

# SKYLINE-PARADISE HILLS COMMUNITY PLANNING GROUP

Skyline Hills Library - 7900 Paradise Valley Rd., San Diego, CA 92114

## PUBLIC NOTICE and AGENDA

**Tuesday**, August 11, 2026 at 6:00 p.m. - 7:55 p.m. (2nd Tuesday monthly)

*Skyline Hills, Paradise Hills, South Bay Terraces, Lomita, North Bay Terraces, and Jamacha*

[sph.cpc@gmail.com](mailto:sph.cpc@gmail.com)

*"If Sign Language interpretation or language translation services are required, please visit [www.sandiego.gov/planning/translation](http://www.sandiego.gov/planning/translation) to submit a request at least (3) three workdays prior to the meeting date to ensure availability."*

### Members:

|                                           |                                     |
|-------------------------------------------|-------------------------------------|
| Chair, Don Houston (Paradise Hills)       | Dexter Saldaen (North Bay Terraces) |
| Vice Chair, Tanisha-Jean Martin (Skyline) | Rhonda Shephard (Skyline)           |
| Secretary, Erin Tomaras (Paradise Hills)  | Tanika Tyler (Skyline)              |
| Wayne English (Paradise Hills)            | Voting Member (Vacant)              |
| Avery Montoya (Skyline)                   | Voting Member (Vacant)              |

1. 6:00 **Call To Order and Roll Call**
2. 6:03 **Modification/Approval of Agenda**
3. 6:05 **Adoption of Minutes for July 14, 2026**
4. 6:08 **Non-Agenda Public Comment**  
*Identification of issues that are within the jurisdiction of the CPG, but not on the agenda. No discussion or action is permitted, except to establish a subcommittee for study, or place the item on a future agenda. Two minutes per issue.*
5. 6:20 **Community Planners Committee/Chair/Voting Member Reports**
  - A. Community Planners Committee Report
    - a. CPG Best Practices and Coordination for Funding
    - b. New Planning Dept Initiatives
      - i. Affordable Home Development Master Plan
      - ii. Extreme Heat Action Plan
    - c. La Jolla Secession from City
    - d. Appeal Fee Increase
  - B. Chair Report
    - a. Trash Cans at Bus Stops
    - b. San Diego Town Hall - San Diego United Communities
    - c. SR-94 Comprehensive Multimodal Corridor Plan
  - C. Voting Members Report
    - a. MOU for Establishing a Citizen Checks and Balances System (Wayne)
    - b. Workshop on August 22 at Skyline Hills Library about Bell Middle School (Tanisha)

6. 6:35 **Informational Items**
- A. Ranch Hills AT&T (PRJ-1155752)
    - a. *Public Safety Towers Company, LLC proposes to construct, operate, and maintain a wireless communications facility at 5901 Rancho Hills Drive. The facility will include a 55-foot-tall mono-eucalyptus faux tree tower equipped with nine (9) panel antennas arranged in three (3) sectors, nine (9) remote radio units, and three (3) surge suppressors. The supporting equipment, including a single equipment cabinet and an emergency generator, will be housed within a concrete masonry enclosure.*
  - B. Speed limit changes
    - a. *Review map and letter provided by the City Traffic Department on upcoming changes within the CPG area*
7. 7:00 **Action Items**
- A. Appoint New Voting Member Applicants (Bill Smith and Bonita Mason) to the CPG through the March 2027 term
    - a. *Appointment occurring in accordance with Skyline Paradise Hills Community Planning Committee Bylaws, Article IV, Section 2 as there are currently 2 Voting Member openings*
  - B. Review and vote on Tonawanda Dr Drainage Easement Vacation (PRJ-1159894)
    - a. *Vacate an existing 5-foot-wide, 1,807-linear-foot drainage easement located alongside the frontages of four (4) developed residential lots at 5949, 5939, 5929, and 5919 Tonawanda Drive*
  - C. Review and submit a letter of support for continued planning, community engagement, and partnership exploration of the Douglas District / Green Ribbon Corridor concept as a community-serving initiative
8. 7:35 **Representative Reports**
- These reports may include, but are not limited to, information on community events and regulatory/legislative updates.*
- A. San Diego Southeastern Division Police Department
  - B. City of San Diego Councilmember Henry L. Foster III, District 4
  - C. San Diego Mayor's Office
  - D. County of San Diego Supervisor Monica Montgomery Steppe, District 4
  - E. California Senator Dr. Akilah Weber Pierson, District 39
  - F. California Assemblymember Dr. LaShae Sharp-Collins, District 79
  - G. Congressman Juan Vargas, 52<sup>nd</sup> District
9. 7:55 **Adjourn** until the next regular meeting on September 8, 2026.

## **Skyline-Paradise Hills Community Planning Group**

### **July 14, 2026 Minutes**

#### **Call to Order**

Chair Houston called the meeting to order at 18:04 hours. He noted that this was his first meeting as Chair following the resignation of former Chair Samantha Jenkins earlier in the year.

#### **Roll Call**

The following members were present for a quorum:

- Don Houston
- Avery Montoya
- Wayne English
- Erin Tomaras
- Tanika Tyler

The following members were absent:

- Rhonda Shephard
- Tanisha-Jean Martin

#### **Approval of Agenda and Minutes**

- *Chair Houston requested that Representative Reports be moved to the end of the agenda and that the action item to add Dexter Saldean as a voting member be heard first under Action Items. No voting members objected.*
- *Member Montoya motioned to approve the May 12, 2026 minutes. Member Tyler seconded. Members Houston, Montoya, English, Tomaras, and Tyler voted for the motion to pass.*

#### **Non-Agenda Public Comment**

- Edwina Hardieway, past president of a Skyline Hills community group, expressed interest in collaborating on community issues. She noted that the neighborhood is changing, residents have received frequent calls to sell their homes, and members of Christ the King Church have raised concerns regarding ICE activity. She suggested creating a phone tree or contact list to share information when community concerns arise.
- Alexander Young, a Skyline Hills resident, requested assistance obtaining trash cans at bus stops along Skyline Drive. The resident noted picking up trash weekly at bus stops and that existing trash cans are often overflowing.
  - Chair Houston suggested contacting Councilmember Foster's office and the Mayor's office. Member Montoya suggested a letter that the CPG could consider supporting.
- David Townsend, a Skyline Hills resident, raised concerns regarding traffic at 47th Street and Imperial Avenue and requested coordination of traffic signals to reduce congestion on and near the freeway.
  - Larry Young stated that the light changes every three cycles instead of every other cycle.
  - An additional lane was suggested as a potential way to help alleviate traffic.
  - Member English suggested talking to Councilmember Foster/Bruce Williams.
- Member English said that the CPG could use more voting members and invited the public to apply.

## Community Planners Committee Report

- Chair Houston reported on the most recent CPC meetings that he's attended. He noted that the meetings are Zoom meetings that the public can attend online or in person.
- He showed the CPC website (<https://www.sdcp.org/>) and noted that the presentations are available on their website. He noted the following topics:
  - o SB79– Allows high-density development near trolley stops
  - o Neighbors for a Better San Diego – The City is pushing for more condo buildings and townhomes, which will change the character of single-family neighborhoods
  - o A Seat at the Table – Community representatives get 1 minute at City meetings and developers get more time. City now allowing community representatives up to 15 minutes if there are enough time ceders in attendance.
  - o Noise Ordinance Land Development Code Change – CPC asking the City to put in guard rails for a noise ordinance change that allows business to make noise all day if they have a permit
  - o OB Rag – Kate Callen is soliciting input to tell a story about each CPG
  - o Other Presentations – Other recent presentations have included ones on technology and community gardens.

## Chair's Report

- Chair Houston went over his goals for the rest of the 2026-2026 term and noted he will need help from the community and voting members to get these achieved:
  - o Recruit voting member in advance of 2027 elections
    - He wants to have a robust election (with competition that yields the best candidates).
    - He said the CPG is currently missing representatives from Lomita and Jamacha and is focused on recruitment in those areas.
  - o Update bylaws/operating procedures
    - This process was started last year but never completed. It will include update of election procedures.
  - o Establish internet/social media presence
    - Groundworks San Diego has paid for websites for other CPGs
    - Starting to get together with other Southeast SD CPGs, coordinating a quarterly meeting .
    - District 4 website has all the CPGs and Town Councils meeting details, but Member English has been asking to include that meeting information in the monthly newsletter as well.
  - o Attend 2 community engagement and participation events
    - The CPG has already participated in the grand opening of the Paradise Hills Native Garden.
  - o Give the letterhead a facelift
- Chair Houston went over the CPG's responsibilities.



- He noted that it changed from a Community Planning Committee to Community Planning Group on May 29, 2024 and the latest version of CP 600-24 is from the same date
  - Responsibilities include collaboration with City staff, advisory planning review and submittal of CPG recommendations to the City within 10 days, adherence to the Brown Act, maintenance of open records.
    - A new AT&T tower project in Paradise Hills has come to the CPG for review and Chair Houston invited the project applicant to a future meeting
  - Chair Houston noted that the CPG is an “Independent Entity”, which means it independent from the City and must be able to operate as such
- Chair Houston noted that the training with City needs to be completed every year and the annual report needs to be submitted every year.
  - The latest annual report was submitted on July 13.
- Chair Houston shared the Skyline - Paradise Hills Community Plan and the planning issues stated in the plan.
  - It was adopted in 1987 and is a good reference when asking for the CPG to support a cause (i.e., reference language from plan).
  - He noted that an update to the plan is needed.
- Chair Houston noted that participated as a time ceder for the Emerald Hills Development Appeal Hearing.
  - The appeal was unsuccessful.
  - Supervisor Montgomery supported the radio towers project.

### **Voting Members Report**

- No voting member reports were provided.

### **Informational Items**

- No informational items were provided.

### **Action Items**

- Appoint Dexter Saldean as a CPG Voting Member
  - ***Member English motioned to appoint Dexter Saldean as a CPG voting member for the remainder of Samantha Jenkins’ term, ending March 31, 2027. Member Montoya seconded. Members Houston, Montoya, English, Tomaras, and Tyler voted for the motion to pass.***
- Motion re: California Coast Credit Union Account No. XXXXXXXX089
  - ***Member English motioned to request that Samantha Jenkins and Harry Bennett Jr. be removed from California Coast Credit Union Account No. XXXXXXXX089 and that Don Houston and Erin Tomaras be added to the account and that all future account statements be sent to Don Houston. Member Montoya seconded. Members Houston, Montoya, English, Tomaras, Saldean, and Tyler voted for the motion to pass.***
- Review and submit a letter of support for continued planning, community engagement, and partnership exploration of the Douglas District/Green Ribbon Corridor concept as a community-serving initiative

- o The CPG discussed the proposed letter of support.
- o Chair Houston noted that the letter should be addressed to a specific recipient rather than “To Whom It May Concern.” Member Tyler clarified that the letter was intended as an initial support letter for District 4 community members and organizations.
- o Chair Houston indicated that the CPG can support the Marie Widman Park project but cannot support projects outside of the CPG’s boundary.
- o It was decided to keep discussing the letter of support at the next meeting.
- Review and submit the Community Infrastructure Priorities list due on August 1
  - o The infrastructure priority projects that the CPG discussed and agreed to submit to the City included the following:
    - Construct a sidewalk on south side of Paradise Valley Road
    - Improve existing bike lanes on Paradise Valley Road with curb and bollard protection from National City to Woodman Street
    - Restore riparian scrub habitat on south side of Paradise Valley Road
    - Update Kieller Park equipment/playing fields

## **Representative Reports**

- Tiffany Harrison (City Council District 4) provided the following information:
  - o Arts and culture funding opportunities are open, and the last virtual webinar will be held on August 4.
  - o Community Infrastructure Priorities are due by August 1.
  - o Get It Done Days will occur during the first week of August, beginning in the Chollas CPG area.
- Robin Todd (California Assembly District 79) provided updates regarding bills related to retail theft (AB 2108) and child support (AB 2395).
- Officer Jones (Southeastern Division) provided the following information:
  - o He provided his email and phone number for community members to reach out to [jonescl@pd.sandiego.gov](mailto:jonescl@pd.sandiego.gov), 619-701-4016
  - o Residents were encouraged to submit parking enforcement concerns through the Get It Done app, take a screenshot, and email the information to Officer Jones. Officer overtime has been approved to assist with parking enforcement.
    - Recent enforcement resulted in 74 citations and 66 vehicles towed.
  - o Officer Jones stated that residents may send flyers to him for distribution.
  - o Graffiti concerns should be submitted through Get It Done.
  - o Young and Prosperous Foundation has helped previously with trash clean ups.
  - o A complaint from the public was made about no one staffing the front desk of a police station.
    - Officer Jones suggested calling the non-emergency number as staffing issues can result in no one staffing the front desk.

## **Adjournment**

Chair Houston adjourned the meeting at 19:51 hours.

Meeting minutes were recorded by:

Erin Tomaras

Erin Tomaras, Secretary



April 27, 2026

City of San Diego – Development Services  
7650 Mission Valley Road  
San Diego CA 92108

RE: **Public Safety Towers Company – SAND04 Wireless Telecommunication Facility  
5901 Rancho Hills Drive, San Diego, CA 92139 (APN: 587-420-06-00)**

Dear DSD staff,

Public Safety Towers Company, LLC proposes to construct, operate, and maintain a wireless communications facility at 5901 Rancho Hills Drive, San Diego, CA. The facility will include a 55-foot-tall mono-eucalyptus faux tree tower equipped with nine (9) panel antennas arranged in three (3) sectors, nine (9) remote radio units, and three (3) surge suppressors. The supporting equipment, including a single equipment cabinet and an emergency generator, will be housed within a concrete masonry enclosure.

The installation is required to maintain the FirstNet/AT&T Wireless Network. Under its license, AT&T must provide universal coverage in its service areas.

Per Section 141.0420 of the city's municipal code, the proposed construction needs a Conditional Use Permit. The following materials are required for the application.

- General Application (electronic submittal)
- Owner Consent Form (DS-318)
- Grant Deed
- Wireless Communication Facilities Supplemental Application and Checklist (DS-420)
- Stormwater Requirement Applicability Check List (DS-560)
- Applicant's Project Description and Justification
- Color photo survey with vicinity map
- Color photo simulations
- RF letter of Compliance / Report
- Noise Report
- Justification Map
- Coverage Maps
- Climate Action Plan Consistency Checklist
- Proposed Development Plans

The city is required to evaluate this application according to the shot clock deadline. The details given are consistent with the DS-420 form and its requirements. Please inform me if you require any additional information.

Sincerely,

*Sam Gudino*

Program Manager



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**Project Address** 5901 Rancho Hills Dr  
San Diego, CA

**Project Type** Discretionary Project

**Primary Contact** forozco@interlinkpg.com

#### Instructions

<p>The following issues require corrections to the documents submitted.</p>

#### Scope of Work

AT&T: 5901 "C" RANCHO HILLS DR LUP & PDP P4

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Other

#### DSD-Engineering Review

Khanh Huynh  
KHuynh@sandiego.gov  
(619) 446-5299

##### [ Comment 00001 | Page | Open ]

Please revise the proposed Site plan, sheet A-1, to call out the driveway (east), adjacent to the site on Rancho Hills Drive to be reconstructed per current City Standard.

##### [ Comment 00002 | Page | Open ]

Please revise the proposed Site plan, sheet A-1, to call out the existing driveway, adjacent to the site on Reo Drive to be reconstructed per the current City Standard.

##### [ Comment 00003 | Page | Open ]

Based on sheet T-1, the project proposed an 8-foot wall and a 6-foot gate. Please revise the proposed Site plan to call out these private improvements.

##### [ Comment 00004 | Page | Open ]

Please add a note on the proposed Site plan to state that: "Right-of-way permit is required for any work within the ROW."

##### [ Comment 00005 | Page | Open ]

An EMRA is required for any private improvements in the ROW.

##### [ Comment 00006 | Page | Open ]



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Please show the visibility triangles on both sides of driveways, adjacent to the site on Rancho Hills Drive and Reo Drive. Please note, no walls or fences, landscaping that are 3 feet or more are allowed in the visibility triangle areas.

[ Comment 00007 | Page | Open ]

Please show drainage patterns for the entire site.

[ Comment 00008 | Page | Open ]

Will there be any grading? If so, please provide the export amount in cubic yards.

[ Comment 00009 | Page | Open ]

1. Based on the scope of work, and the Storm Water Requirements Applicability Checklist, the project is identified as the Standard Development Project, and subject to Low Impact Development (LID) BMPs. Therefore, I-4 and I-5 forms are required.
2. Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable.
3. A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:

[https://www.sandiego.gov/sites/default/files/january\\_2018\\_storm\\_water\\_standards\\_manual\\_0.pdf](https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf)

#### DSD-Landscape Review

Jill Chorak  
JChorak@sandiego.gov  
(619) 446-5183

[ Comment 00021 | Page | Open ]

Updates Required: Please resubmit revised plans addressing issues discussed below through Accela. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: [jchorak@sandiego.gov](mailto:jchorak@sandiego.gov) or call 619-466-5183.

Refer to the following link for DSD's user guide on electronic submittals:

<https://www.sandiego.gov/sites/default/files/opensd-user-guide-pts-projects.pdf>

[ Comment 00022 | Page | Open ]

Project Scope: AT&T: Limited Use Permit & Planned Development Permit to install a new wireless communication facility (WCF) located at 5901 Rancho Hills Drive in the Skyline Paradise Hills Community Plan Area, Base Zone CN-1-2, Council District 4. Public Safety Tower Company proposes to install a wireless telecommunication facility consisting of a 50' foot faux tree tower with panel antennas, RRU, surge suppressors. Equipment cabinet and emergency generator inside an enclosure.

[ Comment 00023 | Page | Open ]

Applicability (Information Only): Per SDMC 141.0420, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through the use of architecture, landscape, and siting solutions. Landscape material and design techniques should be utilized to integrate WCFs with the surrounding environment to improve views from neighboring properties and the public right-of-way.



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**[ Comment 00024 | Page | Open ]**

Information Only: The less visible a facility is, the more integrated/concealed it is. Increasing visibility reduces/defeats concealment. Anything that is represented on plans and photo simulations as providing concealment (adjacent landscaping, paint colors, architectural elements, etc.) should be present for the life of the project, and so must be in an area within the applicant's control.

**[ Comment 00025 | Page | Open ]**

Information Only: Existing and proposed landscape material and design techniques should be utilized to integrate WCFs with the surrounding environment to improve views from neighboring properties and the public right-of-way.

**[ Comment 00026 | Page | Open ]**

Existing and proposed landscape material and design techniques should be utilized to integrate WCFs with the surrounding environment to improve views from neighboring properties and the public right-of-way. Based on the site plan, aerial imagery and photo simulations, it appears the faux WCF is not adequately screened from the public right-of-way. Have other potential siting solutions been explored on this property for the mono tree?

**[ Comment 00027 | Page | Open ]**

A Landscape Plan is required when a project is proposing faux landscape, adding ground-mounted equipment, or when adding additional substantial building mass and bulk. The project is proposing additional mass and bulk, therefore, is required to provide a landscape plan.

**[ Comment 00028 | Page | Open ]**

When faux landscape is proposed, the landscape plan needs to demonstrate that existing and proposed landscape material will be able to screen and integrate the proposed faux landscape, in accordance with the WCF Regulations.

**[ Comment 00029 | Page | Open ]**

Faux landscape is permitted when existing or proposed living landscape material, of a similar size and species, is provided. With the addition of trees and other landscape features and the screening of the required equipment, this site location would be considered acceptable.

**[ Comment 00030 | Page | Open ]**

Based on the photosims provided, it appears the faux tree is not adequately integrated or screened from the public right-of-way.

**[ Comment 00031 | Page | Open ]**

Planting Plan: Please provide a Planting Plan with the next submittal. The Planting Plan should include a plan, legend, and details. Please include existing plant material including shrubs and trees that screen the WCF and include a dashed symbol, botanical and common name and caliper size for trees. Please see the Project Submittal Requirements, Section 2 for more information (available online).

**[ Comment 00032 | Page | Open ]**

Irrigation Plan: Please provide an Irrigation Plan. The Irrigation Plan should include a plan, legend, and details. Please see the Project Submittal Requirements, Section 2 for more information (available online).

**[ Comment 00033 | Page | Open ]**



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Proposed Trees: The Trees on site shall be selected from the City's Street Tree Selection Guide. Show the species, and size (min. 24-in box) on the plans.

**[ Comment 00034 | Page | Open ]**

Root Zone: Provide a root zone of 40 square feet per tree with a minimum dimension of 5-ft.

**[ Comment 00035 | Page | Open ]**

Provide the following note on the Landscape Plan: "A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC §142.0403(b)(5)."

**[ Comment 00036 | Page | Open ]**

Provide the following note on the Landscape Plan: "Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403(b).

**[ Comment 00037 | Page | Open ]**

Provide the following note on the Landscape Plan:  
"MINIMUM TREE SEPARATION DISTANCE  
Traffic signals / stop signs - 20 feet  
Underground utility lines - 5 feet (10' for sewer)  
Above ground utility structures - 10 feet  
Driveway (entries) - 10 feet  
Intersections (intersecting curb lines of two streets) - 25 feet"

**[ Comment 00038 | Page | Open ]**

Provide the following note on the Landscape Plan: "Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by LDC §142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected." Also, indicate the type(s) of irrigation system(s) proposed, i.e. spray, drip, etc.

**[ Comment 00039 | Page | Open ]**

Provide the following note on the Landscape Plan: "Mulch: All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC §142.0411."

**[ Comment 00040 | Page | Open ]**

Provide the following note on the Landscape Plan: "Maintenance: All required landscape areas shall be maintained by the \_\_\_\_\_. Landscape and irrigation areas in the public right-of-way shall be maintained by \_\_\_\_\_. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit."

**[ Comment 00041 | Page | Open ]**

Tree Maintenance Note: Provide the following note on the Landscape Plan: "All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted."





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**[ Comment 00042 | Page | Open ]**

Provide the following note on the Landscape Plan: "Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code §142.0403(b)(10)."

**[ Comment 00043 | Page | Open ]**

Provide the following note on the Landscape Plan: "If any required landscape indicated on the approved construction document plans is damaged or removed, 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."

**[ Comment 00044 | Page | Open ]**

Provide the following note on the Landscape Plan: "All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards."

**DSD-Telecom WCF Review**

Nilia Safi  
NSafi@sanidiego.gov  
(619) 446-5236

**[ Comment 00010 | Page | Open ]**

AT&T is proposing to place nine (9) antennas and nine (9) RRUs concealed within the branches of a 55-foot-tall mono-eucalyptus faux tree with the equipment, including a generator, inside an enclosure on the ground, in the parking lot of an existing church.

**[ Comment 00011 | Page | Open ]**

The site is located at 5901 Rancho Hills Dr, in the CN-1-2 Zone of the Skyline-Paradise Hills Community Plan area.

**[ Comment 00012 | Page | Open ]**

Pursuant to the current SDMC Section 141.0420(b)(B), placement of a WCF in this zone requires approval of a Limited Use Permit (LUP).

**[ Comment 00013 | Page | Open ]**

The proposed faux tree at 50-foot height is above the permitted height in the CN-1-2 zone, per SDMC Section 131.0531 (a).

Pursuant to SDMC Section 126.05Any126.05 (b)(1) Any proposed deviation from the development standards requires a Planned Development Permit (PDP), a process 4 Planning Commission Approval.

**[ Comment 00014 | Page | Open ]**

The following findings must be made in order to recommend approval of the project:

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



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

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.

**[ Comment 00015 | Page | Open ]**

The WCF regulations and municipal code require antennas and associated equipment to be fully concealed and blend with existing environment; in the case- proposed new faux tree, species of the same type of tree must be present on site, in order to achieve this goal. Please identify the existing and proposed trees.

**[ Comment 00016 | Page | Open ]**

Submit a photo simulation of the equipment area showing the screening.

**[ Comment 00017 | Page | Open ]**

Submit a 3-D simulation of the proposed faux tree.

**[ Comment 00018 | Page | Open ]**

Submit plans to show the antennas details and coverage, the tree branches should extend a minimum of 24 inches from the centerline of the tower.

**[ Comment 00019 | Page | Open ]**

The project is located within the Skyline-Paradise Hills Community Plan area; per SDMC approval of the PDP requires a recommendation from the Community Planning Group (CPG). Please contact the CPG Chair to schedule the project for their review and recommendation, after the Notice of Application is mailed out. Submit a copy of their vote with your future correspondence:

SAMANTHA JENKINS, CHAIR

sph.cpc@gmail.com

**[ Comment 00020 | Page | Open ]**

Submit an applicant correspondence with your next resubmittal to indicate how you have addressed the issues.

**LDR-Environmental**

Carissa Garcia  
clgarcia@sandiego.gov

**[ Comment 00045 | Page | Open ]**

These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further



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questions.  
[Informational Item]

**[ Comment 00046 | Page | Open ]**

**RESUBMITTAL REQUIREMENTS**

Applicant-written responses to all staff comments is required with each resubmittal. The City's expectation is that the applicant/consultant respond to comments. Failure to submit responses to each City comment will delay the review of the project.

**[ Comment 00047 | Page | Open ]**

**ENVIRONMENTAL DETERMINATION [INFORMATIONAL]**

Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies.

Once issues raised, by EAS and other reviewing disciplines have been resolved, EAS will make a determination as to the appropriate environmental document based on all reviewed and submitted information.

**[ Comment 00048 | Page | Open ]**

**ENVIRONMENTAL DETERMINATION [INFORMATIONAL]**

Note that, as detailed in Comment #53, the project is located on a site included on a list compiled pursuant to Section 65962.5 of the Government Code. Therefore, per the California Environmental Quality Act (CEQA) Guidelines Section 15300.2(f), a categorical exemption cannot be used for this project. EAS will continue to review the project to determine another appropriate environmental determination.

**[ Comment 00049 | Page | Open ]**

**PROJECT SCOPE**

The project is requesting a LIMITED USE PERMIT and PLANNED DEVELOPMENT PERMIT to install a new wireless communication facility consisting of a 50-foot faux tree tower with panel antennas, remote radio units, surge suppressors, as well as an equipment cabinet and emergency generator inside an enclosure. The project site located at 5901 Rancho Hills Drive is zoned Commercial Neighborhood (CN-1-2) and designated Commercial Neighborhood within the Skyline Paradise Hills Community Plan area. The project is requesting to deviate from San Diego Municipal Code Section 131.0531(a) to exceed the permitted height in the CN-1-2 zone. (Assessor's Parcel Number: 587-450-0600)

**[ Comment 00050 | Page | Open ]**

**AESTHETICS: [OPEN]**

The project site is located within the Skyline Paradise Hills Community Plan, which offers views of Coronado, downtown San Diego, the San Diego Bay, mountains as well as small canyon and hillsides. The project site is not located within or adjacent to a designated view corridor within the Skyline Paradise Hills Community Plan.

EAS defers to DSD-Telecom and DSD-Landscape staff on issues relating to the WCF's design including sizing and screening requirements. There are open comments from DSD-Telecom staff related to antenna and equipment



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concealment, photo simulations of the equipment area, and a 3-D simulation of the proposed faux tree. DSD-Landscape staff's review is still underway at this time; refer to and address their comments.

**[ Comment 00051 | Page | Closed ]**

**BIOLOGICAL RESOURCES [CLOSED]**

The project site is currently developed and is surrounded by development. Review of aerial and street level photography appears to show that the project site does not contain any sensitive biological resources. The project site does not contain any sensitive riparian habitat or other identified habitat community. Furthermore, the project site does not contain, nor is it adjacent to, MHPA designated lands. All pertinent information will be included within the appropriate environmental document. No further comment is required.

**[ Comment 00052 | Page | Closed ]**

**GREENHOUSE GAS EMISSIONS (GHG) [CLOSED]**

The Applicant submitted a CAP Consistency Checklist, which is no longer the City GHG evaluation process. This project is subject to the CAP Consistency Regulations and 2022 CAP.

The project is consistent with the land use and zoning utilized in the 2022 Climate Action Plan. The project proposes no development, and the CAP Consistency Regulations are not applicable per SDMC Section 143.1403. EAS has no further comments. All pertinent information will be included within the appropriate environmental document.

**[ Comment 00053 | Page | Open ]**

**HAZARDS AND HAZARDOUS MATERIALS [INFORMATION ONLY]**

The project site is on the State Water Board's Geotracker list for Leaking Underground Storage Tanks (LUSTs) under Reo Gas (T0607302446). The Geotracker list is one of the five lists that comprise the Cortese List compiled pursuant to California Government Code Section 65962.5. Once a site is included on the Cortese List, it remains on the list permanently, even if the case for the site is closed.

**[ Comment 00054 | Page | Open ]**

**HAZARDS AND HAZARDOUS MATERIALS [OPEN/ACTION REQUIRED]**

As the project proposes grading at a hazardous materials site, the project must be submitted to the Regional Water Quality Control Board (RWQCB) and the Department of Toxic Substances Control (DTSC) for clearance. You may contact Sarah Mearon (sarah.mearon@waterboards.ca.gov) at the RWQCB and Shelly (michelle.micucci@dtsc.ca.gov) at DTSC. Provide a case number and/or email verification that the project has been submitted to RWQCB and DTSC.

EAS will coordinate with the DPM to ensure the appropriate conditions are included for site remediation/coordination/clearance with the agencies identified above.

**[ Comment 00055 | Page | Open ]**

**HAZARDS AND HAZARDOUS MATERIALS [OPEN/ACTION REQUIRED]**

Revise Form DSD-3035 to indicate that the site is contained on a list compiled pursuant to Government Code Section 65962.5 9 (Cortese List).

**[ Comment 00056 | Page | Closed ]**



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HISTORICAL RESOURCES [CLOSED]

*Archaeology*

The project site is located in an area with low potential for archaeological resources based on the City's Historical Resources Sensitivity Map. As such, a record search of the California Historic Resources Information System (CHRIS) digital database was reviewed by a City staff Archaeologist to determine the presence or absence of known resources within the project site. No additional archaeological evaluation is recommended based upon the project location, site photographs, scope of work, previously disturbed nature of the site and negative CHRIS search. All pertinent information will be included within the appropriate environmental document. EAS has no further comments related to this issue.

[ [Comment 00057](#) | [Page](#) | [Open](#) ]

HISTORICAL RESOURCES [OPEN]

*Built Environment*

The City of San Diego reviews projects requiring the demolition of structures 45 years or older for historic significance in compliance with the California Environmental Quality Act (CEQA). CEQA Section 21084.1 states that "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment." Historic property (built environment) surveys are required for properties which are 45 years of age or older and which have integrity of setting, location, design, materials, workmanship, feeling, and association. The existing structure onsite is more than 45 years old. EAS defers to DSD-Historic staff on issues related to historical resources within the built environment; refer to and address their comments.

[ [Comment 00058](#) | [Page](#) | [Open](#) ]

HYDROLOGY/DRAINAGE AND WATER QUALITY [OPEN]

EAS defers to DSD-Engineering Review on hydrology/drainage and water quality issues. DSD-Engineering has provided comments regarding hydrology/drainage; refer to and address their comments.

[ [Comment 00059](#) | [Page](#) | [Open](#) ]

LAND USE/PLANNING [OPEN]

EAS defers to DSD-Telecom WCF Review staff on General Plan, community plan, and Land Development Code compliance, including compliance with the WCF Regulations and WCF Guidelines. There are outstanding comments from DSD-Telecom staff related to compliance with the WCF Regulations identifying existing/proposed trees; refer to and address their comments.

[ [Comment 00060](#) | [Page](#) | [Open](#) ]

NOISE [OPEN/ACTION REQUIRED]

The nearest noise-sensitive receptor is the residential development that abuts the project site's eastern property line. EAS has reviewed the noise report prepared by MD Acoustics, dated April 1, 2026, and is providing redlines directly to the consultant. Provide a Word version with responses to City comments and edits in track changes as well as a clean PDF version of the report.

[ [Comment 00061](#) | [Page](#) | [Open](#) ]

PALEONTOLOGICAL RESOURCES [OPEN]

According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site is underlain by very old paralic deposits undivided, which has been categorized as having moderate resources sensitivity rating. As no grading quantities have been provided at this time, EAS cannot determine whether a significant impact to paleontological resources would result. Provide grading quantities that



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include the total cut in cubic yards and maximum depth of cut in feet proposed.

**[ Comment 00062 | Page | Open ]**

TRIBAL CULTURAL RESOURCES [OPEN]

This project may be subject to Tribal Consultation under AB 52, depending on the environmental determination. If applicable, EAS staff will distribute notification to those Native American Tribes that formally engaged in the AB 52 process with the City for possible consultation on this project. Please note that a request for consultation must be submitted by the Native American Tribes within 30 days of initial notification. If no request is made, the environmental processing timeline will proceed. If a request for consultation is made, then the environmental processing timeline will be held in abeyance until the consultation process has been completed.

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Site Development Plans PRJ-1155752.pdf

**DSD-Historic**

Megan Walker  
mewalker@sandiego.gov

**[ Comment 00063 | Sheet T-1 | Closed ]**

The property at 6080-6088 Branbury St, 5901 Rancho Hills Dr was previously reviewed on 5/20/22 in accordance with SDMC Section 143.0212 under PRJ # 587-420-0600 and was determined not eligible for designation under any HRB criteria. That determination is good for 5 years from the 5/20/22 review date unless new information is provided that speaks to the building's eligibility for designation. No new information has been provided and the property is not subject to Historic review at this time.





SHEET NUMBER  
**T-1**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- CITY/COUNTY ORDINANCES
- TIA-222-H STRUCTURAL STANDARD



**GENERAL CONSTRUCTION NOTES:**

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:  
GENERAL CONTRACTOR - GENERAL CONTRACTOR  
SUBCONTRACTOR - CONTRACTOR (CONSTRUCTION)  
OWNER - AT&T
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAT&T, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOWN DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK
8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUBCONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY (E) CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO THE BEGINNING CONSTRUCTION.
15. SUBCONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE SUBCONTRACTOR SHALL PROTECT (E) IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B-C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
22. ALL (E) ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR EXISTING UTILITIES. THE SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, D) TRENCHING & EXCAVATION.
23. ALL (E) INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE (E) SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
41. NO NOISE, SMOKE, DUST, OR VIBRATIONS WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)
42. NO ADDITIONAL PARKING TO BE PROPOSED. (E) ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.
43. NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

**ELECTRICAL NOTES:**

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL (E) CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR. PRIOR TO THE SUBMITTING OF HIS BID, FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:  
C - NATIONAL FIRE CODES  
A. UL - UNDERWRITERS LABORATORIES  
B. NEC - NATIONAL ELECTRICAL CODE  
C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.  
D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT  
E. SBC - STANDARD BUILDING CODE
4. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.
5. (E) SERVICES: CONTRACTOR SHALL NOT INTERRUPT (E) SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
6. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
8. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC., ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
9. MINIMUM WIRE SIZE SHALL BE #12 AWG. NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS. CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY AT&T.
13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
19. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS "EXCAVATION, AND BACKFILLING.
20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE (N) AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.
23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUNDING BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
26. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 - 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.
27. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
28. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 800 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
29. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
30. SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
31. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
32. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
33. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOMM".
34. ALL BOLTS SHALL BE STAINLESS STEEL

**GROUNDING NOTES:**

1. COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR, ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "Y") WITH 1" HIGH LETTERS.
3. ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
4. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
6. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
7. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN (E) TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
8. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.

**SITE WORK & DRAINAGE**

**PART 1 - GENERAL**

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

**1.1 REFERENCES:**

- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION).
- B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
- C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).

**1.2 INSPECTION AND TESTING:**

- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE SUBCONTRACTOR.
- B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

**1.3 SITE MAINTENANCE AND PROTECTION:**

- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE SUBCONTRACT.
- B. AVOID DAMAGE TO THE SITE AND TO (E) FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT (E) FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
- C. KEEP SITE FREE OF ALL PONDING WATER.
- D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
- E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- F. (E) UTILITIES: DO NOT INTERRUPT (E) UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

- PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

**ENVIRONMENTAL NOTES**

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
6. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
7. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
8. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
9. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES



1903 WRIGHT PL, STE 140  
CARLSBAD, CA 92008



5001 EXECUTIVE PKWY  
SAN RAMON, CA 94583



1387 CALLE AVANZADO  
SAN CLEMENTE CA 92073 (949) 391-6824

FA CODE: FA # 15558390

DRAWN BY: DGM

CHECKED BY: MM

| G   | 04/21/2026 | 90% ZD'S REVISED    |
|-----|------------|---------------------|
| F   | 04/17/2026 | 90% ZD'S REVISED    |
| E   | 04/13/2026 | 90% ZD'S REVISED    |
| D   | 03/06/2026 | 90% ZD'S REVISED    |
| C   | 02/23/2026 | 90% ZD'S REVISED    |
| B   | 11/26/2025 | 90% ZD'S REVISED    |
| A   | 11/19/2025 | 90% ZD'S FOR REVIEW |
| REV | DATE       | DESCRIPTION         |

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.

AT&T SITE ID: CAL02896  
PSTC #: SAND04  
CENTRO FAMILIAR  
5901 "C" RANCHO HILLS DR.  
SAN DIEGO, CA 92139  
MONOEUCALYPTUS

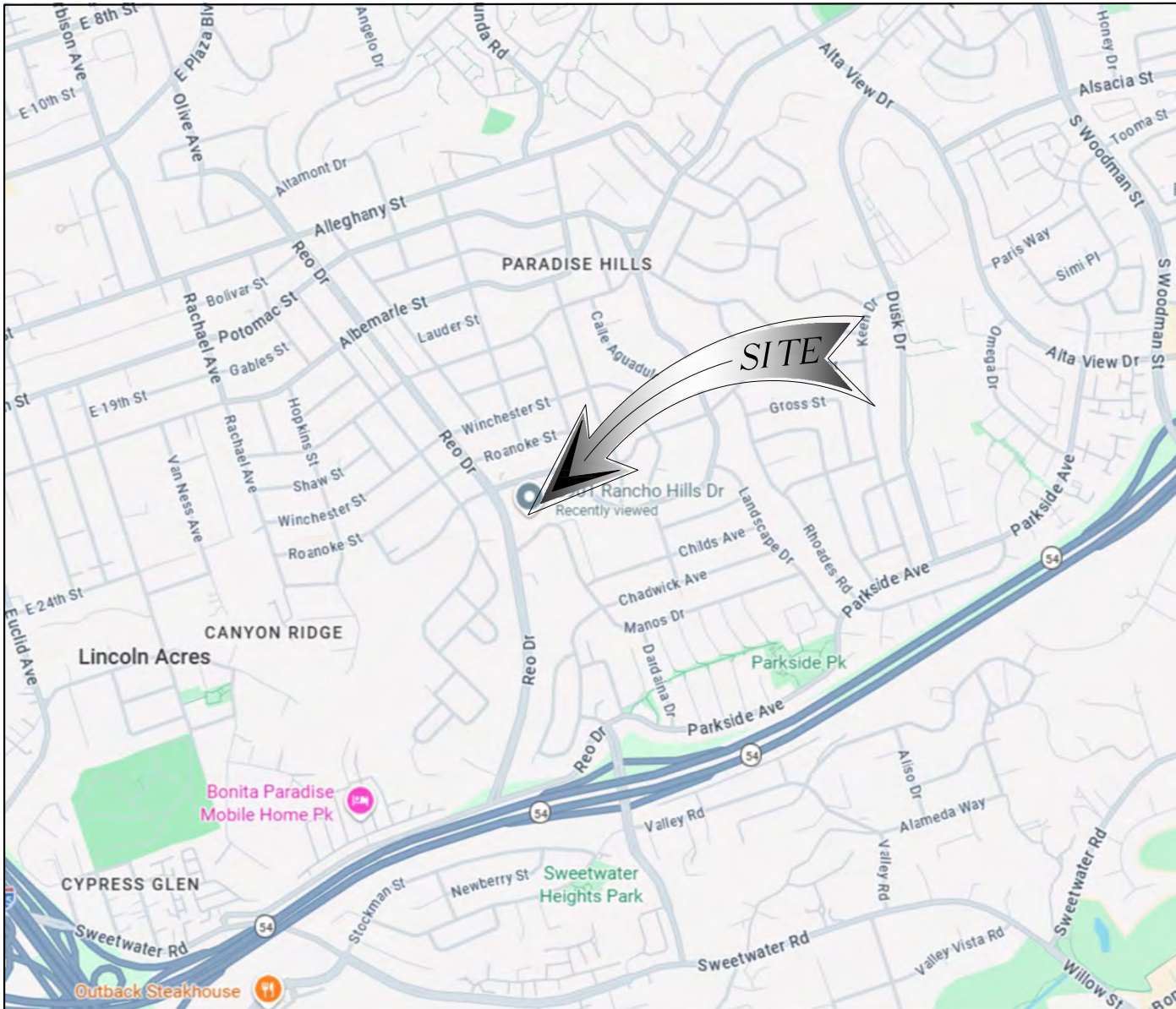
SHEET TITLE

GENERAL NOTES

SHEET NUMBER

GN-1





VICINITY MAP

APN

587-420-06-00, SAN DIEGO COUNTY, CALIFORNIA

RECORD OWNER

PACIFIC SOUTHWEST DISTRICT OF THE WESLEYAN CHURCH, A CALIFORNIA NON-PROFIT RELIGIOUS CORPORATION IN TRUST FOR THE USE AND BENEFIT OF THE MINISTRY AND MEMBERS OF THE WESLEYAN CHURCH, INCORPORATED UNDER THE LAWS OF THE STATE OF INDIANA AS THE WESLEYAN CHURCH CORPORATION

TITLE REPORT

TITLE REPORT WAS PREPARED BY U.S. TITLE SOLUTIONS WITH FILE NO. UST82455 DATED MARCH 18, 2026.

BASIS OF ELEVATIONS: (NAVD 1988)

SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 6.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06073C1916G EFFECTIVE DATE 05/16/2012.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA DESCRIBER AS FOLLOWS:

THAT PORTION OF LOT 174 DESCRIBED IN PARCEL 1 ON PARCEL MAP NO. 858, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JUNE 16, 1972, ALL OF SOUTH RANCHO HILLS UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4511, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 15, 1960.

EASEMENTS AND RIGHT-OF-WAY

4.1 AGREEMENT BY CITY OF SAN DIEGO TO MINISTERIOS DE AMISTAD, INC., A CALIFORNIA NON-PROFIT CORPORATION, DATED JANUARY 07, 2005, RECORDED JANUARY 21, 2005, IN INSTRUMENT NO: 2005-0056256.

NOTES: AGREEMENT BETWEEN THE CITY AND THE PRIVATE PROPERTY OWNER TO CONSTRUCT A PRIVATE SEWER LATERAL.

NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

4.2 GRANT DEED BY PALMER CONNER, A MARRIED MAN TO SHELL OIL COMPANY, A DELAWARE CORPORATION, DATED MAY 19, 1961, RECORDED JUNE 06, 1961, IN INSTRUMENT NO: 1961- 97077.

NOTES: EASEMENT AND RIGHT OF WAY

4.3 RIGHT OF WAY BY PALMER CONNER TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS, DATED APRIL 14, 1961, RECORDED MAY 12, 1961, IN INSTRUMENT NO: 1961-82544.

NOTES: GRANT OF RIGHT OF WAY

4.4 RIGHT OF WAY BY LILLY M. TERRICELLAS TO SAN DIEGO GAS & ELECTRIC COMPANY, DATED AUGUST 03, 1960, RECORDED OCTOBER 04, 1960, IN INSTRUMENT NO: 1960-198448.

NOTES: RIGHT OF WAY

4.5 EASEMENT BY PALMER CONNER, A MARRIED MAN AS HIS SEPARATE PROPERTY TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, DATED AUGUST 02, 1960, RECORDED AUGUST 22, 1960, IN INSTRUMENT NO: 1960-170735.

NOTES: GRANT OF EASEMENT

4.6 EASEMENT BY PALMER CONNER AND HELEN M. CONNER, HUSBAND AND WIFE TO CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, DATED MAY 08, 1958, RECORDED MAY 29, 1958,

IN BOOK 7101, PAGE 180.

NOTES: EASEMENT FOR A RIGHT OF WAY

4.7 EASEMENT BY BRIGHTON DEVELOPMENT CO. INC. TO CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, DATED NOVEMBER 16, 1957, RECORDED JANUARY 29, 1958, IN BOOK 6927, PAGE 523.

NOTES: AN EASEMENT FOR A RIGHT OF WAY

4.8 RIGHT OF WAY BY MITTIE A. WISDOM TO SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY, A CORPORATION, ITS SUCCESSIONS AND ASSIGNS, DATED APRIL 10, 1941, RECORDED AUGUST 04, 1941, IN BOOK 1219, PAGE 228.

NOTES: RIGHT OF WAY

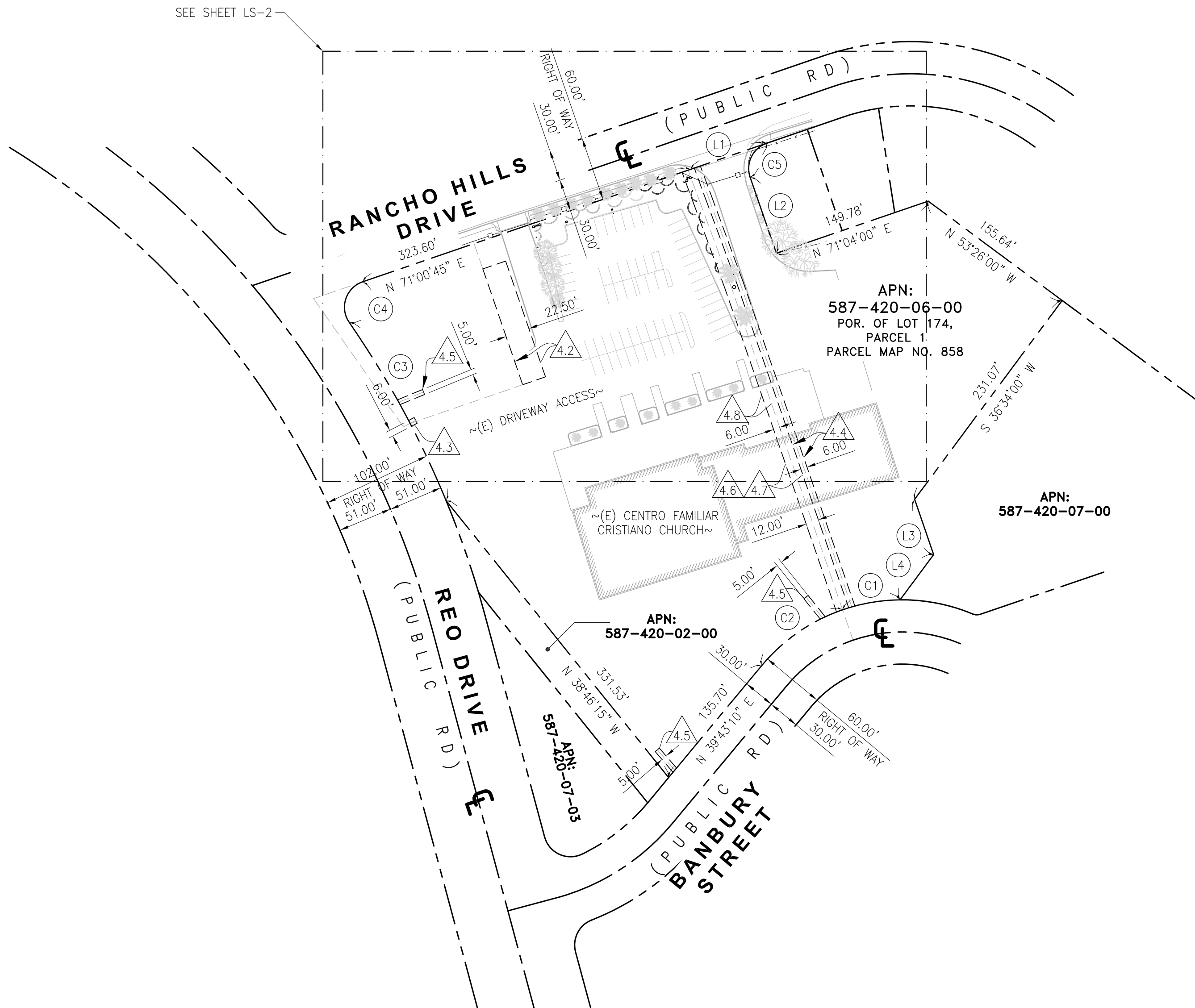
4.9 DEED BY THE SAN DIEGO LAND CORPORATION TO CITY OF SAN DIEGO, DATED FEBRUARY 01, 1915, RECORDED FEBRUARY 05, 1915, IN BOOK 672, PAGE 143.

NOTES: PIPELINE RIGHT OF WAY

NOT PLOTTED. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

|    | LENGTH    | ANGLE        | RADIUS    |
|----|-----------|--------------|-----------|
| C1 | L=54.55'  | Δ=18°20'05"  | R=170.47' |
| C2 | L=93.01'  | Δ=31°15'35"  | R=170.47' |
| C3 | L=189.52' | Δ=12°15'20"  | R=886.00' |
| C4 | L=46.10'  | Δ=105°39'05" | R=25.00'  |
| C5 | L=39.31'  | Δ=90°05'15"  | R=25.00'  |

|    | LENGTH | BEARING       |
|----|--------|---------------|
| L1 | 75.04' | N 71°04'00" E |
| L2 | 74.96' | N 19°01'15" W |
| L3 | 54.60' | N 18°56'00" W |
| L4 | 52.59' | S 36°34'00" W |



REFERENCE MAPS

1. PARCEL MAP NO. 858  
FILED JUNE 05, 1972
2. SUBDIVISION MAP NO. 4511  
FILED APRIL 8, 1960
3. SUBDIVISION MAP NO. 3726  
FILED OCTOBER 4, 1957

ISSUE STATUS

| REV. | DATE     | DESCRIPTION            | BY |
|------|----------|------------------------|----|
| 0    | 03/25/26 | FINAL SURVEY           | LA |
| 1    | 04/01/26 | ADDITIONAL SURVEY AREA | LA |
| 2    | 04/09/26 | SCALE UPDATE           | LJ |
|      |          |                        |    |
|      |          |                        |    |
|      |          |                        |    |
|      |          |                        |    |
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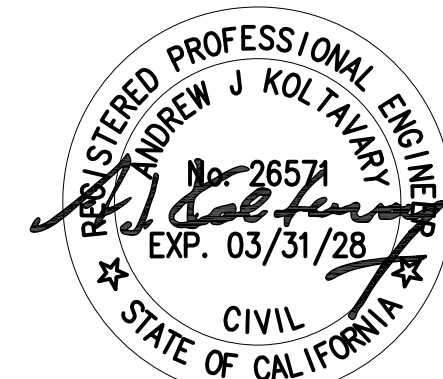
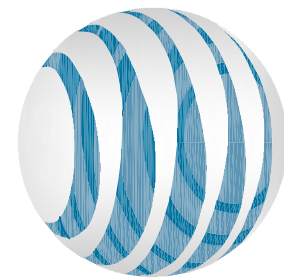
24 RECCODO,  
IRVINE, CA 92620  
714.624.9027

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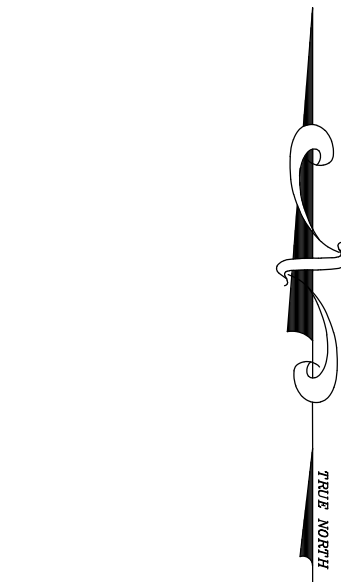
SAND04  
(CAL02896)

5901 "C" RANCHO HILLS DRIVE,  
SAN DIEGO, CA 92139

SHEET TITLE:

TITLE DETAILS

LS-1





LEGEND

|  |                       |
|--|-----------------------|
|  | CENTER LINE           |
|  | PROPERTY LINE         |
|  | WROUGHT IRON FENCE    |
|  | CHAIN LINK FENCE      |
|  | EASEMENT LINE         |
|  | CMU WALL              |
|  | EXISTING GRADE        |
|  | FINISH SURFACE        |
|  | HEIGHT                |
|  | ABOVE FLOOR LEVEL     |
|  | ABOVE GRADE LEVEL     |
|  | TOP OF CURB/BERM      |
|  | FLOW LINE             |
|  | TOP OF RETAINING WALL |



TREE



PALM TREE



BUSHES

MONUMENTS



MONUMENT FD.  
(AS NOTED)

UTILITY LINES:

ELEC. ELEC. ELEC. LINE

|      | LENGTH   | ANGLE       | RADIUS    |
|------|----------|-------------|-----------|
| (C1) | L=54.55' | Δ=18°20'05" | R=170.47' |

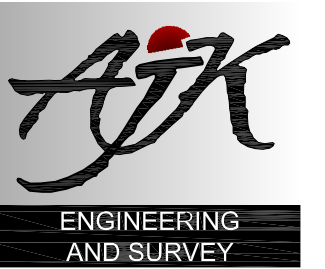
RANCHO HILLS  
DRIVE  
(PUBLIC RD.)

APN:  
587-393-09-00  
LOT 9  
SUBD. MAP NO.  
3726

APN:  
587-420-06-00  
POR. OF LOT 174,  
PARCEL 1  
PARCEL MAP NO. 858

ISSUE STATUS

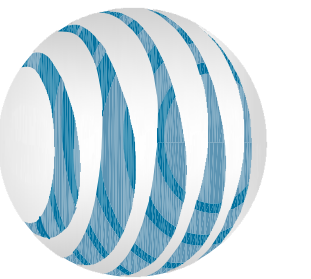
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| 0    | 03/25/26 | FINAL SURVEY           | LA |
| 1    | 04/01/26 | ADDITIONAL SURVEY AREA | LA |
| 2    | 04/09/26 | SCALE UPDATE           | LJ |
|      |          |                        |    |
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714.624.9027

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SAND04  
(CAL02896)

5901 "C" RANCHO HILLS DRIVE,  
SAN DIEGO, CA 92139

SHEET TITLE:  
TOPOGRAPHIC  
SURVEY

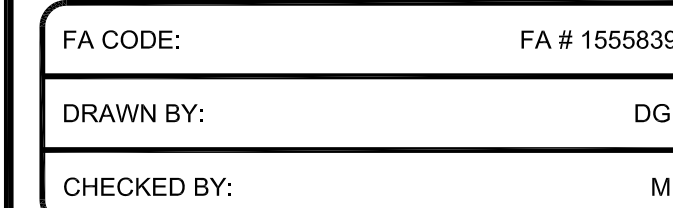
LS-2

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- FIELD SURVEY COMPLETED ON MARCH 16, 2026.



- 
- BEFORE A GRADING OR BUILDING PERMIT IS ISSUED, IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICATION TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.**
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
  - SIDEWALK PANELS DAMAGED DURING THE INSTALLATION OF THE NEW WIRELESS FACILITY SHALL BE REMOVED AND REPLACED PER CITY OF SAN DIEGO RULES AND REGULATIONS.
- APN: 587-420-06-00  
ZONED: COMMERCIAL NEIGHBORHOOD (CN-1-2)**
- (N) STEP DOWN TRANSFORMER REQUIRED AT EQUIPMENT LOCATION**
- (N) 200A, 120/240V, 1PH, 3 WIRE, 4 CLIP AT&T METER PEDESTAL AND STEP UP TRANSFORMER IN ROW (REQUIRED TO BE WITHIN 150' OF POWER POC)**
- (E) UTILITY POLE #P188177 CIR. 325-308 W/ POLE MOUNTED TRANSFORMER AND OH FIBER = POWER AND FIBER POC**
- (N) UG ELEC. CONDUIT/ CONDUCTORS AND FIBER CONDUIT IN JOINT TRENCH - APPROX. 490'**
- EXISTING CANNISTER LIGHT, TYP.**
- EXISTING TELECOMM EQUIPMENT, BY OTHERS**
- EXISTING TREE; TYP.**
- EXISTING BUILDING; TYP.**
- EXISTING EASEMENTS**
- PROPERTY LINE**
- RANCHO HILLS DR**
- RED DR**
- BANBURY ST**
- CALLE ARRIBA**
- CALLE GAVIOTA**
- MANOS DR**



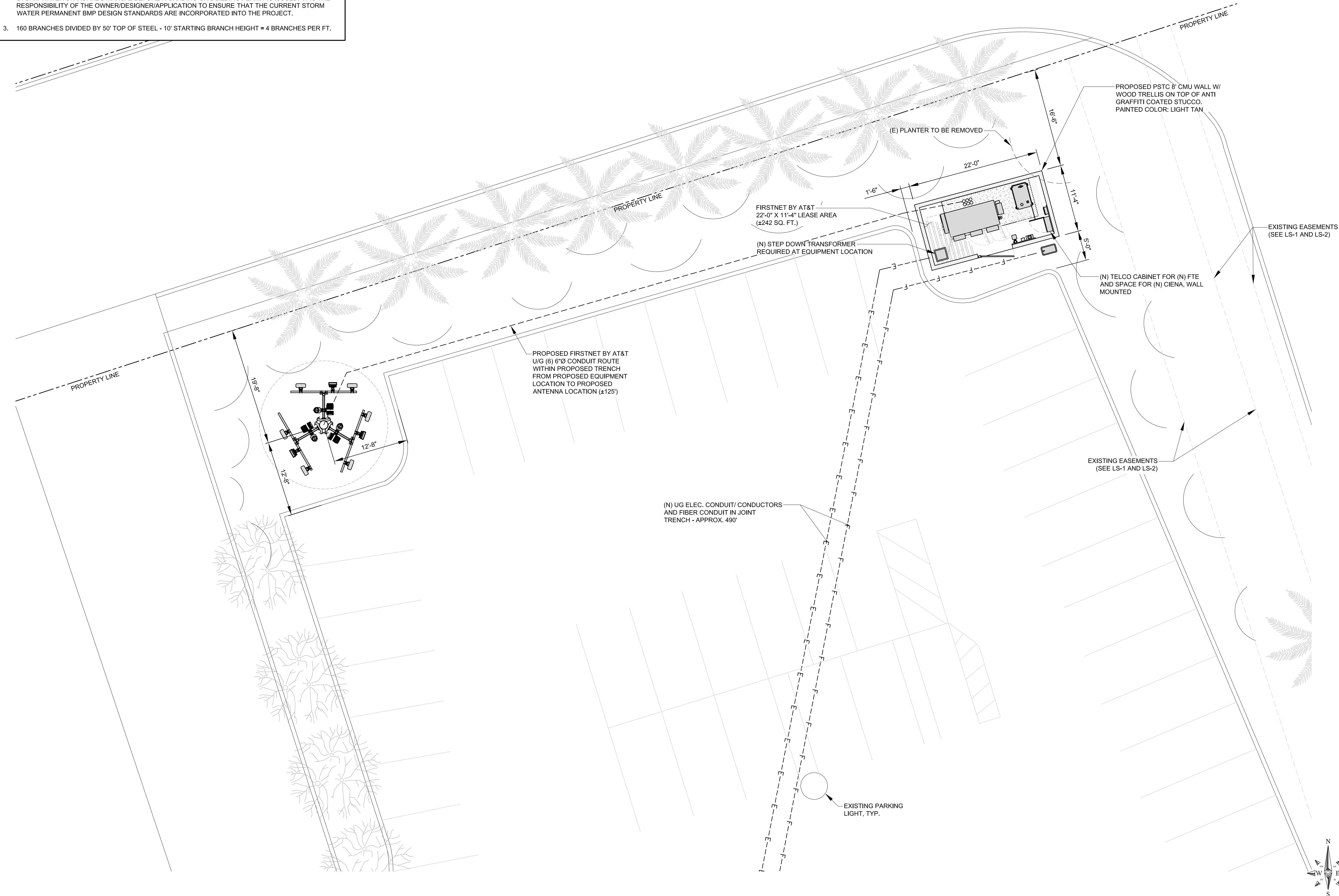
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|     |            |                     |
| G   | 04/21/2026 | 90% ZD'S REVISED    |
| F   | 04/17/2026 | 90% ZD'S REVISED    |
| E   | 04/13/2026 | 90% ZD'S REVISED    |
| D   | 03/06/2026 | 90% ZD'S REVISED    |
| C   | 02/23/2026 | 90% ZD'S REVISED    |
| B   | 11/26/2025 | 90% ZD'S REVISED    |
| A   | 11/19/2025 | 90% ZD'S FOR REVIEW |
| REV | DATE       | DESCRIPTION         |

AT&T SITE ID: CAL02896  
PSTC #: SAND04  
CENTRO FAMILIAR  
5901 "C" RANCHO HILLS DR.  
SAN DIEGO, CA 92139  
MONOEUCALYPTUS

SHEET NUMBER  
**A-1**



- NOTES:
- EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION PER WHITEBOOK 400-3. ANY TREES THAT WILL NEED TO BE REMOVED SHALL BE APPROVED BY PARKS AND RECREATION IN WRITING.
  - THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICATION TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
  - 160 BRANCHES DIVIDED BY 50' TOP OF STEEL - 10' STARTING BRANCH HEIGHT = 4 BRANCHES PER FT.



|             |               |
|-------------|---------------|
| FA CODE:    | FA # 15558390 |
| DRAWN BY:   | DGM           |
| CHECKED BY: | MM            |

| REV | DATE       | DESCRIPTION         |
|-----|------------|---------------------|
| G   | 04/21/2026 | 90% ZD'S REVISED    |
| F   | 04/17/2026 | 90% ZD'S REVISED    |
| E   | 04/13/2026 | 90% ZD'S REVISED    |
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| B   | 11/26/2025 | 90% ZD'S REVISED    |
| A   | 11/19/2025 | 90% ZD'S FOR REVIEW |

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AT&T SITE ID: CAL02896  
PSTC #: SAND04  
CENTRO FAMILIAR  
5901 "C" RANCHO HILLS DR.  
SAN DIEGO, CA 92139  
MONOEUCALYPTUS

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**A-1.1**

**ENLARGED SITE PLAN**

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"

**1**





|             |               |
|-------------|---------------|
| FA CODE:    | FA # 15558390 |
| DRAWN BY:   | DGM           |
| CHECKED BY: | MM            |

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|     |            |                     |
| G   | 04/21/2026 | 90% ZD'S REVISED    |
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| A   | 11/19/2025 | 90% ZD'S FOR REVIEW |
| REV | DATE       | DESCRIPTION         |

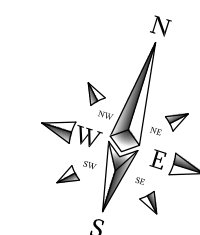
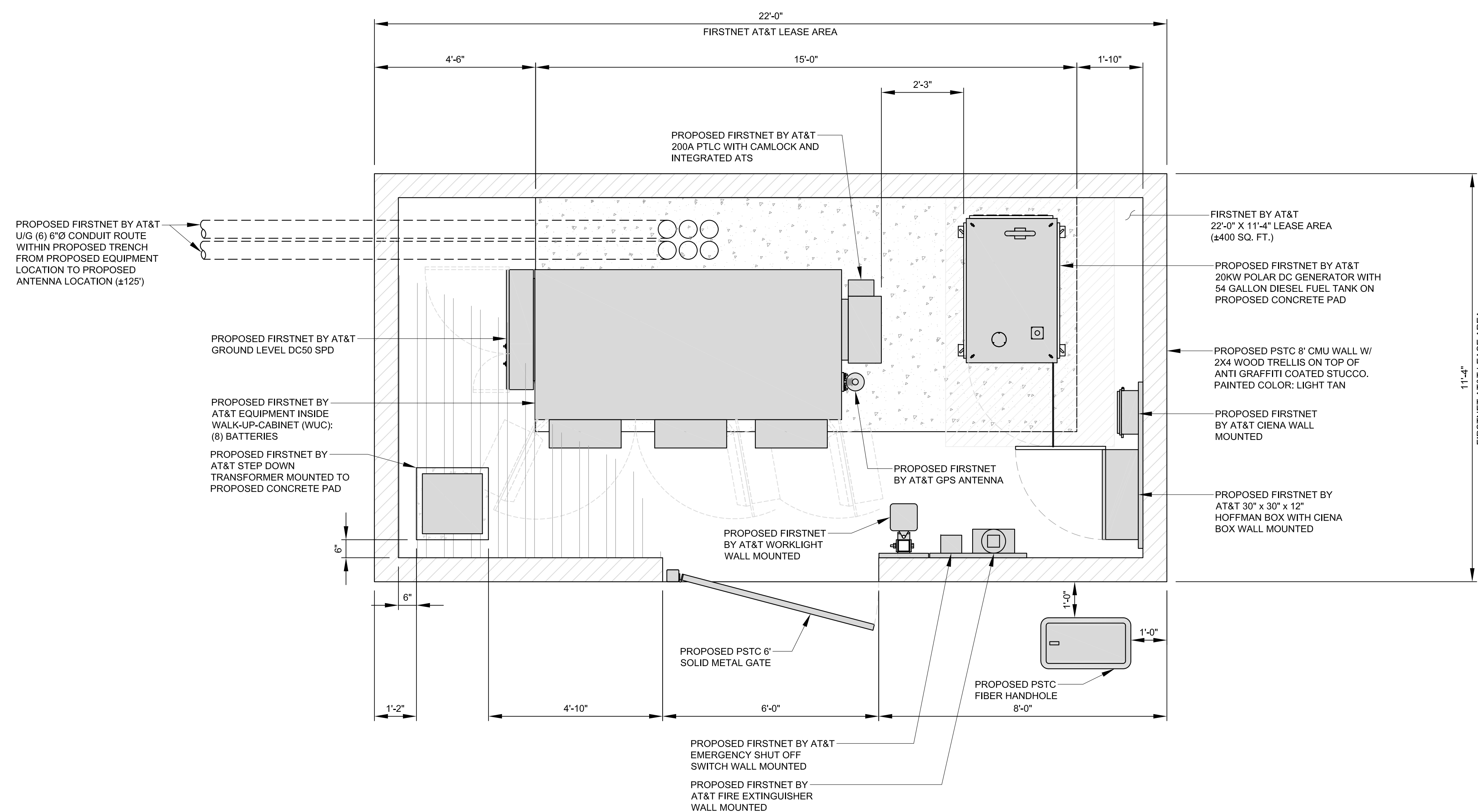
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AT&T SITE ID: CAL02896  
PSTC #: SAND04  
CENTRO FAMILIAR  
5901 "C" RANCHO HILLS DR.  
SAN DIEGO, CA 92139  
MONOEUCALYPTUS

## SHEET TITLE

# EQUIPMENT LAYOUT

SHEET NUMBER  
**A-2**





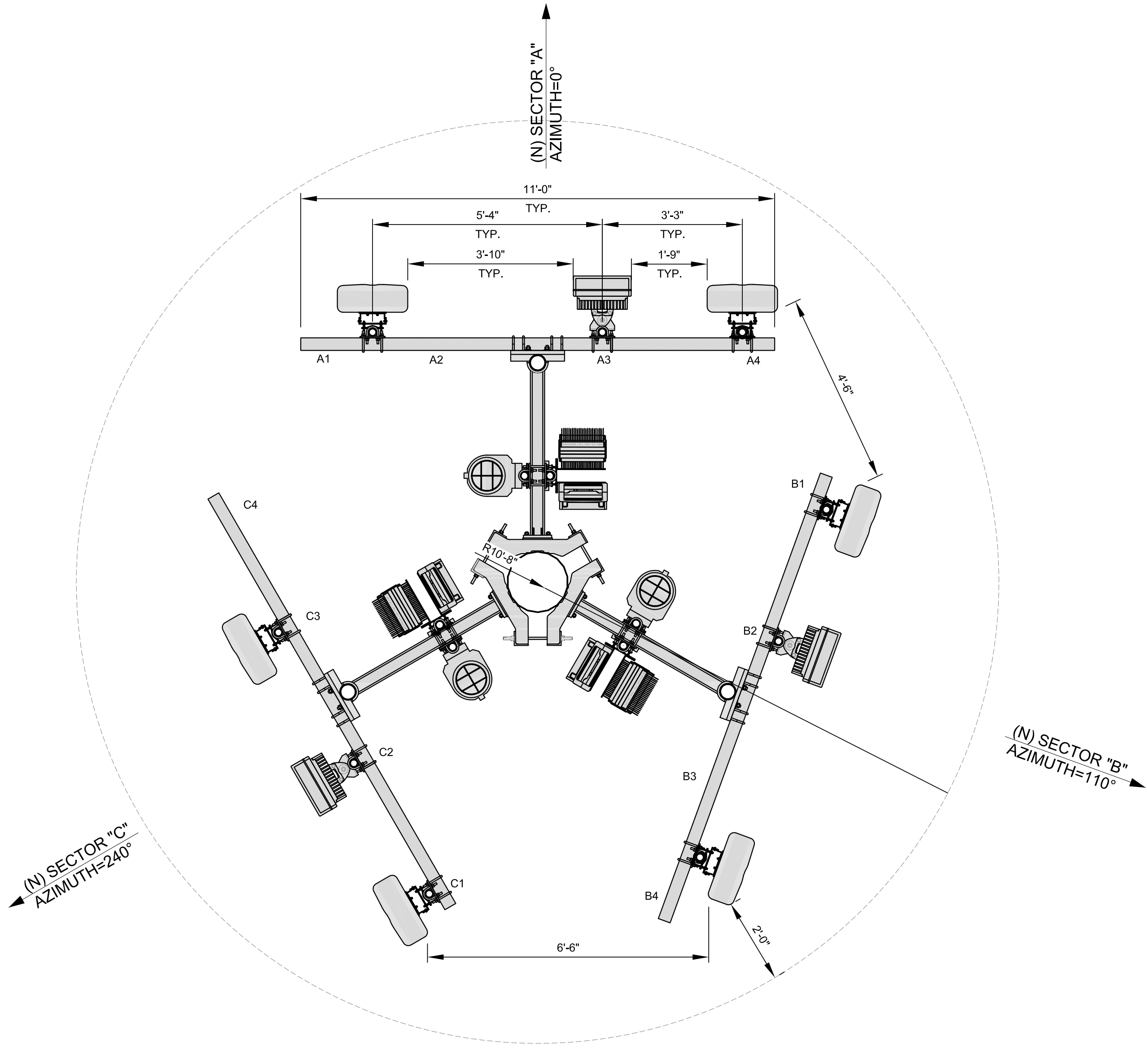
NOTES:

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2. NEW MONOEUCALYPTUS BRANCHES TO EXTEND 5' ABOVE ANTENNAS VERTICALLY.
3. CABLE MANAGEMENT TO AVOID EXCESSIVE LOOPING. ALL ANTENNAS SHALL USE 90-DEGREE CONNECTORS TO ELIMINATE LARGE LOOPING CABLES
4. STARTING BRANCH HEIGHT SHALL BE NO LOWER THAN 10', AS ILLUSTRATED ON THE STAMPED, APPROVED EXHIBIT "A".
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8. BRANCH DENSITY = 4 BRANCHES PER FT.
9. 160 BRANCHES DIVIDED BY 50' TOP OF STEEL - 10' STARTING BRANCH HEIGHT = 4 BRANCHES PER FT.

| ANTENNA & EQUIPMENT SCHEDULE |         |                                         |                      |              |                 |                    |                                                |
|------------------------------|---------|-----------------------------------------|----------------------|--------------|-----------------|--------------------|------------------------------------------------|
|                              | ANT POS | ANTENNA MODEL                           | ANTENNA DIMENSIONS   | ACTIVE TECH. | ANTENNA AZIMUTH | ANTENNA CENTERLINE | RRH                                            |
| ALPHA SECTOR                 | A1      | COMMSCOPE NNH4-65C-R6-V4                | 96" X 19.6" X 7.8"   | 5G, LTE      | 0               | 40'-0"             | (1) RADIO 4490 B5/B12<br>(1) RADIO 4890 B2/B66 |
|                              | A2      | -                                       | -                    | -            |                 | -                  | -                                              |
|                              | A3      | ERICSSON AIR6419 B77D +<br>AIR6419 B77G | 28.2" X 16.1" X 7.2" | 5G           |                 | 42'-10"<br>39'-6"  | -                                              |
|                              | A4      | COMMSCOPE NNH4-65C-R6-V4                | 96" X 19.6" X 7.8"   | LTE          |                 | 40'-0"             | (1) RADIO 4494 B14/B29                         |
| BETA SECTOR                  | B1      | COMMSCOPE NNH4-65C-R6-V4                | 96" X 19.6" X 7.8"   | LTE          | 110°            | 40'-0"             | (1) RADIO 4494 B14/B29                         |
|                              | B2      | ERICSSON AIR6419 B77D +<br>AIR6419 B77G | 28.2" X 16.1" X 7.2" | 5G           |                 | 42'-10"<br>39'-6"  | -                                              |
|                              | B3      | -                                       | -                    | -            |                 | -                  | -                                              |
|                              | B4      | COMMSCOPE NNH4-65C-R6-V4                | 96" X 19.6" X 7.8"   | 5G, LTE      |                 | 40'-0"             | (1) RADIO 4490 B5/B12<br>(1) RADIO 4890 B2/B66 |
| GAMMA SECTOR                 | C1      | COMMSCOPE NNH4-65C-R6-V4                | 96" X 19.6" X 7.8"   | LTE          | 240°            | 40'-0"             | (1) RADIO 4494 B14/B29                         |
|                              | C2      | ERICSSON AIR6419 B77D +<br>AIR6419 B77G | 28.2" X 16.1" X 7.2" | 5G           |                 | 42'-10"<br>39'-6"  | -                                              |
|                              | C3      | COMMSCOPE NNH4-65C-R6-V4                | 96" X 19.6" X 7.8"   | 5G, LTE      |                 | 40'-0"             | (1) RADIO 4490 B5/B12<br>(1) RADIO 4890 B2/B66 |
|                              | C4      | -                                       | -                    | -            |                 | -                  | -                                              |

1

PROPOSED ANTENNA LAYOUT



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

2



|             |               |
|-------------|---------------|
| FA CODE:    | FA # 15558390 |
| DRAWN BY:   | DGM           |
| CHECKED BY: | MM            |

| REV | DATE       | DESCRIPTION         |
|-----|------------|---------------------|
| G   | 04/21/2026 | 90% ZD'S REVISED    |
| F   | 04/17/2026 | 90% ZD'S REVISED    |
| E   | 04/13/2026 | 90% ZD'S REVISED    |
| D   | 03/06/2026 | 90% ZD'S REVISED    |
| C   | 02/23/2026 | 90% ZD'S REVISED    |
| B   | 11/26/2025 | 90% ZD'S REVISED    |
| A   | 11/19/2025 | 90% ZD'S FOR REVIEW |

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AT&T SITE ID: CAL02896  
PSTC #: SAND04  
CENTRO FAMILIAR  
5901 "C" RANCHO HILLS DR.  
SAN DIEGO, CA 92139  
MONOEUCALYPTUS

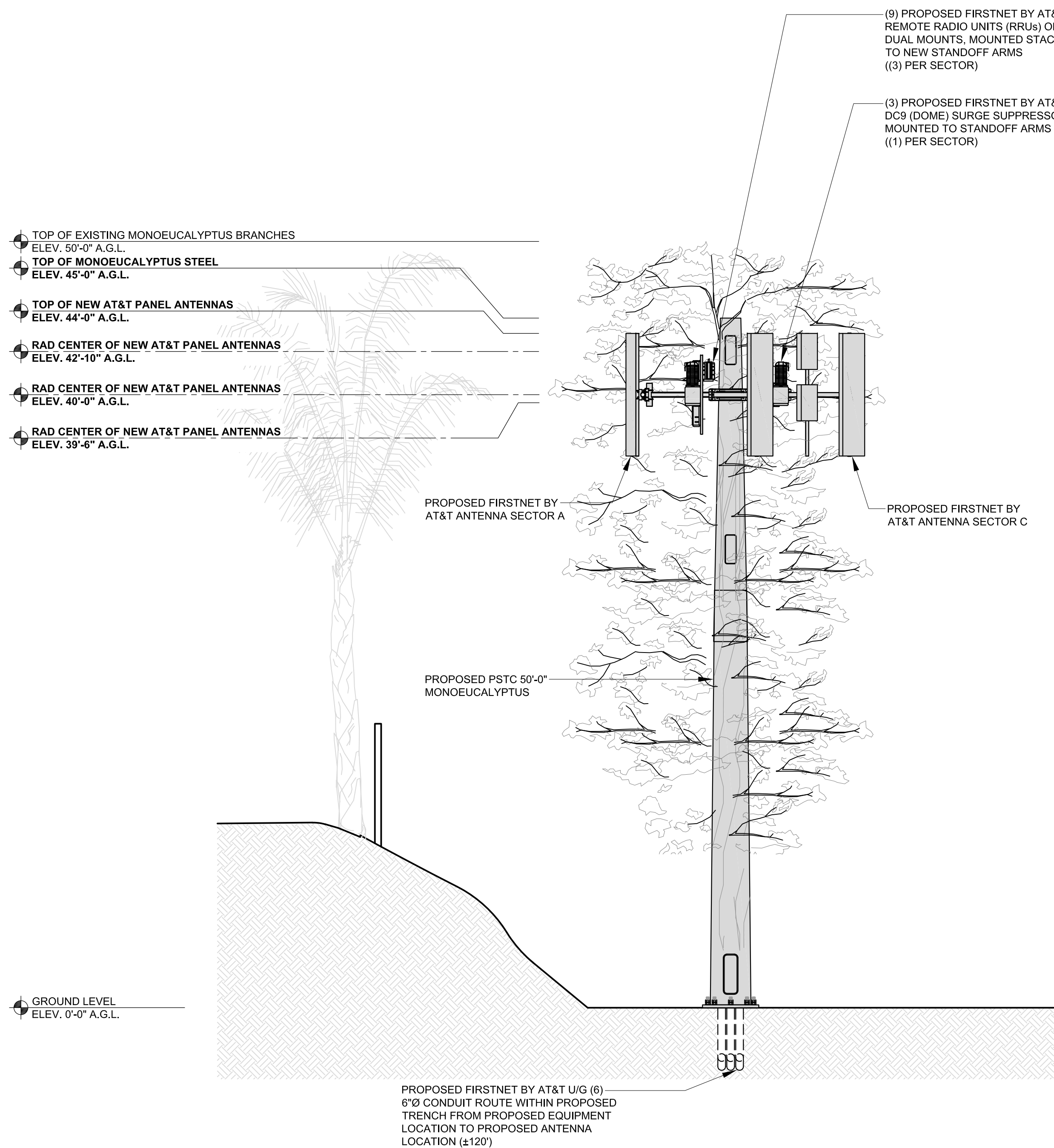
SHEET TITLE  
**ANTENNA LAYOUT**

SHEET NUMBER  
**A-3**



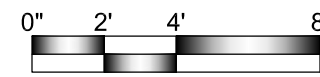
## NOTES:

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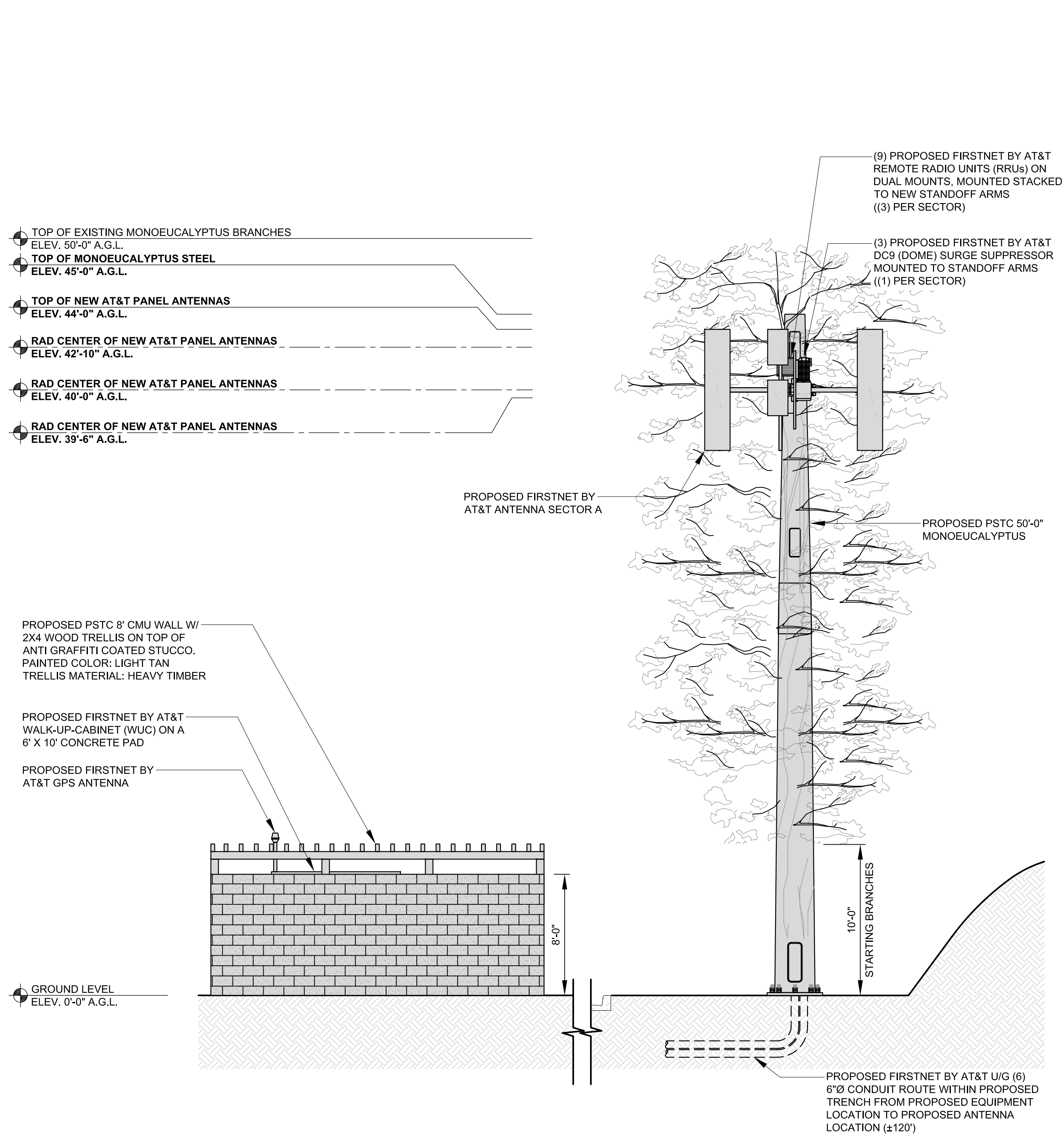
PROPOSED WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

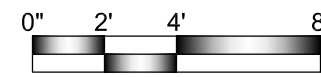


1

PROPOSED NORTH ELEVATION



24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



2



|             |               |
|-------------|---------------|
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| DRAWN BY:   | DGM           |
| CHECKED BY: | MM            |

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|-----|------------|---------------------|
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MONOEUCALYPTUS

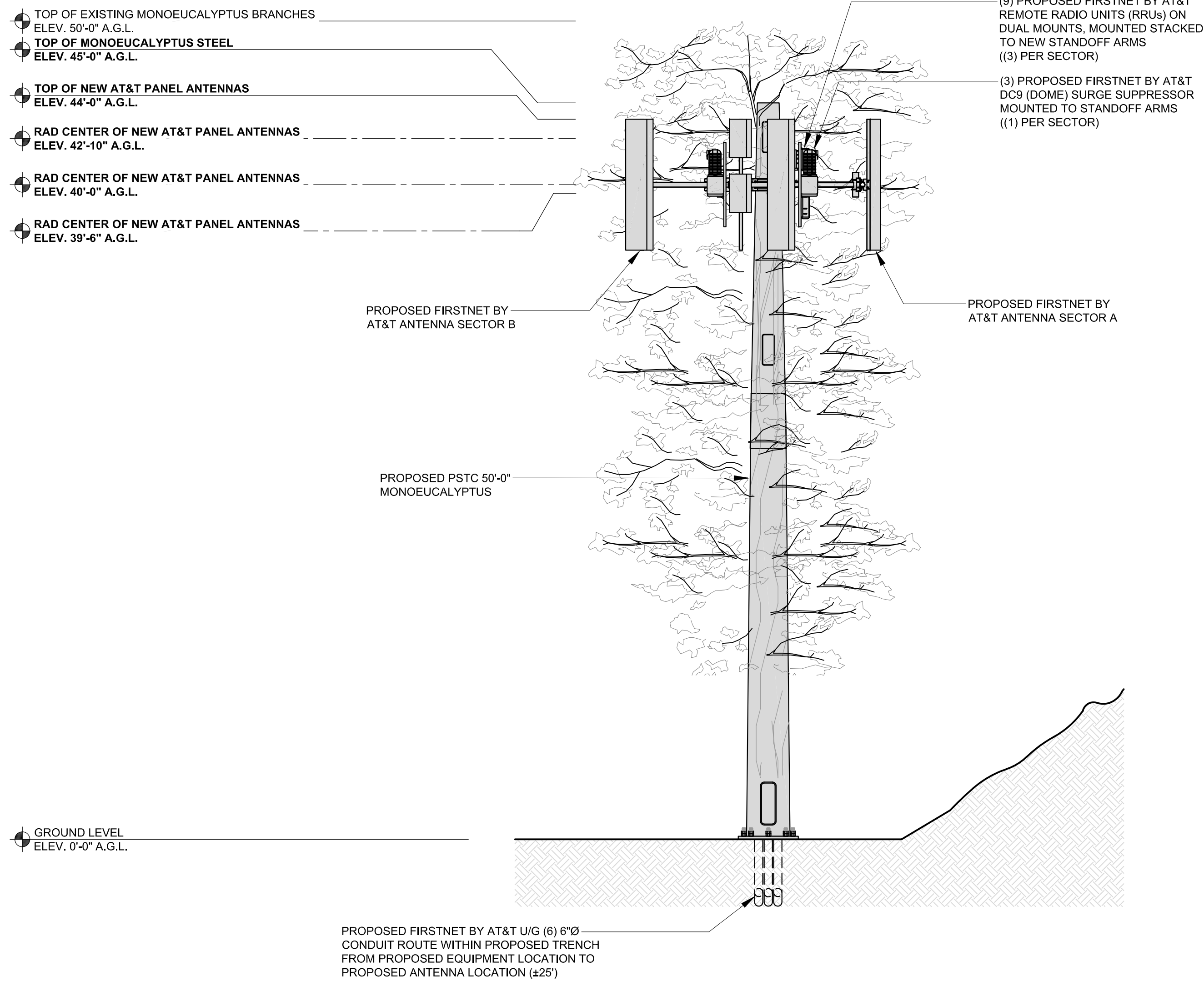
SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A-4**



NOTES:

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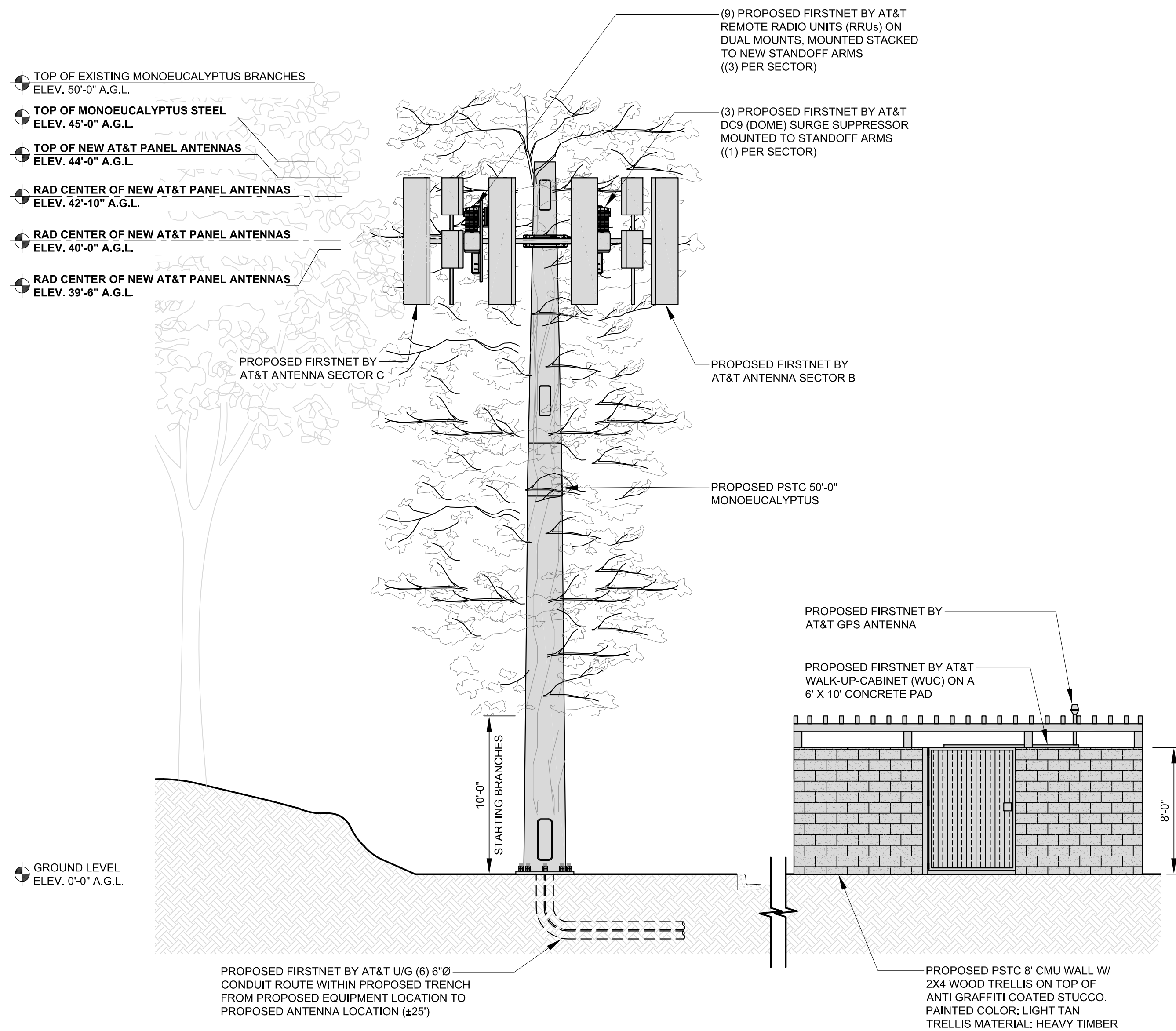


PROPOSED EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

1

PROPOSED SOUTH ELEVATION



24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

2



|             |               |
|-------------|---------------|
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| DRAWN BY:   | DGM           |
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SAN DIEGO, CA 92139  
MONOEUCALYPTUS

SHEET TITLE  
ELEVATIONS

SHEET NUMBER  
A-5



NOT USED

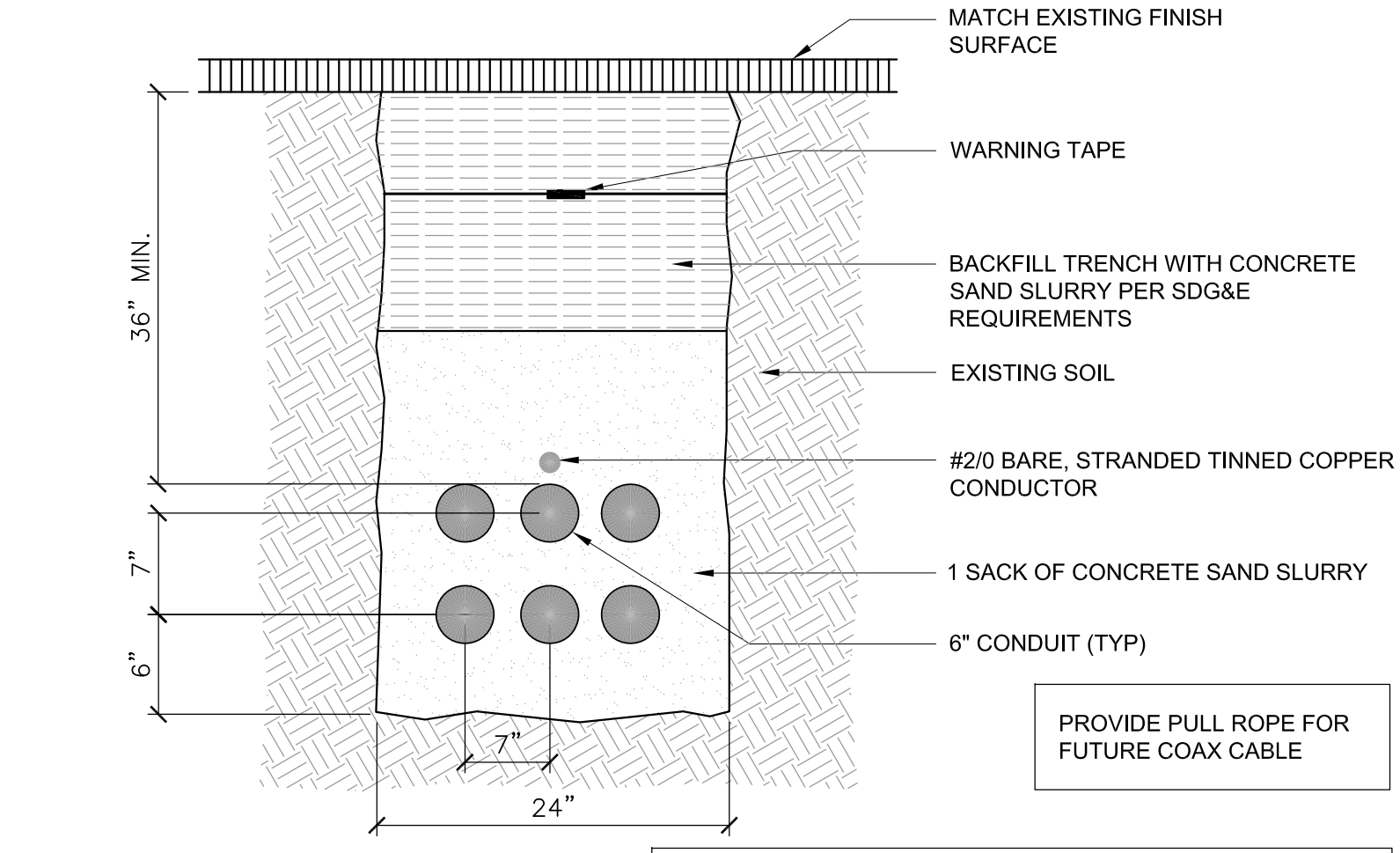
24"x36" SCALE: NTS  
11"x17" SCALE: NTS

9

NOT USED

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

6



MATCH EXISTING FINISH SURFACE

WARNING TAPE

BACKFILL TRENCH WITH CONCRETE SAND SLURRY PER SDG&E REQUIREMENTS

EXISTING SOIL

#2/0 BARE, STRANDED TINNED COPPER CONDUCTOR

1 SACK OF CONCRETE SAND SLURRY

6" CONDUIT (TYP)

36" MIN.

7"

6"

7"

24"

PROVIDE PULL ROPE FOR FUTURE COAX CABLE

NOTES:

- EXCAVATE TO REQUIRED DEPTH
- VERIFY ALL TRENCHING REQUIREMENTS WITH SERVING UTILITIES.
- CALL BEFORE YOU DIG. CONTACT SERVING UTILITIES

NOTE: BACKFILL ALL TRENCH WITHIN SDG&E EASEMENT OR ON SDG&E PROPERTY. OR TRENCH CONTAINING ELECTRIC SERVICE CONDUIT REGARDLESS OF LOCATION, PER SDG&E REQUIREMENTS. NOTE: TRENCH WITHIN 2'-0" OF TOWER GROUNDING GRID TO BE DUG BY HAND.

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

3

COAXIAL TRENCH

NOT USED

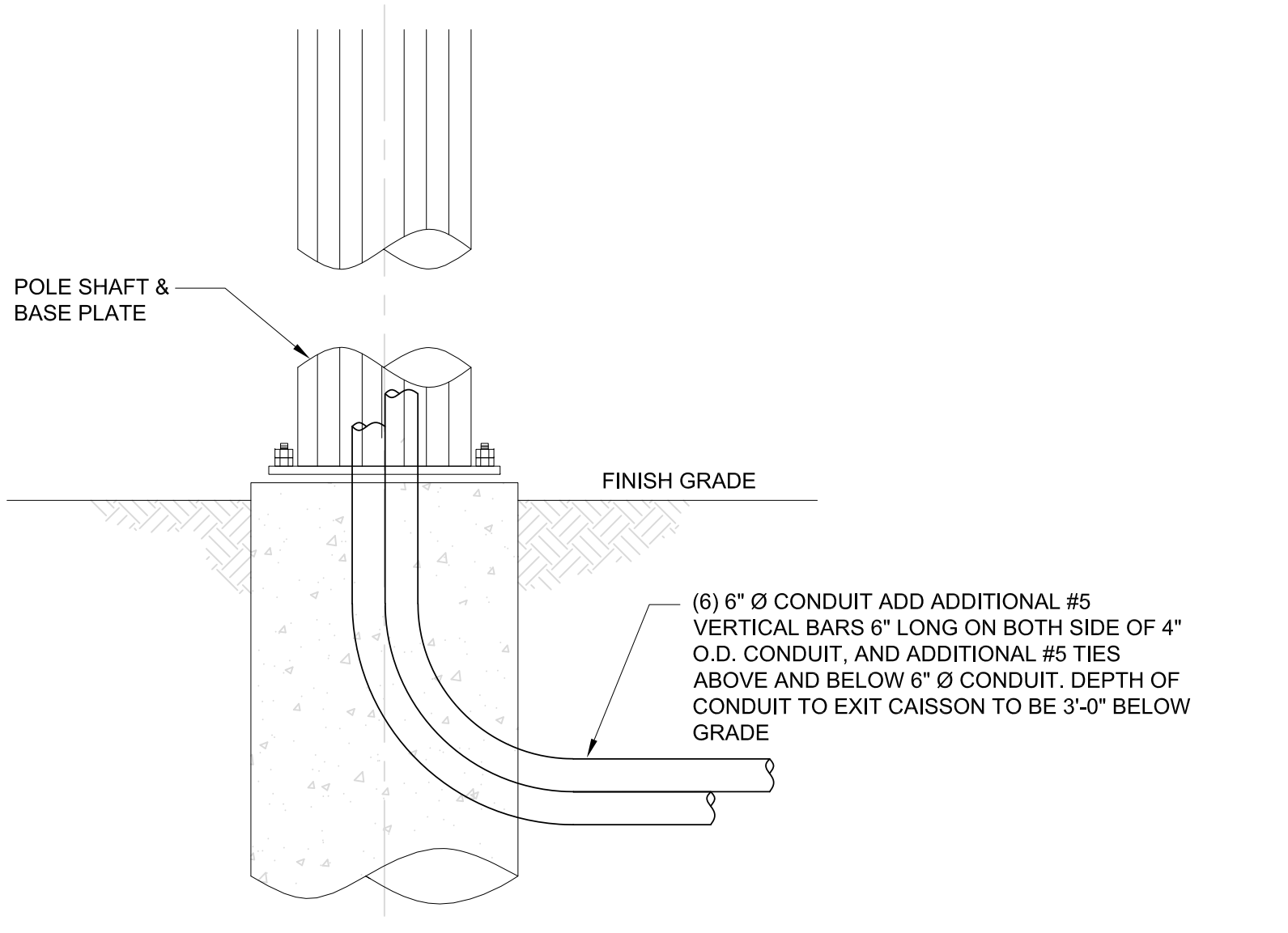
24"x36" SCALE: NTS  
11"x17" SCALE: NTS

8

NOT USED

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

5



POLE SHAFT & BASE PLATE

FINISH GRADE

(6) 6" Ø CONDUIT ADD ADDITIONAL #5 VERTICAL BARS 6" LONG ON BOTH SIDE OF 4" O.D. CONDUIT, AND ADDITIONAL #5 TIES ABOVE AND BELOW 6" Ø CONDUIT. DEPTH OF CONDUIT TO EXIT CAISSON TO BE 3'-0" BELOW GRADE

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

2

COAXIAL ROUTE @ POLE

NOT USED

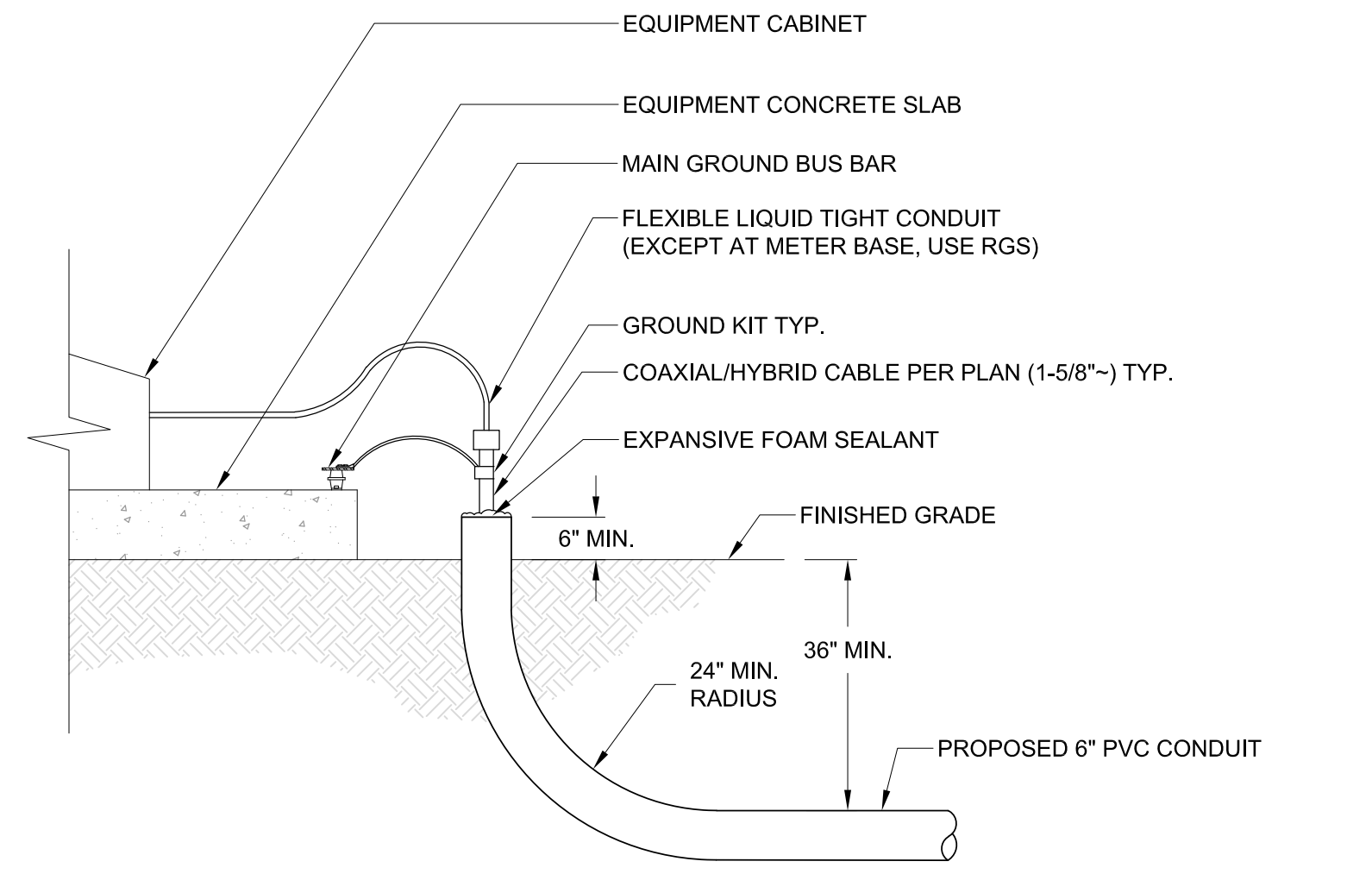
24"x36" SCALE: NTS  
11"x17" SCALE: NTS

7

NOT USED

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

4



EQUIPMENT CABINET

EQUIPMENT CONCRETE SLAB

MAIN GROUND BUS BAR

FLEXIBLE LIQUID TIGHT CONDUIT (EXCEPT AT METER BASE, USE RGS)

GROUND KIT TYP.

COAXIAL/HYBRID CABLE PER PLAN (1-5/8"-) TYP.

EXPANSIVE FOAM SEALANT

6" MIN.

FINISHED GRADE

24" MIN. RADIUS

36" MIN.

PROPOSED 6" PVC CONDUIT

24"x36" SCALE: NTS  
11"x17" SCALE: NTS

1

COAXIAL STUB-UP AT EQUIPMENT



1903 WRIGHT PL., STE 140  
CARLSBAD, CA 92008



5001 EXECUTIVE PKWY  
SAN RAMON, CA 94583



1387 CALLE AVANZADO  
SAN CLEMENTE CA 92673 (949) 391-6824

|             |               |
|-------------|---------------|
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CENTRO FAMILIAR  
5901 "C" RANCHO HILLS DR.  
SAN DIEGO, CA 92139  
MONOEUCALYPTUS

SHEET TITLE  
DETAILS

SHEET NUMBER  
D-1



July 23, 2026

Dear Mr. Houston, Skyline-Paradise Hills Community Planning Group Chair:

This letter is to inform your community about upcoming speed limit changes to help spread community awareness and provide an opportunity for feedback. In early 2026, the City Council adopted the [Speed Management Plan \(Resolution Number R-316675\)](#) setting San Diego speed limits and identifying Safety Corridors, Pedestrian/Bicycle Corridors, and Business Activity District Corridors eligible for speed limit reductions. The Council Resolution also identifies streets near schools which may be eligible for speed limit reductions. This is the culmination of years of work comparing over 1,000 street segments to the unique criteria set by State law for each corridor type, to make sure all changes are enforceable, and to maximize effectiveness.

If a particular street isn't listed, rest assured that the regular evaluation of every surveyed street Citywide continues to follow a legally required schedule to maintain enforceability. Keeping up with that schedule is a year-round effort.

The accompanying maps show the corridors within this Community Planning Area eligible for the 5 mph speed limit reduction. They also show schools that have been evaluated, and schools with adjacent streets that qualify for 25 mph and/or 15 mph speed limits when children are present.

The City is planning to change the posted speed limit on the identified streets within the next few months. Please notify me in the next two weeks if any schools in your Community Planning Area are not listed, or if you have concerns with any of the speed limit reductions.

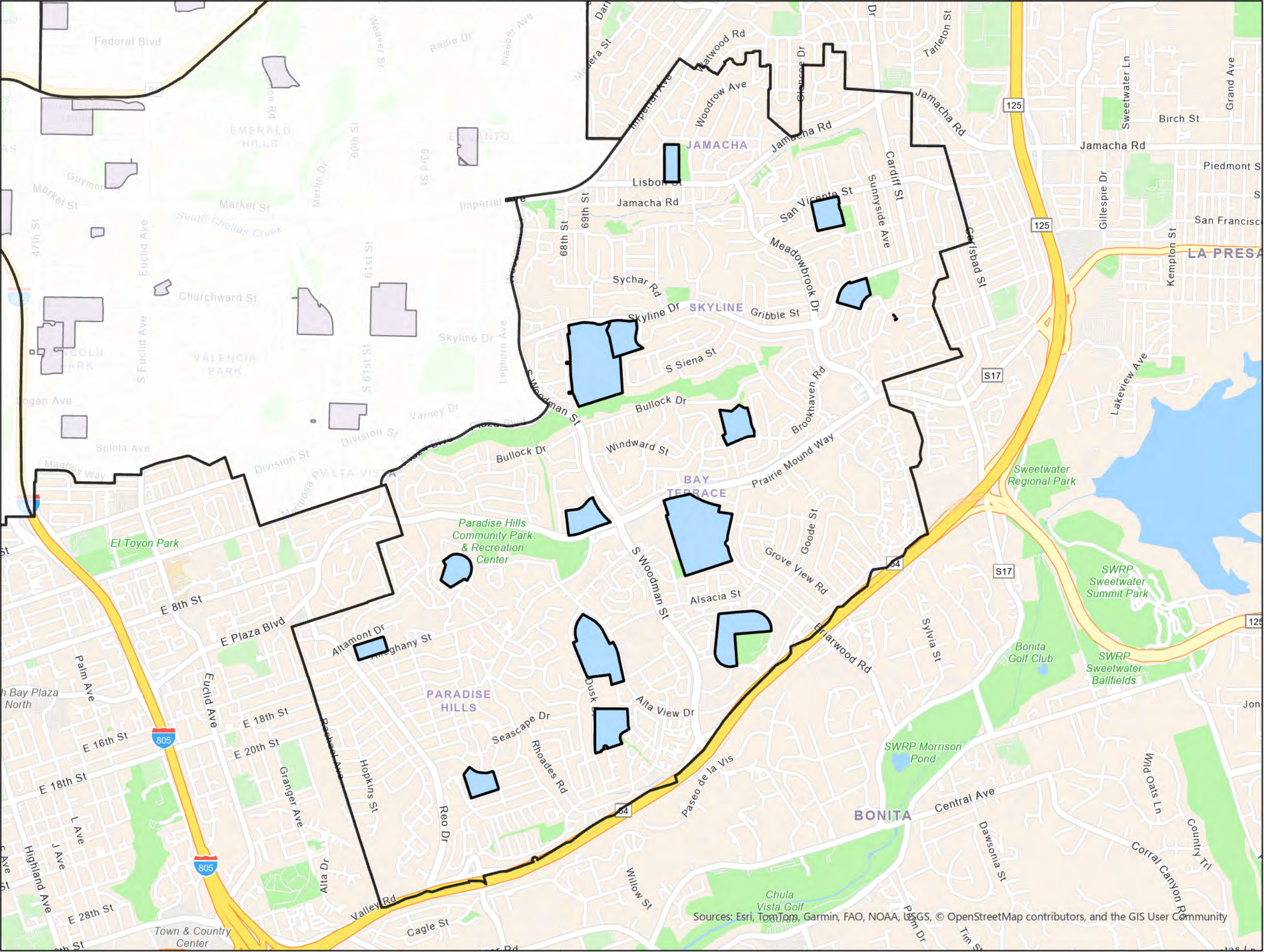
Thank you for your time and consideration to make this program as successful as possible and to work collectively to improve safety by driving slower and at the appropriate and legally enforceable limits.

Sincerely,  
Matthew Balan  
Associate Engineer - Traffic  
Traffic Safety Section - Transportation Department  
(619) 932-8330  
mtbalan@sandiego.gov

Attachments: Schools map, Speed Limit corridors map

cc: Lucero Maganda - Deputy Director of Community Engagement  
Daniel Horton - Chief of Staff, City Council District 4  
Sergeant Greg Minter - Police Department  
Anthony Santacroce - Supervising Public Information Officer, Communications Department  
Craig Gustafson - Interim Assistant Director, Transportation Department  
Jennifer Reynolds - Interim Deputy Director, Transportation Department  
Everett Hauser - Program Manager, Transportation Department  
Phil Rust - Senior Traffic Engineer, Traffic Safety  
Joseph Jimenez - Senior Traffic Engineer, Traffic Engineering Operations





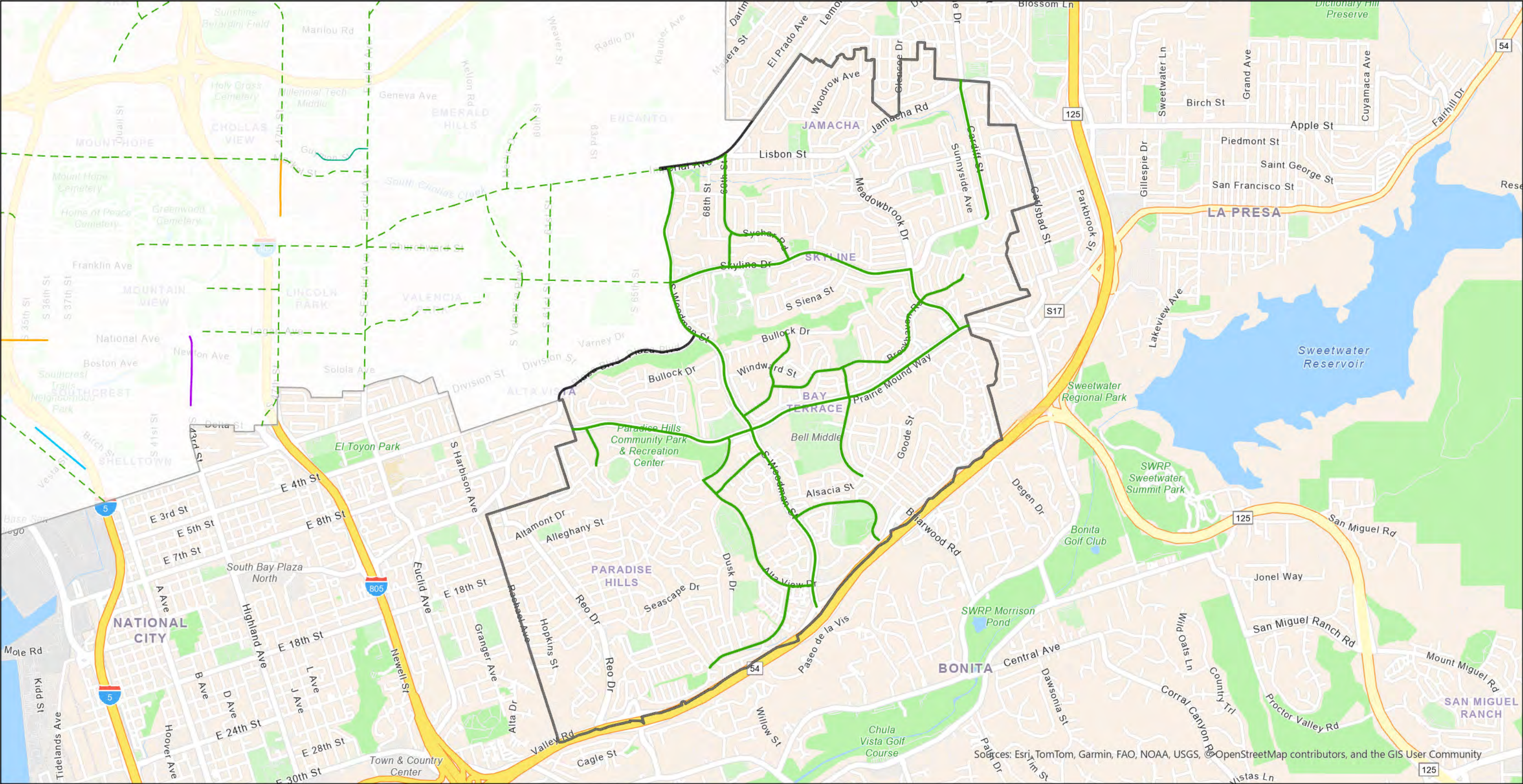
- City of San Diego Boundary
- Community Plan Boundary
- Schools
- Speed Reductions Identified
- No Streets Qualify for Speed Reduction
- Schools Outside Community Plan

- SCHOOLS IN COMMUNITY: 15
- Audubon K-8
  - Bell Middle
  - Bethune K-8
  - Boone Elementary
  - Freese Elementary
  - Fulton K-8
  - Keiller Leadership Academy
  - Morse High
  - Pacific View Leadership Elementary
  - Paradise Hills Elementary
  - Penn Elementary
  - Perry Elementary
  - San Diego SCPA
  - True Faith Academy
  - Zamorano Elementary

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Community: SKYLINE-PARADISE HILLS





Community: SKYLINE-PARADISE HILLS

TOTAL HIGH PED / BIKE ACTIVITY CORRIDORS IN COMMUNITY: 23

N

High Pedestrian / Bike Activity Corridor In Community Plan

High Pedestrian / Bike Activity Corridor Outside Community Plan

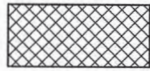
Community Plan Boundary

City of San Diego Boundary



# EXHIBIT 'B'

## LEGEND:



INDICATES DRAINAGE EASEMENT  
TO BE VACATED  
AREA = 1,806.32 SQ FT,  
0.0415 ACRE  
RIGHT OF WAY  
SUBDIVISION BOUNDARY  
LOT LINE  
STREET DEDICATION  
CENTER LINE

## MAP REFERENCES:

SUBDIVISION MAP No. 166, 5180, 9233  
PARCEL MAP No. 7222  
RECORD OF SURVEY No. 14857  
ROAD SURVEY No. 643  
CALTRANS R.O.W. MAP NO. 49513.1

## EASEMENT REFERENCES:

- ① A 5' EASEMENT FOR DRAINAGE  
GRANTED TO THE CITY OF SAN DIEGO  
PER MAP 9233.

## DEDICATION REFERENCES:

- ① PORTION OF TONAWANDA DRIVE  
DEDICATED PER BOOK 367, PAGE  
304 O.R. RECORDED 01-11-1935.  
② PORTION OF TONAWANDA DRIVE  
DEDICATED PER MAP 9233.  
③ PORTION OF TONAWANDA DRIVE  
DEDICATED PER MAP 5180.

## APN/OWNER:

### 591-360-03:

FRANCISCO J. DE ALBA-VALENZUELA  
AND NANCY H. DE ALBA-GONZALEZ,  
HUSBAND AND WIFE AND RICARDO  
SOLANO GONZALEZ, A SINGLE MAN,  
ALL AS JOINT TENANTS.

### 591-360-04:

EDMUNDO P. NEGADO AND LORETO  
N. NEGADO, TRUSTEES OF THE  
EDMUNDO AND LORETO NEGADO  
LIVING TRUST DATED JULY 22, 2005.

### 591-360-05:

GEORGE M. DE JESUS AND CAROL  
V. DE JUSUS, TRUSTEES OF THE  
GEOCAR TRUST, DATED FEBRUARY  
5, 2020.

### 591-360-06:

TRISTAN DEAN VAN ZANDT, AN  
UNMARRIED MAN.

MAP 5180

MAP 5180

11-8D-64  
R/W 26958  
L.O.49513.1

LOT 3  
MAP 9233  
APN=  
591-360-03

LOT 4  
MAP 9233  
APN=  
591-360-04

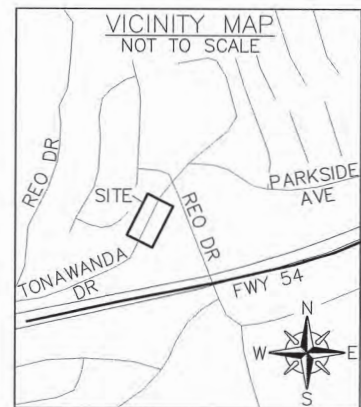
LOT 5  
MAP 9233  
APN=  
591-360-05

LOT 6  
MAP 9233  
APN=  
591-360-06

RANCHO DE LA NATION  
POR. QTR. SEC. LOT 100  
MAP 188



SCALE 1" = 40'



## PREPARED BY:

THE CITY OF SAN DIEGO  
ENGINEERING AND CAPITAL  
PROJECTS DEPARTMENT,  
FIELD DIVISION - SURVEY SECTION.  
UNDER THE DIRECTION OF  
DANIEL R. WATKINS, LS 8877  
SENIOR LAND SURVEYOR

*Daniel R. Watkins* 1/22/2026  
DANIEL R. WATKINS P.L.S. 8877



RESOLUTION No. \_\_\_\_\_

ADOPTED \_\_\_\_\_

DOCUMENT No. \_\_\_\_\_

RECORDED \_\_\_\_\_

## DRAINAGE EASEMENT VACATION

### LOTS 3-6 OF TONAWANDA SUBDIVISION UNIT NO. 1, MAP 9233

| DESCRIPTION | BY  | APPROVED | DATE  | FILMED | CITY OF SAN DIEGO, CALIFORNIA                                     | PRJ NO.            | PMT NO. | WBS NO. |
|-------------|-----|----------|-------|--------|-------------------------------------------------------------------|--------------------|---------|---------|
| ORIGINAL    | CSM | DRW      | 01/26 |        | SHEET 1 OF 1 SHEET                                                |                    |         | B-23068 |
|             |     |          |       |        | <i>Daniel R. Watkins</i> 1/22/2026<br>FOR CITY LAND SURVEYOR DATE | 1822-6311          |         |         |
|             |     |          |       |        |                                                                   | CCS 83 COORDINATES |         |         |
|             |     |          |       |        |                                                                   | 182-1751           |         |         |
|             |     |          |       |        |                                                                   | NAD 27 COORDINATES |         |         |
| STATUS      |     |          |       |        | 102706-1-B                                                        |                    |         | B001    |

**EXHIBIT 'A'**  
**DRAINAGE EASEMENT VACATION**

**APN: 591-360-03**

All of that existing 5.00 foot wide drainage easement granted to the City of San Diego, within Lot 3 of Tonawanda Subdivision Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9233, filed in the Office of the County Recorder of said County on May 29, 1979.

The above described drainage easement contains 457.79 Square Feet, 0.0105 Acre.

Exhibit 'B' (City of San Diego Drawing No. 102706-B) attached and by this reference is made a part hereto.

 1/22/2026  
Daniel R. Watkins LS 8877 Date  
Senior Land Surveyor, Field Engineering  
City of San Diego  
My Registration Expires 12-31-2027



File: APN 591-360-03\_TONAWANDA DR\_DRAINAGE ESMT VAC  
WBS B-23068 – January, 2026



**EXHIBIT 'A'**  
**DRAINAGE EASEMENT VACATION**

**APN: 591-360-04**

All of that existing 5.00 foot wide drainage easement granted to the City of San Diego, within Lot 4 of Tonawanda Subdivision Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9233, filed in the Office of the County Recorder of said County on May 29, 1979.

The above described drainage easement contains 468.53 Square Feet, 0.0108 Acre.

Exhibit 'B' (City of San Diego Drawing No. 102706-B) attached and by this reference is made a part hereto.



Daniel R. Watkins LS 8877

Senior Land Surveyor, Field Engineering  
City of San Diego

My Registration Expires 12-31-2027

1/22/2026

Date



File: APN 591-360-04\_TONAWANDA DR\_DRAINAGE ESMT VAC  
WBS B-23068 – January, 2026

**EXHIBIT 'A'**  
**DRAINAGE EASEMENT VACATION**

**APN: 591-360-05**

All of that existing 5.00 foot wide drainage easement granted to the City of San Diego, within Lot 5 of Tonawanda Subdivision Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9233, filed in the Office of the County Recorder of said County on May 29, 1979.

The above described drainage easement contains 440.00 Square Feet, 0.0101 Acre.

Exhibit 'B' (City of San Diego Drawing No. 102706-B) attached and by this reference is made a part hereto.

  
Daniel R. Watkins LS 8877      1/22/2026  
Senior Land Surveyor, Field Engineering      Date  
City of San Diego  
My Registration Expires 12-31-2027



File: APN 591-360-05\_TONAWANDA DR\_DRAINAGE ESMT VAC  
WBS B-23068 – January, 2026



**EXHIBIT 'A'**  
**DRAINAGE EASEMENT VACATION**

**APN: 591-360-06**

All of that existing 5.00 foot wide drainage easement granted to the City of San Diego, within Lot 6 of Tonawanda Subdivision Unit No. 1 in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9233, filed in the Office of the County Recorder of said County on May 29, 1979.

The above described drainage easement contains 440.00 Square Feet, 0.0101 Acre.

Exhibit 'B' (City of San Diego Drawing No. 102706-B) attached and by this reference is made a part hereto.



Daniel R. Watkins LS 8877

1/22/2026

Date

Senior Land Surveyor, Field Engineering  
City of San Diego

My Registration Expires 12-31-2027



File: APN 591-360-06\_TONAWANDA DR\_DRAINAGE ESMT VAC  
WBS B-23068 – January, 2026

# SUPPORT FOR CONTINUED PLANNING, FEASIBILITY, PARTNERSHIP DEVELOPMENT, AND RESPONSIBLE DEMONSTRATION IMPLEMENTATION OF THE DOUGLAS DISTRICT MODEL

Proposed for consideration and vote by the Skyline-Paradise Hills Community Planning Group on July 14, 2026

**TO:** Public agencies, funders, institutions, property owners, contractors, workforce providers, community organizations, and prospective partners

**FROM:** Skyline-Paradise Hills Community Planning Group

**RE:** Douglas District community development model

To Whom It May Concern:

The Skyline-Paradise Hills Community Planning Group expresses its support for the continued planning, feasibility analysis, partnership development, funding exploration, and responsible demonstration implementation of the Douglas District model within Southeast San Diego and the broader District 4 community.

Douglas District is a community-originated, place-based economic development model designed to connect public and private investment to measurable neighborhood benefit. It integrates cultural preservation, workforce development, green infrastructure, mobility, small-business growth, community participation, physical improvement, and long-term stewardship.

**This letter does not approve a rezoning, entitlement, land-use action, final design, public expenditure, construction contract, property transaction, or specific project.** It supports continued development and review of the model and its proposed demonstrations, subject to all applicable property-owner requirements, technical standards, community review, funding requirements, permitting, procurement, labor rules, licensing, insurance, and legal requirements.

## 1. GREEN RIBBON CORRIDOR

A connected system of edible, medicinal, pollinator-supporting, and culturally meaningful landscaping; community history markers; banners; wayfinding; QR-based cultural interpretation; and neighborhood stewardship.

## 2. GREEN TRAINING CORRIDOR

A resident workforce and career-development pipeline connecting high-school students, young adults, returning citizens, unhoused and housing-insecure residents, adults reentering the workforce, skilled workers, licensed contractors, supervisors, and project managers to training, credentials, employment, apprenticeship, contracting, and advancement opportunities.

The proposed workforce lanes are: Clean Energy and Electrical; Green Infrastructure and Environmental Maintenance; Landscape, Agriculture and Horticulture; and Construction, Facilities and General Operations.

## 3. DOUGLAS DISTRICT WORKFORCE

A proposed local implementation and labor-management entity designed to recruit, assess, prepare, employ, coordinate, and advance residents while supporting neighborhood maintenance, greening, facilities, cleanup, stewardship, project delivery, and contractor partnerships.

The Planning Group supports further development of Douglas District Workforce as an accountable local-employment and implementation mechanism, provided all licensed, regulated, and public-works activities are performed under applicable contractor, labor, safety, insurance, prevailing-wage, procurement, and licensing requirements.

## 4. GREEN MOBILITY SPINE

A neighborhood mobility and access strategy connecting inland communities, commercial corridors, cultural destinations, schools, transit, parks, employment, and regional transportation investments.

Potential elements include neighborhood connectors, secure bicycle and micromobility facilities, zero-emission transportation, micro-parking concepts, improved pedestrian access, cultural-tourism routes, and stronger connections between community destinations and the regional transportation system.



## 5. DOUGLAS LOUNGE AND MARIE WIDMAN MEMORIAL PARK AREA

Douglas Lounge is proposed as a community-serving cultural and commercial anchor near Marie Widman Memorial Park and the San Diego Black Arts and Culture District.

The concept may include cultural programming, performances, local vendors, youth media and workforce development, visitor information, community history, hospitality, small-business circulation, and connections between park activity and surrounding businesses.

The Planning Group supports continued feasibility analysis, site identification, property-owner engagement, business-impact review, funding exploration, and community consultation. This support does not approve any particular property acquisition, lease, development plan, building design, parking proposal, operating agreement, or public expenditure.

## 6. GREENING MOUNT ZION DEMONSTRATION

Greening Mount Zion is proposed as an early faith-based demonstration integrating environmental sustainability, clean-energy feasibility, water efficiency, edible and pollinator landscaping, accessibility review, youth and senior participation, workforce exposure, oral history, and long-term stewardship.

The Planning Group supports continued discussion with the church, technical partners, licensed contractors, clean-energy organizations, workforce providers, and potential funders, subject to the church's authorization and all applicable requirements.

## 7. SENIOR REGISTRY AND NEEDS AND PARTICIPATION ASSESSMENT

Douglas District is developing a voluntary Senior Registry and Douglas District Needs and Participation Assessment to identify senior needs, service awareness, transportation and food barriers, housing and health concerns, digital-access needs, skills, employment and volunteer interests, oral-history participants, project priorities, and ways seniors want to participate.

The Planning Group supports responsible piloting with voluntary consent, privacy protections, secure data controls, clear referral boundaries, host-site authorization, and explicit limitations on emergency-response responsibilities.

## 8. FOOD FOR THOUGHT COMMUNITY OUTREACH

Food for Thought is a proposed mobile, rapid-response outreach method through which free food may be paired with a short, voluntary Needs and Participation Assessment.

The Planning Group supports continued development of this method to meet residents where they are, collect current community information, increase awareness of services and opportunities, and connect residents to appropriate resources and participation pathways.

## 9. SMALL-BUSINESS, LOCAL CONTRACTING, AND SHARED PROSPERITY

Douglas District is intended to support existing businesses while developing additional local ownership, contracting, vendor, maintenance, hospitality, food, mobility, clean-energy construction, and cultural-enterprise opportunities.

The Planning Group supports local hiring and contracting, fair compensation, transparent readiness standards, responsible subcontracting, community reinvestment, measurable economic outcomes, lawful worker classification, protection of data and intellectual property, and accountability for public and philanthropic funds.

## 10. COMMUNITY HISTORY AND CULTURAL MEMORY

The Planning Group recognizes the importance of preserving and presenting the history of Southeast San Diego and its Black communities through oral histories, elders, churches, businesses, cultural institutions, public interpretation, QR-based tours, youth participation, and community-led documentation.

Douglas District's proposed history and cultural-memory work, including the involvement of Mr. Gregg and other community historians and elders, should continue with appropriate historical review, permissions, attribution, and community participation.

## 11. PROJECT ATTACHMENT AND IMPLEMENTATION STRATEGY

The Planning Group recognizes that some Douglas District components may be implemented most efficiently by attaching defined community-benefit, workforce, cultural, outreach, activation, maintenance, or stewardship scopes to projects that already possess funding, site control, consultants, contractors, approvals, or established operating systems.

Potential opportunities include existing park planning and improvement processes; transportation and corridor projects; affordable-housing properties and developments; church and privately controlled demonstration sites; business district initiatives; workforce and training programs; prime-contractor and consultant scopes; operating and maintenance contracts; and temporary or reversible demonstrations.

This strategy is not an attempt to avoid lawful public review, procurement, permitting, environmental, labor, licensing, or contracting requirements. Its purpose is to reduce unnecessary duplication and add measurable community value to investments already moving through established processes.



## PLANNING GROUP POSITION

- Continued refinement and community review of the Douglas District model.
- Identification of appropriate demonstration sites and implementation partners.
- Feasibility, predevelopment, funding, contracting, and technical-assistance exploration.
- Coordination with public agencies, property owners, businesses, educational institutions, workforce providers, licensed contractors, churches, residents, seniors, youth, and cultural stakeholders.
- Evaluation of local hiring, community benefit, business impact, public access, maintenance, long-term sustainability, and measurable outcomes.
- Future presentations to the Planning Group as individual projects become sufficiently defined for project-specific review.

The Planning Group encourages public agencies, funders, institutions, consultants, contractors, property owners, workforce organizations, and community partners to meet with Douglas District founder **Tanika Nicole Tyler** to evaluate appropriate opportunities for technical assistance, site access, funding, contracting, demonstration implementation, workforce development, data collection, community engagement, and partnership.

This letter reflects support for continued planning, feasibility, partnership development, funding exploration, and responsible demonstration implementation. It does not constitute final approval of any individual project, land-use action, public expenditure, construction activity, contract, grant award, property transaction, or entitlement.

## RECOMMENDED MOTION

I move that the Skyline-Paradise Hills Community Planning Group approve this letter supporting continued planning, feasibility analysis, partnership development, funding exploration, and responsible demonstration implementation of the Douglas District model, with the understanding that this action does not approve any specific entitlement, construction project, contract, funding allocation, land-use action, property transaction, or final project design.

Approved by the Skyline-Paradise Hills Community Planning Group on: \_\_\_\_\_

Vote: YES \_\_\_\_\_ NO \_\_\_\_\_ ABSENT \_\_\_\_\_ RECUSAL \_\_\_\_\_

\_\_\_\_\_  
Chair or Authorized Representative

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date

Douglas District - Where Culture Builds Capital. Rooted in history, building our equitable, inclusive future.

Douglas District contact: [missnt@douglasdistrictsd.com](mailto:missnt@douglasdistrictsd.com) | [DouglasdistrictSD.com](http://DouglasdistrictSD.com)