



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 7, 2013 **REPORT NO.** PC-13-020

ATTENTION: Planning Commission, Agenda of February 14, 2013

SUBJECT: AT&T – Palm Promenade - PROJECT NO. 203130. PROCESS 4.

**OWNER/
APPLICANT:** CHULA VISTA TOWN CENTER ASSOCIATES, II, L.P./
AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve a Wireless Communication Facility (WCF) at 650 ½ Dennery Road within the Otay Mesa Community Planning Area?

Staff Recommendation: APPROVE Planned Development Permit (PDP) No. 853838.

Community Planning Group Recommendation: The Otay Mesa Planning Group voted to recommend approval of this project unanimously at their December 7, 2011 meeting (Attachment 12).

Environmental Review: On November 30, 2012, 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(b) (Existing Facilities, Public or Private Utilities) and 15303 (New Construction). No appeal of the Environmental Determination was filed within the time period provided by San Diego Municipal Code Section 112.0520. The opportunity to appeal this determination ended December 21, 2012.

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 & DISCUSSION

AT&T – Palm Promenade is an application for a Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project is located at 650 ½ Dennery Road in the Otay Mesa community plan area. The zone is CC-1-3 and the property is developed as a shopping center (Attachments 1, 2, 3, and 4). The WCF is located in a loading area. WCF are permitted as a Limited Use, Process 1, in commercial zones. However, in this case the proposed equipment enclosure would be 440 square feet, which exceeds the 250 square foot maximum permitted by the Land Development Code (LDC) section 141.0420(g)(3), requiring the approval of a Planned Development Permit (PDP), Process 4, to allow this deviation (see footnote 1 below).

AT&T currently operates a WCF at this location. The WCF consists of antennas mounted to a parking lot light standard. The existing WCF was permitted under permit number 99-0464-61. This permit was issued in 1999 and expired in 2009. The current application is for a new permit to continue operating a WCF at this location. The current application is subject to the current regulations.

As part of this new permit, AT&T is proposing to increase the coverage and capacity of this facility by modifying the site (Attachments 9 and 10). The existing antennas will be removed from the parking lot light standard. A new 45-foot high faux eucalyptus tree, or “monoecalyptus,” will be installed adjacent to the light standard (Attachment 8). The new monoecalyptus will be capable of supporting 12 panel antennas.

Existing eucalyptus trees surround the proposed monoecalyptus. While the existing trees will work to integrate the faux tree, conditions have been added to the permit to enable the City to require the planting of additional eucalyptus trees should it be determined that additional trees are necessary to screen and integrate the faux tree.

Sprint/TowerCo also operates a WCF at this location on a parking lot light standard, adjacent to AT&T’s existing light standard. Sprint/TowerCo recently obtained a new permit to continue operation at this site, with minor improvements to the parking lot light standard to comply with the current regulations.

Community Plan Analysis:

The Otay Mesa Community Plan does not specifically address WCF’s, however the City’s General Plan, Section UD-A.15, addresses WCF’s as follows:

Minimize the visual impact of wireless facilities.

1 As part of the 8th Code Update to the Land Development Code, requests to deviate from LDC 141.0420(g)(3) will be permitted with a Process 2, Neighborhood Development Permit, instead of a Process 4, Planned Development Permit. This code update is currently in process.

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

This project complies with the City's General Plan requirements by camouflaging the proposed antennas on a faux eucalyptus tree, sited within a grove of existing eucalyptus trees. The monoecalyptus is located behind a shopping center, in a loading area, with an equipment enclosure also located behind the buildings. The equipment will not be visible to the general public and the monoecalyptus should integrate effectively with existing trees. The proposed WCF is respectful of the neighborhood context. Based on this analysis, the project is compatible with the City's General Plan.

Conclusion:

This project complies with the applicable regulations of the Land Development Code and the City's General Plan. The Otay Mesa Planning Group has recommended approval of the project and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of Planned Development Permit (PDP) No. 853838.

ALTERNATIVES

1. **Approve Planned Development Permit (PDP) No. 853838, with modifications.**
2. **Deny Planned Development Permit (PDP) No. 853838, 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
Assistant Deputy Director
Development Services Department



Alex Hempton, AICP
Development Project Manager
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
10. Coverage Maps
11. Project Plans
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing
16. Photographic Survey
17. FAA Notice of No Hazard
18. Photo of an Existing Monoeucalyptus

General location of proposed monoecalyptus

Equipment enclosure

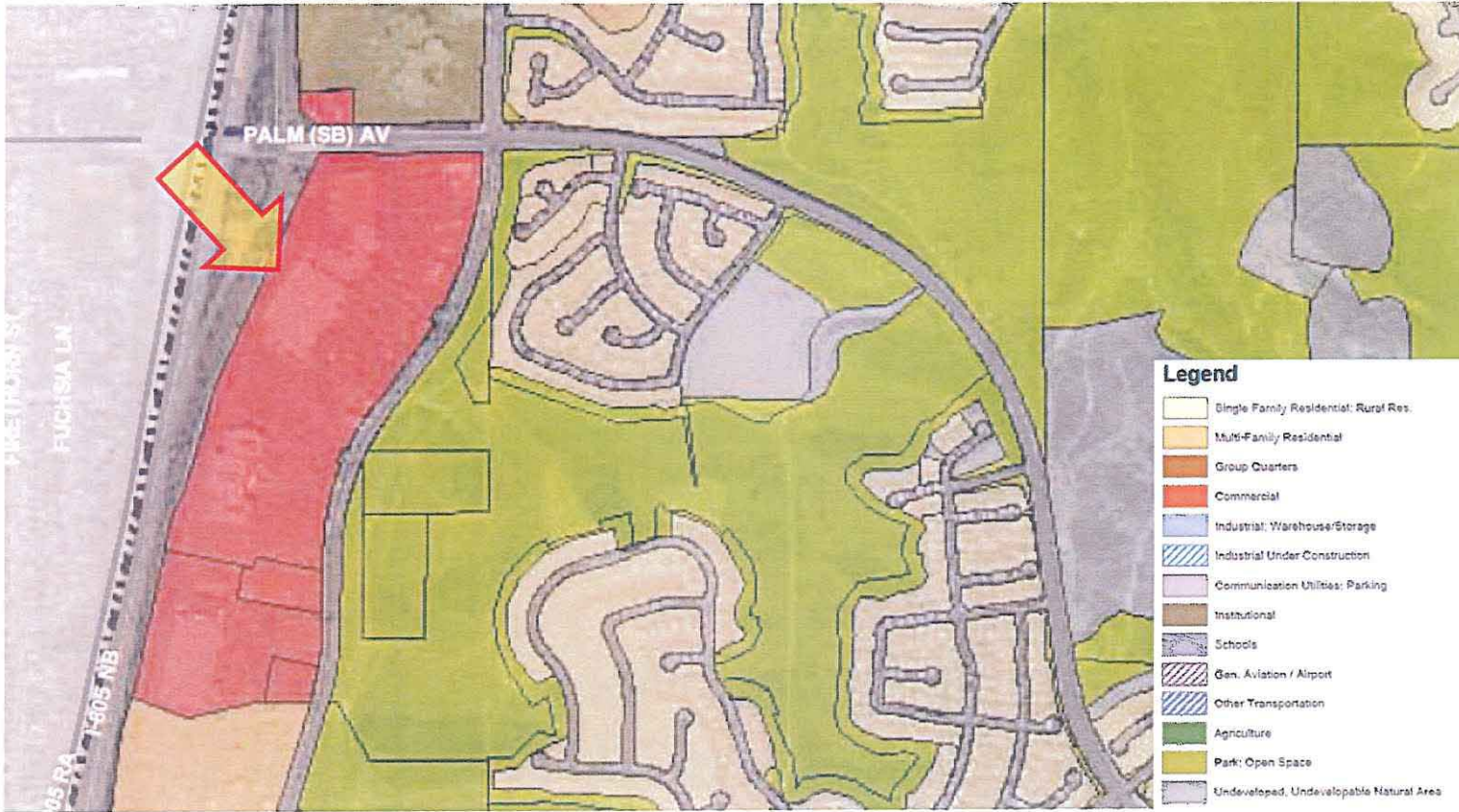


Aerial Photo

AT&T – Palm Promenade – Project Number 203130

650 ½ Dennery Road

Designated as commercial.



Community Plan Land Use Map

AT&T – Palm Promenade – Project Number 203130

650 ½ Dennery Road

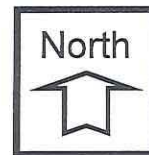




Project Location Map

AT&T – Palm Promenade – Project Number 203130

650 1/2 Dennery Road



PROJECT DATA SHEET		
PROJECT NAME:	AT&T – Palm Promenade	
PROJECT DESCRIPTION:	Planned Development Permit for a Wireless Communication Facility. Project consists of a 45-foot high monoecalyptus, supporting 12 panel antennas, and an equipment enclosure.	
COMMUNITY PLAN AREA:	Otay Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit, Process 4	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: CC-1-3		
HEIGHT LIMIT: 45'		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial, CC-1-3	Commercial
SOUTH:	Commercial, CC-1-3	Commercial
EAST:	Commercial, CC-1-3	Commercial
WEST:	Commercial, CC-1-3	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	Deviation requested to LDC Section 141.0420(g)(3), Wireless Communication Facility Design Requirements, which limits the size of equipment enclosures to 250 square feet. The equipment enclosure is proposed at 440 square feet.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	At the December 7, 2011 meeting of the Otay Mesa Planning Group, the planning group voted to recommend approval of the project unanimously.	

**PLANNING COMMISSION RESOLUTION No. XXXX
PLANNED DEVELOPMENT PERMIT NO. 853838
AT&T – PALM PROMENADE
PROJECT NO. 203130**

WHEREAS, CHULA VISTA TOWN CENTER ASSOCIATES II, LP, Owner, and AT&T MOBILITY, Permittees, filed an application with the City of San Diego for a permit to construct, operate, and maintain a Wireless Communication Facility consisting of twelve (12) panel antennas mounted on a 45-foot high monoecalyptus tree with associated equipment located in an enclosure (as described in and by reference to the approved Exhibits “A” and corresponding conditions of approval for the associated Permit No. 853838);

WHEREAS, the project site is located at 650 ½ Dennery Road in the CC-1-3 zone of the Otay Mesa community plan;

WHEREAS, the project site is legally described as Parcels 1 and 2 of Parcel Map No. 17530, filed in the Office of the County Recorder of San Diego County, May 3, 1995 as File No. 1995-0187988;

WHEREAS, on February 14, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 853838, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 30, 2012, 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(b) (Existing Facilities, Public or Private Utilities) 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;

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 February 14, 2013.

FINDINGS:

Planned Development Permit - Section 126.0604

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

Section A.15 of the Urban Design section of the City of San Diego’s General Plan addresses wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. Twelve panel antennas will be mounted on a new 45-foot high faux eucalyptus tree, referred to as a “monoecalyptus.” The monoecalyptus is situated within a series of existing eucalyptus trees which will enable the antennas to blend in with the surrounding landscape. The WCF is located at the rear of a shopping center, adjacent to a loading zone, further removing the monoecalyptus from visible prominence. The equipment enclosure

is located at the rear of an existing building and is not visible from adjacent properties. Therefore, the project will not adversely affect the applicable land use plans.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” 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 that requires AT&T Mobility to submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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.

This project requests a deviation from the LDC Section 141.0420(g)(3), the Wireless Communication Facility Design Requirements, which limits the square footage of equipment areas to a maximum size of 250 square feet. The proposed equipment enclosure, at 440 square feet, exceeds the allowable area by 190 square feet. The equipment enclosure is located at the rear of a shopping center, in a loading area, behind retail buildings. The equipment enclosure is not visible from adjacent properties. The deviation allows AT&T to house more equipment in the enclosure, allowing the WCF to provide greater coverage and capacity to the surrounding area. Therefore, the deviation is appropriate for this location and results in a more desirable project than would be achieved if designed in strict conformance with the WCF regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 853838 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 853838, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: February 14, 2013

Internal Order No. 24000626

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000626

PLANNED DEVELOPMENT PERMIT NO. 853838
AT&T – PALM PROMENADE, PROJECT NO. 203130
PLANNING COMMISSION

This PLANNED DEVELOPMENT PERMIT NO. 853838 is granted by the Planning Commission of the City of San Diego to the CHULA VISTA TOWN CENTER ASSOCIATES II, LP, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0601. The site is located at 650 ½ Dennery Road in the CC-1-3 zone of the Otay Mesa community plan. The project site is legally described as: Parcels 1 and 2 of Parcel Map No. 17530, filed in the Office of the County Recorder of San Diego County, May 3, 1995 as File No. 1995-0187988.

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 February 14, 2013, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) panel antennas (with the following maximum size dimensions: 8' by 6" by 12"), twelve (12) remote radio units (RRUs), six (6) tower mounted amplifiers (TMAs), and two (2) surge suppressors mounted on a new 45' high faux eucalyptus tree ("monoecalyptus") and a 440 square foot equipment enclosure;
- b. This Planned Development Permit (PDP) permits a deviation from the WCF Design Requirements, Land Development Code (LDC) section 141.0420(g)(3) which limits the size of equipment enclosures to 250 square feet. The approval of this PDP would permit the size of the equipment enclosure to be a total of 440 square feet, a deviation of 190 square feet.

- c. Removal of existing antennas and telecommunication equipment from the parking lot light standard;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 1, 2016.
2. This PDP and corresponding use of this site shall expire on March 1, 2023. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

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

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

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

ENGINEERING REQUIREMENTS:

14. The project proposes to export 1776.00 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2003 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

LANDSCAPE REQUIREMENTS:

17. Landscape construction documents shall be submitted to Development Services for review and approval. Construction documents shall be in substantial conformance to the approved Exhibit "A". Construction documents shall inventory existing eucalyptus (adjacent to the monoecalyptus), assess tree health, and provide additional trees as needed to effectively screen and integrate the monoecalyptus, to the satisfaction of the Development Services Department.

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

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

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

eucalyptus trees to screen and integrate the monoecalyptus, to be determined during the Final Planning Inspection.

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. Branches shall extend a minimum of 24-inches beyond the proposed antennas to the satisfaction of the Development Services Department.
23. All exposed cables, brackets, supports, and equipment mounted to the monoecalyptus shall be painted to match the eucalyptus foliage to the satisfaction of the Development Services Department.
24. Radio-frequency transparent socks fully covering the front and back of the antennas (and any other components) shall be utilized.
25. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
26. The Owner/Permittee is required to provide color samples of the monoecalyptus prior to Building Permit issuance. This is to ensure that the proposed monoecalyptus integrates with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact monoecalyptus color exhibit will be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built monoecalyptus.
27. The Owner/Permittee shall maintain all facilities and related equipment in good working order; free from trash, debris, graffiti; and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
28. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
29. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the Exhibit "A."
30. No overhead cabling is allowed for this project.
31. Exposed mounting apparatus shall be removed and shall not remain on the monoecalyptus absent antennas.

32. The Owner/Permittee shall not cause or allow the antennas located on the monoecalyptus to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed in this permit.

33. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.

34. Prior to the issuance of a construction permit, the Permittee shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

35. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

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

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on February 14, 2013 and PC-XXXX.

Permit Type/PTS Approval No.: PDP No. 853838
Date of Approval: 2/14/13

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

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

AT&T MOBILITY
Permittee

By _____
Elizabeth Ramirez
Project Manager
Network Services, San Diego

**CHULA VISTA TOWN CENTER
ASSOCIATES II, LP**
Owner

By _____
Loren K. Van Der Slik
President

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



THE CITY OF SAN DIEGO

Date of Notice: November 30, 2012

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT
SAP or WBS No. 24000626

PROJECT NAME/NUMBER: AT&T Palm Promenade/203130
COMMUNITY PLAN AREA: Otay Mesa
COUNCIL DISTRICT: 8
LOCATION: 650 ½ Dennery Road, San Diego, CA 92154 (Parcel 1, Map 17530)

PROJECT DESCRIPTION: Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of the removal of six (6) antennas and associated equipment from the existing light pole with the light pole to remain. A new 45' high faux Eucalyptus tree would be installed and twelve (12) eight (8) foot panel antennas would be installed at the existing Wireless Communication Facility (WCF). In addition the existing equipment enclosure would be expanded from 220 square feet to 440 square feet and would require a deviation from the WCF Regulations for equipment enclosures larger than 250 square feet. The antennas would be screened by the faux eucalyptus tree and the equipment associated with the antennas would be enclosed in the equipment enclosure. The project is located at 650 ½ Dennery Road in the CC-1-3 Zone.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Planning Commission

ENVIRONMENTAL DETERMINATION: This project is exempt pursuant to the California Environmental Quality Act Section 15301 (b) – existing facilities, public or private utilities, 15303 – new construction.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: This project is exempt because minimal changes are required to remove and replace antennas and would allow an existing WCF to continue operation. In addition the project is exempt because it meets the criteria set forth in CEQA section 15301(b) – existing facilities, public or private utilities and 15303 – new construction –and where the exceptions listed in CEQA section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Alex Hempton
MAILING ADDRESS: 1222 1st Avenue, San Diego, CA 92101
PHONE NUMBER: 619-446-5349

On November 30, 2012 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.

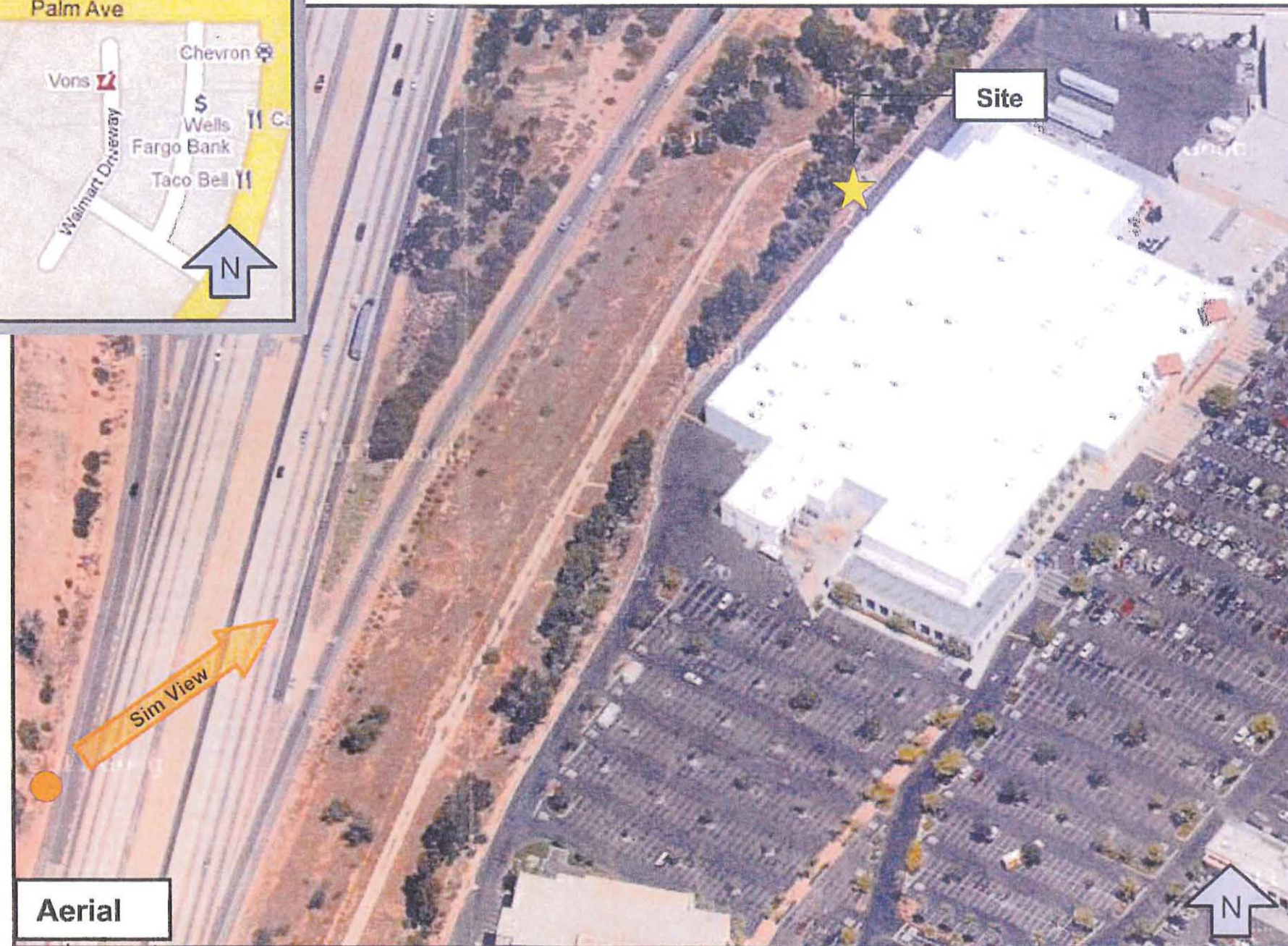
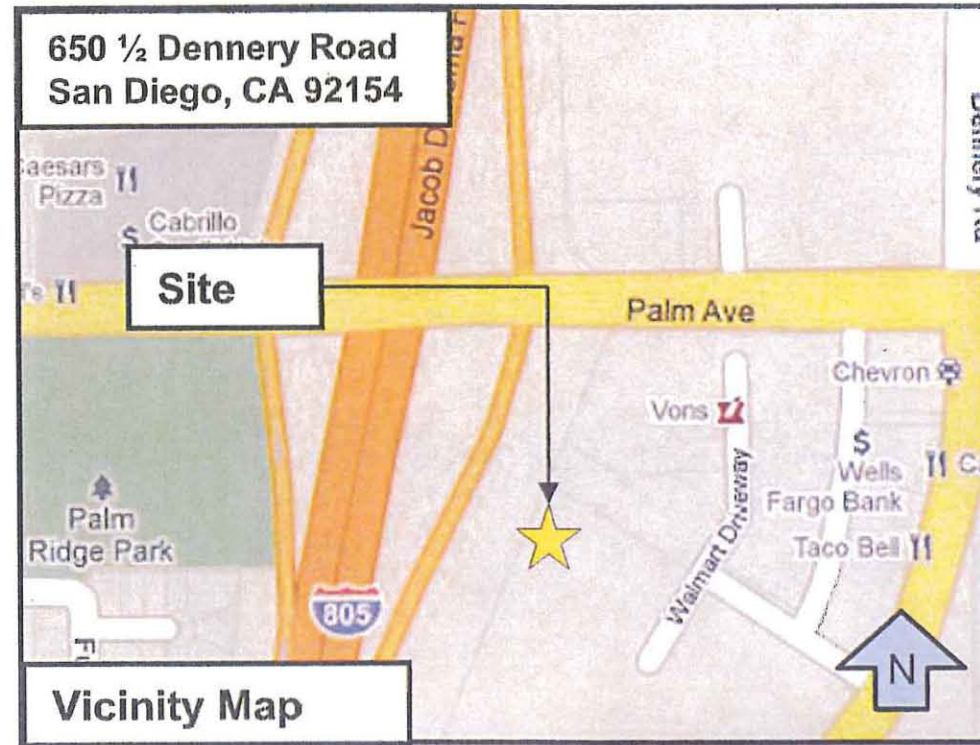
Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

Palm Promenade

AT&T SITE ID: SD0004

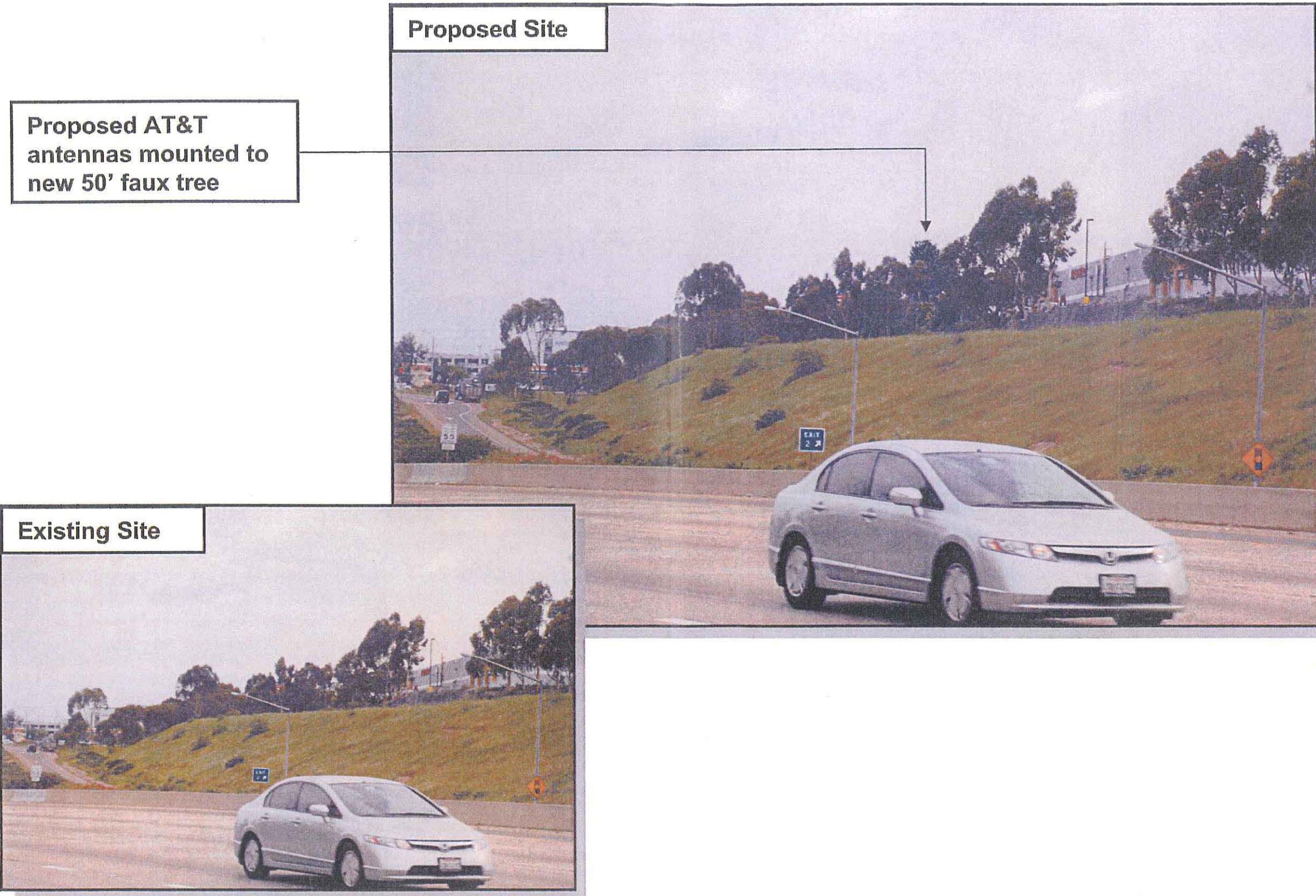
Technology  Associates



Palm Promenade

AT&T SITE ID: SD0004

Technology  Associates



Technical Analysis & Site Justification

AT&T SS0004/Palm Promenade

650 1/2 Dennery Road, San Diego CA 92154

Background

Pursuant to AT&T's operating license, AT&T is obligated to provide ubiquitous coverage within all of its service areas. The existing AT&T "Palm Promenade" site is integral to the existing AT&T network in this South Bay community. These service areas include all zones and land use types, from industrial, to commercial, institutional, public rights-of-way, and to residential. Per the City of San Diego Telecommunications Ordinance, the applicant is required to provide justification regarding the site selection process. The preferred siting solution is to locate such facilities on commercial or industrial properties when possible. The project for consideration at this time consists of the re-permitting and modification of an existing facility located within a commercial zone (CC-1-3). The wireless networks have been developed in a systematic manner over time, in which site locations were a) selected based upon their functionality within for the network, and b) based upon being able to provide appropriate justification to City staff regarding the site selection. Because of the manner in which the wireless networks evolve, a significant coverage gap would result if an existing facility were to be removed or arbitrarily relocated. The RF Coverage Maps provided with this Justification demonstrate the coverage service that the existing site, and the proposed modification, would provide. Per the zoning map below, the project site is located within a commercial zone, while providing vital wireless communications services across a wide variety of land uses.

Analysis

I. Site Selection

For the original site selection, the AT&T site development team determined that commercial land uses were available to meet the coverage objectives, and the site behind the existing Wal-Mart store was identified. The assessment conducted by the LTE site development team found that the existing site remained the prime location, but required an improved antenna centerline and an antenna array that allowed an array of 12 antennas in order to provide the full range of current technologies, including *LTE*.

II. Site Justification

The proposed re-permitting and modification project relies upon a preferred zone (commercial) and land use (commercial). The proposed design incorporates stealthing technology (faux tree) and relies upon existing mature landscaping for project integration.

The project follows the *preference objectives* of Council Policy 600-43 by having (originally) identified and justified the subject site. The existing zoning and land use conditions on the project site remain unchanged from the time of the site's original approval.

III. Design

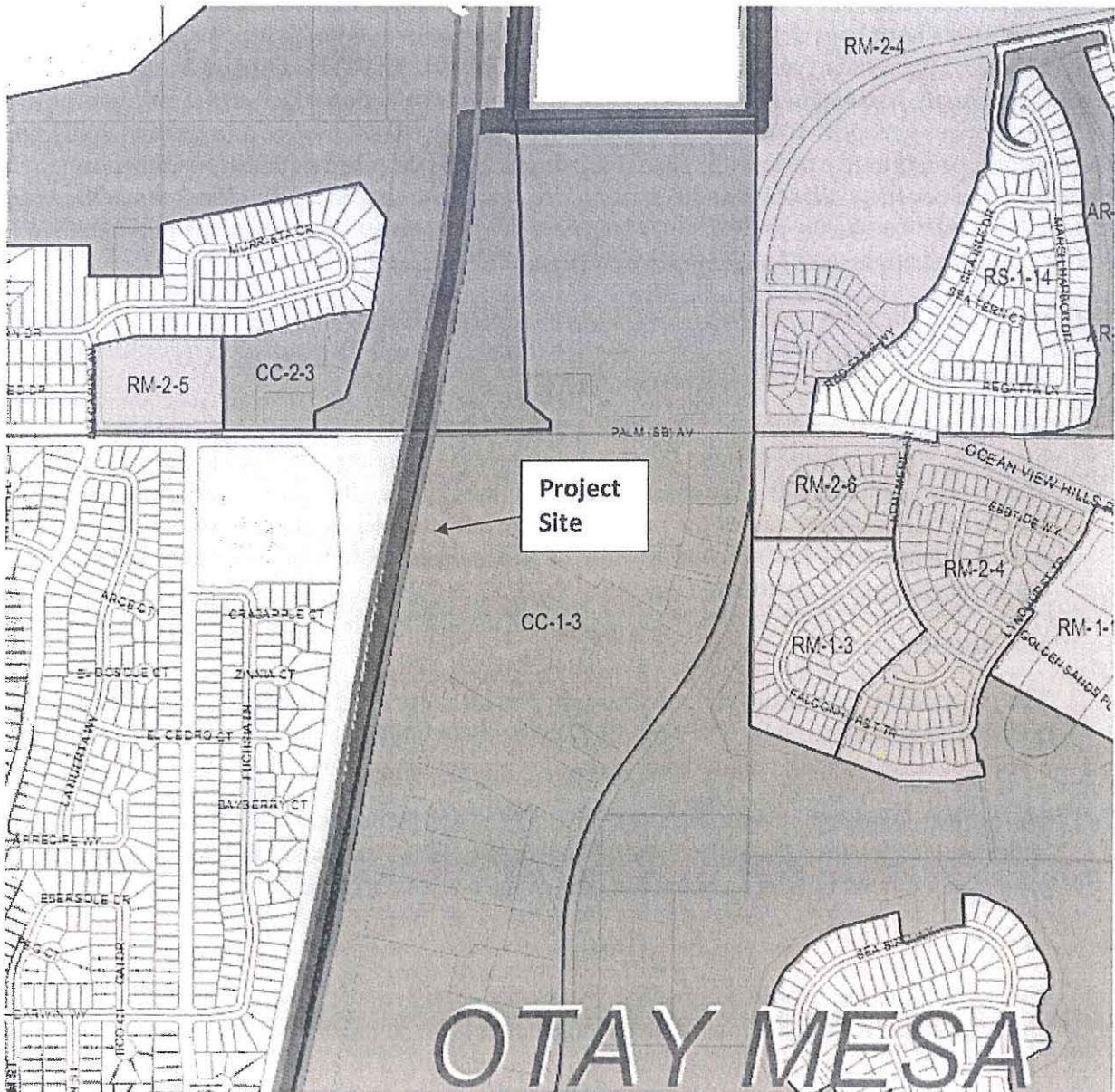
As noted above, the project follows the *preference objectives* of Council Policy by having utilized a location which allows the coverage needs to be satisfied with an appropriate location

and design. The proposed project will integrate the cellular facility with the use of a faux tree and with its placement behind a growth of mature eucalyptus trees.

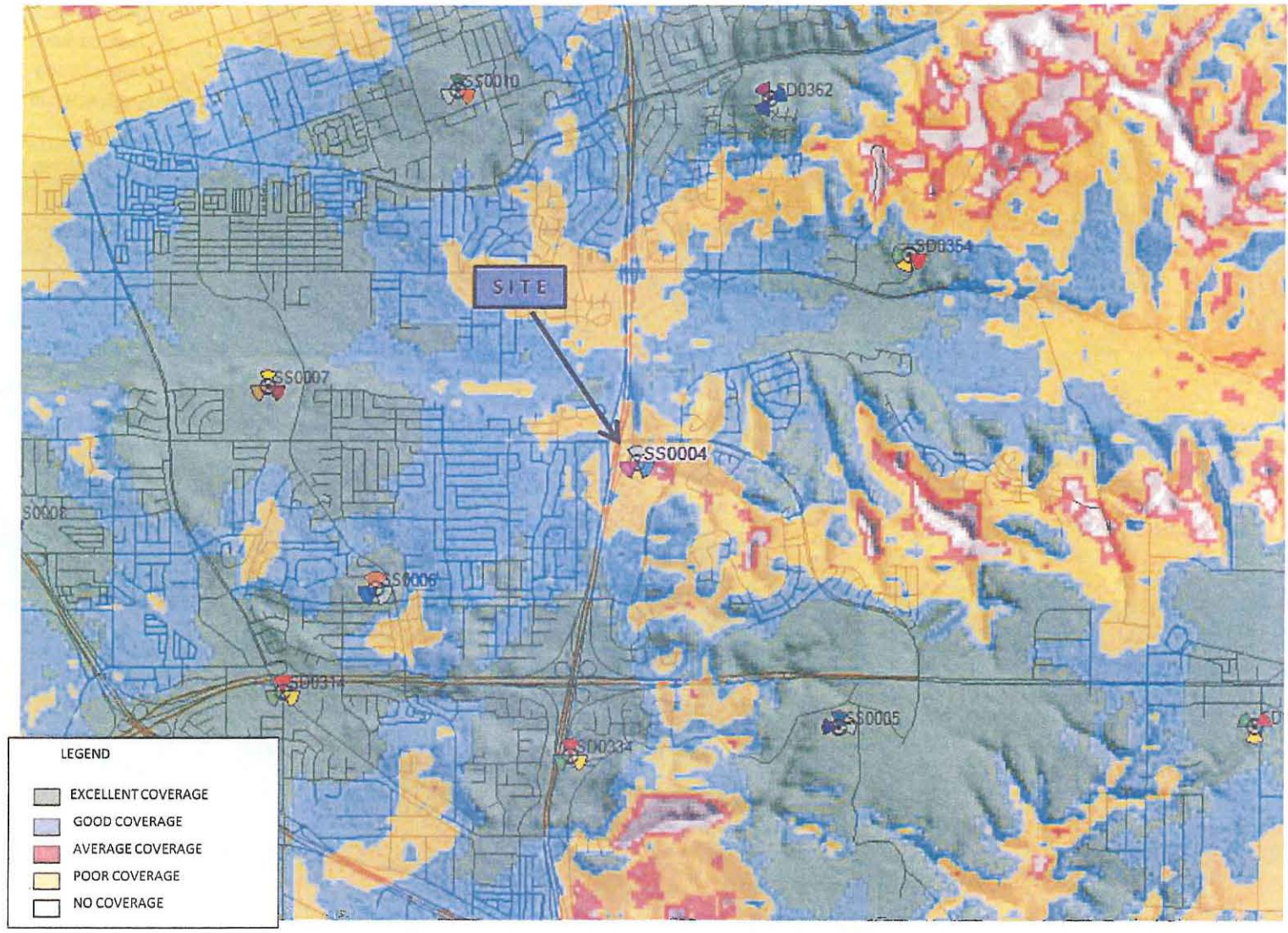
IV. Conclusion

The existing / proposed AT&T wireless installation provides a material benefit to the community with the providing of communications services for personal, business and emergency purposes. Over 70% of all 911 calls are now done so via cellular telephone. Thus providing reliable wireless services to all of our communities is vital for the *public health, safety, and welfare*, a basic finding for a Use Permit.

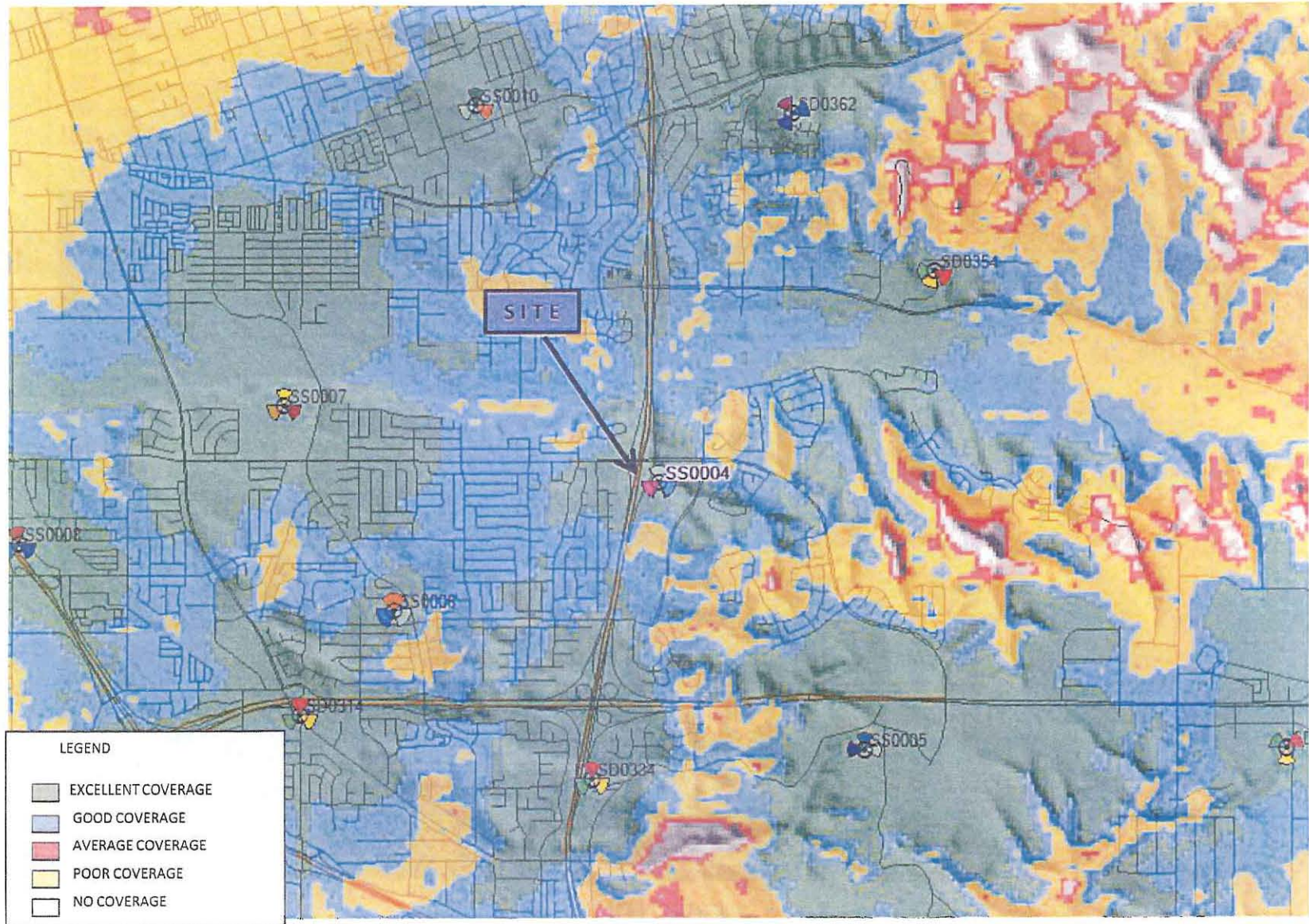
ZONING MAP



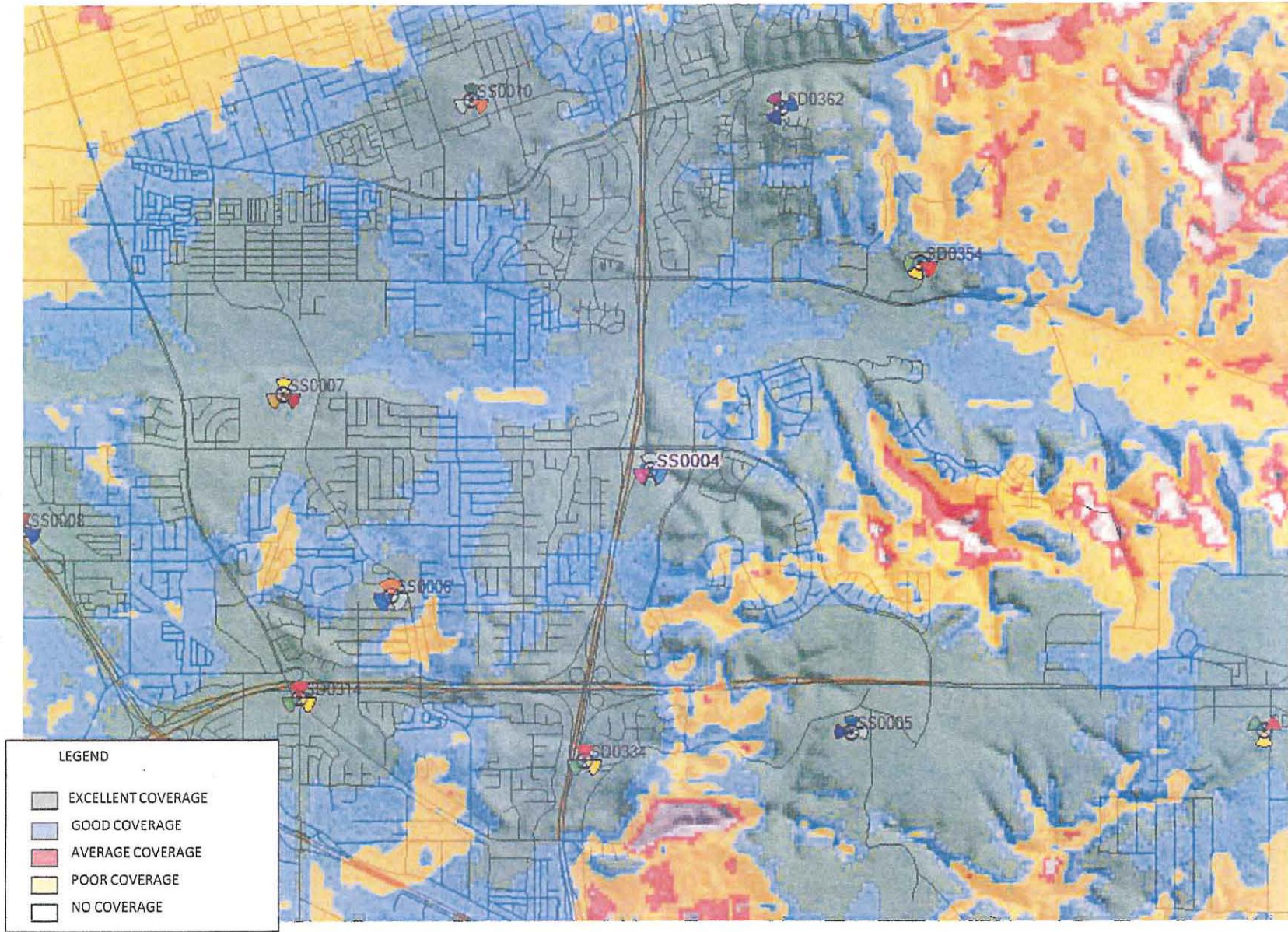
WITHOUT SS0004



WITH EXISTING SS0004



WITH PROPOSED SS0004



ENGINEERING	
2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA ELECTRIC CODE TIA-222-G 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 CALIFORNIA GREEN BLDG CODE, 2010 EDITION BASED ON 2008 I.F.C. CALIFORNIA RESIDENTIAL CODE, 2010 EDITION BASED ON 2009 I.R.C. 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 (E) WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING: • INSTALL (12) (N) 8' ANTENNAS ON (N) 45' MONOUCALYPTUS TREE • EXPAND (E) EQUIPMENT ENCLOSURE BY APPROX. 220 S.F. FOR A TOTAL OF APPROX. 440 S.F. • REMOVE ALL TELECOM. EQUIPMENT FROM (E) LIGHT POLE • INSTALL (2) (N) LTE EQUIPMENT CABINETS • INSTALL (2) (N) EQUIPMENT CABINETS • INSTALL (12) (N) RRU'S ON (N) 45' MONOUCALYPTUS TREE • INSTALL (2) (N) DC SURGE SUPPRESSORS • INSTALL (1) (N) AT&T GPS ANTENNA • INSTALL (1) (N) CONDUIT FIBER RUN • INSTALL (1) (N) CMU EQUIPMENT ENCLOSURE • REMOVE (12) (E) TMA'S • INSTALL (0) (N) TMA'S ON (N) 45' MONOUCALYPTUS TREE	
SITE INFORMATION	
PROPERTY OWNER:	CHULA VISTA TOWN CENTER ASSOCS.
ADDRESS:	650 DENNERY ROAD SAN DIEGO, CA 92154
SITE NAME:	PALM PROMENADE
SITE ADDRESS:	650 1/2 DENNERY ROAD SAN DIEGO, CA 92154
SITE CONTACT:	COURTNEY HALL (858) 472-2168
COUNTY:	SAN DIEGO
LATITUDE (NAD 83):	32° 34' 58.315" N 32.582310
LONGITUDE (NAD 83):	117° 2' 8.411" W -117.035670
GROUND ELEVATION:	285' AMSL
ZONING JURISDICTION:	CITY OF SAN DIEGO
ZONING:	CC-1-3
ORIGINAL LAND USE PERMIT #:	99-0464-61
VALID FROM:	11/12/1999 - 11/12/2009
PERMIT PROCESS:	LUP
PARCEL #:	631-042-01, 04, & 16
OCCUPANCY GROUP:	U
OTHER WIRELESS FACILITIES:	THERE IS AT LEAST ONE OTHER KNOWN WCF OPERATING FROM THIS SITE (SPRINT - NEXTEL)
POWER COMPANY:	SDG&E
TELEPHONE COMPANY:	AT&T
RF ENGINEER:	RAVI JINDAL (925) 922-4394
TAC LEASING & ZONING AGENT:	MONICA MORETTA-SWING (714) 931-6011
CONSTRUCTION MANAGER:	CRAIG McNULTY (619) 200-9864
LEGAL DESCRIPTION	
SEE TOPOGRAPHIC SURVEY, SHEET LS-1.	
CONTACT INFORMATION	
ENGINEER:	BLACK & VEATCH CORPORATION 10059 WILLOW CREEK RD, SUITE 350 SAN DIEGO, CA 92131
CONTACT:	EDGAR ORTIZ (562) 402-0631



PALM PROMENADE LTE OPTIMAL 650 1/2 DENNERY ROAD SAN DIEGO, CA 92154

FA NUMBER: 10090866 CASPR NUMBER: 3601003329



GENERAL LAND USE COMMENT:
• EQUIPMENT ENCLOSURE EXCEEDING 250 S.F. WILL REQUIRE PLANNED DEVELOPMENT PERMIT.

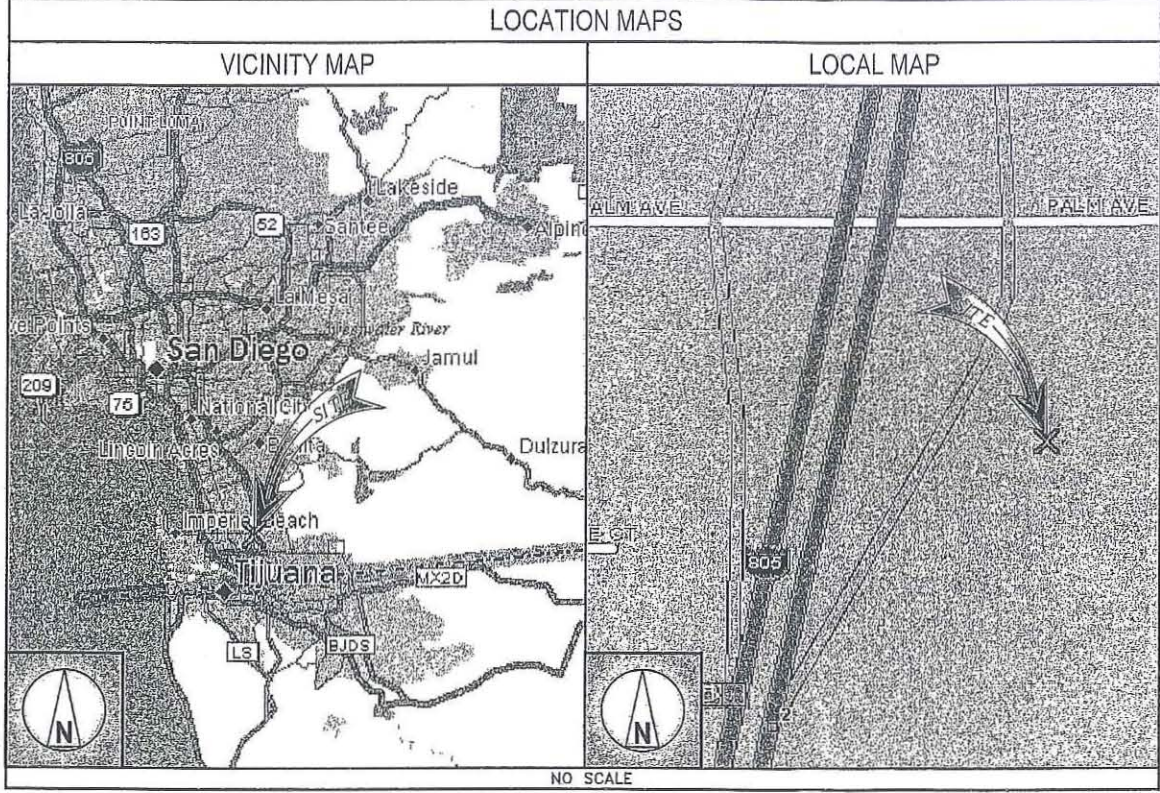
REQUESTED DEVIATION
A: DEVIATION REQUEST FOR BASE STATION ENCLOSURE EXCEEDING 250 SF TO A TOTAL OF 440 SF.

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	

PROJECT NO:	163316	
DRAWN BY:	DEP	
CHECKED BY:	VLH	
REV	DATE	DESCRIPTION
12	10/31/12	CITY COMMENTS
11	01/09/12	CITY COMMENTS
10	12/02/11	CITY COMMENTS

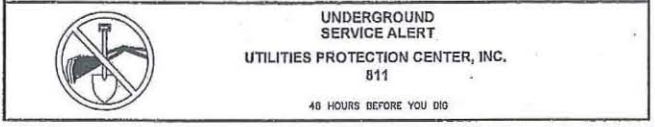
DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-1.1	LESSEE'S STANDARD CERTIFICATE & LEGAL DESCRIPTION
Z-2	ENLARGED SITE PLAN & LANDSCAPE PLAN
Z-3	EQUIPMENT LAYOUT
Z-4	ANTENNA LAYOUT
Z-5	SITE ELEVATION
Z-6	SITE ELEVATION
Z-7	SITE DETAILS
BMP-1	SBMP PLOT PLAN
LS-1	TOPOGRAPHIC SURVEY



DRIVING DIRECTIONS
DIRECTIONS FROM AT&T OFFICE:
NORTHEAST ON PACIFIC CENTER BLVD; GO 0.2 MI. TAKE THE 2ND RIGHT ONTO PACIFIC HEIGHTS BLVD; 0.5 MI. TAKE THE 3RD RIGHT ONTO MIRA MESA BLVD; GO 1.2 MI. CONTINUE ONTO SORRENTO VALLEY RD; GO 0.1 MI. TAKE THE RAMP ONTO I-805 S; GO 24.2 MI. TAKE EXIT 2 FOR PALM AVE; 0.4 MI. TURN LEFT ONTO PALM AVE; GO 0.3 MI. TURN RIGHT ONTO DENNERY RD; GO 0.1 MI. SITE WILL BE ON THE RIGHT.

11"x17" PLOT WILL BE HALF SCALE
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.

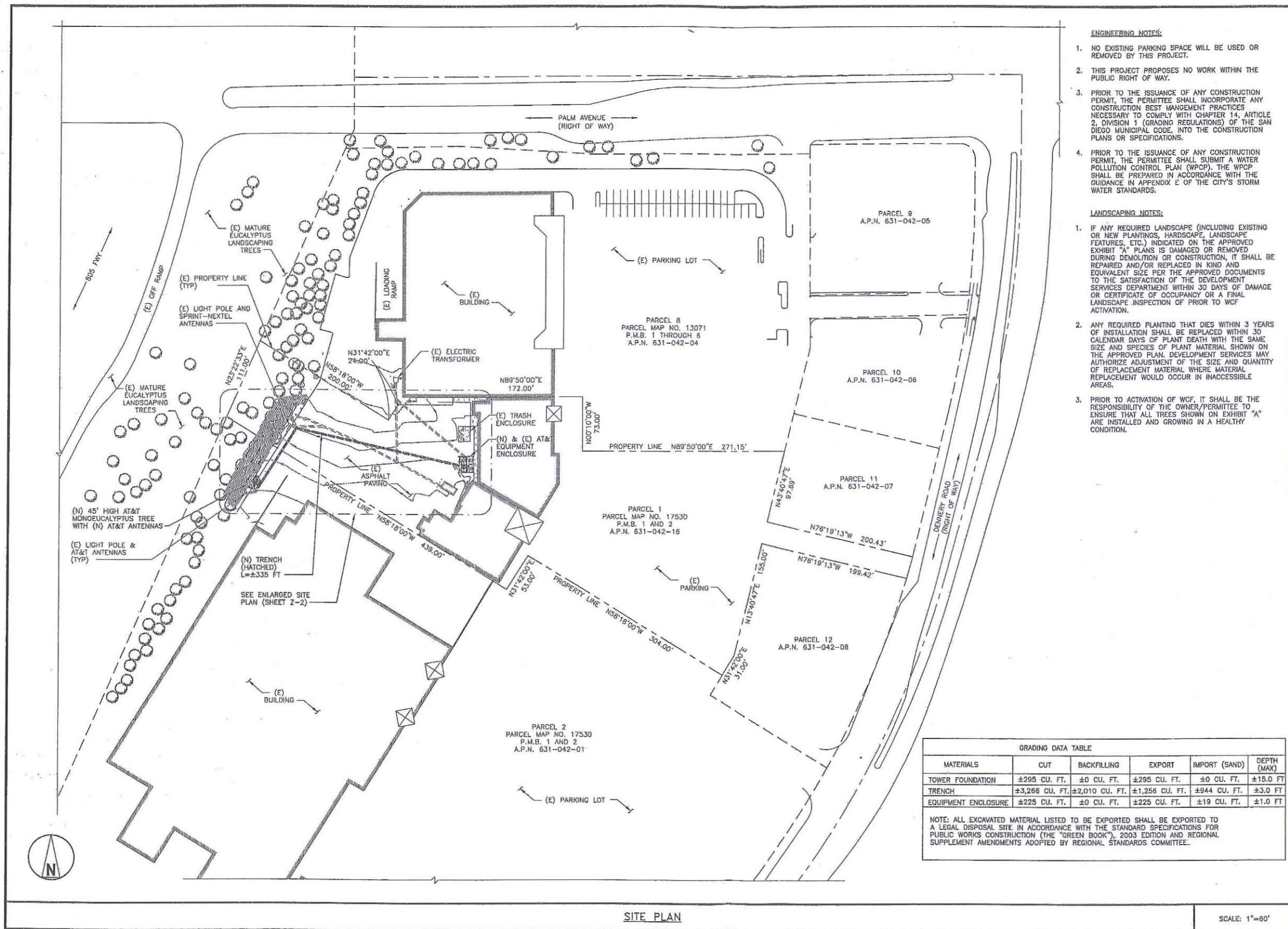


ENGINEER OF RECORD
PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000
NOT TO BE USED FOR CONSTRUCTION
IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SS0004
PALM PROMENADE
650 1/2 DENNERY ROAD
SAN DIEGO, CA 92154
ZONING

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



- ENGINEERING NOTES:**
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT OF WAY.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDANCE IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- LANDSCAPING NOTES:**
- IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED EXHIBIT "A" PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY OR A FINAL LANDSCAPE INSPECTION OF PRIOR TO WCF ACTIVATION.
 - ANY REQUIRED PLANTING THAT DIES WITHIN 3 YEARS OF INSTALLATION SHALL BE REPLACED WITHIN 30 CALENDAR DAYS OF PLANT DEATH WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL SHOWN ON THE APPROVED PLAN. DEVELOPMENT SERVICES MAY AUTHORIZE ADJUSTMENT OF THE SIZE AND QUANTITY OF REPLACEMENT MATERIAL WHERE MATERIAL REPLACEMENT WOULD OCCUR IN INACCESSIBLE AREAS.
 - PRIOR TO ACTIVATION OF WCF, IT SHALL BE THE RESPONSIBILITY OF THE OWNER/PERMITEE TO ENSURE THAT ALL TREES SHOWN ON EXHIBIT "A" ARE INSTALLED AND GROWING IN A HEALTHY CONDITION.

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

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

PROJECT NO: 163316
DRAWN BY: DEP
CHECKED BY: VLH

REV	DATE	DESCRIPTION
12	10/31/12	CITY COMMENTS
11	01/06/12	CITY COMMENTS
10	12/02/11	CITY COMMENTS

ENGINEER OF RECORD

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

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SS0004
PALM PROMENADE
650 1/2 DENNERY ROAD
SAN DIEGO, CA 92154
ZONING

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

SITE PLAN

SCALE: 1"=60'

PARCEL 1A:
 LOT 12 OF PALM PROMENADE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13071, FILED IN THE OFFICE OF THE COUNTY OF SAN DIEGO COUNTY, NOVEMBER 23 1993.

PARCEL 1B:
 NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRIVEWAY USE, PARKING, LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES, INSTALLATION AND MAINTENANCE OF SIGNS AND INCIDENTAL PURPOSES, FOR THE ENJOYMENT, COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES, LICENSEES, TENANTS AND EMPLOYEES OF ALL BUSINESS, OCCUPANTS AND OWNERS OF THE BUILDING AND OR LAND, TO PASS OVER AND THROUGH, AND USE THE COMMON AREA IN THE PROJECT, INCLUDING BUT NOT LIMITED TO THE RIGHT TO USE DRIVEWAYS, ROADWAYS, WALKWAYS, PARKING SPACES AND OTHER FACILITIES CONSTITUTING THE COMMON AREA, TOGETHER WITH A NON-EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT TO INSTALL, MAINTAIN, REPAIR, REMOVE AND REPLACE COMMON UTILITY FACILITIES WITHIN AND UPON THE COMMON AREA OF THE SHOPPING CENTER, AT SUCH PLACES AS MAY BE NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF THE SHOPPING CENTER, AS CONVEYED, SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENTS FOR PALM PROMENADE, RECORDED NOVEMBER 23, 1993 AS FILE NO. 1993-0791984 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL 2A:
 PARCEL 1 OF PARCEL MAP NO. 17530, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 3, 1995 AS FILE NO. 1995-0187988.

PARCEL 2B:
 NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRIVEWAY USE, PARKING, LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES, INSTALLATION AND MAINTENANCE OF SIGNS AND INCIDENTAL PURPOSES, FOR THE ENJOYMENT, COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES, LICENSEES, TENANTS AND EMPLOYEES OF ALL BUSINESS, OCCUPANTS AND OWNERS OF THE BUILDING AND OR LAND, TO PASS OVER AND THROUGH, AND USE THE COMMON AREA IN THE PROJECT, INCLUDING BUT NOT LIMITED TO THE RIGHT TO USE DRIVEWAYS, ROADWAYS, WALKWAYS, PARKING SPACES AND OTHER FACILITIES CONSTITUTING THE COMMON AREA, TOGETHER WITH A NON-EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT TO INSTALL, MAINTAIN, REMOVE AND REPLACE COMMON UTILITY FACILITIES WITHIN AND UPON THE COMMON AREA OF THE SHOPPING CENTER, AT SUCH PLACES AS MAY BE NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF THE SHOPPING CENTER, AS CONVEYED, SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENTS FOR PALM PROMENADE, RECORDED NOVEMBER 23, 1993 AS FILE NO. 1993-0791984 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

**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
650 1/2 DENNERY ROAD, SAN DIEGO, CA 92154
(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 PRIOR 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 BECHER COMPANY NAME AIST MOBILITY
(PRINT NAME)

LESSEE K. C. BECHER DATE _____
(SIGNATURE)



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO: 163316

DRAWN BY: DEP

CHECKED BY: VLH

REV	DATE	DESCRIPTION
12	10/31/12	CITY COMMENTS
11	01/09/12	CITY COMMENTS
10	12/02/11	CITY COMMENTS

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

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SS0004
 PALM PROMENADE
 650 1/2 DENNERY ROAD
 SAN DIEGO, CA 92154
 ZONING

SHEET TITLE
 LESSEE'S STD. CERTIFICATE
 AND LEGAL DESCRIPTION

SHEET NUMBER
Z-1.1

LEGAL DESCRIPTION

NO SCALE

1

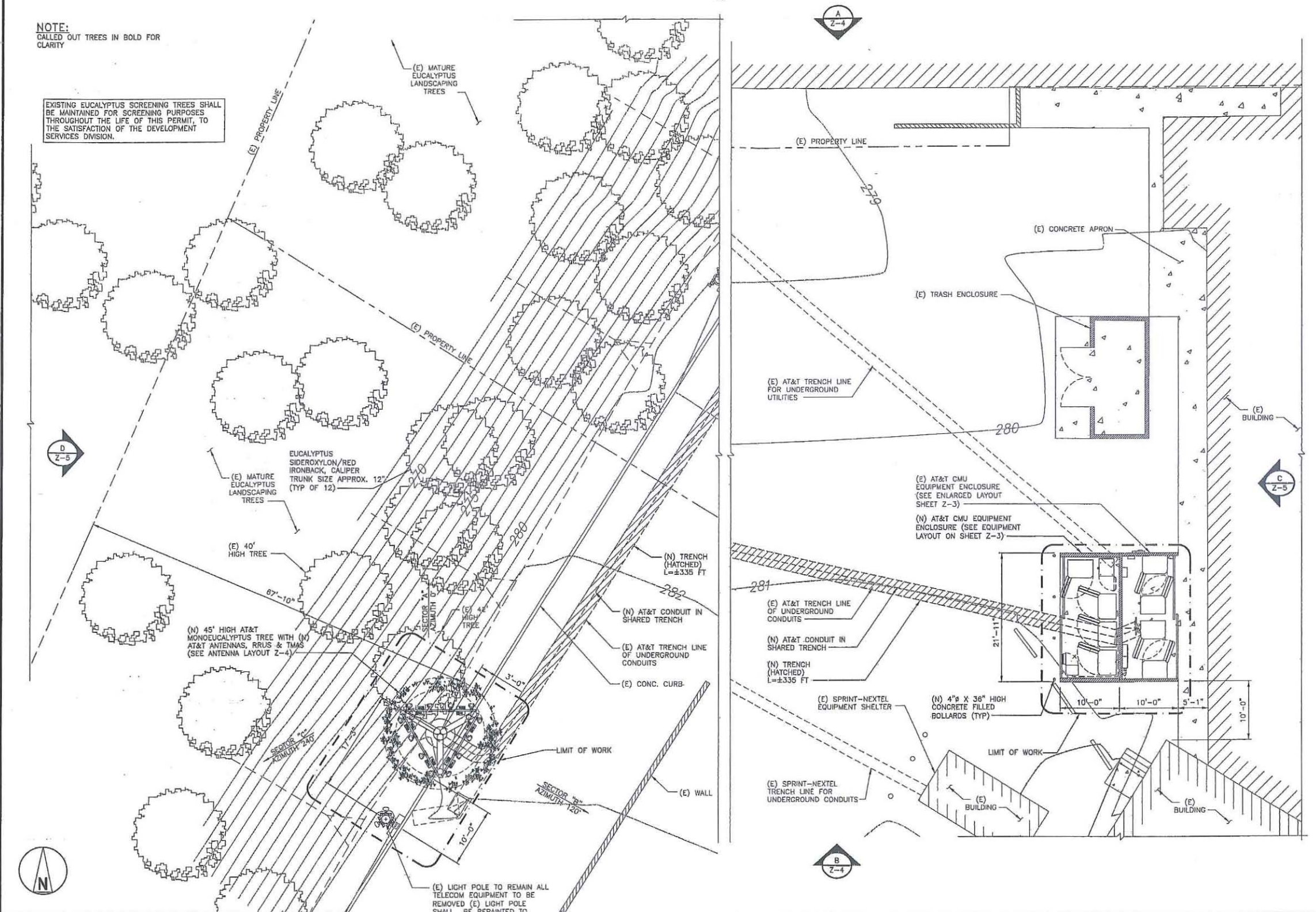
LESSEE'S STANDARD CERTIFICATE

NO SCALE

2

NOTE:
CALLED OUT TREES IN BOLD FOR
CLARITY

EXISTING EUCALYPTUS SCREENING TREES SHALL
BE MAINTAINED FOR SCREENING PURPOSES
THROUGHOUT THE LIFE OF THIS PERMIT, TO
THE SATISFACTION OF THE DEVELOPMENT
SERVICES DIVISION.



ENLARGED SITE PLAN

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

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

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

PROJECT NO: 163318
DRAWN BY: DEP
CHECKED BY: VLH

REV	DATE	DESCRIPTION
12	10/31/12	CITY COMMENTS
11	01/06/12	CITY COMMENTS
10	12/02/11	CITY COMMENTS

ENGINEER OF RECORD

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

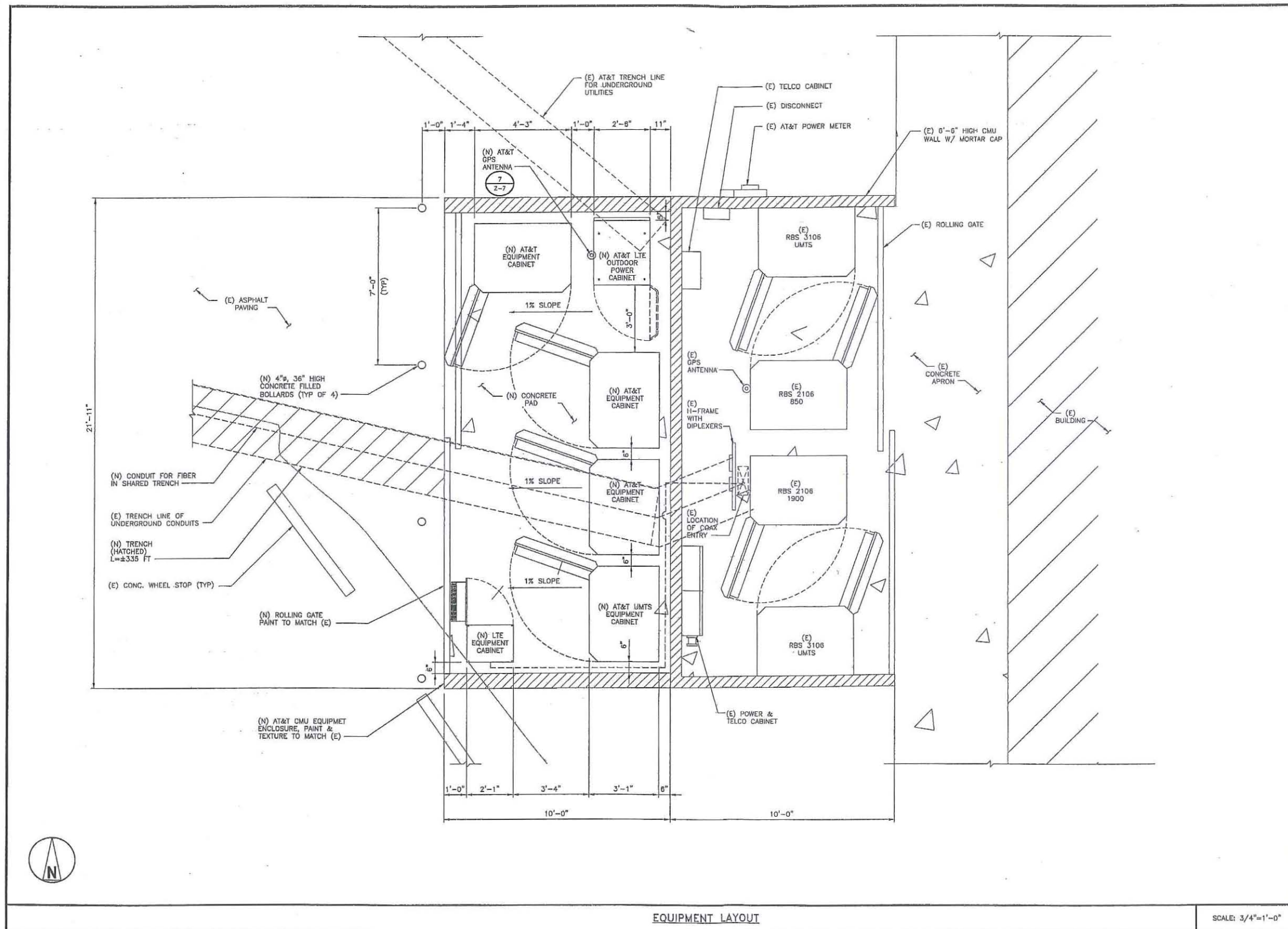
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TO ALTER THIS DOCUMENT.

SS0004
PALM PROMENADE
650 1/2 DENNERY ROAD
SAN DIEGO, CA 92154
ZONING

SHEET TITLE
ENLARGED SITE PLAN AND
LANDSCAPE PLAN

SHEET NUMBER
Z-2



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

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

PROJECT NO: 163316
DRAWN BY: DEP
CHECKED BY: VLH

REV	DATE	DESCRIPTION
12	10/31/12	CITY COMMENTS
11	01/06/12	CITY COMMENTS
10	12/02/11	CITY COMMENTS

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

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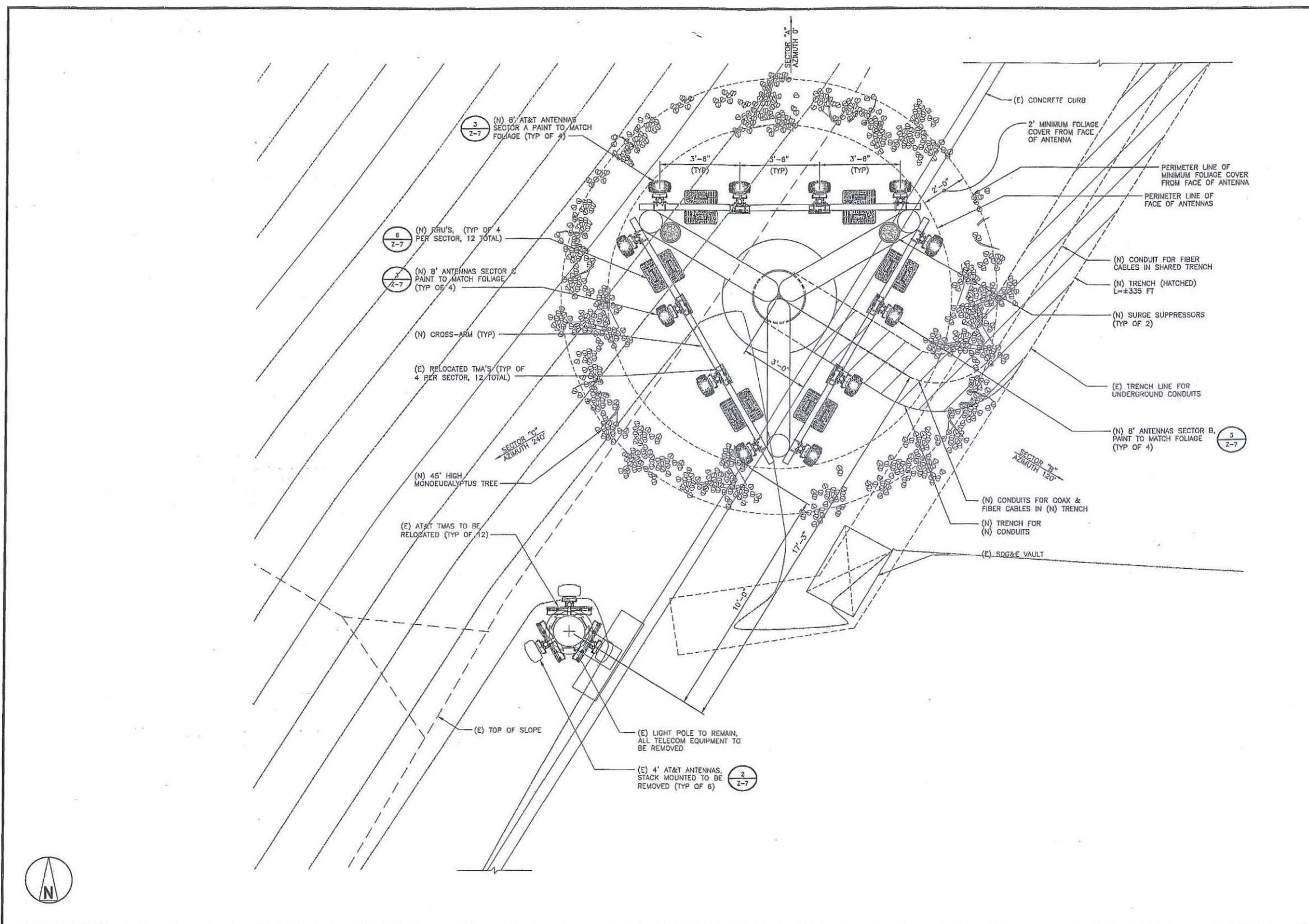
SS0004
PALM PROMENADE
650 1/2 DENNERY ROAD
SAN DIEGO, CA 92154
ZONING

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
Z-3

EQUIPMENT LAYOUT

SCALE: 3/4"=1'-0"



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

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

PROJECT NO: 163318
DRAWN BY: DEP
CHECKED BY: VLH

REV	DATE	DESCRIPTION
12	10/31/12	CITY COMMENTS
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10	12/02/11	CITY COMMENTS

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

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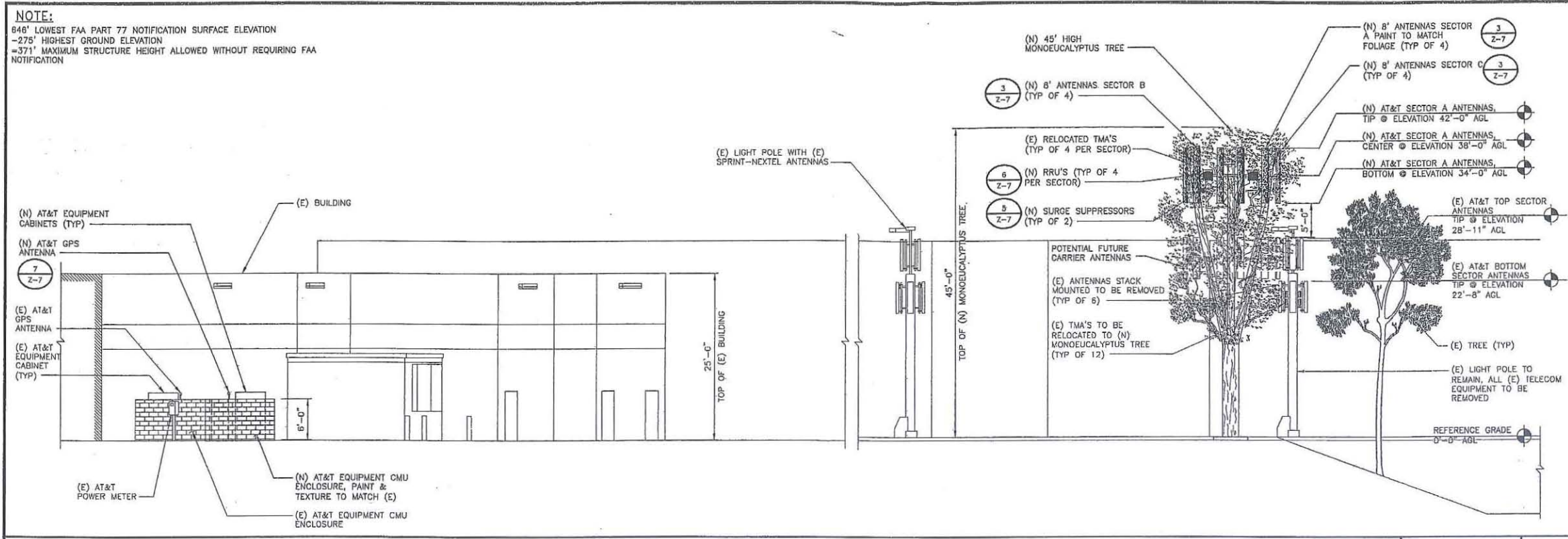
SS0004
PALM PROMENADE
650 1/2 DENNERY ROAD
SAN DIEGO, CA 92154
ZONING

SHEET TITLE
ANTENNA LAYOUT

SHEET NUMBER
Z-4

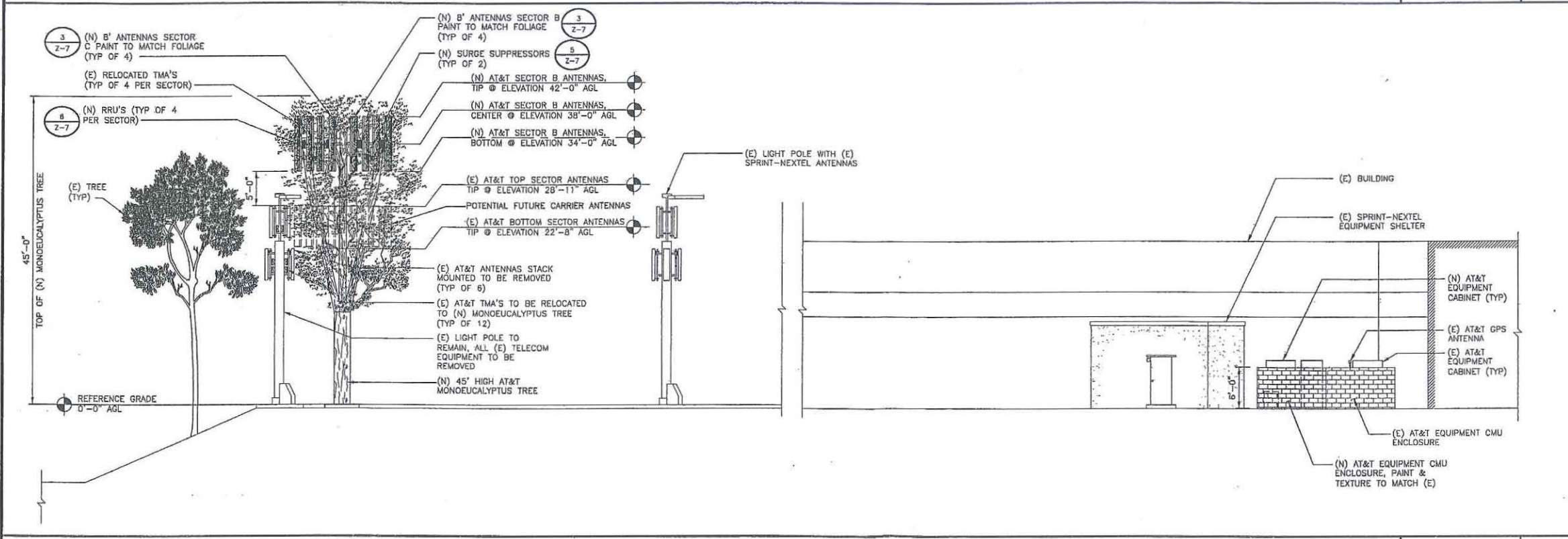
ANTENNA LAYOUT

SCALE: 3/4"=1'-0"



NORTH ELEVATION

NO SCALE A



SOUTH ELEVATION

NO SCALE B

5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

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

PROJECT NO: 163318
 DRAWN BY: DEP
 CHECKED BY: VLH

REV	DATE	DESCRIPTION
12	10/31/12	CITY COMMENTS
11	01/06/12	CITY COMMENTS
10	12/02/11	CITY COMMENTS

ENGINEER OF RECORD

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

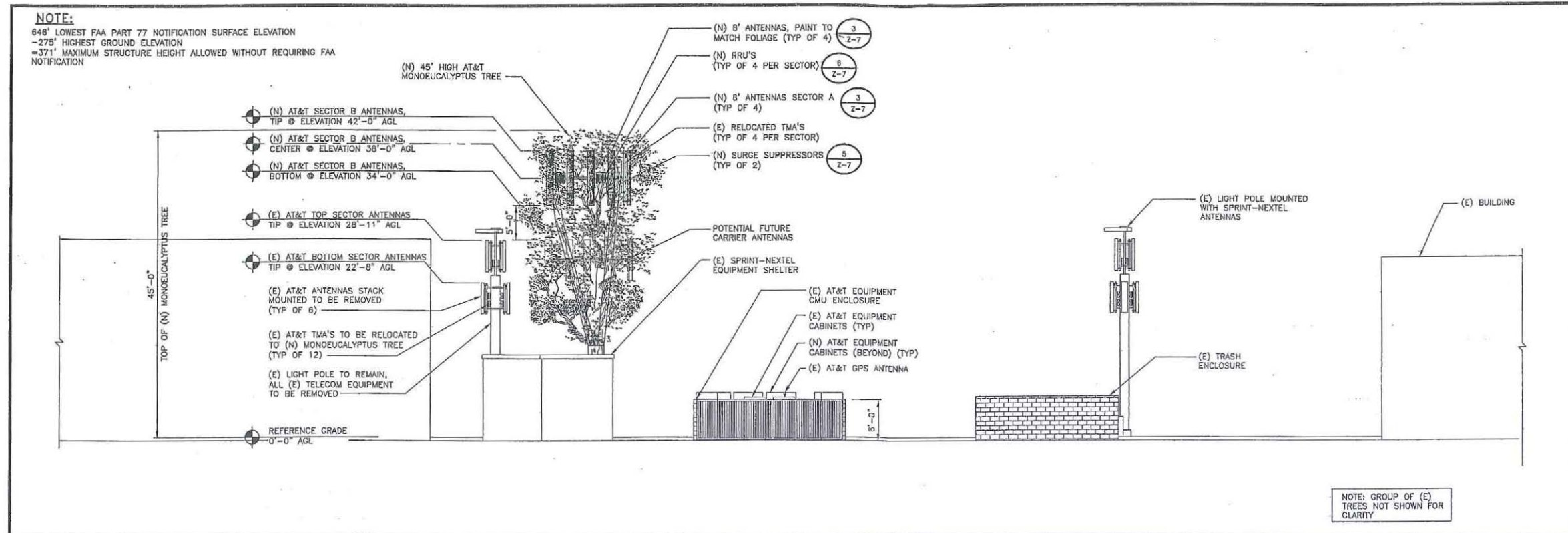
NOT TO BE USED FOR CONSTRUCTION

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.

SS0004
 PALM PROMENADE
 650 1/2 DENNERY ROAD
 SAN DIEGO, CA 92154
 ZONING

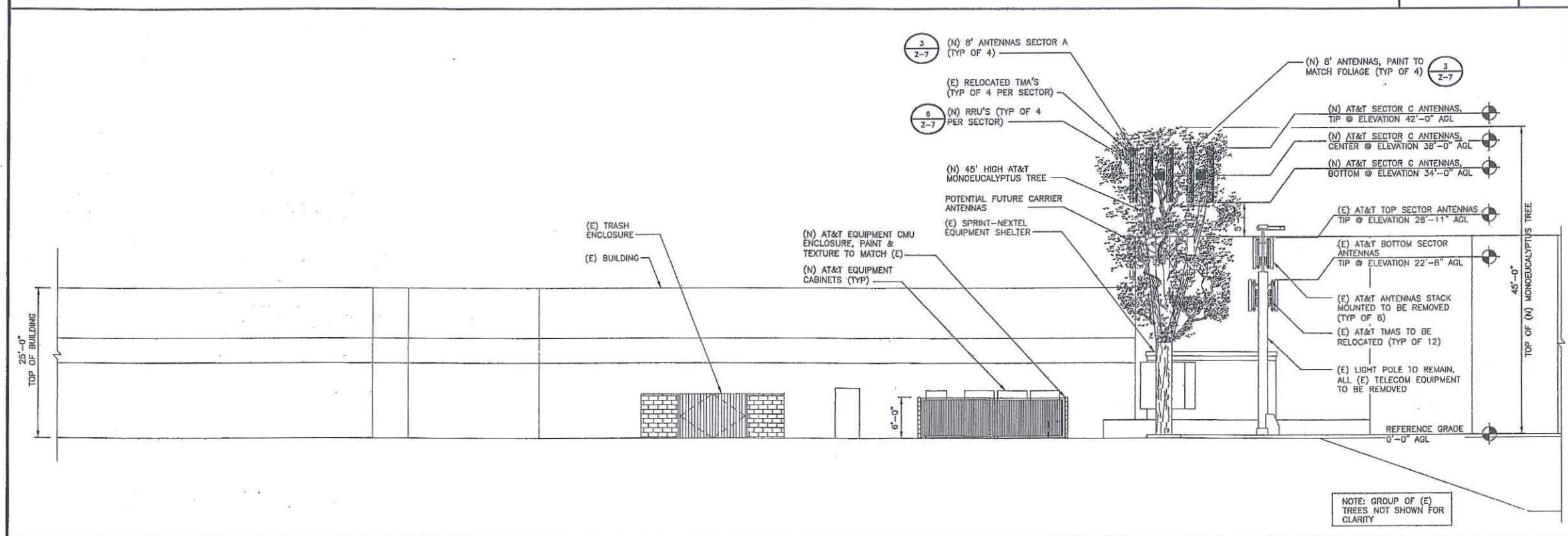
SHEET TITLE
 SITE ELEVATION

SHEET NUMBER
Z-5



EAST ELEVATION

NO SCALE B



WEST ELEVATION

NO SCALE C

573B PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

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

PROJECT NO: 163316
 DRAWN BY: DEP
 CHECKED BY: VLH

REV	DATE	DESCRIPTION
12	10/31/12	CITY COMMENTS
11	01/08/12	CITY COMMENTS
10	12/02/11	CITY COMMENTS

ENGINEER OF RECORD

PATRICK DOYLE
 CA NO. 74198
 BLACK & VEATCH
 10950 GRANDVIEW DR.
 OVERLAND PARK, KS 66210
 (913) 458-2000

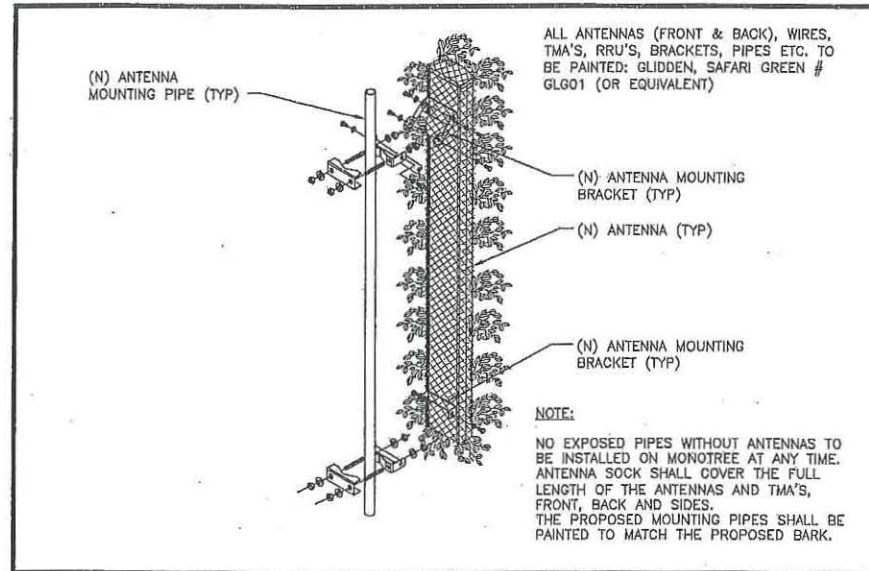
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SS0004
 PALM PROMENADE
 650 1/2 DENNERY ROAD
 SAN DIEGO, CA 92154
 ZONING

SHEET TITLE
 SITE ELEVATION

SHEET NUMBER
Z-6



RADOME MATERIAL:	GRP
RADOME COLOR:	LIGHT GRAY
DIMENSIONS, HxWxD:	1408x280x125mm (4'-7"x11"x5")
WEIGHT, WITH PRE-MOUNTED BRACKETS:	50 lbs
WIND LOAD, FRONTAL/LATERAL/REAR SIDE 95 mph, Cd=1:	100 lbs
CONNECTOR:	(6) 7/16 DIN FEMALE

RADOME MATERIAL:	GRP
DIMENSIONS, HxWxD:	2438x300x152mm (96"x11.8"x6")
WEIGHT, WITH PRE-MOUNTED BRACKETS:	61.7 lbs
WIND SURVIVAL RATING:	150 mph
CONNECTOR:	7/16 DIN FEMALE

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

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

ANTENNA MOUNTING WITH SOCK NO SCALE 1

(E) ANTENNA SPECIFICATIONS NO SCALE 2

(N) ANTENNA SPECIFICATIONS (SECTOR A,B&C) NO SCALE 3

DIMENSIONS, WxDxH:	280x810mm (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

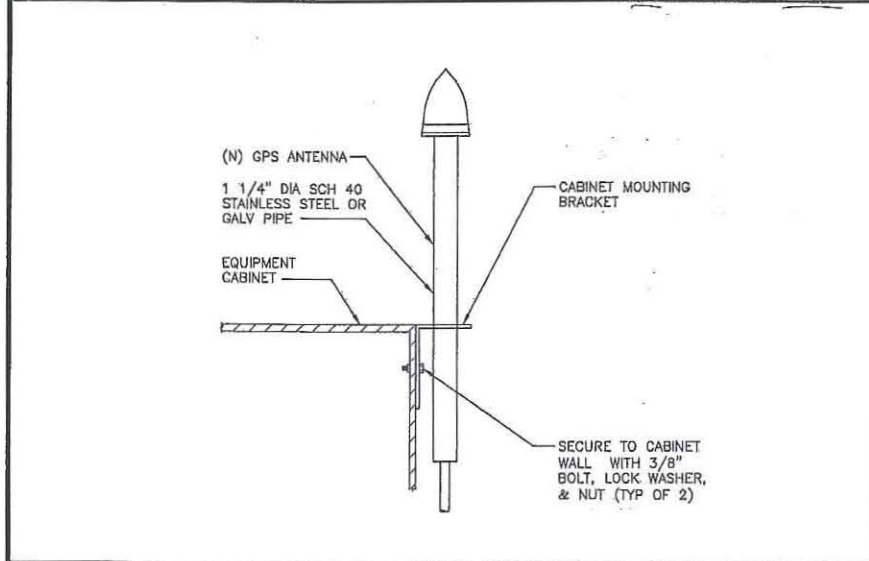
DIMENSIONS, WxDxH:	431x184x452mm (17"x7.2"x17.8")
POWER CONSUMPTION:	200 WATTS
TOTAL WEIGHT:	55 lbs
TEMPERATURE:	-40° TO 55° C

PROJECT NO:	163316	
DRAWN BY:	DEP	
CHECKED BY:	VLH	
REV	DATE	DESCRIPTION
12	10/31/12	CITY COMMENTS
11	01/06/12	CITY COMMENTS
10	12/02/11	CITY COMMENTS

NOT USED NO SCALE 4

DC SURGE SUPPRESSOR DETAIL NO SCALE 5

RRU SPECIFICATIONS NO SCALE 6



NOT USED NO SCALE 8

NOT USED NO SCALE 9

GPS ANTENNA CABINET MOUNT NO SCALE 7

ENGINEER OF RECORD

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

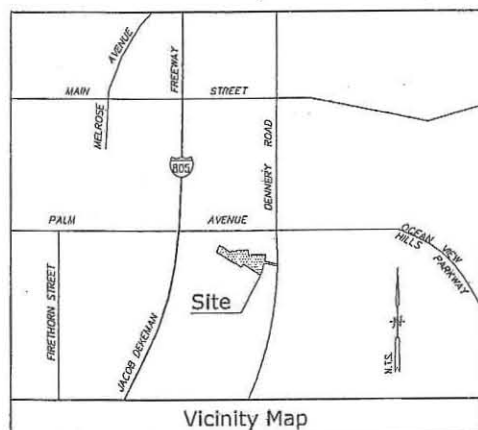
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SS0004
PALM PROMENADE
650 1/2 DENNERY ROAD
SAN DIEGO, CA 92154
ZONING

SHEET TITLE
SITE DETAILS

SHEET NUMBER
Z-7



Title Report #1

PREPARED BY LAWYERS TITLE COMPANY
ORDER NO. 08304440
DATED: NOVEMBER 2, 2011

Legal Description #1

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

PARCEL #1: PARCEL 1 OF PARCEL MAP NO. 17530, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 3, 1995 AS FILE NO. 1995-0187908 OF OFFICIAL RECORDS, EXCEPTING THEREFROM ALL THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 17530 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 88° 15' 00" EAST 351 FEET, TO THE BEGINNING OF A NON-TANGENT 378.00 FOOT RADIUS CURVE, CONVEX NORTHWESTERLY, A RADIAL LINE TO WHICH BEARS NORTH 88° 57' 09" EAST, THENCE LEAVING SAID NORTHERLY LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 31' 40" A DISTANCE OF 182.88 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID SOUTHERLY LINE NORTH 58° 15' 00" WEST 39.93 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WESTERLY LINE OF SAID LOT 15, NORTH 23° 05' 33" EAST 111.00 FEET TO THE POINT OF BEGINNING, AS GRANTED TO THE CITY OF SAN DIEGO BY DEED RECORDED APRIL 30, 1989 AS FILE NO. 1989-02809 14, OF OFFICIAL RECORDS.

PARCEL #2: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRIVEWAY USE, PARKING, LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES, INSTALLATION AND MAINTENANCE OF SIGNS AND INCIDENTAL PURPOSES, FOR THE ENJOYMENT, COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES, LICENSEES, TENANTS AND EMPLOYEES OF ALL BUSINESS, OCCUPANTS AND OWNERS OF THE BUILDINGS AND OF LAND, TO PASS OVER AND THROUGH, AND USE THE COMMON AREA IN THE PROJECT, INCLUDING BUT NOT LIMITED TO THE RIGHT TO USE DRIVEWAYS, ROADWAYS, WALKWAYS, PARKING SPACES AND OTHER FACILITIES CONSTITUTING THE COMMON AREA, TOGETHER WITH A NON-EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT TO INSTALL, MAINTAIN, REPAIR, REMOVE AND REPLACE COMMON UTILITY FACILITIES WITHIN AND UPON THE COMMON AREA OF THE SHOPPING CENTER, AT SUCH PLACES AS MAY BE NECESSARY FOR THE ORDERLY DEVELOPMENT AND OPERATION OF THE SHOPPING CENTER, AS CONVEYED, SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALM PROMENADE, RECORDED NOVEMBER 23, 1993 AS FILE NO. 1993-0791984 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

Assessor's Parcel No.

631-042-18

Easements #1

- 1 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED NOVEMBER 30, 1928 IN BOOK 1838, PAGE 481 OF DEEDS. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 2 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED MAY 5, 1946 IN BOOK 3193, PAGE 336, O.R. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 3 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED OCTOBER 25, 1949 IN BOOK 3363, PAGE 198, O.R. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 4 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED DECEMBER 13, 1950 IN BOOK 3896, PAGE 259, O.R. (PLOTTED HEREON, NO WIDTH GIVEN)
- 5 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED DECEMBER 4, 1953 IN BOOK 5087, PAGE 382, O.R. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 6 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED JULY 21, 1954 IN BOOK 5307, PAGE 287, O.R. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 7 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED JULY 21, 1954 IN BOOK 5307, PAGE 291, O.R. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 8 RELINQUISHMENT OF ACCESS RIGHTS TO OR FROM THE FREEWAY RECORDED OCTOBER 4, 1971 AS INST. NO. 227010 AND AUGUST 11, 1972 AS INST. NO. 211505, BOTH O.R. (PLOTTED HEREON)
- 9 EASEMENT FOR HIGHWAY SLOPES RECORDED OCTOBER 4, 1971 AS INST. NO. 227010 AND JULY 8, 1975 AS INST. NO. 75-175340, BOTH O.R. (DOES NOT AFFECT)
- 10 RELINQUISHMENT OF ACCESS RIGHTS RECORDED JULY 5, 1972 AS INST. NO. 172852, O.R. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 11 DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" WHICH GRANTS EASEMENTS FOR STREET AND UTILITIES OVER THE STREETS AS APPROXIMATELY SHOWN ON THE COBBIT THEREIN RECORDED MAY 5, 1993 AS INST. NO. 1993-0278258, O.R. DEED AGREEMENT RECORDED NOVEMBER 23, 1993 AS INST. NO. 1993-0791970, O.R. (PLOTTED HEREON)
- 12 C. C. & R.'S WHICH GRANTS EASEMENTS FOR INGRESS, EGRESS & PARKING OVER COMMON AREAS RECORDED NOVEMBER 23, 1993 AS INST. NO. 1993-0791984, MODIFIED NOVEMBER 23, 1993 AS INST. NO. 1993-0791985, OCTOBER 19, 1994 AS INST. NO. 1994-0912446, MAY 17, 1995 AS INST. NO. 1995-0207830, APRIL 16, 1998 AS INST. NO. 1998-0215243, APRIL 16, 1998 AS INST. NO. 1998-0215247 AND APRIL 28, 2000 AS INST. NO. 2000-0221171, ALL O.R. (BLANKET IN NATURE)

Easements #1 cont.

- 13 DOCUMENT ENTITLED "NOTICE OF DEVELOPMENT AGREEMENT, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENTS AND POWER OF ATTORNEY" RECORDED AS INST. NO. 1993-0791986, O.R. (BLANKET)
- 14 C. C. & R.'S GRANTING EASEMENTS OVER COMMON AREAS RECORDED NOVEMBER 23, 1993 AS INST. NO. 1993-0791987, O.R. MODIFIED OCTOBER 10, 1994 AS INST. NO. 1994-1612349, MAY 17, 1995 AS INST. NO. 1995-0207830 AND APRIL 16, 1998 AS INST. NO. 1998-0215246, ALL O.R. (BLANKET IN NATURE)
- 15 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED SEPTEMBER 26, 1994 AS INST. NOS. 1994-0570339 AND 1994-0570341, BOTH O.R. (LOCATION CANNOT BE DETERMINED FROM RECORD)
- 16 EASEMENT TO PACIFIC BELL RECORDED OCTOBER 20, 1994 AS INST. NO. 1994-0614229, O.R. (LOCATION CANNOT BE DETERMINED FROM RECORD)
- 17 RELINQUISHMENT OF ACCESS RIGHTS RECORDED APRIL 30, 1999 AS INST. NO. 1999-0290914, O.R. (PLOTTED HEREON)
- 18 DOCUMENTS ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED AUGUST 18, 1999 AS INST. NOS. 1999-0575820 & 1999-0575830, BOTH O.R. (PLOTTED HEREON)
- 19 EASEMENT FOR WATER AND ACCESS RECORDED NOVEMBER 4, 1999 AS INST. NO. 1999-0737462, O.R. (PLOTTED HEREON)
- 20 EASEMENT FOR WATER AND ACCESS RECORDED NOVEMBER 4, 1999 AS INST. NO. 1999-0737463, O.R. (PLOTTED HEREON)

Title Report #2

PREPARED BY LAWYERS TITLE COMPANY
ORDER NO. 08304588
DATED: NOVEMBER 28, 2011

Legal Description #2

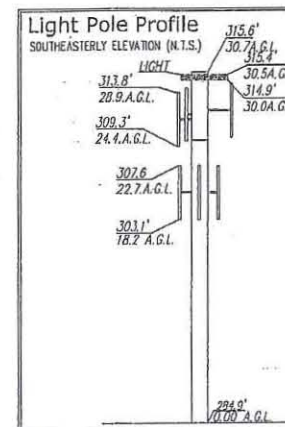
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL #1: PARCEL 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 17530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 3, 1995 AS FILE NO. 1995-0187908 OF OFFICIAL RECORDS, EXCEPTING THEREFROM THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS NOW OR HEREAFTER LOCATED ON OR ATTACHED TO THE LAND OR ANY UNDERGROUND STORAGE TANKS (COLLECTIVELY, THE "IMPROVEMENTS").
PARCEL #2: THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS NOW OR HEREAFTER LOCATED ON OR ATTACHED TO THE LAND OR ANY UNDERGROUND STORAGE TANKS (COLLECTIVELY, THE "IMPROVEMENTS"), AS LOCATED ON THE FOLLOWING DESCRIBED PROPERTY: PARCEL 2 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 17530, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 3, 1995 AS FILE NO. 1995-0187908 OF OFFICIAL RECORDS, EXCEPTING THEREFROM THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS NOW OR HEREAFTER LOCATED ON OR ATTACHED TO THE LAND OR ANY UNDERGROUND STORAGE TANKS (COLLECTIVELY, THE "IMPROVEMENTS").
PARCEL #3: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRIVEWAY USE, PARKING, LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES, INSTALLATION AND MAINTENANCE OF SIGNS AND INCIDENTAL PURPOSES, FOR THE ENJOYMENT, COMFORT AND CONVENIENCE OF CUSTOMERS, INVITEES, LICENSEES, TENANTS AND EMPLOYEES OF ALL BUSINESS, OCCUPANTS AND OWNERS OF THE BUILDINGS AND OF LAND, TO PASS OVER AND THROUGH, AND USE THE COMMON AREA IN THE PROJECT, INCLUDING BUT NOT LIMITED TO THE RIGHT TO USE DRIVEWAYS, ROADWAYS, WALKWAYS, PARKING SPACES AND OTHER FACILITIES CONSTITUTING THE COMMON AREA, TOGETHER WITH A NON-EXCLUSIVE AND PERPETUAL RIGHT AND EASEMENT TO INSTALL, MAINTAIN, REPAIR, REMOVE AND REPLACE COMMON UTILITY FACILITIES WITHIN AND UPON THE COMMON AREA OF THE SHOPPING CENTER, AT SUCH PLACES AS MAY BE NECESSARY FOR THE ORDERLY AND OPERATION OF THE SHOPPING CENTER, AS CONVEYED, SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALM PROMENADE, RECORDED NOVEMBER 23, 1993 AS FILE NO. 1993-0791984 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA.

Assessor's Parcel No.

631-042-01

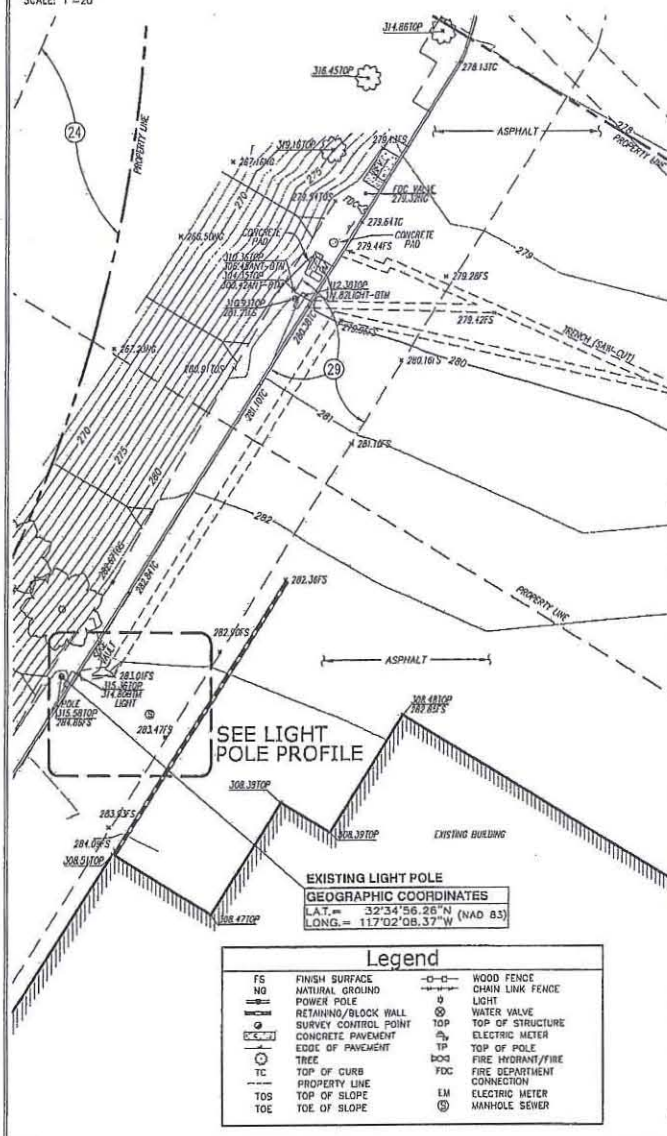
Easements #2

- 1 EASEMENT FOR PUBLIC STORM DRAIN RECORDED AUGUST 8, 1978 AS FILE NO. 78-335750, O.R. (PLOTTED HEREON)
- 2 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED SEPTEMBER 26, 1994 AS INST. NO. 1994-0570341, O.R. (LOCATION CANNOT BE DETERMINED FROM RECORD)
- 3 EASEMENT TO SAN DIEGO GAS & ELECTRIC CO. RECORDED SEPTEMBER 26, 1994 AS INST. NO. 1994-0570341, O.R. (LOCATION CANNOT BE DETERMINED FROM RECORD)
- 4 DOCUMENT ENTITLED "OFFER TO DEDICATE IN FEE TITLE - HIGHWAY PURPOSES" RECORDED NOVEMBER 4, 1999 AS INST. NO. 1999-0199392, O.R. (PLOTTED HEREON)
- 5 DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED AUGUST 18, 1999 AS INST. NO. 1999-0575763 O.R. (PLOTTED HEREON)
- 6 EASEMENT FOR ELECTRIC FACILITIES RECORDED NOVEMBER 4, 1999 AS INST. NO. 1999-0737457, O.R. (PLOTTED HEREON)
- 7 EASEMENT FOR ELECTRIC FACILITIES RECORDED NOVEMBER 4, 1999 AS INST. NO. 1999-0737458, O.R. (PLOTTED HEREON)
- 8 DOCUMENT ENTITLED "RR-292381, CERTIFIED COPY OF RESOLUTION R292381, WAIVING THE DRAINAGE EASEMENT LOCATED WITHIN THE OTE MESA COMMUNITY AREA AS SHOWN ON ENGINEERING DRAWING NO. 27756-01-31" RECORDED NOVEMBER 12, 1999 AS INST. NO. 1999-0751172, O.R. (PLOTTED HEREON)



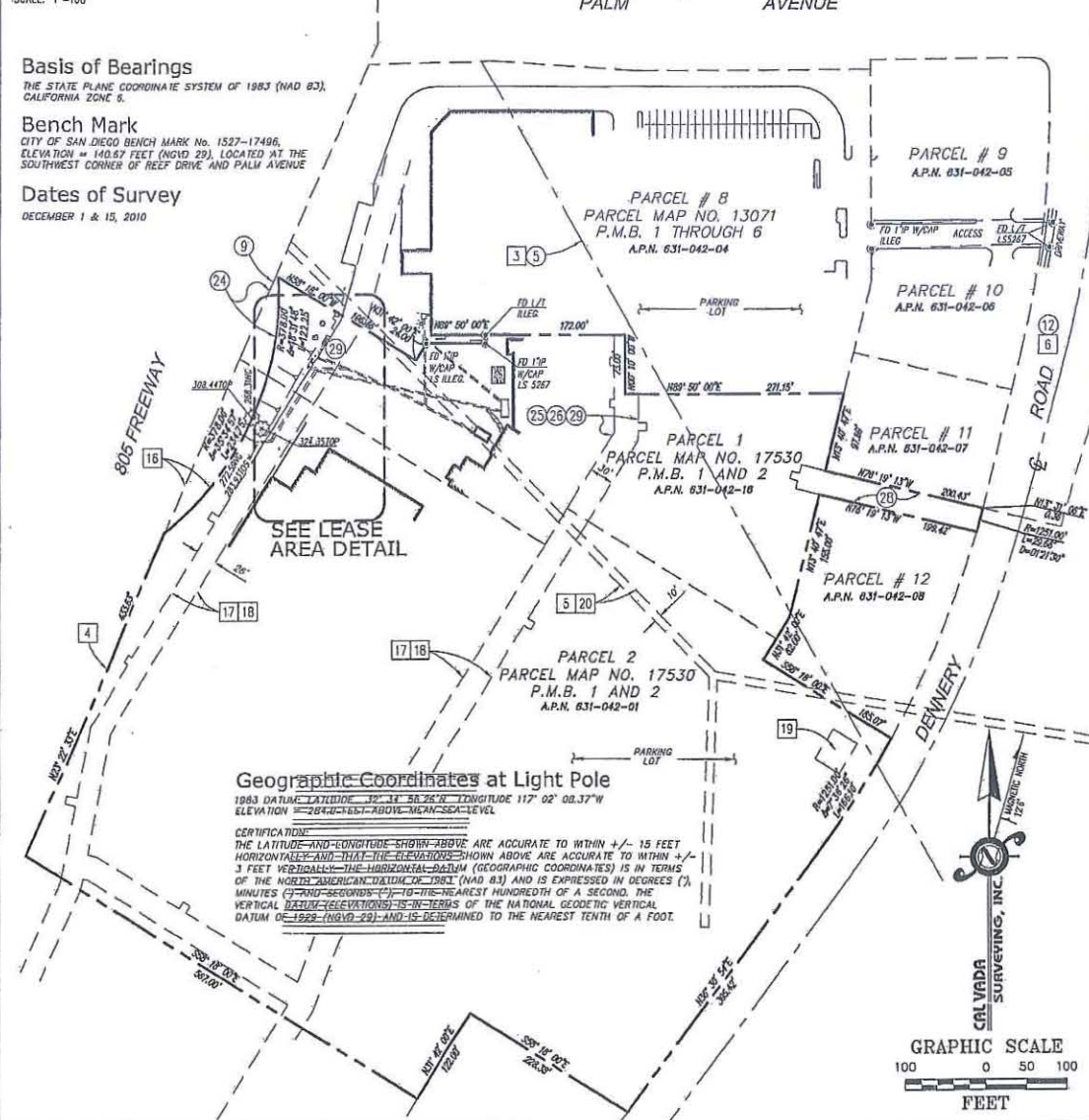
Lease Area Detail

SCALE: 1"=20'



Boundary Detail

SCALE: 1"=100'



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

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

PROJECT NO: 10909
DRAWN BY: HP
CHECKED BY: RG

REV	DATE	DESCRIPTION
3	12/15/11	TITLE REPORT / FINAL
2	12/02/11	DATUM CHANGE
1	12/17/10	ADDITIONAL TOPO
	12/06/10	SUBMITTAL

CALVADA SURVEYING, INC.
411 Jents Ct., Suite 205, Corona, CA 92609
Phone: 951-260-6988 Fax: 951-260-9748
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 10909

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SS0004
PALM PROMENADE
650 1/2 DENNERY ROAD
SAN DIEGO, CA 92154
COUNTY OF SAN DIEGO

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER
LS-1

**OTAY MESA PLANNING GROUP
MINUTES
December 7, 2011**

ATTENDENCE:**Members Present:**

Steve Gross
April Massarene
Mel Ingalls
Jimmy Ayala
Shane Harman
Nici Boon
Rob Hixson
Emil Wohl
Lisa Golden
Felipe Nuno
Kaitlan Murphy
Sarah Street

Members Absent:

Alejandra Mier y Teran
Wayne Dickey

1.- CALL TO ORDER AND INTRODUCTIONS

The meeting was called to order by Chairman Hixson at 3:00 p.m. and introductions were made across the room.

2.- APPROVAL OF MINUTES

Did not have the minutes from November present. Will approve at January meeting

3.- PUBLIC INPUT

Lisa Golden: rash of break-ins at ocean view neighborhood during day.

4.- CHAIRMAN'S REPORT

Chairman's report: scoping meeting vernal pool conservation plan. Report to planning commission on Otay Tijuana cross border facility. Update from Theresa Millette on the community plan update. (passed out by Rob). Notification regarding the Riviera del sol neighborhood park construction. 5th assessment review letter for Metro Air Park.

5.- GOVERNMENT LIAISON REPORTS

- a. **COUNCILMAN HUESO'S OFFICE .-**
- b. **MAYOR'S OFFICE.-** No report
- c. **SUPERVISOR COX'S OFFICE.-** No report
- d. **ASSEMBLYMEMBER SALAS' OFFICE.-** No report given.
- e. **POLICE DEPARTMENT.-** Officer Carlos. Ocean View Hills, Remington Hills. Breakin's probably kids from the neighborhood skipping school.
- f. **FIRE DEPARTMENT.-** No report given.

6.- MONTHLY REPORTS

- a) **CPC – MEL INGALLS.-** nothing new

**OTAY MESA PLANNING GROUP
MINUTES
December 7, 2011**

-
- b) **BORDER TRANSPORTATION – Alejandra:**
 - c) **COMMUNITY PLAN UPDATE.- Rob Hixson:** Rob passed around the update
 - d) **FACILITIES FINANCING COMMITTEE.- none**
 - e) **HEAVY INDUSTRIAL USE COMMITTEE – none**
 - f) **SAN DIEGO AIRPORT ADVISORY COMMITTEE (AAC) – none**
 - g) **CODE ENFORCEMENT.-** Rob went over with Officer Carlos about the issues we have discussed before.
 - h) **CHAMBER UPDATE: Shane:** Meet and Greet with Councilman Alvarez dec. 9th
 - i) **EAST OTAY MESA PROPERTY OWNERS' ASSOCIATION UPDATE: no report**

7.- **INFORMATIONAL ITEMS.-**

- a) None

8.- **ACTION ITEMS**

Appointment of Felipe Nuno to the Board: Residence lives in Dolphin Cove. Lived in area for 10 years. Been active in the school district and works for the department of defense. Father of 3 kids. Junior at San Ysidro high school, others go to ocean view hills. Moved by Jimmy to approve. Seconded by Nicci. Approved unanimously.

Pipitone Lot Split: Randy Rodriguez, Rick engineering. Jimmy Ayala recused. Lot split for Pardee homes. Pardee wants to purchase parcel 2 and split the lots. Total of 108 acres total lot. In the community plan update it is the western village. The northern part could be residential in future. Mel recommends, Shane seconds. Passed unanimously.

Urban Agriculture Proposed City Guidelines: Eric Robinson vice president San Diego beekeeping society. Jimmy moved for approval. Passed unanimously.

ATand T Presentation for cell tower: Monica Moretta- Swing, Real Estate Specialist, At Dennerly Road behind Wal-Mart. On Wal-Mart property. Motion by Jimmy, second by Felipe Nuno. Passed unanimously.

Sprint Cell Site: Otay Mesa Park, Debra not here. Letter passed out by April Massarene. Lady spoke that her house is 4th house from proposed cell tower. She said she paid extra because of view. Told her that behind her house is park. Finally park is going to happen and sprint wants their tower. April spoke that is #3 as the preferred location. There are other options that would be better for the homeowners. No vote because Debra from Sprint is not here.

10.- **ADJOURNMENT**

The meeting was adjourned



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 Process 1

Project Title Project No. For City Use Only

SS0004/Palm Promenade

Project Address:

650 Dennery Road, San Diego, CA 92514

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

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

Additional pages attached Yes No

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

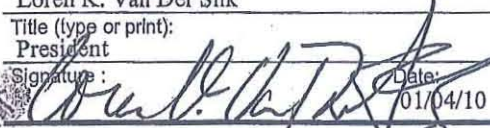
Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

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

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

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

DS-318 (5-05)

Project Title: SS0004/Palm Promenade	Project No. (For City Use Only)
Part II - To be completed when property is held by a corporation or partnership.	
Legal Status (please check):	
<input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General) What State? _____ Corporate Identification No. _____ <input checked="" type="checkbox"/> Partnership	
<p>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 <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): Chula Vista Town Center Associates II, L.P. <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: 101 S. Main Street City/State/Zip: Dickson, TN 37055 Phone No: (615) 446-7104 Fax No: (615) 446-7105	Street Address: City/State/Zip: Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Loren K. Van Der Slik Title (type or print): President Signature:  Date: 01/04/10	Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: City/State/Zip: Phone No: Fax No:	Street Address: City/State/Zip: Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: City/State/Zip: Phone No: Fax No:	Street Address: City/State/Zip: Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:	Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : Date:

Executive Bios



Randall L. Stephenson
Chairman and Chief Executive Officer



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



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



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



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



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



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



Ronald E. Spears
Senior Executive Vice President – Executive Operations



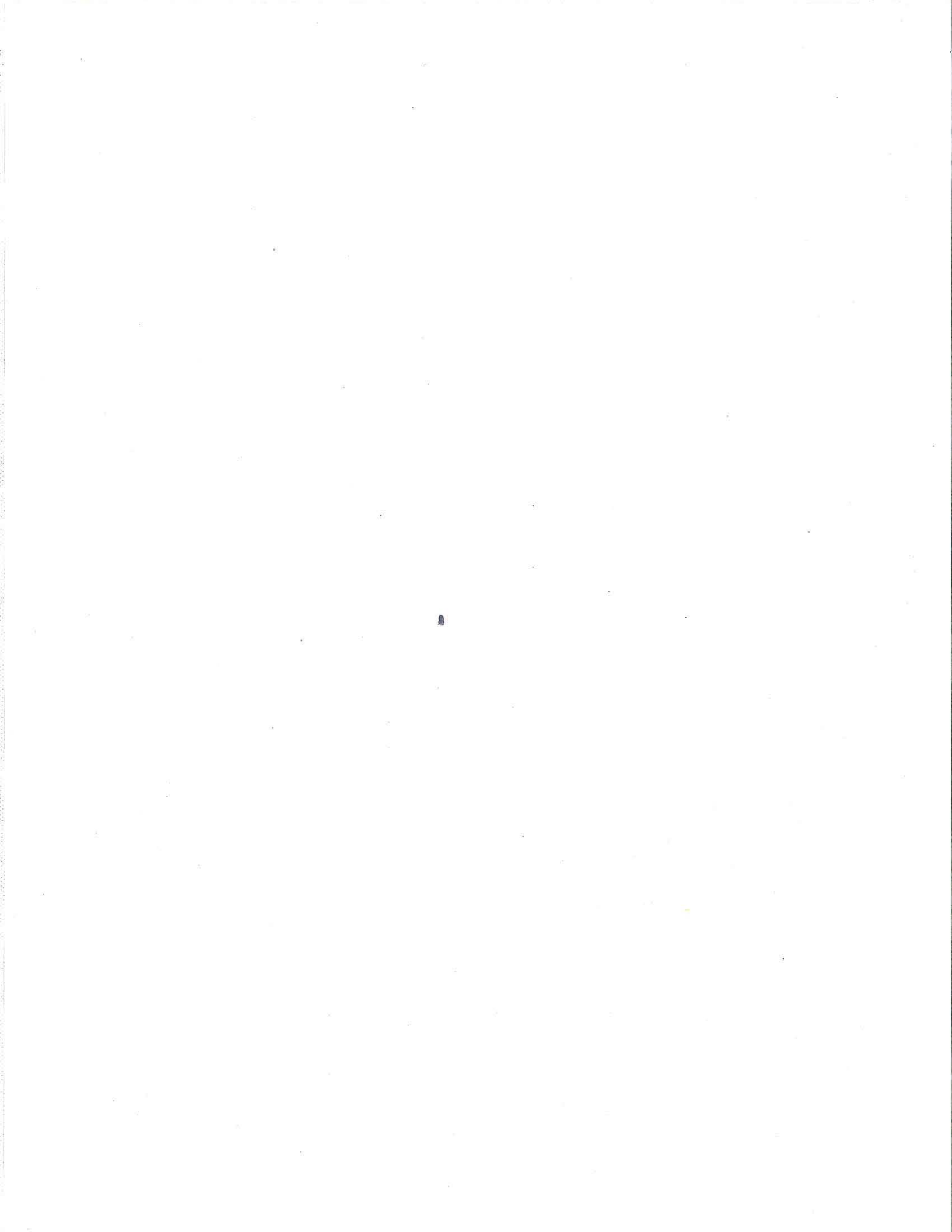
John T. Stankey
Group President and Chief Strategy Officer



John Stephens
Senior Executive Vice President and Chief Financial Officer



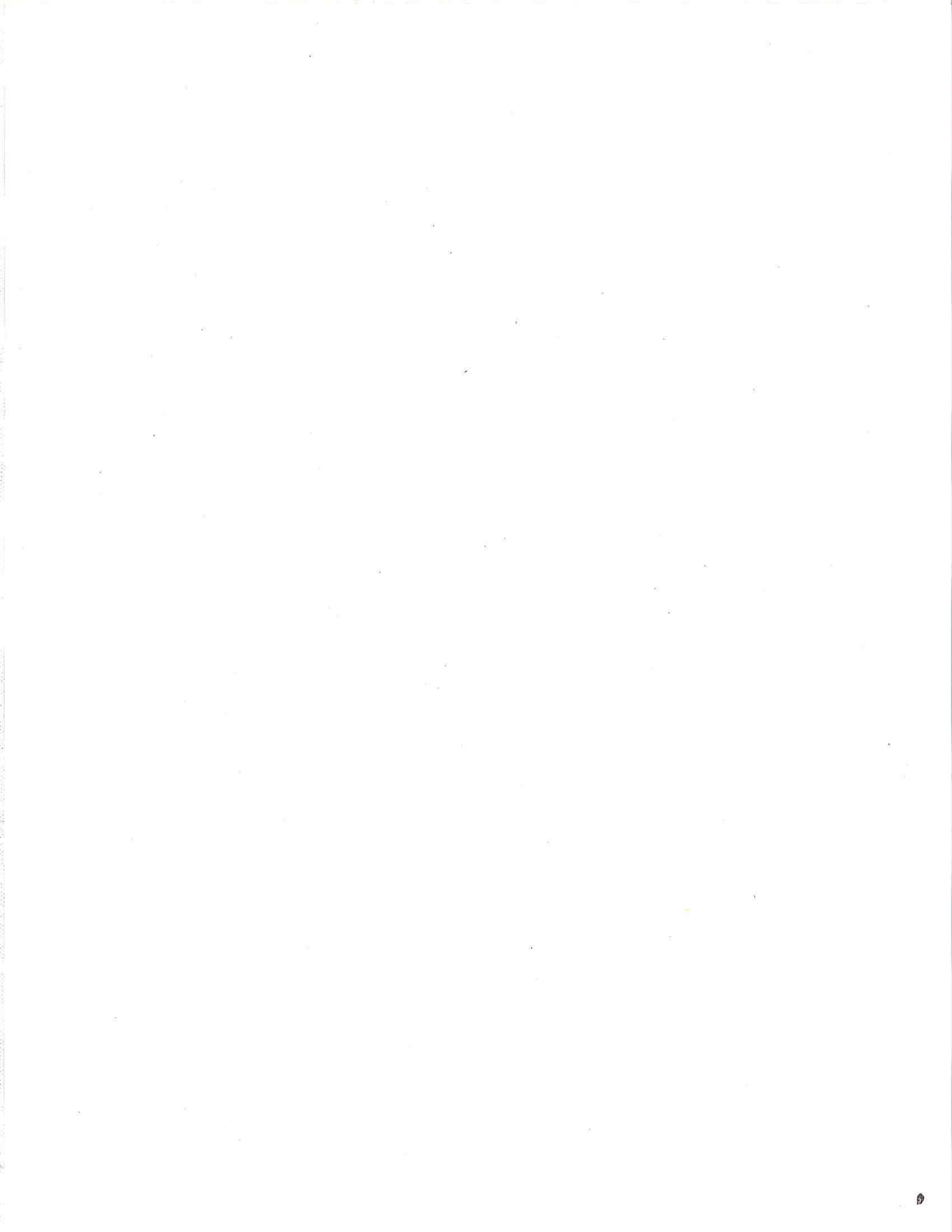
Wayne Watts
Senior Executive Vice President and General Counsel



Project Chronology

AT&T – Palm Promenade – Project No. 203130

Date	Action	Description	City Review Time	Applicant Response Time
4/21/2010	First Submittal	Project Deemed Complete		
5/28/2010	First Assessment Letter		37	
4/25/2011	Second Submittal			332
4/28/2011	Second Assessment Letter		3	
10/27/2011	Third Submittal			182
11/17/2011	Third Assessment Letter		21	
12/6/2011	Fourth Submittal			19
1/6/2012	Fourth Assessment Letter		31	
11/2/2012	Fifth Submittal			301
11/26/2012	All issues resolved		24	
2/14/2013	Public Hearing – Planning Commission		80	
TOTAL STAFF TIME			196	
TOTAL APPLICANT TIME				834
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	1030 days, 85 months (in calendar days)	





THE CITY OF SAN DIEGO

DATE OF NOTICE: January 31, 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	February 14, 2013
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:	PLANNED DEVELOPMENT PERMIT, PROCESS FOUR
PROJECT NUMBER:	203130
PROJECT NAME:	<u>AT&T – PALM PROMENADE</u>
APPLICANT:	GLORI SUAREZ, TECHNOLOGY ASSOCIATES, EC, AGENTS REPRESENTING AT&T MOBILITY
COMMUNITY PLAN AREA:	Otay Mesa
COUNCIL DISTRICT:	District 8
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
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 Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) consisting of the installation of a 45-foot high faux eucalyptus tree ("monoecalyptus") supporting 12 panel antennas and equipment located within a 440 sq. ft. enclosure. Antennas located on an existing parking lot light standard will be removed. The project is located at 650 ½ Dennery Road.

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.

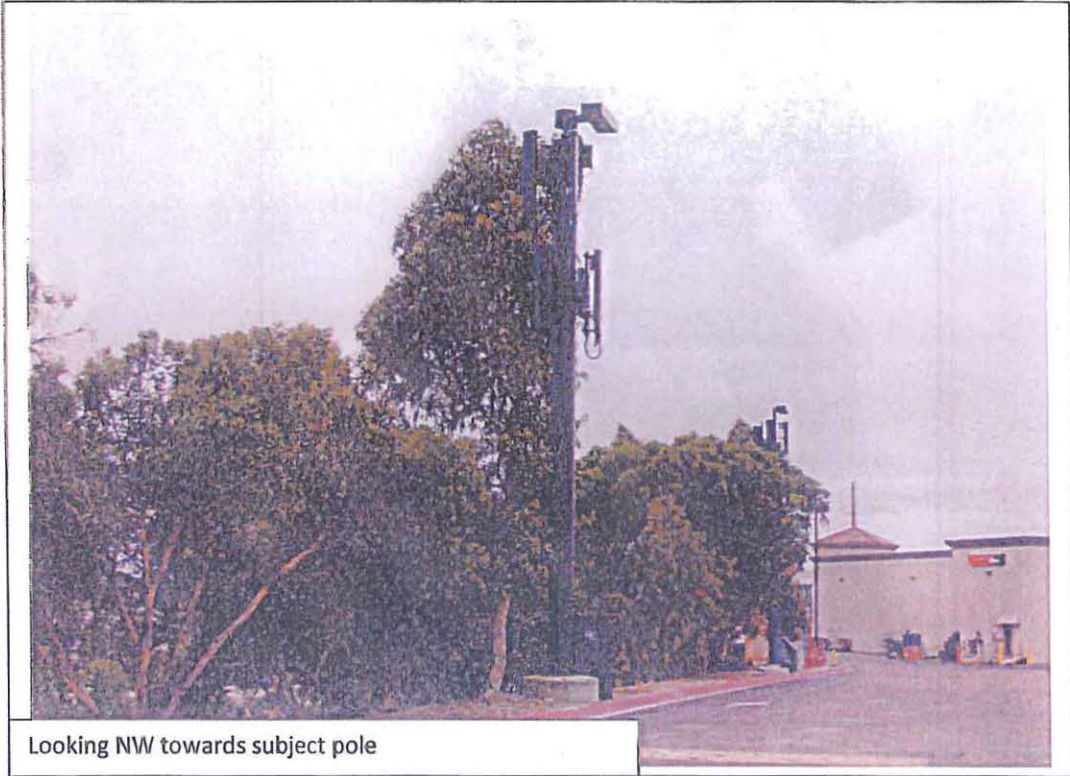
This project was determined to be categorically exempt from the California Environmental Quality Act on November 30, 2012 and the opportunity to appeal that determination ended December 21, 2012.

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: 24000626

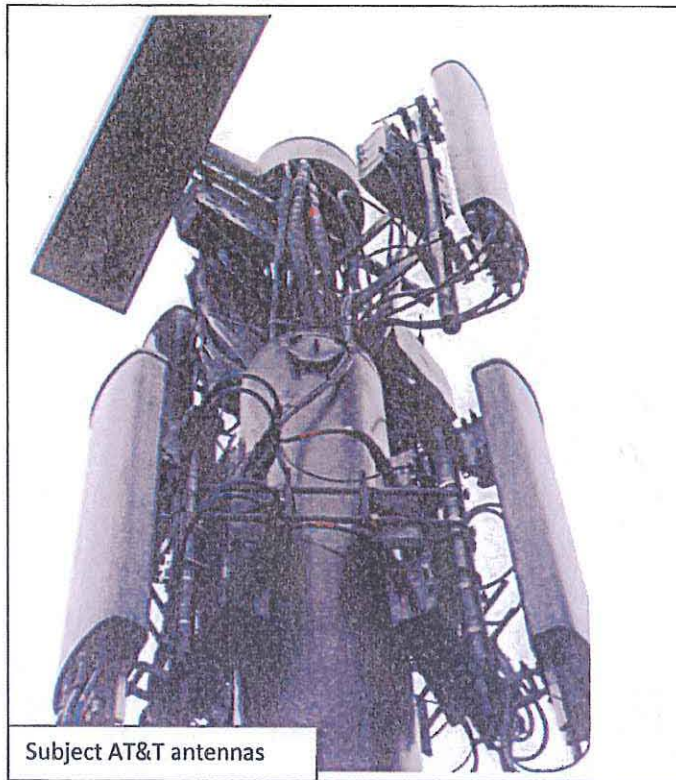
Revised 10-4-12 HMD-



Looking NW towards subject pole



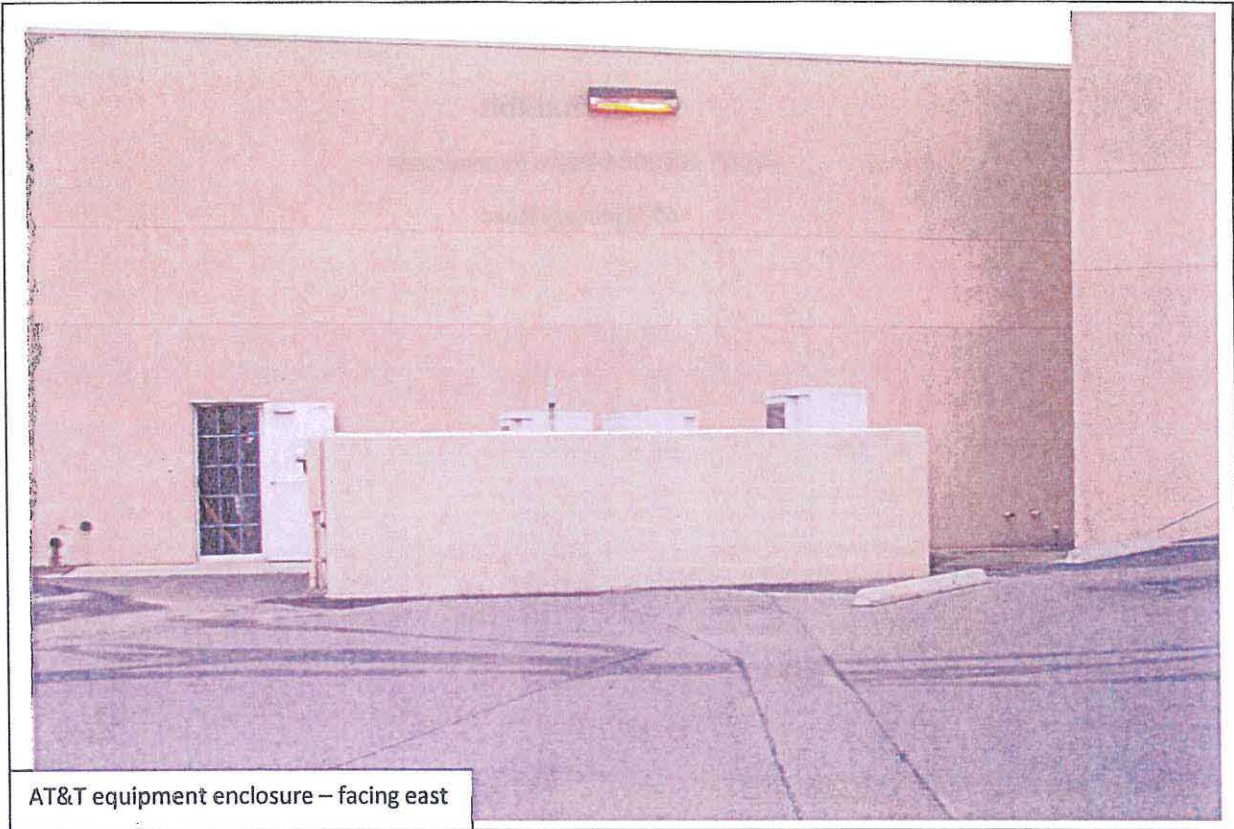
Looking north towards subject pole



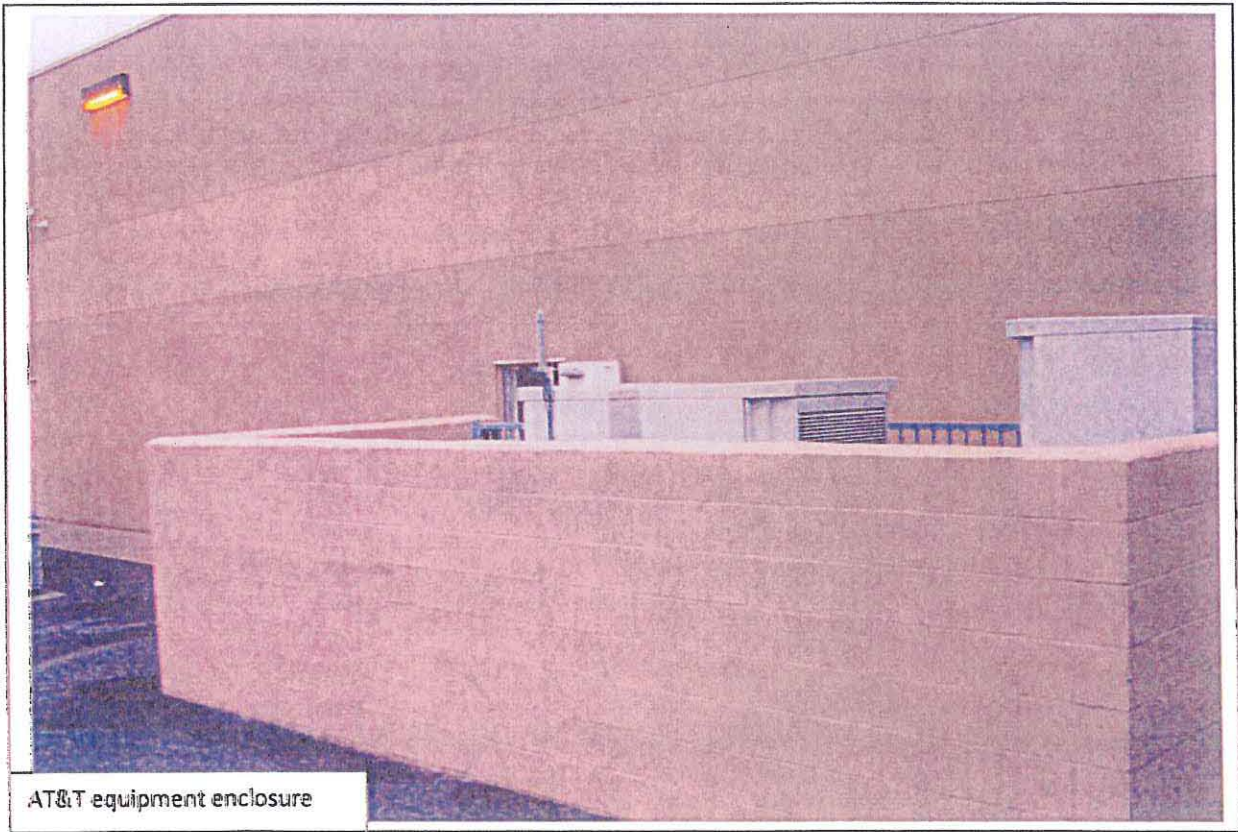
Subject AT&T antennas



Subject AT&T pole – looking south parallel fwy. 805



AT&T equipment enclosure – facing east



AT&T equipment enclosure

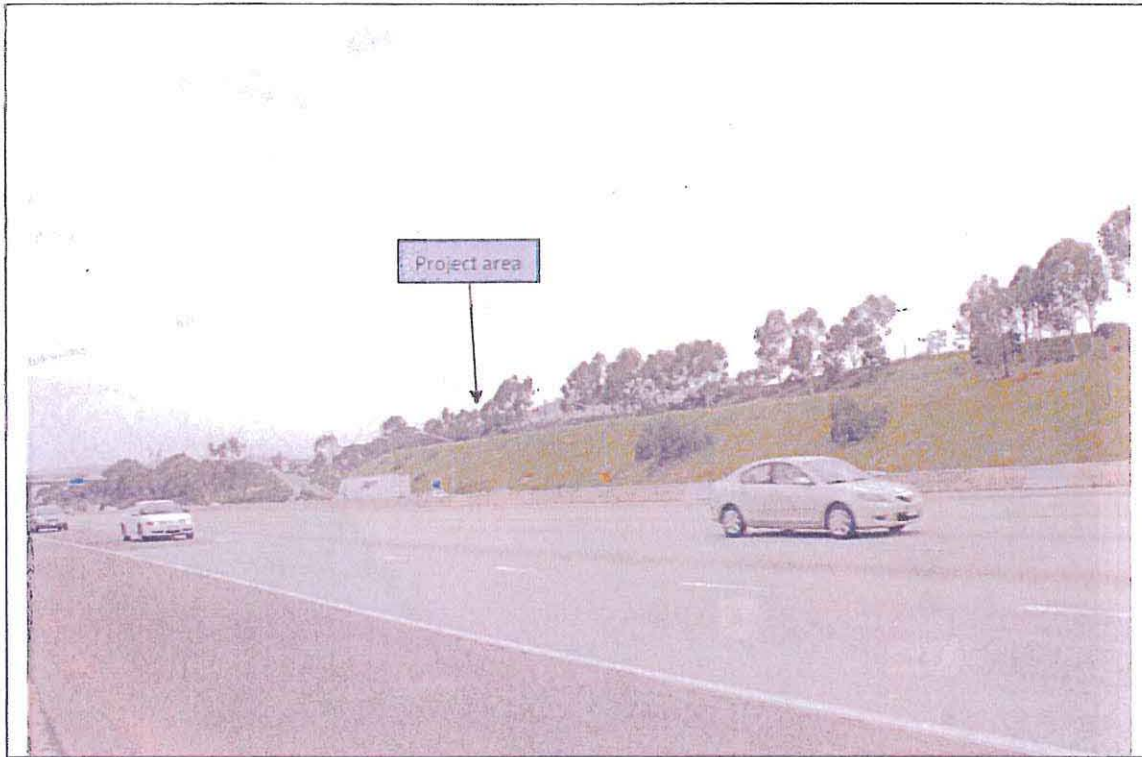
Photo Exhibit

AT&T SS0004/Palm Promenade

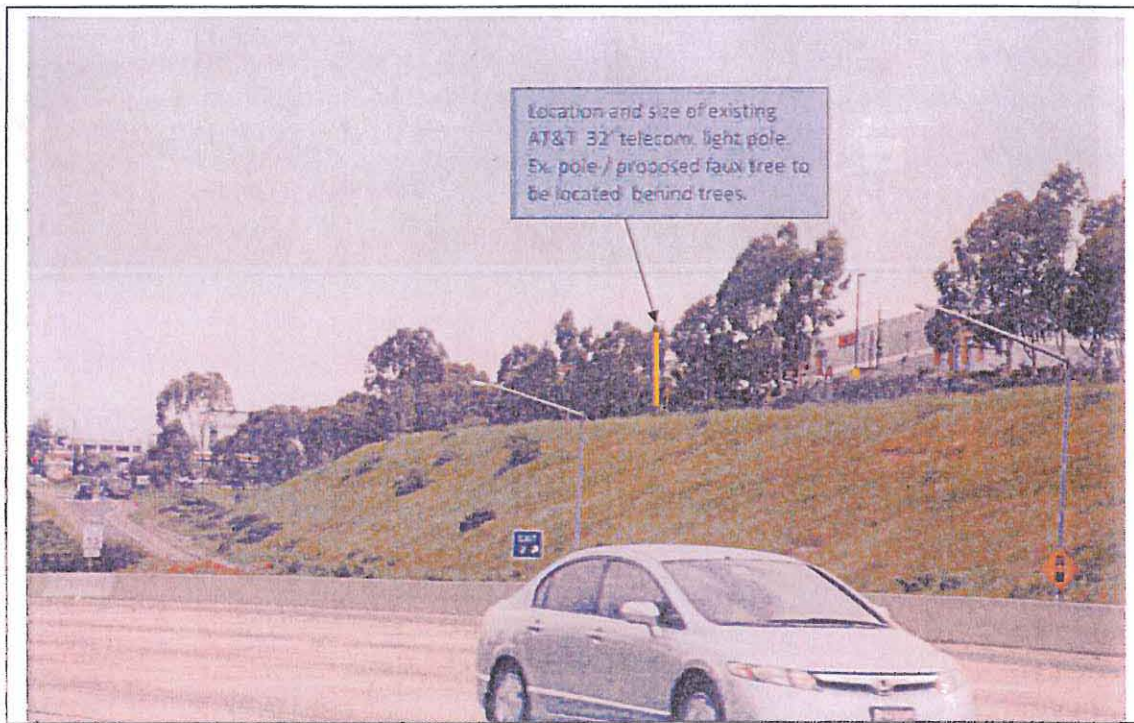
650 Denney Road

Aerial Reference Map





1 Looking northerly, adjacent to 805 south-bound lanes towards project site – wide angle utilized for context.



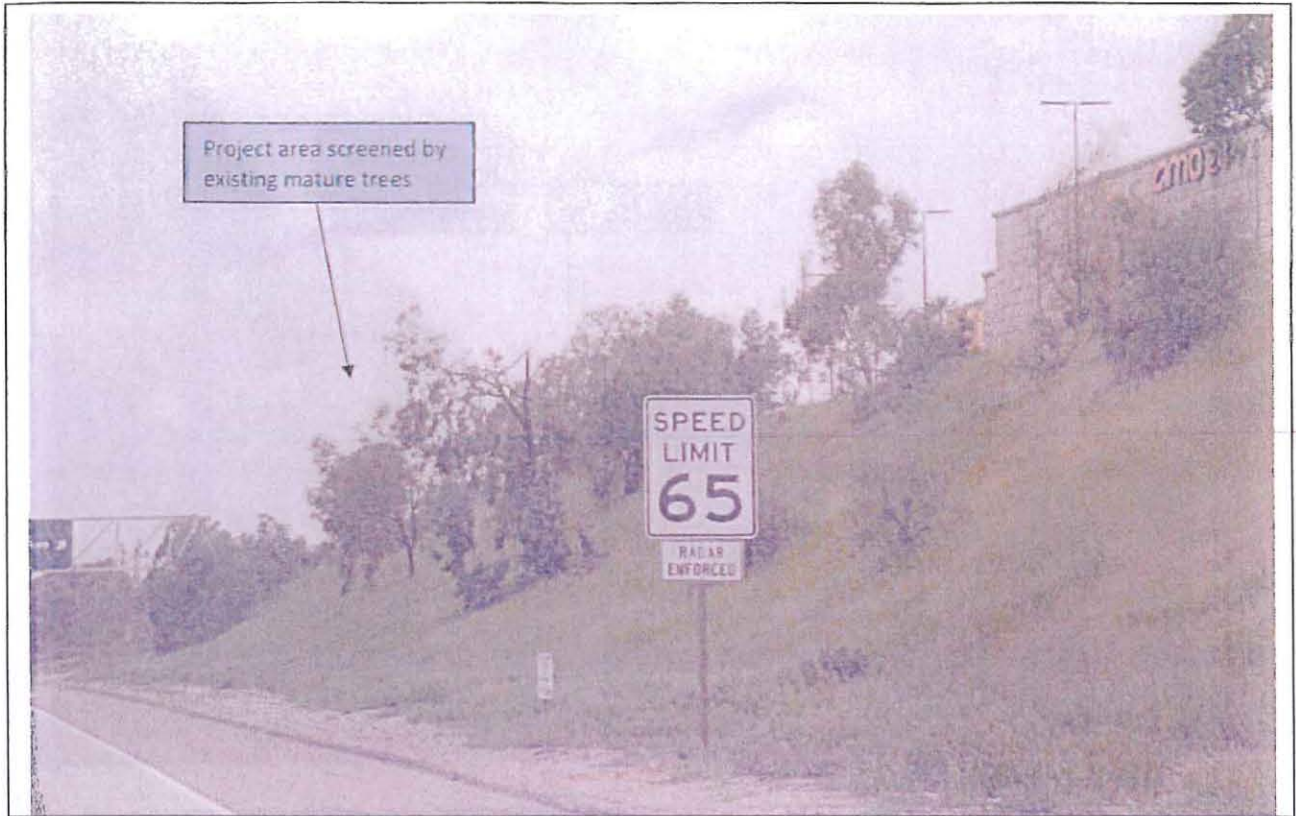
2 Looking northerly, adjacent to 805 south-bound lanes towards project site – wide angle utilized for context.



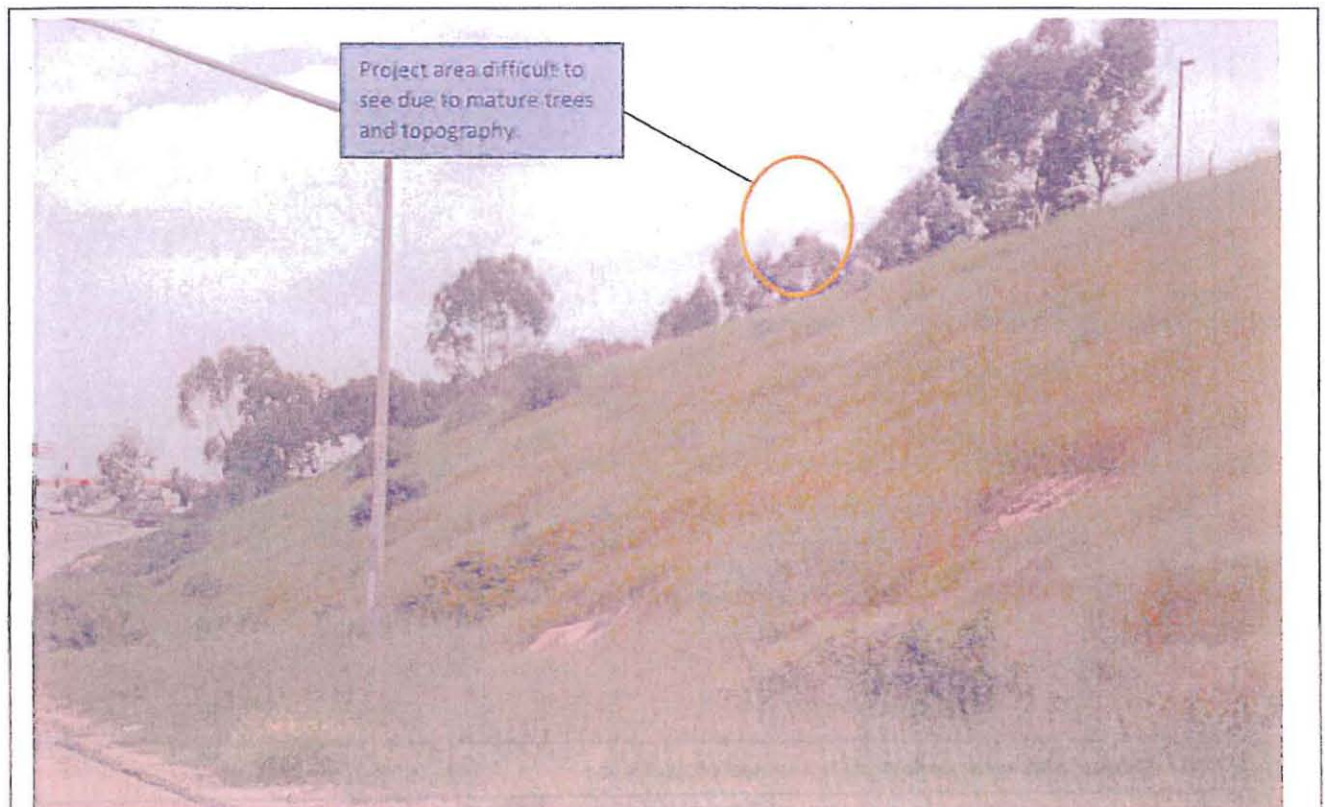
3 Looking northerly toward project site



4 Driving northerly, on Fwy. 805 towards project site



5 Looking northerly, adjacent to 805 south-bound lanes towards project site – wide angle utilized for context.



6 Looking NE towards project site from the 805 off-ramp at Palm Ave.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2012-AWP-5833-OE

Issued Date: 08/13/2012

John Monday (ap)
 AT&T Mobility Services LLC
 5601 Legacy Dr
 A-3141
 Plano, TX 75024

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole SS0004 PALM PROMENADE
 Location: San Diego, CA
 Latitude: 32-34-56.41N NAD 83
 Longitude: 117-02-08.26W
 Heights: 283 feet site elevation (SE)
 50 feet above ground level (AGL)
 333 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
 Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 02/13/2014 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-5833-OE.

Signature Control No: 169970704-171025854
Karen McDonald
Specialist

(DNE)

Attachment(s)
Case Description
Frequency Data
Map(s)

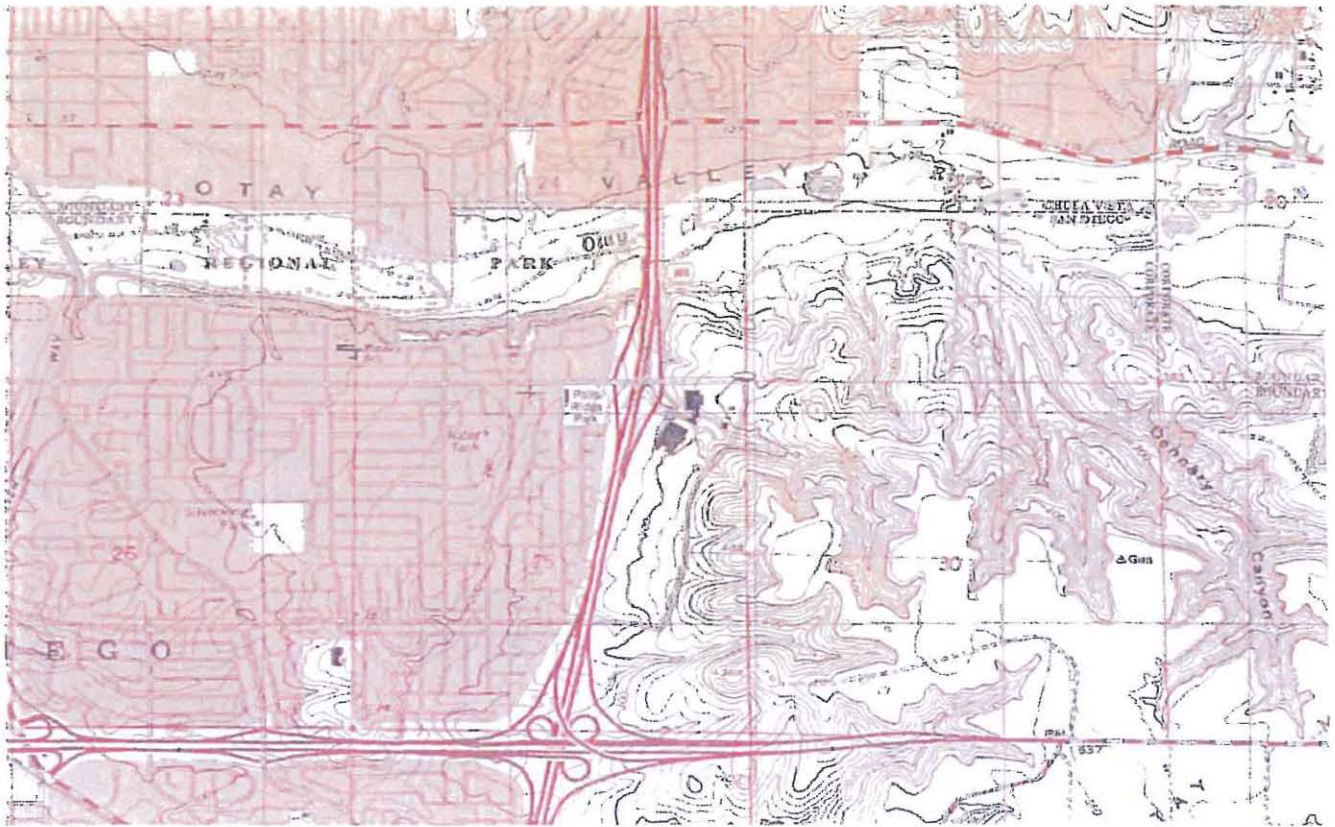
cc: FCC

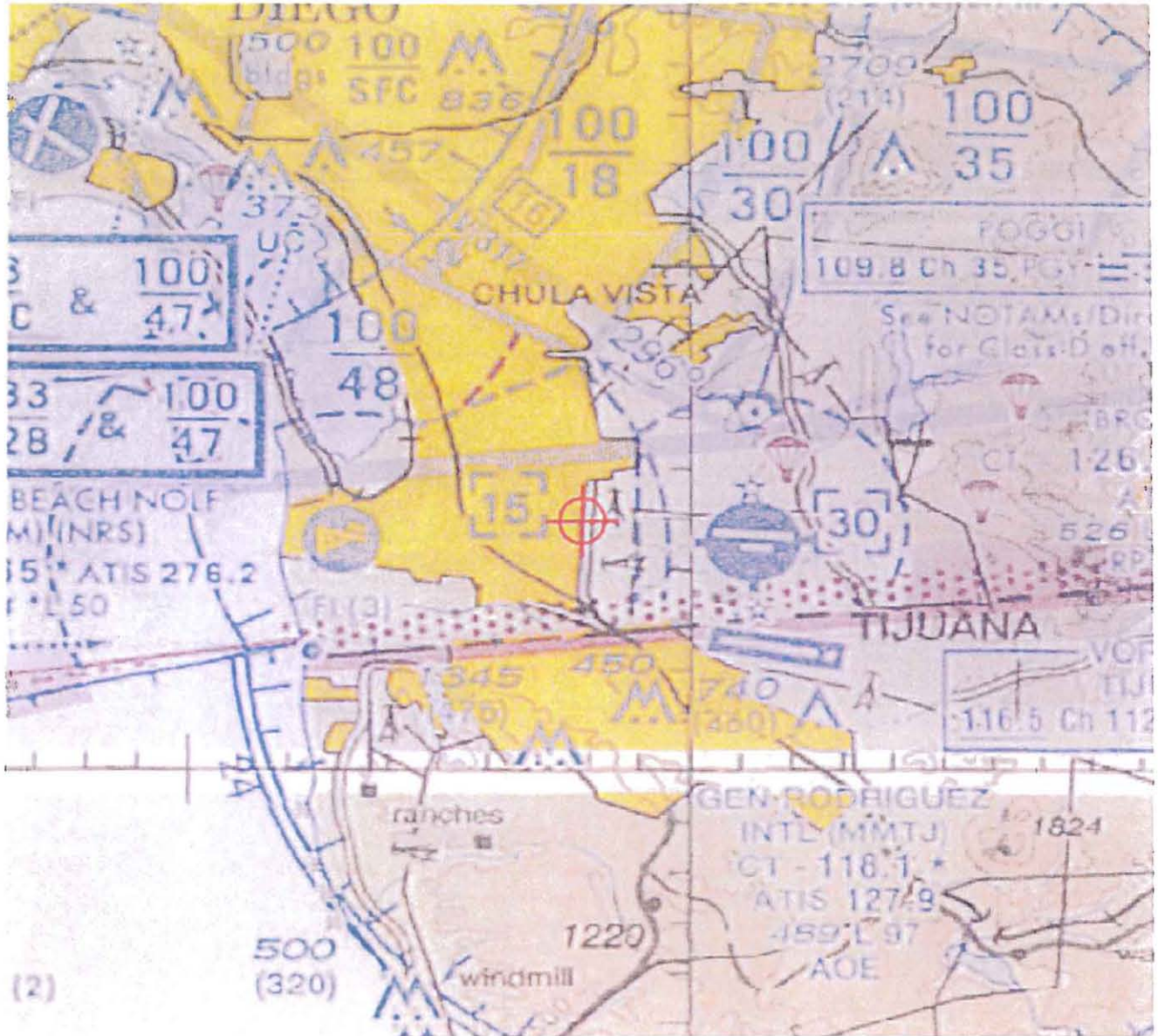
Case Description for ASN 2012-AWP-5833-OE

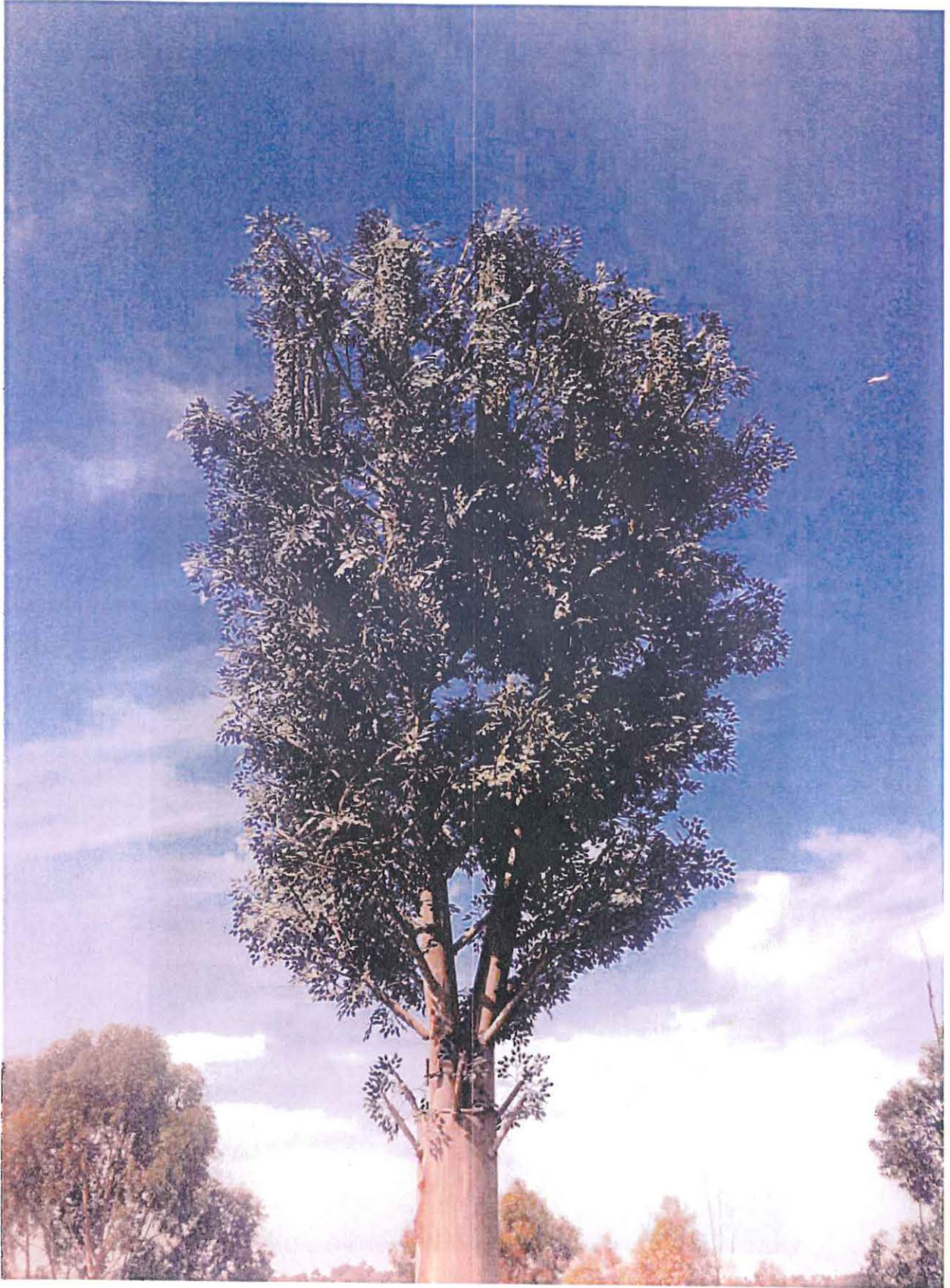
Applicant is filing for new construction with an overall height of 50 feet.

Frequency Data for ASN 2012-AWP-5833-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W







ATTACHMENT 18

