



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 13, 2020 REPORT NO. HO-20-027

HEARING DATE: May 20, 2020

SUBJECT: AT&T TJ River, PROCESS THREE

PROJECT NUMBER: [621894](#)

REFERENCE: The Wireless Ordinance (SDMC 141.0420) was updated effective September 9, 2019 by [Ordinance O-21117 N.S.](#) This project was submitted November 2, 2018 and is subject to the prior version of the ordinance (updated by [Ordinance O-20261 N.S.](#); effective 7-19-2013). All references to SDMC 141.0420 in this staff report are to the 2013 version (Attachment 11).

OWNER/APPLICANT: Spurling Family Trust/Depratti, Inc. on behalf of AT&T Wireless

SUMMARY

Issue: Should the Hearing Officer approve the construction of a new Wireless Communication Facility (WCF) at 2805 Hollister Street in the Tijuana River Valley Community Planning Area?

Staff Recommendation:

1. APPROVE Conditional Use Permit No. 2425241 and Site Development Permit No. 2425242; and
2. Adopt Mitigated Negative Declaration (MND) 621894 / SCH No. 2020039021 and adopt the associated Mitigation Monitoring and Reporting Program (MMRP)

Community Planning Group Recommendation: The Tijuana River Valley has no recognized Community Planning Group.

Environmental Review: In accordance with the California Environmental Quality Act (CEQA), 621894 / SCH No. 2020039021, final report dated April 21, 2020, was prepared for this project and includes mitigation measures for potentially significant impacts to: Historical Resources-Archaeology and Tribal Cultural Resources.

BACKGROUND

The 18.12-acre site is located at 2805 Hollister Street (Attachment 1), in the OF-1-1 and AR-1-1 zones, and the Other Community Open Space/Agriculture (Attachment 2) land use designation within the Tijuana River Valley Community Plan and Local Coastal Program. The project will be constructed entirely within the AR-1-1 zone. The Multi-Habitat Planning Area (MHPA) and FEMA Flood Hazard Areas are mapped on the site.

The subject property contains a horse ranch and various agricultural outbuildings, as do other properties to the west and east. To the north is the Tijuana River and the Multi-Habitat Planning Area, zoned OF-1-1, and to the south across Monument Road is open space and the Multi-Habitat Planning Area, also zoned AR-1-1. The site is within the Coastal Zone, but is located with State Coastal Development Permit jurisdiction. A Coastal Development Permit issued by the Coastal Commission will be required to develop the project.

DISCUSSION

The proposed project will construct a 30-foot-tall faux wooden water tower concealing 12 panel antennas, 24 Remote Radio Units (RRUs), and associated equipment and cabling. Additional equipment, including a 15-kW diesel backup generator, will be in a 153-square-foot exterior equipment area, screened by a cedar fence.

The project requires a Conditional Use Permit and a Site Development Permit as shown in Table 1 below.

Table 1: Required Permits		
Permit and Process	SDMC Section	Reason
Site Development Permit (SDP), Process Three	143.0110 and 126.0505	The project site contains two forms of Environmentally Sensitive Lands (ESL): a FEMA Special Flood Hazard Area for the Tijuana River, and the Multi-Habitat Planning Area (MHPA).
Conditional Use Permit (CUP), Process Three	141.0420(e)(2) – See Attachment 11 for references, and 126.0305	The project proposes a Wireless Communication Facility in an Agricultural Zone.

The two permits are consolidated for processing per [SDMC 112.0103](#). Therefore, the project requires a Process Three Hearing Officer decision, which is appealable to the Planning Commission.

Site Development Permit:

The site contains two types of ESL -

1. Flood Hazard Area: The site is located within a FEMA Special Flood Hazard Area for the Tijuana River, which is located to the north of the project site. A portion of the northernmost

part of the site is mapped within the floodway, and the balance is within the 100-year floodplain. No impacts to Environmentally Sensitive Lands were identified during project review. The project is proposed on top of an existing berm that runs from north to south along the western edge of the project site. The existing berm is raised approximately five feet above adjacent ground level, and minor grading on top of the existing berm will raise the equipment area an additional two feet. The project will comply with applicable civil engineering standards. No structures will be built in the floodway.

2. Sensitive Biological Resources: The MHPA is mapped on the site. However, it is located approximately 105 feet north of the proposed project, and no impacts to the MHPA were identified during project review. The project design incorporates the MHPA Land Use Adjacency Guidelines, which are also included as permit conditions.

Conditional Use Permit:

Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses. This site is considered a Preference 3 location due to its location within the AR-1-1 zone, requiring a Process Three Conditional Use Permit (CUP) pursuant to SDMC 141.0420(d)(1). Sites proposed in Preference 3 locations must explain why higher preference sites were not utilized. In this case, there are no lower preference sites in the desired coverage area. The site complies with the City's Wireless Communication Facility Guidelines, and meets the requirements of the General Plan as outlined below.

Community/General Plan Analysis

The Tijuana River Valley Community Plan and Local Coastal Program was last updated in 1999 and does not address WCFs. The City's General Plan addresses Wireless Facilities in the Urban Design Element (UD-A.15), which states that the visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located inside underground vaults or unobtrusive structures.

The WCF design meets the intent of UD-A.15 by concealing the antennas within a faux water tank and cedar-fenced equipment area that complements existing landscaping, adjacent agricultural development, and the natural setting, which is consistent with the General Plan. Therefore, the WCF meets the objectives of the General Plan.

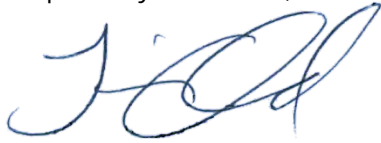
CONCLUSION

Based on its design, the project complies with the WCF Regulations (SDMC 141.0420) and the WCF Guidelines. Staff has prepared draft findings in the affirmative to approve the project and recommends approval of the Verizon Black Mountain Water Tank project (Attachment 6).

ALTERNATIVES

1. Approve Conditional Use Permit No. 2425241 and Site Development Permit No. 2425242 with modifications.
2. Deny Conditional Use Permit No. 2425241 and Site Development Permit No. 2425242 if the Hearing Officer makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'T. Cleveland', is written above a horizontal line.

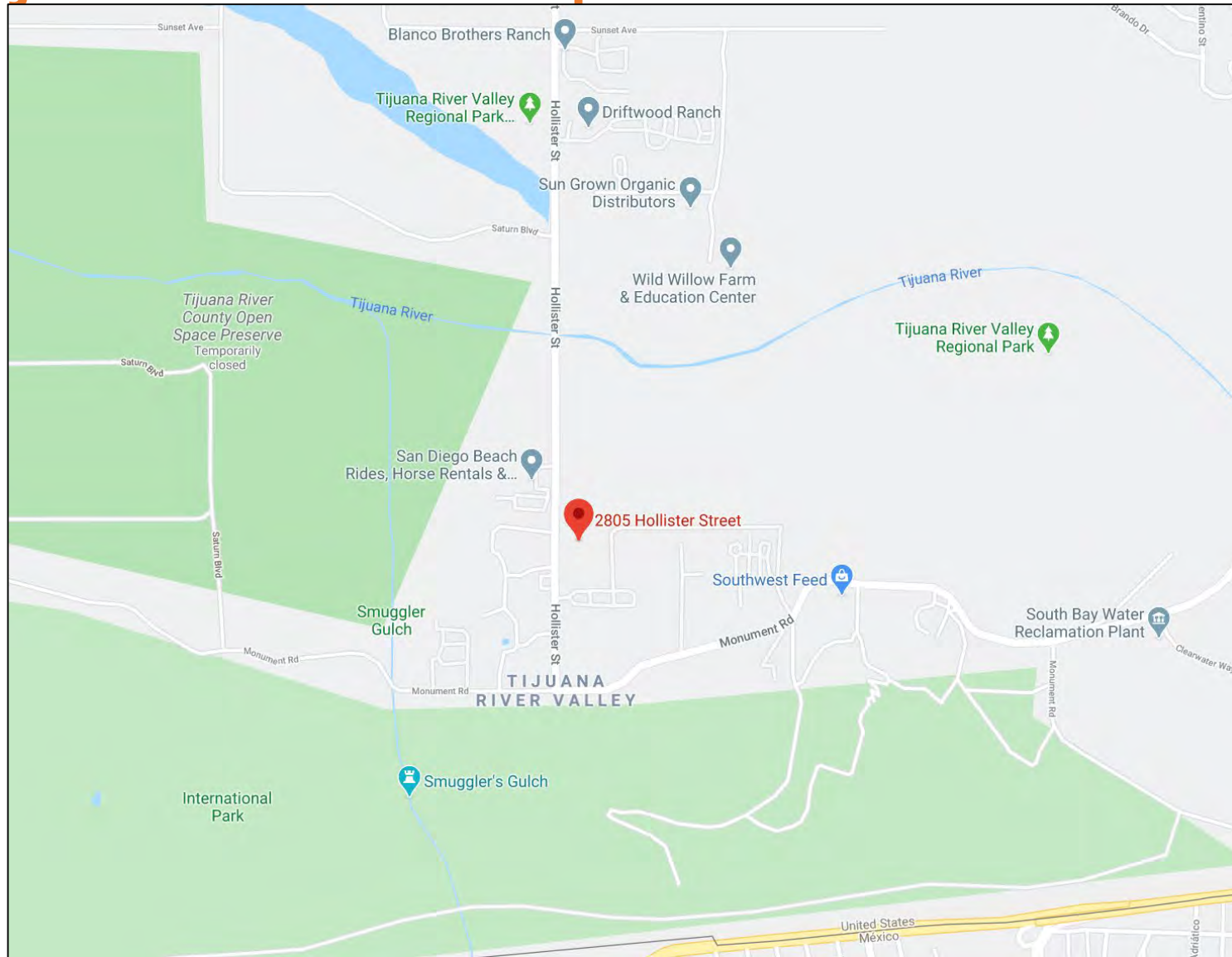
Travis Cleveland
Development Project Manager

Attachments:

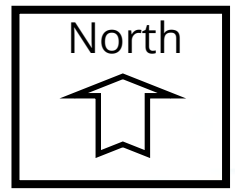
1. Project Location
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution
5. Draft Environmental Resolution
6. Draft Permit with Conditions
7. Coverage Maps
8. Site Photos
9. Photo Simulations
10. Project Plans
11. Prior Version of Wireless Ordinance



Project Location Map

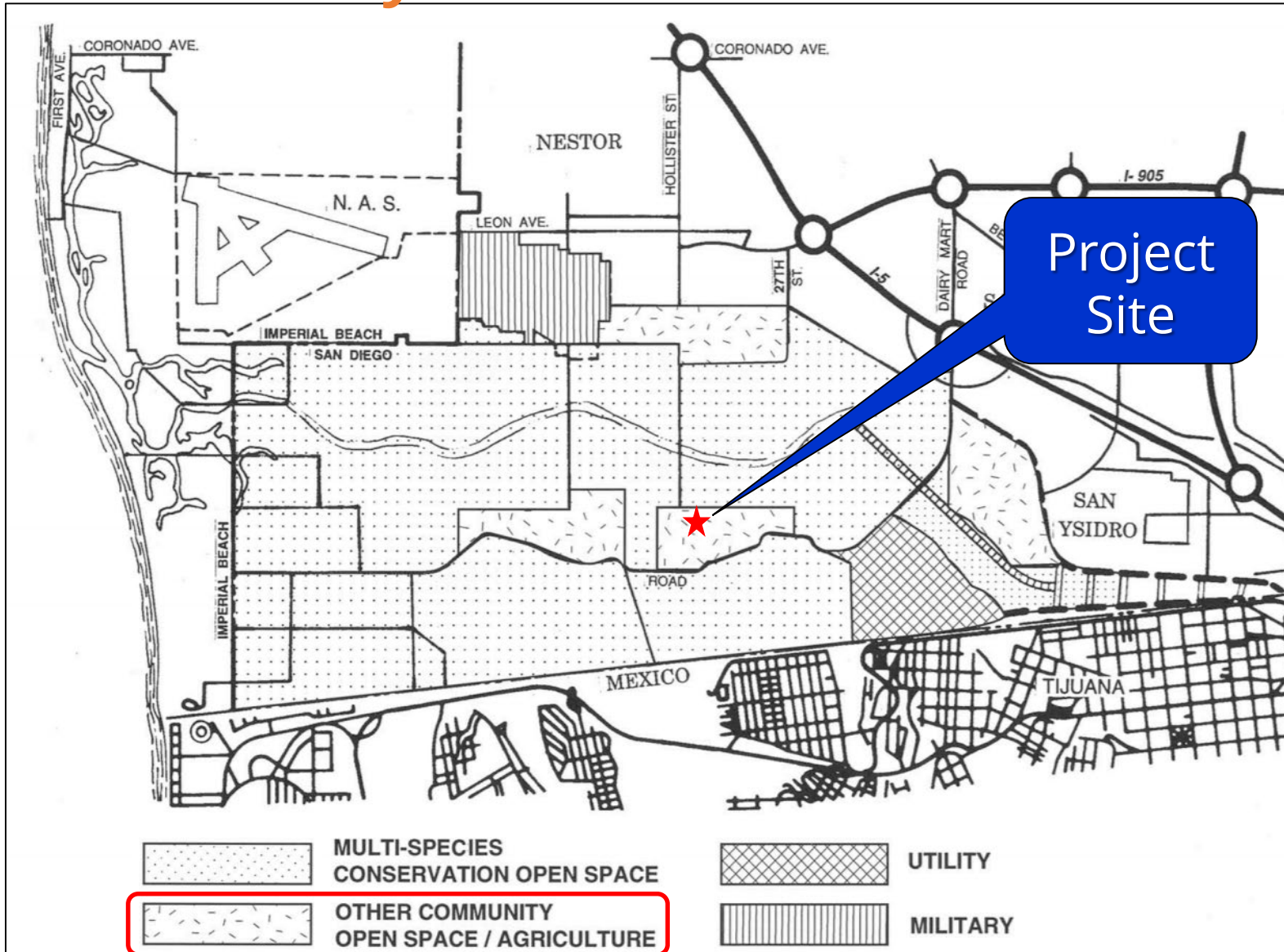


AT&T TJ River, Project Number 621894
2805 Hollister Street

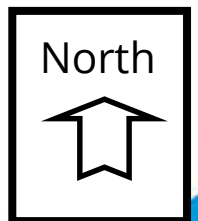




Community Plan



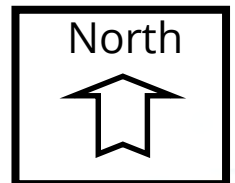
AT&T TJ River, Project Number 621894
2805 Hollister Street



Aerial Photo



AT&T TJ River, Project Number 621894
2805 Hollister Street



HEARING OFFICER
RESOLUTION NO. XXXXX
CONDITIONAL USE PERMIT NO. 2425241
SITE DEVELOPMENT PERMIT NO. 2425242
AT&T TJ RIVER (MMRP)
PROJECT NO. 621894

WHEREAS SPURLING FAMILY TRUST, Owner, and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permits, Conditional Use Permit (CUP) 2425241 and Site Development Permit (SDP) 2425242 on portions of an approximately 18.12-acre site);

WHEREAS The project site is located at 2805 Hollister Street in the Tijuana River Valley Community Planning Area;

WHEREAS, the project site is legally described as:

THE WEST HALF OF THE NW QUARTER OF SW QUARTER OF SECTION THREE TOWNSHIP NINETEEN SOUTH, RANGE TWO, WEST SAN VERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CA. ACCORDING TO US GOVT. SURVEY APPROVED FEB. 25, 1870, EXCEPTING THEREFROM THE SOUTH ONE ROD THEREOF, AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LANDS. BEGINNING AT A POINT 216.5 FT. NORTH OF SOUTHEAST CORNER OF WESTHALF OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION THREE, THENCE SOUTH LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST OF SAIDSECTION THREE 180 FT. THENCE NORTHEASTERLY IN STRIAGHT LINE TO BE THE POINT OF BEGINNING.

WHEREAS, on May 20, 2020, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) 2425241 and Site Development Permit (SDP) 2425242 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, this project was submitted on November 2, 2018, and the project is subject to the Land Development Code in effect at the time of application (the Land Development Code sections related to Wireless Communication Facilities subsequently having been updated effective September 9, 2019);

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 20, 2020.

FINDINGS:

Conditional Use Permit Approval – Section §126.0305

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

The project is located at 2805 Hollister Street in the OF-1-1 and AR-1-1 zones, and the Other Community Open Space/Agriculture land use designation within the Tijuana River Valley Community Plan and Local Coastal Program. It consists of a 30-foot-tall faux wooden water tower concealing 12 panel antennas, 24 Remote Radio Units (RRUs), and associated equipment and cabling. Additional equipment, including a 15-kW diesel backup generator, will be in a 153-square-foot exterior equipment area, screened by a cedar fence.

A Conditional Use Permit (CUP) is required per SDMC 141.0420(e)(2) to allow a WCF in an Agricultural zone. A Site Development Permit (SDP) is required for development on a premises containing Environmentally Sensitive Lands (ESL) per SDMC 143.0110(b).

The Tijuana River Valley Community Plan and Local Coastal Program was last updated in 1999 and does not address WCFs. The City's General Plan addresses Wireless Facilities in the Urban Design Element (UD-A.15), which states that the visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located inside underground vaults or unobtrusive structures.

The WCF design meets the intent of UD-A.15 by concealing the antennas within a faux water tank and cedar-fenced equipment area that complements existing landscaping, adjacent agricultural development, and the natural setting, which is consistent with the General Plan. Therefore, the WCF meets the objectives of the General Plan.

The proposed WCF complies with the City's Land Development Code, Section 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 2805 Hollister Street in the OF-1-1 and AR-1-1 zones, and the Other Community Open Space/Agriculture land use designation within the Tijuana River Valley Community Plan and Local Coastal Program. It consists of a 30-foot-tall faux wooden water tower concealing 12 panel antennas, 24 Remote Radio Units (RRUs), and associated equipment and cabling. Additional equipment, including a 15-kW diesel backup generator, will be in a 153-square-foot exterior equipment area, screened by a cedar fence.

A Mitigated Negative Declaration, final report dated April 21, 2020, was prepared for this project and includes mitigation measures for potentially significant impacts to Historical Resources-Archaeology and Tribal Cultural Resources. The conditions of approval for the project, including a Mitigation Monitoring and Reporting Program (MMRP) will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare, and which will mitigate any environmental effects below a level of significance. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will

meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

A Conditional Use Permit (CUP) is required per SDMC 141.0420(e)(2) to allow a WCF in an Agricultural zone. The purpose of the CUP, as stated in SDMC 126.0301 establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. Further, the intent is that each use be developed so as to fully protect the public health, safety, and welfare of the community.

The project represents a use that could be considered to have an impact on the neighborhood if certain performance and appearance issues aren't addressed. However, the proposed project is integrated into a setting of existing landscaping, rustic agricultural buildings, and a new faux water tank, all of which screen the WCF from offsite vantage points. The project will also will be subject to several performance and appearance-related permit conditions, such as requiring landscaping to be maintained, requiring cabling to be concealed, and requiring equipment to be maintained or removed.

The project is located in the AR-1-1 zone. The project meets all applicable requirements of this zone.

The project, in proposing development on a premises containing Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources and a special flood hazard area, requires a Site Development Permit per SDMC 143.0110(b). These findings are discussed under "**Site Development Permit Approval**" below.

In addition to the CUP and SDP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.

The project proposes a 30-foot-tall faux wooden water tower concealing 12 panel antennas, 24 Remote Radio Units (RRUs), and associated equipment and cabling. Additional equipment,

including a 15-kW diesel backup generator, will be in a 153-square-foot exterior equipment area, screened by a cedar fence, meeting these requirements. The project proposes no deviations to the Land Development Code. Because the project meets the design requirements of SDMC 141.0420 and findings can be made in the affirmative for all permits required by this project, the project will comply with the applicable regulations of the Land Development Code.

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

The current use of the property as a horse ranch anticipates accessory uses such as water tanks, out buildings, and wooden fences. The proposed faux wooden water tank and equipment area screened by a cedar fence have been designed to integrate into this rural setting. As demonstrated above, the use does not represent a negative impact to the public health, safety, and welfare. The project does not impact environmental sensitive lands, integration into a faux agricultural outbuilding eliminates the possibility of negative visual impacts, and the project will be subject to all applicable engineering and construction requirements during construction.

The continued operation of the site will enable enhanced wireless communication services in the vicinity while maintaining the rural look and feel of the site. Therefore, the proposed use is appropriate at the proposed location.

Site Development Permit Approval – Section §126.0505(a)

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

Please see CUP Finding No. 1 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

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

Please see CUP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Please see CUP Finding No. 3 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not adversely affect the applicable land use plan.

Supplemental Site Development Permit Findings for Environmentally Sensitive Lands – Section §126.0505(b)

- 1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The approximately 18.12-acre site is mapped within a FEMA Flood Hazard Area, and also contains the MHPA. However, the project has been designed to avoid these areas. By locating on an existing berm above the base flood elevation, the project will not have a significant impact on downstream areas in the event of inundation. By locating in an existing, developed area over 100 feet away from the MHPA, the project does not impact sensitive biological resources. The project design incorporates the City's MHPA Land Use Adjacency Guidelines, which will be conditions of the permit. The project will be constructed within a previously-graded and developed area. The project area has been heavily disturbed in the past by human activities, which have resulted in those areas now supporting disturbed and developed lands, including a horse pasture, and non-native vegetation.

Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

- 2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project does not propose the alteration of natural landforms. There is minimal grading to create a flat pad for the equipment enclosure; however, this grading takes place within a previously-graded and developed area. No undue risk from geologic and erosional forces, flood hazards, or fire hazards was identified during project review; and the construction permits for the project will be further reviewed for compliance with all applicable codes related to health and safety. The project is located in a Flood Hazard Area as identified on FEMA maps; however, the project design precludes any increase in flood hazard risk – it is built on a preexisting berm, and proposes no habitable structures. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

- 3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The project design incorporates the City's MHPA Land Use Adjacency Guidelines (LUAG), which will be conditions of the permit. The LUAG are designed to prevent indirect impacts to the MHPA. They address operational and design concerns related to drainage, pollution, landscaping, lighting, noise, erosion, and maintenance, and construction permits for the project will be further reviewed for compliance with all applicable codes related to health and safety. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

No vernal pools were identified within the project area; therefore, the VPHCP does not apply. Although the project site is mapped with the MHPA, the project does not impact biological resources within the MHPA. The project design incorporates the City's MHPA Land Use Adjacency Guidelines (LUAG), which will be conditions of the permit. Because the project design avoids impacts to the MHPA, and because the project is conditioned to comply with the LUAG, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The project site is not located on or near a public beach or shoreline, and all drainage will be handled in accordance with applicable law. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

No significant impacts to Environmentally Sensitive Lands were identified during project review. The project has been designed to avoid impacts. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to impacts created by the proposed development; in that no mitigation is required.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2425241 and Site Development Permit No. 2425242 are hereby GRANTED by the Hearing Officer to the referenced Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 2425241 and Site Development Permit No. 2425242, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: May 20, 2020

IO#: 12003679

RESOLUTION NUMBER R-_____

ADOPTED ON MAY 20, 2020

WHEREAS, on May 20, 2020, DePratti, Inc. submitted an application to the Development Services Department for Conditional Use Permit No. 2425241 and Site Development Permit No. 2425241 for the AT&T TJ River Project, Project No. 621894 (Project); and

WHEREAS, the matter was set for a public hearing by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on May 20, 2020; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration (MND) 621894 / SCH No. 2020039021 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA, 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: _____
Travis Cleveland, Development Project Manager

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A**MITIGATION MONITORING AND REPORTING PROGRAM**

CONDITIONAL USE PERMIT NO. 2425241
 SITE DEVELOPMENT PERMIT NO. 2425242
AT&T TJ RIVER - PROJECT NO. 621894

This Mitigation Monitoring and Reporting Program 621894 is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration (MND) 621894 / SCH No. 2020039021 shall be made conditions of Conditional Use Permit No. 2425241 and Site Development Permit No. 2425242 as may be further described below.

A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. PRE- CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Archaeologist and Native American Monitor

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #621894 and /or Environmental Document # 621894, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

None required

4. MONITORING EXHIBITS

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeological/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**HISTORICAL RESOURCES ARCHAEOLOGY AND TRIBAL CULTURAL RESOURCES****I. Prior to Permit Issuance****A. Entitlements Plan Check**

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and

all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.

3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site-specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.

2. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).

3. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
- b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 - 1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 - 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 - 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 - 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
 - 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 - 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
 - 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
 - 1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery

Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.

- c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

- A. Notification
 - 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
 - 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
- B. Isolate discovery site
 - 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
 - 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
 - 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains ARE determined to be Native American
 - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, ONLY the Medical Examiner can make this call.
 - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 - 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 - 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:

- a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;
- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
- c. To protect these sites, the landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement; or
 - (3) Record a document with the County. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSV and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative),

prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.

- a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
- b. Recording Sites with State of California Department of Parks and Recreation
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI

as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.

2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
MS-16

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION MS-16

INTERNAL ORDER NUMBER: 24006006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2425241
SITE DEVELOPMENT PERMIT NO. 2425242
AT&T TJ RIVER (MMRP)
PROJECT NO. 621894

This Conditional Use Permit (CUP) 2425241 and Site Development Permit (SDP) 2425242 are granted by the Hearing Officer of the City of San Diego to SPURLING FAMILY TRUST, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0505, and 141.0420. The project site is located at 14889 Carmel Valley Road in the AR-1-1 zone within the Black Mountain Ranch Community Planning Area. The site is legally described as:

THE WEST HALF OF THE NW QUARTER OF SW QUARTER OF SECTION THREE TOWNSHIP NINETEEN SOUTH, RANGE TWO, WEST SAN VERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CA. ACCORDING TO US GOVT. SURVEY APPROVED FEB. 25, 1870, EXCEPTING THEREFROM THE SOUTH ONE ROD THEREOF, AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LANDS. BEGINNING AT A POINT 216.5 FT. NORTH OF SOUTHEAST CORNER OF WESTHALF OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION THREE, THENCE SOUTH LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST OF SAIDSECTION THREE 180 FT. THENCE NORTHEASTERLY IN STRIAIGHT LINE TO BE THE POINT OF BEGINNING.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee to operate a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 5, 2020, on file in the Development Services Department.

The project shall include:

- a. Twelve antennas measuring 86.6" x 21.3" x 10.6", 24 Remote Radio Units (RRUs), concealed within a 30-foot-tall rustic faux water tank, and associated equipment, including one 15kW standby diesel generator, contained within an approximately 153-square-foot equipment enclosure;
- b. Landscaping (planting, irrigation and landscape related improvements); and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **June 3, 2023**.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on **May 20, 2030**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this approval, the Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner and Permittee sign and return the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee are informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions,

including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

14. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

15. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration (MND) 621894 / SCH No. 2020039021 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

16. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration (MND) 621894 / SCH No. 2020039021, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Historical Resources (Archaeology) and Tribal Cultural Resources

ENGINEERING REQUIREMENTS:

17. The Owner/Permittee shall obtain a Nonexclusive Right-of-Way Use Agreement from the City of San Diego for the proposed work in the Hollister Street Right-of-Way.

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

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

LANDSCAPE REQUIREMENTS:

20. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition

or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

PLANNING/DESIGN REQUIREMENTS:

23. Prior to construction permit approval, the project must obtain a Coastal Development Permit from the California Coastal Commission.

24. Every aspect of this project is considered an element of concealment including (but not limited to) the dimensions, build and scale, color, materials and texture. Any future modifications to this permit/project must not defeat concealment.

25. No visible cabling is permitted.

26. The WCF shall conform to the approved construction plans.

27. Photo simulations shall be printed in color on the construction plans.

28. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

29. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.

30. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.

31. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

32. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
33. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
34. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
35. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

MHPA LAND USE ADJACENCY:

36. The Development Services Department (DSD) Director's Environmental Designee (ED) and the Planning Department shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the Permit Conditions requirements are incorporated into the design.

In addition, the ED and Planning Department shall verify that the Permit Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/PLANNING DEPARTMENT REQUIREMENTS."

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

37. **Construction Protection Monitoring:** Construction Protection Monitoring shall be implemented in conjunction with the Land Use – Multiple Species Conservation Plan (MSCP) Land Use Adjacency Guidelines (LUAG) permit conditions. The Construction Protection Monitoring shall be implemented throughout construction of the project.

I. Prior to Construction

- A. **Biologist Verification:** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

- B. **Preconstruction Meeting:** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents:** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **BCME:** The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements:**
- General Avian: To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section and Biologist

shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation:** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education:** Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring:** All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification:** The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, State

CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD.

38. **Land Use – Multiple Specific Conservation Plan (MSCP) Land Use Adjacency Guidelines**

(LUAG): The Land Use – MSCP LUAG shall be implemented in conjunction with the Construction Protection Monitoring Construction permit conditions. The Land Use – MSCP LUAG shall be implemented throughout construction of the project.

I. Prior to Permit Issuance

Prior to issuance of any construction permit or notice to proceed, MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CD's/CD's consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's Multi-Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA) Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

- A. **Grading/Land Development/MHPA Boundaries** – No grading will occur within or directly adjacent to the MHPA. MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.
- B. **Drainage** – All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.
- C. **Toxics/Project Staging Areas/Equipment Storage** – Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CD's that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."*

- D. **Lighting** – Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.
- E. **Barriers** – New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.
- F. **Invasives** – No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.
- G. **Brush Management** – New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.
- H. **Noise** – Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: Least Bell's vireo (March 15 through September 15) and Southwestern Willow Flycatcher (May 1 through August 30). If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building

ATTACHMENT 6

inspection official, please contact the Project Manager listed below at (619) 446-5407 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.

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

APPROVED by the Hearing Officer of the City of San Diego on May 20, 2020 by Resolution No. XXXX.

ATTACHMENT 6

Permit Type/PTS Approval No.: CONDITIONAL USE PERMIT NO. 2425241
SITE DEVELOPMENT PERMIT NO. 2425242
Date of Approval: May 20, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

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

SPURLING FAMILY TRUST

Owner

By _____
NAME
TITLE

AT&T

Permittee

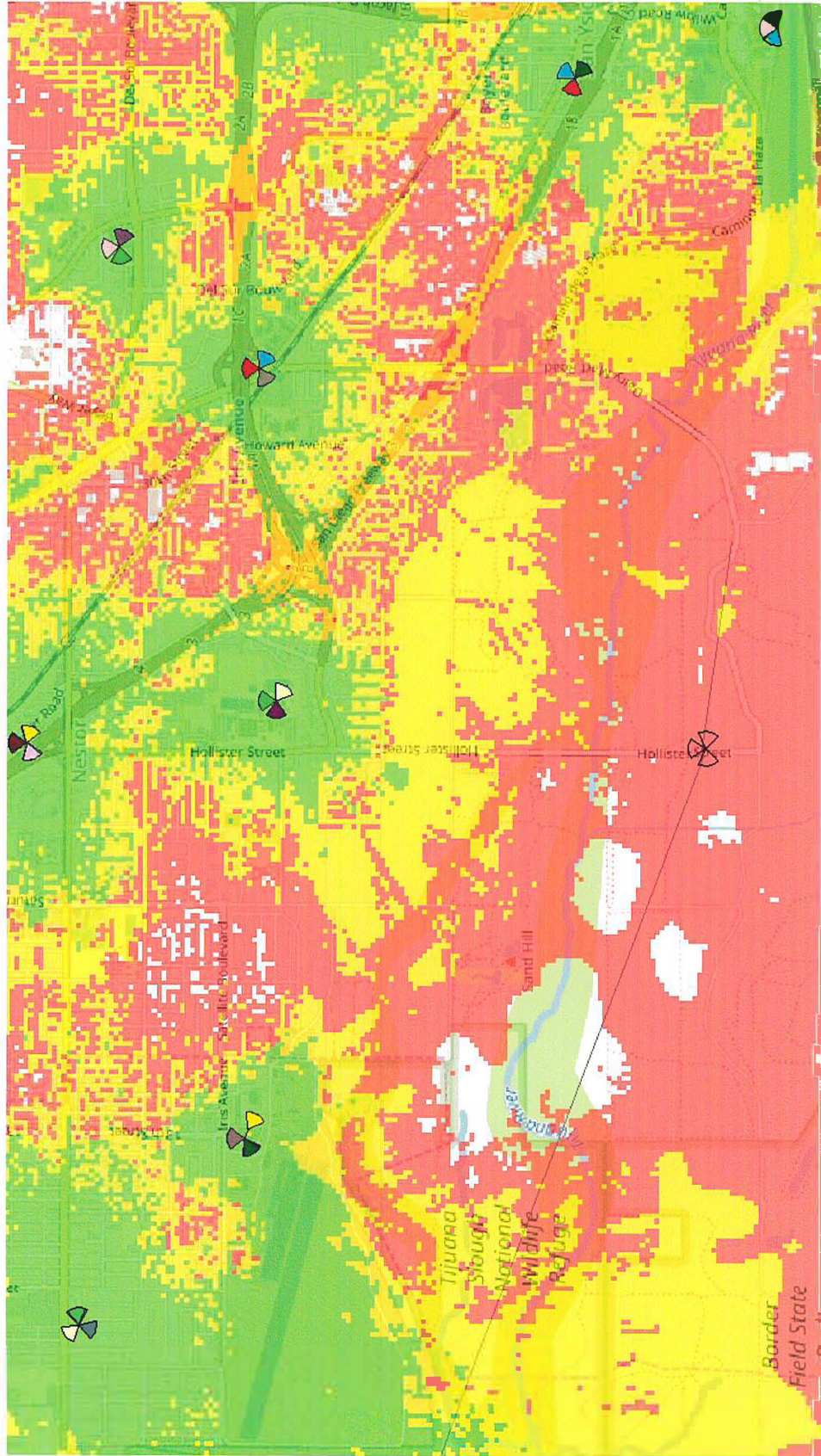
By _____
NAME
TITLE

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



Current Coverage vs Planned Coverage @ CAL022225 - 25' Rad

Current Coverage





Current Coverage vs Planned Coverage @ CAL02225 option A – 25'

Planned Coverage

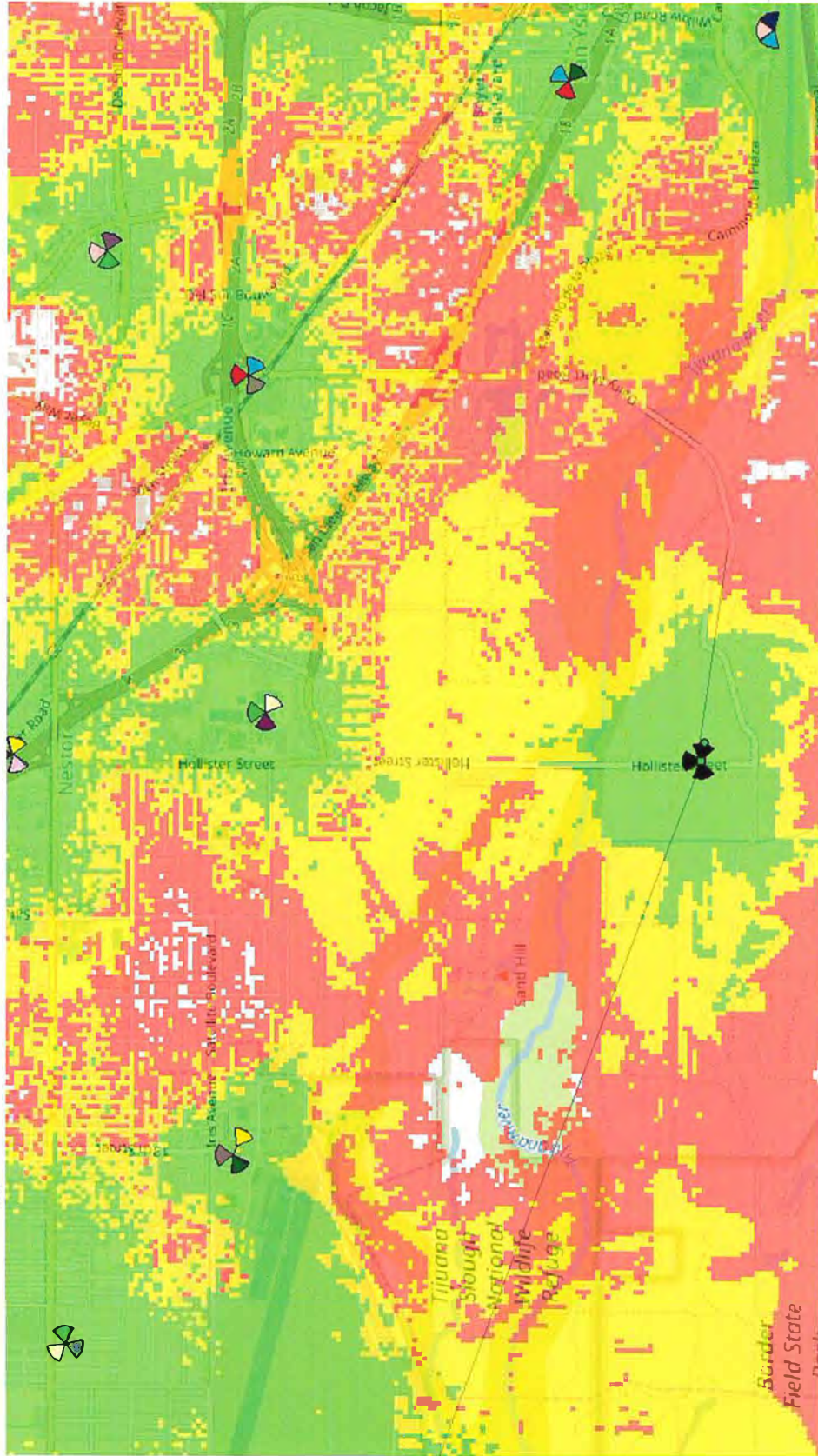


PHOTO SURVEY

TJ RIVER SOUTH AT&T PROPOSED CELL SITE CAL02225

2805 HOLLISTER STREET SAN DIEGO CA. 92154

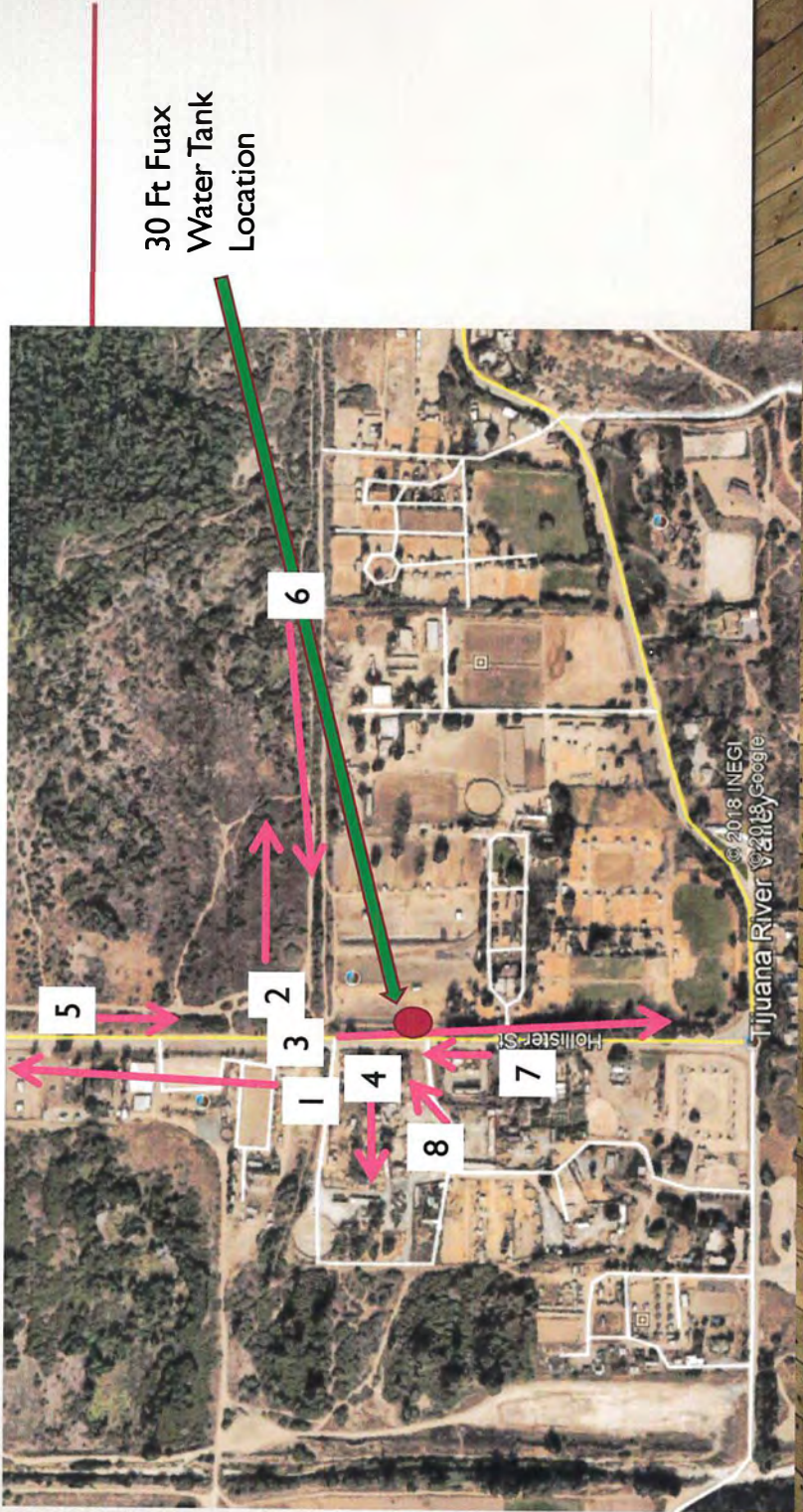


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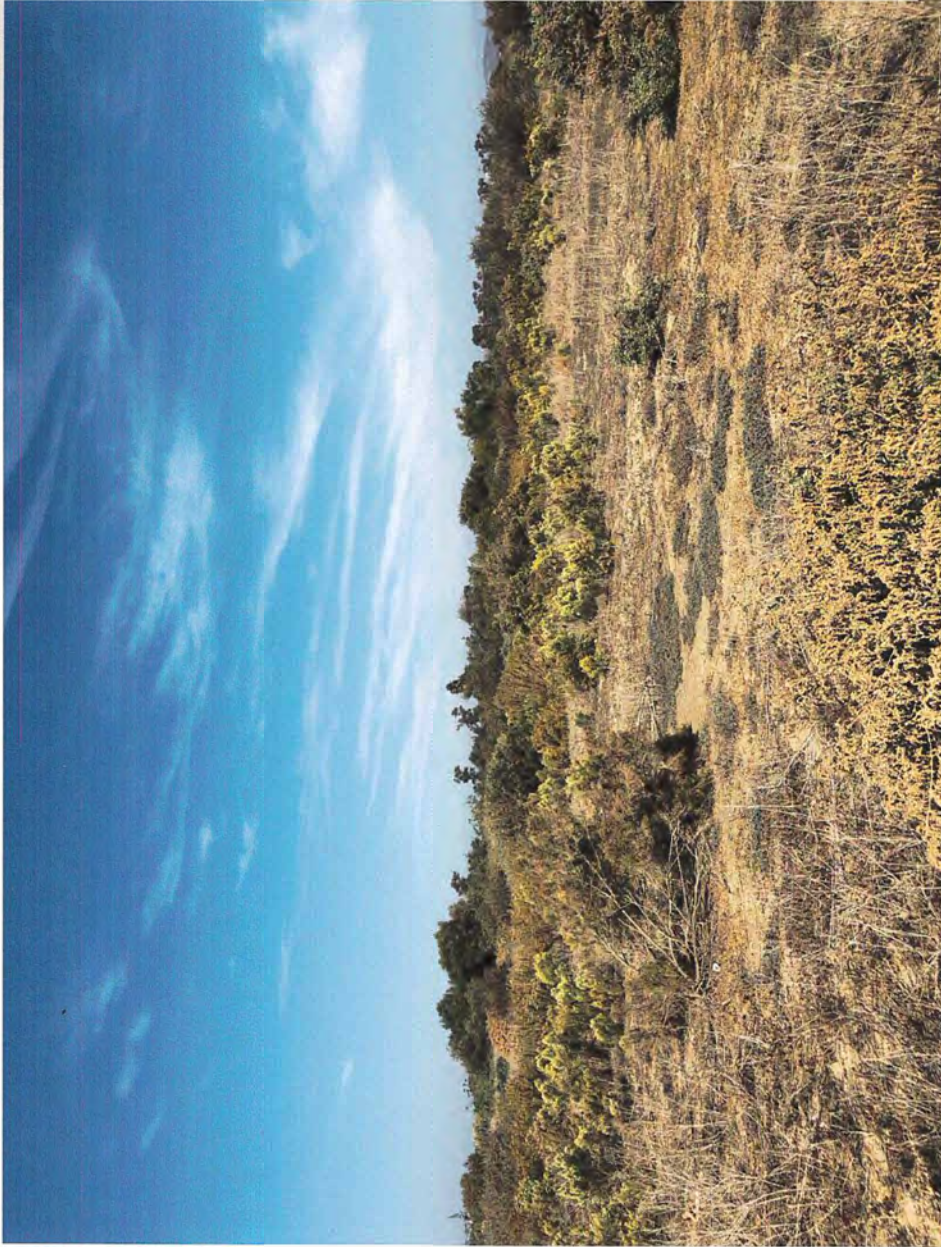
SITE MAP



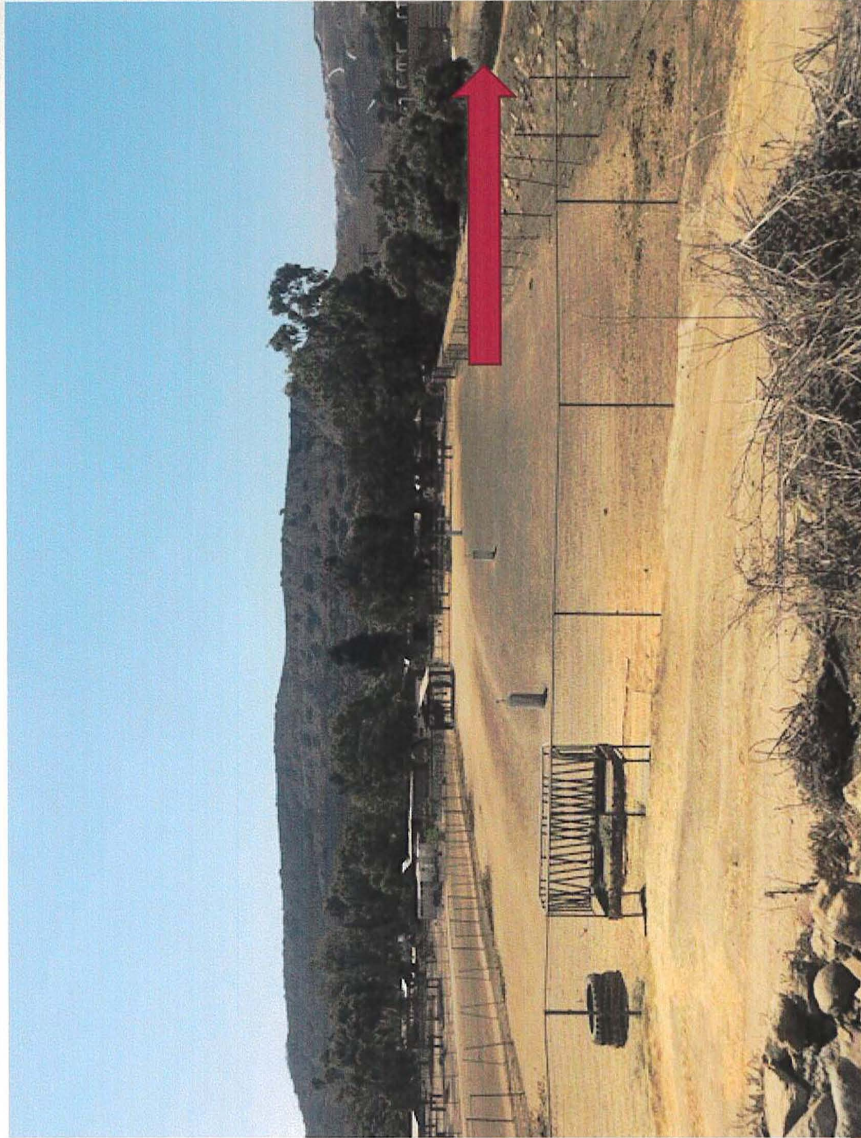
View #1
Looking North
At Proposed Site Location



View #2
Looking East From
Proposed Site Location



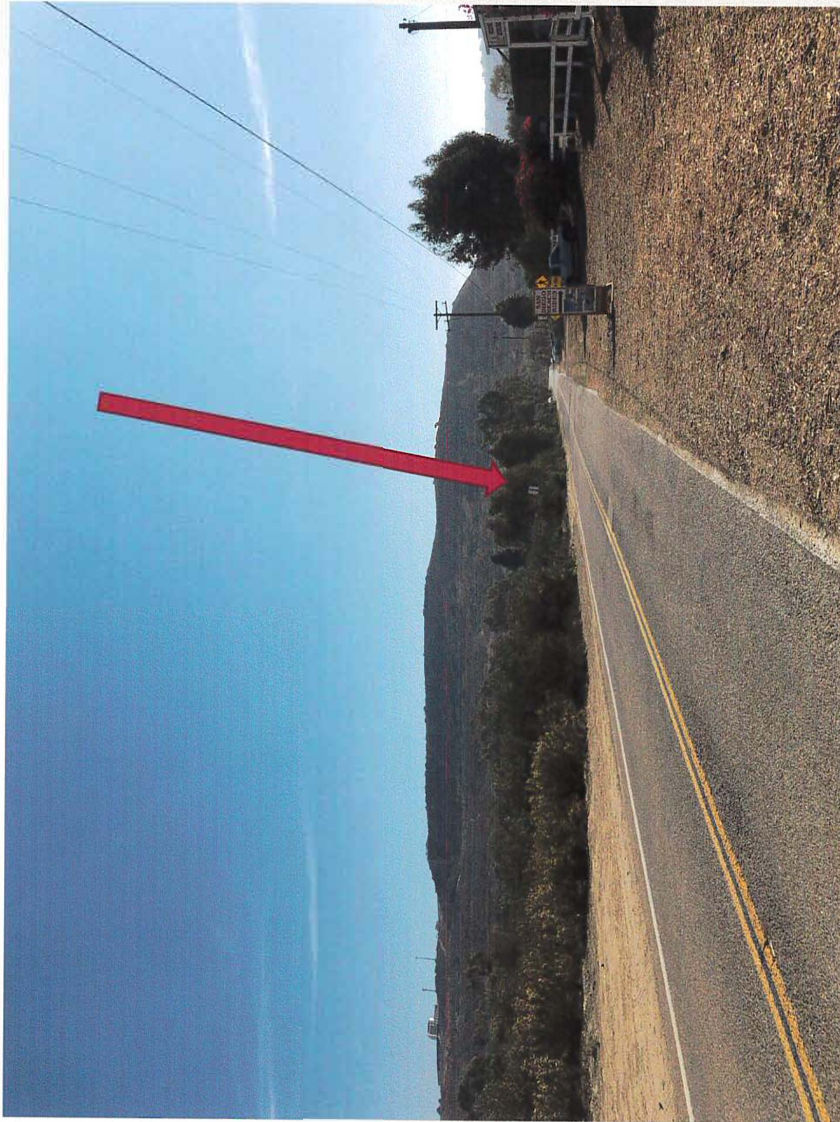
View #3
Looking South From Proposed
Site Location



View #4 Looking West From
Proposed Site Location



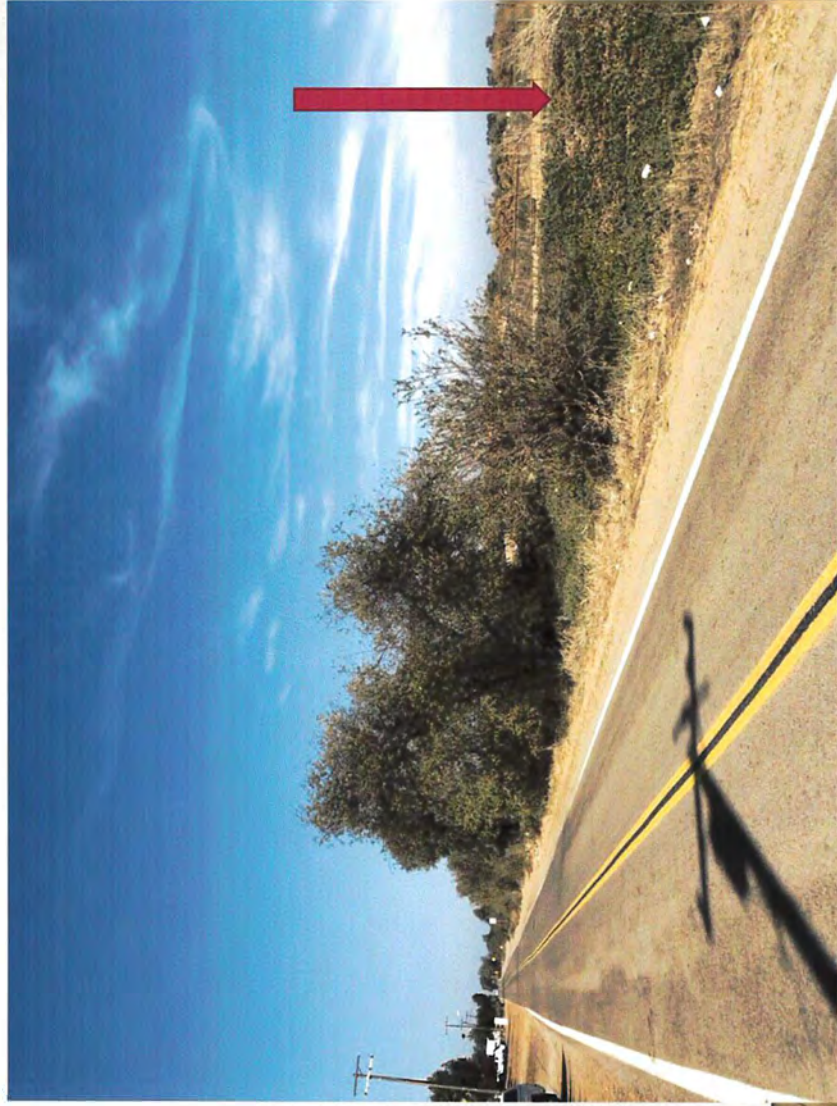
View #5 Looking at Proposed
Site From the North.



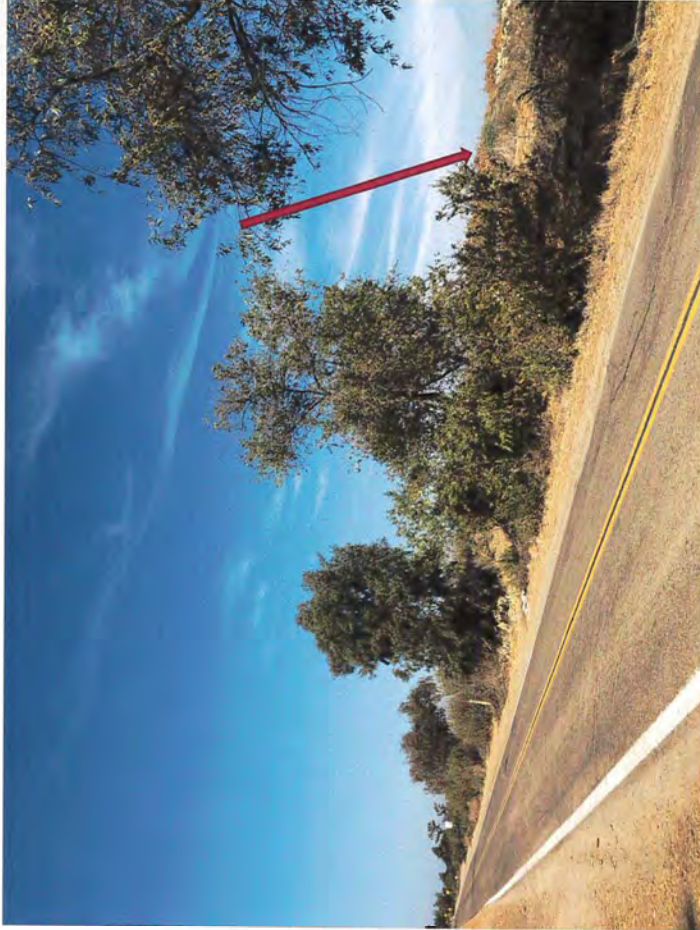
View #6 Looking from East at
Proposed Site Location

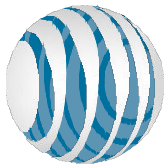


View #7 Looking at Proposed
Site From the South.



View #8 Looking at the
Proposed Site From the West





at&t

CAL02225
TJ RIVER SOUTH

2805 "A" HOLLISTER ST., SAN DIEGO, CA 92154



LOCATION

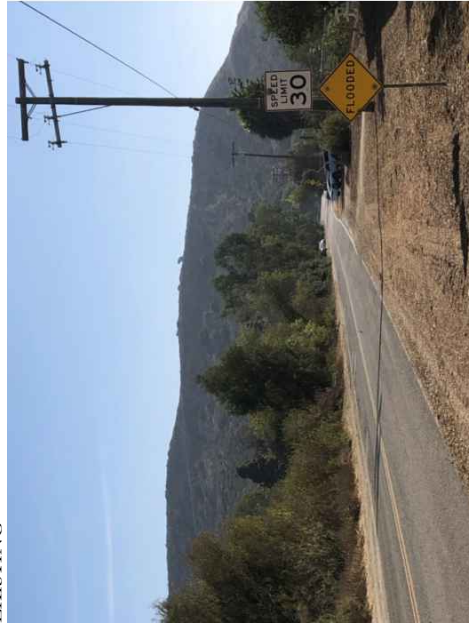


PROPOSED



VIEW NORTHWEST LOOKING SOUTHEAST

EXISTING



TELECOM
MANAGEMENT GROUP
Solutions Done Right

SITE LOCATION:

LATITUDE: 32° 32' 49.7" N
LONGITUDE: 117° 05' 02.2" W

CONTENT:

PHOTOSIMULATION
MAP LOCATION
EXISTING AND PROPOSED

ORIENTATION:

VIEW NORTHWEST
LOOKING SOUTHEAST

1 / 3



CAL02225
TJ RIVER SOUTH
2805 "A" HOLLISTER ST., SAN DIEGO, CA 92154



LOCATION



PROPOSED



EXISTING



VIEW SOUTHWEST LOOKING NORTHEAST



TELECOM
MANAGEMENT GROUP
Solutions Done Right

SITE LOCATION:

LATITUDE: 32° 32' 49.7" N
LONGITUDE: 117° 05' 02.2" W

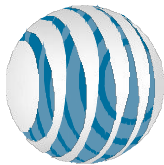
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PHOTOSIMULATION
MAP LOCATION
EXISTING AND PROPOSED

ORIENTATION:

VIEW SOUTHWEST
LOOKING NORTHEAST

2 / 3



CAL02225
TJ RIVER SOUTH
2805 "A" HOLLISTER ST., SAN DIEGO, CA 92154



LOCATION



PROPOSED



VIEW EAST LOOKING WEST

EXISTING



TELECOM
MANAGEMENT GROUP
Solutions Done Right

SITE LOCATION:

LATITUDE: 32° 32' 49.7" N
LONGITUDE: 117° 05' 02.2" W

CONTENT:

PHOTOSIMULATION
MAP LOCATION
EXISTING AND PROPOSED

ORIENTATION:

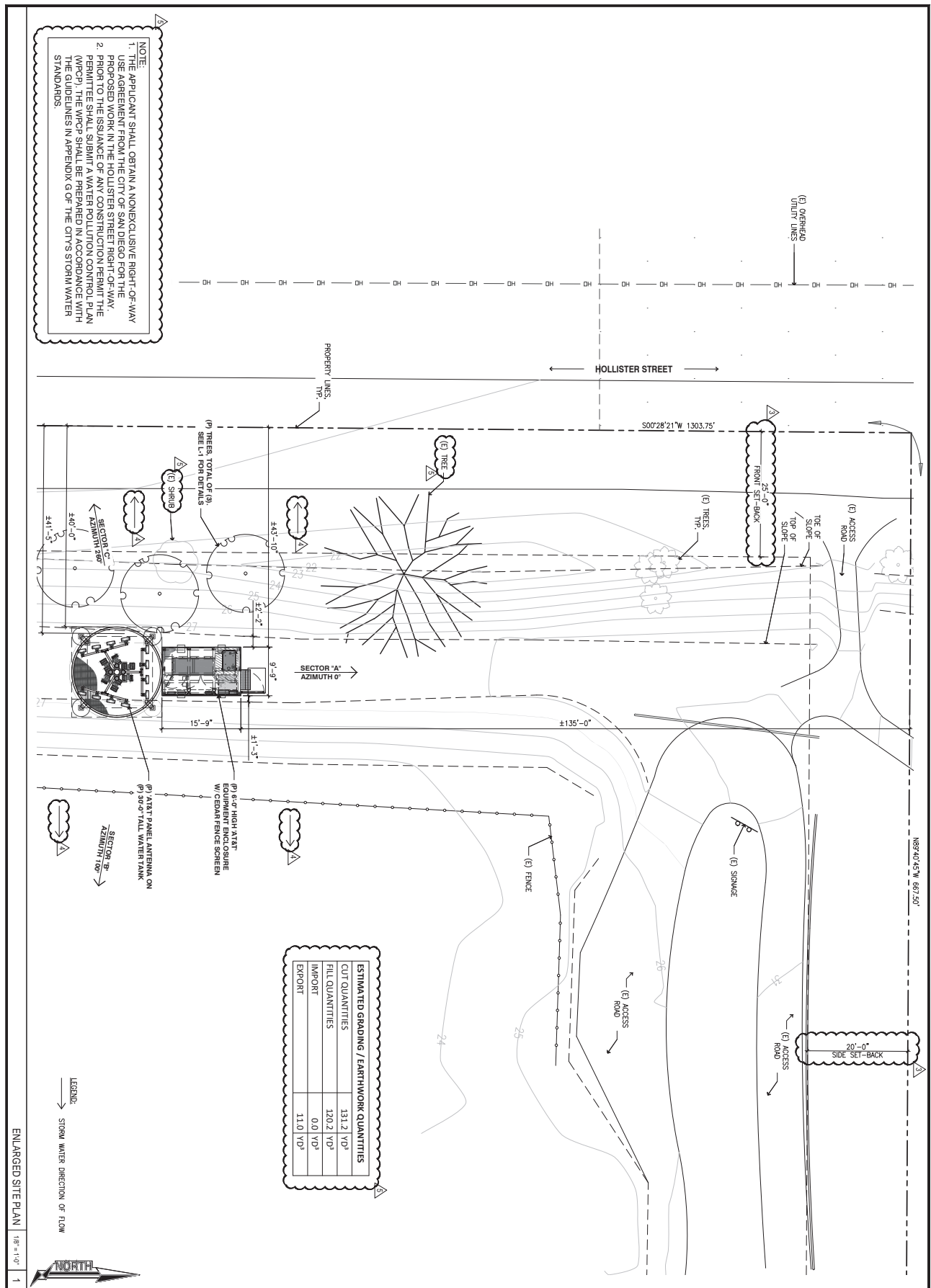
VIEW EAST LOOKING WEST

3 / 3





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Z2

Project Name:
Drawn by: ERO/REP
Checked by: ERO
Sheet No.:

NOT FOR CONSTRUCTION



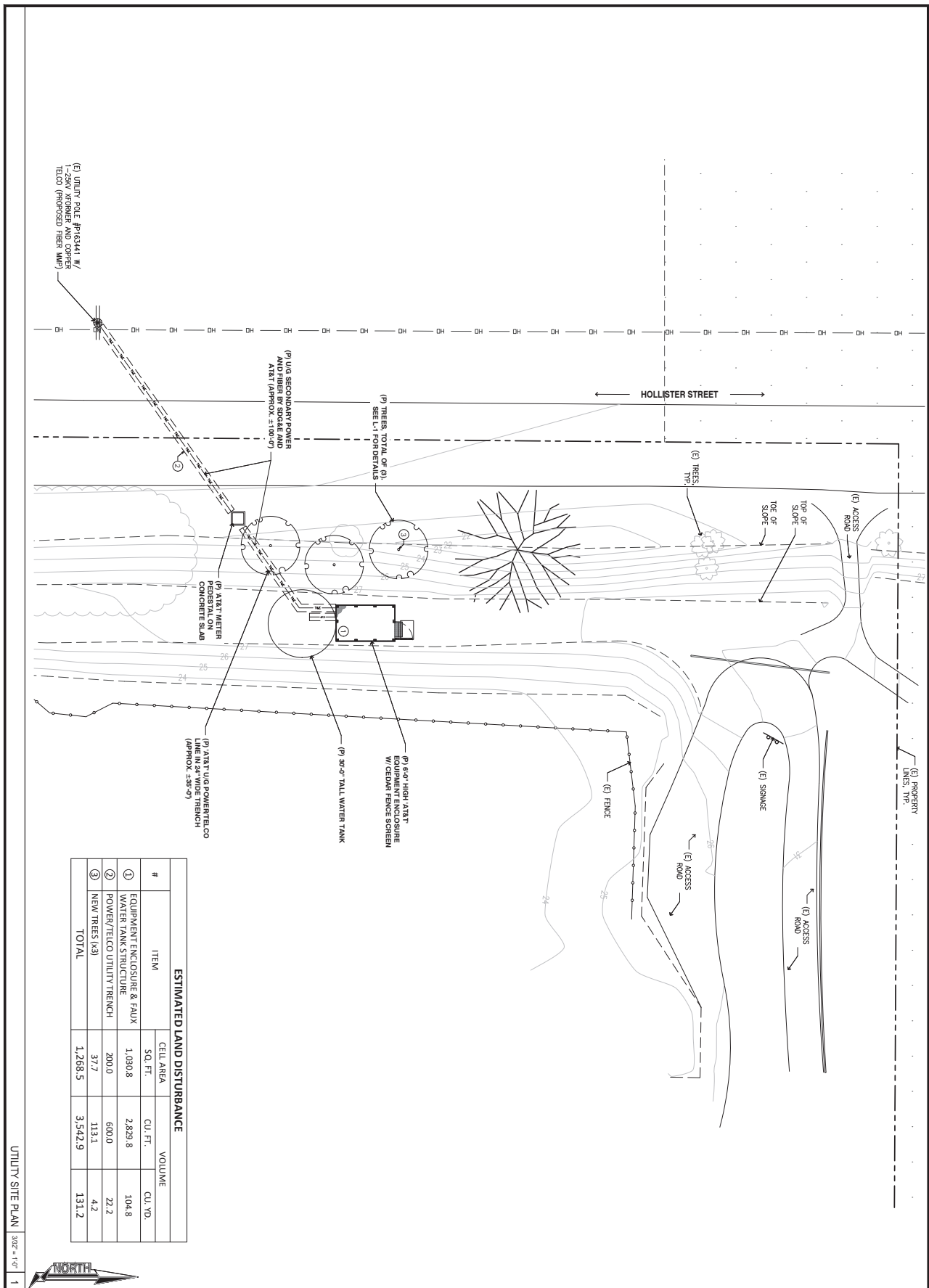
CAL02225
TJ RIVER SOUTH
2805 "A" HOLLISTER STREET
SAN DIEGO, CA 92154
NEW SITE BUILD

Sheet Title:

**ENLARGED
SITE PLAN**



Rev.	Description	Date
1	Initial Design	07-23-18
2	Final Design	08-14-18
3	Final Design	08-14-18
4	Final Design	08-14-18
5	Final Design	08-14-18
6	Final Design	08-14-18
7	Final Design	08-14-18



Z2.1

Project Name:
Drawn by:
ERC/PP
Checked by:
ERO

NOTES/CONSTRUCTION



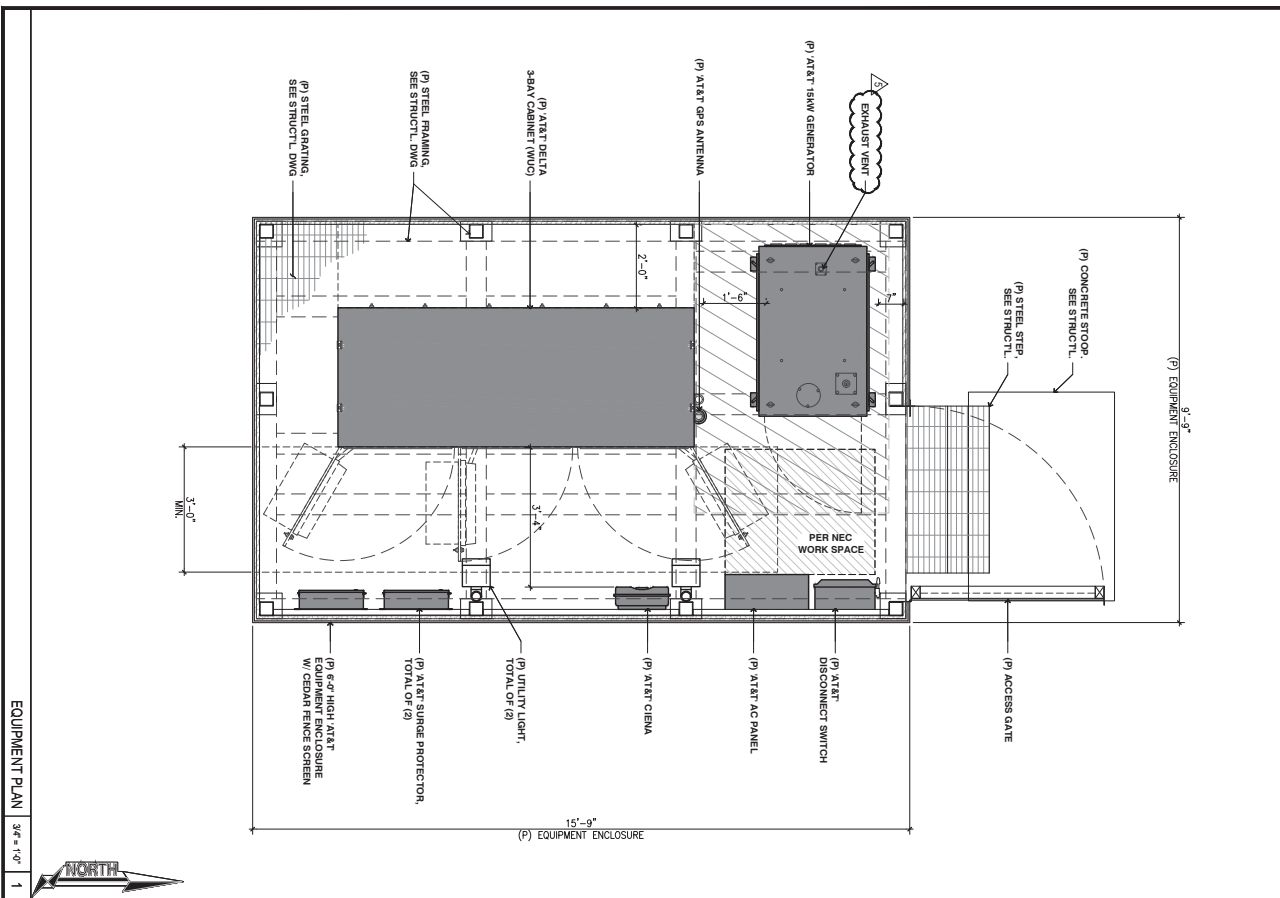
CAL02225
TJ RIVER SOUTH
2805 "A" HOLLISTER STREET
SAN DIEGO, CA 92154
NEW SITE BUILD

Sheet Title:

**UTILITY
SITE PLAN**

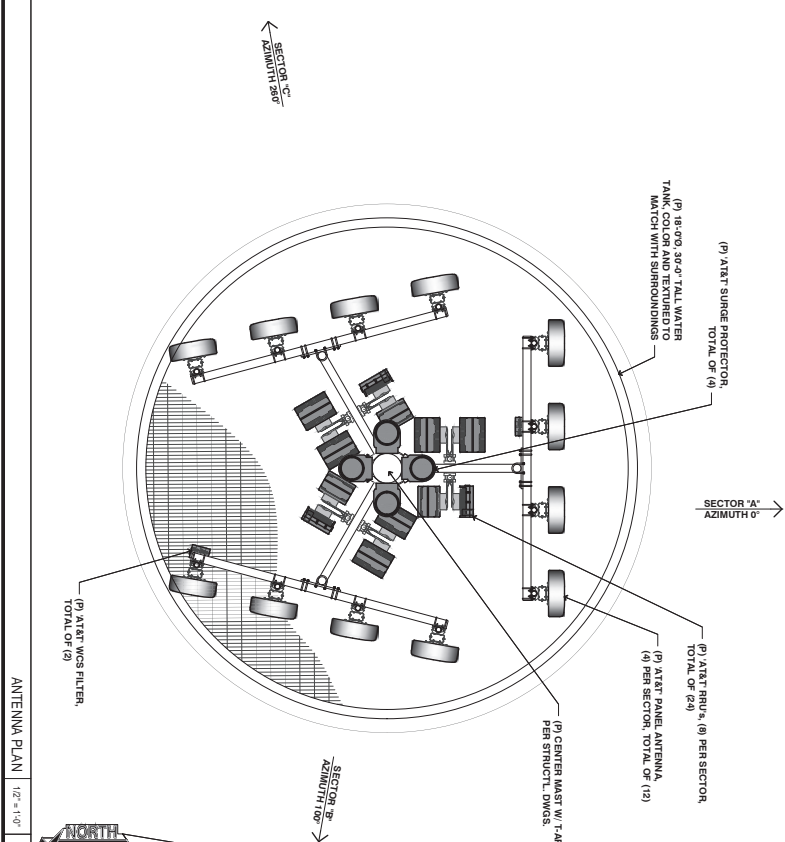


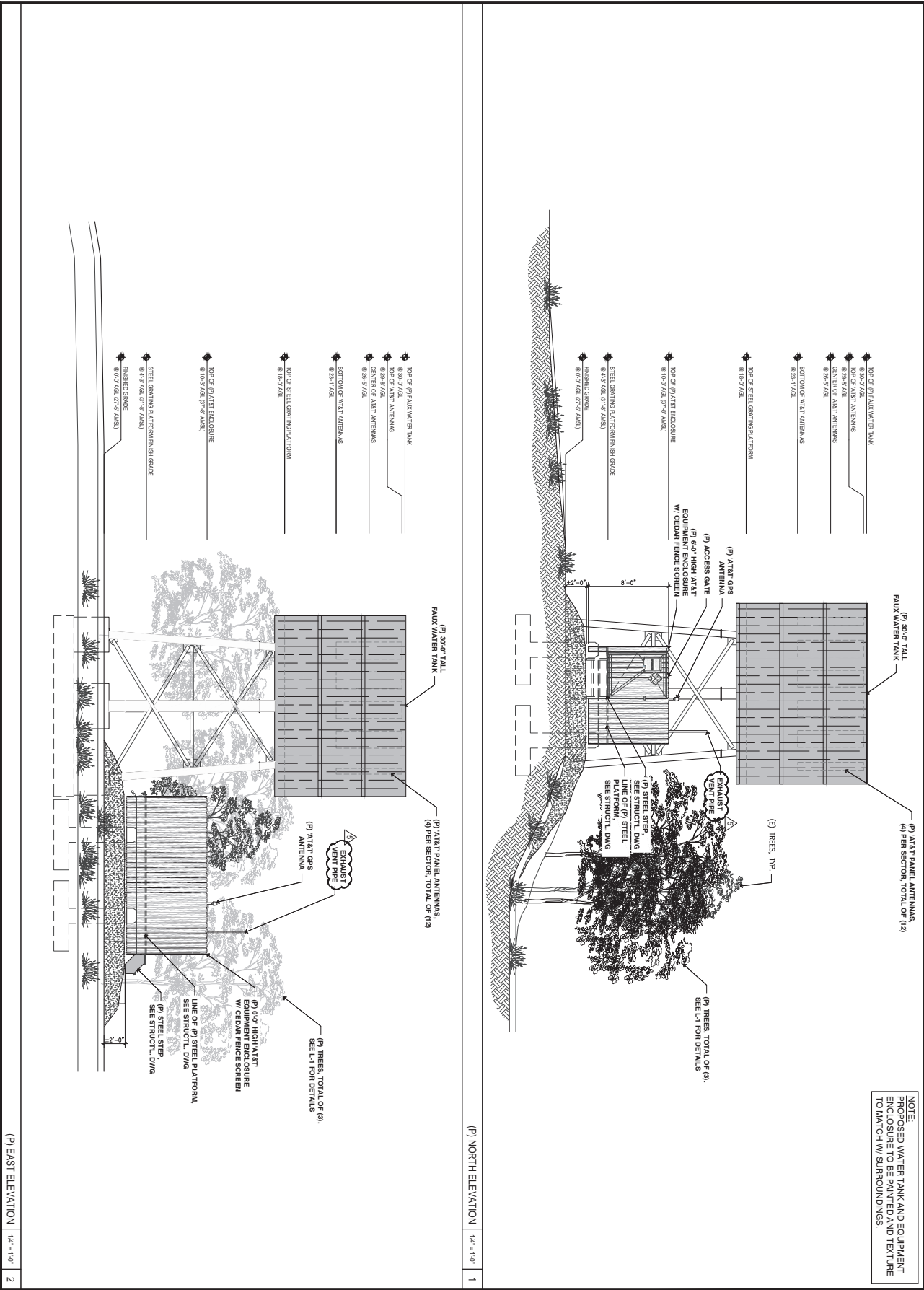
Rev	Description	Date
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3	10/16/09 ERO	10/16/09
4	10/16/09 ERO	10/16/09
5	10/16/09 ERO	10/16/09
6	10/16/09 ERO	10/16/09
7	10/16/09 ERO	10/16/09
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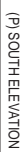


PROPOSED ANTENNA / RRU SCHEDULE									
SECTOR		ANTENNA			RRU MODEL / QTY		TRANSMISSION LINES		
TECHNOLOGY		MODEL	AZIMUTH	RRU CENTER	TIP HEIGHT		TMA / FILTER MODEL / QTY	FIBER / POWER (LENGTH FT +/- 5')	
GAMMA SECTOR									
A1	LTE	80010891K	0°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
A2	LTE	80010891K	0°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
A3	LTE	80010891K	0°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
BETA SECTOR									
A4	LTE	80010891K	0°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
B1	LTE	80010891K	100°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
B2	LTE	80010891K	100°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
B3	LTE	80010891K	100°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
B4	LTE	80010891K	100°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
ALPHA SECTOR									
C1	LTE	80010891K	260°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
C2	LTE	80010891K	260°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
C3	LTE	80010891K	260°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	
C4	LTE	80010891K	260°	26-5°	28-9°	RRU-1 (2)	*	FIBER ±40'	

NOTE: * CONSTRUCTION TO CONFIRM AND VERIFY THE REQUIRED RIDS AND EQUIPMENT MODELS WITH THE FINAL RIDS FROM SQA MANAGER PAUL HOKENESS (PHOKENESS@DEPERATTIINC.COM) OR AT&T RF ENGR. CHRISTIAN SOTTO (CS450G@ATT.COM).





 $1/4'' = 1'-0''$ 

$1/4^{\circ} = 1^{\circ} 0'$:
------------------------------	---

<p>KATHREIN 80010991K</p> <p>DIMENSIONS, LxWxH: 1999 x 598 x 175mm (78.7 x 20" x 6.9")</p> <p>WEIGHT (W/O UT CLAMP): 45.8 lbs. (100.9 lbs)</p> <p>CONNECTOR: 12 x 4.3-10 FEMALE</p>	<p>ERICSSON 4478</p> <p>DIMENSIONS, LxWxH: 13.4x8.25x18.1" (34.1x21.1x45.7")</p> <p>WEIGHT: 39.4 lbs (21 kg)</p> <p>MAX WIND LOAD: 50M/SEC = 260N</p> <p>BREAKER SIZE: 25A</p> <p>ERICSSON'S, MO/DH: 13.4x7.7x16.5" (34.1x19.6x41.9")</p> <p>WEIGHT: 59.9 lbs (27.2 kg)</p> <p>MAX WIND LOAD: 50M/SEC = 260N</p> <p>BREAKER SIZE: 25A</p>	<p>RATCAP DC9-48-60-8C-EV</p> <p>DIMENSIONS, LxWxH: 46x50x79mm (1.8x2.0x3.1")</p> <p>NOMINAL OPERATING VOLTAGE: 48VDC</p> <p>NOM. DISCHARGE CURRENT: 20 A @ 8/20us</p> <p>MAX. DISCHARGE CURRENT: 60 A @ 8/20us</p> <p>MAX. CONTINUOUS CURRENT: 60 VDC</p> <p>WIND PROTECTION RATING: 150 MPH SUSTAINED</p> <p>WIND LOAD: 330 V (102.6 lbs)</p> <p>WIND PROTECTION RATING: 150 MPH SUSTAINED</p> <p>WIND LOAD: 330 V (102.6 lbs)</p> <p>TOTAL WEIGHT: 26.2 lbs</p>	<p>QUAD WCS IMFC</p> <p>FOR 288x336 INCH ANT BAND CO-LOCATION</p> <p>MODEL NUMBER: WCS-AMT-AMT-43</p> <p>PART NUMBER: E1506773</p> <p>DIMENSIONS, LxWxH: 206x144x209 mm (8.1x5.7x8.2")</p> <p>WEIGHT: W/O MOUNTING: 8.3 kg (18.3 lbs)</p> <p>W/ MOUNTING: 9.3 kg (20.4 lbs)</p> <p>FINISH: GRAY PAINT</p> <p>CONNECTORS, PER: 4.3-10 FEMALE</p> <p>CONDUCTOR TERMINAL DIAMETER: 5 (0.20)</p>	<p>ERICSSON 4415 BX</p> <p>DIMENSIONS, MO/DH: 13.4x5.9x16.5" (34.1x15.0x41.9")</p> <p>WEIGHT: 46 lbs (21 kg)</p> <p>MAX WIND LOAD: 50M/SEC = 260N</p> <p>BREAKER SIZE: 25A</p> <p>NOTE: VERIFY ACTUAL MODEL SPECS</p>	<p>DELTA 3 BAY CABINET WALK UP CABINET (WUC)</p> <p>MODEL: B07038-H001</p> <p>DIMENSIONS (W x H x D): 102" W x 42" D (50" INCLUDING HEX) x 72" H (40" 4" PLUMB)</p> <p>PROTECTION CLASS: 2220 LPS (BATTERIES, POWER SYSTEM AND LOAD EQUIPMENT EXCLUDED)</p> <p>MATERIALS: ENCLOSED ALUMINUM AL5052, INNER FRAMES GALVANIZED STEEL</p> <p>FINISH: POWDER PAINT RAL7032</p> <p>MAX WT (CALCULATED): 10370 LBS (FULLY LOADED)</p>	<p>POLAR POWER INC.</p> <p>Back-Up Diesel DC Generator Set</p> <p>INSTALLATION FOOTPRINT BOTTOM VIEW</p> <p>DETAIL</p> <p>GENERATOR SET</p> <p>EXHAUST SLAB OUT, 1.570D.</p> <p>54 GALLON FUEL TANK</p> <p>±50"</p>	<p>ERICSSON 4449</p> <p>DIMENSIONS, MO/DH: 13.5x2.0x45mm (5.3x0.8x1.8")</p> <p>WEIGHT: 13.19x3.4x17.9" (33.2x8.6x45.2")</p> <p>MAX WIND LOAD: 50M/SEC = 260N</p> <p>BREAKER SIZE: 25A</p> <p>CONSUMPTION=140W</p>	<p>ERICSSON 8843</p> <p>DIMENSIONS, MO/DH: 13.5x2.0x45mm (5.3x0.8x1.8")</p> <p>WEIGHT: 13.19x3.4x17.9" (33.2x8.6x45.2")</p> <p>MAX WIND LOAD: 50M/SEC = 260N</p> <p>BREAKER SIZE: 25A</p> <p>CONSUMPTION=1520W</p>	<p>GENERATOR SPECIFICATIONS</p> <p>(P) GENERATOR SPECIFICATIONS</p> <p>FASTEN WITH AUTO BOLTS, WASHER AND DOUBLE NUTS, TYP. OF (4)</p> <p>FASTEN WITH 40 INCH AND WASHER TO RAIL, TYP. OF (4)</p> <p>POLE MOUNT BRACKET W/ PART# SK1091946/1</p> <p>BACK TO BACK PIPE MOUNT</p> <p>ADAPTER PLATE (SK1072892/1)</p> <p>2 3/8" STEEL PIPE</p>
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PLANT LEGEND - EXISTING AND PROPOSED

PLANT LEGEND — EXISTING AND PROPOSED									
EXISTING LANDSCAPE TO REMAIN				COMMON NAME		REMOVE/ RETAIN	HEIGHT/CALIBER	QUANTITY	
SYMBOL	BOTANICAL NAME	COMMON NAME						SIZE	MAINTENANCE HEIGHT/CALIBER
	<i>Gleditsia parviflora</i>	Australian Willow			Remove		20' x multi-trunk	1	
	<i>Prosopis juliflora</i>	Desert Willow			Remove		Screening	24' Box	18 x 18'
	<i>Calliandra argentea</i>	Desert Willow			Remove		Screening	24' Box	3

PLANTING NOTES

[illegible]

PLANTING NOTES

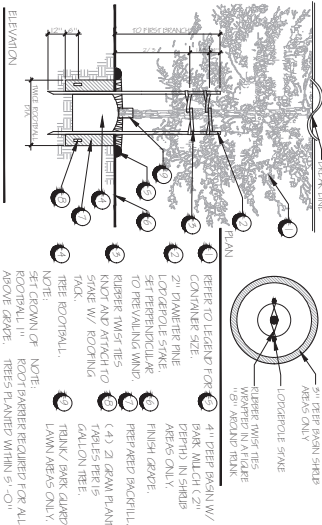
1. ALL REAGENTS WHEN THE REACTION LIKES SHAL BE PROVIDED IN PLACE.
2. THIS SHAL BE REACHED IN A PART OF THE REACTANT MASS OTHERWISE
3. INCREASED CONDUCTOR TO A BETTER DRIVING FORCE IN LOCATION OF
4. REACTED BLOOD OR REAGENTS IN REACTANTS IN ORDER TO REACH
5. REAGENTS OR REAGENTS IN REACTANTS IN ORDER TO REACH
6. REAGENTS OR REAGENTS IN REACTANTS IN ORDER TO REACH
7. REAGENTS OR REAGENTS IN REACTANTS IN ORDER TO REACH
8. REAGENTS OR REAGENTS IN REACTANTS IN ORDER TO REACH
9. REAGENTS OR REAGENTS IN REACTANTS IN ORDER TO REACH
10. REAGENTS OR REAGENTS IN REACTANTS IN ORDER TO REACH

DIG-ALERT NOTE

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS) . CONTRACTOR SHALL VERIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO DETERMINE LOCATION.

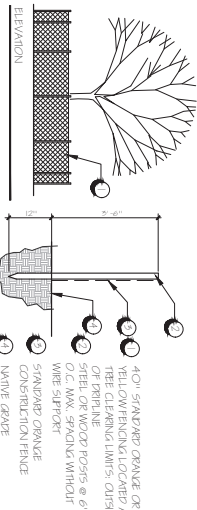
MAINTENANCE NOT

ALL OTHER PLANTS AND MATERIALS SHALL BE MAINTAINED BY THE RIGHT OF WAY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE RIGHT OF WAY OWNER. THE LANDSCAPE AND MATERIALS SHALL BE MAINTAINED FREE OF WEEDS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND SOUND CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE REMOVED FROM THE SITE OR REPLACED BY THE CONDITIONS OF THE PERMIT.



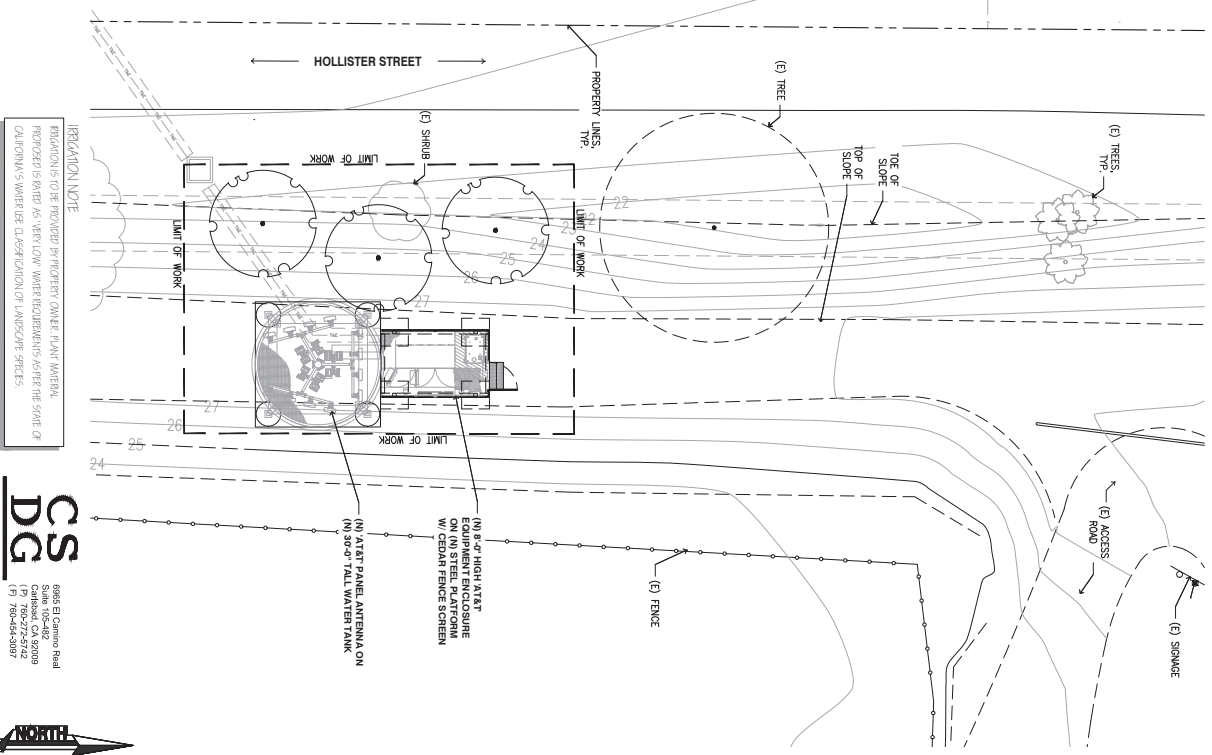
TREE STAKING

N.T.S.



TREE MARKING / PROTECTION

N.T.S.



LIABILITY IS TO BE PROVIDED BY PROPERTY OWNER. PLANT MATERIAL PROPOSED IS RATED AS "VERY LOW" WATER REQUIREMENTS AS PER THE STATE OF CALIFORNIA'S WATER USE CLASSIFICATION OF LANDSCAPE SPECIES.

**CS
DG**

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ENLARGED SITE PLAN

$$\frac{1/8 = 1 \cdot 0}{1}$$

§141.0420 Wireless Communication Facilities

Wireless communication facilities are permitted as a limited use in accordance with Process One in the zones indicated with an “L” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the regulations in Section 141.0420. *Wireless communication facilities* that do not comply with Section 141.0420(c)(1) or are in the zones indicated with an “N” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) may also be permitted with a Neighborhood Use Permit, subject to the regulations in Section 141.0420(d). *Wireless communication facilities* may also be permitted with a Conditional Use Permit decided in accordance with Process Three, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), except that *wireless communication facilities* in areas described in Section 141.0420(f) may be permitted with a Conditional Use Permit decided in accordance with Process Four, in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones), subject to the following regulations:

- (a) The following uses are exempt from the provisions of Section 141.0420:
 - (1) Amateur (HAM) radio facilities.
 - (2) One single dish *antenna* 24-inches or less in diameter or one remote panel *antenna* 24-inches or less in length and width, except when associated with a *wireless communication facility*.
- (b) General Rules for Wireless Communication Facilities
 - (1) Every application for a permit shall include documentation, satisfactory to the City Manager:
 - (A) That the *wireless communication facility* complies with federal standards for radio frequency radiation in accordance with the Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies, and
 - (B) Describing the location type, capacity, field strength or power density and calculated geographic service of the *wireless communication facility*.
 - (2) *Wireless communication facilities* shall be maintained in a graffiti-free condition.

- (3) Prior to January 31 of every calendar year, each *wireless communication facility* provider shall submit documentation, satisfactory to the City Manager, identifying the location of each *wireless communication facility* in its City of San Diego network. The documentation shall include *wireless communication facilities* that are approved, but not yet built, *wireless communication facilities* that are currently operating and locations containing non-operating *wireless communication facilities*.
 - (4) If the permit(s) for any *wireless communication facility* includes an expiration date, upon expiration of the permit, the facilities and improvements authorized therein shall be removed from the site by the owner of such facilities and improvements, and said owner shall restore the property to its original condition, all at the owner's or permittee's sole cost and expense. In addition, the owner or permittee shall, at its sole cost and expense, remove or replace any *wireless communication facility* if the City Manager determines that the facility or components of the facility are non-operational or no longer used. If the owner or permittee does not remove such facilities and restore the property as required herein, the City may remove the facilities and restore the property at the cost and expense of the owner or permittee, jointly and severally.
 - (5) Coastal Development Permit. Within the coastal overlay zone, the coastal development permit regulations, beginning with Section 126.0701 of the Land Development Code, shall also apply.
- (c) Limited Use Regulations
- (1) *Wireless communication facilities* are permitted as a limited use subject to the following regulations:
 - (A) Except as provided in Section 141.0420(d), *wireless communication facilities* in Industrial Zones.
 - (B) Except as provided in Section 141.0420(d), *wireless communication facilities* in Commercial Zones.

- (C) Collocation of *wireless communication facilities* to existing monopoles that do not increase the area occupied by the *antennas* by more than 100 percent of the originally approved *wireless communication facilities* and do not increase the area occupied by an outdoor equipment enclosure more than 150 square feet beyond the originally approved *wireless communication facilities*.
- (2) *Wireless communication facilities* in the *public right-of-way* within or adjacent to City owned property, dedicated in perpetuity, for park or recreation purposes, may be permitted with a Neighborhood Use Permit.
- (d) Neighborhood Use Permit Regulations
- (1) *Wireless communication facilities* on premises containing residential or mixed uses in a Commercial or Industrial Zone.
- (2) *Wireless communication facilities* on premises containing a non-residential use within a Residential zone where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (3) *Wireless communication facilities* in Agricultural Zones where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.
- (4) *Wireless communication facilities* proposed in dedicated parkland where the *antennas* associated with the *wireless communication facility* are located more than 100 feet from the property line of the following primary uses: day cares, elementary and middle schools, single or multi-unit residences. The 100 feet shall be measured from the two closest points.

- (e) Conditional Use Permit Regulations (Process Three)
 - (1) *Wireless communication facilities* on *premises* containing a non-residential use within a Residential Zone.
 - (2) *Wireless communication facilities* in Agricultural Zones.
 - (3) *Wireless communication facilities*, with above ground equipment, in the *public right-of-way*.
- (f) Conditional Use Permit Regulations (Process Four)
 - (1) Except as provided in Section 141.0420(d)(4), *wireless communication facilities* proposed in dedicated parkland.
 - (2) Except as provided in Sections 141.0420(d)(2) and 141.0420(e)(1), *wireless communication facilities* proposed in Residential Zones.
 - (3) *Wireless communication facilities* proposed in Open Space Zones.
- (g) Design Requirements

The following regulations apply to all *wireless communication facilities*:

- (1) *Wireless communication facilities* shall utilize the smallest, least visually intrusive *antennas*, components and other necessary equipment.
- (2) The applicant shall use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions.
- (3) The *wireless communication facility's* equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250 square feet, unless a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402.
- (4) Overhead wires connecting the *antennas* to the equipment are not permitted.

- (5) Equipment located on the roof of an existing *structure* shall be set back or located to minimize visibility, especially from the *public right-of-way* or public places.
- (6) Faux landscaping may be used on *premises* where natural vegetation similar in size and species exist or where landscaping similar in size and species is proposed as part of the *development*. The *applicant* shall provide sufficient samples, models or other means to demonstrate the quality, appearance, and durability of the faux vegetation.
- (7) If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the *wireless communication facility*, then replacement trees of a similar size shall be planted to the satisfaction of the City Manager.
- (8) Panel *antennas* shall be mounted no more than 12 inches away from a *building façade* and shall appear as an integral part of the building, except as set forth in Section 141.0420(h). Panel *antennas* may be mounted up to 18 inches away from a *building façade* when the *applicant* provides evidence demonstrating that the *wireless communication facility* cannot operate without incorporating a tilt greater than 12 inches. Each panel *antenna* shall fit into the design of an existing *façade* and shall be no longer nor wider than the portion of the *façade* upon which it is mounted. The *antennas* shall not interrupt the architectural lines of the *façade*. Associated mounting brackets and coaxial cable shall be concealed from view. Any pipes or similar apparatus used to attach panel *antennas* to a *building façade* shall not extend beyond the length or width of the panel *antenna*. No exposed mounting apparatus shall remain on a *building façade* without the associated *antennas*.
- (9) Vertical elements, designed as flagpoles or light standards, shall replicate the design, diameter and proportion of the vertical element they are intending to imitate. Flagpoles shall maintain a tapered design.

(h) *Public Right-of-Way Installations*

Wireless communication facilities may be installed in the *public right-of-way* in the area between the face of the curb and the adjacent property line.

Wireless communication facilities located in the *public right-of-way* are subject to Chapter 6, Article 2, and the following regulations:

- (1) All equipment associated with *wireless communication facilities* shall be undergrounded, except for small service connection boxes or as permitted in Section 141.0420(e)(3).
- (2) Panel *antennas* shall be vertically mounted to the pole in compliance with any applicable separation requirements and shall not exceed 6 inches in distance from the pole.
- (3) No more than four panel *antennas* or two omni-directional *antennas* shall be mounted on any utility pole by any one *wireless communication facilities* provider.
- (4) *Antennas* shall be painted to match the color of the surface of the pole on which they are attached.

(i) *Park Site Installations*

In addition to the design guidelines set forth in Section 141.0420(g), the following design requirements apply to *wireless communication facilities* in city parks.

- (1) Where practicable, *antennas* shall be mounted on sports field light poles, security light poles, or inside foul line poles or flagpoles. *Antennas* shall not be mounted above the light source on any light poles. All *antennas* on flagpoles or foul line poles shall be concealed within the pole.

- (2) If the proposed *wireless communication facility* would be located on city-owned property that has been formally dedicated in perpetuity by ordinance for park, recreation, or cemetery purposes, equipment enclosures shall be placed underground unless the Park and Recreation Director determines that an above-ground equipment enclosure would not violate Charter section 55 and a Process Two Neighborhood Development Permit is granted in accordance with Section 126.0402.

(“Wireless Communication Facilities” added 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)

(Amended 5-3-2005 by O-19369 N.S.; effective 4-11-2007.)

(Amended 9-29-2006 by O-19545 N.S.; effective 4-11-2007.)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)