



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 19, 2012 **REPORT NO. PC-12-073**

ATTENTION: Planning Commission, Agenda of July 26, 2012

SUBJECT: AT&T MOBILITY – MIRAMAR ROAD LTE
PROJECT NO. 236933, PROCESS FOUR

**OWNER/
APPLICANT:** BANKERS 4 REAL ESTATE
AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) at 7084 Miramar Road in the Mira Mesa Community Plan?

Staff Recommendation: APPROVE Planned Development Permit (PDP) No. 854820.

Community Planning Group Recommendation: On April 16, 2012, the Mira Mesa Community Planning Group voted 12-0-1 to support the AT&T Mobility Miramar Road LTE project (Attachment 10).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Sections 15301, 15302, and 15303. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 7, 2012, and the opportunity to appeal that determination ended June 21, 2011 (Attachment 12).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

The project site is located at 7084 Miramar Road in the CC-4-2 zone of the Mira Mesa Community Planning area (Attachment 2). AT&T Mobility was originally approved to install a WCF at this location on September 28, 1999 with a ten year expiration date. The expiration date was added to allow the City to evaluate the site for future advancements in technology. On April 11, 2011, AT&T submitted a Planned Development Permit application to amend the previous approvals to accommodate their 4G Long Term Evolution (LTE) technology and to extend the use of the site. The project is reviewed in accordance with the current regulations in place. The property is adjacent to commercial uses to the west and the east and industrial uses to the north and the south.

DISCUSSION

Project Description – AT&T’s modification features two newly designed Fiberglass Reinforced Panel (FRP) screening enclosures to replace the existing rooftop structures. Additionally, the six previously installed antennas would be removed and replaced with twelve LTE 4G antennas. Similar to the previous configuration, all twelve antennas are proposed to be completely concealed inside the FRP screening enclosures, painted and textured to match the existing building design. The existing equipment room on the 2nd floor would continue to operate without any exterior changes. The proposed FRP enclosure exceeds the CC-4-2 height limit of 60-feet and requires a Planned Development Permit for the height deviation.

Wireless Communication Facility(WCF) Regulation - The project is located on an existing commercial use within the CC-4-2 zone and would normally be processed as a Limited Use Permit application if the project complied with the CC-4-2 zoning regulations. However, the project is requesting a deviation to exceed the CC-4-2 height limit of 60-feet and requires a Planned Development Permit.

Community Plan Analysis - The project location has been designated for commercial use in the Mira Mesa Community Land Use Plan (Attachment 2). The Mira Mesa Community Plan does not contain specific policies on wireless communication facility development.

Council Policy 600-43 - The guidelines establish a hierarchy from the most preferred locations (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 1 location according to Council Policy 600-43, which categorizes WCF’s according to land use in which they are located. In this case the project is considered to be the most preferable location according to the Council Policy. However, due to the requested height deviation, a Planned Development Permit, Process 4, Planning Commission hearing is required.

General Plan - The General Plan, Section UD-A.15, states that WCF’s 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. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The design consists of FRP screening enclosures that fully conceal the antennas from the public right-of-way. The equipment associated with this project is located inside the existing building on the second floor, not visible

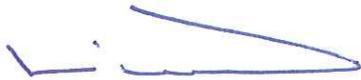
to the public. Therefore, staff has determined that the proposed WCF has been designed to integrate with the building and respectful to the neighborhood context.

Conclusion - The proposed modifications have been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the CC-4-2 zone and the Wireless Communication Facilities Regulations Section 141.0420 with exception to the 60-foot height requirement. As designed, the WCF has been determined to be consistent with the General Plan and the Mira Mesa Community Plan. Staff recommends that the Planning Commission approve Planned Development Permit (PDP) No. 854820.

ALTERNATIVES

1. **Approve** Planned Development Permit (PDP) No. 854820, **with modifications.**
2. **Deny** Planned Development Permit (PDP) No. 854820, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Simon Tse
Associate Planner
Development Services Department

Attachments:

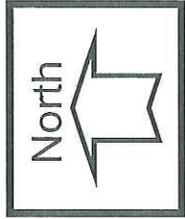
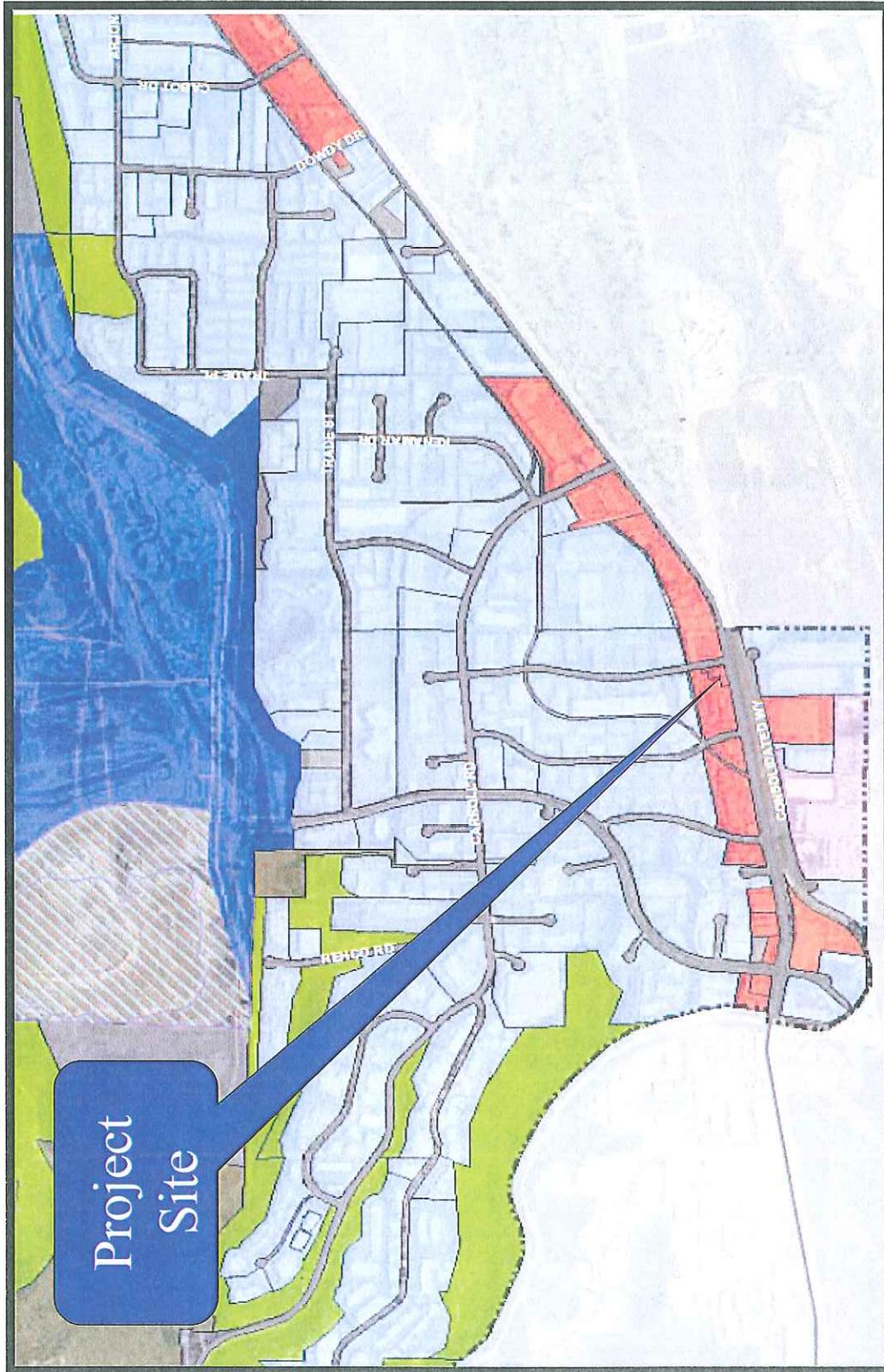
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Project Plan
8. Photosimulation(s)
9. Photosurvey
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Notice of Exemption
13. Public Notice of Planning Commission Hearing
14. Project Chronology



Aerial Photo

AT&T Mobility Miramar Rd LTE - Project No. 236933
7084 Miramar Road, San Diego, CA 92121



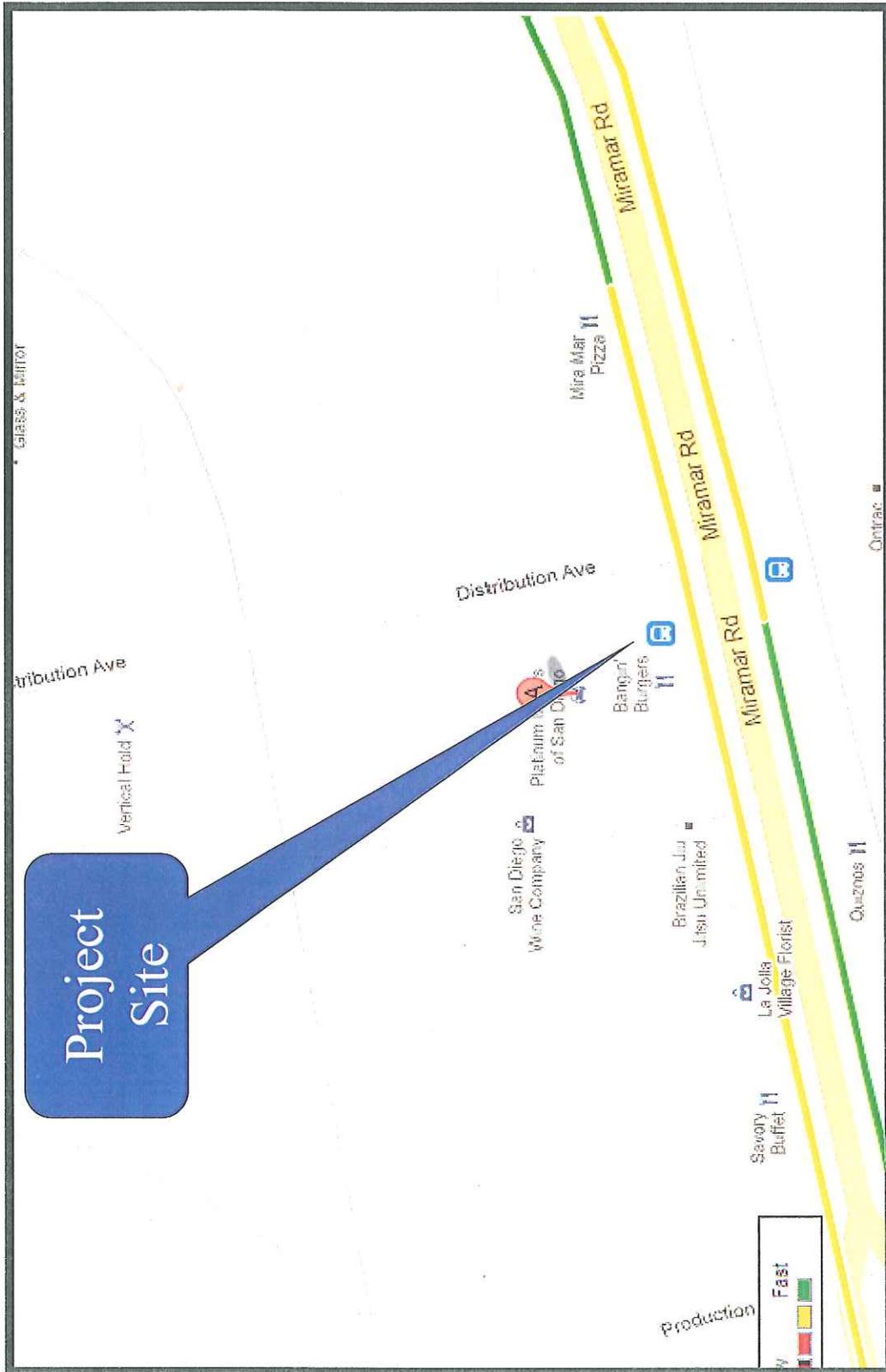


Community Land Use Map (Mira Mesa)

AT&T Mobility Miramar Rd LTE - Project No. 236933

7084 Miramar Road, San Diego, CA 92121





Project Location Map

AT&T Mobility Miramar Rd LTE - Project No. 236933
7084 Miramar Road, San Diego, CA 92121



PROJECT DATA SHEET

PROJECT NAME:	AT&T Mobility Miramar Road LTE	
PROJECT DESCRIPTION:	A modification to an existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas behind Fiberglass Reinforced Panel (FRP) screen walls painted and textured to match the existing building. The equipment associated with the project is located inside the building, on the second floor, not visible to the public	
COMMUNITY PLAN AREA:	Mira Mesa	
DISCRETIONARY ACTIONS:	Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>(CC-4-2) ZONING INFORMATION:</u>		
<p>ZONE: CC-4-2</p> <p>HEIGHT LIMIT: 60 feet (bldg. above encl. parking)</p> <p>FRONT SETBACK: --</p> <p>INTERIOR SIDE SETBACK: 10-feet</p> <p>STREETSIDE SETBACK: --</p> <p>REAR SETBACK: 10-feet</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial - IL-3-1	Industrial
SOUTH:	Commercial - AR-1-1	Commercial
EAST:	Commercial - CC-4-2	Commercial
WEST:	Commercial - CC-4-2	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	AT&T Mobility is requesting a height deviation to modify an existing WCF above the required 60-foot height limit.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 16, 2012, the Mira Mesa Community Planning Group voted 12-0-1 to support the AT&T Mobility Miramar Road LTE project (Attachment 10).	

**PLANNING COMMISSION
RESOLUTION NO.
PLANNED DEVELOPMENT PERMIT NO. 854820
AT&T MOBILITY MIRAMAR ROAD LTE
PTS NO. 236933**

WHEREAS, **BANKERS 4 REAL ESTATE**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas all completely concealed behind Fiberglass Reinforced Panel (FRP) features, painted and textured to match the existing building. The equipment associated with this modification is located inside the building on the second floor, not visible to the public as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 854820;

WHEREAS, the project site is located at 7084 Miramar Road, San Diego, CA 92121, in the CC-4-2 zone of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel 1 Map No. 14919, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of said County;

WHEREAS, on July 26, 2012, the Planning Commission of the City of San Diego considered Planned Development Permit No. 854820 pursuant to the Land Development Code of the City of San Diego;
NOW, THEREFORE,

WHEREAS, on June 7, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (existing facilities), 15302 (replacement/reconstruction), and 15303 (new construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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

That the Planning Commission adopts the following written Findings, dated July 26, 2012.

FINDINGS:

Findings for a Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits (OUTSIDE THE COASTAL ZONE)

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

The Mira Mesa Community Plan does not address wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. WCF's are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public views. The

antennas associated with this WCF will be completely concealed inside two re-designed rooftop screening enclosures. The equipment associated with this project is located inside the existing building, on the second floor, not visible to the public. The General Plan, Section UD-A.15, states that WCFs 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. The design of facilities is to be aesthetically pleasing and respectful of the neighborhood context. AT&T's proposed modification is consistent with the General Plan's requirement since the antennas are completely hidden and the equipment is located inside the existing building. As a whole, this project complies with the General Plan's requirements and will not adversely affect the applicable land use plan.

2. 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." On June 7, 2011, AT&T Mobility submitted an RF report to the City of San Diego demonstrating compliance with the FCC standards for wireless facilities. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code

The proposed wireless communication facility has been designed to have minimal visual impacts to the surrounding area. Staff supports the current design which fully conceals the antennas inside the two rooftop FRP boxes. The equipment associated with this project is located inside the existing building, on the second floor, not visible to the public. The project proposes to exceed the 60-foot height limit of the CC-4-2 zone with an overall height of 66-feet 2-inches. In this situation, lowering the antenna height below the 60-foot requirement would limit AT&T's design options and would most likely result in a façade mounted antenna design. Façade mounted antenna designs are discouraged due to the lack of integration and can be supported only after every available option has been evaluated. Therefore, the proposed design to completely conceal the twelve replacement antennas inside two rooftop FRP enclosures would result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 854820 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 854820, a copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: July 26, 2012

Internal Order No. 24001701

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**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001701

**PLANNED DEVELOPMENT PERMIT NO. 854820
AT&T MOBILITY – MIRAMAR ROAD LTE PTS NO. 236933
PLANNING COMMISSION**

This Planned Development Permit No. 854820 is granted by the Planning Commission of the City of San Diego to **BANKERS 4 REAL ESTATE**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 6 and Chapter 13, Article 1, Division 5, and LDC 141.0420 of the Wireless Communication Facilities regulations. The site is located at 7084 Miramar Road in CC-4-2 zone of the Mira Mesa Community Plan. The project site is legally described as Parcel 1 Map No. 14919, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 26, 2012, on file in the Development Services Department.

The project shall include:

- a. A modification to an existing Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas inside two new rooftop FRP enclosures painted and textured to match the existing building. The equipment associated with the project modification will continue to operate inside the existing building, not visible to the public; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning

regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 9, 2012.
2. This Planned Development Permit (PDP) and corresponding use of this site shall expire on **July 26, 2022**. 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 compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize AT&T Mobility or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

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

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

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

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

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

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

ENGINEERING REQUIREMENTS:

14. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by 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.

PLANNING/DESIGN REQUIREMENTS:

18. Owner/Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:
 - a. Ten (10) antennas with the following dimensions: 96" by 11.8" by 6".
 - b. Two (2) antennas with the following dimensions: 64" by 32" by 9".
19. The overall building height (AGL) with the proposed FRP enclosures shall not exceed 66-feet 2-inches as illustrated on the approved 'Exhibit A'.
20. Use of or replacement of any building façade or mechanical screen with FRP material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All FRP shall be painted and textured to match the original building.
21. The Owner/Permittee shall be required to place appropriate signs per CAL-OSHA requirements to the satisfaction of Development Services Department.
22. Final inspection shall not be granted until the final product conforms to the stamp approved plans and approved photosimulations.
23. The photosimulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is aware of what the completed design was approved to look like. Final inspection shall not be granted until the final product conforms to the stamp approved plans and approved photosimulation(s).

24. As a result of this approval, Conditional Use Permit No. 90-1026 and Limited Use Permit No. 99-0464-37 shall be null and void

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.
- Please note that an Administrative Planning Hold 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) 687-5984 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.

APPROVED by the Planning Commission of the City of San Diego on **July 26, 2012** by Resolution Number _____.

Planned Development Permit No. 854820

Date of Approval: July 26, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Associate Planner

**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.**

BANKERS 4 REAL ESTATE
Owner

By _____
NAME
TITLE

AT&T MOBILITY
Permittee

By _____
NAME
TITLE

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

ENGINEERING

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA ELECTRIC CODE
TIA-222-G OR LATEST EDITION

CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION BASED ON 2008 N.E.C.
CALIFORNIA PLUMBING CODE, 2010 EDITION BASED ON 2009 U.P.C.
CALIFORNIA MECHANICAL CODE, 2010 EDITION BASED ON 2009 U.M.C.
CALIFORNIA FIRE CODE, 2010 EDITION BASED ON 2009 I.F.C.
CALIFORNIA ENERGY CODE, 2010 EDITION
CALIFORNIA GREEN BLDG CODE, 2010 EDITION BASED ON 2008 I.F.C.
CALIFORNIA RESIDENTIAL CODE, 2010 EDITION BASED ON 2009 I.R.C.
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- REMOVE (6) (E) 4' ANTENNA
- REMOVE (4) (E) TMA
- REMOVE (2) (E) SCREEN WALLS
- RELOCATE (1) (E) CONDUIT RUN
- INSTALL (4) (N) FIF RACK
- RELOCATE (8) (E) TMA
- INSTALL (2) (N) 5'-4" BI-SECTOR ANTENNA
- INSTALL (11) (N) 8' ANTENNA
- INSTALL (27) (N) RRU
- INSTALL (5) (N) DOUBLE TMA
- INSTALL (6) (N) DC SURGE SUPPRESSOR
- RELOCATE (1) (E) GPS ANTENNA
- INSTALL (1) (N) GPS ANTENNA
- INSTALL (1) (N) CONDUIT FIBER RUN

SITE INFORMATION

PROPERTY OWNER: BANKERS 4REAL ESTATE LLC
ADDRESS: 7084 MIRAMAR ROAD SUITE 100 SAN DIEGO, CA 92121

SITE NAME: MIRAMAR ROAD
SITE ADDRESS: 7084 MIRAMAR ROAD SAN DIEGO, CA 92145

SITE CONTACT: SHIH-CHING CHIANG

COUNTY: SAN DIEGO

LATITUDE (NAD 83): 32° 52' 46.46" N
32.879572

LONGITUDE (NAD 83): 117° 9' 46.67" W
-117.162964

GROUND ELEVATION: 417.1' AMSL

ANTENNA TIP HEIGHT: 66'-2" AGL

ZONING JURISDICTION: SAN DIEGO COUNTY

ZONING DISTRICT: CC-4-2

EXISTING PERMITS: CUP 90-1026

PARCEL #: 343-111-42-00

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: V-B

OTHER WIRELESS FACILITIES: NO OTHER KNOWN WCF OPERATING AT THIS SITE

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

RF ENGINEER: RAVI JINDAL
(925) 922-4394

TAIC LEASING & ZONING AGENT: FRANKLIN OROZCO
(619) 632-2569

CONSTRUCTION MANAGER: CRAIG McNULTY
(619) 200-9864

LEGAL DESCRIPTION

SEE TOPOGRAPHIC SURVEY SHEET LS-1.

CONTACT INFORMATION

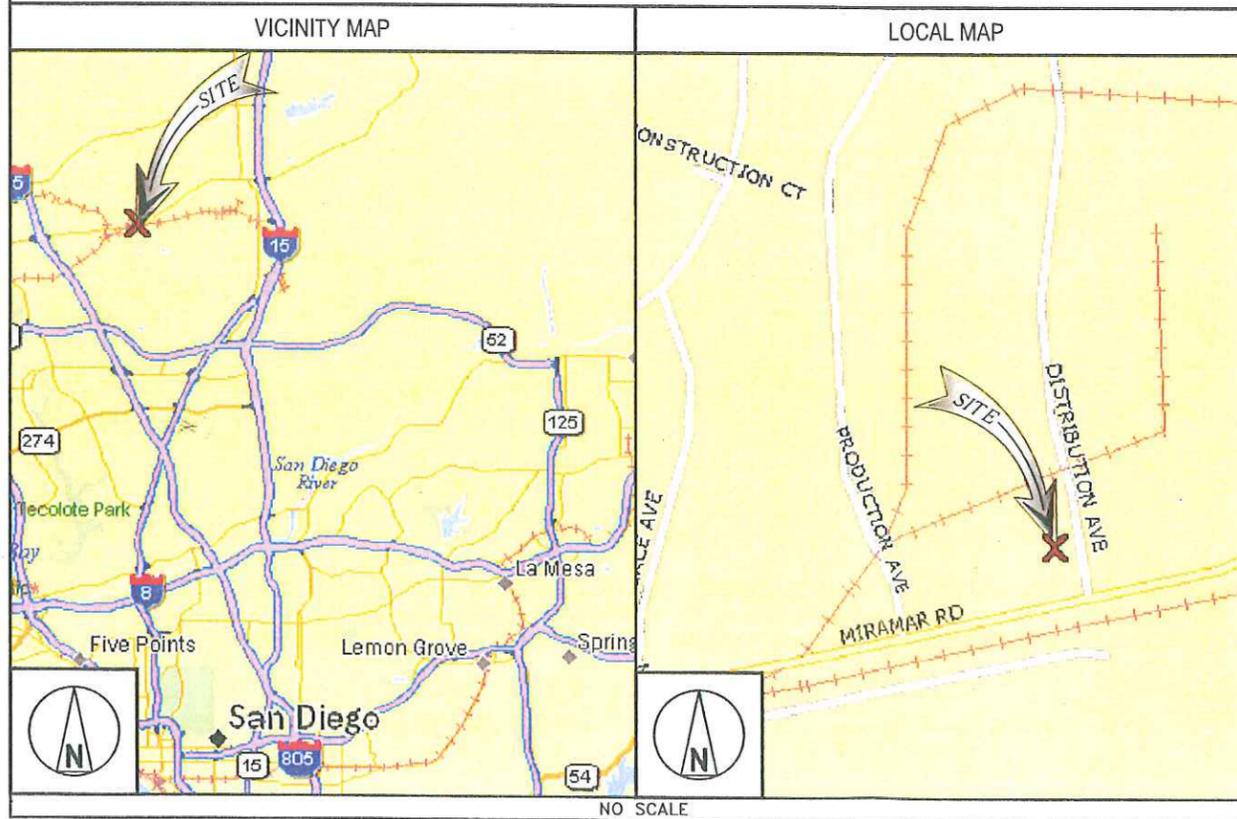
ENGINEER: BLACK & VEATCH CORPORATION
9820 WILLOW CREEK RD, SUITE 250
SAN DIEGO, CA 92131

CONTACT: EDGAR ORTIZ
(562) 402-0631



**SD0443
MIRAMAR ROAD
LTE OPTIMAL
7084 MIRAMAR ROAD
SAN DIEGO, CA 92121**

LOCATION MAPS



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
HEAD SOUTHWEST ON PACIFIC CENTER BLVD TOWARD MCKELLAR CT; GO 404 FT. MAKE A U-TURN AT MCKELLAR CT; GO 0.3 MI. TAKE THE 2ND RIGHT ONTO PACIFIC HEIGHTS BLVD; GO 1.0 MI. TURN LEFT AT CARROLL CANYON ROAD; GO 0.3 MI. CONTINUE ONTO CARROLL ROAD; GO 1.5 MI. TURN RIGHT AT DISTRIBUTION AVENUE; GO 0.4 MI. SITE WILL BE ON THE LEFT.

FA NUMBER: 10086168

CASPR NUMBER: 3601341920

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
CM: _____ DATE: _____
AT&T PM: _____ DATE: _____

RF INFORMATION

	LTE	GSM	UMTS
Tx	704.0 - 716.0 MHz	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	874.6 - 879.6 MHz 1945 - 1950 MHz
Rx	734.0 - 746.0 MHz	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz
MAX EIRP:	500.0 WATTS	MAX ERP:	850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	EQUIPMENT LAYOUT
Z-4	ANTENNA LAYOUT
Z-5	SITE ELEVATIONS
Z-6	SITE ELEVATIONS
Z-7	SITE DETAILS
Z-8	SITE DETAILS
LS-1	TOPOGRAPHIC SURVEY

11"X17" PLOT WILL BE HALF SCALE

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811

48 HOURS BEFORE YOU DIG



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO: 168151
DRAWN BY: BTS
CHECKED BY: AW

REV	DATE	DESCRIPTION
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ENGINEER OF RECORD

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

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SD0443
MIRAMAR ROAD
7048 MIRAMAR ROAD
SAN DIEGO, CA 92121
ZONING

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

NOTE:

1. NO EXISTING EASEMENTS ARE AFFECTED BY THE PROPOSED PROJECT.
2. THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THE DISCRETIONARY REVIEW AND DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
3. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
4. THE PROPOSED IMPROVEMENTS WILL NOT ALTER OR BLOCK ANY OF THE ROOF SURFACE DRAINAGE PATTERNS.
5. THIS IS A ROOFTOP INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
6. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
7. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
8. PRIOR TO 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.
9. THE BENCH MARK FOR THE TOPOGRAPHIC SURVEY (SHEET LS-1) USES THE CITY OF SAN DIEGO BENCH MARK NO. 2505-17201, 1983 DATUM AT AN ELEVATION OF 417.1 FT ABOVE MEAN SEA LEVEL AT GEOGRAPHIC COORDINATES AT CENTER OF SECTORS.

**LESSEE'S CERTIFICATE
STANDARD WIRELESS FACILITY PROJECT
FOR POST CONSTRUCTION BMP'S**

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
7084 MIRAMAR ROAD, SAN DIEGO, CA 92121
(ADDRESS OR LEGAL DESCRIPTION)

UNDERSTAND THAT, IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO IDENTIFY POLLUTANTS FROM THE PROJECT AREA AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

- SEDIMENTS
- NUTRIENTS
- TRASH AND DEBRIS
- OXYGEN DEMANDING SUBSTANCE
- OIL AND GREASE
- BACTERIA AND VIRUSES
- PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

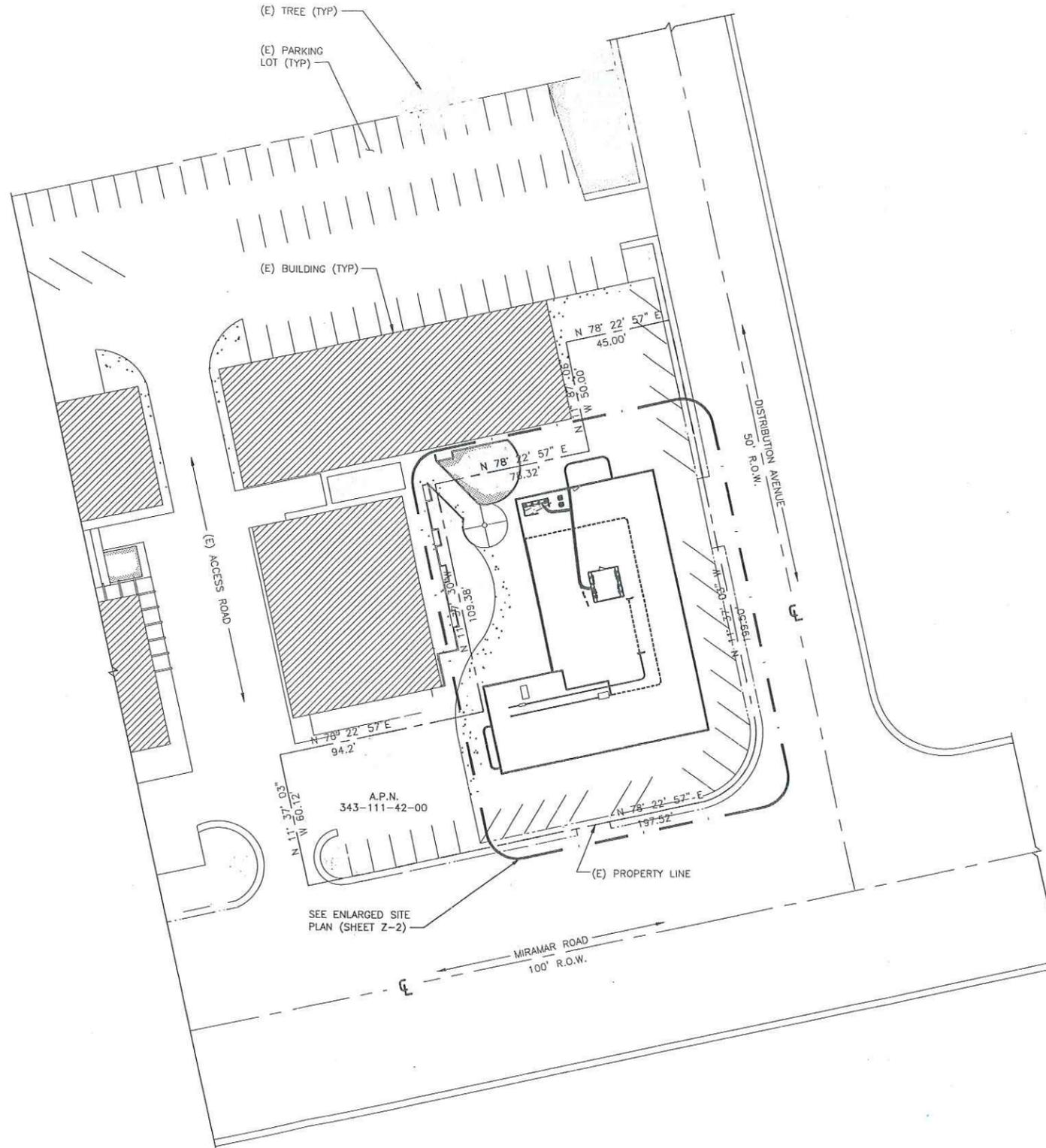
- MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS;
- MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES;
- CONSERVE NATURAL AREAS;
- USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS;
- DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM;
- PRESERVE EXISTING NATIVE TREES AND SHRUBS;
- PROTECT ALL SLOPES FROM EROSION.

ADDITIONALLY, I/WE WILL:

- MINIMIZE THE USE OF PESTICIDES;
- USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN, INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS AS NEEDED.

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S FOR THE DURATION OF THE LEASE.

LESSEE KEVIN C BECKER COMPANY NAME AT&T MOBILITY
(PRINT NAME)
LESSEE KCB DATE _____
(SIGNATURE)



SITE PLAN

SCALE: 1"=30'-0"



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO: 168151
DRAWN BY: BTS
CHECKED BY: AW

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ENGINEER OF RECORD

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

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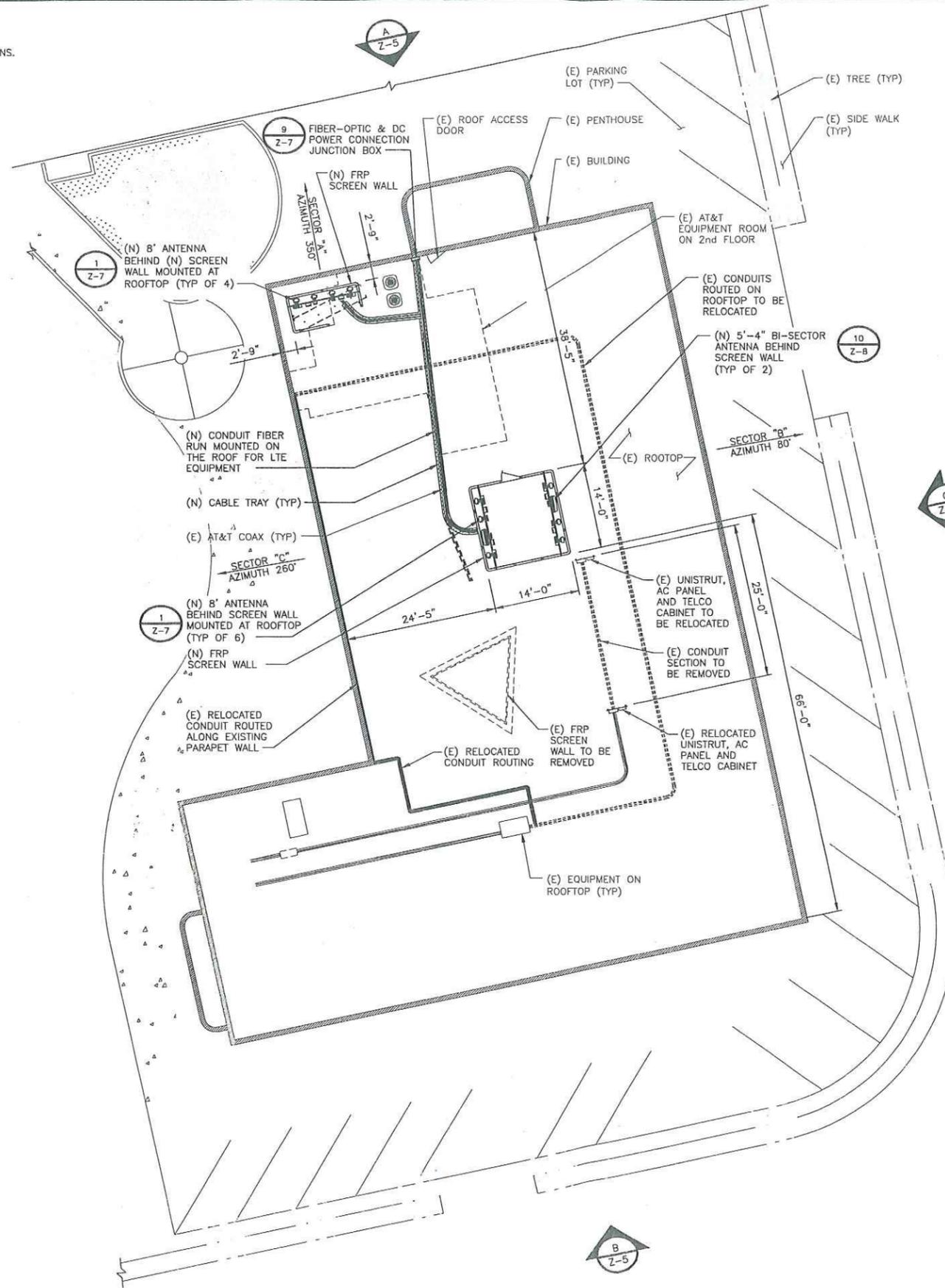
SD0443
MIRAMAR ROAD
7048 MIRAMAR ROAD
SAN DIEGO, CA 92121
ZONING

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

NOTE:

1. ALL IMPROVEMENTS WILL NOT ALTER OR BLOCK EXISTING ROOF DRAINAGE PATTERNS.



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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SD0443
MIRAMAR ROAD
7048 MIRAMAR ROAD
SAN DIEGO, CA 92121
ZONING

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER

Z-2

ENLARGED SITE PLAN

SCALE: 3/32"=1'-0"



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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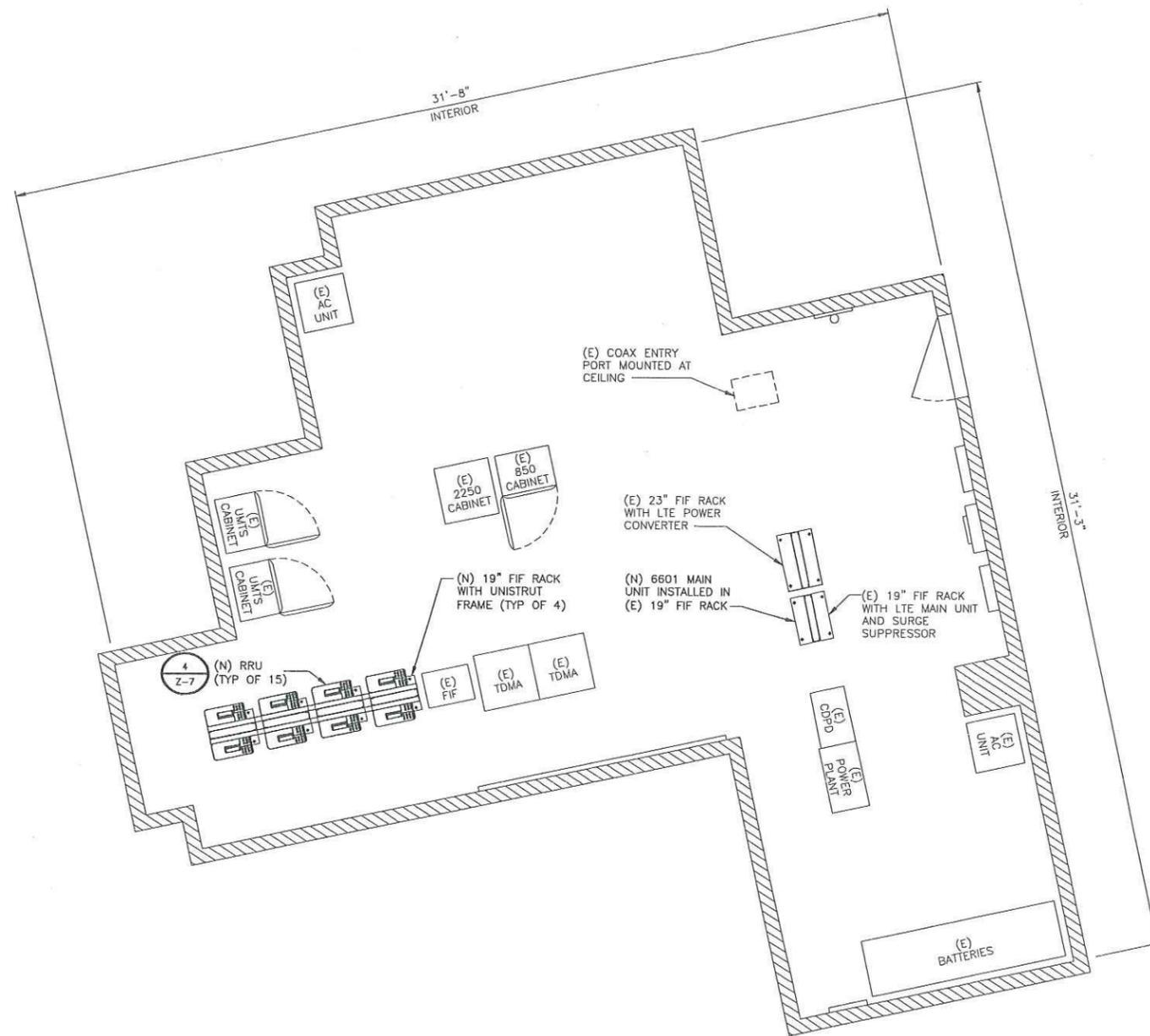
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MIRAMAR ROAD
7048 MIRAMAR ROAD
SAN DIEGO, CA 92121
ZONING

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER

Z-3



(E) EQUIPMENT LAYOUT
(2ND FLOOR)





5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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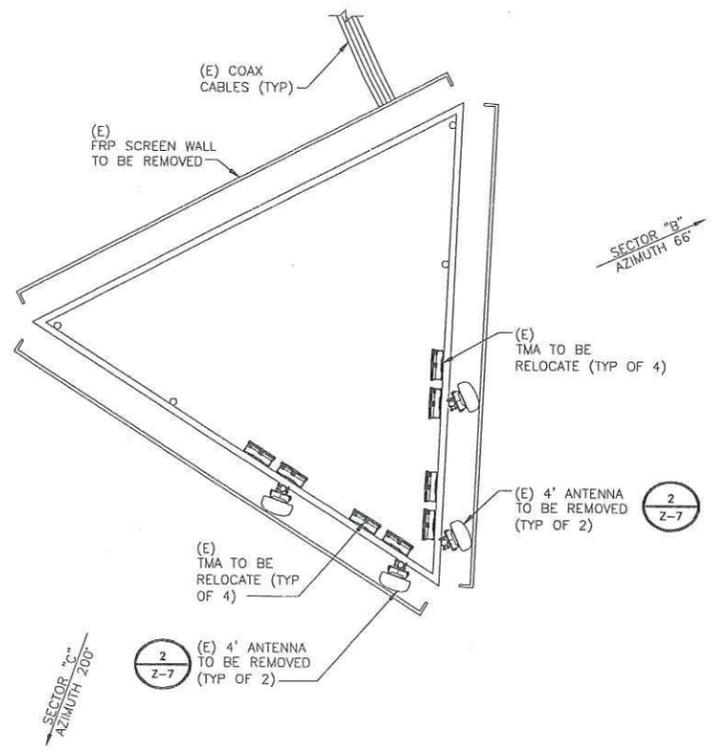
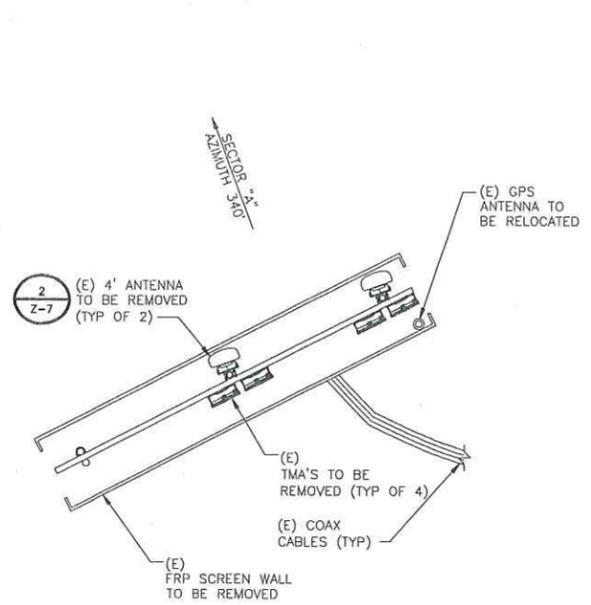
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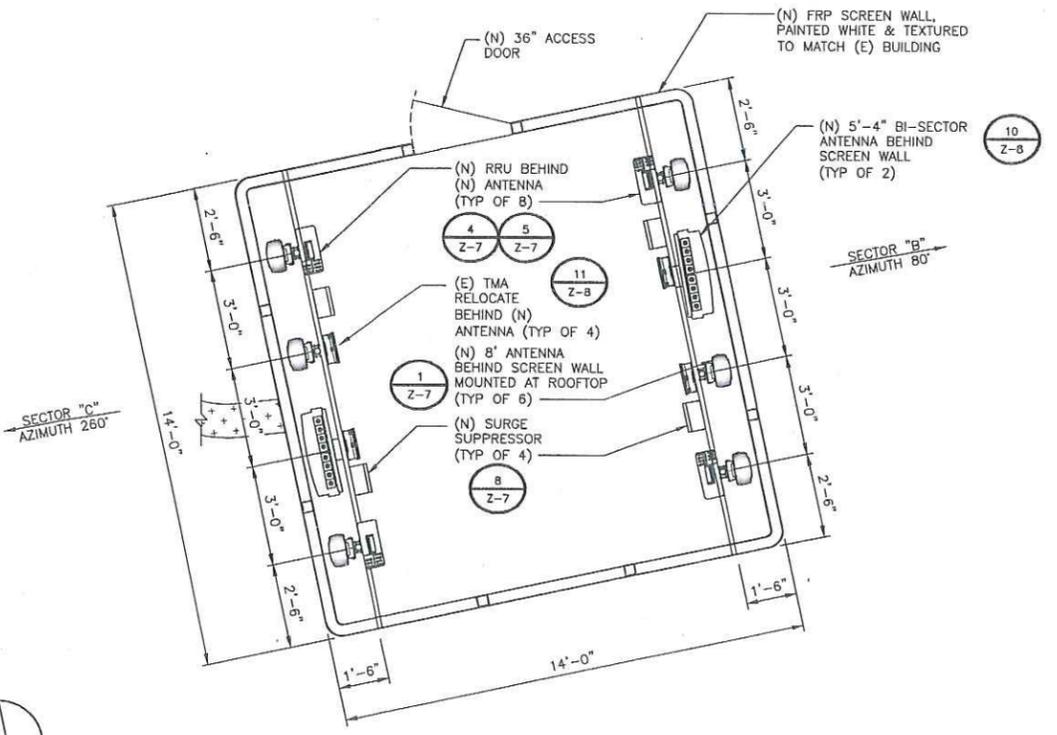
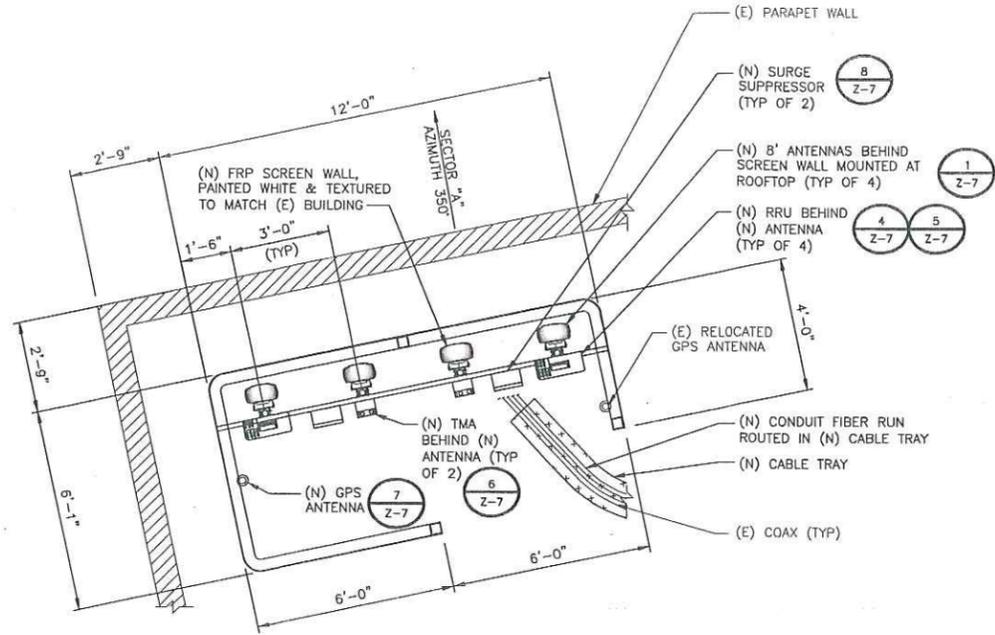
SHEET TITLE
ANTENNA LAYOUT

SHEET NUMBER
Z-4



(E) ANTENNA LAYOUT

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



(N) ANTENNA LAYOUT

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





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SAN DIEGO, CA 92121



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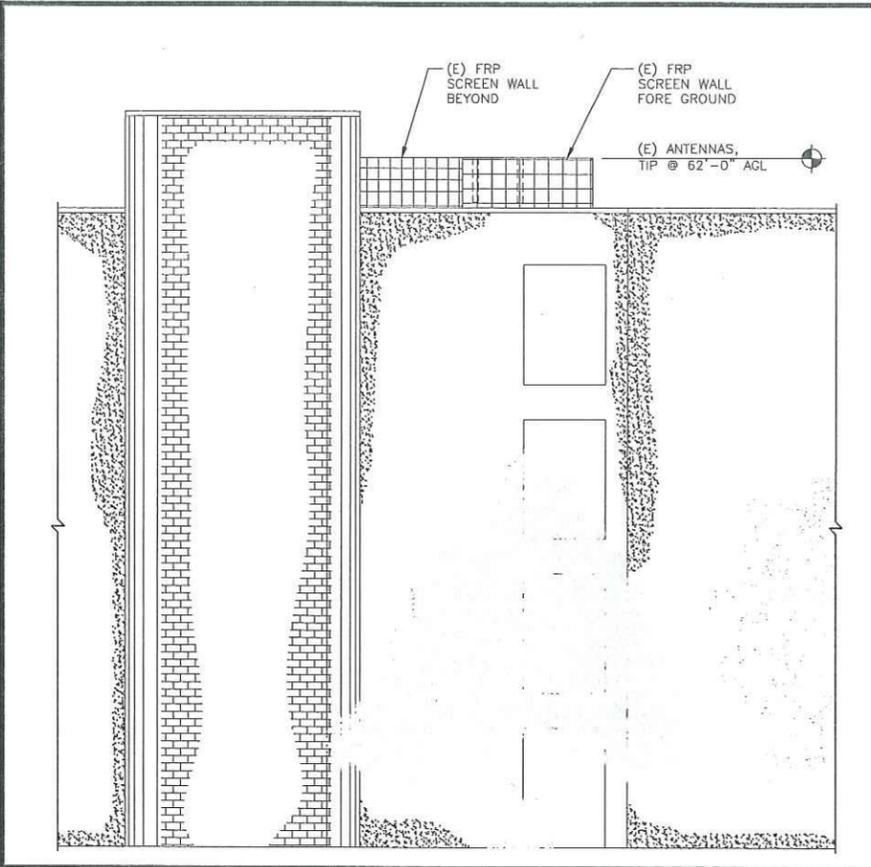
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SAN DIEGO, CA 92121
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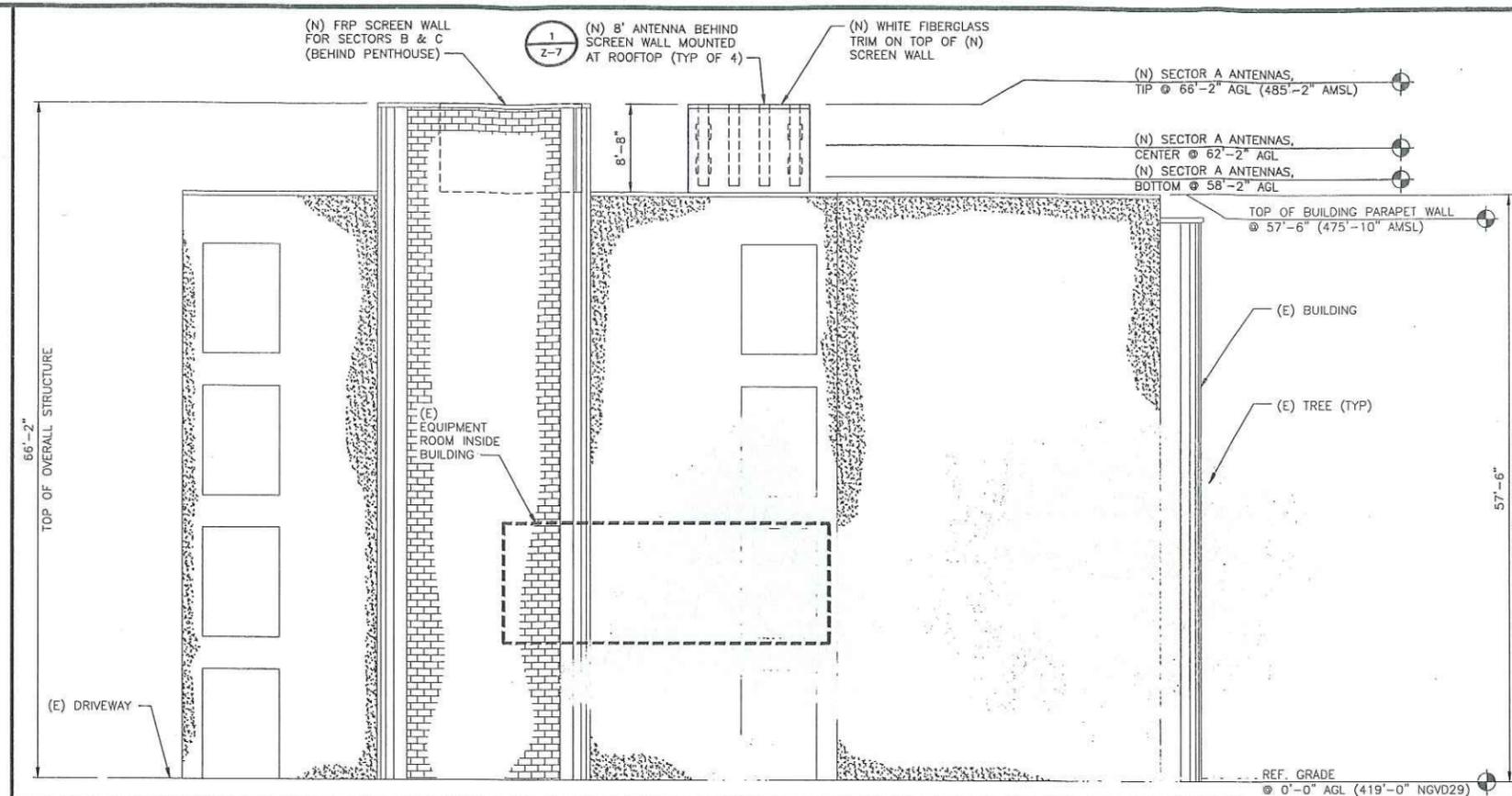
SHEET TITLE
SITE ELEVATION

SHEET NUMBER
Z-5



(E) NORTH ELEVATION

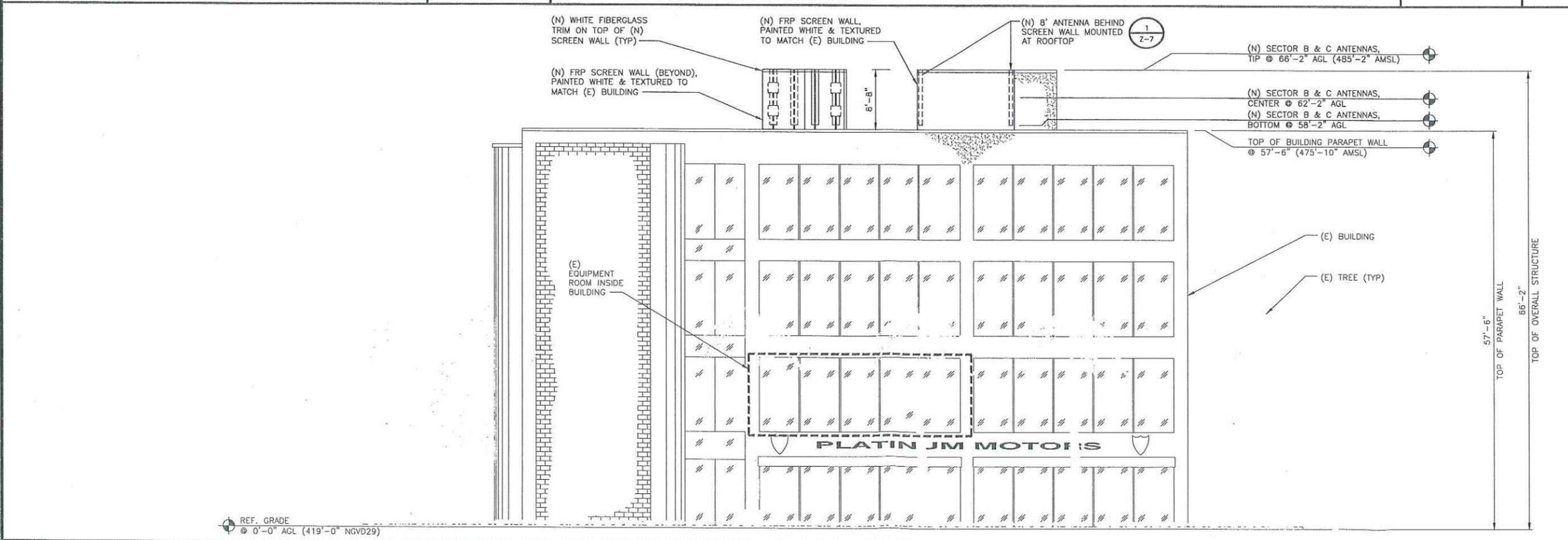
SCALE: 1/8"=1'-0"



(N) NORTH ELEVATION

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

A



SOUTH ELEVATION

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

B



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
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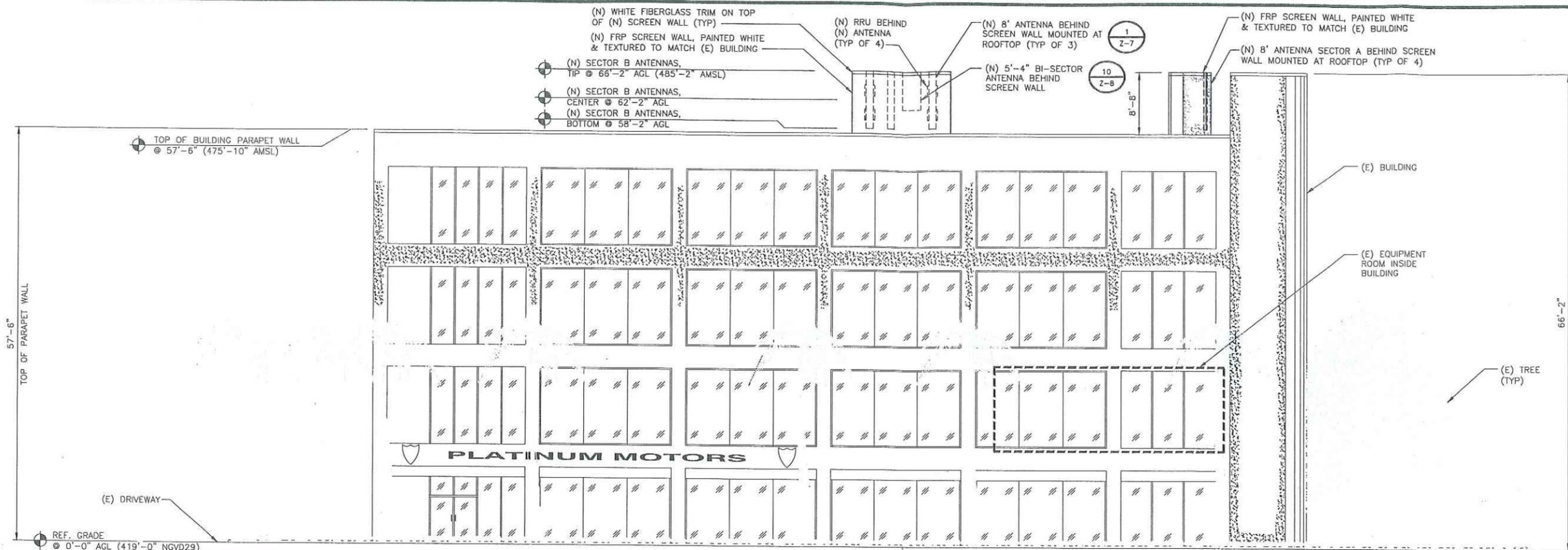
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SHEET TITLE
SITE ELEVATION

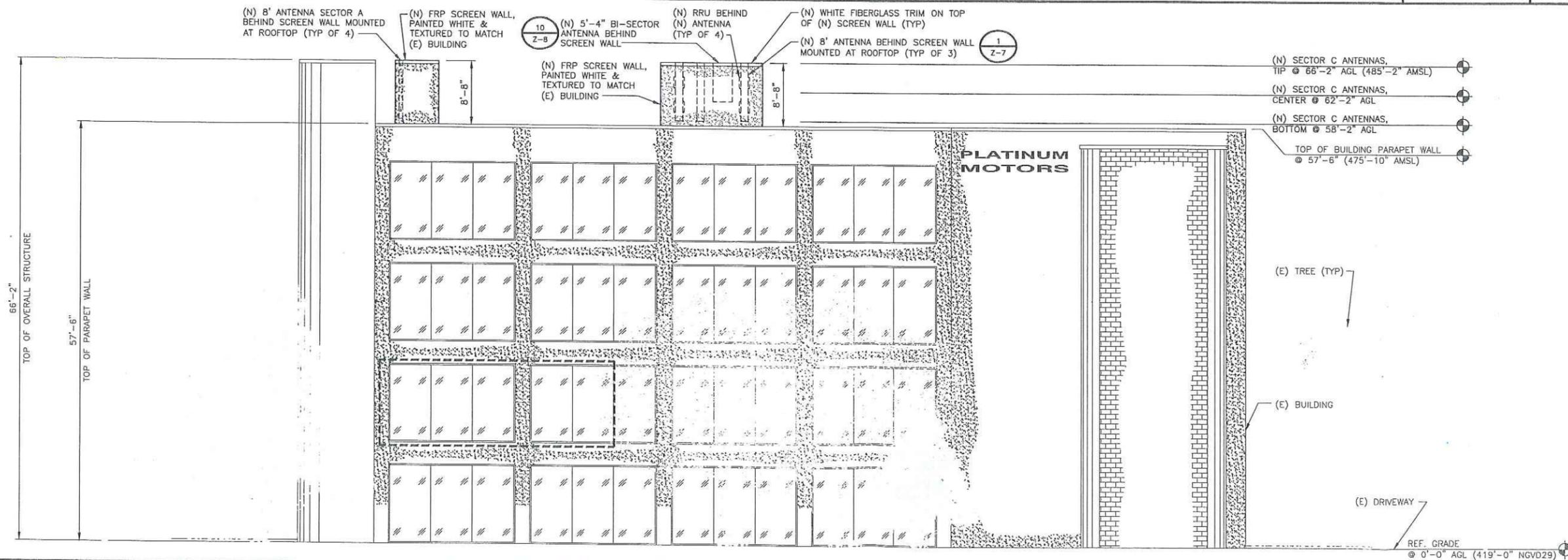
SHEET NUMBER
Z-6



EAST ELEVATION

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

C



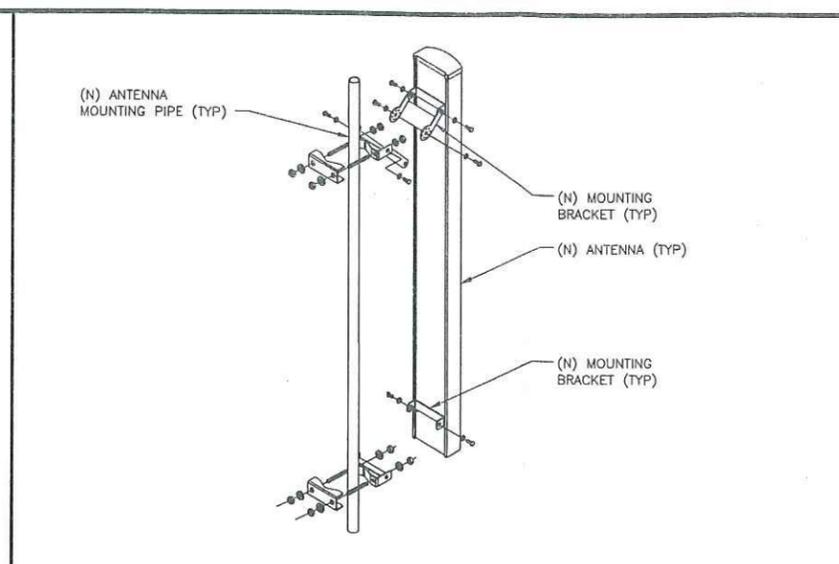
WEST ELEVATION

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

D

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

RADOME MATERIAL: GRP
 RADOME COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: 1403x300x152mm (55.2"x11.8"x6")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 44.8 lbs
 WIND SURVIVAL RATING: 150 mph
 CONNECTOR: 4-7/16 DIN FEMALE



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

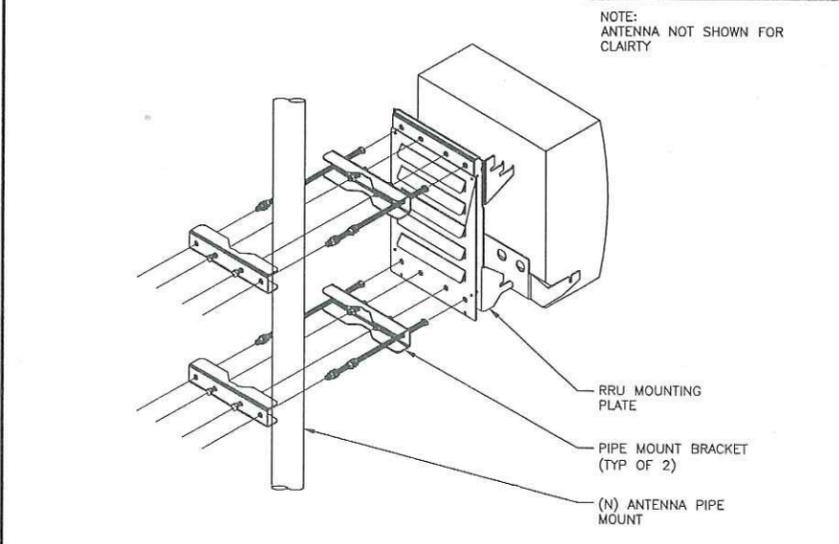
10950 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66210
 (913) 458-2000

(N) ANTENNA SPECIFICATIONS NO SCALE 1

(E) ANTENNA SPECIFICATIONS NO SCALE 2

ANTENNA MOUNTING NO SCALE 3

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



BAND WIDTH: 60MHz
 RECEIVING PASS BAND: 1850-1910MHz
 TRANSMITTING PASS BAND: 1930-1990MHz
 RX GAIN: 12± 1dB
 INPUT IP3 (*): 15dBm
 IM3 AT ANTENNA PORT (2x43 dBm): -11dBm
 NOISE FIGURE MID BAND (*): 1.2dBm
 INPUT POWER AT RBS PORT (AVERAGE 6 CARRIERS): 55dBm
 TX INSERTION LOSS (*): 0.5dB
 RX RETURN LOSS (*): 23dB
 TX RETURN LOSS (*): 24dB
 WEIGHT: 5lbs

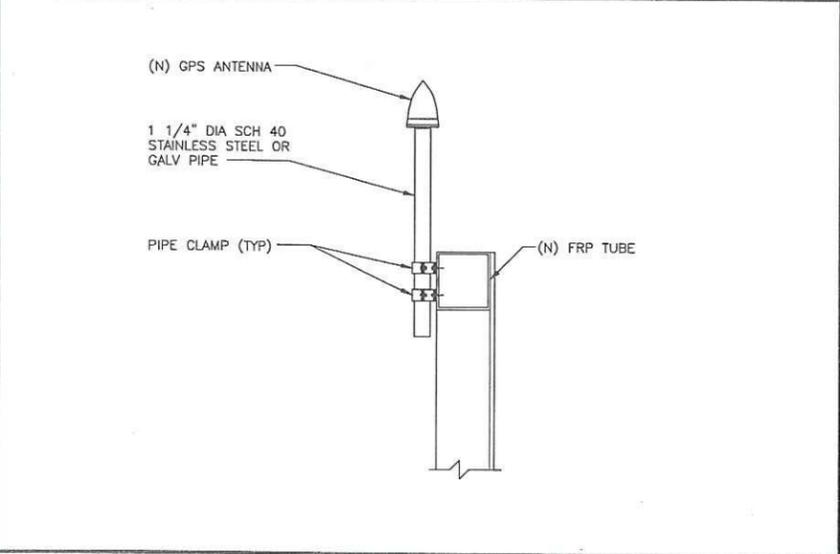
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RRU SPECIFICATIONS NO SCALE 4

RRU MOUNTING PLATE DETAIL NO SCALE 5

(N) DOUBLE TMA NO SCALE 6



DIMENSIONS, WxDxH: 263x160x260mm (10.4"x6.3"x10.25")
 NOMINAL OPERATING VOLTAGE: 48 VDC
 NOMINAL DISCHARGE CURRENT: 20 kA 8/20µs
 MAXIMUM DISCHARGE CURRENT: 60 kA 8/20µs
 MAXIMUM CONTINUOUS OPERATING VOLTAGE: 75 VAC, 100 VDC
 VOLTAGE PROTECTION RATING: 500 V
 TOTAL WEIGHT: 16 lbs

DIMENSIONS, WxDxH: 412x168x394mm (16 1/4"x6 5/8"x15 1/2")
 WEIGHT: 20.35 LBS

ENGINEER OF RECORD
 PATRICK DOYLE
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SD0443
 MIRAMAR ROAD
 7048 MIRAMAR ROAD
 SAN DIEGO, CA 92121
 ZONING

SHEET TITLE
 SITE DETAILS

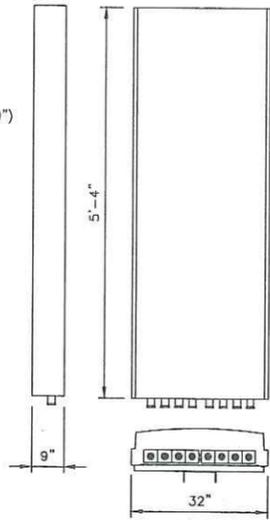
SHEET NUMBER
Z-7

GPS ANTENNA PIPE MOUNT NO SCALE 7

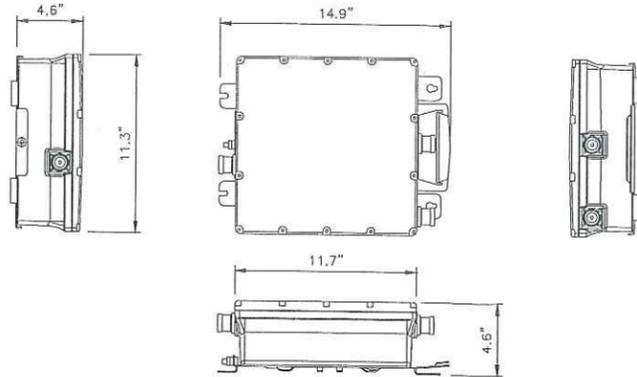
DC SURGE SUPPRESSOR DETAIL NO SCALE 8

FIBER-OPTIC & DC POWER CONNECTION JUNCTION BOX NO SCALE 9

RADOME MATERIAL: GRP
 RADOME COLOR: LIGHT GREY
 DIMENSIONS, HxWxD: 1630x810x220mm (64"x32"x9")
 WEIGHT, WITHOUT PRE-MOUNTED BRACKETS: 106 lbs
 WIND LOAD, FRONT/SIDE @ 100 MPH: 429 lbs / 140 lbs
 CONNECTOR: 7/16 DIN FEMALE



BANDWIDTH: 25 @ 800MHz, 60 @ 1900MHz
 WEIGHT: 13.5kg (30lbs)
 RF CONNECTORS: DIN 7/16 FEMALE



(N) ANTENNA SPECIFICATIONS

NO SCALE

10

(E) TMA

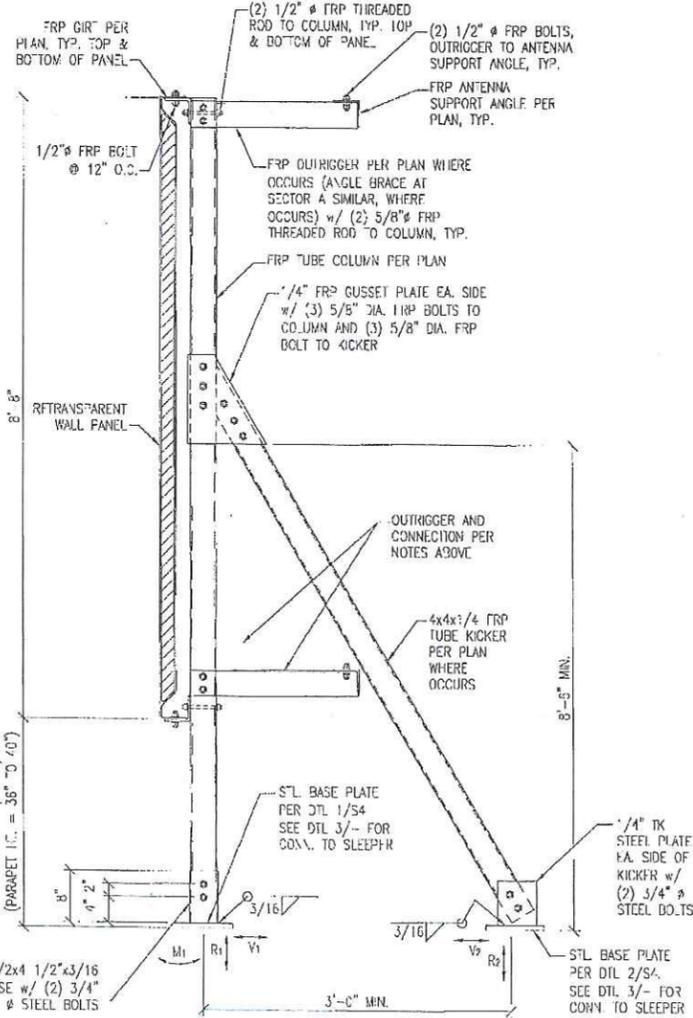
NO SCALE

11

NOT USED

NO SCALE

12



SCREEN SECTION VIEW

NO SCALE

16

NOT USED

NO SCALE

17

NOT USED

NO SCALE

18



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121



BLACK & VEATCH

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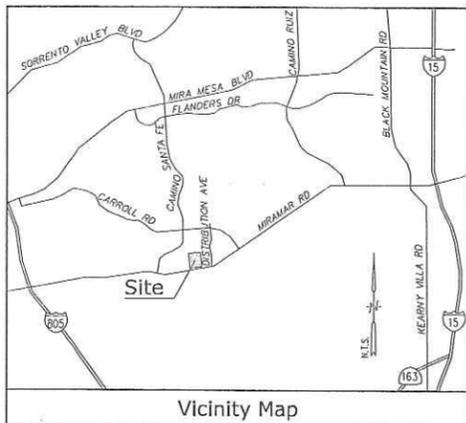
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 7048 MIRAMAR ROAD
 SAN DIEGO, CA 92121
 ZONING

SHEET TITLE
 SITE DETAILS

SHEET NUMBER
Z-8



Vicinity Map

Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 PREPARED BY:
 ORDER NO.:
 DATED:

Legal Description

PARCEL 1 OF PARCEL MAP NO. 14919, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel No.

343-11-42-00

Date of Survey

APRIL 17, 2012

Easements

NOT AVAILABLE

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

Bench Mark

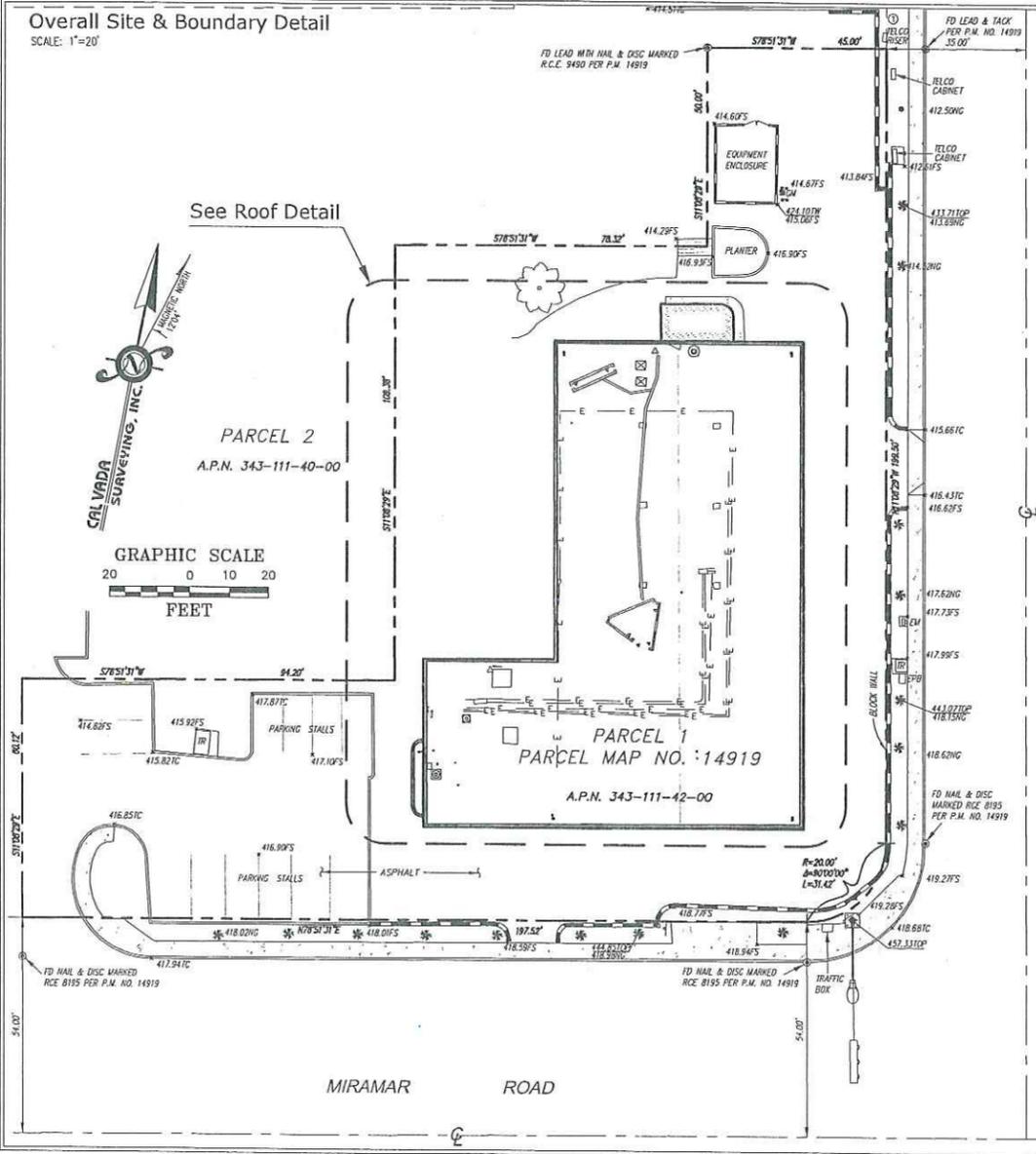
THE CITY OF SAN DIEGO BENCH MARK NO. 2605-17201, ELEVATION = 419.02 FEET (NGVD 29).

Geographic Coordinates at Center of Sectors

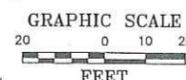
1983 DATUM: LATITUDE 32° 52' 46.46" N LONGITUDE 117° 09' 46.67" W ELEVATION = 417.1 FEET ABOVE MEAN SEA LEVEL.

CERTIFICATION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

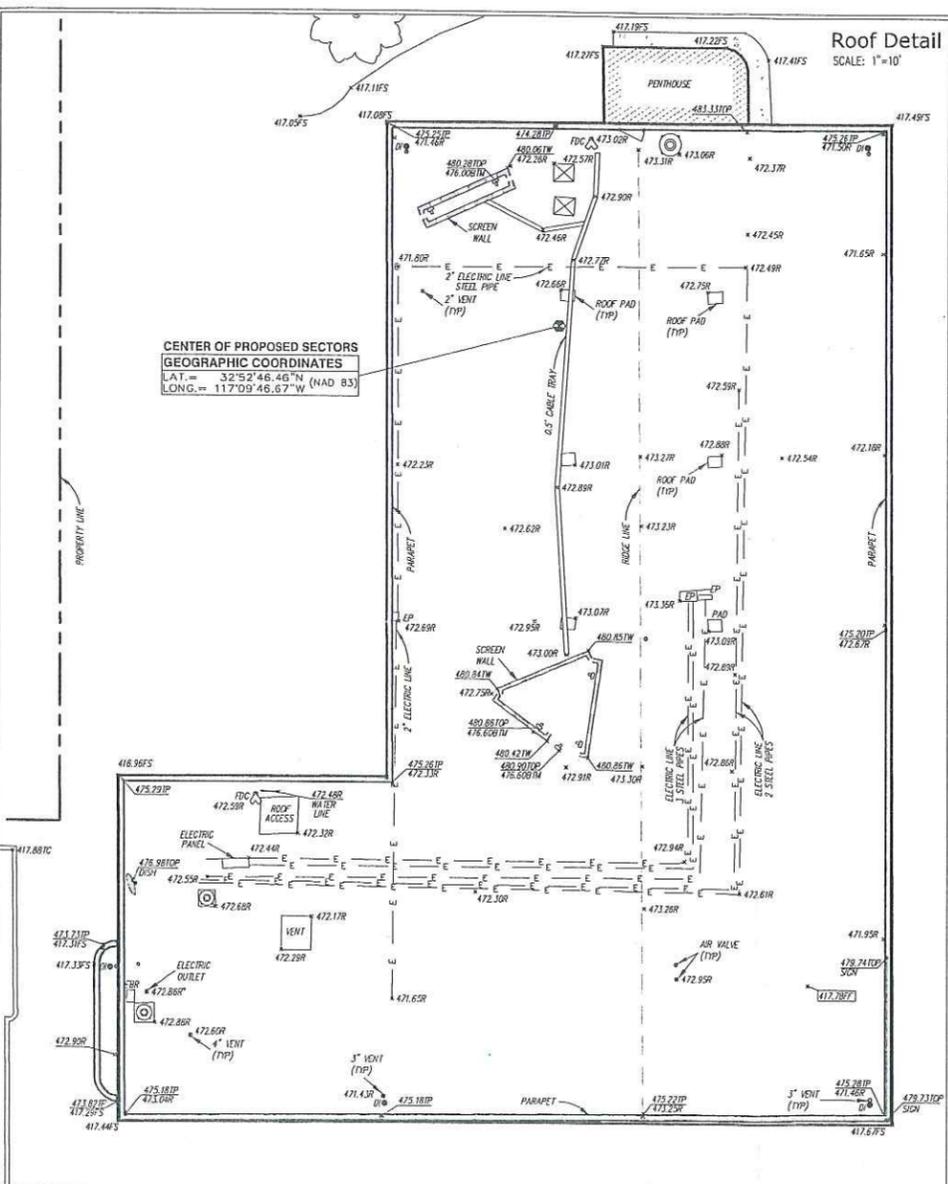
Legend			
FS	FINISH SURFACE	⊙	TELECOM MANHOLE
NG	NATURAL GROUND	⊙	FIRE DEPT. CONNECTION
AN	ANTENNA	⊙	VENT FAN
RW	RETAINING/BLOCK WALL	—	ELECTRIC LINE
EP	ELECTRIC PANEL	⊙	TOP OF STRUCTURE
CP	CONCRETE PAVEMENT	⊙	GEOCENTRIC COORDINATES
EBR	ELECTRIC BRAKER	⊙	TOP OF PARAPET
T	TREE	⊙	DRAIN INLET
TC	TOP OF CURB	⊙	GATE
PL	PROPERTY LINE	⊙	ROOF TRANSFORMER
EM	ELECTRIC METER	⊙	AC UNIT
GM	GAS METER		



Overall Site & Boundary Detail
 SCALE: 1"=20'



DISTRIBUTION AVENUE



Roof Detail
 SCALE: 1"=10'

CENTER OF PROPOSED SECTORS
 GEOGRAPHIC COORDINATES
 LAT = 32° 52' 46.46" N
 LONG. = 117° 09' 46.67" W

FD BRASS PIN ON TOP OF CURB
 CITY OF SAN DIEGO BENCH MARK NO. 2605-17201
 ELEVATION = 419.02 (NGVD 29)

5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

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

PROJECT NO:	
DRAWN BY:	MN
CHECKED BY:	RG

REV	DATE	DESCRIPTION
	04/25/12	SUBMITTAL

CALVADA SURVEYING, INC.
 411 Jerks Cir, Suite 205, Corona CA 92689
 Phone: 951-269-2990 Fax: 951-269-8745
 Toll Free: 800-CALVADA www.calvada.com
 JOB NO. 12225

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SD0443
 MIRAMAR ROAD LTE OPTIMAL
 7084 MIRAMAR ROAD
 SAN DIEGO, CA 92121
 SAN DIEGO COUNTY

SHEET TITLE
 TOPOGRAPHIC SURVEY

SHEET NUMBER
LS1

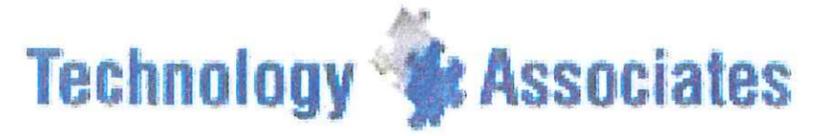


SD0443

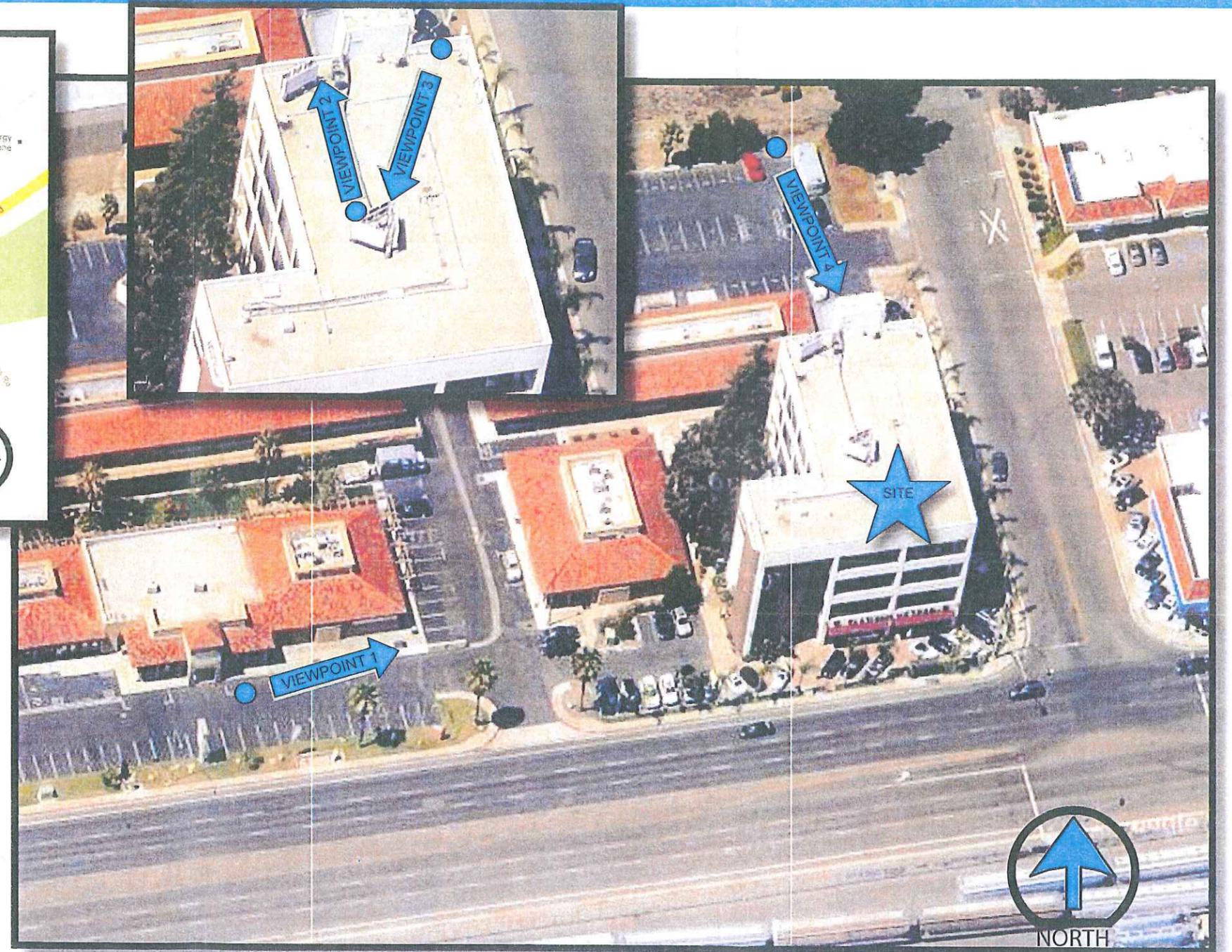
MIRAMAR RD.

7048 MIRAMAR RD.

SAN DIEGO, CA 92121



VICINITY MAP



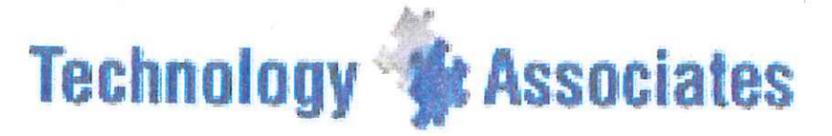
AERIAL MAP



SD0443

MIRAMAR RD.

7048 MIRAMAR RD.
SAN DIEGO, CA 92121



EXISTING



PROPOSED AT&T 8'-0" ANTENNAS
MOUNTED BEHIND NEW SCREEN WALLS
PAINTED TO MATCH EXISTING BUILDING

PROPOSED

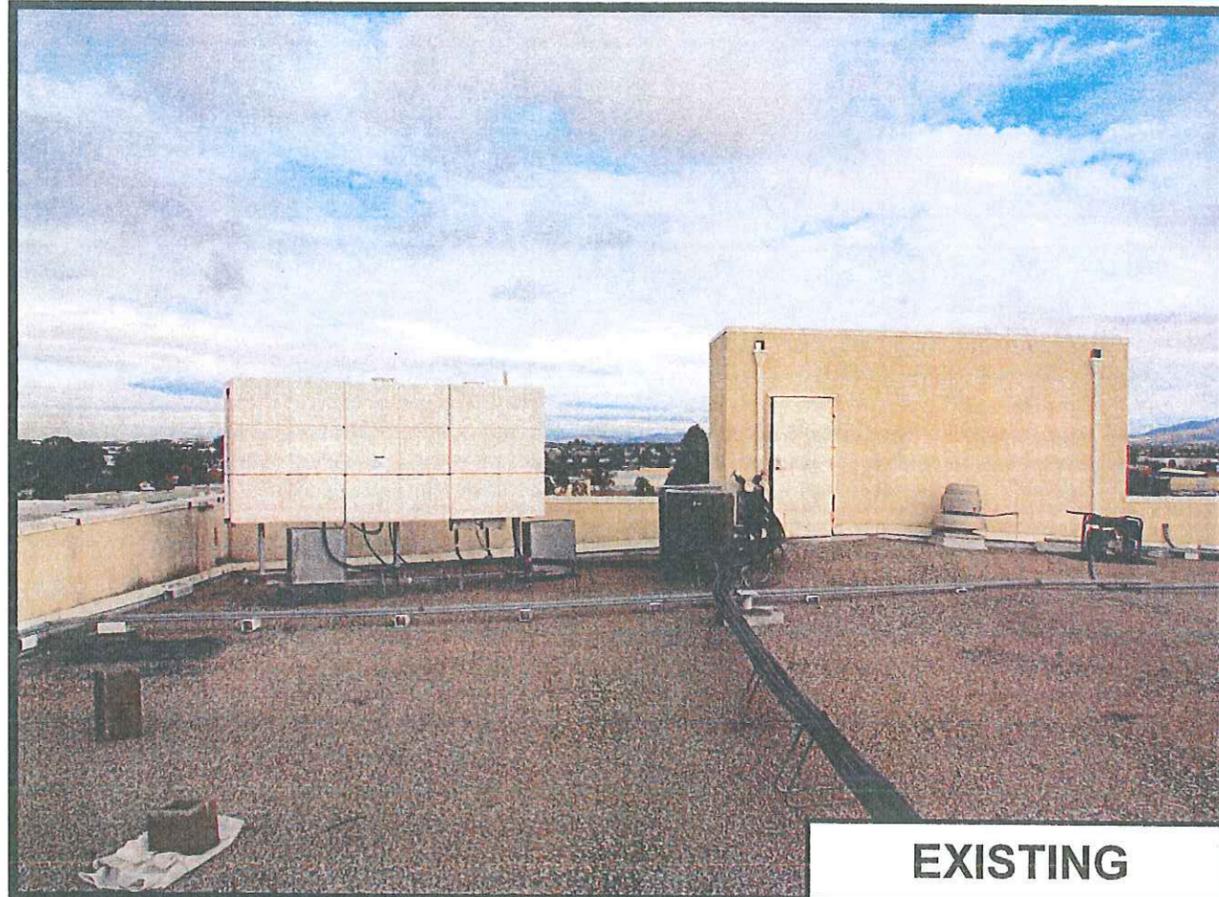
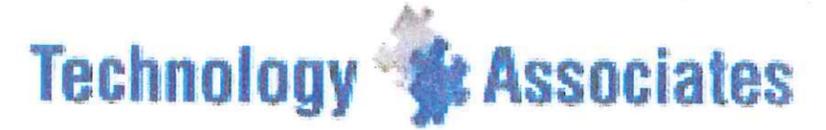
VIEWPOINT 1



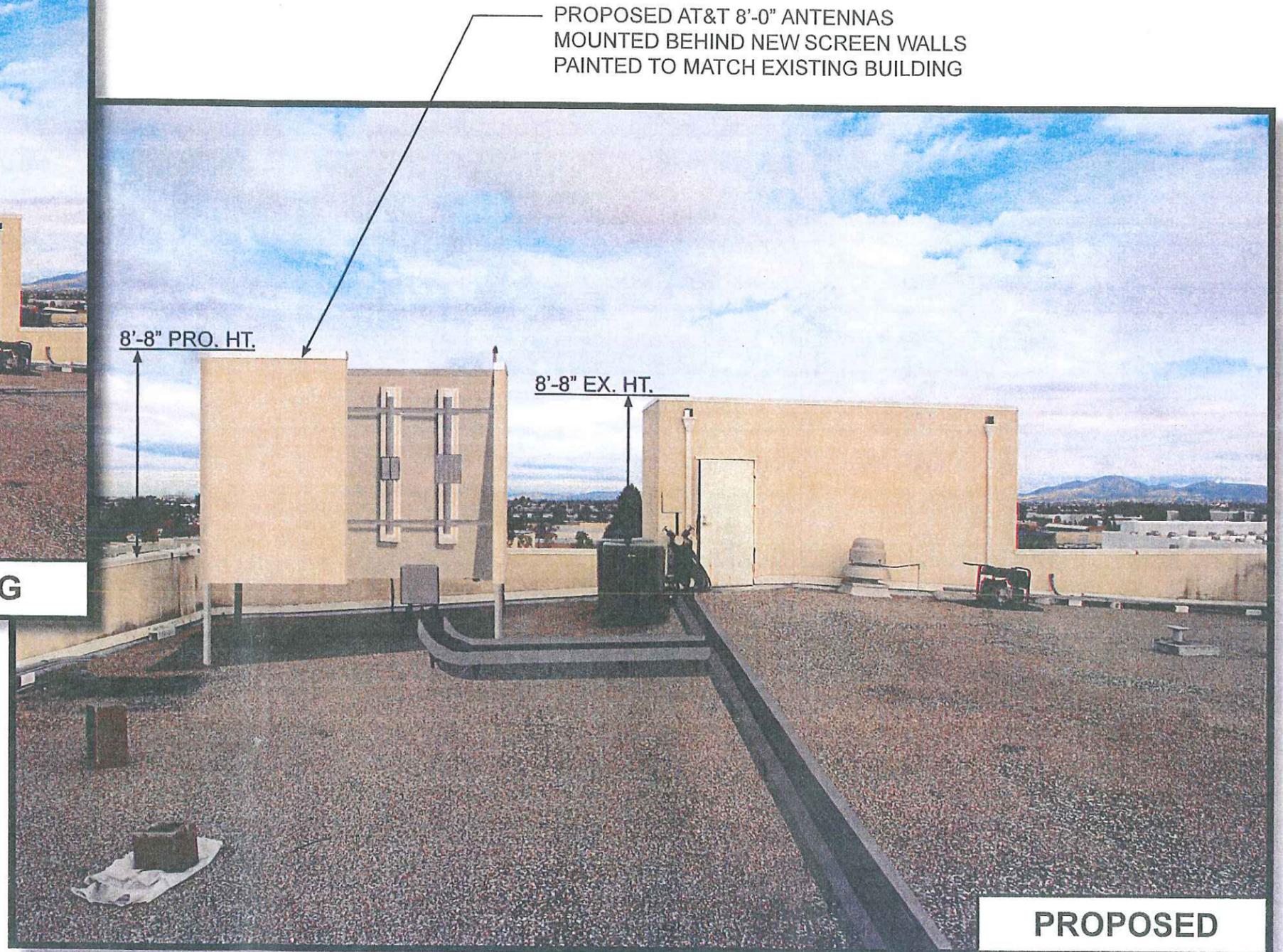
SD0443

MIRAMAR RD.
7048 MIRAMAR RD.
SAN DIEGO, CA 92121

ATTACHMENT 8



EXISTING



PROPOSED

SCALE NOTES:

1. VANISHING POINT IS ESTABLISHED BY EXISTING ROOFLINES TO DETERMINE ANGLES AND HEIGHTS. TOP OF EXISTING STRUCTURE IS TO BE THE SAME HEIGHT AS PROPOSED SCREEN; BASED OFF THIS TOP OF SCREEN IS SET.
2. EXISTING AIR CONDITIONER UNIT ON ROOF IS ASSUMED TO BE 36" IN HEIGHT.

VIEWPOINT 2



SD0443

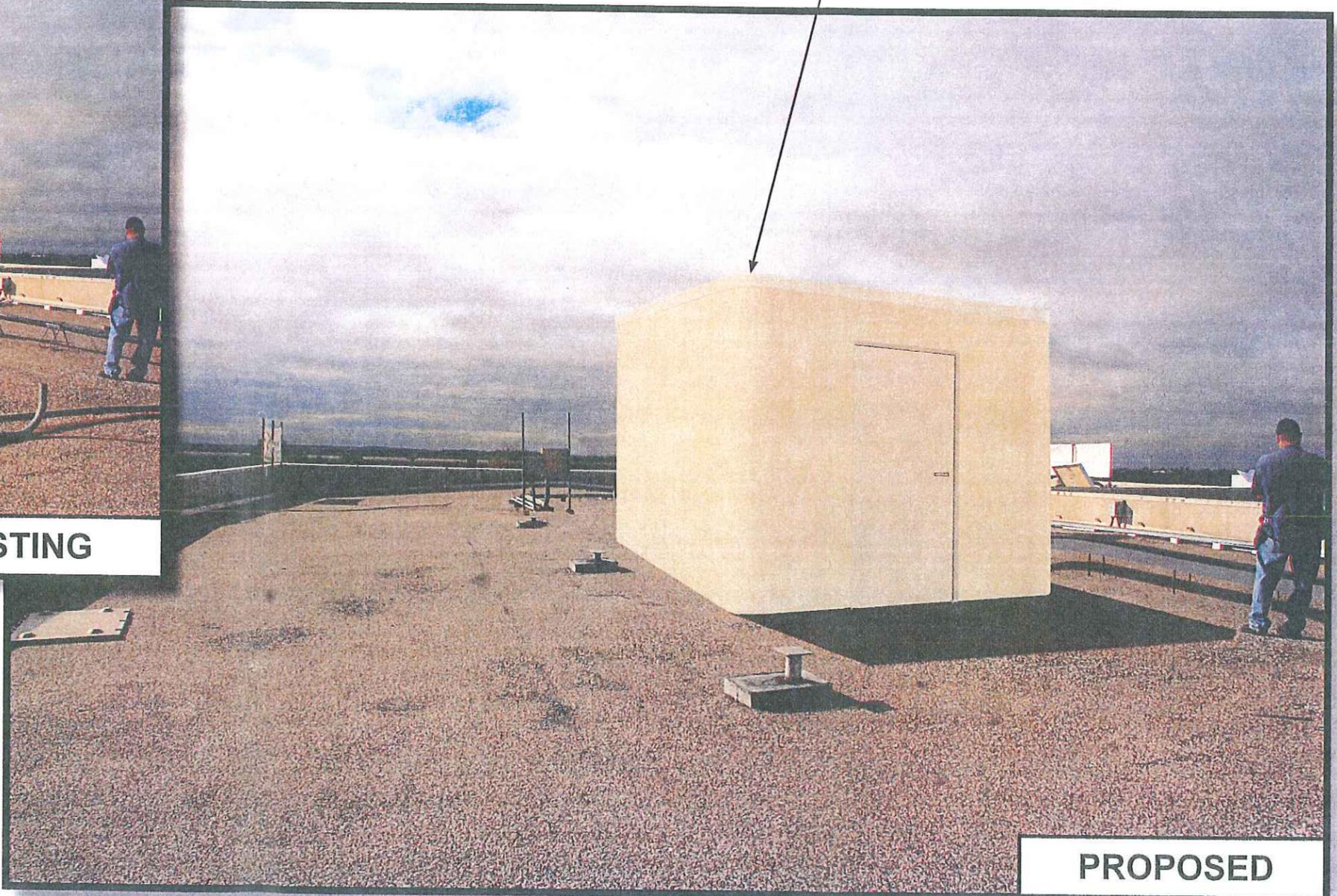
MIRAMAR RD.

7048 MIRAMAR RD.
SAN DIEGO, CA 92121

ATTACHMENT 8



EXISTING



PROPOSED

VIEWPOINT 3



at&t

SD0443

MIRAMAR RD.

7048 MIRAMAR RD.
SAN DIEGO, CA 92121

Technology  Associates

PROPOSED AT&T 8'-0" ANTENNAS
MOUNTED BEHIND NEW SCREEN WALLS
PAINTED TO MATCH EXISTING BUILDING

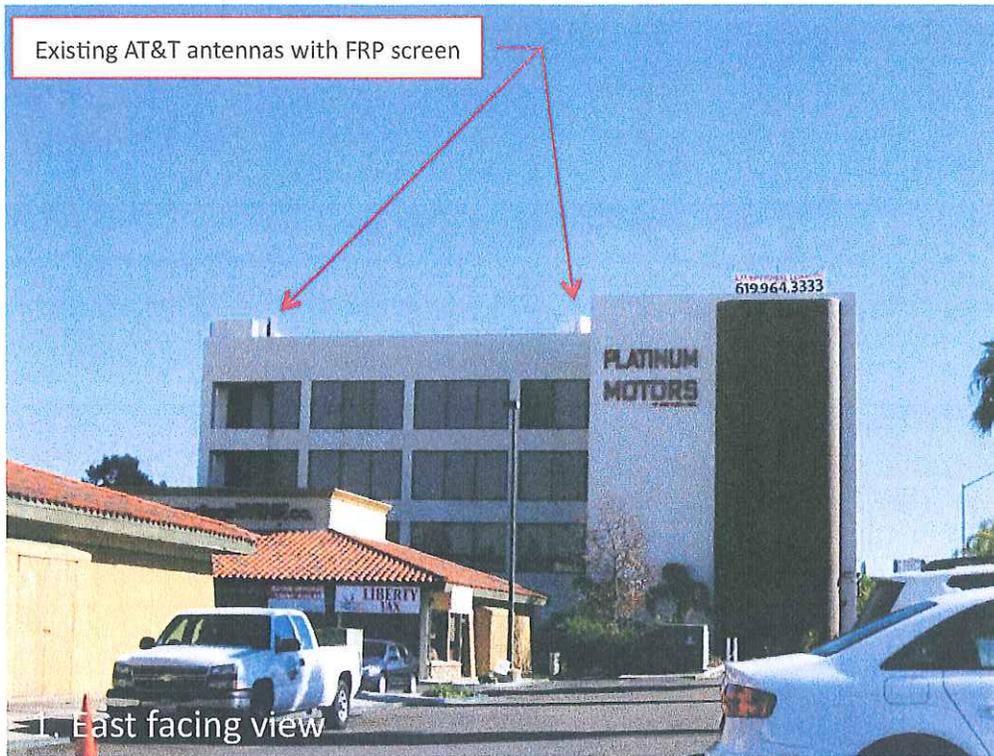


VIEWPOINT 4

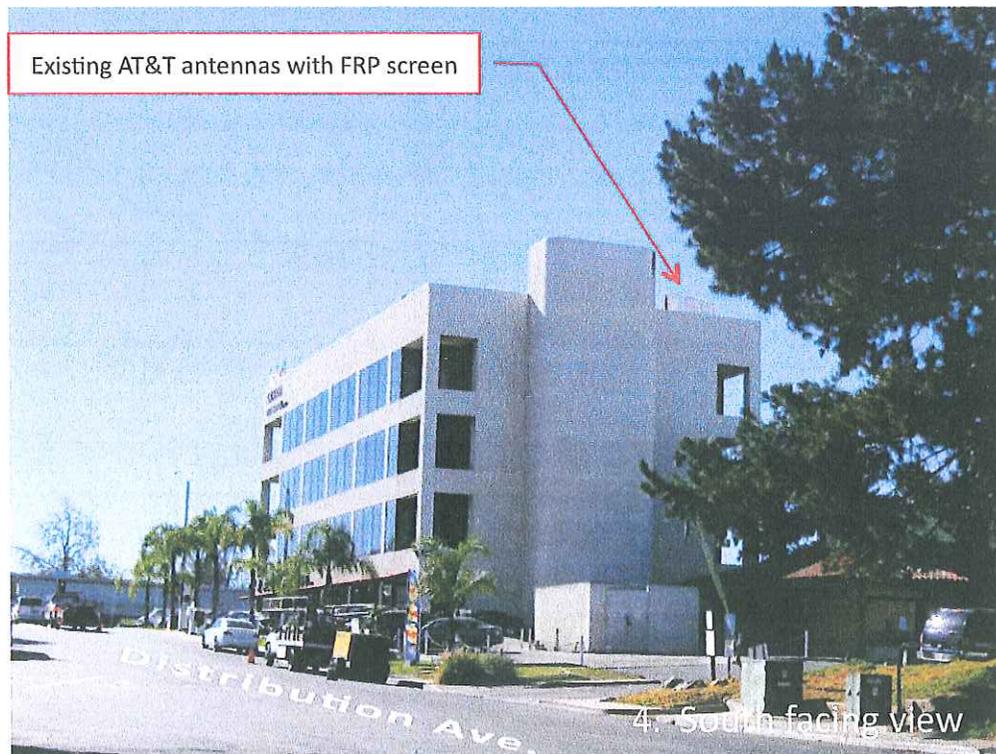
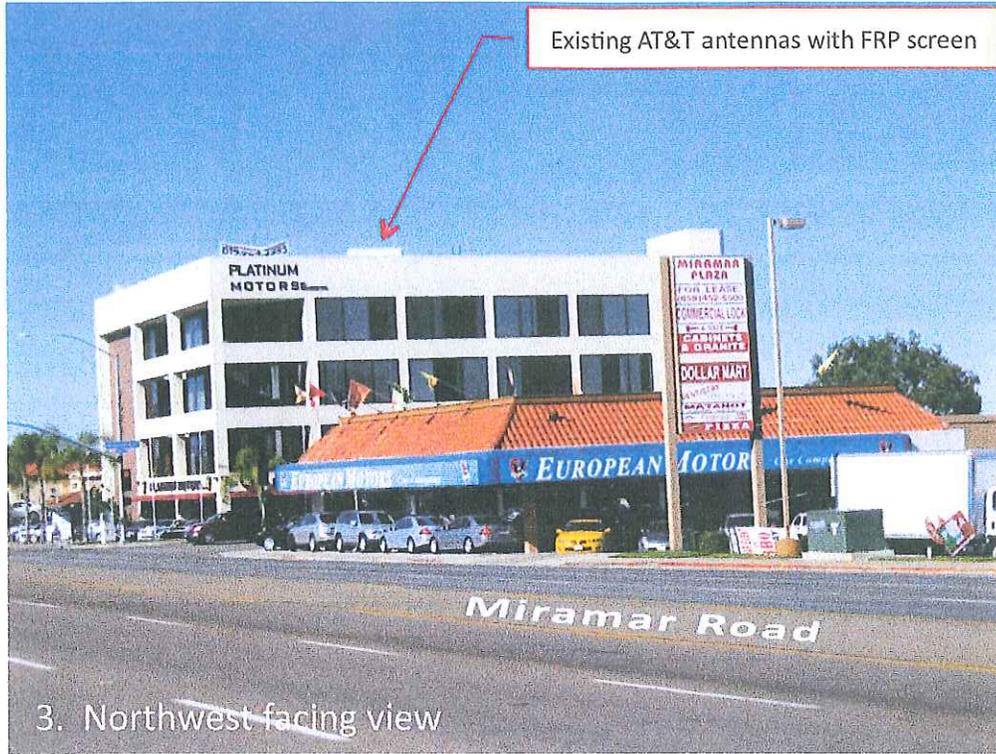
Photographic Survey Key Map

AT&T Mobility - SD0443 / Miramar Road





Photographic Survey
AT&T Mobility - SD0443 / Miramar Road



Photographic Survey
AT&T Mobility – SD0443/ Miramar Road

**MIRA MESA COMMUNITY PLANNING GROUP
MONTHLY MEETING MINUTES
7:00 PM Monday 16 April 2012**

7:00 p.m. Call to Order: Phil Lisotta; Tom Derr; Ted Brengel; Bruce Brown; Matt Woods; Jeff Stevens; Craig Radke; Jori Tulkki; Bob Mixon; Joe Frichtel; John Horst; Pat O'Donohoe; Marvin Miles; Mike Linton

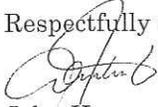
1. Adopt draft agenda: Motion to accept draft agenda made/seconded by Bruce Brown/Bob Mixon. Motion carried unanimously.
2. Approval of March 2012 Minutes: No corrections were requested. The Chair declared the minutes adopted by unanimous consent.
3. New Business
 - a. Review and corrections to MMCPG Roster and terms of office. Deferred to next meeting.
 - b. Presentation: Candidates for vacant MMCPG positions. Mark Kornheiser has volunteered for the residential seat. Joe Punsalan also is interested in the residential seat. Since Mark was termed out this year, he cannot run if there is another resident interested. Joe reviewed his planning background with various cities in California.
 - c. Qualcomm, Building Q review – Phil Lisotta, Qualcomm. Phil Lisotta presented Qualcomm's modifications to the previously approved Building Q project.
 - d. AT&T Miramar Road, Project #236933. Franklin Orozco presented AT&T antenna planned for Platinum Motors building on Miramar Rd. Antenna is to support 4G LTE technology. Motion to support application made/seconded by Bruce Brown/Ted Brengel. Motion carried 12/0/1.
 - e. Casa Mira View 2 – John Leppert, Leppert Engineering, and LeoAngelo Reyes: Reviewed the public art work for the garage. Motion made by Ted Brengel to accept LeoAngelo's presented concept with the inclusion of a red/white/blue smoke trail evoking Miramar and military service. The motion was seconded by Bob Mixon. Comments followed and the question was called. Motion carried 13/1/0. (John Horst joined late for this presentation, thus the vote totals 14.)
 - f. Mira Mesa Medical Mall and Office Building Sign Program, Brett Feuerstein presented Process V variance application to allow sign sizing necessary for visibility. Motion to recommend approval of application made/seconded by Marvin Miles/Ted Brengel. Motion carried 14/0/0.
4. Staff Reports - Information items unless otherwise noted
 - a. MCAS Miramar – Juan Lias: No information.
 - b. I-15 Public Information Officer – Matt Norton: No information.
 - c. Council District 5 (Carl DeMaio) Update – John Ly: Reported new home porting of a third aircraft carrier and reviewed the budget proposal. Carl seems some good things in the budget and some things needing changes. John handed out Carl's news

release and took question on whether city still owes money on the Chargers training facility.

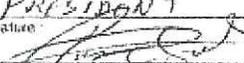
- d. Office of Nathan Fletcher – Sterling McHale: No information.
 - e. Office of Duncan Hunter – Andrea Jones: No information.
 - f. Office of Brian Bilbray – Will Zasadny: No information.
 - g. Office of Christine Kehoe – Andrew Kennerly: No information.
 - h. Office of Pam Slater-Price – Steven Hadley: Spoke about the Supervisor's opposition to SDG&E's plan to recover losses from rate payers related to wildfires.
 - i. Office of Ron Roberts – Lauren Prescott: NO information.
 - j. Steve Danon running to replace Pam Slater Price introduced himself.
5. Old Business
- a. Salk Elementary – John Horst: Nothing new to update. We'll follow up with John Stokes, asking him to come to the next meeting to update the group.
6. Public Comment and Announcements – Information items
- a. Non-Agenda Public Comment – 3 minutes per speaker. Autumn Galambos expressed interest in participating as a graduate student in a Community Plan update.
 - b. Announcements – Phil Lisotta: Earth Day Update at Qualcomm; Phil also noted that traffic work is started on three intersections in the main Qualcomm area. Joe Frichtel announced Miramar College activities, including graduation. John Horst announced flyer distribution on fireworks via Mira Mesa Youth Baseball. Jeff Stevens – Dinner for volunteer of the year. FBA play equipment project underway at Maddox Park. Ted Brengel reviewed sponsorship activities of Vulcan Materials and GenProbe with Mira Mesa High School and spoke about HP Investors looking at Camino Ruiz Village (Camino Ruiz & Zapata). Jeff noted that they would be presenting at next meeting.
7. Reports (information items):
- a. Report of Chair/correspondence – Bari Vaz: No information.
 - b. Transportation Center Subcommittee – Joe Frichtel: No information.
 - c. Stone Creek Subcommittee - Jeff Stevens: Met 6pm this evening. We will have an action item to vote on initial recommendations for next month's meeting.
 - d. AT&T Ice House Subcommittee – John Horst: No information.
 - e. CPC- Pat O'Donohoe: No information. Minutes have not been published.
 - f. Los Peñasquitos Canyon Citizen's Advisory Committee Report – Pam Stevens: No information.

9:00 p.m. Motion to adjourn made/seconded by Jeff/Joe. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John Horst".

John Horst
Secretary, Mira Mesa Community Planning Group

Project Title:	Project No. (For City Use Only):
Part II - To be completed when property is held by a corporation or partnership	
Legal Status (please check):	
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability -or- <input type="checkbox"/> General What State? <u>CA</u> Corporate Identification No. <u>200 624910046</u> <input type="checkbox"/> Partnership	
<p>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
Corporate/Partnership Name (type or print): <u>Bankers II Real Estate</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address: <u>2163 New Castle Ave Ste 150</u>	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: <u>760-753-3555</u> Fax No: <u>760-753-0769</u>	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print): <u>Tamara Tamara Salameh</u>	Name of Corporate Officer/Partner (type or print):
Title (type or print): <u>PRESIDENT</u>	Title (type or print):
Signature:  Date: <u>11/26/12</u>	Signature: Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date:	Signature: Date:
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
Title (type or print):	Title (type or print):
Signature: Date:	Signature: Date:

Ownership Disclosure Statement



VERIZON WIRELESS – OTAY BORDER – PROJECT NO. 266951
9654 SIEMPRE VIVA ROAD, SAN DIEGO, CA 92154



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 12, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING:	July 26, 2012
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	PLANNED DEVELOPMENT PERMIT - PROCESS 4
PROJECT NUMBER:	236933
PROJECT NAME:	<u>AT&T MOBILITY MIRAMAR RD LTE</u>
APPLICANT:	Franklin Orozco
COMMUNITY PLAN AREA:	Mira Mesa
COUNCIL DISTRICT:	District 5
CITY PROJECT MANAGER:	SIMON TSE, Associate Planner
PHONE NUMBER:	(619) 687-5984

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 modification to an existing Wireless Communication Facility (WCF) consisting of twelve (12) antennas concealed inside two rooftop FRP enclosures, painted and textured to match the existing building. The equipment associated with the project modification will continue to operate inside the existing building, not visible to the public. The project is located at 7084 Miramar Road in the CC-4-2 zone of the Mira Mesa Community Plan.

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. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court,

you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act.

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 No. 24001701

Revised 12/5/08 RH

AT&T Mobility Miramar Rd LTE
PROJECT CHRONOLOGY
PTS #236933 INT #24001701

Date	Action	Description	City Review	Applicant Response
4.14.2011	First Submittal	Project Deemed Complete		
5.3.2011	First Assessment Letter		19 days	
2.7.2012	Second Submittal			280 days
3.12.2012	Second Assessment Letter		34 days	
4.18.2012	Third Submittal			37 days
6.11.2012	All issues resolved			54 days
7.26.2012	Scheduled for Planning Commission		45 days	
Total Staff Time:		Including City Holidays and Furlough	98 days	
Total Applicant Time:		Including City Holidays and Furlough		371 days
Total Project Running Time:		From Deemed Complete to PC Hearing	469 days	