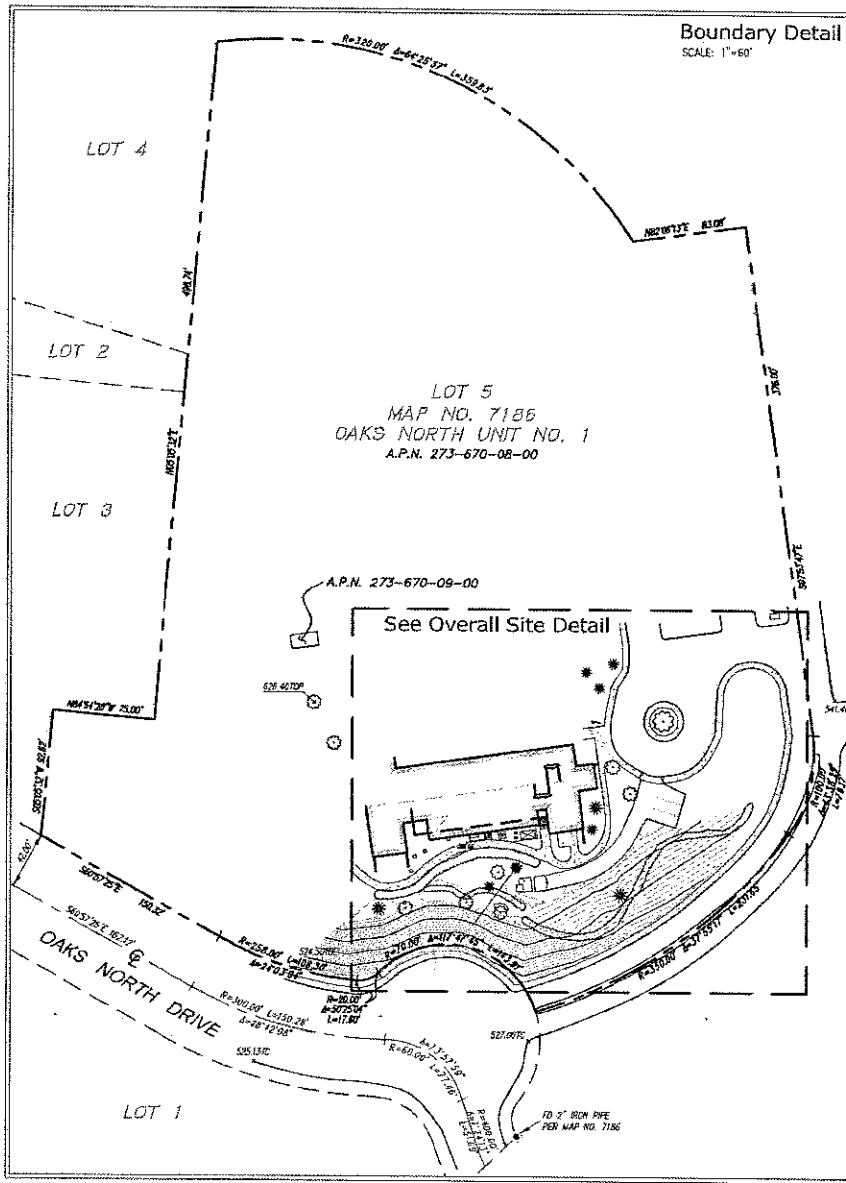
Geographic Coordinates at Existing Monopine

1983 DATUM: LATITUDE 33°01'56.89"N LONGITUDE 117°03'28.59"W
 ELEVATION = 548.4 FEET ABOVE MEAN SEA LEVEL

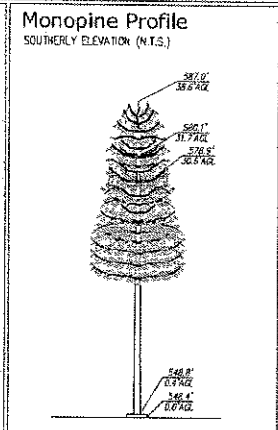
CERTIFICATION
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET
 HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/-
 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS
 OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°),
 MINUTES (') AND SECONDS (") TO THE NEAREST HUNDREDTH OF A SECOND. THE
 VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM
 OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Legend

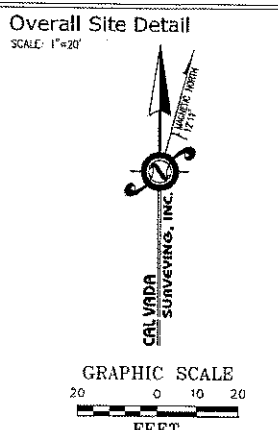
FS	FINISH SURFACE	W-F	WOOD FENCE
NG	NATURAL GROUND	WA	WIRE ANTENNA
PP	POWER POLE	A	ANTENNA
KB	RETAINING/BLOCK WALL	BM	BOTTOM OF STRUCTURE
PT	PAVED TRAIL	TM	TOP OF STRUCTURE
CF	CONCRETE PAVEMENT	CC	CORNER
TE	TRASH ENCLOSURE	TP	TOP OF PARAPET
T	TREE	DC	DRAIN
TC	TOP OF CURB	EV	ELECTRIC VAULT
PL	PROPERTY LINE	R	ROOF



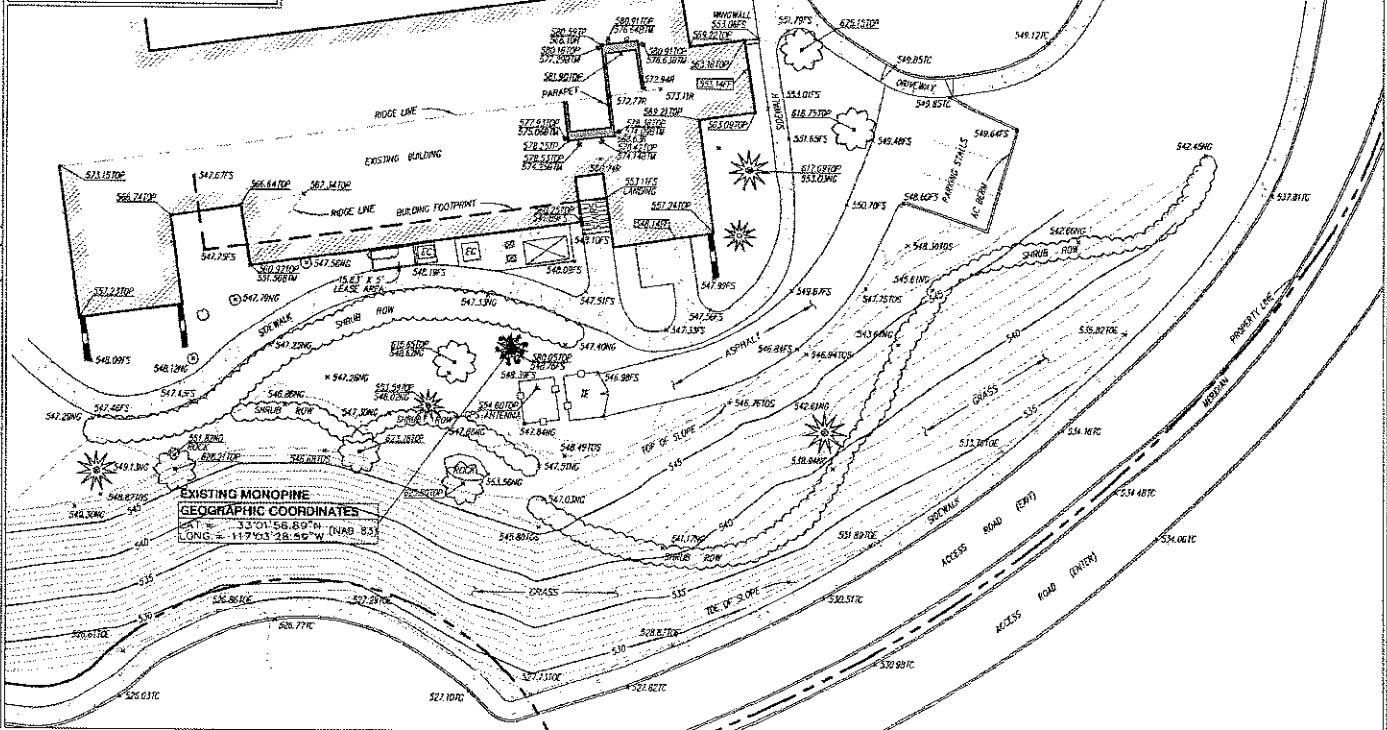
Boundary Detail
 SCALE: 1"=60'



Monopine Profile
 SOUTHERLY ELEVATION (N.T.S.)



Overall Site Detail
 SCALE: 1"=20'



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

10550 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66210
 (913) 458-2000

PROJECT NO:
 DRAWN BY: MN
 CHECKED BY: RG

REV	DATE	DESCRIPTION
04/18/11	SUBMITAL	

CAL VADA
SURVEYING, INC.
 415 Jones Cir, Suite 205, Corona, CA 92880
 Phone: 951-260-9950 Fax: 951-260-4746
 1st Fax: 800-CALVADA www.calvada.com
 JOB NO. 11368

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NS0631
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 12578 OAKS NORTH DRIVE
 SAN DIEGO, CA 92128
 SAN DIEGO COUNTY

SHEET TITLE
 TOPOGRAPHIC
 SURVEY

SHEET NUMBER
LS-1

LANDSCAPE NOTES

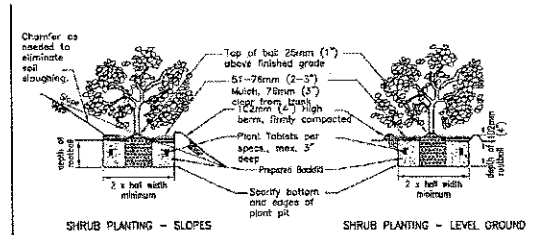
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MINIMUM TREE SEPARATION DISTANCES:
 IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE -
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY STRUCTURES - 10 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- ALL GRADED, DISTURBED OR FLOODED 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 (142.04H(A)).
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- DIG PLANTING PITS 2 TIMES THE HEIGHT AND WIDTH OF THE ROOTBALL. BACKFILL PITS WITH 70% NATIVE ON SITE SOIL AND 30% NITROGENIZED SHAVINGS OR EQUIVALENT.
 *** SAN DIEGO PARK AND RECREATION DEPARTMENT MUST RECEIVE COPY OF SOIL ANALYSIS FOR REVIEW.
- IF APPLICABLE, SEPARATE ALL SHRUB/ GROUND COVER AREAS FROM LAWN AREAS WITH CONCRETE HEADER PER SAN DIEGO REGIONAL STANDARD DRAWINGS (SORS L-5). REFER TO DETAIL, THIS SHEET.
- IF APPLICABLE, FOR PROTECTION OF TREES IN TURF AREAS, LEAVE A BARE AREA APPROX. 24" AWAY FROM TREE BASE IN ALL DIRECTIONS. FOR PLANT PIT SIZE, REFER TO SPECS.
- WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT SPECIMEN TREES CLOSER THAN 10'-0" FROM THE EDGE OF PAVING, HEADERBOARD, OR ROOF LINES. DEEPROOT OR APPROVED ROOT BARRIERS ARE TO BE INSTALLED PER DETAIL. REFER TO PLANTING LEGEND FOR SPECIES REQUIRING DEEP ROOT BARRIERS.
- NO SHRUBS ARE TO BE PLANTED WITHIN 36" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

EXISTING PLANT NOTE

ALL AREAS DISTURBED DURING TRENCHING SHALL BE RE-VEGETATED OR COVERED WITH 3" LAYER OF BARK MULCH. ANY PLANT MATERIAL REMOVED SHALL BE REPLACED WITH LIKE KIND.

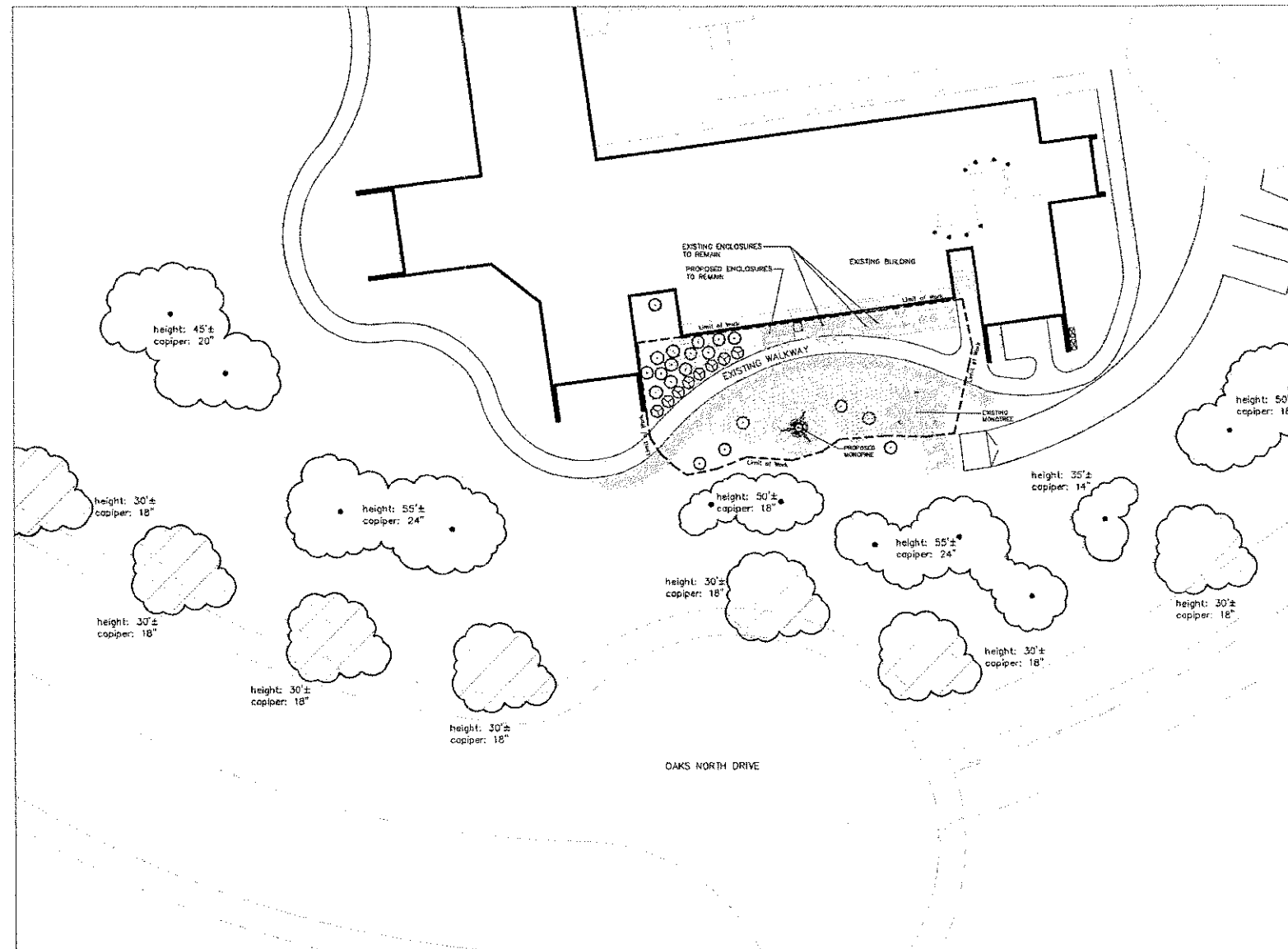
MONOPINE NOTE

THE PROPOSED MONOPINE SHALL BE COMPATIBLE WITH EXISTING/ PROPOSED VEGETATION AND SHALL NOT DRAW UNDUE ATTENTION TO THE FACILITY.



Revision	By	Approved	Date	SAN DIEGO REGIONAL STANDARD DRAWING	RECOMMENDED BY THE SAN DIEGO REGIONAL STANDARD DRAWING COMMITTEE
01	MSL	MSL	05/27/10	SHRUB PLANTING	05/27/10
02	MSL	MSL	05/27/10		
03	MSL	MSL	05/27/10		

DRWING NUMBER: L-2
August 2009



PLANT MATERIAL KEY-EXISTING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (HxW)	QUANTITY
TREES				
(Symbol)	Lauris nobilis	Bay Laurel	REFER TO PLAN FOR SIZES.	
(Symbol)	Pinus canariensis	Canary Island Pine	REFER TO PLAN FOR SIZES.	
SHRUBS				
(Symbol)	Pittosporum tobira (To Remain)	Pittosporum	4'x3'	4
(Symbol)	Pittosporum tobira (To Be Removed)	Pittosporum	4'x3'	1
(Symbol)	Acacia redolens	Acacia	3'x8'	60±
(Symbol)	Lantana montevidensis	Lantana	ground-cover	80s.f.±

PLANT MATERIAL KEY

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/ SPREAD	COUNT
SHRUBS					
(Symbol)	Pittosporum tobira	Pittosporum	—	6/6	10
(Symbol)	Rhopilepis indica 'Clara'	Indian Hawthorn	—	5/5	8

EXISTING SCREEN TREE NOTE

EXISTING TREES USED FOR SCREENING PURPOSES SHALL BE EVERGREEN SPECIES COMPATIBLE WITH THE SURROUNDING VEGETATION.

CS DG
 6965 El Camino Real
 Suite 105-482
 Carlsbad, CA 92009
 (P) 760-272-5742
 (F) 760-454-3097
 CS Design Group, Inc.



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121



10950 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66216
 (913) 458-2000

PROJECT NO: 168151

DRAWN BY: AW

CHECKED BY: VLH

REV	DATE	DESCRIPTION
D	6/26/11	ISSUED FOR REVIEW (ZONING)
C	4/26/11	ISSUED FOR REVIEW (ZONING)
B	11/11/10	MARKET COMMENTS
A	09/24/10	ISSUED FOR REVIEW

ENGINEER OF RECORD

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

NOT TO BE USED FOR CONSTRUCTION

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.

NS0631
 G KELSCH TRUST
 12578 OAKS NORTH DRIVE
 SAN DIEGO, CA 92128
 ZONING

SHEET TITLE
 PLANTING
 PLAN

SHEET NUMBER

L-1

PLANTING PLAN

SCALE: 1" = 20'-0"

Hempton, Alexander

From: Krystal Patterson [krystal.patterson@plancominc.com]
Sent: Monday, December 12, 2011 11:55 AM
To: Hempton, Alexander
Cc: Shelly Kilbourn
Subject: RE: AT&T G Kelsch / Oaks North

Unanimous. 14 members present.

Thanks,

Krystal Patterson

PLAN COM INC

Telecommunications Project Management

302 State Place
Escondido, CA 92029
(760) 715-8703
(760) 735-4913 fax

From: Hempton, Alexander [<mailto:AHempton@sandiego.gov>]
Sent: Monday, December 12, 2011 11:26 AM
To: 'Krystal Patterson'
Subject: RE: AT&T G Kelsch / Oaks North

Do you have the vote info by any chance?

From: Krystal Patterson [<mailto:krystal.patterson@plancominc.com>]
Sent: Monday, December 12, 2011 11:23 AM
To: Hempton, Alexander; 'Shelly Kilbourn'
Subject: RE: AT&T G Kelsch / Oaks North

Yes it was approved.

Thanks,

Krystal Patterson

PLAN COM INC

Telecommunications Project Management

302 State Place
Escondido, CA 92029
(760) 715-8703
(760) 735-4913 fax

From: Hempton, Alexander [<mailto:AHempton@sandiego.gov>]
Sent: Monday, December 12, 2011 11:19 AM
To: 'Shelly Kilbourn'; 'Krystal Patterson'

Subject: AT&T G Kelsch / Oaks North
Importance: High

Was this approved last week at Rancho Bernardo?

Alex Hempton, AICP
Associate Planner, Telecom Entitlements
Development Services, City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101
(619) 446-5349
www.sandiego.gov

Wireless Communication Facilities: <http://www.sandiego.gov/development-services/industry/telecom.shtml>



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

Ownership Disclosure Statement

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

Project Title: Oaks North Commercial Center - NS0631 Project No. For City Use Only: _____

Project Address: 12578 Oaks North Drive, San Diego, CA 92128-1699

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

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

Additional pages attached Yes No

Name of Individual (type or print): Oaks North Community Center, Inc.
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

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

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

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

Project Title: _____ Project No. (For City Use Only) _____

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

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. D-0647592
 Partnership

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

Corporate/Partnership Name (type or print):
Oaks North Community Center, Inc.
 Owner Tenant/Lessee
Street Address:
12578 Oaks North Dr.
City/State/Zip:
San Diego CA
Phone No: 858-487-0120 Fax No: 858-487-5328
Name of Corporate Officer/Partner (type or print):
John Whitman
Title (type or print):
President
Signature: _____ Date: 1/15/10

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

 Owner Tenant/Lessee
Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

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

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

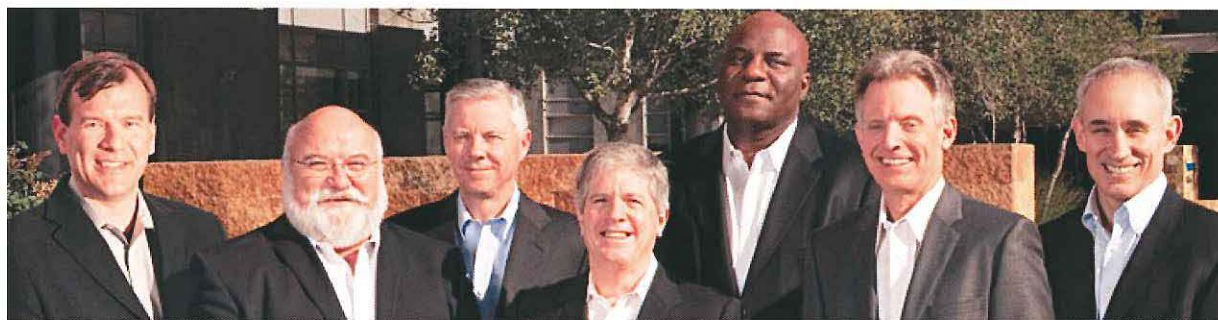
Ray Wilkins Jr., 57
Chief Executive Officer-AT&T Diversified
Businesses

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(photo, left to right) Ray Roman, Bob Young, Bill Ingram, Rob Irving, Len Stephens, Doug Hutcheson, Walter Berger
[who we are](#) : [our business](#) : [leadership](#)

Experience + Passion + Strategy = Industry Leadership

At Leap, we believe in success that comes from hard work, integrity, fair business practices and great ideas. Our employees, officers and directors work together to maintain high standards of conduct and effective corporate governance.

We are led by an experienced team that has made its mark in the wireless industry through a time-tested ability to deliver the right products in the right place at the right time. Our Board of Directors leverage strategic focus, operational and financial expertise and agility, to capture opportunities and create long-term value for stockholders.

[S. Douglas Hutcheson](#)

President and
Chief Executive Officer

[Walter Z. Berger](#)

Executive Vice President and
Chief Financial Officer

[Raymond J. Roman](#)

Executive Vice President and
Chief Operating Officer

[Robert A. Young](#)

Executive Vice President,
Field Operations

[David B. Davis](#)

[Robert J. Irving, Jr.](#)

Senior Vice President and
General Counsel

[Annette M. Jacobs](#)

Senior Vice President and
Area President, West Area

[Aaron P. Maddox](#)

Senior Vice President,
Finance - Operations

[Jeffery E. Nachbor](#)

Senior Vice President,
Financial Operations and
Chief Accounting Officer

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- [leadership](#)
- [values](#)
- [history](#)

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ATTACHMENT 13

Senior Vice President and
Area President, South Area

[Glen W. Flowers](#)

Senior Vice President and
Area President, East Area

[Erik D. Gerson](#)

Senior Vice President,
Customer Experience

[Colin E. Holland](#)

Senior Vice President, Engineering and
Technical Operations

[William D. Ingram](#)

Senior Vice President, Strategy

Board of Directors

[Dr. Mark H. Rachesky, M.D.](#)

Chairman of the Board

[John D. Harkey, Jr.](#)

Director

[S. Douglas Hutcheson](#)

President and
Chief Executive Officer

[Ronald J. Kramer](#)

Director

[Robert V. LaPenta](#)

Director

[Thomas J. Stack](#)

Senior Vice President,
Supply Chain Management

[Leonard C. Stephens](#)

Senior Vice President,
Human Resources

[Matthew Stoiber](#)

Senior Vice President,
Devices

[Jeffrey H. Toig](#)

Senior Vice President,
Muve Music

[R. Tyler Wallis](#)

Senior Vice President,
Product and Marketing

[Mark A. Leavitt](#)

Director

[Richard R. Roscitt](#)

Director

[Robert E. Switz](#)

Director

[Michael B. Targoff](#)

Director

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Project Chronology

AT&T – G Kelsch Trust– Project No. 232366

Date	Action	Description	City Review Time	Applicant Response Time
5/11/2011	First Submittal	Project Deemed Complete		
6/10/2011	First Assessment Letter		30	
7/14/2011	Second Submittal			34
8/11/2011	Second Assessment Letter		28	
10/27/2011	Third Submittal			77
11/18/2011	Third Assessment Letter		22	
12/12/2011	All issues resolved, Community Planning Group recommendation received			24
1/26/2012	Public Hearing – Planning Commission		45	
TOTAL STAFF TIME			125	
TOTAL APPLICANT TIME				135
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	260 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 11, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	January 26, 2012
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:	NEIGHBORHOOD USE PERMIT and PLANNED DEVELOPMENT PERMIT, PROCESS 4
PROJECT NUMBER:	232366
PROJECT NAME:	<u>AT&T – G KELSCH TRUST</u>
APPLICANT:	SHELLY KILBOURN, PLANCOM, INC., AGENTS REPRESENTING AT&T MOBILITY
COMMUNITY PLAN AREA:	Rancho Bernardo
COUNCIL DISTRICT:	5
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 Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project proposes to remove an existing 35' tall Cricket monopine (faux tree) and replace it with a 45' high monopine, capable of supporting both Cricket and AT&T antennas. Existing AT&T antennas located on an existing clubhouse building will be removed and larger antennas will be mounted to the new monopine. Equipment associated with the antennas is located in a fenced enclosure next to the clubhouse building. An NUP is required because the WCF is proposed in a residential zone with a non-residential use. The PDP is required because the proposed monopine, at 45' tall, exceeds the zone's 35' height limit by 10'. The project is located within the RS-1-14 zone at 12578 Oaks North Drive.

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 12/8/11 and the opportunity to appeal that determination ended 12/22/11.

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: 24001548

Revised 7-27-11 HMD