



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 31, 2011 **REPORT NO. PC-11-036**

ATTENTION: **Planning Commission, Agenda of April 7, 2011**

SUBJECT: TOWERCO – MURRAY RIDGE - PROJECT NO. 205032.
PROCESS 4

**OWNER/
APPLICANT:** International Church of the Foursquare Gospel
TowerCo Assets, LLC.

SUMMARY

Issue(s): Should the Planning Commission approve a wireless communication facility located at 2285 Murray Ridge Road in the Serra Mesa Community Planning area?

Staff Recommendation:

1. **Approve** Conditional Use Permit No. 727347; and
3. **Approve** Planned Development Permit No. 794792.

Community Planning Group Recommendation: On December 16, 2010, the Serra Mesa Planning Group voted 7-2-0 to recommend approval of the TowerCo – Murray Ridge project providing the applicant satisfied staff issues identified in the assessment letter (Attachment 9).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 28, 2011 and the opportunity to appeal that determination ended March 16, 2011 (Attachment 8).

Fiscal Impact Statement: All costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

This Wireless Communication Facility (WCF) project is an existing expired faux palm tree. No modifications are proposed with this application. The project consists of a 38-foot tall monopalm supporting 12 antennas. Associated equipment is located within a 200 square foot enclosure adjacent to the tree (Attachment 7). The previous permit expired on September 21, 2008. An application for the new permit was submitted on February 23, 2010.

The project is located at the southern end of the property in the parking area for the Faith Community Church and School at 2285 Murray Ridge Road, overlooking Murray Ridge Road and Interstate-805 (Attachments 1 and 3). The property is zoned RS-1-7 and is surrounded by single-family residential units to the north, east and west. The property is designated low-medium density residential in the Serra Mesa Community Plan (Attachment 2). The Murray Ridge off-ramp sloping up from I-805 is to the south of the property (Attachment 7).

WCF's are permitted throughout the City as a Separately Regulated Use by the Wireless Communication Facility regulations, Land Development Code (LDC) section 141.0420. This project requires a Conditional Use Permit (CUP) for a WCF proposed in a residential zone on a non-residential use, and a Planned Development Permit (PDP) for deviations including setback encroachment and height.

Council Policy 600-43, "Communication Antennas," assigns preference levels to the locations of WCF's. This policy encourages these facilities to be located away from residential uses. Typically, WCF's proposed in non-residential zones, such as commercial or industrial, are considered more preferable than those located in residential zones. To encourage carriers to locate in non-residential zones, projects proposed in those areas are permitted with a lower process level (such as a Process 1 Limited Use or Process 2 Neighborhood Use Permit).

DISCUSSION

Project Description:

The existing monopalm supporting 12 panel antennas and the associated equipment enclosure is located on the southern edge of the Faith Community Church parking lot overlooking I-805 (Attachment 7). The RS-1-7 zone permits a maximum height of 30-feet. Although the top of the antennas exceeds the height limit by two feet, the fronds extend approximately six feet beyond the antennas to provide a more natural appearance. The other palm trees in the planter strip are of varying heights, but help to provide integration for the monopalm. The permit has been conditioned to require the addition of three 60-inch box California Sycamores to afford further integrated views.

The project was approved and built during the transition from the Municipal Code to the Land Development Code. Confusion over the required setbacks by both the applicant and staff and strong neighborhood opposition resulted in litigation and a settlement agreement permitting

Nextel to remain on the property until 2008 on the condition that the fronds are replaced and additional landscaping and irrigation is included. The monopalm has existed in this location for the past 11 years with little controversy after the first couple of years of its existence.

The side yard setbacks on the north and south are required to be a combination of 44-feet. The existing setback on the north is approximately 30-feet and the existing setback on the south (where the WCF is located) is approximately 12 feet for a combined total of 42-feet (Attachment 13). The monopalm is situated approximately 90-feet above I-805 and is not obviously visible from the freeway. The monopalm is most noticeable from homes located to the east, which are at the same elevation as the church and from Regency Road, which dead ends into the church property. There are seven live palm trees planted in a line to help the monopalm integrate into the setting, however, a condition in the permit requires TowerCo to install three additional 60-inch box California Sycamores in the same planter area to provide additional depth and filtering of views.

General Plan Analysis:

The City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. The antennas associated with this facility are located on a 38-foot tall monopalm built in a planter area at the edge of the church property overlooking I-805. Typically faux trees are permitted in existing landscape settings. In this case, the monopalm is one in a row of eight live palm trees and the permit is being conditioned to require three additional 60-inch box California Sycamores in the planter to help filter the monopalm and provide depth for the landscape setting. The associated equipment is located in an existing shelter just to the east of the faux tree. Based on the project's design, it is compatible with the City's General Plan. The Serra Mesa Community Plan does not discuss wireless communication facilities.

Conclusion:

With the addition of the California Sycamores, Staff supports the project. The height of the tree, at 38-feet, is still in the range of plausibility for a palm tree and the existing live palm trees along the same edge of the property help to detract from the artificiality of the monopalm. Although the monopalm is located near homes to the east of the church, the required California Sycamores will help to filter views of the monopalm from the homes to the east. The location of the tree on the southern edge of the property and the elevational difference between the freeway and the church property reduces much of the visual impact from the freeway. Staff has reviewed the proposed project and has determined it is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code. The required findings have been made (Attachment 5) to support staff's recommendation. Therefore, staff recommends that the Planning Commission approve Conditional Use Permit No. 727347 and Planned Development Permit No. 794792.

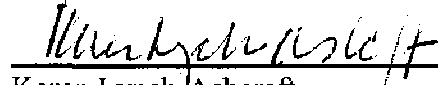
ALTERNATIVES

1. **Approve CUP No. 727347 and PDP No. 794792, with modifications.**
2. **Deny CUP No. 727347 and PDP No. 794792, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Karen Lynch Ashcraft
Project Manager
Development Services Department

BROUGHTON/KLA

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. Photos
8. Environmental Exemption
9. Planning Group Recommendation
10. Project Chronology
11. Copy of Public Hearing Notice
12. Ownership Disclosure Statement
13. Project Plans
14. TowerCo List of Executives
15. International Church of the Foursquare Gospel Directors

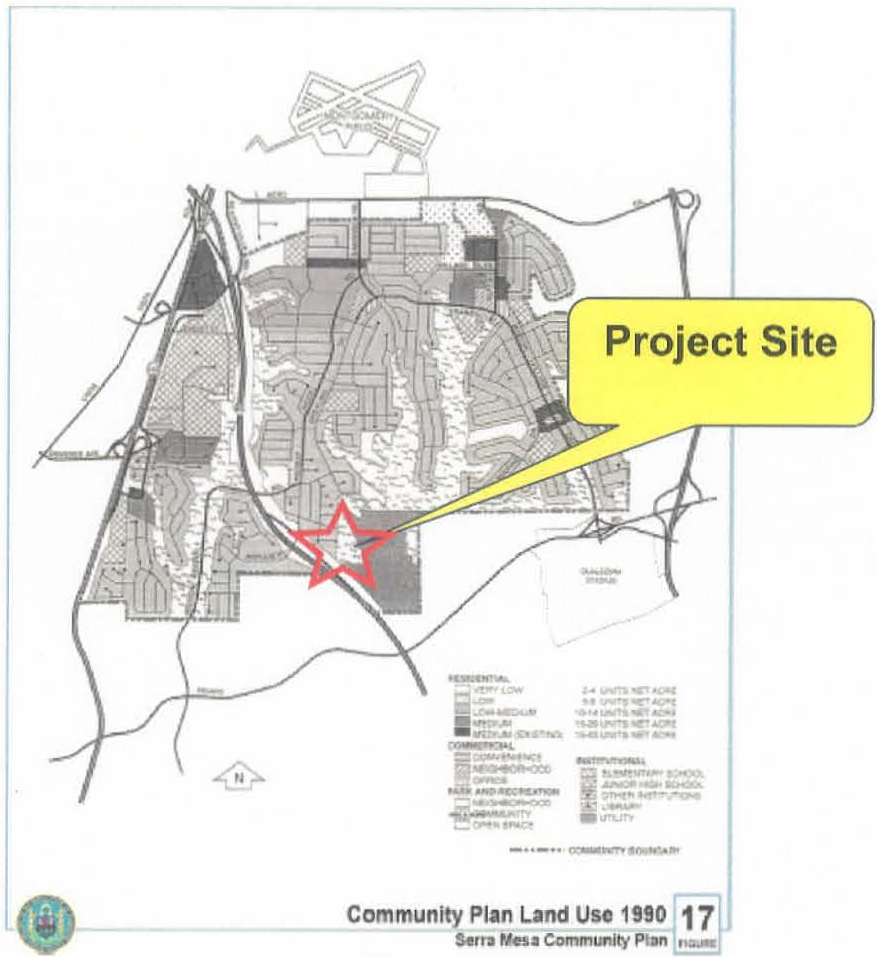
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Aerial Photo

TOWERCO – MURRAY RIDGE PROJECT NUMBER 205032
2285 MURRAY RIDGE ROAD





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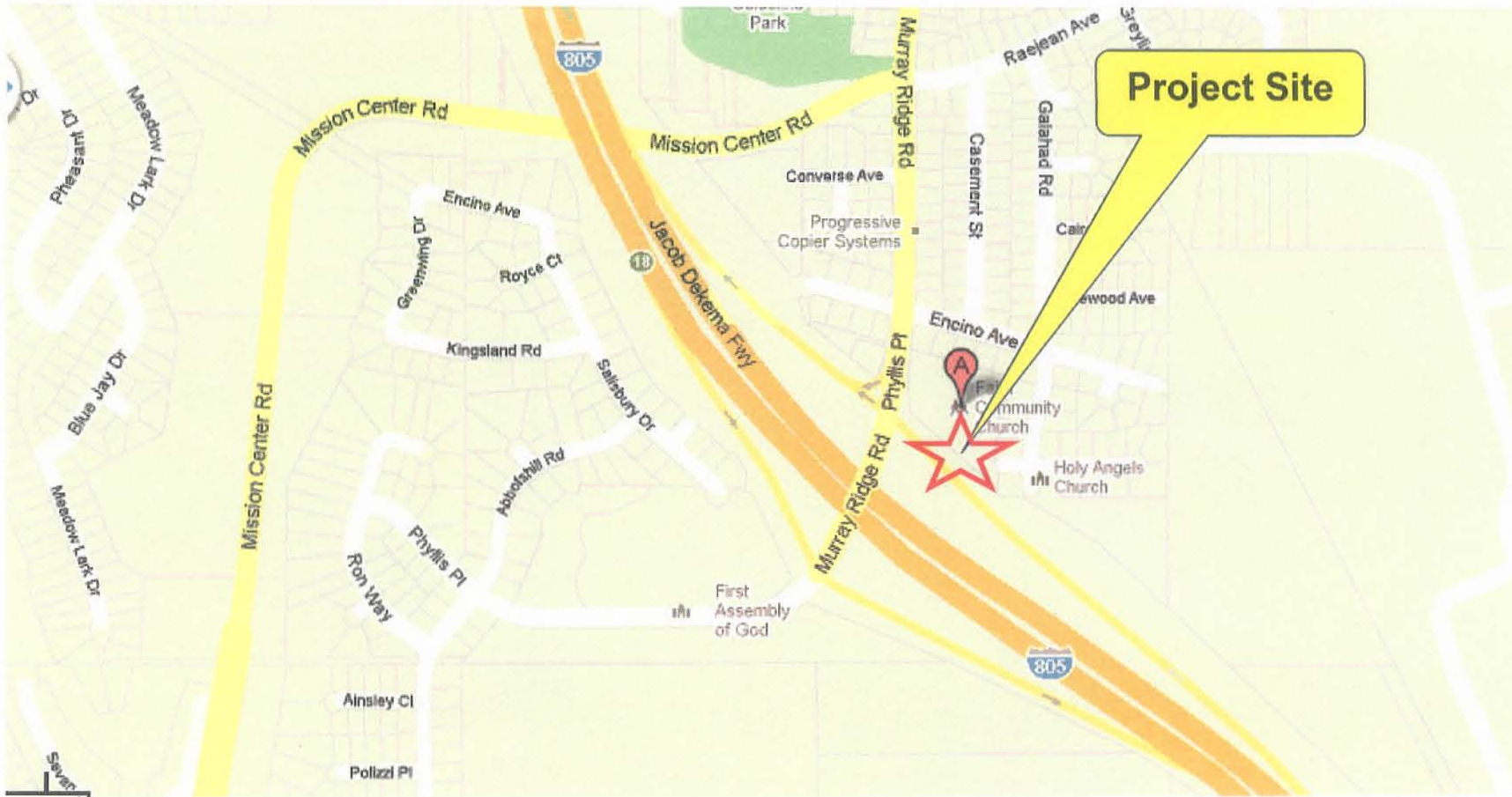
SERRA MESA COMMUNITY PLAN MAP



TOWERCO – MURRAY RIDGE – PROJECT NUMBER 205032
2285 MURRAY RIDGE ROAD



ATTACHMENT 2



Project Location Map

TOWERCO – MURRAY RIDGE- PROJECT NUMBER 205032

2285 MURRAY RIDGE ROAD



PROJECT DATA SHEET

PROJECT NAME:	TowerCo – Murray Ridge	
PROJECT DESCRIPTION:	A wireless communication facility consisting of a 38' tall monopalm supporting 12 antennas. Associated equipment is located in a 200 sq. ft. enclosure.	
COMMUNITY PLAN AREA:	Serra Mesa	
DISCRETIONARY ACTIONS:	Conditional Use Permit; Planned Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Low-Medium Density Residential	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-7 HEIGHT LIMIT: 30-Foot maximum height limit. FRONT SETBACK: 15 feet. SIDE SETBACK: 44 feet (both side yards combined). REAR SETBACK: 13 feet.		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low-Medium Density Residential; RS-1-7.	Single-Family Residential
SOUTH:	Open Space; RS-1-7.	Interstate-805
EAST:	Low-Medium Density Residential; RS-1-7.	Single-Family Residential
WEST:	Low-Medium Density Residential; RS-1-7.	Single-Family Residential
DEVIATIONS OR VARIANCES REQUESTED:	1. Deviation to allow a 3' encroachment into side yard setback; 2. Deviation to allow 38' where 30' is the maximum.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On December 16, 2010, the Serra Mesa Community Planning Group voted 7-2-0 to approve this project, with the caveat that the application satisfy staff issues identified in the assessment letter.	

**PLANNING COMMISSION
RESOLUTION NO.
CONDITIONAL USE PERMIT NO. 727347
PLANNED DEVELOPMENT PERMIT NO. 794792
TOWERCO – MURRAY RIDGE
PROJECT NO. 205032
DRAFT**

WHEREAS, INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL, Owner and TowerCo Assets, LLC., Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility consisting (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 727347 and 794792), on portions of a 2.87 acre site;

WHEREAS, the project site is located at 2285 Murray Ridge Road in the RS-1-7 zone of the Serra Mesa Community Plan;

WHEREAS, the project site is legally described as: That Portion of Parcel "B" of Princess Park Estates, Unit No. 7, according to Map No. 4621, filed in the Office of the County Recorder of San Diego;

WHEREAS, on April 7, 2011, the Planning Commission of the City of San Diego considered CUP No. 727347 and PDP No. 794792, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 28, 2011, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301(b) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated April 7, 2011.

FINDINGS:

(a) The proposed development will not adversely affect the applicable land use plan;

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. In this particular case, the monopalm has existed at this site for approximately ten years. The project consists of a 38-foot faux palm tree supporting 12 panel antennas with associated equipment located within an adjacent 200 square foot enclosure. The project is situated on the southern edge of the Faith Community Church at 2285 Murray Ridge Road, overlooking I-805. It is located in a line of 7-8 live palms of differing species.

The General Plan states that facilities should be designed to be “aesthetically pleasing and respectful to the neighborhood context.” The faux tree is visible to the homes near the intersection of Regency Road and Galahad Road, however, three 60-inch box California Sycamores will be planted to help provide filtering of views from those homes.

The Serra Mesa Community Plan does not address WCF’s with a specific land use recommendation. Based on the project’s design, the facility will comply with the City of San Diego’s General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

(b) The proposed development will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires TowerCo to submit an RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

(c) The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code; and

The project meets the intent, for the most part, with all applicable regulations including the RS-1-7 development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility Regulations (Land Development Code Section 141.0420). This section of the code requires architectural integration and/or enhancements with the existing buildings or landscape on the property. The faux palm tree is 38-feet tall and is located in a landscape strip containing 7-8 live palms of differing species. Although the live palms vary in height, for the most part, they are very close in size to the monopalm making it integrate well into that portion of the property.

The location of the monopalm, on the southern edge of the church property facilitates the intended coverage of the WCF; I-805 and the residential areas to the east. The side yard setback is required to be a combined total for both side yards of 44-feet. The northern setback is established at approximately 30-feet leaving the remaining required setback on the southern edge to be 14-feet. It is currently 11’ 8”, which results in almost a three foot encroachment. The property just to the southwest of the monopalm is a Caltrans slope easement and beyond that, I-805 exists.

Therefore, the project complies to the maximum extent possible with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Serra Mesa community and travelers along I-805. Based upon these considerations, this project complies, to the extent feasible, with the applicable regulations of the Land Development Code.

(d) The proposed use is appropriate at the proposed location.

The monopalm is situated on the southern edge of the Faith Community Church property, overlooking I-805. It provides wireless services to travelers along the freeway as well as to the southern and eastern portions of the Serra Mesa community. Council Policy 600-43 identifies preference levels for land uses for wireless communication facilities, encouraging non-residential uses over residential uses. However, understanding that the demand for wireless services in residential areas has increased over the years, the Policy and the Code were written to encourage locating these facilities on non-residential uses within residential areas, such as a church. Therefore, this project is appropriate for this location.

Planned Development Permit - Section 126.0604**(a) The proposed development will not adversely affect the applicable land use plan;**

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. In this particular case, the monopalm has existed at this site for approximately ten years. The project consists of a 38-foot faux palm tree supporting 12 panel antennas with associated equipment located within an adjacent 200 square foot enclosure. The project is situated on the southern edge of the Faith Community Church at 2285 Murray Ridge Road, overlooking I-805. It is located in a line of 7-8 live palms of differing species.

The General Plan states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." The faux tree is visible to the homes near the intersection of Regency Road and Galahad Road, however, three 60-inch box California Sycamores will be planted to help provide filtering of views from those homes.

The Serra Mesa Community Plan does not address WCF with a specific land use recommendation. Based on the project's design, the facility will comply with the City of San Diego's General Plan as it relates to Wireless Facilities, and this project would not adversely affect the land use plan.

(b) The proposed development will not be detrimental to the public health, safety, and welfare;

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit that requires TowerCo to submit an RF study to demonstrate compliance with the applicable FCC regulations prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

(c) The proposed development will comply with the regulations of the Land Development Code;

The project meets the intent, for the most part, with all applicable regulations including the RS-1-7 development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility Regulations (Land Development Code Section 141.0420). This section of the code requires architectural integration and/or enhancements with the existing buildings or landscape on the property. The faux palm tree is 38-feet tall and is located in a landscape strip containing 7-8 live palms of differing species. Although the live palms vary in height, for the most part, they are very close in size to the monopalm making it integrate well into that portion of the property.

The location of the monopalm, on the southern edge of the church property facilitates the intended coverage of the WCF; I-805 and the residential areas to the east. The side yard setback is required to be a combined total for both side yards of 44-feet. The northern setback is established at approximately 30-feet leaving the remaining required setback on the southern edge to be 14-feet. It is currently 11' 8", which results in almost a three foot encroachment. The property just to the southwest of the monopalm is a Caltrans slope easement and beyond that, I-805 exists.

Therefore, the project complies to the maximum extent possible with the applicable regulations of the Land Development Code, while continuing uninterrupted coverage and service to the Serra Mesa community and travelers along I-805. Based on these considerations, this project complies, to the extent feasible, with the applicable regulations of the Land Development Code.

(d) The proposed development, when considered as a whole, will be beneficial to the community; and

This project will be beneficial to the community. The facility provides wireless communication services for users of cell phones and other wireless devices. The facility provides these wireless services in a way that is aesthetically compatible and blends in with the environmental setting that surrounds it. Therefore, this development will be beneficial to the community.

(e) Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The RS-1-7 zone allows a maximum height of 30-feet. The faux tree is 38-feet high and is located on the southern edge of the church property overlooking I-805. The monopalm is minimally visible from the freeway due to the difference in topographical elevation between the church and the freeway (90-feet). The faux tree is situated within a landscape strip that contains several live palms of similar height and varying species, which helps to reduce views. Additionally, the permit requires TowerCo to add three 60-inch California Sycamores to the south and north of the faux tree, which will help filter views of the monopalm from the residential areas to the east.

If the faux tree were reduced to 30 feet in height, the Sprint Nextel coverage foot print would be reduced as well and may result in additional facilities being added to the community to compensate for the loss in coverage.

The RS-1-7 zone requires a combined 44-foot yard setback between the two side yards. Since the northern setback is fixed at approximately 30-feet, the opposite side required setback is 14-feet. The existing equipment enclosure is 11'8" from the property line, which results in almost a 3-foot encroachment. The adjacent property is a Caltrans easement, which slopes down to I-805. Overall, the location and design of the faux tree, the existing mature landscaping and the addition of California Sycamores make this project a well designed wireless communication facility.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 727347 and PDP No. 794792 are hereby GRANTED by the Planning Commission the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.'s 727347 and 794972 copies of which are attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: April 7, 2011

Job Order No. 24000694

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000694

CONDITIONAL USE PERMIT NO. 727347
PLANNED DEVELOPMENT PERMIT NO. 794792
TOWERCO – MURRAY RIDGE PROJECT NO. 205032
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 727347 and Planned Development Permit No. 794792 is granted by the Planning Commission of the City of San Diego to, International Church of the Foursquare Gospel, Owner, and, TowerCo Assets, LLC., Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Division 6. The 2.87-acre site is located at 2285 Murray Ridge Road in the RS-1-7 zone of the Serra Mesa Community Planning area. The project site is legally described as: That Portion of Parcel "B" of Princess Park Estates, Unit No. 7, according to Map No. 4621, filed in the Office of the County Recorder of San Diego.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility consisting of an existing 38-foot tall faux monopalm supporting 12 antennas. Associated equipment is located in a 200 square foot enclosure adjacent to the faux tree, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 7, 2011, on file in the Development Services Department.

The project shall include:

- a. An existing 38-foot tall faux palm tree, supporting a maximum of 12 panel antennas. Associated equipment is located within the existing 22-square foot enclosure at the base of the tree;
- b. This gives permission to TowerCo to have a wireless communication facility exceeding the height limit by 8-feet (overall height of 38-feet) and it permits an encroachment into

the side yard setback of approximately three feet (A combined 44-feet is required for both side yards. The side yard on the north is fixed at 30-feet resulting in a required setback of 14-feet on the south, however the equipment enclosure is at 11' 8");

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. 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.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on **April 7, 2021**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
 7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
 8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
 9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
 10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
 11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
 12. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
- If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision.

The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

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

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

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

17. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

18. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

19. Prior to issuance of any construction permits for buildings complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with 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.

20. Within 90 days of approval of this permit (July 7, 2011), Permittee shall submit Landscape Construction plans illustrating the addition of three 60-inch box California Sycamore trees to help integrate the monopalm into the landscape setting.
21. No later than 180 days from permit issuance, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.
22. All required landscape 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.
23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy or a Final Landscape Inspection.
24. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

PLANNING/DESIGN REQUIREMENTS:

25. Within 90 days of approval of this permit (July 7, 2011), the Permittee shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
26. All equipment, including transformers, emergency generators and air conditioners shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
27. 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.
28. No exposed mounting apparatus may remain on the tree without antennas.
29. Panel antennas must be uniform in size and appearance. All panel antennas must be painted the same color as the fronds.

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

31. 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.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on April 7, 2011 by
Resolution No. _____

Permit Type/PTS Approval No.: CUP No. 727347/PDP No. 794792
Date of Approval: April 7, 2011

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Karen Lynch-Ashcraft
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.**

**International Church of the
Foursquare Gospel**
Owner:

By _____
NAME
TITLE

TowerCo Assets, LLC.
Permittee

By _____
NAME
TITLE

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

Existing/Proposed CA2554 Murray Ridge



Looking South towards Monopalm

Existing/Proposed CA2554 Murray Ridge

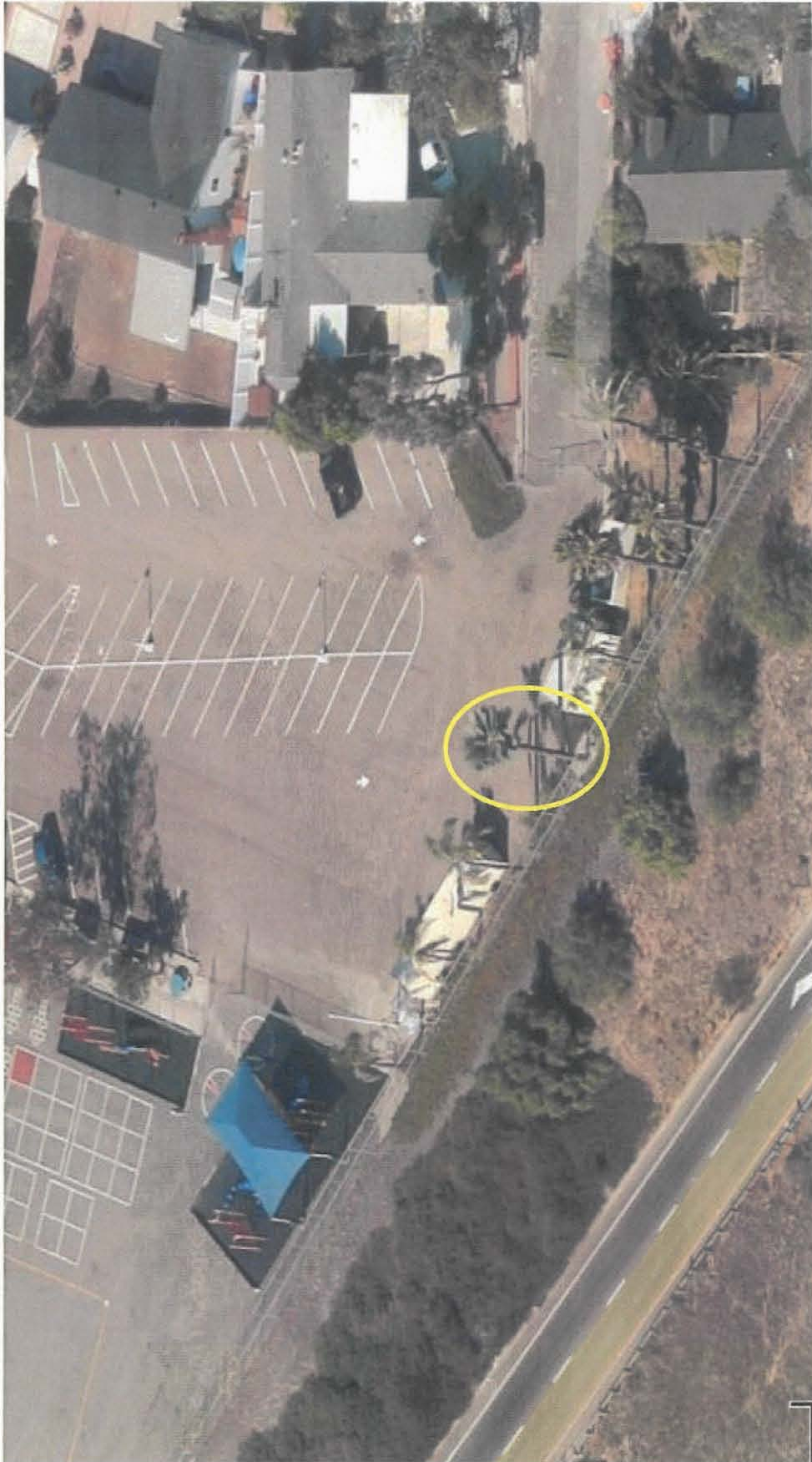


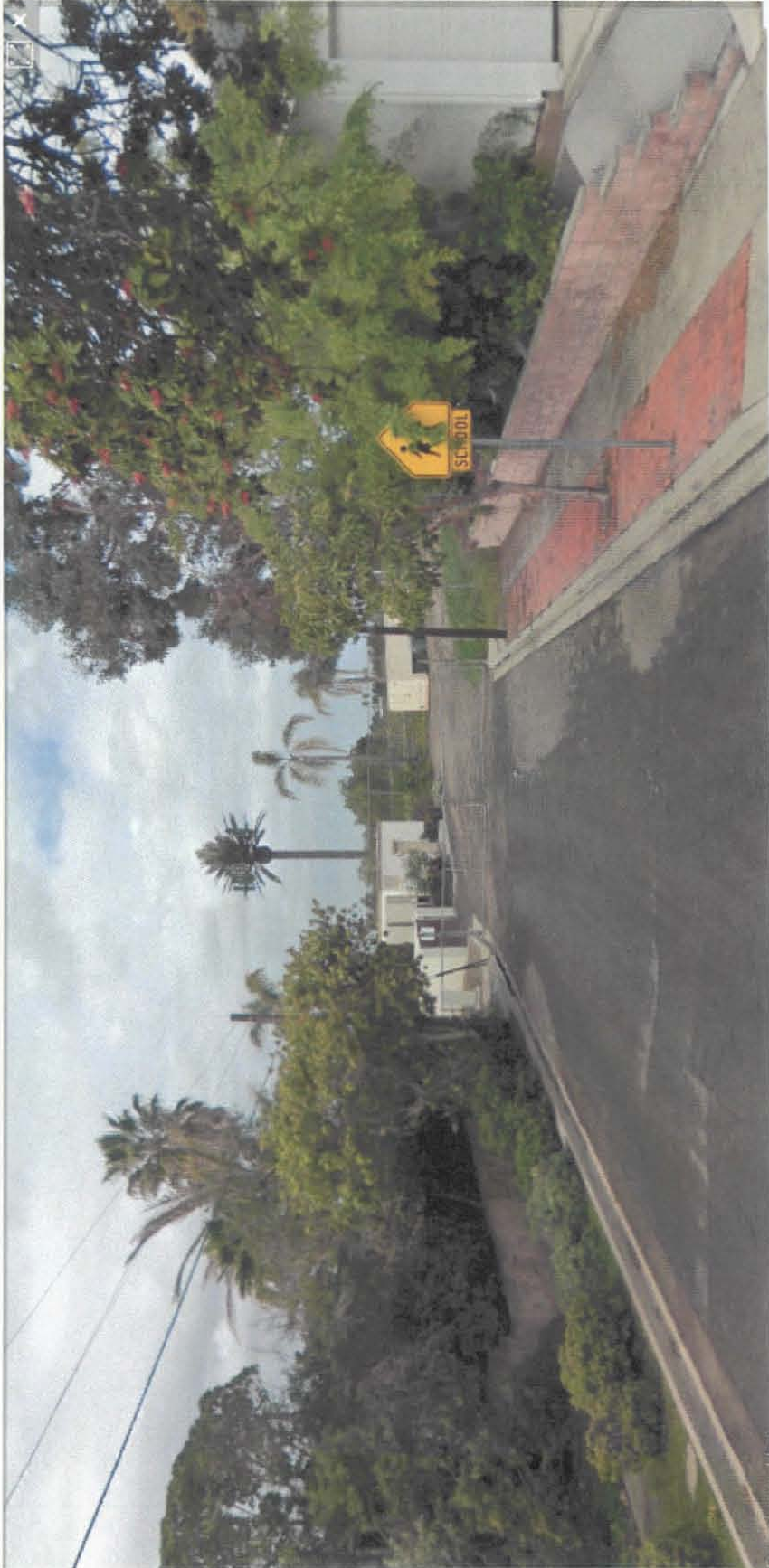
Looking East towards Monopalm

Existing/Proposed CA2554 Murray Ridge



Looking South towards Monopalm





LOOKING FROM REGENCY ROAD

NOTICE OF EXEMPTION

ATTACHMENT 8

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

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 NO.: 205032

PROJECT TITLE: Tower Co Murray Ridge

PROJECT LOCATION-SPECIFIC: 2285 Murray Ridge Road, San Diego, CA 92123 (Parcel B of Park Estates Unit 1 of Map No 4621)

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF) which currently contains a 38-foot tall monopole, supporting 12 antennas with associated equipment. The project would allow for the continued use of an existing WCF with approval of the Conditional Use Permit and where no adverse environmental impacts would result. The WCF is located within a 200 square foot enclosure at 2285 Murray Ridge Road in the RS-1-7 zone of the Serra Mesa Community Planning Area of Council District 6, City and County of San Diego.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kathleen Hill
Alston and Bird LLP
333 Hope #1600
Los Angeles, CA 90071
213-576-1056

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))
(X) CATEGORICAL EXEMPTION: 15301 (b) - Existing Facilities existing public and private utilities.
() STATUTORY EXEMPTIONS;

REASONS WHY PROJECT IS EXEMPT: The project meets the criteria set forth in CEQA Section 15301 (b) - Existing Facilities of both investor and publically owned utilities used to provide electric power, natural gas, sewage or other public utility services and where the project involves negligible or no expansion of an existing use, where no adverse environmental impacts would result and where the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Lizzi

TELEPHONE: (619) 619-446-5159

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

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Signature of Myra A. Herman, SENIOR PLANNER
SIGNATURE/TITLE

FEBRUARY 28, 2011
DATE

CHECK ONE:
SIGNED BY LEAD AGENCY
SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5210

**Community Planning
 Committee
 Distribution Form Part 2**

Project Name : Tower Co Murray Ridge CUP/WCF		Project Number 205032	Distribution Date 10/07/10
Project Scope : SERRA MESA..Completeness Reivew (Conditional Use Permit) for WCF			
Project Location 2285 Murray Ridge Road			
Applicant Name: Kathleen Hill		Applicant Phone No. 213-576-1056	
Related Projects			
Project Manager Karen Lynch-Ashcraft	Phone Number 446-5231	Fax Number (619) 446-5245	E-mail Address KLynchash@sandiego.gov
Community Plan Serra Mesa	Council District 6		
Existing Zone	Proposed Zone	Building Height	Number of Stories FAR
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	7	2	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
Agenda Date: Dec. 16, 2010	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS: Applicant to satisfy staff regarding Issue Numbers 11 and 12 of Cycle Issues Report dated November 5, 2010			
NAME Doug Wescott, Chair		TITLE Chair	
SIGNATURE Doug Wescott		DATE 12/17/2010	
Attach Additional Pages If Necessary. Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101			

DEVELOPMENT SERVICES
Project Chronology
TOWERCO – MURRAY RIDGE
CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT PERMIT
PROJECT NO. 205032

Date	Action	Description	City Review Time	Applicant Response Time
2/23/10	First Submittal	Project Deemed Complete		
3/19/10	First Submittal Assessment Letter	Initial Review completed	24 days	
9/9/10	Second Submittal			6 months
11/5/10	Second Submittal Assessment Letter		1 month, 27 days	
2/4/11	Third Submittal			2 months, 30 days
9/9/10	CEQA	Exemption		
3/1/11	Review completed	Issues Resolved	25 days	
4/7/11	Planning Commission Hearing		1 month 6 days	
TOTAL STAFF TIME**			4 months 22 days	
TOTAL APPLICANT TIME**				9 months
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to Planning Commission Hearing	1 year, 1 month, 15 days	

**Based on 30 days equals to one month.



THE CITY OF SAN DIEGO

ATTACHMENT 11

DATE OF NOTICE: March 23, 2011

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: April 7, 2011
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: Conditional Use Permit/Planned Development Permit,
Process 4, Exempt from California Environmental Quality
Act (CEQA)

PROJECT NUMBER: 205032
PROJECT NAME: TOWERCO – MURRAY RIDGE
APPLICANT: Kathleen Hill, Alston & Bird

COMMUNITY PLAN AREA: Serra Mesa
COUNCIL DISTRICT: District 6

CITY PROJECT MANAGER: Karen Lynch-Ashcraft, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5351 klynchash@sandiego.gov

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a wireless communication facility consisting of an existing 38-foot tall monopalm supporting 12 panel antennas with associated equipment located in an adjacent 200 square foot enclosure located at 2285 Murray Ridge Road.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission

ATTACHMENT 11

decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

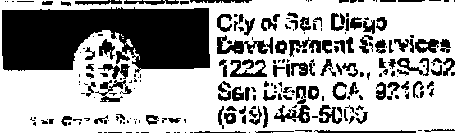
This project was determined to be categorically exempt from the California Environmental Quality Act on February 28, 2011 and the opportunity to appeal that determination ended March 16, 2011.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24000694

Revised 12/5/08 RH



Ownership Disclosure Statement

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

Project Title: **TravelCo Murray Ridge** Project No. For City Use Only: _____
 Project Address: _____
2245 Murray Ridge Road

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

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

Additional pages attached Yes No

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

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

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

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

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

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

Legal Status (please check):

Corporation Limited Liability Co. General What State? _____ Corporate Identification No. _____
 Partnership

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

Corporate/Partnership Name (type or print): PowerCo Murray Ridge LLC
 Owner Tenant/Lessee
 Street Address: Four Valleys Drive
San Marcos
CA 92078
 Phone No: (761) 653-9776 Fax No: (761) 653-9930
 Name of Corporate Officer/Partner (type or print): Daniel Hunt
 Title (type or print): CFO
 Signature: [Signature] Date: 2/1/10


Corporate/Partnership Name (type or print): International Church of San Rosemary Corp
 Owner Tenant/Lessee
 Street Address: 2205 Murray Ridge Road
San Diego, CA 92123
 Phone No: 858 965-4808 Fax No: 858 565 6726
 Name of Corporate Officer/Partner (type or print): Ken Calvert
 Title (type or print): SECRETARY
 Signature: [Signature] Date: 1-20-2010


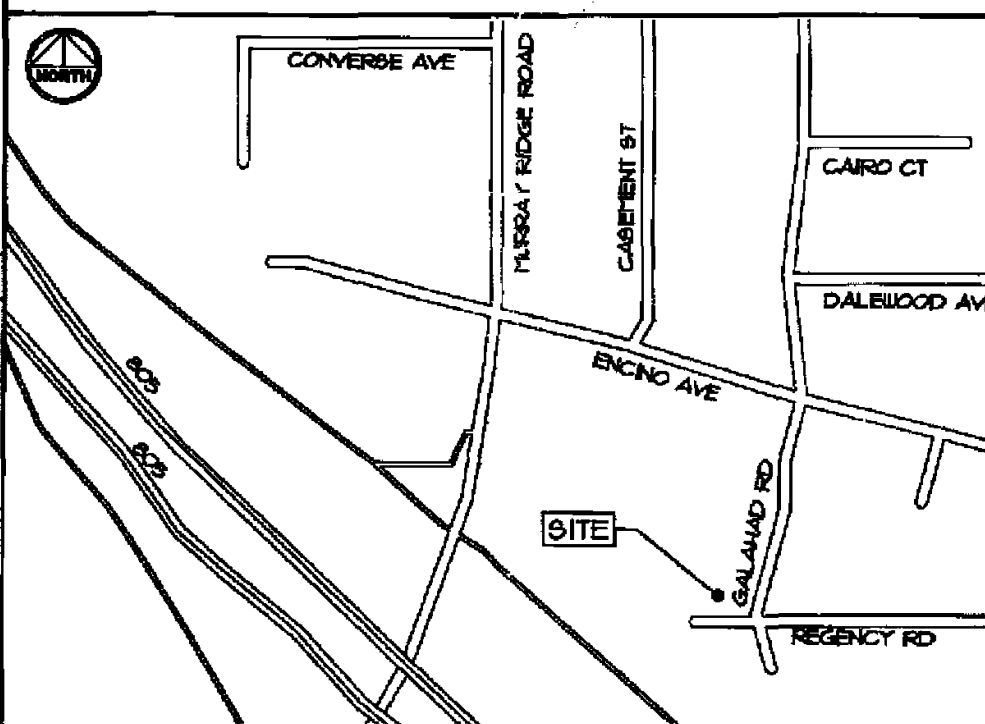
Corporate/Partnership Name (type or print): _____
 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print): _____
 Title (type or print): _____
 Signature: _____ Date: _____



Corporate/Partnership Name (type or print): _____
 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print): _____
 Title (type or print): _____
 Signature: _____ Date: _____

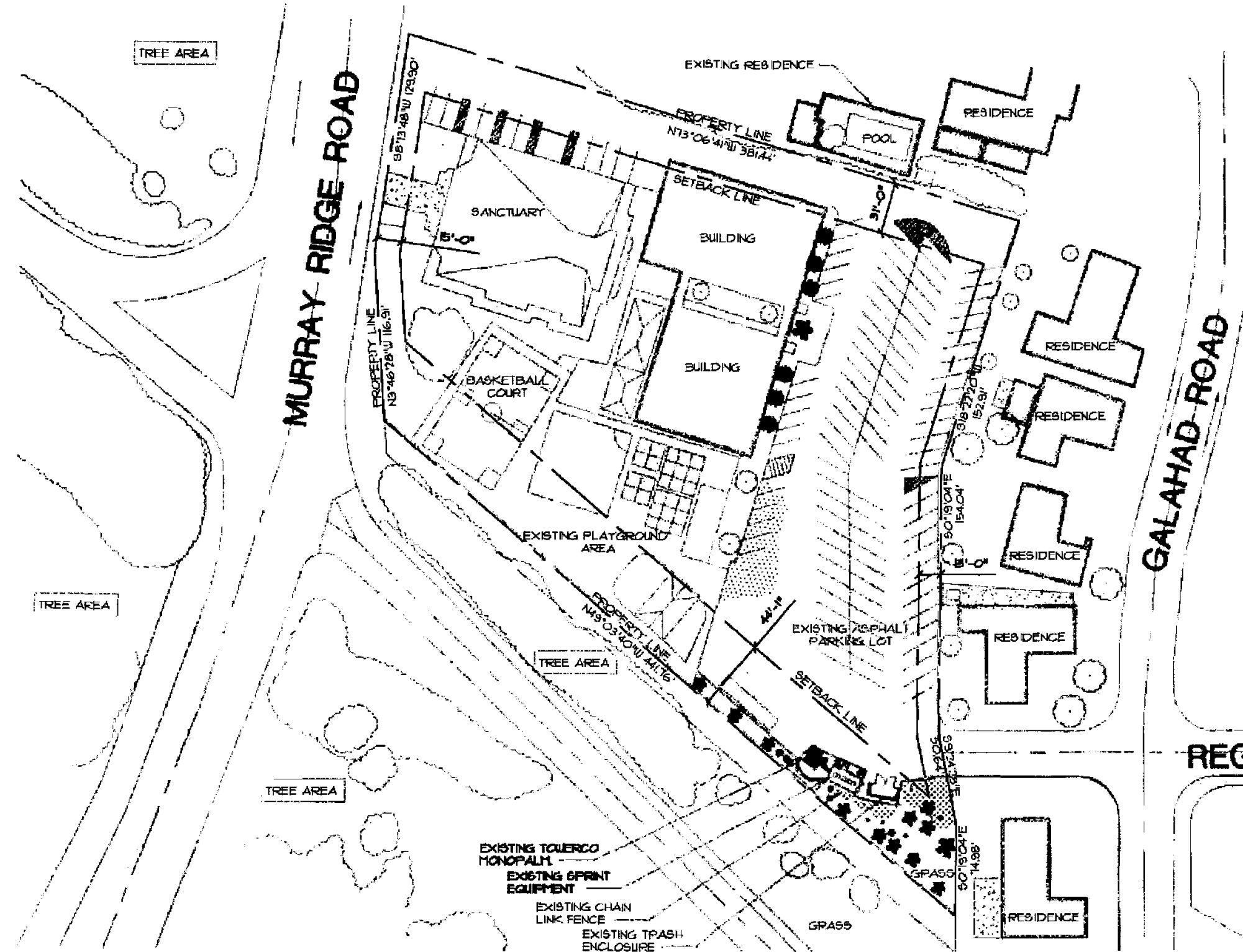
Corporate/Partnership Name (type or print): _____
 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print): _____
 Title (type or print): _____
 Signature: _____ Date: _____

Corporate/Partnership Name (type or print): _____
 Owner Tenant/Lessee
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Name of Corporate Officer/Partner (type or print): _____
 Title (type or print): _____
 Signature: _____ Date: _____

DRAWING INDE		REV.	CONSULTING TEAM	 <h1>TowerCo</h1>
T-1	TITLE SHEET	D	PROFESSIONAL ENGINEER: W-T COMMUNICATION DESIGN GROUP, LLC 2675 PRATUM AVE. HOFFMAN ESTATES, IL 60182 TEL: (224) 293-6333 FAX: (224) 293-6444	
C-1	OVERALL SITE PLAN	D		SITE NAME: MURRAY RIDGE
C-2	ENLARGED SITE PLAN	D		
C-3	ELEVATION	D		SITE ADDRESS: 2285 MURRAY RIDGE ROAD SAN DIEGO, CA 92123
A-1	ANTENNA DETAILS	D		
L-1	LANDSCAPE PLAN	D		
N-1	FORMS	D		

LEGAL DESCRIPTION		DIRECTIONS	PROJECT SUMMARY
THAT PORTION OF PARCEL "B" OF PRINCESS PARK ESTATES UNIT NO. 1, ACCORDING TO MAP NO. 4621, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF PARCEL "B", DISTANT ALONG SAID EAST LINE $100^{\circ}09'05''E$, 20.00 FEET FROM A 2" IRON PIPE MARKED RE. 6752 SET FOR THE SOUTHWEST CORNER OF SAID PARCEL "B", THENCE (1) LEAVING SAID EAST LINE $N49^{\circ}03'40''W$, 441.6 FEET, THENCE (2) $N08^{\circ}46'28''W$, 116.81 FEET TO THE NORTHWESTERLY TERMINUS OF COURSE (1) OF THE NORTHEASTERLY RIGHT OF WAY LINE DESCRIBED IN DIRECTOR'S DEED TO INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL RECORDED JUNE 28, 1972 AS FILE/PAGE NO. 166306 OF THE OFFICIAL RECORDS OF SAID COUNTY, THENCE (3) ALONG SAID RIGHT OF WAY LINE $S48^{\circ}59'02''E$, 222.06 FEET, AND (4) $S33^{\circ}43'49''E$, 313.0 FEET TO POINT OF BEGINNING.		DIRECTIONS FROM SAN DIEGO INTERNATIONAL AIRPORT: DEPART SAN DIEGO INTERNATIONAL AIRPORT ON LOCAL ROAD(S) (SOUTH) BEAR RIGHT (SOUTH) ONTO LINSHIP LN. TURN LEFT (EAST) ONTO N HARBOR DR. TURN LEFT (EAST) ONTO W GRAPE ST. TAKE RAMP (RIGHT) ONTO I-5 (SAN DIEGO Fwy). TURN RIGHT ONTO RAMP. TAKE RAMP (LEFT) ONTO SR-163 (CABRILLO Fwy) TURN RIGHT ONTO RAMP. TAKE RAMP (LEFT) ONTO I-8 (MISSION VALLEY Fwy) TURN RIGHT ONTO RAMP. TAKE RAMP (LEFT) ONTO I-805 (INLAND Fwy) TURN RIGHT ONTO RAMP. TURN RIGHT (NORTH) ONTO MURRAY RIDGE RD. ARRIVE AT 2285 MURRAY RIDGE RD, SAN DIEGO, CA 92123.	SCOPE OF WORK: CONTINUED USE OF AN EXISTING 35'-0" SLIM LINE MONOPALM WITH (12) SPRINT ANTENNAS AND EQUIPMENT CABINETS INSIDE AN EXISTING SHELTER. SITE NAME: MURRAY RIDGE SITE ID: CA-2554 SITE ADDRESS: 2285 MURRAY RIDGE ROAD SAN DIEGO, CA 92123 PROPERTY OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL A CALIFORNIA CORPORATION SITE CONTACT: KATHLEEN HILL, ALSTON + BIRD, LLP PHONE: (213) 576-1086 FAX: (213) 576-1100 APPLICANT: TOWERCO ASSETS LLC 3000 VALLEYSTONE DRIVE CARY, NC 27519 (919) 653-5746 GEOGRAPHIC COORDINATE: LATITUDE: $32^{\circ}41'08.10''N$ (NAD 83) LONGITUDE: $117^{\circ}09'38.24''W$ (NAD 83) GROUND ELEVATION: 372' JURISDICTION: CITY OF SAN DIEGO TAX ID. NUMBER: 433-130-08-00 CITY ZONE CODE: RS-1-1 OCCUPANCY: 91 COUNTY: SAN DIEGO COUNTY BUILDING CODES: CALIFORNIA BUILDING CODE - 1998 (TITLE 24) NATIONAL ELECTRIC CODE: 1996
SPECIAL NOTES		LOCAL MAP	
THESE DRAWINGS ARE FULL SIZE AND ARE SCALEABLE ON 11"x 17" SHEET SIZE AND ARE NOT REDUCED IN SIZE.  NOTE: 48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.			

 W-T COMMUNICATION DESIGN GROUP, LLC. WIRELESS INFRASTRUCTURE 2675 Pratum Avenue Hoffman Estates, Illinois 60182 PH: (224) 293-6333 FAX: (224) 293-6444 www.wtgroup.com IL License No: 184-001198 Exp: 04/30/11	 <h1>TowerCo</h1>	SITE NAME: MURRAY RIDGE TOWERCO SITE ID: CA-2554 2285 MURRAY RIDGE ROAD SAN DIEGO, CA 92123	<table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APPR</td> </tr> <tr> <td>D</td> <td>01/11/11</td> <td>ZONING COMMENTS</td> <td>EWT</td> <td>TJM</td> <td>CMS</td> </tr> <tr> <td>C</td> <td>08/25/10</td> <td>ZONING COMMENTS</td> <td>EWT</td> <td>TJM</td> <td>CMS</td> </tr> <tr> <td>B</td> <td>08/15/10</td> <td>ZONING COMMENTS</td> <td>EWT</td> <td>TJM</td> <td>CMS</td> </tr> <tr> <td>A</td> <td>01/15/10</td> <td>ZONING DRAWING</td> <td>NH</td> <td>TJM</td> <td>CMS</td> </tr> </table>	NO.	DATE	REVISIONS	BY	CHK	APPR	D	01/11/11	ZONING COMMENTS	EWT	TJM	CMS	C	08/25/10	ZONING COMMENTS	EWT	TJM	CMS	B	08/15/10	ZONING COMMENTS	EWT	TJM	CMS	A	01/15/10	ZONING DRAWING	NH	TJM	CMS	PROJECT NUMBER: T100015 DRAWING TITLE: TITLE SHEET DRAWING NUMBER: T-1
		NO.	DATE	REVISIONS	BY	CHK	APPR																											
D	01/11/11	ZONING COMMENTS	EWT	TJM	CMS																													
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B	08/15/10	ZONING COMMENTS	EWT	TJM	CMS																													
A	01/15/10	ZONING DRAWING	NH	TJM	CMS																													
COPYRIGHT © 2010 W-T COMMUNICATION DESIGN GROUP, LLC.		SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: NCB																																



NOTE:
THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.

NOTE:
NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PRODUCT.

NOTE:
THIS IS AN INSTALLATION INSIDE AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT. PROPOSED CONDUITS ARE WITHIN AN EXISTING CABLE COAX ICE BRIDGE.

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 4, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

THIS PROJECT PROPOSES NOT WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

OVERALL SITE PLAN ①
SCALE: 1" = 10'-0"

SETBACK	DISTANCE (FT)
FRONT	15'
REAR	15'
SIDE	31' (25% OF WIDTH)
STREET SIDE	44'-1" (10% OF WIDTH)

WT
W-T COMMUNICATION DESIGN GROUP, LLC.
 WIRELESS INFRASTRUCTURE
 2875 Pacific Avenue
 Hoffman Estates, Illinois 60122
 PH: (224) 220-4231 FAX: (224) 220-8444
 www.wtgroup.com
 IL License No.: 194-001100 Exp: 04/2011

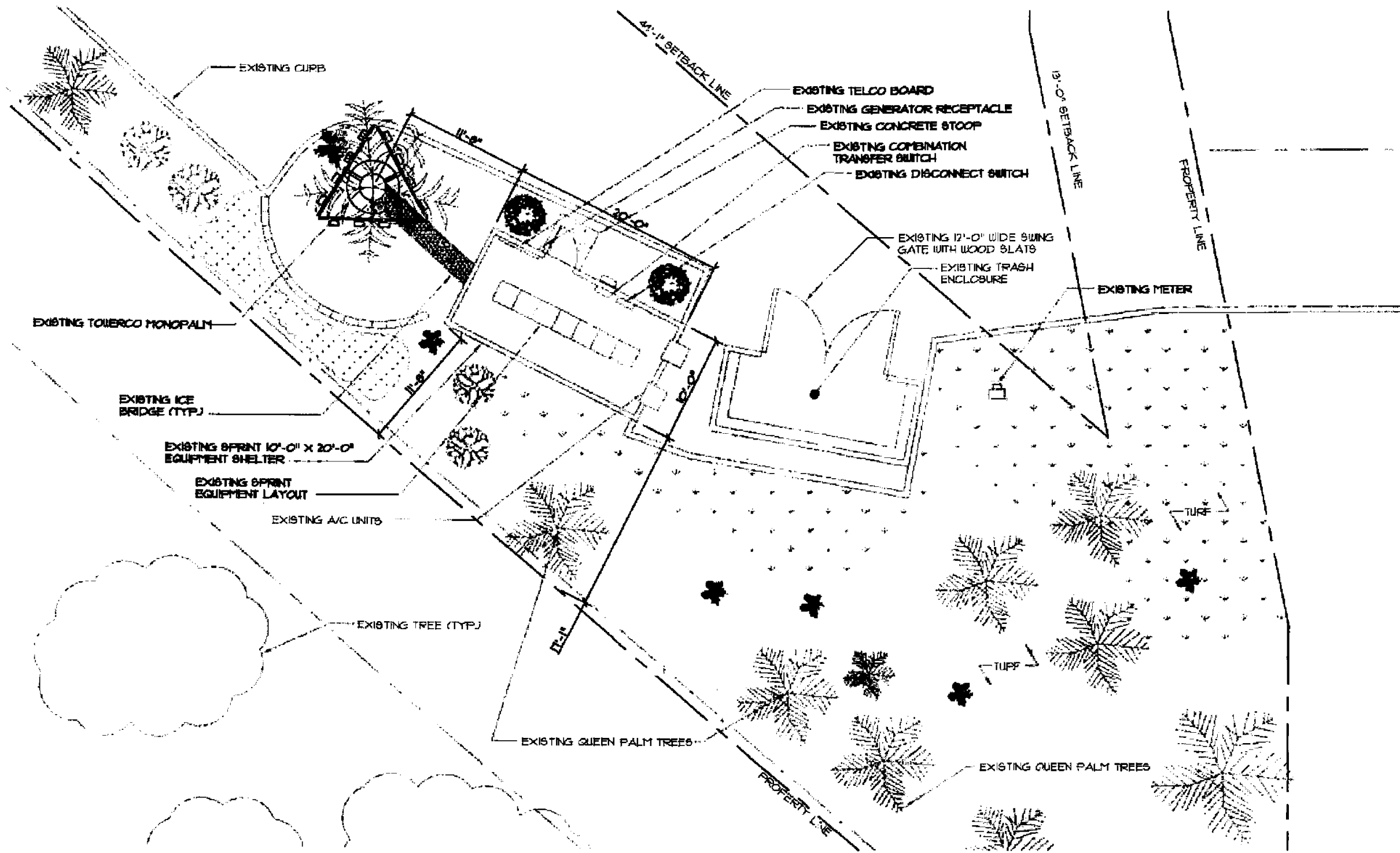


SITE NAME: MURRAY RIDGE
TOWERCO SITE ID: CA-2554
 2555 MURRAY RIDGE ROAD
 SAN DIEGO, CA 92108

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	01/11/11	ZONING COMMENTS	EWT	TJM	CMS
C	08/25/10	ZONING COMMENTS	EWT	TJM	CMS
B	08/15/10	ZONING COMMENTS	EWT	TJM	CMS
A	01/15/10	ZONING DRAWING	NH	TJM	CMS

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: KCB

PROJECT NUMBER T100015
ISSUE TITLE OVERALL SITE PLAN
DRAWING NUMBER C-1



ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 12.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS. IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

1



W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2875 Proban Avenue
Hortland Estates, Suite 10102
P.O. Box 2004533 Fax: (231) 285-4444
www.wtcdg.com
E-License No.: 184-001108 Exp: 04/30/15

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SITE NAME: MURRAY RIDGE

TOWERCO SITE ID: CA-2554

2226 MURRAY RIDGE ROAD
SAN DIEGO, CA 92169

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	01/11/11	ZONING COMMENTS	EWT	TJM	CMS
C	09/25/10	ZONING COMMENTS	EWT	TJM	CMS
B	09/15/10	ZONING COMMENTS	EWT	TJM	CMS
A	01/15/10	ZONING DRAWING	NH	TJM	CMS
SCALE:	AS SHOWN	DESIGNED BY:	TJM	DRAWN BY:	KCB

PROJECT NUMBER

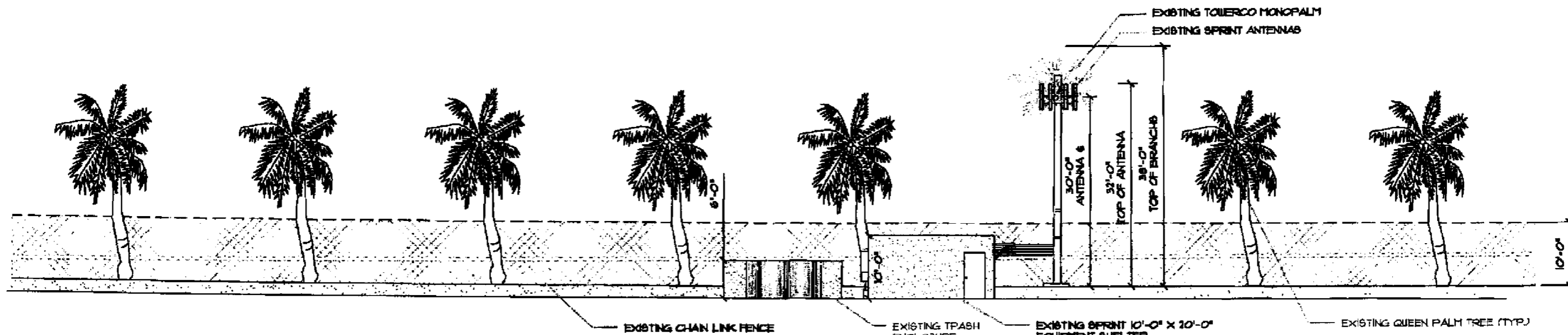
T100015

DRAWING TITLE

ENLARGED SITE PLAN

DRAWING NUMBER

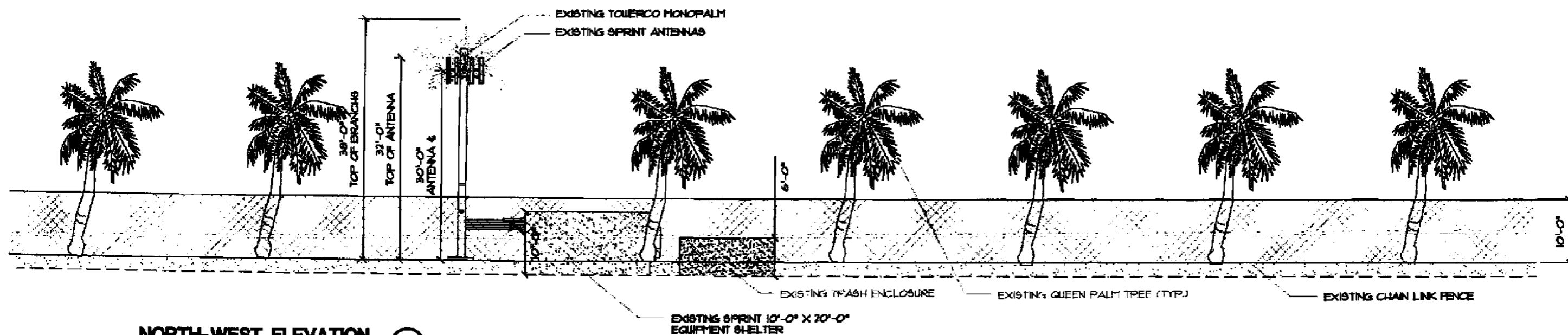
C-2



NORTH-EAST ELEVATION

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

1



NORTH-WEST ELEVATION

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

2



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WIRELESS INFRASTRUCTURE

2575 Pabian Avenue
Hawthorn Estates, Illinois 60182
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SITE NAME: MURRAY RIDGE

TOWERCO SITE ID: CA-2554

2888 MURRAY RIDGE ROAD
SAN DIEGO, CA 92128

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	01/11/11	ZONING COMMENTS	EWT	TJM	CMS
C	09/28/10	ZONING COMMENTS	EWT	TJM	CMS
B	09/18/10	ZONING COMMENTS	EWT	TJM	CMS
A	01/18/10	ZONING DRAWING	NH	TJM	CMS

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: KCS

PROJECT NUMBER

T100015

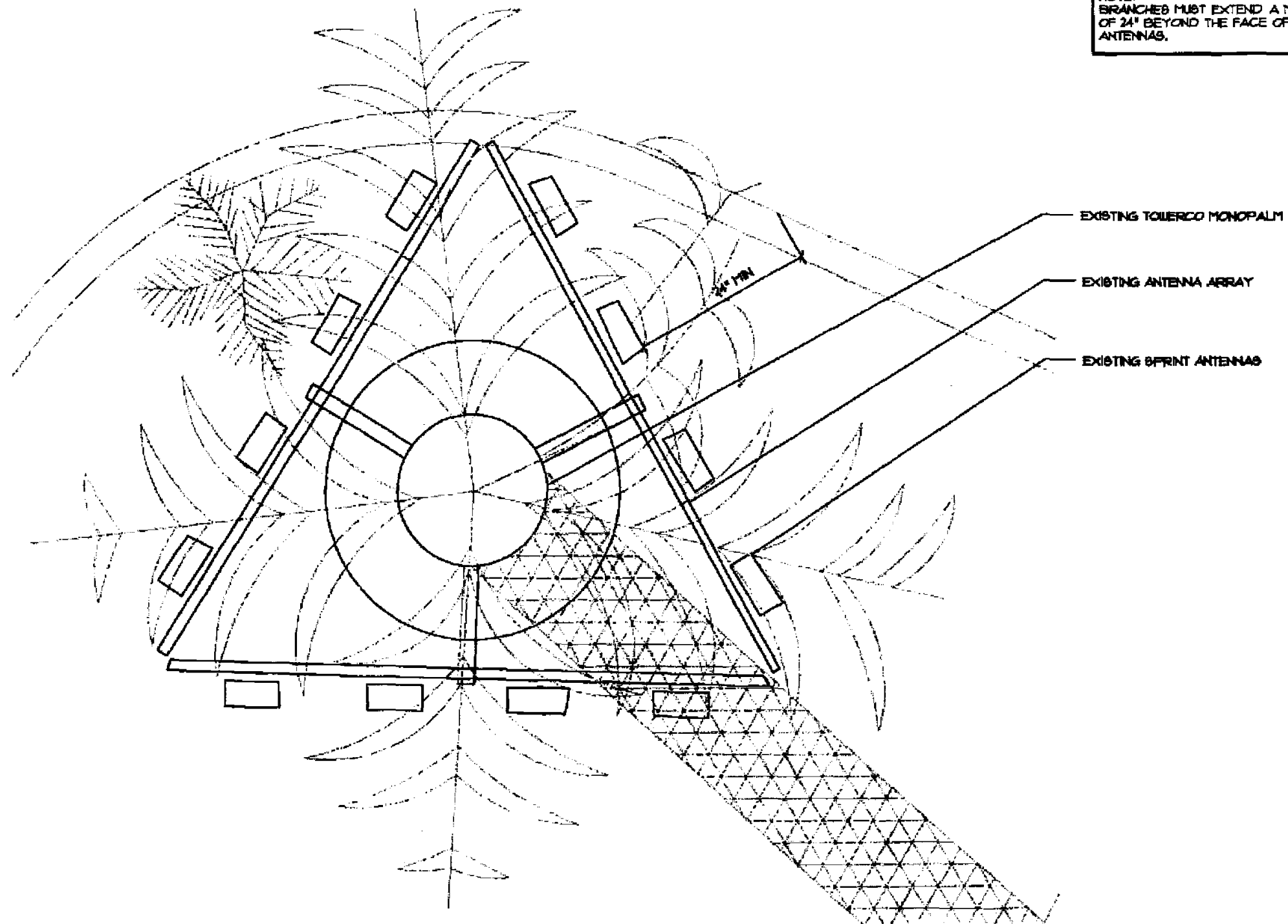
DRAWING TITLE

ELEVATION

DRAWING NUMBER

C-3

NOTE:
BRANCHES MUST EXTEND A MINIMUM
OF 24" BEYOND THE FACE OF THE
ANTENNAS.



ANTENNA ARRAY DETAIL ①
SCALE: 1"=2'-0"

WT

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE

2875 Phelan Avenue
San Diego, CA 92108
PH: (619) 593-0333 FAX: (619) 593-0444
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SITE NAME: MURRAY RIDGE

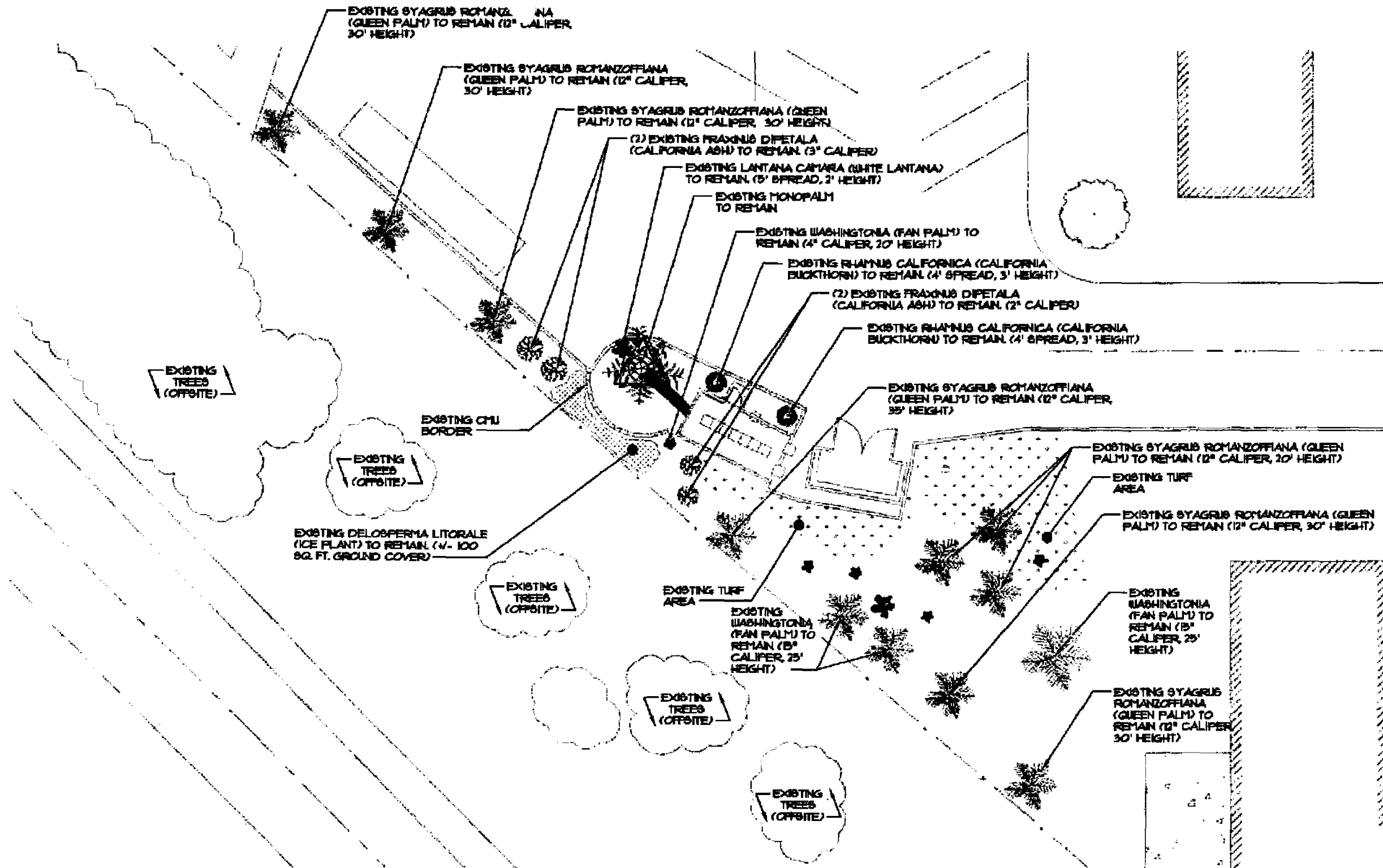
TOWERCO SITE ID: CA-2554

**2896 MURRAY RIDGE ROAD
SAN DIEGO, CA 92108**

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	01/11/11	ZONING COMMENTS	EMT	TJM	CME
C	08/25/10	ZONING COMMENTS	EMT	TJM	CME
B	08/15/10	ZONING COMMENTS	EMT	TJM	CME
A	01/13/10	ZONING DRAWING	NH	TJM	CME

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: KCS

PROJECT NUMBER T100015
DRAWING TITLE ANTENNA PLANS & DETAILS
DRAWING NUMBER A-1



ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

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LANDSCAPE SITE PLAN
SCALE: 1" = 20'-0"

1



W-T COMMUNICATION DESIGN GROUP, LLC.
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SITE NAME: MURRAY RIDGE

TOWERCO SITE ID: CA-2554

2265 MURRAY RIDGE ROAD
SAN DIEGO, CA 92168

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	01/11/11	ZONING COMMENTS	EW	TJM	CWS
C	08/28/10	ZONING COMMENTS	EW	TJM	CWS
B	08/18/10	ZONING COMMENTS	EW	TJM	CWS
A	01/19/10	ZONING DRAWING	NH	TJM	CWS

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: KCB

PROJECT NUMBER
T100015

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER

L-1

**Lessee's Certificate
Standard Wireless Facility Project
for Post Construction BMPs**

I/we the undersigned as Lessee(s) of the property described as

(Address or legal description)

understand that in accordance with the San Diego Municipal Code, Land Development Manual - Storm Water Standards, this project is required to "Identify Pollutants from the Project Area" and incorporate "Site Design" and "Source Control" BMPs.

I/We certify to the best of my knowledge, pollutants anticipated by the proposed land use are as follows:

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

I/We will incorporate the following into the site design -

- Maintain pre-development runoff characteristics
- Minimize impervious foot print by constructing walkways, patios and driveways with permeable surfaces.
- Conserve natural areas
- Use natural drainage systems as opposed to lined swales or underground drainage systems
- Drain roof tops, walkways, patios and driveways into adjacent landscaping prior to discharging to the public drainage system.
- Preserve existing native trees and shrubs.
- Protect all slopes from erosion

Additionally I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

I/we will maintain the above Standard Permanent BMPs for the duration of the lease.

Lessee _____ Company Name _____
(print name)

Lessee _____ Date _____
(signature)



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Holliston, MA 01903
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SITE NAME: MURRAY RIDGE

TOWERCO SITE ID: CA-2554

2295 MURRAY RIDGE ROAD
SAN DIEGO, CA 92133

NO.	DATE	REVISIONS	BY	CHK	APP'D
D	01/11/11	ZONING COMMENTS	ERT	TJM	CHR
C	08/22/10	ZONING COMMENTS	ERT	TJM	CHR
B	08/15/10	ZONING COMMENTS	ERT	TJM	CHR
A	01/15/10	ZONING DRAWING	MH	TJM	CHR

SCALE: AS SHOWN DESIGNED BY: TJM DRAWN BY: KOB

PROJECT NUMBER
T100015

DRAWING TITLE
FORMS

DRAWING NUMBER
N-1

TOWERCO ASSETS, LLC. EXECUTIVES

Richard J. Byrne
Chief Executive Officer

Scot Lloyd
Chief Operating Officer

Dan Hunt
Chief Financial Officer

Todd Boyer
Vice President of Sales

Matt Massarelli
Corporate Counsel

**INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
BOARD OF DIRECTORS**

Sterling Brackett
Chief Operating Officer, Secretary-Treasurer

Glenn C. Burris Jr.
President

Tammy Dunahoo
Vice President of U.S. Operations, General Supervisor

James C. Scott Jr.
Vice President of Global Operations; Director of Foursquare Missions International (FMI)

Ron Thigpenn
Chief Financial Officer