



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: December 7, 2016 REPORT NO. HO-16-080
HEARING DATE: December 14, 2016
SUBJECT: AT&T PARADISE MESA WATER TANK Process Three Decision
PROJECT NUMBER: [498903](#)
OWNER/APPLICANT: City of San Diego / AT&T Mobility

SUMMARY:

Issue: Should the Hearing Officer approve a Wireless Communication Facility (WCF) consisting of the demolition of an existing monopole and relocation of 12 antennas from the monopole to the water tank located at 1521 Statton Court within the Skyline-Paradise Hills Community Planning area?

Staff Recommendation: APPROVE Neighborhood Development Permit No. 1775819 and Conditional Use Permit No. 1775815.

Community Planning Group Recommendation: On September 13, 2016, the Skyline-Paradise Hills Planning Committee voted 9-0 to recommend approval of the project without conditions (Attachment 10).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 21, 2016, and the opportunity to appeal that determination ended November 4, 2016 (Attachment 8).

BACKGROUND

The AT&T Paradise Mesa Water Tank project is located at 1521 Statton Court in the RS-1-7 zone of the Skyline-Paradise Hills Community Planning area. The water tank is located on a hillside in the middle of a neighborhood consisting entirely of single-dwelling unit residential land uses, also zoned RS-1-7. The neighborhood is bounded to the west by South Woodman Street, to the south by Paradise Valley Road, to the east by the northern terminus of Briarwood Road, and to the north by Bullock Drive (Attachments 1, 2 and 3).

The existing water tank was constructed in 1980 to serve the surrounding community. The monopole currently supporting AT&T antennas on the site was first approved by Conditional Use Permit (CUP) 87-0453 on December 8, 1987 for a period of ten years from lease initiation. This permit allowed the current monopole and equipment building. In 1998, an administrative approval was granted to modify the antennas at the facility. In 1999, Conditional Use Permit 91-0303-62 was granted by the City Council to further modify the facility, approving the relocation of the panel antennas from the monopole to the water tank, removal of the 135-foot-tall monopole and installation of a 67-foot-tall monopole supporting four microwave dish antennas. Although the permit expired March 23, 2009, no records could be located indicating why the 135-foot-tall monopole still exists on the property. Over the past few years, AT&T has submitted applications for new permits for different faux tree designs on the property, but the applications were never pursued past the first review so they were closed by staff due to inactivity. The project is operating without a valid discretionary permit and was referred to Code Enforcement. A Civil Penalty and Notice Order was issued prompting AT&T to negotiate with and obtain authorization from the Public Utilities Department to relocate their antennas on to the water tank. That is the subject of this report.

DISCUSSION

Project Description:

The AT&T Paradise Mesa Water Tank project proposes the demolition of the existing 135-foot-tall monopole and relocation of 12 panel antennas to the façade of the existing water tank. The project also proposes 24 Remote Radio Units (RRUs) and six surge suppressors, to be mounted to the tank at antenna level (Attachment 12). The antennas, RRUs, surge suppressors, and cabling will be concealed within a cable tray/antenna shroud that will be painted to match the tank. There will be three antenna sectors, each with four antennas, eight RRUs, and two surge suppressors. The existing 302-square-foot equipment area adjacent to the monopole will remain (Attachments 11 and 12). Land Development Code (LDC) Section 141.0420(g)(3) allows equipment enclosures up to 250 square feet and requires a Neighborhood Development Permit for larger enclosures.

Community Plan Analysis:

The Skyline-Paradise Hills Community Plan does not specifically address Wireless Communication Facilities (WCF). However, the City of San Diego's General Plan Urban Design Element (UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

Integration into the façade of the existing tank will complement T-Mobile's installation, which is also on the tank and will reduce the visual impact of the facility by eliminating an existing monopole. Existing mature landscaping on the site serves to partially screen the facility, and the cable tray/shroud will conceal the antennas, equipment, and cabling within a unified structure (Attachment 11). The proposed project reduces the visual impact of the existing facility while enabling its continued function as a WCF.

Council Policy 600-43:

Council Policy 600-43, Wireless Communication Facilities, encourages wireless providers to locate WCFs away from residential and other sensitive uses by providing lower permit process levels in commercial and industrial zones. For example, WCFs located in commercial and industrial zones are permitted with a Process One (staff-level) approval, whereas WCFs located in a residential zone with a residential use are permitted with a Process Four (Planning Commission) approval. Because the proposed project is located in a residential zone on a site with a non-residential use, a Process Three CUP is required. This location is more preferable than locating the WCF in a residential zone with a residential use, but is less preferable than locating the WCF in a commercial or industrial zone. Wireless carriers are required to provide coverage throughout their license area, which sometimes necessitates locating a WCF in a less preferable area.


Conclusion:

In the 1980's when wireless technology was new to San Diego, antennas were mostly located on higher elevation properties and on monopoles as support structures. As time and technology progressed, new designs were developed to hide these facilities and monopoles began to be phased out. The water tank is an existing community land mark that could be considered a visual impact to some; however the AT&T monopole is an additional visual impact that does not integrate into the single dwelling unit neighborhood and does not comply with the WCF regulations (Attachment 9). Using the 120 foot tall water tank, which is a part of the neighborhood landscape, as a support structure to mount their antennas, reduces the visual impact of the WCF in the neighborhood. Based on its design, the project complies with the WCF Regulations (LDC 141.0420). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Neighborhood Development Permit 1775819 and Conditional Use Permit 1775815 (Attachment 6).

ALTERNATIVES

1. Approve Neighborhood Development Permit 1775819 and Conditional Use Permit 1775815 with modifications.
2. Deny Neighborhood Development Permit 1775819 and Conditional Use Permit 1775815 if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Karen Lynch, Development Project Manager

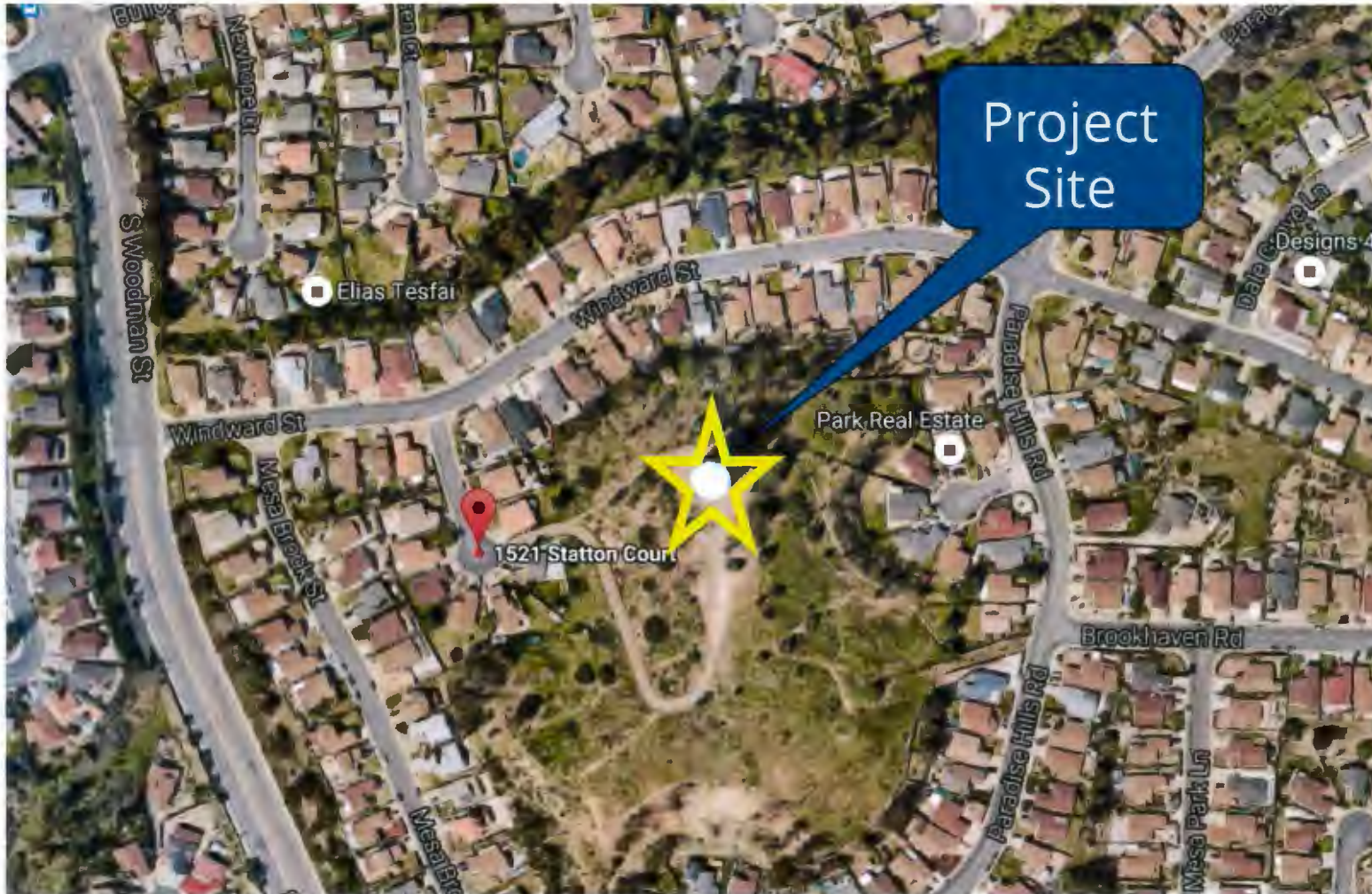
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map

3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Coverage Maps
8. Environmental Exemption
9. Photo Survey
10. Community Planning Group Recommendation
11. Photo Simulations
12. Project Plans



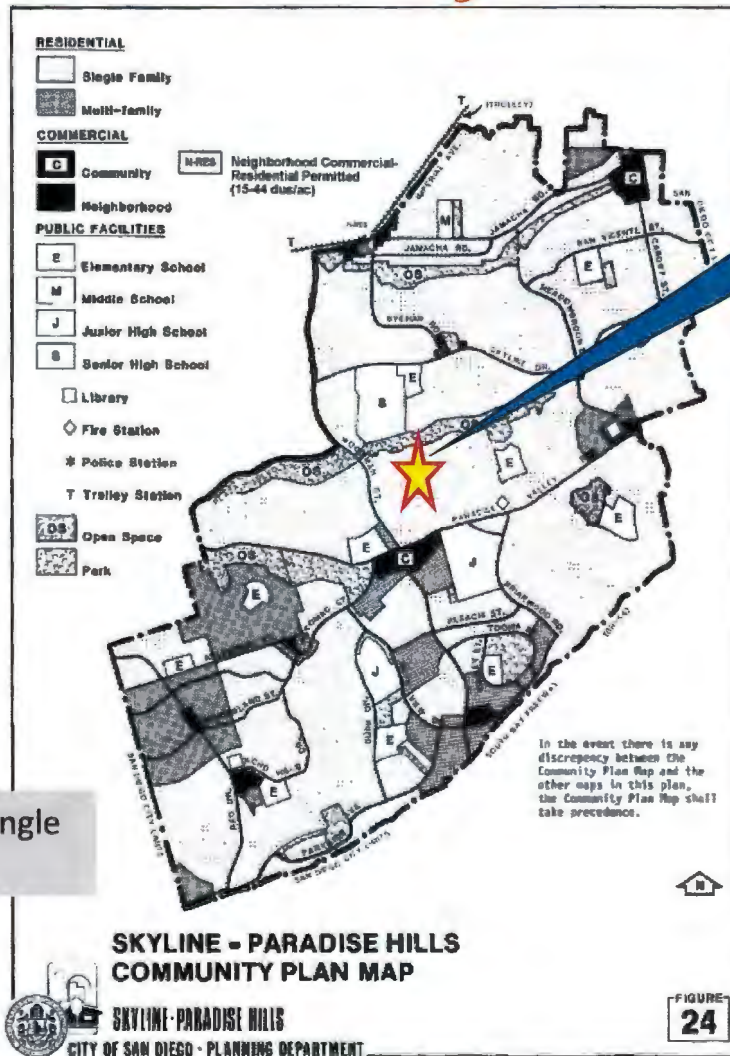
Aerial Photo



AT&T Paradise Mesa Water Tank (Skyline-Paradise Hills Community)
1521 Statton Court



Community Plan



Project Site

Designated as "Single Family"

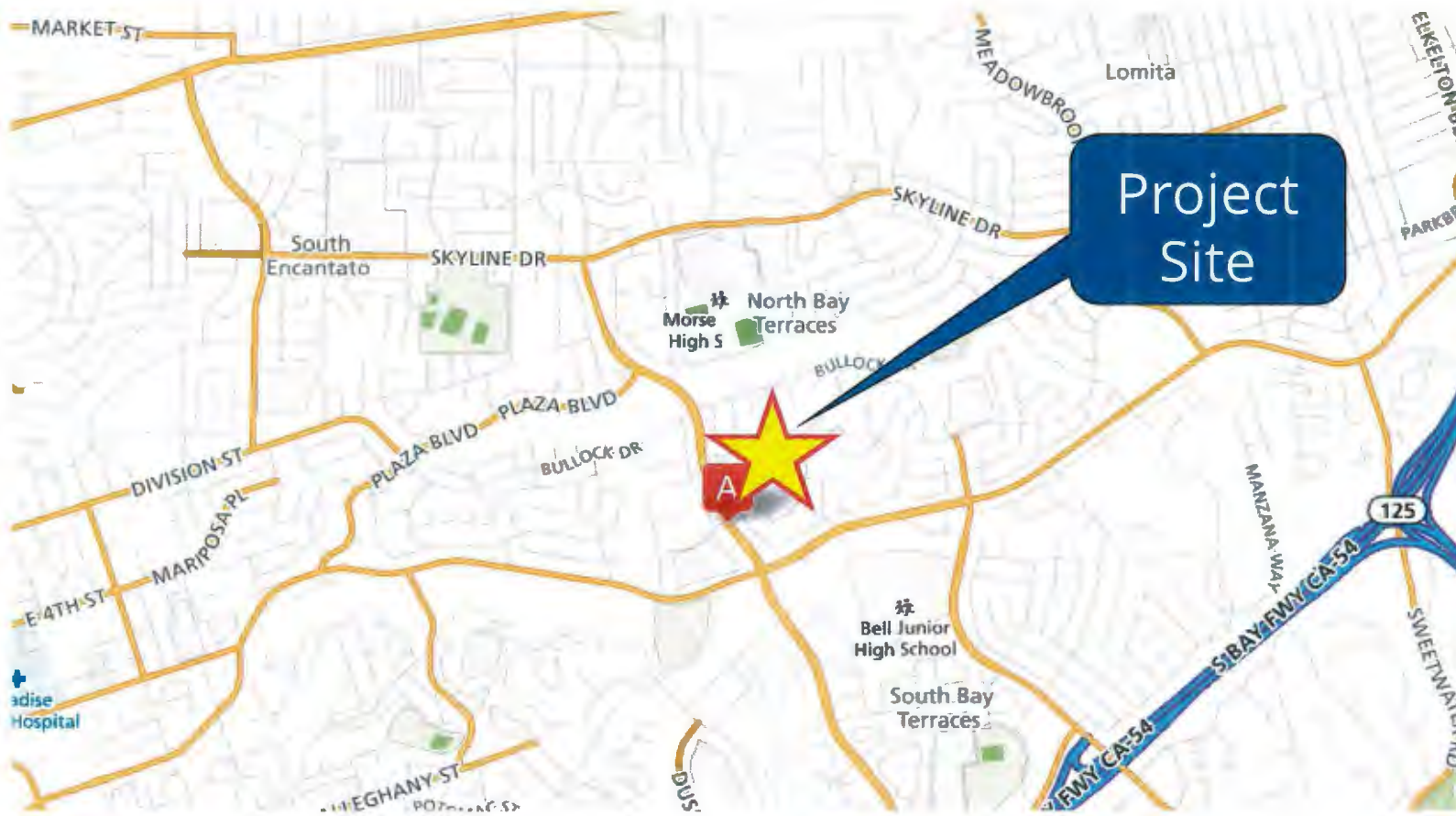


ATTACHMENT 2

AT&T Paradise Mesa Water Tank (Skyline -Paradise Hills Community)
1521 Statton Court



Project Location Map



AT&T Paradise Mesa Water Tank (Skyline-Paradise Hills Community)
1521 Statton Court

PROJECT DATA SHEET

PROJECT NAME:	AT&T Paradise Mesa Water Tank	
PROJECT DESCRIPTION:	Demolition and removal of an existing 135-foot-tall monopole and installation of 12 panel antennas, 24 remote radio units and six surge suppressors mounted to the tank and an existing 302-square-foot equipment enclosure.	
COMMUNITY PLAN AREA:	Skyline-Paradise Hills	
DISCRETIONARY ACTIONS:	Neighborhood Development Permit/Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Single Family	
ZONING INFORMATION:		
ZONE:	RS-1-7	
HEIGHT LIMIT:	30 feet	
FRONT SETBACK:	15 feet	
SIDE SETBACK:	238 feet/102 feet	
STREETSIDE SETBACK:	N/A	
REAR SETBACK:	52 feet	
PARKING:	N/A	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single Family; RS-1-7	Single Dwelling Residential
SOUTH:	Single Family; RS-1-7	Single Dwelling Residential
EAST:	Single Family; RS-1-7	Single Dwelling Residential
WEST:	Single Family; RS-1-7	Single Dwelling Residential
DEVIATION REQUESTED:	A 302-square-foot equipment enclosure where 250 square feet is allowed.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On September 13, 2016, the Skyline-Paradise Hills Planning Committee voted 9-0 to recommend approval without any conditions.	

HEARING OFFICER RESOLUTION NO. [REDACTED]
NEIGHBORHOOD DEVELOPMENT PERMIT 1775819 and CONDITIONAL USE PERMIT 1775815
AT&T PARADISE MESA WATER TANK - PROJECT NO. 498903

WHEREAS, CITY OF SAN DIEGO, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to demolish and remove an existing 135-foot-tall monopole and install 12 panel antennas, 24 Remote Radio Units, 6 surge suppressors, and related equipment and cabling on the Paradise Mesa Water Tank, (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Development Permit 1775819 and Conditional Use Permit 1775815) on portions of a 5.10-acre site

WHEREAS, the project site is located at 1521 Statton Court in the RS-1-7 zone of the Skyline-Paradise Hills Community Planning area;

WHEREAS, the project site is legally described as: all that portion of quarter Sections 53 and 54 of Rancho de la Nacion, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 166, filed in the Office of the San Diego County Recorder;

WHEREAS, on December 14, 2016, the Hearing Officer of the City of San Diego considered Neighborhood Development Permit 1775819 and Conditional Use Permit 1775815 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 21, 2016, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301, Existing Facilities, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 December 14, 2016.

FINDINGS:

Neighborhood Development Permit Approval – Section §126.0404(a)

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

The Skyline-Paradise Hills Community Plan did not contemplate WCFs at the time it was adopted in 1987. However, The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically

pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of the demolition of a 135-foot-tall monopole and installation of 12 panel antennas on the façade of an existing water tank. The project also proposes 24 Remote Radio Units (RRUs) and six surge suppressors, to be mounted to the tank at antenna level. The antennas, RRUs, surge suppressors, and cabling will be concealed within a cable tray/antenna shroud that will be painted to match the tank. There will be three antenna sectors, each with four antennas, eight RRUs, and two surge suppressors. The existing 302-square-foot equipment area adjacent to the monopole will remain.

A Neighborhood Development Permit (NDP) is required per San Diego Municipal Code (SDMC) 141.0420(g)(3) to allow an equipment area larger than 250 square feet. The 302-square-foot enclosure exceeds this limit. To address potential impacts, the project proposes to leave existing mature screening trees to remain, which will serve to reduce the visual impact of the facility.

In addition to the NDP, a Conditional Use Permit (CUP) is required to allow a WCF on a parcel with a non-residential use in a residential zone.

In the 1980's when wireless technology was new to San Diego, antennas were mostly located on higher elevation properties and on monopoles as support structures. As time and technology progressed, new designs were developed to integrate these facilities and monopoles began to be phased out. The water tank is an existing community land mark that could be considered a visual impact to some; however the AT&T monopole is an additional visual impact that does not integrate into the single dwelling unit neighborhood and does not comply with the WCF regulations. Moving the antennas from a monopole to the existing water tank will greatly reduce the visibility of the existing WCF. The antennas, RRUs, surge suppressors, and cabling will be concealed within a cable tray/antenna shroud that will be painted to match the tank. Existing mature landscaping on the site serves to partially screen the facility, and the cable tray/shroud will conceal the antennas, equipment, and cabling within a unified structure. The proposed project reduces the visual impact of the existing facility while enabling its continued function as a WCF.

The proposed WCF complies with SDMC 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's 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 1521 Statton Court in the Skyline-Paradise Hills Community Plan area. The AT&T Paradise Mesa Water Tank project proposes the demolition of the existing 135 foot tall monopole and installation of 12 panel antennas on to the façade of the existing water tank. The project also proposes 24 Remote Radio Units (RRUs) and six surge suppressors, to be mounted to the tank at antenna level. The existing 302 square foot equipment area will remain.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. 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) emission 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 applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

Because the equipment area is larger than 250 square feet, the project requires an NDP pursuant to SDMC 141.0420(g)(3). The purpose of the NDP, as stated in SDMC 126.0401, is to establish a review process for proposed development that may be desirable but may have some limited physical impacts on the surrounding properties. The intent is to determine if the proposed development complies with the development regulations of the applicable zone, as well as supplemental regulations for the type of development proposed, and to apply limited conditions if necessary to achieve conformance with these regulations.

The equipment area is approximately 302 square feet and is a typical size for WCF in certain configurations. Existing mature landscaping on the site serves to screen the facility. The project is located in the RS-1-7 zone of the Skyline-Paradise Hills Community Plan. The project meets all applicable requirements of this zone.

Because it is proposed on a property containing a non-residential use in a residential zone, this project requires a CUP pursuant to SDMC 141.0420(e)(1). This conditional use is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Conditional Use Permit Approval**" below.

In addition to the NDP and CUP Regulations, the WCF Regulations (SDMC 141.0420) contain design requirements for WCF, 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.

Removal of the monopole, which is considered a visual impact in this neighborhood of single unit dwellings, will improve the neighborhood visual context. Since the water tank has been in the neighborhood since 1980, using that as a support structure to façade mount the antennas and associated components and paint them to match the tank, will greatly improve the aesthetics. 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 and all deviations will comply with the applicable regulations of the Land Development Code.

Conditional Use Permit Approval – Section §126.0305

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

Because it was written in 1987, the Skyline-Paradise Hills Community Plan did not contemplate WCFs. However, The City's General Plan addresses WCFs in the Urban Design Element (UD-A.15), which requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of the removal of an existing 135-foot-tall monopole and the installation of 12 antennas and associated components onto the façade of the water tank. The associated equipment is located within a 302-square-foot enclosure. A Conditional Use Permit (CUP) is required to allow a WCF on a parcel with a non-residential use in a residential zone within 100 feet of adjacent residential uses because the antennas are 52 feet from an adjacent residential property line. An NDP is required per SDMC 141.0420(g)(3) to allow an equipment area larger than 250 square feet.

The proposed WCF complies with SDMC 141.0420, Wireless Communication Facilities, as well as the design and location requirements of the City's 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 1521 Statton Court in the Skyline-Paradise Hills Community Plan area. The AT&T Paradise Mesa Water Tank project proposes the demolition of the existing 135-foot-tall monopole and installation of 12 panel antennas on to the façade of the existing water tank. The project also proposes 24 Remote Radio Units (RRUs) and six surge suppressors, to be mounted to the tank at antenna level. The existing 302-square-foot equipment area will remain.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. Certain of these conditions were based on input received during the public review process. 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) emission 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.

Because it is proposed on a property containing a non-residential use in a residential zone with antennas located within 100 feet of the property line of an adjacent residential use, this project requires a CUP pursuant to SDMC 141.0420(e)(1). The purpose of the CUP, as stated in SDMC 126.0301, is to 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.

The project represents a use that could be considered to have a negative impact on the neighborhood if certain performance and appearance issues aren't addressed. However, the proposed project proposes removal of a 135-foot-tall monopole and installation of antennas and associated components on the neighborhood water tank and will be subject to several performance and appearance-related permit conditions designed to address neighborhood concerns.

Because the equipment area is larger than 250 square feet, the project requires an NDP pursuant to SDMC 141.0420(g)(3). An NDP is allowed by the Land Development Code if findings can be made. These findings are discussed under "**Neighborhood Development Permit Approval**" above.

The project is located in the RS-1-7 zone of the Skyline-Paradise Hills Community Plan. The project meets all applicable requirements of this zone. The WCF Regulations (SDMC 141.0420) contain design requirements for WCF, 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.

This project consists of the removal of an existing 135-foot-tall monopole and the installation of 12 antennas and associated components onto the façade of the water tank. The associated equipment is located within a 302-square-foot enclosure. 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 and all deviations will comply with the applicable regulations of the Land Development Code.

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

In the 1980's when wireless technology was new to San Diego, antennas were mostly located on higher elevation properties and on monopoles as support structures. This monopole was located on an elevated property above a residential neighborhood next to an existing water tank, where it was assumed it would blend in with the existing visual impact. As time and technology progressed, new designs were developed to integrate these facilities and monopoles began to be phased out. This monopole is one of less than a handful left in the City of San Diego. By using the 120-foot-tall water tank, which is a part of the neighborhood landscape, as a support structure to mount the AT&T antennas, it reduces the visual impact of the WCF in the neighborhood. Additionally, there are mature trees sporadically growing around the perimeter of the water tank, which provides screening for the lower portion of the tank, which also reduces visual impacts.

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.

Because the project design and permit conditions address approval and operational concerns, the proposed use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, NDP No. 1775819 and CUP No. 1775815 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1775819/1775815, a copy of which is attached hereto and made a part hereof.

Karen Lynch
Development Project Manager
Development Services

Adopted on: December 14, 2016

IO#: 24006818

3-3-16

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006818

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1775815
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1775819
AT&T PARADISE MESA WATER TANK PROJECT NO. 498903
HEARING OFFICER

This Conditional Use Permit No. 1775815/Neighborhood Development Permit No. 1775819 is granted by the Hearing Officer of the City of San Diego to the City of San Diego, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0303 and 126.0402. The 5.1-acre site is located at 1521 Statton Court in the RS-1-7 zone of the Skyline-Paradise Hills Community Plan area. The project site is legally described as: all that portion of quarter Sections 53 and 54 of Rancho de la Nacion, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 166, filed in the Office of the San Diego County Recorder.

Subject to the terms and conditions set forth in this Permit, permission is granted to Permittee for a wireless communication facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2016, on file in the Development Services Department.

The project shall include:

- a. Demolition and removal of a 135-foot-tall monopole;
- b. Twelve panel antennas (with the following dimensions: 96" x 14.4" x 8.6") mounted to the façade of the existing water tank; 24 Remote Radio Units and six surge suppressors, also mounted to the façade of the tank. All associated cables/conduits shall be concealed within a cable tray;
- c. A 302-square-foot equipment enclosure;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

- e. 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.

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 December 29, 2019.
2. This Conditional Use Permit (CUP)/Neighborhood Development Permit (NDP) and corresponding use of this site shall **expire on December 29, 2026**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

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

If any condition of this Permit, on a legal challenge by the 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 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 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 Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

14. The project proposes to export 33 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

LANDSCAPE REQUIREMENTS:

17. 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 Development Services Department.

18. The property shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

PLANNING/DESIGN REQUIREMENTS:

19. No overhead cabling is permitted.

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

21. All antennas, Surge Suppressors, RRUs, mounting apparatus, and cable trays shall be painted to match the water tank to the satisfaction of the Development Services Department.

22. Photo simulations shall be printed on the construction plans.

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

24. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

25. Any future modifications to the antennas must be approved by Development Services. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

26. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

27. 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.

28. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

29. The 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.

30. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

31. The Permittee shall be responsible for any damage caused to City of San Diego Public Utilities Department (PUD) property in the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such PUDS property loses integrity then, the Permittee shall repair or reconstruct any damaged public water facility in a manner satisfactory to the Director of Public Utilities and the City Engineer.

INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue 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 inspection official, please contact the Project Manager listed below at (619) 446-5351 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 discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 14, 2016 by Resolution No. HO-XXX.

DRAFT

Permit Type/PTS Approval No.: CUP No. 1775815/NDP No. 1775819
Date of Approval: December 14, 2016

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch
Development Project Manager

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

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

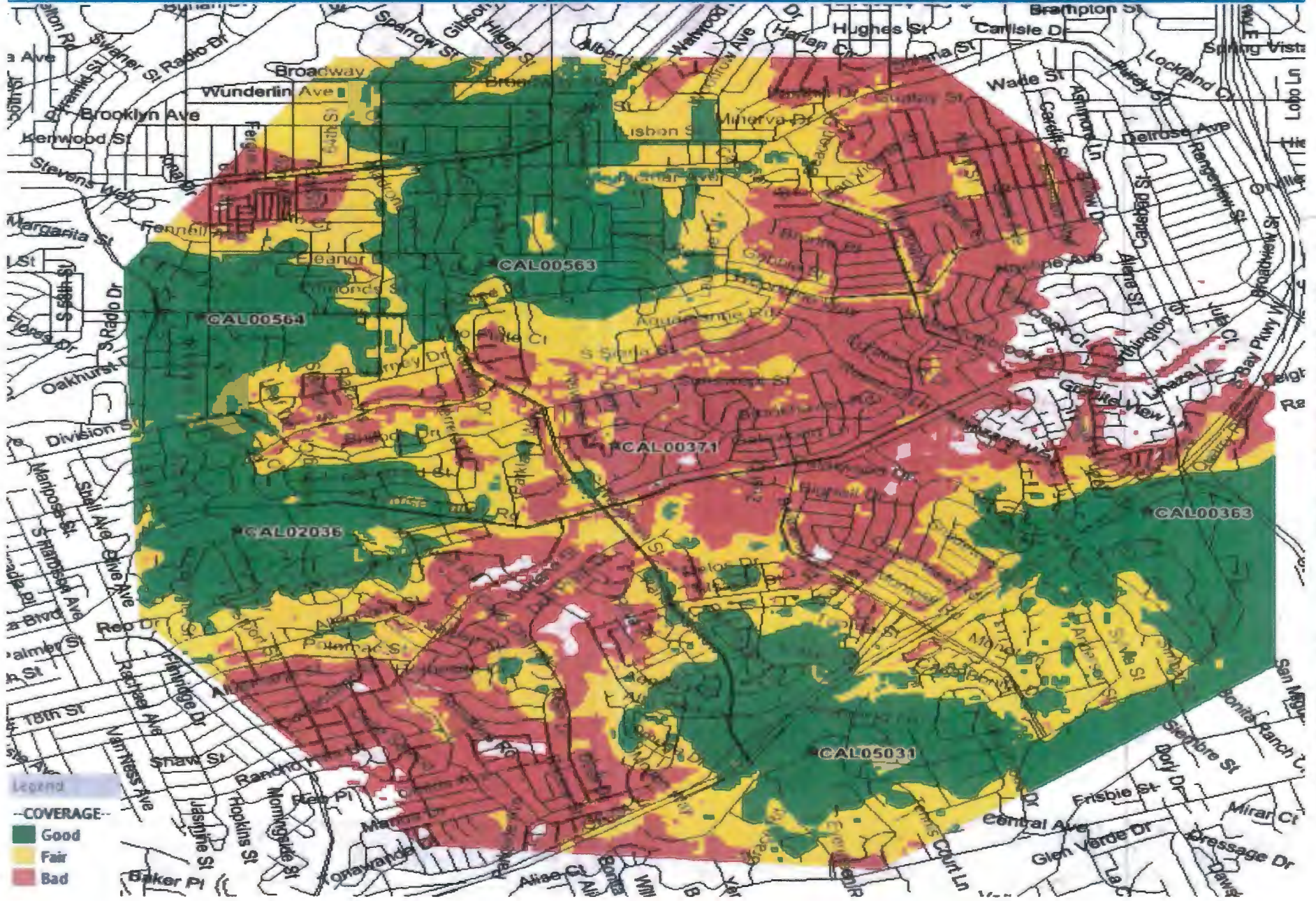
City of San Diego
Owner

By _____
NAME:
TITLE:

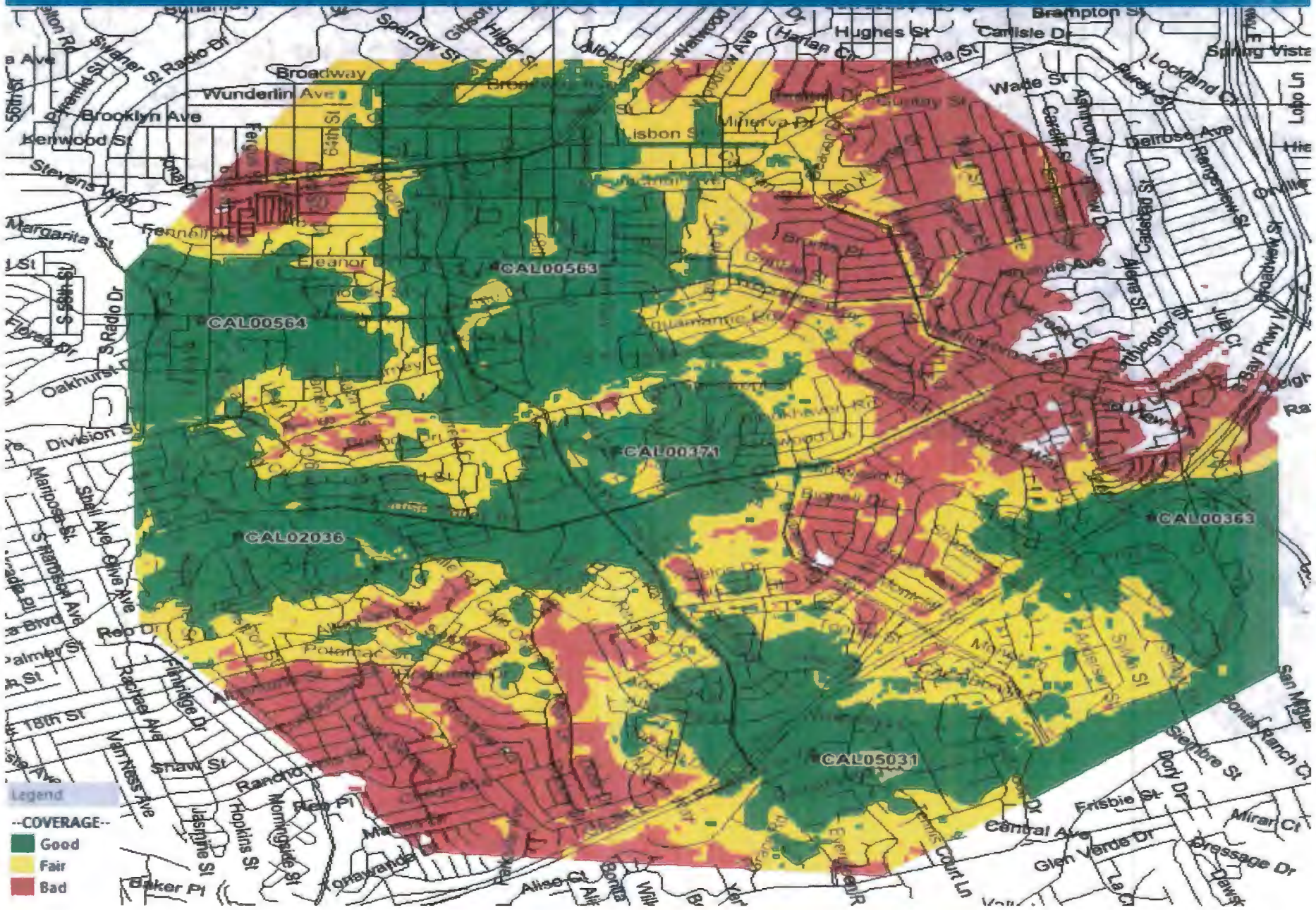
AT&T Mobility
Permittee

By _____
NAME:
TITLE:

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



WITHOUT COVERAGE ATTACHMENT 7



WITH COVERAGE

ATTACHMENT 7

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name: AT&T Paradise Mesa Standpipe

Project No.: 498903

Project Location-Specific: 1521 Statton Court, San Diego, CA 92114

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The proposed project includes a Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) for a Wireless Communications Facility (WCF) consisting of the demolition of an existing monopole and the relocation of 12 antennas from the monopole on to the water tank located at 1521 Statton Court. The associated equipment is located south of the tank in a 319 square-foot enclosure. The site is designated for residential use and zoned RS-1-7.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Caitlyn Kes
 DePratti Inc.
 1171 Veranca Avenue
 El Cajon, CA 92021
 (858) 527- 9938

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
 Declared Emergency (Sec. 21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
 Categorical Exemption: CEQA Section 15301 (Existing Facilities)

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP and an NDP for an existing WCF, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson, AICP

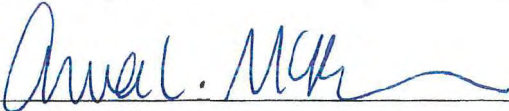
Telephone: (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

ATTACHMENT 8

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Senior Planner

October 21, 2016

Signature/Title

Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



1. View of North Elevation of site.
2. View of South Elevation of site.





- 3. View of East Elevation of site.**
- 4. View of West Elevation of site.**





- 5. View looking North from site.
- 6. View looking East from site.





7. View looking South from site.
8. View looking West from site.





Minutes of September 13, 2016

Attendees

Wayne English
William Glover
Tim Robinson
Cathy Ramsey
John Mooney
Senta Delgado
Guy Preuss

Victor Rivago
Frank Von Roenn
Cynthia Suero-Gabler

Absent

Adrian Chestang
Harry Bennett
Muriel King
Elizabeth Madrid
Mildred Hutcherson
Tony Villafranca

7:00 p.m. Call to order, Pledge of Allegiance, introductions & procedure review.

7:02 Announcements & Non-agenda Public Comment

7:08 Motion to accept agenda - W. Glover, 2nd – W. English; approved, 9-0.

7:10 Motion to approve August, 2016 minutes - G. Preuss, 2nd – W. English with one correction; approved 9-0.

7:11 Treasurer's Report: \$253.01 on account.

7:12 p.m. Presentations

1. San Diego Police Community Relations Officer A. Thomas discussed recent crime statistics and other policing topics.
2. Representative for Congressperson Davis presented.
3. Representative for Assemblymember Shirley Weber discussed recent efforts.
4. Luis Natividad and Jimmie Slack discussed recent activities by City Councilmember Myrtle Cole's office.
5. Guy Preuss summarized the most recent Community Planners Committee meeting. It was announced that the new Skyline Hills Branch Library would open October 14.

7:28 p.m. Information items

1. Cynthia Suero-Gabler discussed the status of the planned Tooma Park Senior Center.

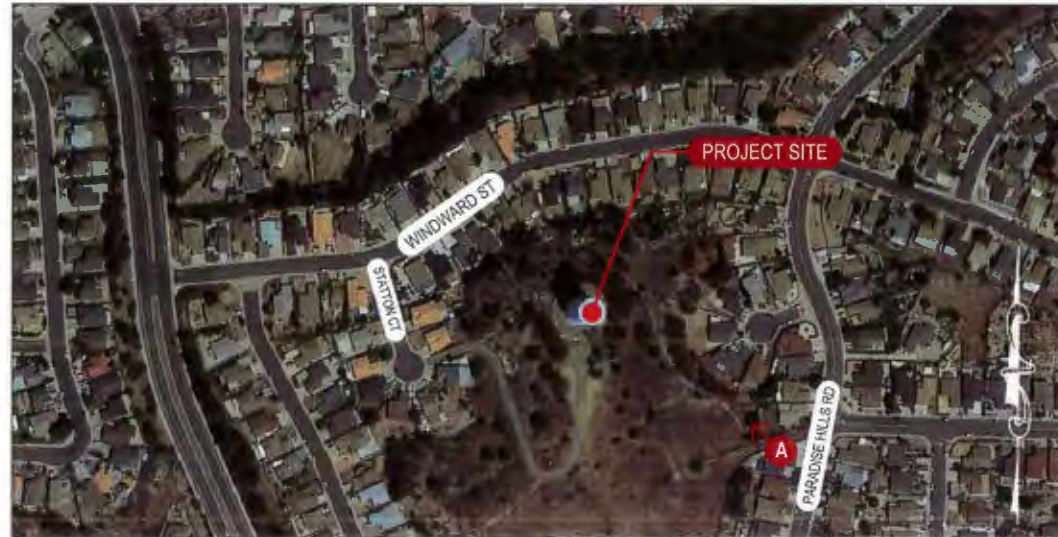
7:35 p.m. Action items

1. Ben Kelso proposed naming the new Skyline Hills Branch Library for fallen San Diego Police Officer Archie Buggs. C. Suero-Gabler moved to approve. C. Ramsey moved that the naming be in the order "Skyline Hills Archie C Buggs Branch Library." 2nd - W. English. Approved 9-1 with F. Von Roenn opposed.
2. W. Glover moved to approve Project No. PTS 498903 AT&T Relocate cellular antenna at 1521 Statton Court. 2nd - G. Preuss; approved 9-0.
3. T. Robinson moved to approve Project No. PTS 426083 Verizon cellular tower at Dusk Drive., 2nd - V. Rivago; approved 9-0.

8:35 p.m. Meeting adjourned.

Minutes submitted by John Mooney.

AERIAL MAP



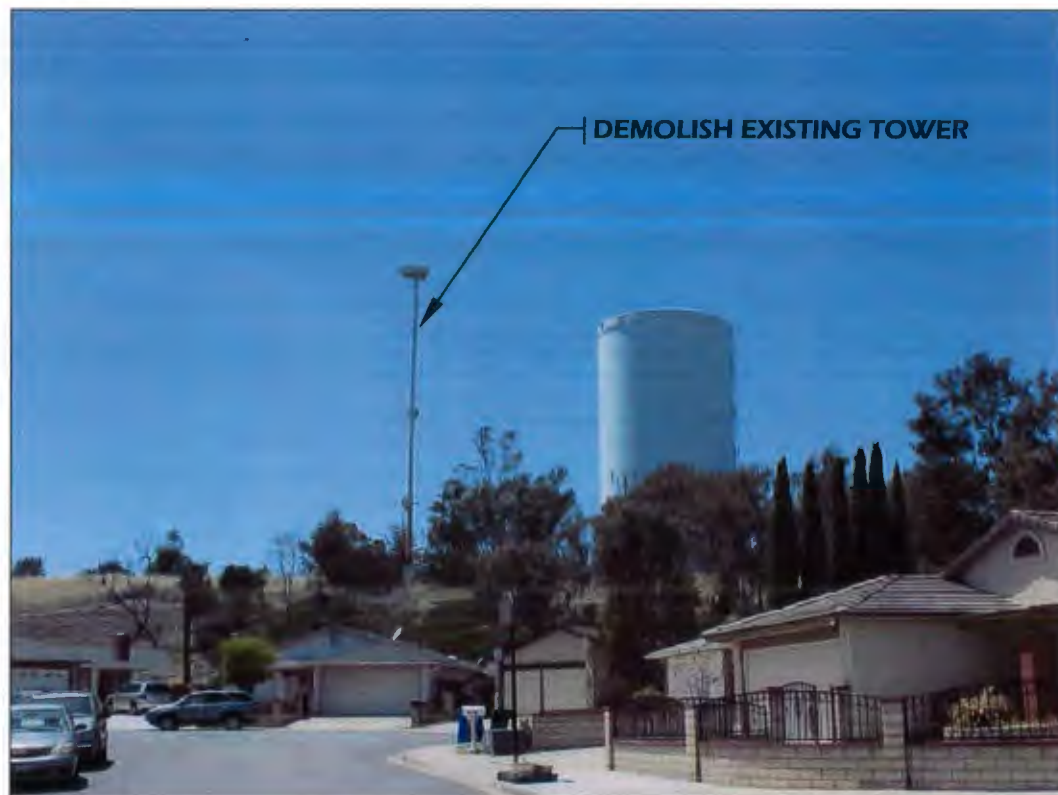
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PROPOSED



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EXISTING



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**PARADISE MESA STANDPIPE
 SD0371**
 1521 STATTON COURT
 SAN DIEGO, CA 92114

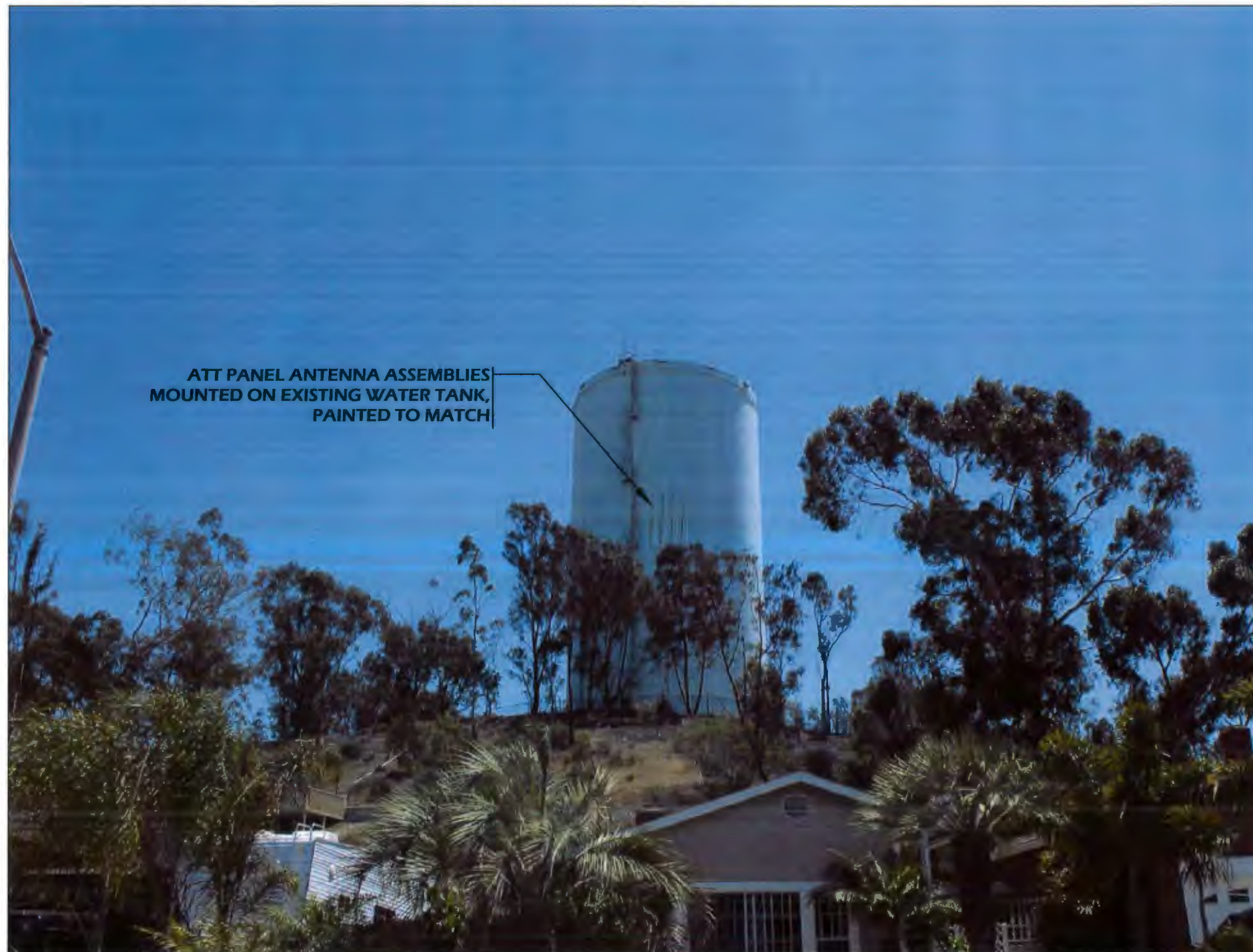
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AERIAL MAP



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PROPOSED



EXISTING



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**PARADISE MESA STANDPIPE
SD0371**

1521 STATTON COURT
SAN DIEGO, CA 92114

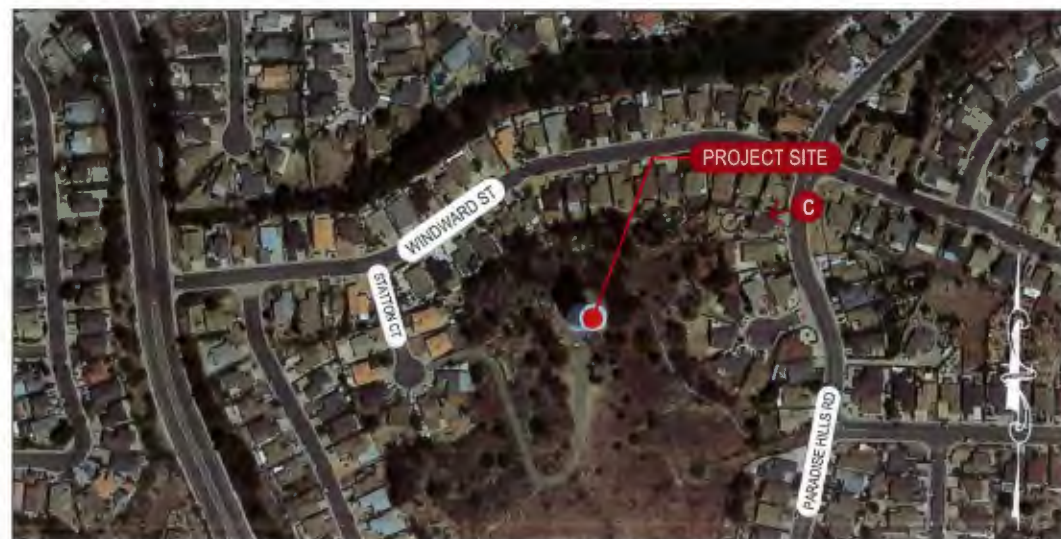
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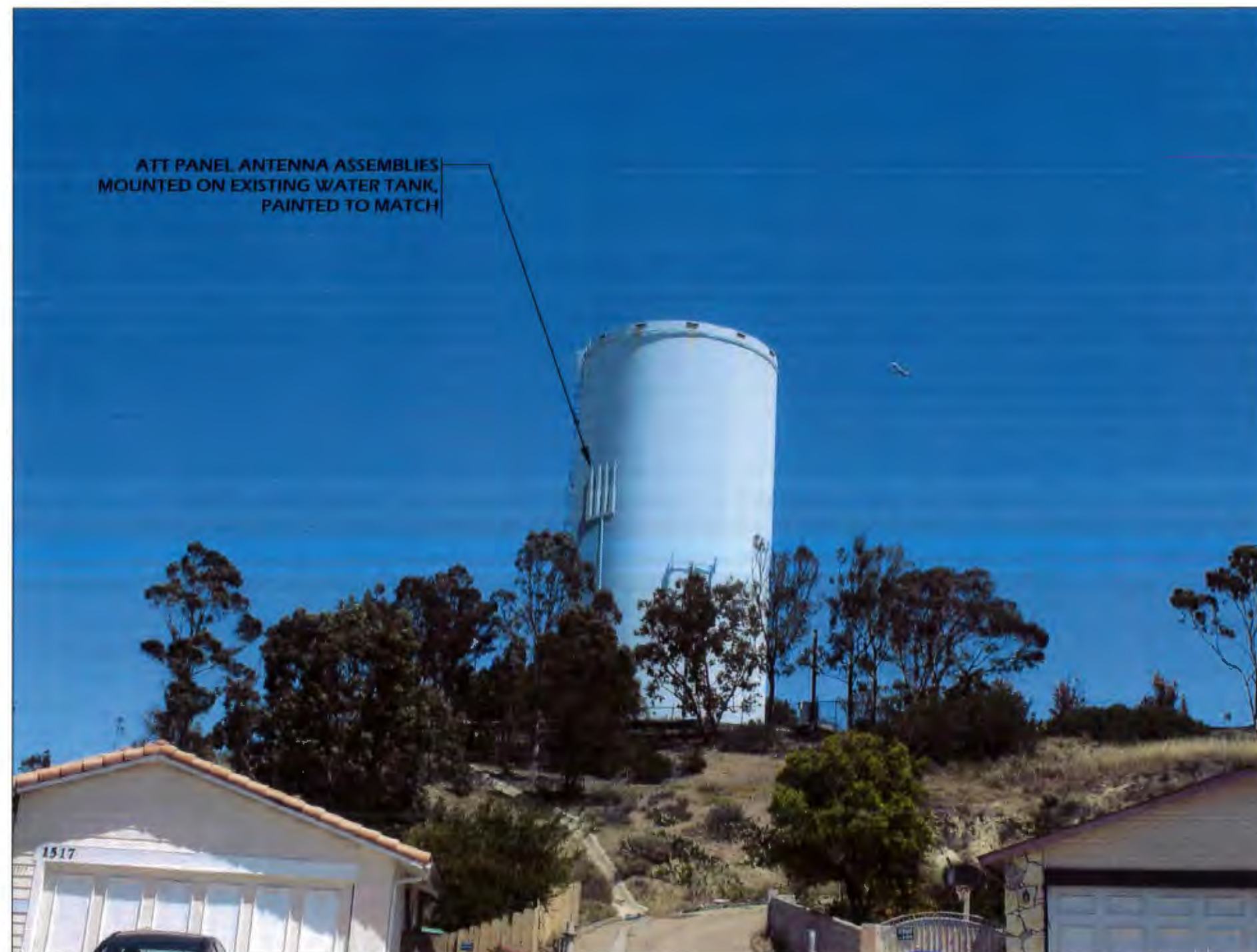
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AERIAL MAP



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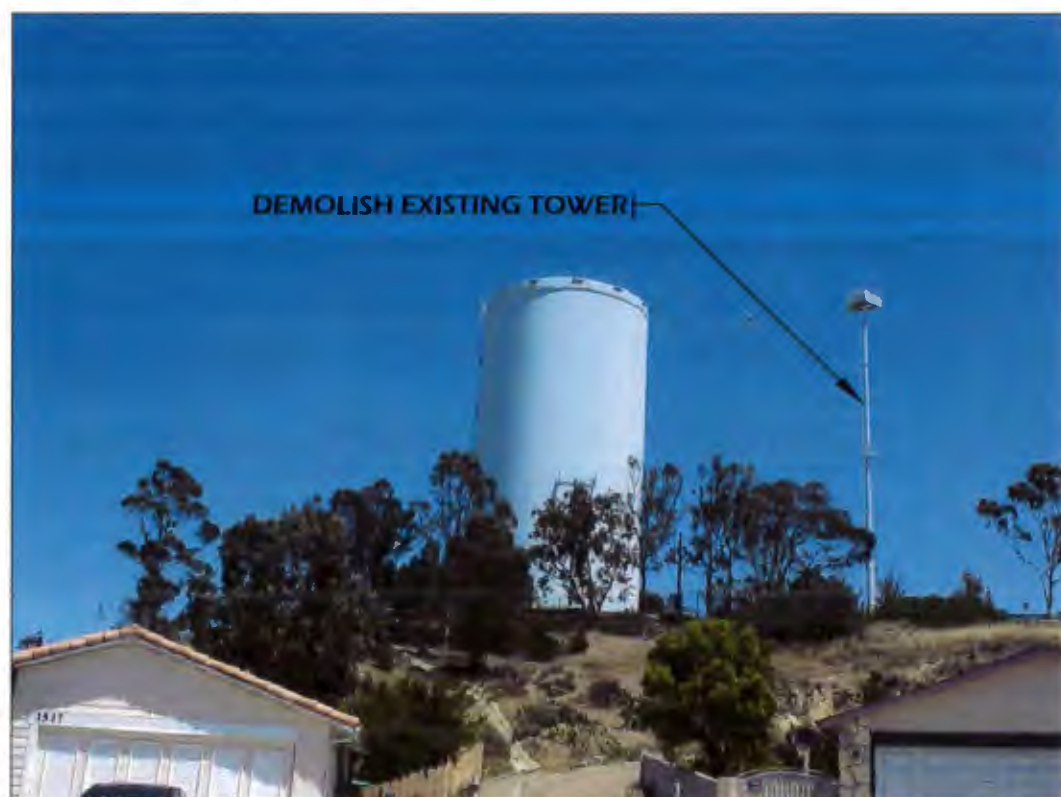


PHOTO PROVIDED BY: DEPRATTI, INC

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**PARADISE MESA STANDPIPE
SD0371**

1521 STATTON COURT
SAN DIEGO, CA 92114

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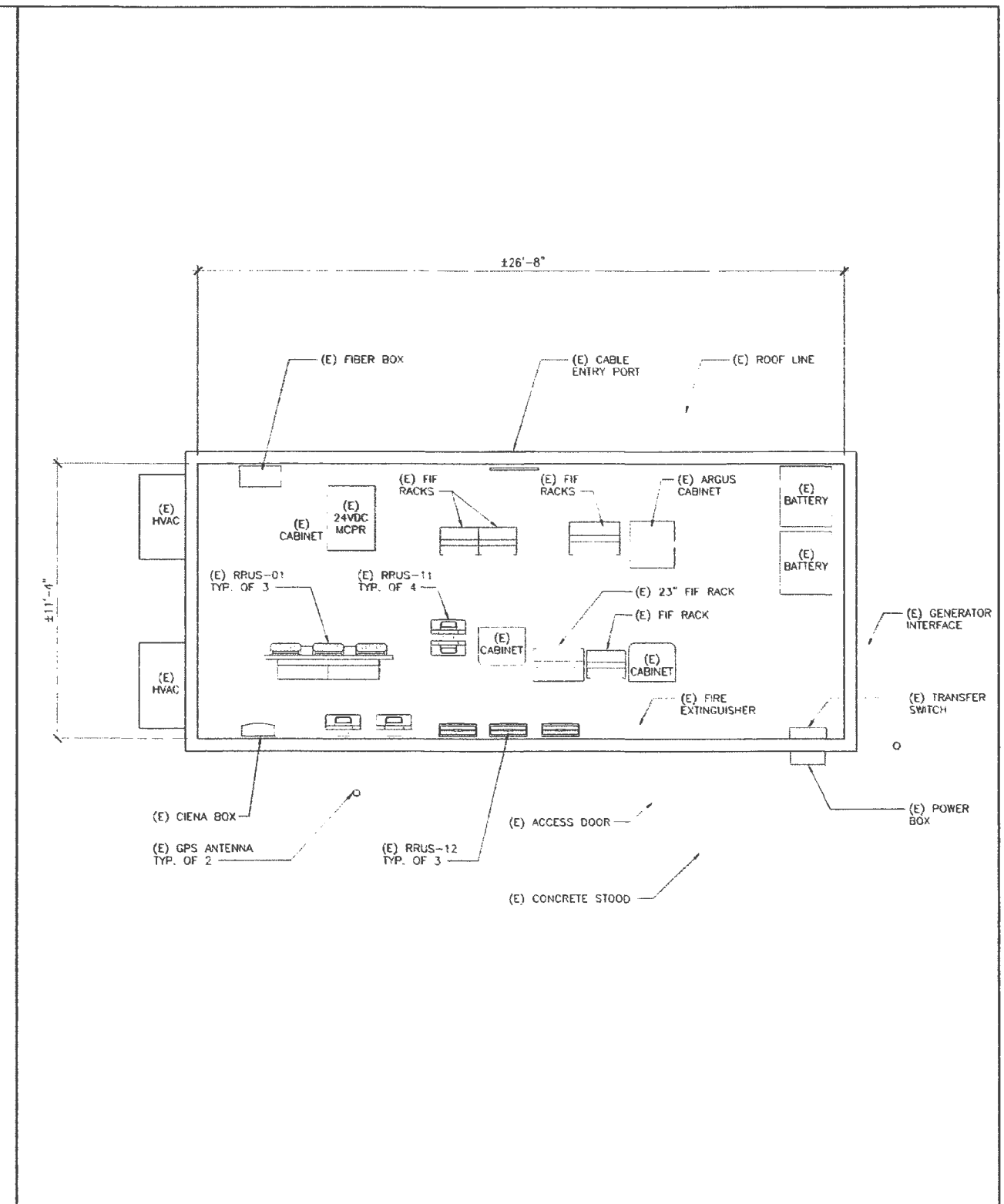
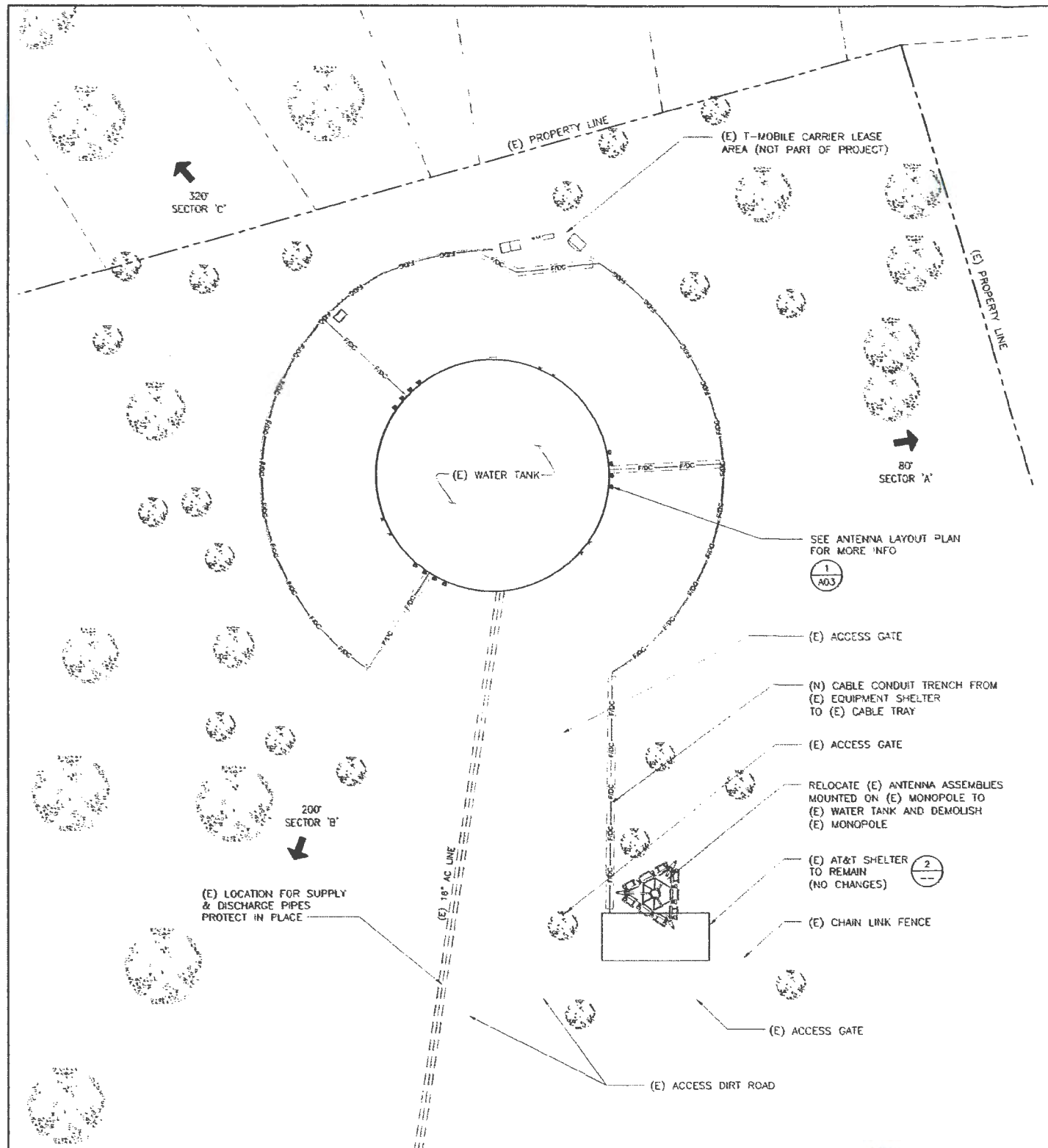
3 / 3



SITE NUMBER: SD0371
SITE NAME: PARADISE MESA STANDPIPE
USID: 13980
FA LOCATION CODE: 10085053

DRAWING INDEX	REV.	DIRECTIONS	DEVELOPMENT SUMMARY																
<p>T01 TITLE SHEET</p> <p>A01 SITE PLAN, LETTER OF AUTHORIZATION & LESSEE'S CERTIFICATE</p> <p>A02 PARTIAL ENLARGED SITE PLAN & (E) EQUIPMENT LAYOUT PLAN</p> <p>A03 ANTENNA LAYOUT PLAN</p> <p>A04 ELEVATIONS</p> <p>A05 ELEVATIONS</p> <p>D01 DETAILS</p> <p>D02 ANTENNA MOUNTING DETAILS</p> <p>D03 ANTENNA ASSEMBLIES, RRU, DC SURGE SUPPRESSORS MOUNTING ELEVATION & ADHESIVE NOTES</p> <p>C01 STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST</p> <p>C02 WPCP (BMP PLAN)</p>	<p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p> <p>A</p>	<p><u>FROM AT&T SAN DIEGO OFFICE</u></p> <p>1. DEPART TRADE ST TOWARD CAMINO SANTA FE</p> <p>2. TURN LEFT ONTO CAMINO SANTA FE</p> <p>3. TURN RIGHT ONTO MIRAMAR RD</p> <p>4. TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-805 SOUTH</p> <p>5. AT EXIT 10, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR PLAZA BLVD</p> <p>6. TURN LEFT ONTO E PLAZA BLVD</p> <p>7. KEEP STRAIGHT ONTO E 8TH ST</p> <p>8. ROAD NAME CHANGES TO PARADISE VALLEY RD</p> <p>9. TURN LEFT ONTO S WOODMAN ST</p> <p>10. TURN RIGHT ONTO WINDWARD ST</p> <p>11. TURN RIGHT ONTO STATTON CT</p> <p>12. ARRIVE 1521 STATTON CT, SAN DIEGO, CA 92114</p>	<p><u>SCOPE OF WORK:</u></p> <p>1/ DEMOLISH AN (E) MONOPOLE</p> <p>2/ RELOCATE (12) (E) ANTENNAS FROM (E) MONOPOLE TO (E) WATER TANK</p> <p>3/ INSTALL (24) (N) RRU'S AND (3) (N) (FLAT) DC-6 AND (3) (N) (FLAT) DC-2, ALL MOUNTED AT ANTENNA LEVEL</p> <p>4/ INSTALL A PURCELL CABINET ON THE GROUND AT ABOUT 450' TO BOOST THE DC</p> <p>5/ (N) CABLE ROUTING FROM (E) EQUIPMENT AREA TO WATER TANK</p>																
<p>11 SHEETS TOTAL</p>		<p align="center">VICINITY MAP</p>	<p>BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:</p>	<p><u>PROPERTY INFORMATION:</u></p> <p><u>LEGAL DESCRIPTION:</u></p>															
<p>CODE COMPLIANCE</p>			<p><u>EXISTING WCFs ON SAME PROPERTY:</u></p> <p>AT&T AND T-MOBILE</p>	<p>ASSESSOR PARCEL NUMBER: 592-321-11</p> <p>LEASE AREA: EXISTING</p> <p><u>OWNER:</u></p> <p>OWNER: CITY OF SAN DIEGO</p> <p>ADDRESS: 1200 3RD AVE., MS 51A SUITE 1700 SAN DIEGO, CA 92101</p>															
<p>1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)</p> <p>2. 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS)</p> <p>3. 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)</p> <p>4. 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)</p> <p>5. 2013 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)</p> <p>6. 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)</p> <p>7. 2013 CALIFORNIA GREEN CODE</p> <p>8. 2013 CALIFORNIA REFERENCES STANDARDS CODE</p> <p>9. APPLICABLE LOCAL CODES</p>			<p><u>BUILDING CODE INFORMATION:</u></p> <p>OCCUPANCY = U</p> <p>CONSTRUCTION TYPE = V-B</p>	<p><u>ZONING INFORMATION:</u></p> <p>JURISDICTION: CITY OF SAN DIEGO</p> <p>EXISTING PERMIT: NUP</p> <p>LATITUDE: 32° 41' 35.87" N</p> <p>LONGITUDE: 117° 02' 46.00" W</p> <p>TOP OF (E) STRUCTURE: 610 FEET (A.M.S.L.)</p> <p>BASE OF STRUCTURE: 490 FEET (A.M.S.L.)</p>															
<p>7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202</p>		<p align="center">PARADISE MESA STANDPIPE SD0371</p> <p align="center">1521 STATTON COURT SAN DIEGO, CA 92114</p>	<p align="center">DCI PACIFIC A/E/C WORKS</p> <p align="center">ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614</p>		<table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> <tr> <td>A</td> <td>09/13/16</td> <td>ISSUED FOR CD REVIEW AND COMMENTS</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> </table> <p>SCALE AS SHOWN DESIGNED DRAWN</p>	NO.	DATE	REVISIONS	BY	CHK	APP'D	A	09/13/16	ISSUED FOR CD REVIEW AND COMMENTS	HH	BOK	DKD	<p align="center">SHEET TITLE</p> <p align="center">TITLE SHEET</p>	<p align="center">SHEET NUMBER</p> <p align="center">T01</p>
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REPRODUCED BY THE USER AT HIS OWN RISK



PARTIAL ENLARGED SITE PLAN

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

1 (E) EQUIPMENT LAYOUT PLAN

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



PARADISE MESA STANDPIPE
SD0371

1521 STATTON COURT
SAN DIEGO, CA 92114

DCI PACIFIC
A/E/C WORKS

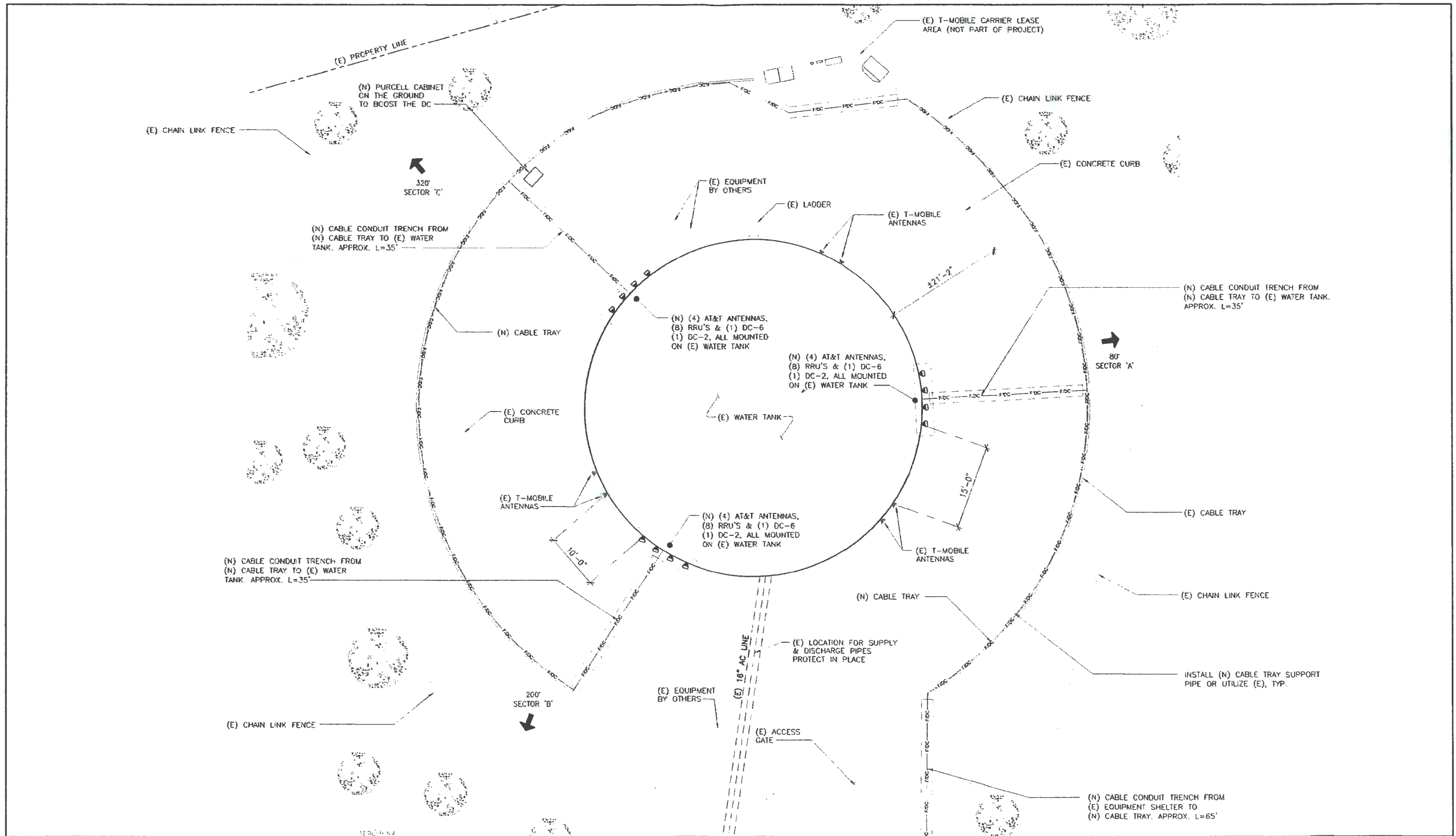
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32 EXECUTIVE PARK | SUITE 110
IRVINE | CA 92614



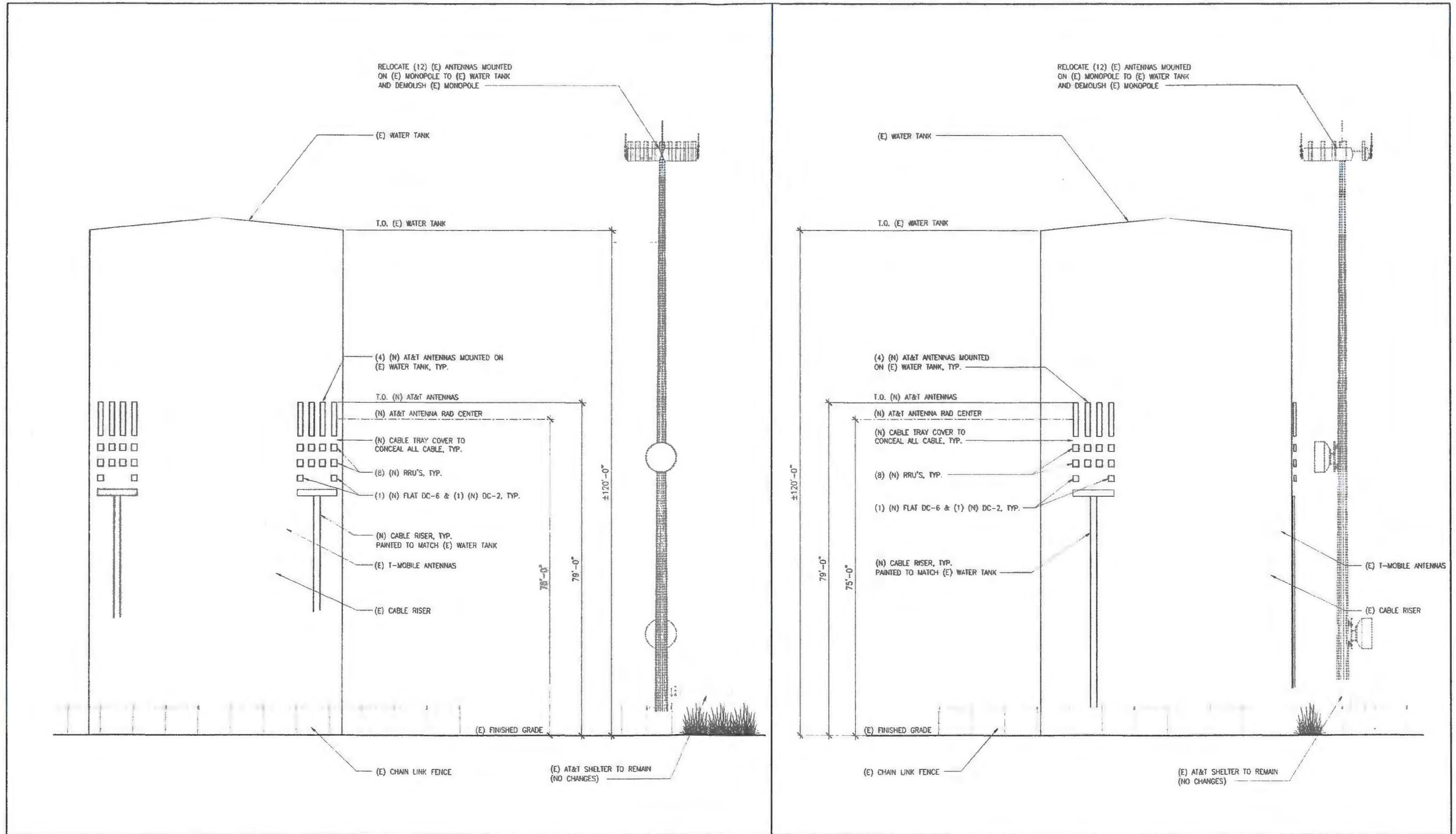
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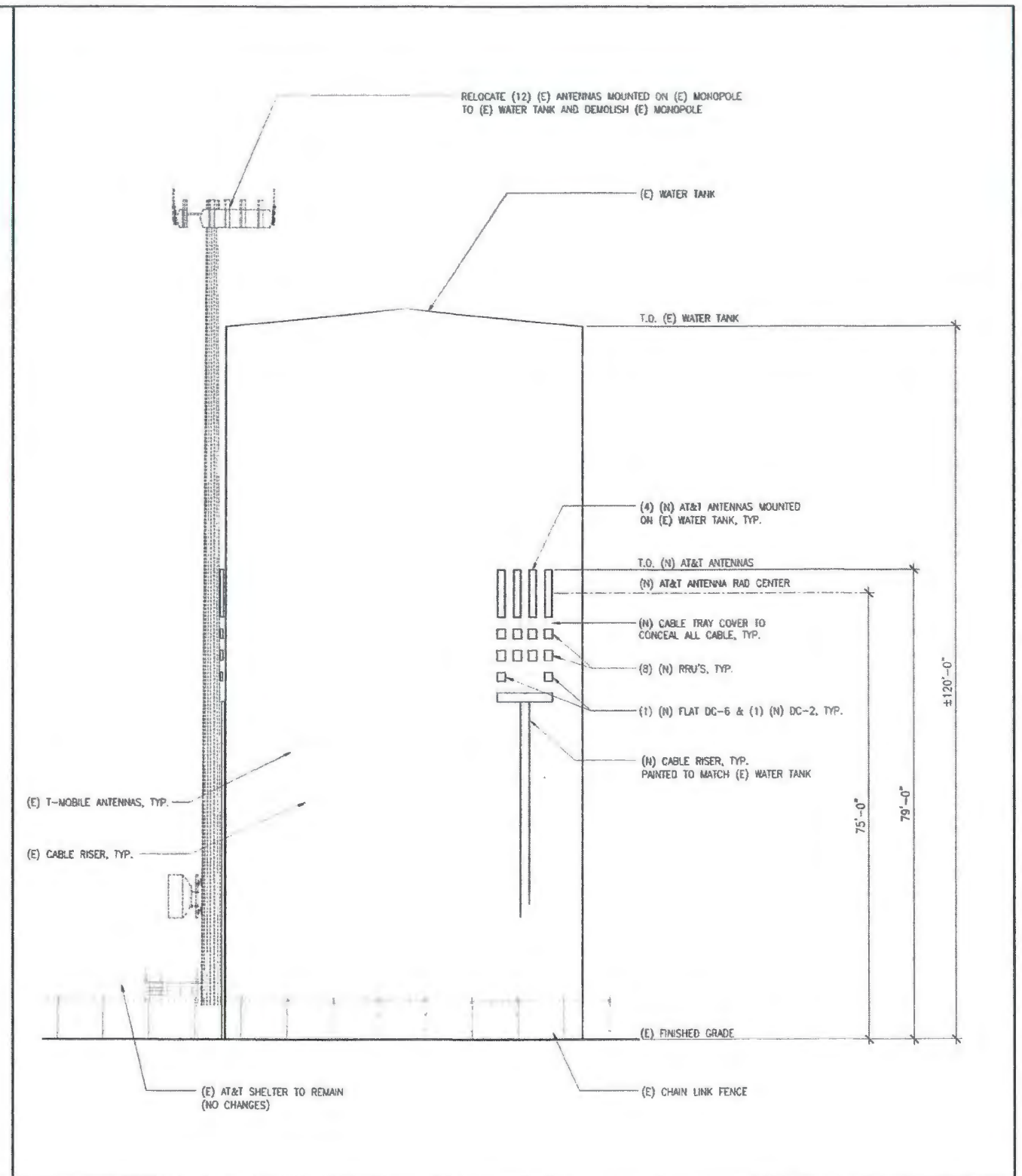
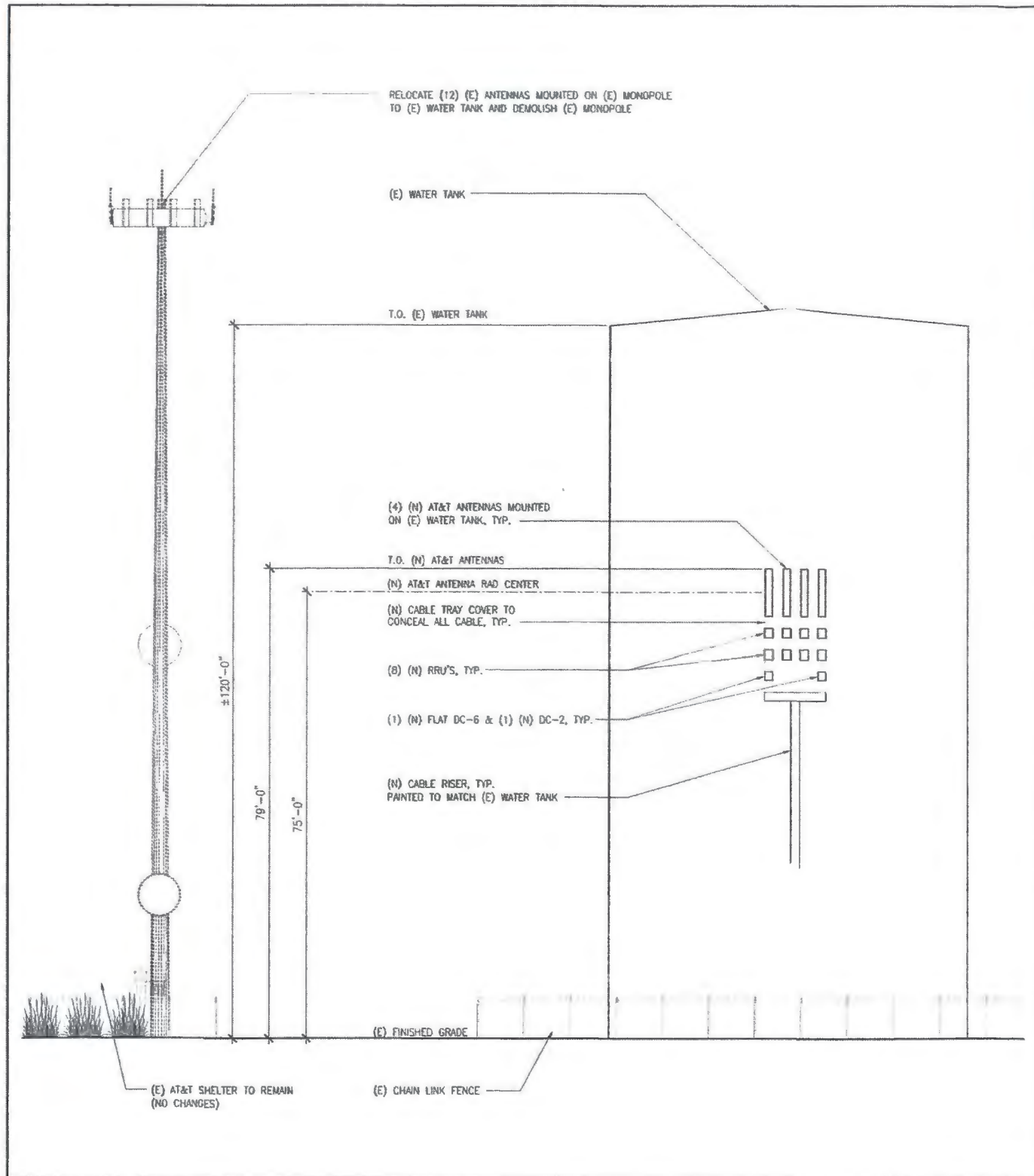
SHEET TITLE	SHEET NUMBER
PARTIAL ENLARGED SITE PLAN & (E) EQUIPMENT LAYOUT PLAN	A02



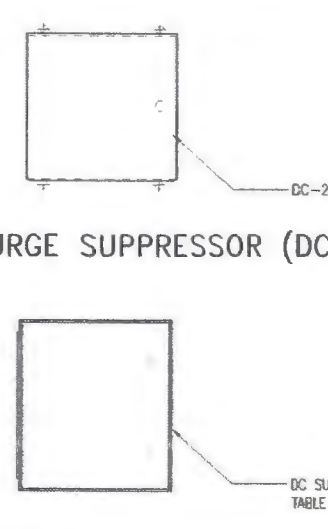
ANTENNA LAYOUT PLAN		SCALE: 1/8"=1'-0" 0' 2' 4' 8'		1	
 at&t Mobility - San Diego 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202	 DePratti	PARADISE MESA STANDPIPE SD0371 1521 STATTON COURT SAN DIEGO, CA 92114	 DCI PACIFIC A/E/C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614	 LICENSED ARCHITECT STATE OF CALIFORNIA NO. 12587	SHEET TITLE: ANTENNA LAYOUT PLAN SHEET NUMBER: A03
NO. DATE ISSUED FOR CD REVIEW AND COMMENTS A 09/13/16 ISSUED FOR CD REVIEW AND COMMENTS		REVISIONS BY: HHI BOK DKO CHK: APP'D		SCALE AS SHOWN DESIGNED DRAWN	



WEST ELEVATION	SCALE: 3/32"=1'-0"	2	SOUTH ELEVATION	SCALE: 3/32"=1'-0"	1
 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202		PARADISE MESA STANDPIPE SD0371 1521 STATTON COURT SAN DIEGO, CA 92114	 ARCHITECTURE ENGINEERING CONSULTING 37 EXECUTIVE PARK SUITE 110 IRVINE CA 92614		SHEET TITLE: ELEVATIONS SHEET NUMBER: A04
		A 09/13/16 ISSUED FOR CD REVIEW AND COMMENTS NO. DATE REVISIONS BY CHK APP'D			
		SCALE AS SHOWN DESIGNED DRAWN			



EAST ELEVATION	2	NORTH ELEVATION	1																																				
<p>7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202</p>																																							
<p>PARADISE MESA STANDPIPE SD0371</p> <p>1521 STATTON COURT SAN DIEGO, CA 92114</p>		<p>DCI PACIFIC A/E/C WORKS</p> <p>ARCHITECTURE ENGINEERING CONSULTING 82 EXECUTIVE PARK SUITE 110 IRVINE CA 92614</p>																																					
		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">NO.</td> <td colspan="2">DATE</td> <td colspan="2">REVISIONS</td> <td colspan="2">BY</td> <td colspan="2">CHK</td> <td colspan="2">APP'D</td> </tr> <tr> <td colspan="2">A</td> <td colspan="2">09/13/16</td> <td colspan="2">ISSUED FOR CD REVIEW AND COMMENTS</td> <td colspan="2">HM</td> <td colspan="2">BOK</td> <td colspan="2">DKD</td> </tr> <tr> <td colspan="2">SCALE</td> <td colspan="2">AS SHOWN</td> <td colspan="2">DESIGNED</td> <td colspan="2">DRAWN</td> <td colspan="2"></td> <td colspan="2"></td> </tr> </table>		NO.		DATE		REVISIONS		BY		CHK		APP'D		A		09/13/16		ISSUED FOR CD REVIEW AND COMMENTS		HM		BOK		DKD		SCALE		AS SHOWN		DESIGNED		DRAWN					
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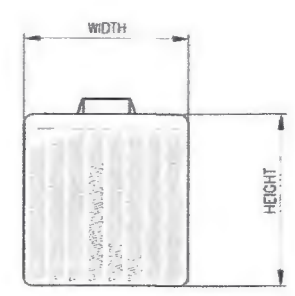
DC-2 SURGE SUPPRESSOR

DC SURGE SUPPRESSOR (DC-2)

DC SURGE PROTECTOR, SEE TABLE BELOW FOR ADD'L INFO.


EQUIPMENT SPECIFICATIONS					
TYPE	MODEL NO.	HEIGHT	WIDTH	DEPTH	WEIGHT
DC SURGE PROTECTOR	DC6-48-60-0-TE	17.23"	16.28"	6.33"	35 LBS

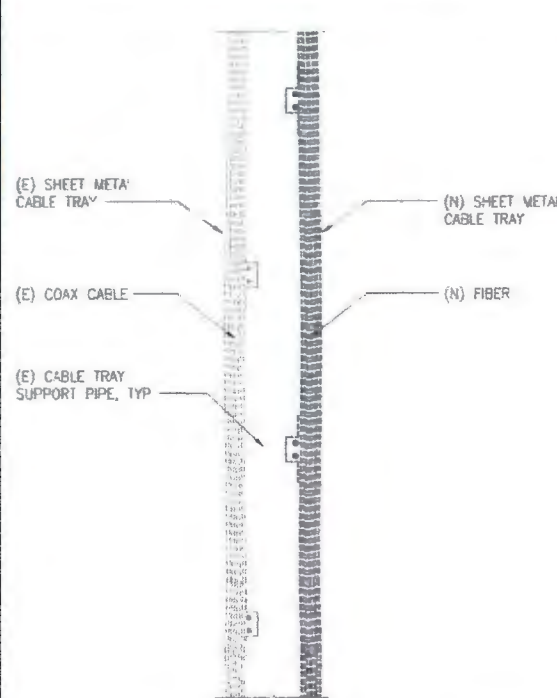
NOTE:
1. ANCHORS SHALL HAVE HOT-DIPPED GALVANIZED FINISH
2. GROUND ALL EQUIPMENT TO (E) GROUND BAR WITH #2 AWG



RRU TYPE	HEIGHT	WIDTH	DEPTH	WEIGHT
RRUS-11	19.7"	17.0"	7.2"	50LBS
RRUS-32	27.2"	12.1"	7.0"	60LBS

NOTE: GC TO REFER TO RFDS FOR EXACT RRU TYPE





(E) SHEET METAL CABLE TRAY

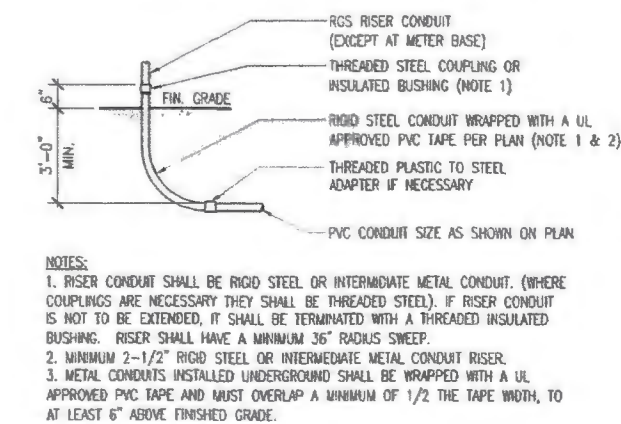
(N) SHEET METAL CABLE TRAY

(E) COAX CABLE

(N) FIBER

(E) CABLE TRAY SUPPORT PIPE, TYP

DC SURGE SUPPRESSOR (DC-2) | 7 | REMOTE RADIO UNIT | 5 | (E) CABLE TRAY PHOTOS | 3 | (N) CABLE TRAY SUPPORT PIPE | 2



RGS RISER CONDUIT (EXCEPT AT METER BASE)

THREADED STEEL COUPLING OR INSULATED BUSHING (NOTE 1)

FIN. GRADE

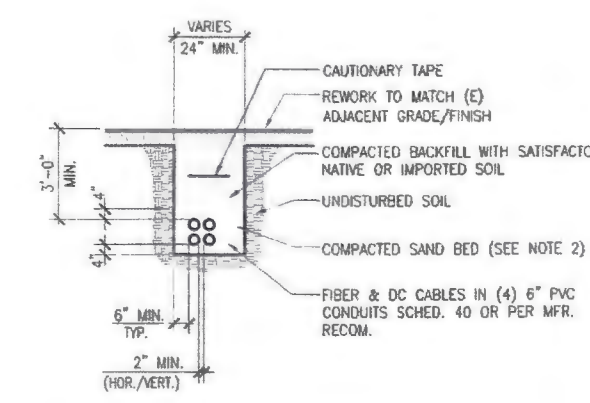
RIGID STEEL CONDUIT WRAPPED WITH A UL APPROVED PVC TAPE PER PLAN (NOTE 1 & 2)

THREADED PLASTIC TO STEEL ADAPTER IF NECESSARY

PVC CONDUIT SIZE AS SHOWN ON PLAN

NOTES:
1. RISER CONDUIT SHALL BE RIGID STEEL OR INTERMEDIATE METAL CONDUIT. (WHERE COUPLINGS ARE NECESSARY THEY SHALL BE THREADED STEEL). IF RISER CONDUIT IS NOT TO BE EXTENDED, IT SHALL BE TERMINATED WITH A THREADED INSULATED BUSHING. RISER SHALL HAVE A MINIMUM 36" RADIUS SWEEP.
2. MINIMUM 2-1/2" RIGID STEEL OR INTERMEDIATE METAL CONDUIT RISER.
3. METAL CONDUITS INSTALLED UNDERGROUND SHALL BE WRAPPED WITH A UL APPROVED PVC TAPE AND MUST OVERLAP A MINIMUM OF 1/2 THE TAPE WIDTH, TO AT LEAST 6" ABOVE FINISHED GRADE.

MIN. BEND RADIUS	
SIZE	4" OR 6" CONDUIT
1/2"	10"
7/8"	18"
1-1/4"	22"
1-5/8"	28"



VARIES

24" MIN.

CAUTIONARY TAPE

REWORK TO MATCH (E) ADJACENT GRADE/FINISH

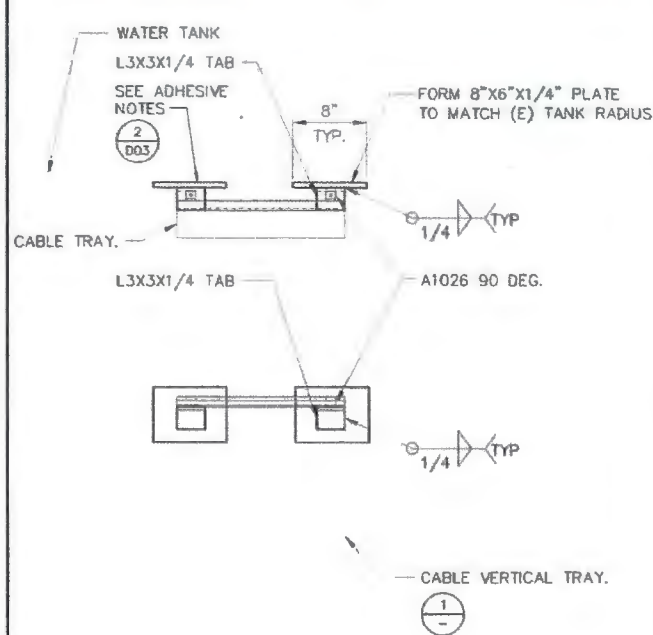
COMPACTED BACKFILL WITH SATISFACTORY NATIVE OR IMPORTED SOIL

UNDISTURBED SOIL

COMPACTED SAND BED (SEE NOTE 2)

FIBER & DC CABLES IN (4) 6" PVC CONDUITS SCHED. 40 OR PER MFR. RECOM.

NOTES:
1. PROVIDE PROPER BENDING RADIUS FOR CONDUITS AS REQ'D BY THE CABLE MFR. (SEE TABLE ABOVE)
2. LEAN CONC. W/ RED TINTED TOP MAY BE USED IN PLACE OF COMPACTED SAND.



WATER TANK

L3X3X1/4 TAB

SEE ADHESIVE NOTES

FORM 8"x6"x1/4" PLATE TO MATCH (E) TANK RADIUS

8" TYP.

1/4" TYP.

A1026 90 DEG.

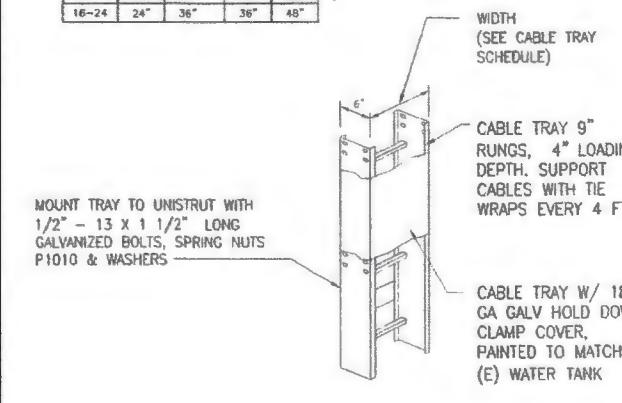
1/4" TYP.

L3X3X1/4 TAB

CABLE TRAY.

CABLE VERTICAL TRAY.

CABLE TRAY SCHEDULE				
# OF CABLES	3/8"	1/2"	3/4"	1"
1-8	12"	18"	18"	24"
8-16	24"	24"	30"	36"
16-24	24"	36"	36"	48"



WIDTH (SEE CABLE TRAY SCHEDULE)

CABLE TRAY 9" RUNGS, 4" LOADING DEPTH. SUPPORT CABLES WITH TIE WRAPS EVERY 4 FT.

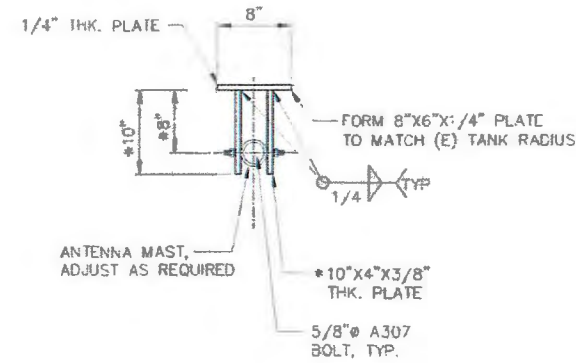
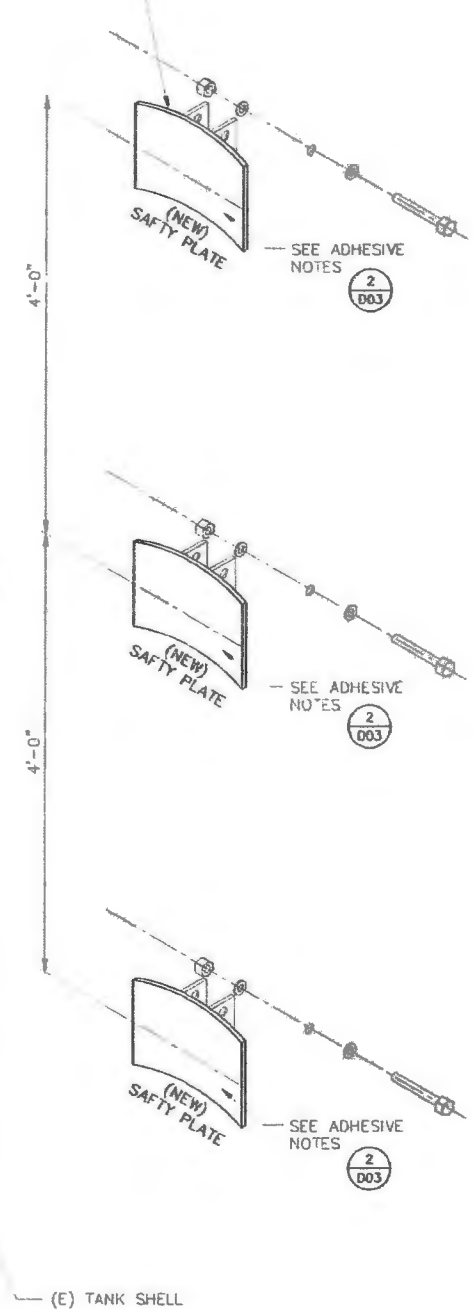
CABLE TRAY W/ 18 GA GALV HOLD DOWN CLAMP COVER, PAINTED TO MATCH (E) WATER TANK

MOUNT TRAY TO UNISTRUT WITH 1/2" - 13 x 1 1/2" LONG GALVANIZED BOLTS, SPRING NUTS P1010 & WASHERS

CONDUIT RISER | 8 | FIBER & FC CABLE TRENCH | 6 | CABLE TRAY TO WATER TANK | 4 | CABLE VERTICAL TRAY | 1

 <p>at&t Mobility - San Diego</p> <p>7337 TRADE STREET, 3 EAST, ROOM 3604 SAN DIEGO, CA 92121-4202</p>	 <p>DePratti</p>	<p>PARADISE MESA STANDPIPE SD0371</p> <p>1521 STATTON COURT SAN DIEGO, CA 92114</p>	<p>DCI PACIFIC A E C WORKS</p> <p>ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>09/13/16</td> <td>ISSUED FOR CO REVIEW AND COMMENTS</td> <td>TH</td> <td>BOK</td> <td>DKD</td> </tr> </tbody> </table> <p>SCALE AS SHOWN DESIGNED DRAWN</p>	NO.	DATE	REVISIONS	BY	CHK	APP'D	A	09/13/16	ISSUED FOR CO REVIEW AND COMMENTS	TH	BOK	DKD	<p>SHEET TITLE</p> <p>DETAILS</p> <p>SHEET NUMBER</p> <p>D01</p>
NO.	DATE	REVISIONS	BY	CHK	APP'D													
A	09/13/16	ISSUED FOR CO REVIEW AND COMMENTS	TH	BOK	DKD													

FORM 8"x6"x1/4" A36 STEEL
PLATE TO MATCH (E) TANK RADIUS



N.T.S.

1. CONTRACTOR TO VERIFY CLEARANCE AND CONDITIONS OF WATER TANK AT LOCATION OF WORK AND REVIEW DETAILS FOR ANY REQUIRED ADJUSTMENTS.
2. CONTRACTOR TO PROVIDE COMPLETE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
3. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THE NEW LAYOUT PRIOR TO PROCEEDING.
4. ALL PIPES, BRACKETS AND MISC. HARDWARE TO BE GALVANIZED UNLESS NOTED OTHERWISE.
5. ANTENNAS, ATTACHMENTS AND CONNECTIONS SHALL BE PAINTED AND TEXTURE TO MATCH EXISTING WATER TANK
6. CONTRACTOR TO PROVIDE INSTALLATION PROCEDURE/METHOD OF PROCEDURE (MOP) PRIOR TO INSTALLATION

PAINING NOTES:

1. MOUNTING PLATE SHALL BE SHOP PAINTED WITH A COLOR MATCHING THE EXISTING WATER TANK AND PER AT&T PROJECT TECHNICAL SPECIFICATION FOR CONSTRUCTION STANDARDS.
2. AFTER INSTALLATION OF MOUNTING PLATES ON THE WATER TANK TOUCH-UP/REPAINT THE TANK SURFACE PER WATER TOWER OWNER'S PAINT SPECIFICATIONS. ALTERNATIVELY, WITH OWNERS APPROVAL.

NO WELDING ALLOWED ON RESERVOIR

ANTENNA MOUNTING DETAIL

1



PARADISE MESA STANDPIPE
SD0371
1521 STATTON COURT
SAN DIEGO, CA 92114

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110
MIRVILLE | CA 92614



NO.	DATE	REVISIONS	BY	CHK	APP'D
A	09/13/16	ISSUED FOR CD REVIEW AND COMMENTS	HH	BOK	DKG
SCALE		AS SHOWN	DESIGNED	DRAWN	

SHEET TITLE	SHEET NUMBER
ANTENNA MOUNTING DETAIL	D02

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

Storm Water Requirements Applicability Checklist DS-560

February 2016

Project Address: 1521 STATTON COURT SAN DIEGO, CA 92114 Project Number (per City Use Only):

SECTION 1. Construction Storm Water BMP Requirements:
All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.

For all projects complete PART A. If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

- In the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (SCGP)? (Typically projects with total disturbance greater than or equal to 1 acre.)
 Yes, SWPPP required, skip questions 2-4 No, next question
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grading, excavation, or any other activity that results in ground disturbance and contact with storm water runoff?
 Yes, WPCP required, skip 3-4 No, next question
- Does the project propose routine maintenance to maintain original flow and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 Yes, SWPPP required, skip 4 No, next question
- Does the project only include the following Permit types listed below?
 • Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Sign Permit
 Individual Right of Way Permits that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot hole, curb and gutter replacement, and retaining wall encroachments.
 Yes, no document required
 If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B.
 If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.
 If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandagov.org/StormWater/StormWaterBMP
 Printed on recycled paper. Visit our web site at www.sandagov.org/construction-services
 Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (02-16)

Page 2 of 4 City of San Diego - Development Services Department - Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority
This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality". The City has assigned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and routing water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2

- ASBS
a. Projects located in the ASBS watershed.
- High Priority
a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed.
b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.
- Medium Priority
a. Projects 1 acre or more but not subject to an ASBS or high priority designation.
b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.
- Low Priority
a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, High, or medium priority designations.

SECTION 2. Permanent Storm Water BMP Requirements.
Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

- Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? Yes No
- Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? Yes No
- Does the project fall under routine maintenance? Examples include, but are not limited to, roof or exterior structure surface replacement, resurfacing or reconditioning surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). Yes No

City of San Diego - Development Services Department - Storm Water Requirements Applicability Checklist Page 3 of 4

PART D: PDP Exempt Requirements.
PDP Exempt projects are required to implement site design and source control BMPs.

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt".

If "no" was checked for all questions in Part D, continue to Part E.

- Does the project ONLY include new or retrofitted sidewalks, bicycle lanes, or trails that:
 • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or
 • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or
 • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
 Yes, PDP exempt requirements to apply No, next question
- Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
 Yes, PDP exempt requirements to apply No, project not exempt, PDP requirements apply

PART E: Determine if Project is a Priority Development Project (PDP).
Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in Part E, continue to Part F.

If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project".

- New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No
- New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SMI), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No
- New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No
- New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site. Yes No
- New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site. Yes No

Page 4 of 4 City of San Diego - Development Services Department - Storm Water Requirements Applicability Checklist

- New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance on an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). Yes No
- New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replace 5,000 square feet or more of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No
- New development or redevelopment projects of an automotive repair shops that create and/or replace 5,000 square feet or more of impervious surface. Development projects categorized in any use of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7535-7539. Yes No
- Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sq ft of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface does not include linear pathways that are for pedestrian vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. Yes No

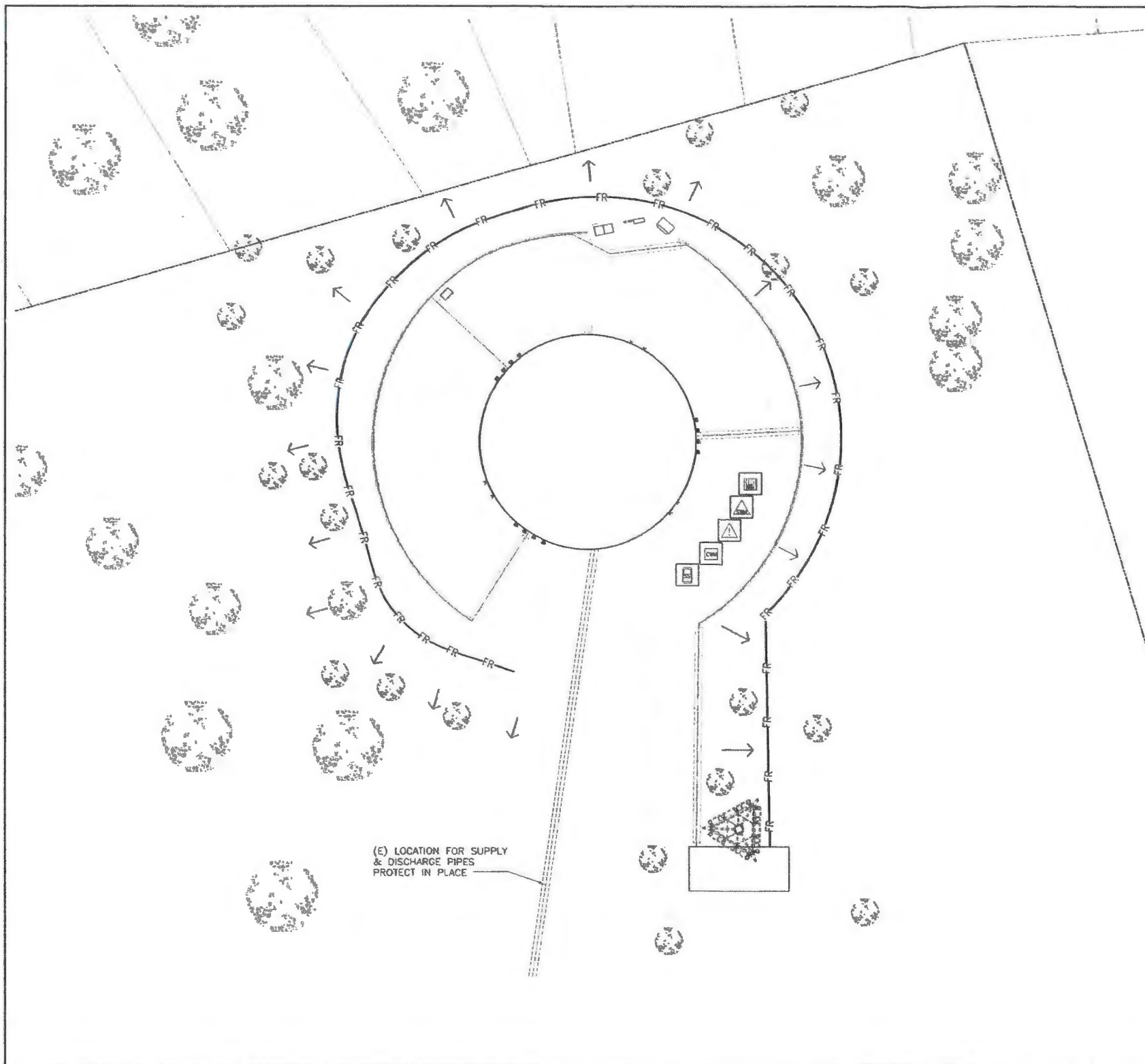
PART F: Select the appropriate category based on the outcomes of PART C through PART E.

- The project is NOT SUBJECT TO STORM WATER REQUIREMENTS.
- The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.
- The project is a PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.
- The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management.

Name of Owner or Agent (Please Print): JOSEPH D. YU - DCI PACIFIC, INC. Title: ASSOCIATE PRINCIPAL
 Signature: [Signature] Date: 8/1/2016

STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST

<p>7337 TRADE STREET, 3 EAST, ROOM 368A SAN DIEGO, CA 92121-4202</p>		<p>PARADISE MESA STANDPIPE SD0371</p> <p>1521 STATTON COURT SAN DIEGO, CA 92114</p>	<p>ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614</p>		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> <tr> <td>A</td> <td>09/13/16</td> <td>ISSUED FOR CD REVIEW AND COMMENTS</td> <td>HH</td> <td>BOX</td> <td>DKD</td> </tr> </table> <p>SCALE AS SHOWN DESIGNED DRAWN</p>	NO.	DATE	REVISIONS	BY	CHK	APP'D	A	09/13/16	ISSUED FOR CD REVIEW AND COMMENTS	HH	BOX	DKD	<p>SHEET TITLE STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST</p>	<p>SHEET NUMBER C01</p>
NO.	DATE	REVISIONS	BY	CHK	APP'D														
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**STORMWATER QUALITY NOTES
CONSTRUCTION BMP'S**

This project shall comply with all requirements of the Municipal Permit issued by San Diego Regional Water Quality Control Board (SDRWQCB) and Municipal Storm Water National Pollution Discharge Elimination System (NPDES) Permit on January 24, 2009 (http://www.swrc.ca.gov/water_issues/programs/stormwater/construction.shtml) and the City of San Diego Land and Development Code (<http://docs.sandiego.gov/municode/MunicodeChapter14C144Art02Division02.pdf> and Storm Water Manual (<http://www.sandiego.gov/development-services/pdf/news/stormwatermanual.pdf>)

Notes below represent key minimum requirements for construction BMP's

1. The contractor shall be responsible for cleanup of all silt and mud on adjacent street(s), due to construction vehicles or any other construction activity, at the end of each work day, or after a storm event that causes a breach in installed construction BMP's which may compromise Storm Water Quality within any street(s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.
2. All stockpiles of soil and or building materials that are intended to be left for a period greater than seven calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when five day rain probability forecast exceeds 40%.
3. A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place on site.
4. The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach in effectiveness.
5. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
6. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

LEGEND BEST MANAGEMENT PROTECTION

DESCRIPTION	QUANTITY	SYMBOL
MATERIAL DELIVERY AND STORAGE (WM-1)	1 EA	
SOLID WASTE MANAGEMENT (WM-5)	1 EA	
HAZARDOUS WASTE MANAGEMENT (WM-6)	1 EA	
CONCRETE WASTE MANAGEMENT (WM-8)	1 EA	
SANITARY/SEPTIC WASTE MANAGEMENT (WM-9)	1 EA	
FIBER ROLLS (SC-5)	N/A	
DIRECTION OF SURFACE FLOW	N/A	

WPCP (BMP PLAN)

SCALE: 1/16"=1'-0" 0' 4' 8' 16' 1

 7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202		PARADISE MESA STANDPIPE SD0371 1521 STATTON COURT SAN DIEGO, CA 92114	 ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614		<table border="1" style="width: 100%; font-size: small;"> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> <tr> <td>A</td> <td>09/13/16</td> <td>ISSUED FOR CD REVIEW AND COMMENTS</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS	BY	CHK	APP'D	A	09/13/16	ISSUED FOR CD REVIEW AND COMMENTS	HH	BOK	DKD												
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SHEET TITLE: WPCP (BMP PLAN)					SHEET NUMBER: C02																								