



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: March 19, 2015 REPORT NO. PC-15-036

ATTENTION: Planning Commission, Agenda of March 26, 2015

SUBJECT: APPEAL OF AT&T MOBILITY CADMAN PARK;
PROJECT NO. 327884, PROCESS THREE

OWNER/
APPLICANT: CLAIREMONT CHRISTIAN CHURCH
AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve or deny an appeal of the Hearing Officer's decision to approve a new Wireless Communication Facility (WCF) located at 4330 Moraga Avenue in the RM-1-1 zone of the Clairemont Mesa Community Plan?

Staff Recommendation(s): DENY the appeal and UPHOLD the Hearing Officer's decision to APPROVE Conditional Use Permit No. 1145480, with modifications.

Community Planning Group Recommendation: On February 18, 2014, the Clairemont Community Planning Group voted 11-0-0 to recommend approval of the proposed AT&T WCF with conditions (Attachment 12).

Environmental Review: This project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 9, 2014, and the opportunity to appeal that determination ended December 23, 2014 (Attachment 7).

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

Code Enforcement Impact: None associated with this project.

Housing Impact Statement: None associated with this project.

BACKGROUND:

The proposed project is located on the northwest corner of Kamloop Avenue and Moraga Avenue on an existing church property. The site location abuts Cadman Elementary School and the Cadman Park and Recreation Center directly to the west (Attachment 1). There are residential uses to the north, south and east. There are currently two existing Wireless Communication Facilities approved and in operation (T-Mobile and Verizon) on this property. As a result, this is a collocation site with the intended coverage objective primarily focused on the surrounding single family residential uses (Attachment 14). T-Mobile and Verizon are located inside separate church towers designed to integrate with the existing property. Due to the existing size limitation of these two towers, an additional carrier within either of these two designs would not be possible.

DISCUSSION

Project Description: AT&T is proposing to install a 30-foot tall monopine consisting of twelve antennas and associated components (Attachment 10). The monopine has been designed to address concerns related to visual impacts by implementing a high density branch count along with extending each branch 24-inches in front of each antenna. This, combined with the utilization of antenna socks, will effectively screen each antenna and the associated components (Remote Radio Units and Surge Suppressors) from public views. These camouflaging techniques along with the proposed landscaping will help create a realistic tree appearance from various views. The equipment associated with this project will be concealed inside a 250-square foot equipment enclosure with a trellis roof, designed to match the existing Verizon enclosure located on the most southwesterly portion of the lot. The combination of existing and proposed landscaping will appropriately screen this element and reduce any visual impacts. The proposed WCF requires a Conditional Use Permit (CUP) pursuant to the City of San Diego Municipal Code Section 141.0420(e)(1).

Council Policy 600-43 - This is a Preference 3 location according to Council Policy 600-43 and this location corresponds to uses allowed with a Conditional Use Permit, Process 3 (Land Development Code Section 141.0420(e)(1)). The applicant is required to demonstrate that sites within Preference 1 and 2 Locations were explored in good faith and found unacceptable. The Technical Analysis (Attachment 14) identified this location as the only acceptable candidate which is otherwise surrounded with single and multi-family residential uses. Additionally, the existing stealth design is compatible with the church use and preserves the neighborhood characteristics as it relates to bulk and scale.

Community Plan/General Plan - The City of San Diego General Plan requires all WCFs to be concealed in existing structures when possible, or otherwise use camouflaging techniques to hide or blend them into the surrounding area. The proposed AT&T WCF consists of twelve antennas installed on a 30-foot tall monopine. Compliance with the General Plan is achieved by implementing a high density branch count for the monopine with specific branch configuration for an optimal design; a design that is aesthetically pleasing and respectful of the neighborhood context. The design is consistent with the Land Development Code Section 141.0420. This section of the regulations reinforces the City's General Plan requirement and requires all WCF to utilize reasonable means to conceal or minimize the visual impacts of wireless communication

facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. This project also includes antenna socks that will fully cover the length of the proposed antennas which will help reduce the visibility of the conduits. Combined with the landscape improvements, the proposed AT&T WCF will result in a design that complies with the General Plan and the Land Development Code Section 141.0420. On January 21, 2015, the Hearing Officer approved the AT&T Mobility Cadman Park Project and Conditional Use Permit No. 1145480.

APPEAL:

Mr. Mike Stifano filed an appeal on February 3, 2015 of the Hearing Officer's decision on the grounds of "conflict with other matters", and requested AT&T to revise their design to address the following concerns:

1. *"Existing utility pole and light at the southwest corner of parking lot should be removed and not be replaced to eliminate lighting of adjacent properties with light. Lighting should be on timers, mounted to buildings and aimed away from neighbors."*

Staff's Response – This issue was never raised during staffs review and is not directly related to the AT&T WCF installation. However, AT&T is replacing and installing the new light standards for the church to improve the existing condition. There have been no reports of any code compliance issues related to the light illuminating onto the adjacent property. Nevertheless, AT&T is proposing to relocate the light standard further east. Please refer to the updated attached Exhibit "A" for this revision (Attachment 8). Paragraph "c" under the project description on page 1 of 8 of the permit (Attachment 6) has been revised to reflect this change.

2. *"Existing structures and landscaping create an area hidden from the street. Alcoholic beverage containers can already be found in the area. The proposed structure and landscaping will only make the problem worse. The area should be fenced off."*

Staff's Response – AT&T is proposing to add additional fencing and new motion sensor lights to assist with deterring activities behind the proposed enclosure. Please refer to the updated attached Exhibit "A" for this revision (Attachment 8). Paragraph "e" and "f" under the project description on page 2 of 8 of the permit (Attachment 6) has been revised to reflect this change.

3. *"Collapsed wooden gate at the southwest corner of property should be repaired."*

Staff's Response – During February 26, 2015, Ms. Shelly Kilbourn (representing AT&T) agreed to repair the wooden gate on the southwest corner of the property. This item is also unrelated to the AT&T WCF installation but was agreed by AT&T to improve upon the existing condition. Please refer to the updated attached Exhibit "A" for this revision (Attachment 8). Paragraph "d" under the project description on page 2 of 8 of the permit (Attachment 6) has been revised to reflect this change.

4. *"Because of the existing grade, the only way for the proposed 6-foot fence to be effective is for it to be mounted to the existing retaining wall along the southern property line."*

Staff's Response – AT&T agreed to remove the design feature to install a 6-foot fence. The proposed fencing and the addition of the motion sensor lights eliminated the need for the fencing request. Please refer to the updated attached Exhibit "A" for this revision (Attachment 8).

Conclusion: The proposed WCF has been designed to comply with the General Plan, the WCF Regulations and the WCF Guidelines. As a result, on January 21, 2015, the Hearing Officer supported both the Clairemont Community Planning Group and Staff's recommendations to approve the project and Conditional Use Permit No. 1145480. Although the project was appealed, AT&T's representative met with the appellant on site to pro-actively resolve these appeal issues and has agreed to make the necessary changes to address each concern listed in the appeal application. Therefore, staff recommends that the Planning Commission deny the appeal and approve the Hearing Officer's decision to approve Conditional Use Permit No. 1145480 with the modifications reflected in the site plan and the permit conditions.

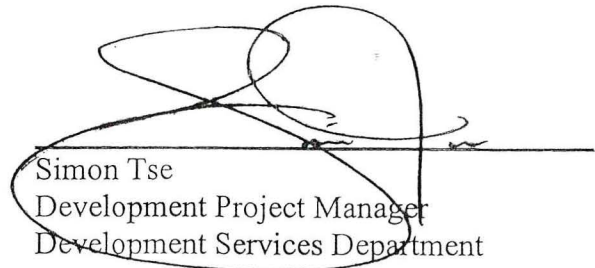
ALTERNATIVE

1. DENY the appeal and APPROVE Conditional Use Permit No. 1145480;
2. UPHOLD the appeal and DENY Conditional Use Permit No. 1145480, if the Planning Commission makes written based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Simon Tse
Development Project Manager
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. Environmental Exemption

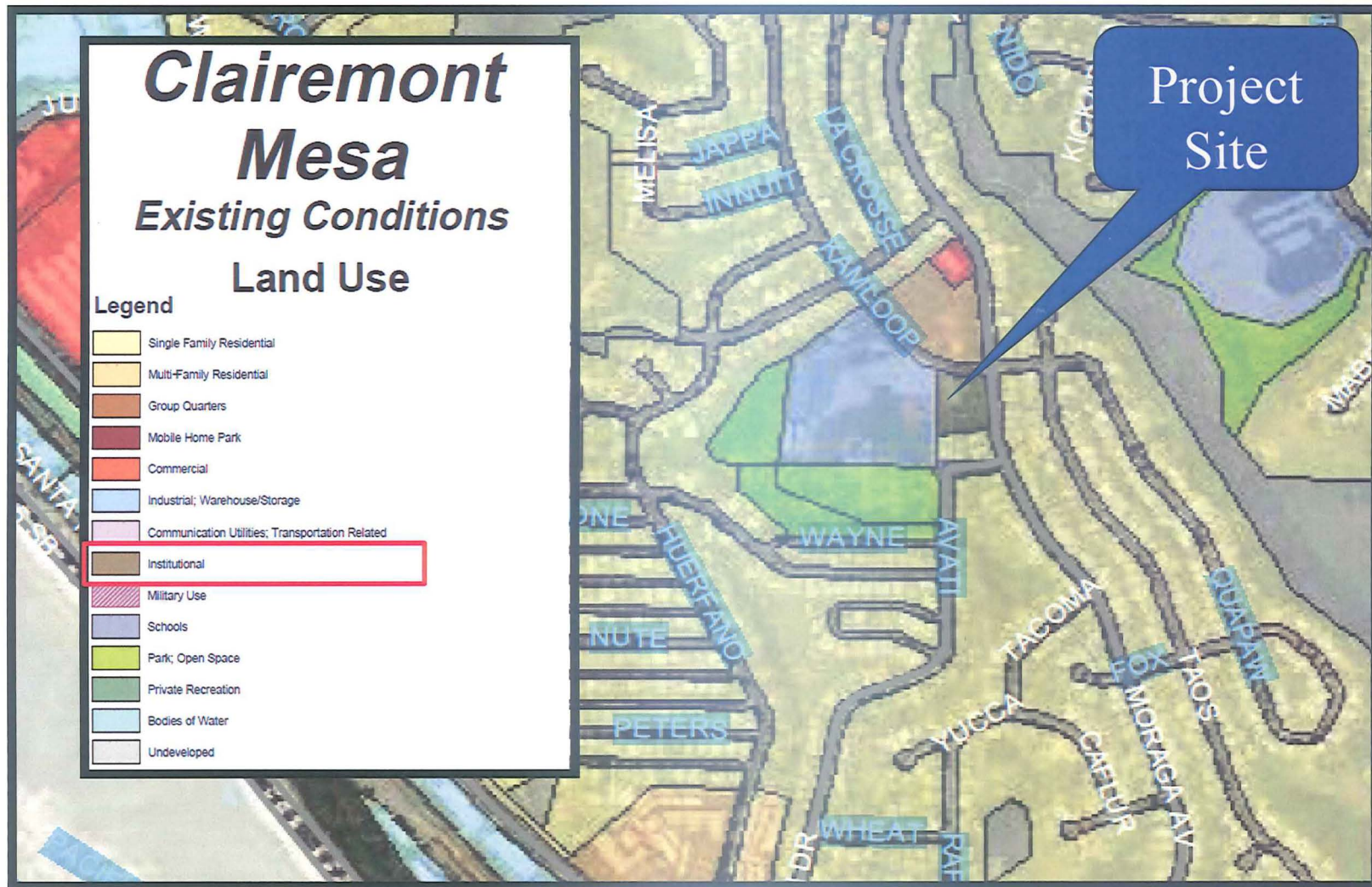
8. Revised Exhibit "A"
9. Project Plans
10. Photosimulations
11. Photo Survey
12. Copy of Appeal
13. Community Planning Group Recommendation
14. Technical Analysis



Aerial Photo

AT&T Cadman Park - Project No. 327884
4330 Moraga Avenue, San Diego, CA 92117

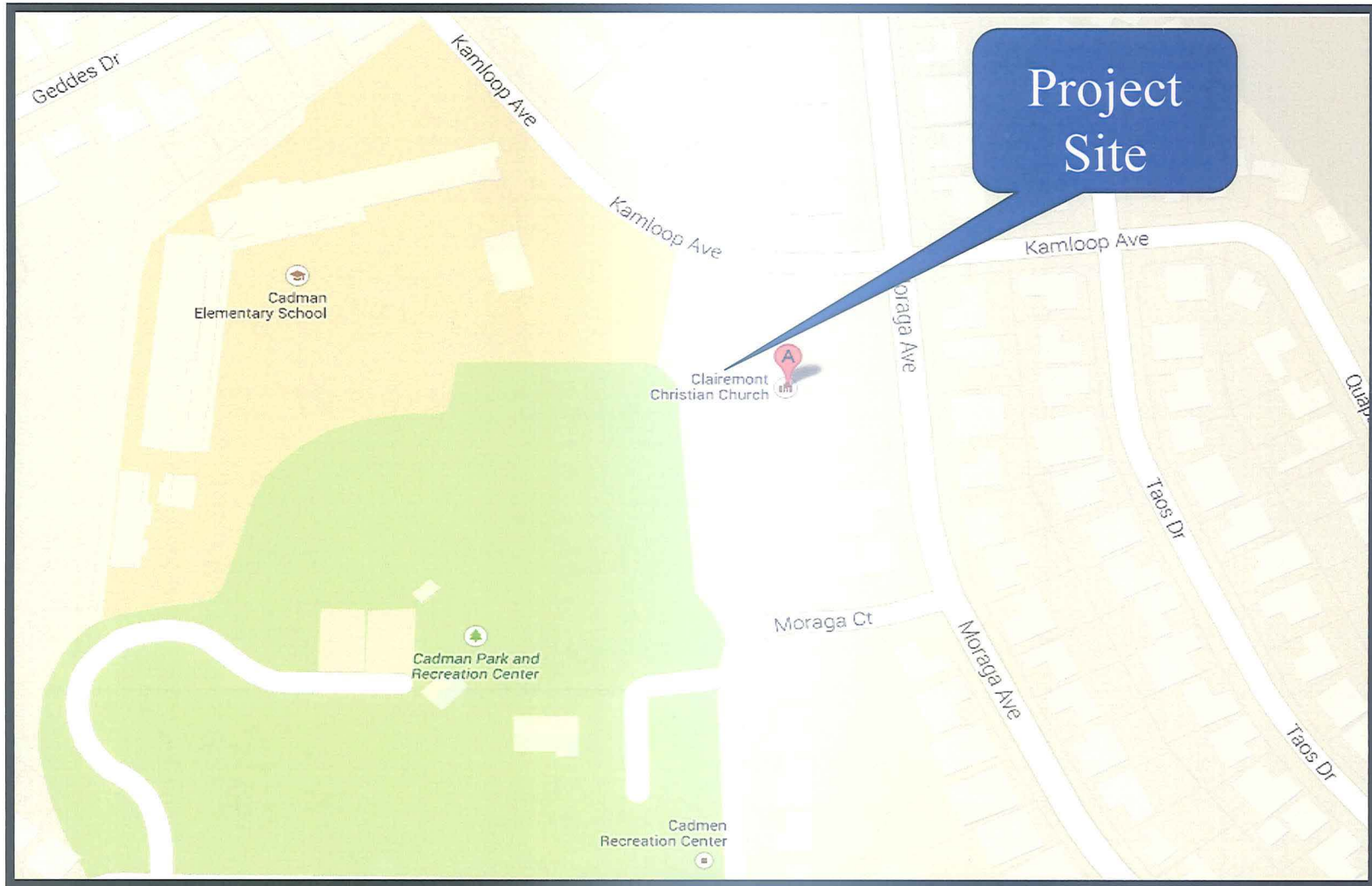




Community Land Use Map (Clairemont Mesa)

AT&T Cadman Park - Project No. 327884
 4330 Moraga Avenue, San Diego, CA 92117





Project Location Map

AT&T Cadman Park - Project No. 327884
4330 Moraga Avenue, San Diego, CA 92117



PROJECT DATA SHEET

PROJECT NAME:	AT&T Cadman Park
PROJECT DESCRIPTION:	Wireless Communication Facility (WCF) consisting of twelve (12) antennas on a 30-foot tall mono-pine. The associated equipment is located inside a 250-square foot enclosure with landscaping.
COMMUNITY PLAN AREA:	Clairemont Mesa
DISCRETIONARY ACTIONS:	Conditional Use Permit
COMMUNITY PLAN LAND USE DESIGNATION:	Institutional

(RM-1-1) ZONING INFORMATION:

CURRENT HEIGHT LIMIT:	30-feet	PROPOSED HEIGHT:	30-feet
CURRENT FRONT SETBACK:	15-feet	PROPOSED FRONT SETBACK:	No Change
CURRENT SIDE SETBACK:	5-feet	PROPOSED SIDE SETBACK:	No change
CURRENT REAR SETBACK:	15-feet	PROPOSED REAR SETBACK:	No change

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential/RM-2-5	Residential
SOUTH:	Residential/RS-1-7	Residential
EAST:	Residential/RS-1-7	Residential
WEST:	School/RS-1-7	School/Park
DEVIATIONS OR VARIANCES REQUESTED:	No deviations are proposed.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 18, 2014, the Clairemont Community Planning Group voted 11-0-0 to approve the ATT project subject to installation of a 6-foot solid fence between the adjacent property owner and the church property and a caging area with a lock between the AT&T and Verizon enclosures.	

**PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
CONDITIONAL USE PERMIT NO. 1145480
AT&T MOBILITY CADMAN PARK PROJECT NO. 327884**

WHEREAS, **CLAIREMONT CHRISTIAN CHURCH**, Owner, and **AT&T MOBILITY**, Permittee, filed an application with the City of San Diego for a permit to install a Wireless Communication Facility (WCF) consisting of twelve (12) panel antennas on a 30-foot tall monopine. The associated cabinets will be located inside a 250-square foot equipment enclosure with proposed landscaping as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit (CUP) No. 1145480;

WHEREAS, the project site is located at 4330 Moraga Avenue, San Diego, CA 92117 in the RM-1-1 zone of the Clairemont Mesa Community Planning Area;

WHEREAS, the project site is legally described as Lots 3447, 3448, 3449 of Clairemont Unit No. 16 according to Map thereof No. 3145 filed in the office of the County Recorder of San Diego County, October 22, 1954;

WHEREAS, on December 9, 2014, 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 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;

WHEREAS, on January 21, 2015, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) No. 1145480 and the public testimony; and pursuant to the Land Development Code of the City of San Diego, approved CUP No. 1145480;

WHEREAS, on February 3, 2015, an appeal of the Hearing Officer's decision to approve Conditional Use Permit No. 1145480 was filed by Mr. Mike Stifano;

WHEREAS, on March 26, 2015, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1145480 pursuant to the Land Development Code; NOW THEREFORE,

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 March 26, 2015.

FINDINGS:

Findings for Conditional Use Permit - Section §126.0305

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

The Clairemont Mesa Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego General Plan requires all WCFs to be concealed in existing

structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area. Additionally, each WCF shall be designed to be aesthetically pleasing and respectful of the neighborhood context to minimize the visual impacts of the wireless facilities. For this project, AT&T is proposing to conceal their antennas within the 30-foot tall monopine design on an existing church property. To comply with the General Plan, the monopine maintains the industry standard of three (3) branches per foot for a total of 60 branches consistent with the WCF Design Guidelines. Antenna socks will also be utilized to achieve a design that is aesthetically pleasing and respectful of the neighborhood context. Lastly, to reduce the visibility of the antennas, each branch will extend a minimum of 24-inches in front of the antenna for maximum concealment. The associated equipment area is set back from the public right-of-way and the adjacent residential uses and screened appropriately with existing and proposed landscaping. Furthermore, the equipment is fully concealed inside a new concrete block shelter with stucco finish and a wood trellis roof, designed to match the adjacent Verizon enclosure. Therefore, the proposed WCF will not adversely affect the Clairemont Mesa Community Plan; nor the City of San Diego General Plan.

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

The project consists of a new 30-foot tall monopine and an associated equipment building. The antennas and the associated Remote Radio Units (RRUs) are effectively concealed by using camouflaging techniques identified within the WCF Design Guidelines. These techniques include: antenna socks, extending the branches a minimum of 24-inches in front of the antennas, maintaining three (3) branches per foot for a total of sixty (60) branches and painting all exposed conduits and mounting pipes to match the mono-pine bark. The equipment associated with this project is concealed inside a new concrete block shelter with stucco finish, and wood trellis roof designed to match the existing Verizon enclosure. The project is collocated with two existing carriers (T-Mobile and Verizon) at 4330 Moraga Avenue in the RM-1-1 zone within the Clairemont Mesa Community Plan.

The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) on December 9, 2014. The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

Additionally, the Federal Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." AT&T submitted an RF Report, which concluded that the project complies with FCC RF Standards. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. In conclusion, the proposed project will not be detrimental to the public health, safety and welfare.

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

The proposed WCF has been designed to comply with the Wireless Communication Facility Regulations Land Development Code Section 141.0420 and the RM-1-1 zone. Pursuant to LDC Section 141.0420(e)(1) a Conditional Use Permit is required. LDC Section 141.0420 requires all WCFs to be designed to minimize visual impacts. The 30-foot tall monopine utilizes screening techniques such as antenna socks, high branch count and extending each branch length accordingly to replicate the appearance of a live tree. The monopine is setback from the nearest sidewalk and screened from public views with the existing and proposed landscaping improvements. The equipment room featuring a concrete block shelter with stucco finish, and wood trellis roof results in a desirable design that maintains and preserves the neighborhood character consistent with the adjacent Verizon enclosure. No deviations are proposed for this project. Therefore, the proposed WCF will comply with the regulations of the Land Development Code.

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

The proposed WCF is located next to an existing overflow parking area behind the single story church facility. As designed, the project is a Process 3, Preference 3 location. According to Council Policy 600-43, the applicant must justify choosing a Process 3/Preference 3 location over other lower Preference level locations. The applicant submitted a justification map that identifies the current search ring which is surrounded by primarily residential uses. Additionally, this search ring as illustrated in the coverage map is necessary to help improve the current coverage objective. Based on the justification map, it appears that there were no other lower preference level sites that could provide the necessary coverage. Instead, this non-residentially used property was selected. There are currently two other wireless carriers at this site providing similar coverage. In conclusion, the monopine design is appropriately located within an existing overflow parking area and would blend in with the existing and proposed landscaping improvements as a natural screen to the adjacent residential uses. Therefore, the proposed WCF use is appropriate at the proposed location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 1145480 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 1145480, a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: March 26, 2015

Internal Order No. 24003908

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: 24003908

**CONDITIONAL USE PERMIT NO. 1145480
AT&T MOBILITY CADMAN PARK PROJECT NO. 327884
PLANNING COMMISSION**

This Conditional Use Permit No. 1145480 is granted by the Planning Commission of the City of San Diego to **CLAIREMONT CHRISTIAN CHURCH**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 3 and Land Development Code Section 141.0420. The project site is located at 4330 Moraga Avenue, San Diego, CA 92117 in the RM-1-1 zone of the Clairemont Mesa Community Planning Area. The project site is legally described as Lots 3447, 3448, 3449 of Clairemont Unit No. 16 according to Map thereof No. 3145 filed in the office of the County Recorder of San Diego County, October 22, 1954.

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 March 26, 2015, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of a total of twelve (12) panel antennas on a 30-foot tall monopine. The associated cabinets will be located inside a 250-square foot equipment enclosure with a trellis roof; and
- b. Twenty-four (24) Remote Radio Units, four (4) Raycaps, and two (2) Global Positioning (GPS) Antennas; and
- c. Removal of two (2) wood light standards and installation of three (3) new 25-foot tall light standards as illustrated in the approved Exhibit "A"; and

- d. Replacement of the existing wooden gate on the southwest corner of the property as illustrated on the attached approved Exhibit "A".
- e. Installation of chain link fencing on the side yard property line to the existing equipment enclosures as illustrated on the approved Exhibit "A".
- f. Installation of two motion sensor lights on the AT&T equipment enclosure. The lights will be directed toward the church as illustrated on the approved Exhibit "A".
- g. Landscaping (planting, irrigation and landscape related improvements); and
- h. 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 **March 26, 2018**.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on **March 26, 2025**. Upon expiration of this approval, 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/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 project proposes to export 99-cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2009 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

16. 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.

17. 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.

18. 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:

19. 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.

20. 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.
21. 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 unless specifically noted in this Permit. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
22. 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 a Final Landscape Inspection.
23. 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.
24. Prior to installation of faux trees, applicant shall provide BDR-Landscaping with samples of proposed tree(s) leaves.

PLANNING/DESIGN REQUIREMENTS:

25. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
26. No overhead cabling is permitted.
27. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.
28. Photosimulations in color for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."
29. The 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: (78" by 14.8" by 8.6).
30. Top of antenna height not to exceed 27'-0".

31. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
32. Antennas shall be painted and textured to match the monopine/branches to the satisfaction of the Development Services Department.
33. All proposed hand-holes shall be covered with bark material to match the monopine trunk to the satisfaction of the Development Services Department.
34. All coaxial conduits shall be routed up through the caisson and into the monopine to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
35. Branches shall extend a minimum of 24-inches beyond the vertical surface of each antenna to the satisfaction of the Development Services Department.
36. Starting branch height shall be no higher than 10-feet.
37. All exposed cables, brackets and supports shall be painted to match the mono-pine foliage to the satisfaction of the Development Services Department.
38. RF socks fully covering the front and back of the antennas (and any other components) shall be used.
39. The applicant shall provide color samples of the mono-pines branches and bark prior to Building Permit issuance. This is to ensure that the proposed components integrate with the surrounding landscape. Staff will pre-approve the color sample prior to Building Permit issuance. The exact samples shall be used during the FINAL INSPECTION. The color approved by Planning Staff must be identical to the as-built mono-pines.
40. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

INFORMATION ONLY:

- Please note that a **Telecom Planning Inspection Issue** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 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.

- 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 March 26, 2015 and PC-XX-XXX .

March 26, 2015
Conditional Use Permit No. 1145480

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse, Development Project Manager
City of San Diego

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 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.

Clairemont Christian Church
Owner

By _____
Name:
Title:

AT&T Mobility
Permittee

By _____
Name:
Title:

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

NOTICE OF EXEMPTION

(Check one or both)

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

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.: 327884

PROJECT TITLE: AT&T Cadman Park

PROJECT LOCATION-SPECIFIC: The site is located at 4330 Moraga Ave San Diego, CA 92117 within the Clairemont Mesa Community Plan area.

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Conditional Use Permit (CUP) to allow for the installation of a Wireless Communication Facility (WCF) consisting of twelve antennas located on a 30-foot tall monopine and a 249-square foot outdoor WCF equipment enclosure located at a church site. The proposed project complies with height and bulk regulations and is located on a project site that is currently developed with two other wireless carriers.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: PlanCom, Inc. 302 State Place Escondido CA 92029. (760) 715-8703, Contact Krystal Peterson.

EXEMPT STATUS:

- () 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 EXEMPTIONS: 15303 (NEW CONSTRUCTION)
 () STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction) which allows for the construction of limited numbers of new, small facilities and the installation of small new equipment. Since the project would be constructed at one location and the monopine pole is not exceeding any height regulations the exemption is appropriate. Furthermore, since the project would occur on a developed site lacking sensitive resources the exceptions listed in CEQA Section 15300.2 would not apply.

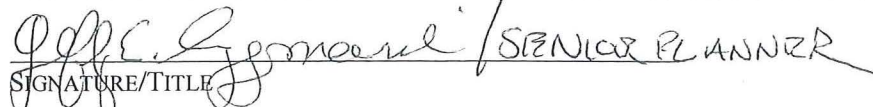
LEAD AGENCY CONTACT PERSON: JEFF SZYMANSKI

TELEPHONE: (619) 446-5324

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

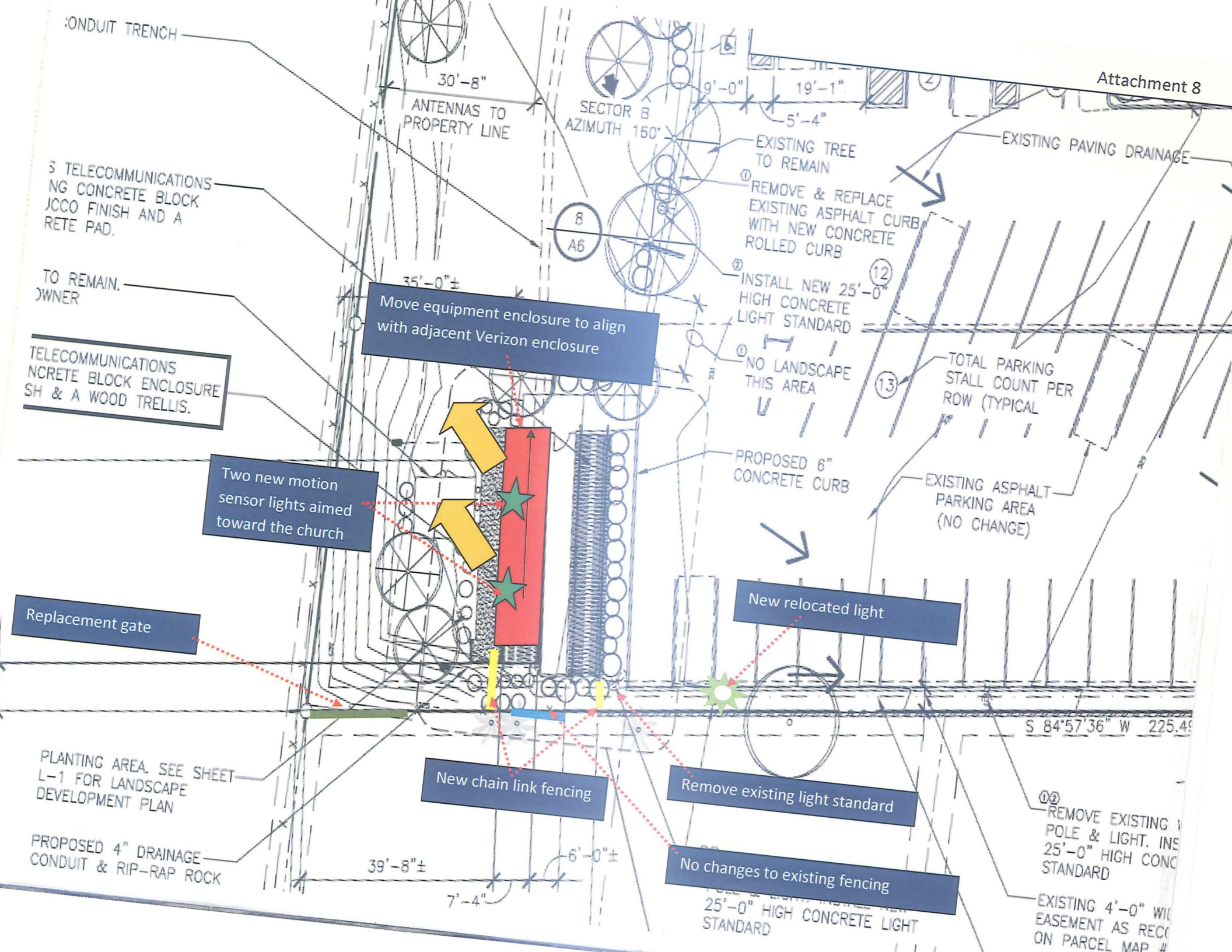

 SIGNATURE/TITLE SENIOR PLANNER

January 9, 2015
 DATE

CHECK ONE:

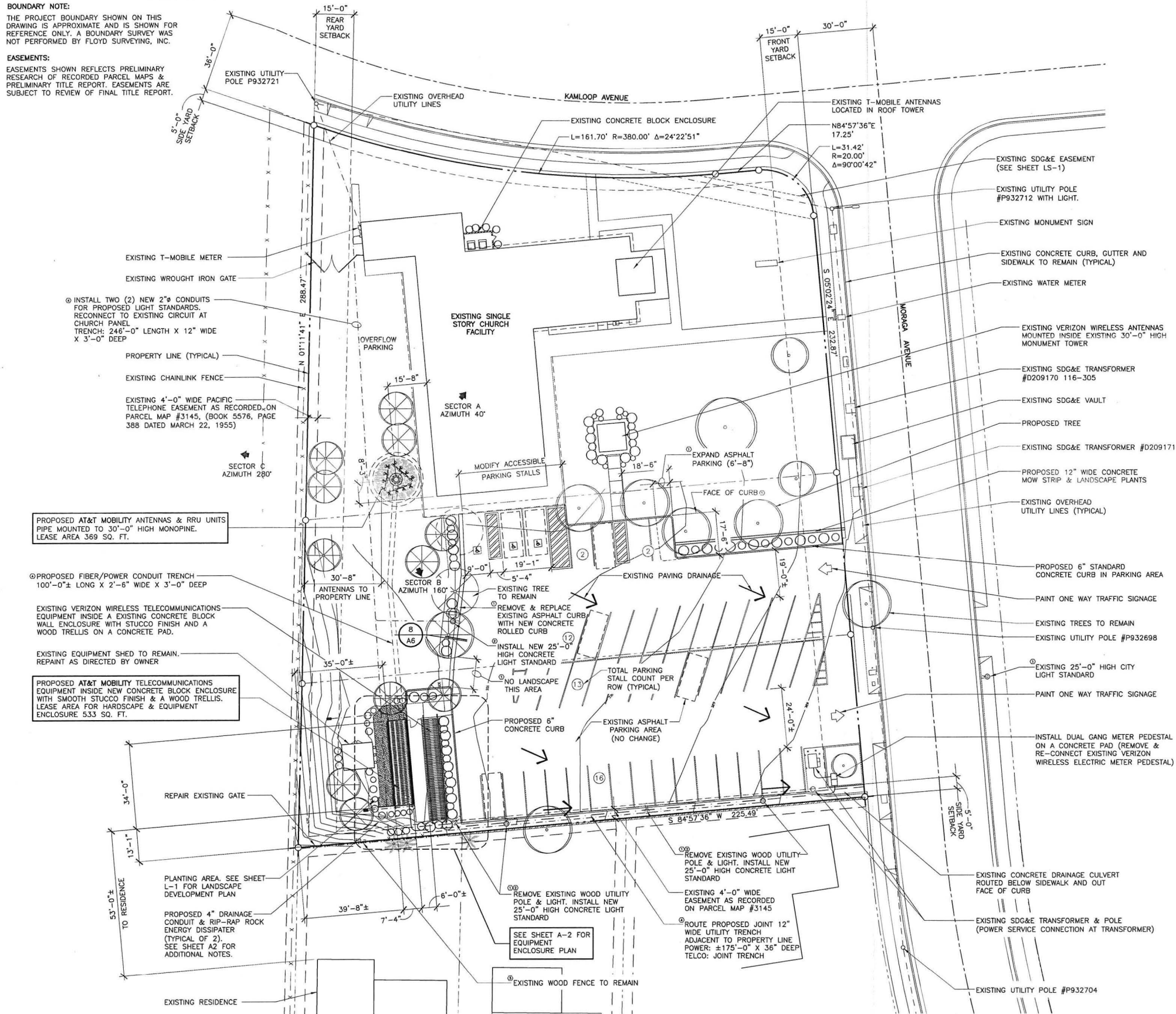
- (X) SIGNED BY LEAD AGENCY
 () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

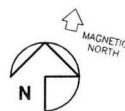


BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS
DRAWING IS APPROXIMATE AND IS SHOWN FOR
REFERENCE ONLY. A BOUNDARY SURVEY WAS
NOT PERFORMED BY FLOYD SURVEYING, INC.

EASEMENTS:
EASEMENTS SHOWN REFLECTS PRELIMINARY
RESEARCH OF RECORDED PARCEL MAPS &
PRELIMINARY TITLE REPORT. EASEMENTS ARE
SUBJECT TO REVIEW OF FINAL TITLE REPORT.



SCALE: 1" = 20'-0"



Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's

I/we the undersigned, as lessee of a portion of the property described as

4330 MORAGA AVE, SAN DIEGO, CA. (CADMAN PARK)
(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 certify to the best of my knowledge, that the 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 as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

At&t Mobility-Kevin McGee, Deployment Mgr.
Lessee _____ Company Name At&t Mobility

(print name)

Lessee [Signature] Date 3/17/06

CITY OF SAN DIEGO NOTES:

- ④ 1. PARKING SPACES WILL BE MODIFIED TO COMPLY WITH ACCESSIBILITY STANDARDS.

CURRENT EXISTING PARKING AREA 48-SPACES (RE-STRIPING ONLY)

ACCESSIBLE SPACES 9'x19'	(3) SPACES
STANDARD SPACES 8'-6"x18'	(45) SPACES
<hr/>	
TOTAL	48 SPACES

2. THIS PROJECT PROPOSED NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
3. 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
4. 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.
5. 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.

GRADING VOLUMES:

CUT:	REMOVAL SUBSURFACE SOILS:	16.0 CU. YDS
	FOOTING SHELTER:	5.6 CU. YDS
	FOOTING MONOTREE:	81.0 CU. YDS
	UTILITY TRENCH:	104.3 CU. YDS
TOTAL:		206.9 CU. YDS

FILL:	18 CU. YDS
REMOVE & RE-COMPACT TRENCH	90 CU. YDS
EXPORT:	98.9 CU. YDS

6. PROPOSED CONCRETE CURBS AND LANDSCAPE PLANTERS WILL NOT BLOCK OR ALTER EXISTING STORM WATER DRAINAGE PATTERN
7. THE PROJECT PROPOSES TO EXPORT 20 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.
8. THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT, AS SHOWN ON THE SITE PLAN, IS PRIVATE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP PRACTICE, SATISFACTORY TO THE CITY ENGINEER.
10. 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 REQUIREMENTS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
11. 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.
12. AN ENERGY DISSIPATOR WILL BE INSTALLED AT THE DISCHARGE LOCATION TO REDUCE DISCHARGE TO NON-ERODIBLE VELOCITIES.
13. PROPOSED EQUIPMENT ENCLOSURE WILL NOT BLOCK THE EXISTING SURFACE DRAINAGE PATTERN AND WILL NOT INCREASE THE EXISTING STORM WATER VOLUME OR ALTER THE DISCHARGE LOCATION.

BOOTH &
SUAREZ

ARCHITECTURE ■■ INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

CADMAN PARK

PROJECT NUMBER

SD0458

4330 MORAGA AVE.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

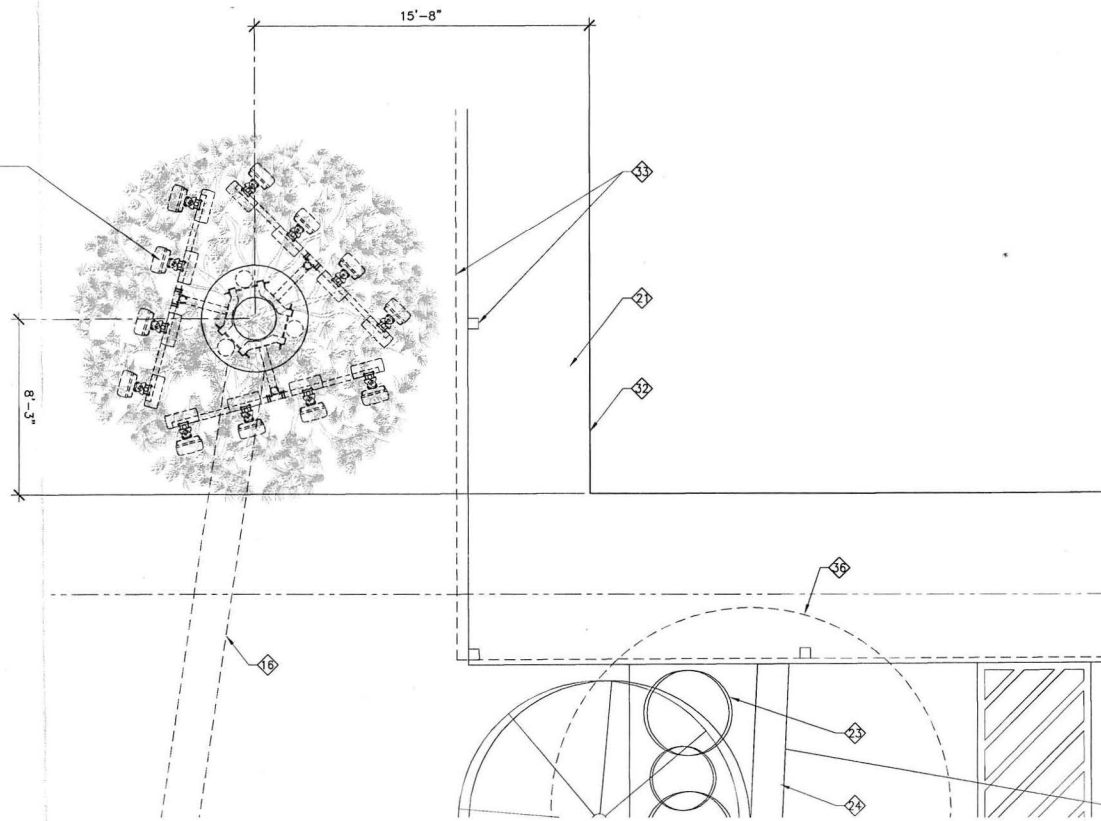
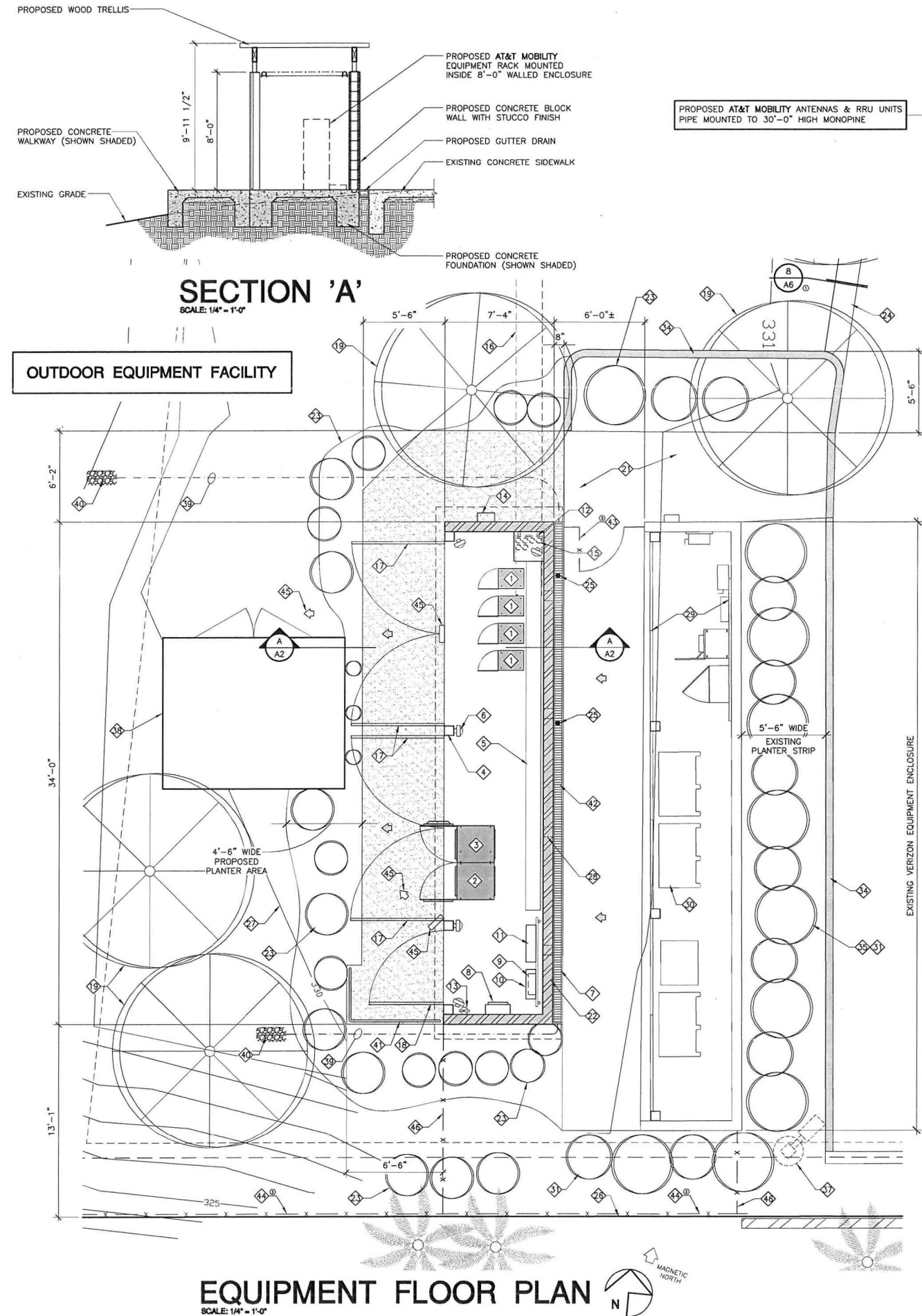
11/16/10 90% ZD REVIEW (job)
11/23/10 FINAL ZD (job)
12/15/10 FINAL REVISED ZD (rag)
02/15/11 CITY COMMENTS (rag)
03/21/11 REVISED FINAL ZD (ci)
04/12/11 REVISED FINAL ZD (ccp)
04/05/13 REVISED ZD #4 (ci)
04/19/13 REVISED ZD #5 (job)
06/04/13 REVISED ZD #6 (ci)
08/30/13 REVISED ZD #7 (r)
10/10/13 REVISED ZD #8 (r)(c)
12/06/13 REVISED ZD #9 (c)(d)
05/20/14 REVISED ZD #10 (d)(d)
09/22/14 REVISED ZD #11 (kmtl)@
08/30/14 LEASE EXHIBIT (ao)
03/10/15 REVISED EXHIBIT (xrc)
(ENCLOSURE)

SHEET TITLE

SITE PLAN

PROJECTS\AT&T\10232

A-1
EXHIBIT



KEYED NOTES:

1. PROPOSED AT&T MOBILITY ERICSSON OUTDOOR RADIO CABINET 'RBS 6301' & BASE FRAME 21 1/8" WIDE x 57 5/8" HIGH x 16 1/4" DEEP, WEIGHT: 500 LBS. (TYPICAL OF 4).
2. PROPOSED AT&T MOBILITY OUTDOOR POWER EQUIPMENT CABINET 'ARGUS/ALPHA T445x3' WITH (6) BATTERIES (30" WIDE x 72" HIGH x 30" DEEP) WEIGHT: 1650 LBS. (TYPICAL OF 1).
3. PROPOSED AT&T MOBILITY ARGUS BATTERY EXPANSION CABINET 'ARGUS/ALPHA T445x3' WITH 16 BATTERIES (30" WIDE x 72" HIGH x 30" DEEP) WEIGHT: 2800 LBS (TYPICAL OF 1).
4. GALVANIZED STEEL TUBE POST (TYPICAL OF 4) @
5. PROPOSED POWER & FIBER CABLE TRAY ON PVC SLEEPERS
6. TIMER SWITCH OPERATED LIGHT FIXTURE MOUNTED TO ENCLOSURE WALL (TYPICAL OF 5) @
7. AT&T LEASE AREA TO ALIGN WITH TRELLIS OVERHANG
8. PROPOSED 'INTERSECT, INC.' MP SERIES 200AMP POWER DISTRIBUTION LOAD CENTER WITH MANUAL TRANSFER SWITCH MOUNTED TO WALL (20" WIDE x 10" DEEP x 40" HIGH) WEIGHT: 90 LBS.
9. PROPOSED ETHERNET EQUIPMENT CABINETS (CIENA/UM) 17" WIDE x 20" HIGH x 6" DEEP MOUNTED TO UTILITY H-FRAME BELOW PBC-02 CABINET
10. PROPOSED PBC-02 CABINET 24" WIDE x 30" HIGH x 8" DEEP, MOUNTED TO UTILITY H-FRAME
11. PROPOSED TELCO CABINET FOR FTE 30" WIDE x 36" HIGH x 8" DEEP, WITH AC OUTLET MOUNTED TO UTILITY H-FRAME
12. PROPOSED GROUND BUSS BAR MOUNTED TO WALL
13. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "2A-10BC" FIRE EXTINGUISHER IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS
14. WALL MOUNTED GENERATOR RECEPTACLE OR LUG BOX
15. PROPOSED PVC CONDUITS & 14 GA. SHROUD, ROUTE (6) FOUR 4" @ SCHEDULE 40 PVC FIBER/POWER CABLE CONDUITS TO MONOPINE
16. PROPOSED FIBER/POWER CABLE CONDUIT TRENCH
17. PROPOSED DOUBLE 6'-3" WIDE x 8'-0" HIGH SOLID STEEL ACCESS GATE AND FRAME WITH AT&T MOBILITY SIGNAGE
18. PROPOSED 5'-0" WIDE x 8'-0" HIGH SOLID STEEL ACCESS GATE AND FRAME WITH AT&T MOBILITY SIGNAGE
19. PROPOSED TREE. SEE LANDSCAPE DEVELOPMENT PLAN
20. PROPOSED CONCRETE WALKWAY
21. EXISTING CONCRETE WALKWAY
22. PROPOSED 8'-0" CONCRETE BLOCK ENCLOSURE WALL WITH SMOOTH STUCCO FINISH & TRELLIS ABOVE
23. PROPOSED LANDSCAPE PLANTER. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
24. PROPOSED ROLLED CONCRETE CURB
25. PROPOSED GPS ANTENNA MOUNTED TO TRELLIS (TYPICAL OF 2)
26. PROPERTY LINE (TYPICAL)
27. EXISTING CONTOUR LINE SHOWN @ 1'-0" INTERVALS (TYPICAL)
28. PROPOSED 4" x 8" OPENING IN WALL FOR DRAINAGE (TYPICAL OF 4)
29. EXISTING VERIZON EQUIPMENT ENCLOSURE
30. EXISTING VERIZON OUTDOOR RADIO EQUIPMENT
31. EXISTING SHRUBS (TYPICAL)
32. EXISTING CHURCH BUILDING
33. EXISTING CANOPY & POST
34. PROPOSED 6" STANDARD CONCRETE CURB
35. EXISTING LANDSCAPE AREA
36. REMOVE EXISTING TREE
37. REMOVE EXISTING WOOD UTILITY POLE & LIGHT.
38. EXISTING EQUIPMENT SHED TO REMAIN
39. PROPOSED 4" DRAINAGE CONDUIT
40. PROPOSED 1' x 3' RIP-RAP ROCK ENERGY DISSIPATOR @ (MAX ROCK DIAMETER 4")
41. PROPOSED 36" HIGH GUARDRAIL
42. PROPOSED GUTTER DRAIN
43. PROPOSED 8'-0" HIGH DECORATIVE TUBE STEEL FENCE AND @ GATE
44. EXISTING WOOD FENCE TO REMAIN
45. PROPOSED MOTION EXTERIOR LIGHTS MOUNTED TO TRELLIS, DIRECT LIGHT AWAY FROM RESIDENTIAL PROPERTY TO SOUTH
46. PROPOSED 6'-0" HIGH CHAINLINK FENCING

Booth & Suarez
ARCHITECTURE INCORPORATED
395 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR

at&t
MOBILITY

7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

CADMAN PARK

PROJECT NUMBER

SD0458

4330 MORAGA AVE.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

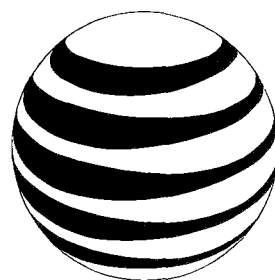
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05/20/14	REVISED ZD #10 (d) @
09/22/14	REVISED ZD #11 (kmt)
09/30/14	LEASE EXHIBIT (ao)
03/10/15	REVISED EXHIBIT (xrc) (ENCLOSURE)

SHEET TITLE

EQUIPMENT FLOOR PLAN & MONOPINE PLAN

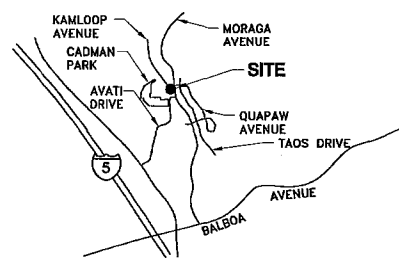
PROJECTS\AT&T\10232

A-2
EXHIBIT



at&t
MOBILITY

CADMAN PARK
4330 MORAGA AVENUE
SAN DIEGO, CA 92117
SD0458

VICINITY MAP

THOMAS GUIDE PAGE: 1248-D2

ADDRESS:
4330 MORAGA AVENUE
SAN DIEGO, CA 92117COORDINATES (NAD 83):
LATITUDE: N 32°49'17.43"
LONGITUDE: W 117°12'50.84"**RF INFORMATION**

	LTE	GSM	UMTS
Tx	704.0 - 716.0 MHz	890.2 - 891.4 MHz 874.6 - 879.8 MHz 1950.0 - 1952.4 MHz	869.2 - 874.6 MHz 874.6 - 879.8 MHz 1945.0 - 1950.0 MHz 1970.0 - 1980.0 MHz
Rx	734.0 - 748.0 MHz	845.2 - 846.4 MHz 1870.0 - 1872.4 MHz	824.2 - 829.4 MHz 829.6 - 834.8 MHz 1865.0 - 1869.8 MHz 1890.2 - 1899.8 MHz
MAX EIRP:		700 MHz: 500 WATTS 850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS	

CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
P.O. BOX 4651
CARLSBAD, CA 92018
(760) 434-8474
(760) 434-8596 (FAX)

SURVEYOR:
FLOYD SURVEYING, INC.
11576 NORFOLK CIRCLE
CORONA, CA 92880
(951) 739-7949
(951) 739-7949 (FAX)

LEASING/PLANNING:
PLANCOM, INC.
ROD PHILHOWER
302 STATE PLACE
ESCONDIDO, CA 92029
(619) 200-2260

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

PROJECT SUMMARY

APPLICANT: AT&T MOBILITY NSB PROGRAM - SAN DIEGO
7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202
(656) 453-3388

CONTACT: ROD PHILHOWER
PHONE: (619) 200-2260

OWNER: CHRISTIAN CHURCH (DISCIPLES OF CHRIST)
PACIFIC SOUTHWEST REGION
4330 MORAGA AVENUE
SAN DIEGO, CA 92117
CONTACT: TY BAIN
(656) 274-1786

JURISDICTION: CITY OF SAN DIEGO

PROJECT DESCRIPTION:

- INSTALLATION OF AN AT&T MOBILITY TELECOMMUNICATION CONCRETE BLOCK (7'-4" x 34'-0") EQUIPMENT ENCLOSURE ON A CONCRETE PAD
- INSTALLATION OF THREE ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS) MOUNTED TO A PROPOSED 30'-0" HIGH MONOPINE INCLUDING (24) RRU UNITS MOUNTED BEHIND ANTENNAS
- INSTALLATION OF FOUR (4) RAYCAP DC6-48-60-18-8F (SQUID) MOUNTED TO MONOPINE.
- INSTALLATION OF A NEW 200 AMP ELECTRICAL SERVICE FROM AN EXISTING SDG&E TRANSFORMER
- INSTALLATION OF LANDSCAPE AND IRRIGATION IS PLANNED FOR THIS PROJECT.
- INSTALLATION OF (2) NEW GPS ANTENNAS
- INSTALLATION OF NEW TELCO/FIBER SERVICE FROM EXISTING UTILITY POLE
- REMOVE TWO WOOD LIGHT STANDARDS & INSTALL (3) NEW 25'-0" HIGH CONCRETE LIGHT STANDARDS
- INSTALLATION OF CONCRETE CURB AT EXISTING PARKING LOT
- EXPAND SMALL PORTION OF EXISTING PARKING LOT & RECONFIGURE HANDICAP STALLS

LEGAL DESCRIPTION:

LOTS 3447, 3448, AND 3449 OF CLAIREMONT UNIT NO. 16 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3145 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1954

PROJECT ADDRESS: 4330 MORAGA AVENUE
SAN DIEGO, CA 92117

ASSESSORS PARCEL NUMBER: 359-481-08-00

EXISTING ZONING: RM-1-1

EXISTING SITE AREA: 56,628.0 SF
1.3 ACRES

PROJECT AREA: 250 SQ. FT.
EQUIPMENT ENCLOSURE

LEASE AREA: 533 SQ. FT.

PROPOSED OCCUPANCY: B

NOTE:
THERE ARE TWO EXISTING TELECOMMUNICATIONS FACILITIES ON THE SITE (T-MOBILE & VERIZON)

SHEET SCHEDULE

T-1	TITLE SHEET
A-1	SITE PLAN
A-2	EQUIPMENT FLOOR PLAN & MONOPINE PLAN
A-2.1	TRELLIS & CHAINLINK LID PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-5	MONOTREE ELEVATION & ANTENNA PLAN
A-6	MONOTREE DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
LS1	SITE SURVEY GENERAL INFORMATION
LS2	SITE SURVEY GENERAL INFORMATION

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE. ALL DRAWINGS ARE SCHEMATIC. DO NOT SCALE DRAWINGS TO DETERMINE OR VERIFY ANY DIMENSIONS. DRAWINGS OF ANY SIZE SHALL NEVER BE SCALED FOR ANYTHING OTHER THAN GENERAL REFERENCE.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

Booth & Suarez
ARCHITECTURE INCORPORATED
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CARLSBAD, CA 92008 (760) 434-8474



PREPARED FOR



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PROJECT NAME**CADMAN PARK**

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SAN DIEGO COUNTY

DRAWING DATES

11/16/10	90% ZD REVIEW (job)
11/23/10	FINAL ZD (job)
12/15/10	FINAL REVISED ZD (rag)
02/13/11	CITY COMMENTS (rag)
03/21/11	REVISED FINAL ZD (cl)
04/12/11	REVISED FINAL ZD (acp)
04/05/13	REVISED ZD #4 (cl)
04/19/13	REVISED ZD #5 (job)
06/04/13	REVISED ZD #6 (cl)
08/30/13	REVISED ZD #7 (rl)
10/19/13	REVISED ZD #8 (rl)@
12/05/13	REVISED ZD #9 (cl)@
05/29/14	REVISED ZD #10 (jd)@

SHEET TITLE**TITLE SHEET**

PROJECTS\AT&T\10232

T-1

BOUNDARY NOTE:
THE PROJECT BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED BY FLOYD SURVEYING, INC.

EASEMENTS:
EASEMENTS SHOWN REFLECTS PRELIMINARY RESEARCH OF RECORDED PARCEL MAPS & PRELIMINARY TITLE REPORT. EASEMENTS ARE SUBJECT TO REVIEW OF FINAL TITLE REPORT.

PROPOSED AT&T MOBILITY ANTENNAS & RRJ UNITS PIPE MOUNTED TO 30'-0" HIGH MONOPINE

PROPOSED FIBER/POWER CONDUIT TRENCH

EXISTING VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT INSIDE A EXISTING CONCRETE BLOCK WALL ENCLOSURE WITH STUCCO FINISH AND A WOOD TRELLIS ON A CONCRETE PAD.

EXISTING EQUIPMENT SHED TO REMAIN. REPAINT AS DIRECTED BY OWNER

PROPOSED AT&T MOBILITY TELECOMMUNICATIONS EQUIPMENT INSIDE NEW CONCRETE BLOCK ENCLOSURE WITH SMOOTH STUCCO FINISH & A WOOD TRELLIS.

PLANTING AREA. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
PROPOSED 4" DRAINAGE CONDUIT & RIP-RAP ROCK ENERGY DISSIPATER (TYPICAL OF 2). SEE SHEET A2 FOR ADDITIONAL NOTES.

EXISTING RESIDENCE

SITE PLAN

SCALE: 1" = 20'-0"



Lessee's Certificate
Standard Wireless Facility Project
for Post-construction BMP's

I/we the undersigned, as lessee of a portion of the property described as
4330 MORAGA AVE., SAN DIEGO, CA. (CADMAN PARK)
(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 & 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 reduces as needed.

I/we will maintain the above Standard Permanent BMP's for the duration of the lease.

At&T Mobility - Veri Wireless, Customer Rep.
Lessee: (print name) Company Name At&T Mobility
Date 3/17/08
Signature: (signature)

- CITY OF SAN DIEGO NOTES:**
- NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
 - THIS PROJECT PROPOSED NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER
 - PRIOR TO THE 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.
 - 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.
- GRADING VOLUMES:**
- | | | |
|----------------------------|---------------------------|---------------|
| CUT: | REMOVAL SUBSURFACE SOILS: | 16.0 CU. YDS |
| | FOOTING SHELTER: | 5.6 CU. YDS |
| | FOOTING MONOTREE: | 81.0 CU. YDS |
| | UTILITY TRENCH: | 104.3 CU. YDS |
| TOTAL: | | 206.9 CU. YDS |
| FILL: | | 18 CU. YDS |
| REMOVE & RE-COMPACT TRENCH | | 90 CU. YDS |
| EXPORT: | | 98.9 CU. YDS |
- PROPOSED CONCRETE CURBS AND LANDSCAPE PLANTERS WILL NOT BLOCK OR ALTER EXISTING STORM WATER DRAINAGE PATTERN
 - THE PROJECT PROPOSES TO EXPORT 20 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE "GREEN BOOK"), 2003 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE.
 - THE DRAINAGE SYSTEM PROPOSED FOR THIS DEVELOPMENT, AS SHOWN ON THE SITE PLAN, IS PRIVATE AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP PRACTICE, SATISFACTORY TO THE CITY ENGINEER.
 - PRIOR TO THE 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 REQUIREMENTS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
 - 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.
 - AN ENERGY DISSIPATER WILL BE INSTALLED AT THE DISCHARGE LOCATION TO REDUCE DISCHARGE TO NON-ERODIBLE VELOCITIES.
 - PROPOSED EQUIPMENT ENCLOSURE WILL NOT BLOCK THE EXISTING SURFACE DRAINAGE PATTERN AND WILL NOT INCREASE THE EXISTING STORM WATER VOLUME OR ALTER THE DISCHARGE LOCATION.

Booth & Suarez

ARCHITECTURE INCORPORATED
325 CARLSBAD VILLAGE DRIVE, SUITE D2
CARLSBAD, CA 92008 (760) 434-8474

PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

CADMAN PARK

PROJECT NUMBER

SD0458

4330 MORAGA AVE.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES

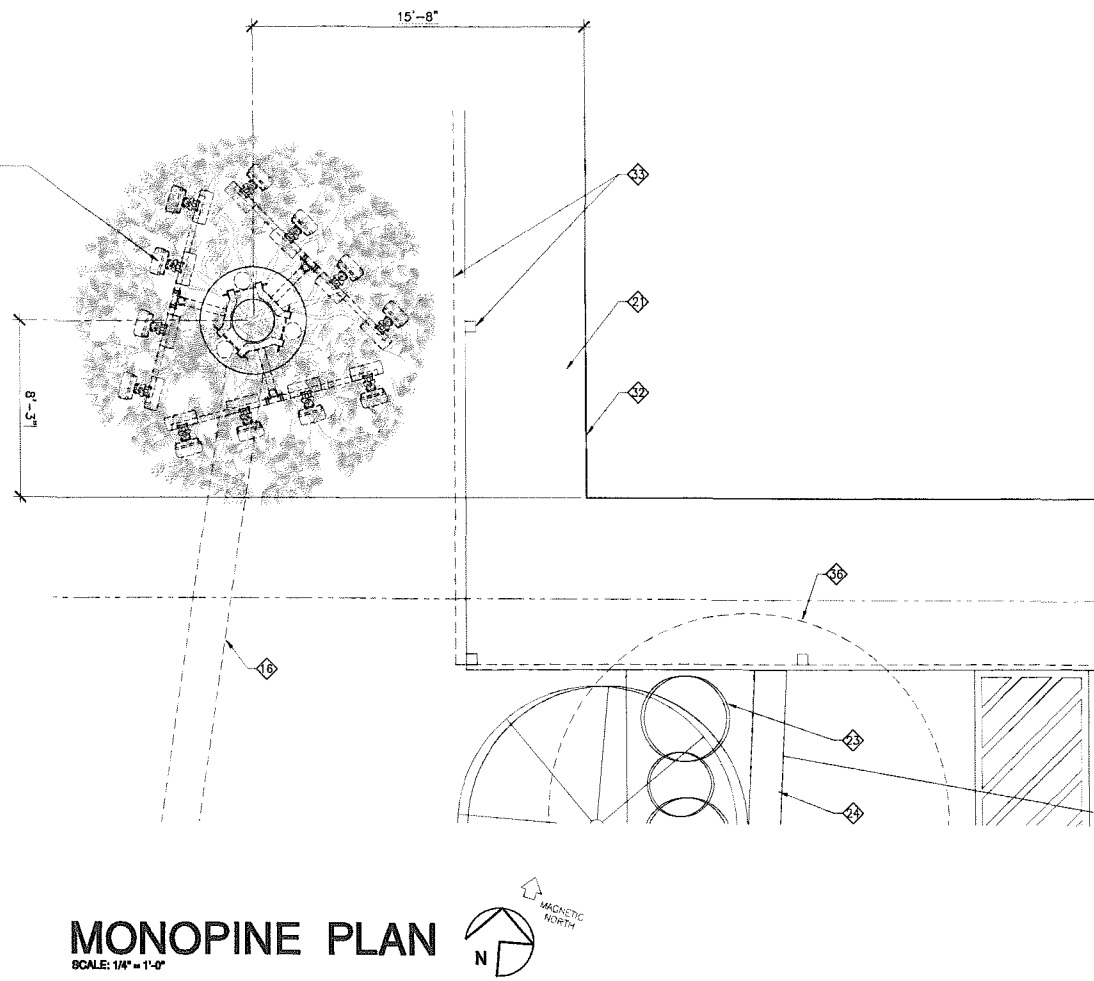
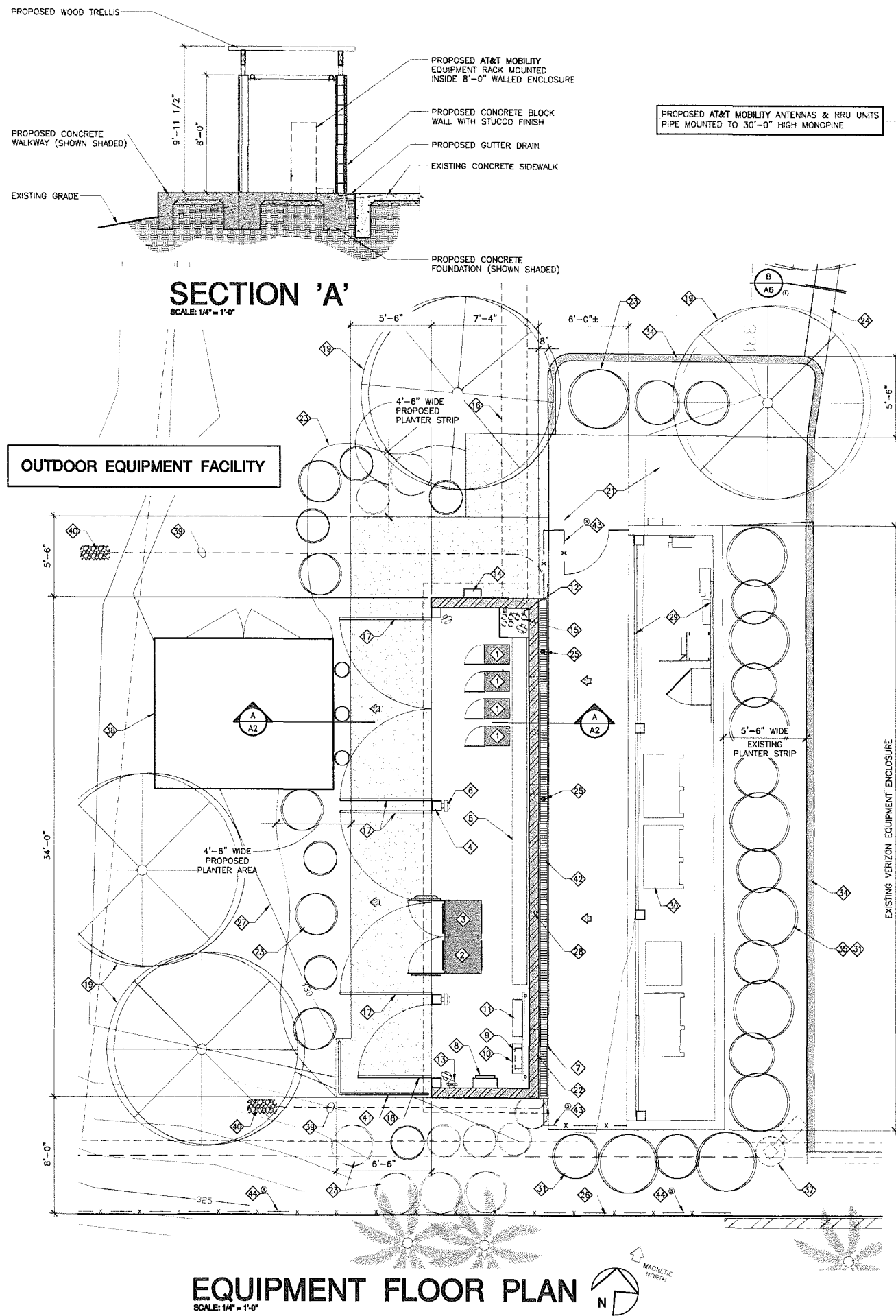
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12/06/13	REVISED ZD #9 (cl)Ⓞ
05/20/14	REVISED ZD #10 (cl)Ⓞ

SHEET TITLE

SITE PLAN

PROJECTS\AT\10232

A-1



KEYED NOTES:

- 1 PROPOSED AT&T MOBILITY ERICSSON OUTDOOR RADIO CABINET 'RBS 6301' & BASE FRAME 21 1/8" WIDE x 57 5/8" HIGH x 16 1/4" DEEP, WEIGHT: 500 LBS. (TYPICAL OF 4)
- 2 PROPOSED AT&T MOBILITY OUTDOOR POWER EQUIPMENT CABINET 'ARGUS/ALPHA Te45v3' WITH (8) BATTERIES (30" WIDE x 72" HIGH x 30" DEEP) WEIGHT: 1650 LBS. (TYPICAL OF 1).
- 3 PROPOSED AT&T MOBILITY ARGUS BATTERY EXPANSION CABINET 'ARGUS/ALPHA Te45v3b' WITH 16 BATTERIES (30" WIDE x 72" HIGH x 30" DEEP) WEIGHT: 2800 LBS (TYPICAL OF 1).
- 4 GALVANIZED STEEL TUBE POST (TYPICAL OF 4) Ⓞ
- 5 PROPOSED POWER & FIBER CABLE TRAY ON PVC SLEEPERS
- 6 TIMER SWITCH OPERATED LIGHT FIXTURE MOUNTED TO ENCLOSURE WALL (TYPICAL OF 5) Ⓞ
- 7 AT&T LEASE AREA TO ALIGN WITH TRELLIS OVERHANG
- 8 PROPOSED "INTERSECT, INC." MP SERIES 200AMP POWER DISTRIBUTION LOAD CENTER WITH MANUAL TRANSFER SWITCH MOUNTED TO WALL (20" WIDE x 10" DEEP x 40" HIGH) WEIGHT: 90 LBS.
- 9 PROPOSED ETHERNET EQUIPMENT CABINETS (CIENA/UM) 17" WIDE x 20" HIGH x 6" DEEP MOUNTED TO UTILITY H-FRAME BELOW PBC-02 CABINET
- 10 PROPOSED PBC-02 CABINET 24" WIDE x 30" HIGH x 8" DEEP, MOUNTED TO UTILITY H-FRAME
- 11 PROPOSED TELCO CABINET FOR FTE 30" WIDE x 36" HIGH x 8" DEEP, WITH AC OUTLET MOUNTED TO UTILITY H-FRAME
- 12 PROPOSED GROUND BUSS BAR MOUNTED TO WALL
- 13 GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (1) WALL MOUNTED CLASS "2A-10BC" FIRE EXTINGUISHER IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS
- 14 WALL MOUNTED GENERATOR RECEPTACLE OR LUG BOX
- 15 PROPOSED PVC CONDUITS & 14 GA. SHROUD, ROUTE (6) FOUR 4" SCHEDULE 40 PVC FIBER/POWER CABLE CONDUITS TO MONOPINE
- 16 PROPOSED FIBER/POWER CABLE CONDUIT TRENCH
- 17 PROPOSED DOUBLE 6'-3" WIDE x 8'-0" HIGH SOLID STEEL ACCESS GATE AND FRAME WITH AT&T MOBILITY SIGNAGE
- 18 PROPOSED 5'-0" WIDE x 8'-0" HIGH SOLID STEEL ACCESS GATE AND FRAME WITH AT&T MOBILITY SIGNAGE
- 19 PROPOSED TREE. SEE LANDSCAPE DEVELOPMENT PLAN
- 20 PROPOSED CONCRETE WALKWAY
- 21 EXISTING CONCRETE WALKWAY
- 22 PROPOSED 8'-0" CONCRETE BLOCK ENCLOSURE WALL WITH SMOOTH STUCCO FINISH & TRELLIS ABOVE
- 23 PROPOSED LANDSCAPE PLANTER. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
- 24 PROPOSED ROLLED CONCRETE CURB
- 25 PROPOSED GPS ANTENNA MOUNTED TO TRELLIS (TYPICAL OF 2)
- 26 PROPERTY LINE (TYPICAL)
- 27 EXISTING CONTOUR LINE SHOWN @ 1'-0" INTERVALS (TYPICAL)
- 28 PROPOSED 4" x 8" OPENING IN WALL FOR DRAINAGE (TYPICAL OF 4)
- 29 EXISTING VERIZON EQUIPMENT ENCLOSURE
- 30 EXISTING VERIZON OUTDOOR RADIO EQUIPMENT
- 31 EXISTING SHRUBS (TYPICAL)
- 32 EXISTING CHURCH BUILDING
- 33 EXISTING CANOPY & POST
- 34 PROPOSED 6" STANDARD CONCRETE CURB
- 35 EXISTING LANDSCAPE AREA
- 36 REMOVE EXISTING TREE
- 37 REMOVE EXISTING WOOD UTILITY POLE & LIGHT. INSTALL NEW 25'-0" HIGH CONCRETE LIGHT STANDARD (SEE SHEET A-1)
- 38 EXISTING EQUIPMENT SHED TO REMAIN
- 39 PROPOSED 4" DRAINAGE CONDUIT
- 40 PROPOSED 1' x 3' RIP-RAP ROCK ENERGY DISSIPATER Ⓞ (MAX ROCK DIAMETER 4")
- 41 PROPOSED 36" HIGH GUARDRAIL
- 42 PROPOSED GUTTER DRAIN
- 43 PROPOSED 8'-0" HIGH DECORATIVE TUBE STEEL FENCE AND GATE
- 44 PROPOSED 6'-0" HIGH WOOD FENCE PAINTED TO MATCH WALL. Ⓞ FIELD VERIFY SITE CONDITIONS AND EXTEND TO WEST PROPERTY LINE

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PREPARED FOR

at&t
MOBILITY

7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

APPROVALS

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ZONING	DATE
CONSTRUCTION	DATE
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SAN DIEGO, CA 92117
SAN DIEGO COUNTY

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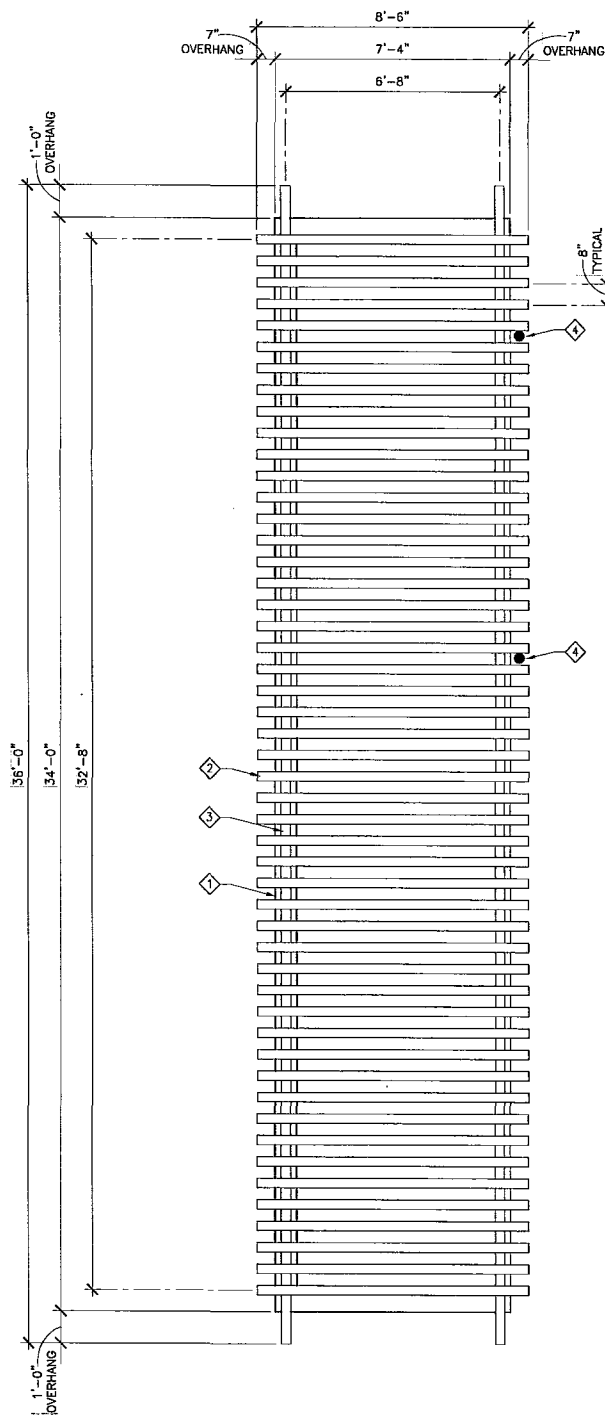
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05/20/14	REVISED ZD #10 (jd) Ⓞ

SHEET TITLE

**EQUIPMENT FLOOR PLAN
&
MONOPINE PLAN**

PROJECTS\AT&T\10232

A-2



TRELLIS PLAN
SCALE: 3/8" = 1'-0"
N
MAGNETIC NORTH

TRELLIS & ROOF NOTES:

- 1 PROPOSED CONCRETE BLOCK ENCLOSURE WITH SMOOTH STUCCO FINISH TO MATCH ADJACENT ENCLOSURE
- 2 PROPOSED 4x4 TRELLIS RAFTERS AT 8" O.C.
- 3 PROPOSED 4x12 D.F. NO. 1 BEAM CENTERED ON BLOCK WALL BELOW
- 4 PROPOSED E-911/GPS ANTENNA MOUNTED TO WOOD TRESS ABOVE
- 5 PROPOSED 8"x8" GALV. T.S. COLUMN (TYPICAL)
- 6 PROPOSED GALVANIZED STEEL PIPE CLAMPS FOR CHAINLINK TENSIONER STRIP
- 7 PROPOSED STEEL GATE AND FRAME WITH AT&T MOBILITY SIGNAGE
- 8 PROPOSED 3" SCHEDULE 40 GALVANIZED STANDARD PIPE FRAME (TYPICAL)
- 9 PROPOSED GALVANIZED TENSIONER STRIP (TYPICAL)
- 10 "X" INDICATES A SINGLE PANEL OF THE CHAINLINK LID
- 11 PROPOSED GALVANIZED CHAINLINK MESH PARTIALLY REMOVED FOR CLARITY. PROVIDE STANDARD WIRE TIES TO FRAME @ 12" O.C. WITH DOUBLE KNOTS ON BOTTOM SIDE OF FRAME, SEE SPECIFICATION THIS SHEET
- 12 3 1/2" x 3 1/2" T.S. GALV. POST WELDED TO STEEL PLATE (TYPICAL OF 4)
- 13 5"x10"x1/4" STEEL PLATE GALV. (TYPICAL OF 4)
- 14 3 1/2" x 3 1/2" T.S. GALV. POST WELDED TO TOP OF 8"x8" T.S. POST (TYPICAL OF 4)
- 15 "SIMPSON" HANGER C048 GALV.

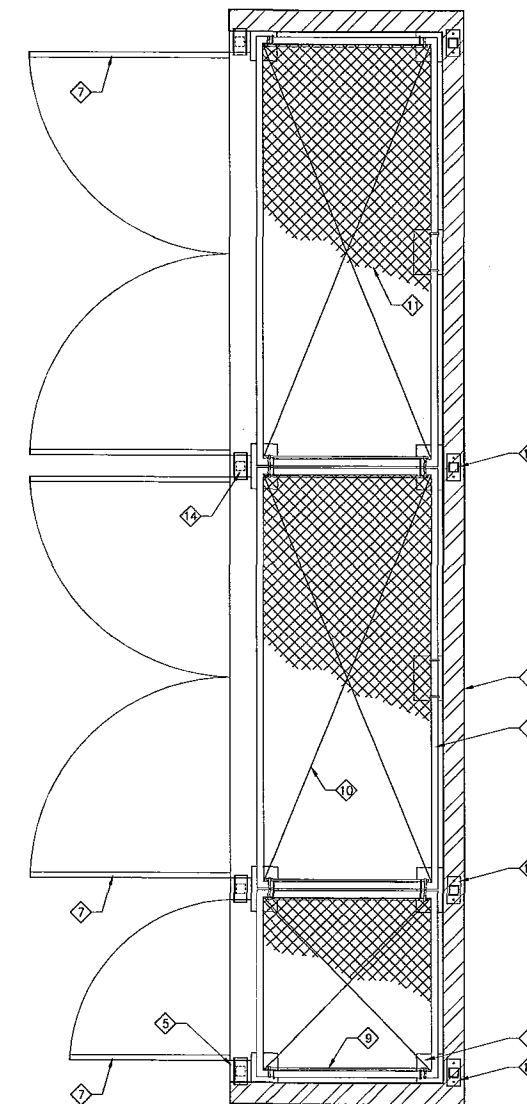
CHAINLINK LID SPECIFICATION

FABRIC: 9 GA. CORE WIRE SIZE 1" x 1" MESH, CONFORMING TO ASTM-A392 CLASS 1.

TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL. INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.

TENSION WIRE: 7 GA. GALVANIZED STEEL.

STEEL PIPE: ASTM A53, GRADE B OR ASTM A500, GRADE B



CHAINLINK LID PLAN
SCALE: 3/8" = 1'-0"
N
MAGNETIC NORTH



PREPARED FOR



7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

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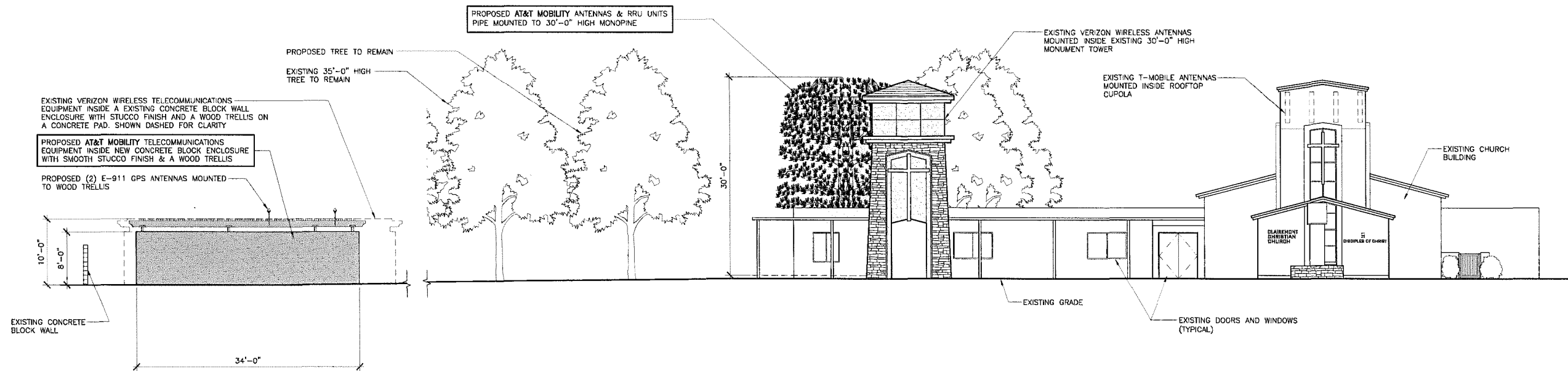
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SHEET TITLE

**TRELLIS
&
CHAINLINK LID PLAN**

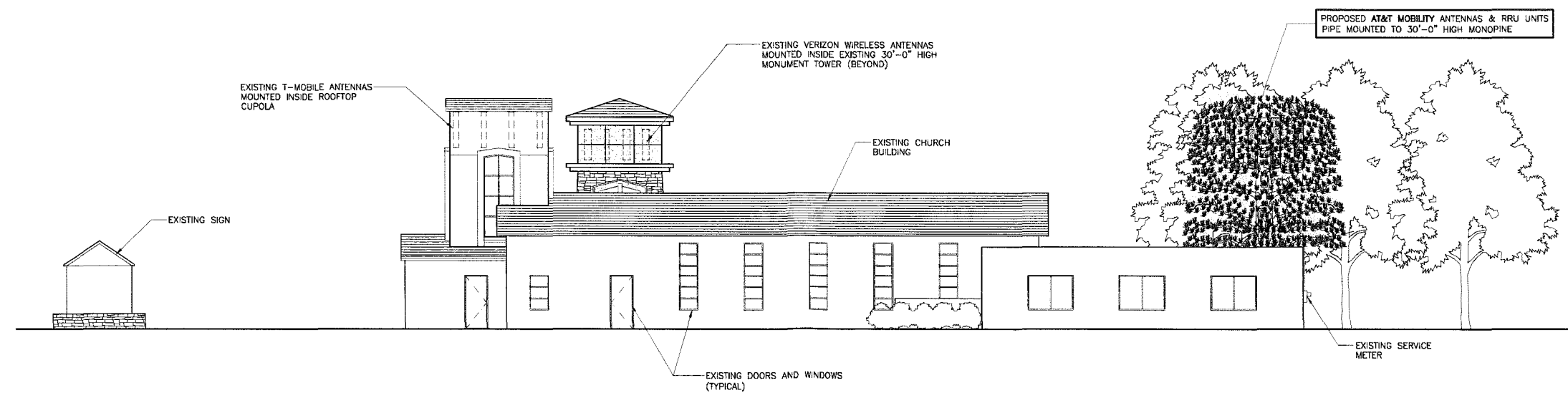
PROJECTS\AT&T\10232

A-2.1



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

PROPOSED & EXISTING LANDSCAPE IN FOREGROUND NOT SHOWN FOR CLARITY



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



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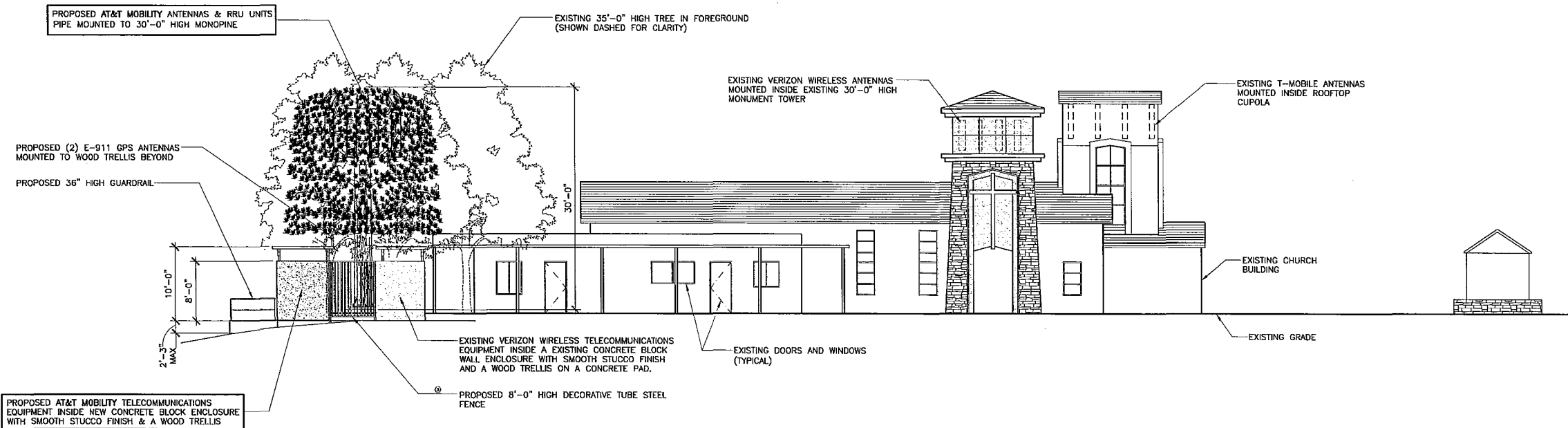
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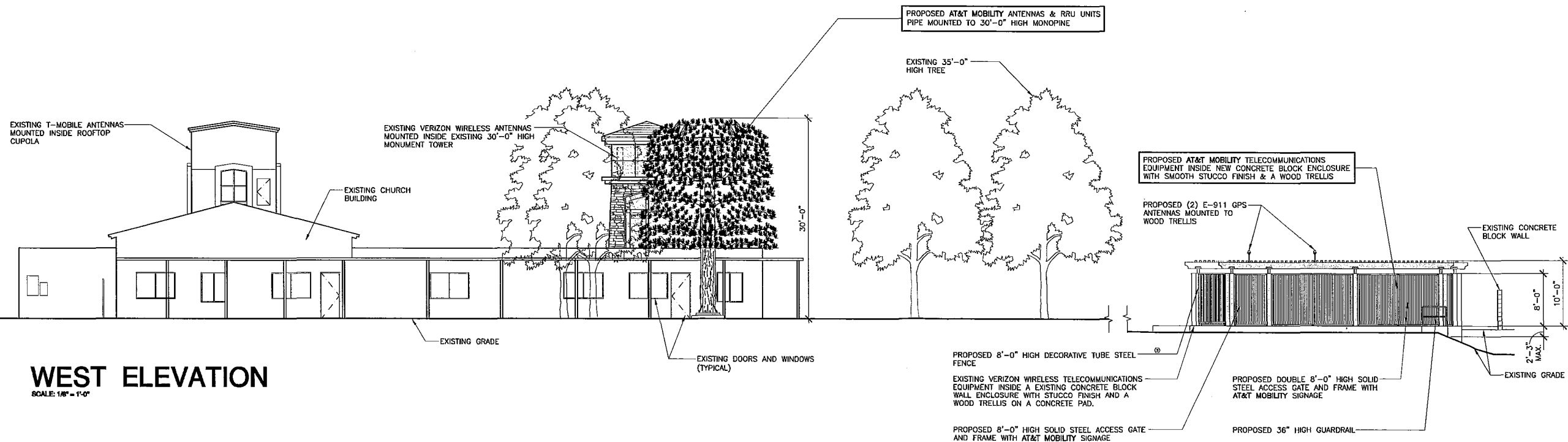
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECTS\AT&T\10232



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

PROPOSED & EXISTING LANDSCAPE IN
FOREGROUND NOT SHOWN FOR CLARITY



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

Booth & Suarez
ARCHITECTURE INCORPORATED
395 CALISBADO VILLAGE DRIVE, SUITE D2
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
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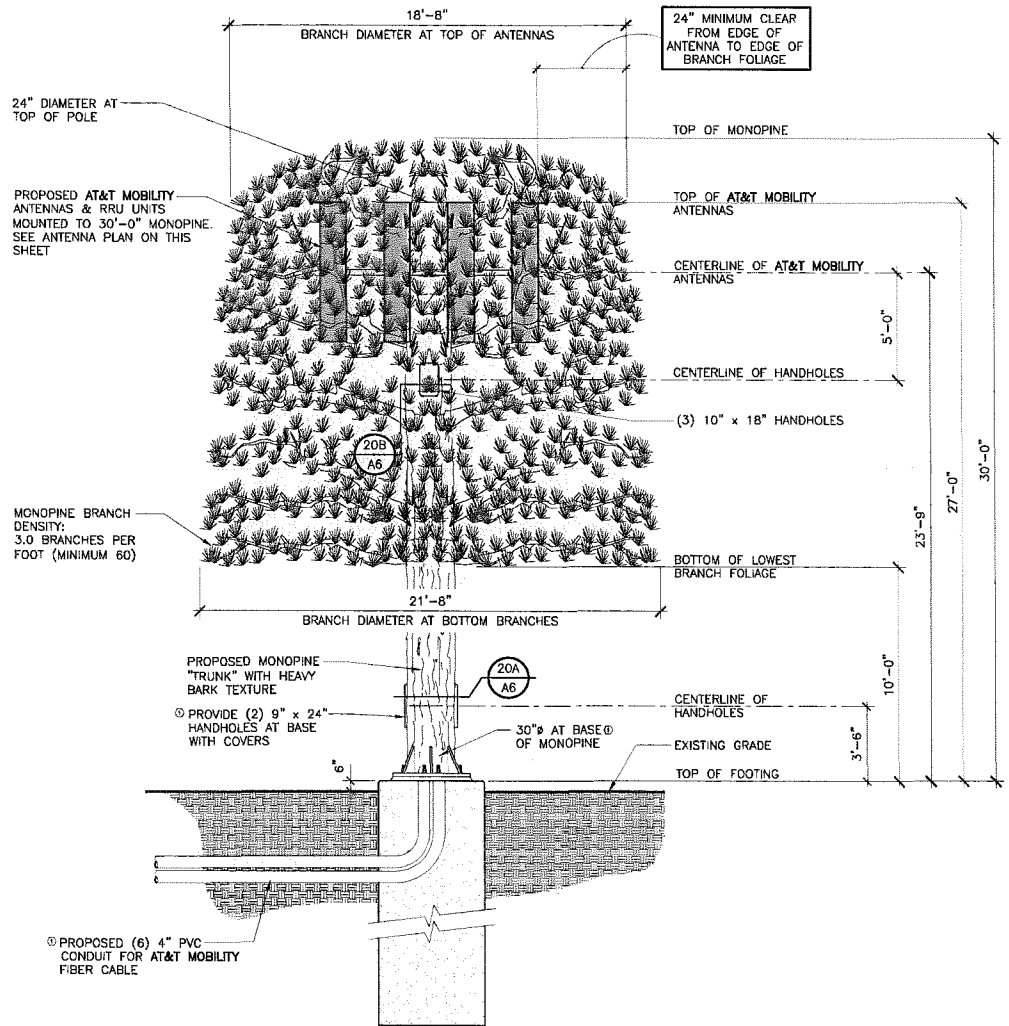
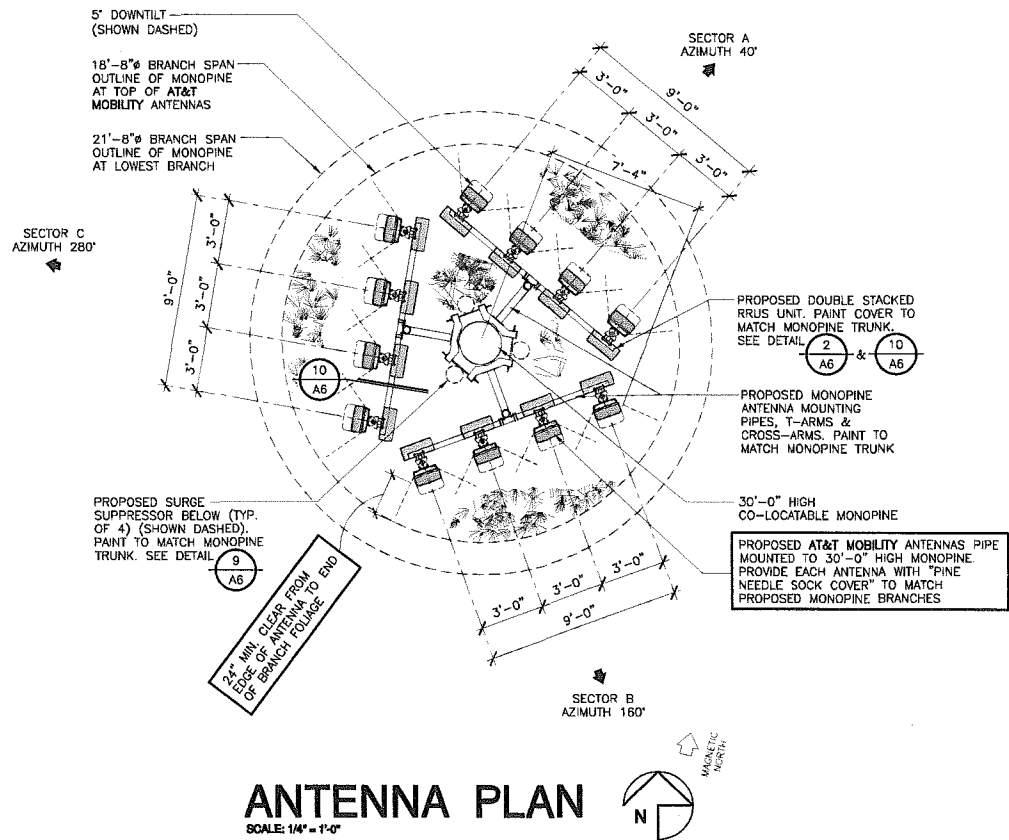
EXTERIOR ELEVATIONS

PROJECTS\AT&T\10232


A-4

ANTENNA AND COAXIAL CABLE SCHEDULE												
SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER ③	RRUS	DOWNTILT	SKEW ANGLE	SERIAL NUMBER	NUMBER OF CABLES PER SECTOR	FIBER LENGTH (+ / - 5')	EQUIPMENT JUMPER LENGTH (+ / - 3')	ANTENNA JUMPER LENGTH (+ / - 3')	COAX SIZE
A1	NORTH	40°	ERICSSON AIR-21 (6 FOOT)	(B) RRUS-11	0°	N/A		C	160'-0"	10'-0"	6'-0"	FIBER
A2			ERICSSON AIR-21 (6 FOOT)									
A3			ERICSSON AIR-21 (6 FOOT)									
A4			ERICSSON AIR-21 (6 FOOT)									
B1	SOUTHEAST	160°	ERICSSON AIR-21 (6 FOOT)	(B) RRUS-11	0°	N/A		C	160'-0"	10'-0"	6'-0"	FIBER
B2			ERICSSON AIR-21 (6 FOOT)									
B3			ERICSSON AIR-21 (6 FOOT)									
B4			ERICSSON AIR-21 (6 FOOT)									
C1	SOUTHWEST	280°	ERICSSON AIR-21 (6 FOOT)	(B) RRUS-11	0°	N/A		C	160'-0"	10'-0"	6'-0"	FIBER
C2			ERICSSON AIR-21 (6 FOOT)									
C3			ERICSSON AIR-21 (6 FOOT)									
C4			ERICSSON AIR-21 (6 FOOT)									
PROPOSED GPS			KATHREIN OG-880/1920/ GPS-R					2	15'-0"			1/2"
PROPOSED GPS			KATHREIN OG-880/1920/ GPS-R					2	15'-0"			1/2"

- NOTES:
- FIELD VERIFY ALL FIBER & CABLE LENGTHS PRIOR TO ORDERING CABLE
 - VERIFY ROUTE AND LENGTH OF FIBER & CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.
 - VERIFY MODEL NUMBER OF ALL ANTENNAS WITH AT&T MOBILITY. SEE DETAIL 
- ANTENNAS: ERICSSON AIR-21 (6 FOOT) 78" LONG x 14.8" WIDE x 8.6" DEEP, WEIGHT: 110.0 LBS



MONOPINE - ELEVATION
SCALE: 1/4" = 1'-0"

PREPARED FOR

7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

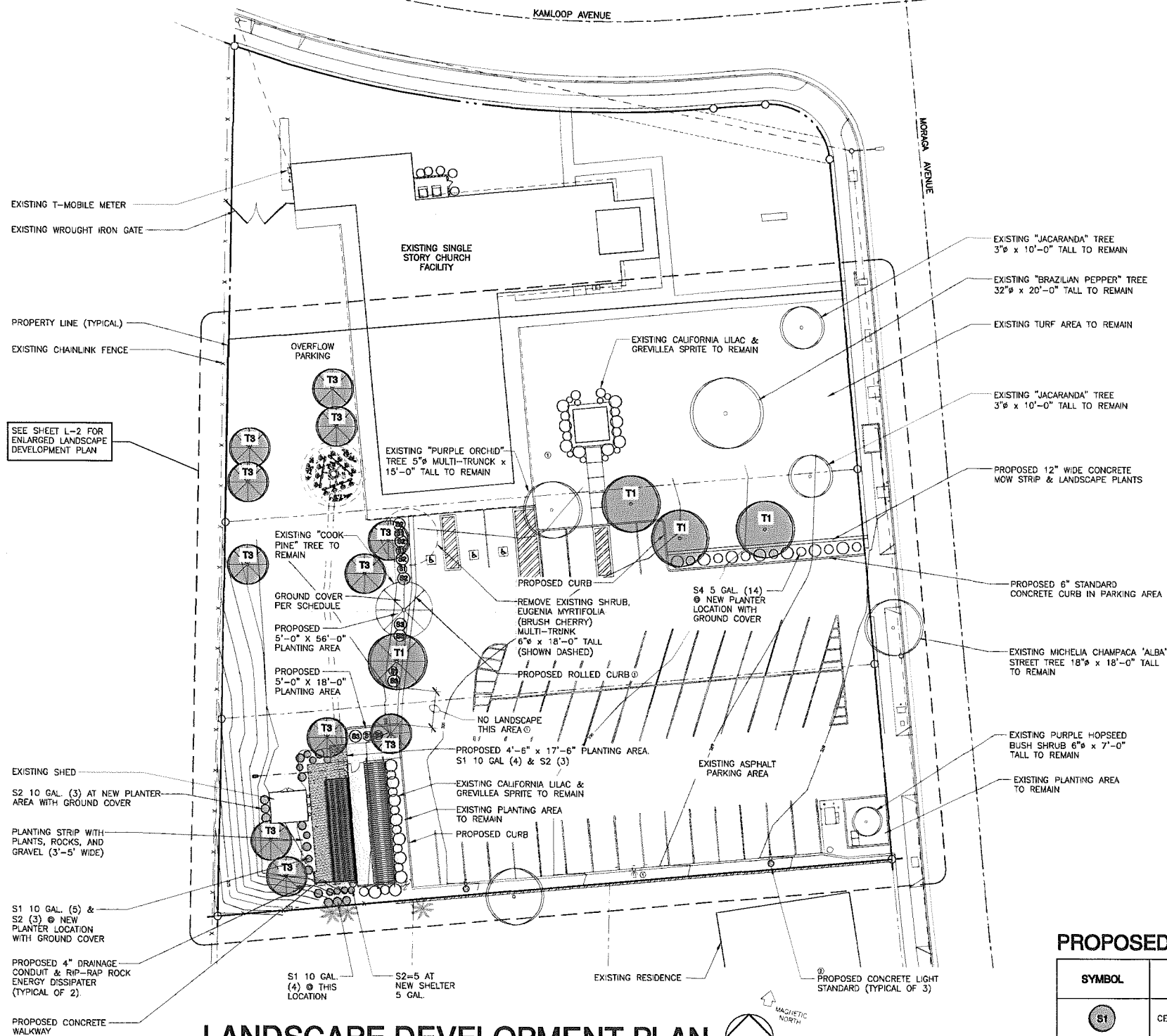
APPROVALS	
R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME
CADMAN PARK
PROJECT NUMBER
SD0458
4330 MORAGA AVE.
SAN DIEGO, CA 92117
SAN DIEGO COUNTY

DRAWING DATES	
11/16/10	90% ZD REVIEW (job)
11/23/10	FINAL ZD (job)
12/15/10	FINAL REVISED ZD (reg)
02/15/11	CITY COMMENTS (reg)
03/21/11	REVISED FINAL ZD (ci)
04/12/11	REVISED FINAL ZD (acp)
04/05/13	REVISED ZD #4 (ci)
04/19/13	REVISED ZD #5 (job)
06/04/13	REVISED ZD #6 (ci)
08/30/13	REVISED ZD #7 (ri)
10/10/13	REVISED ZD #8 (ri)Ⓞ
12/06/13	REVISED ZD #9 (ci)
05/20/14	REVISED ZD #10 (id)

SHEET TITLE
**MONOPINE ELEVATION
&
ANTENNA PLAN**

PROJECTS\AT&T\10232



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

PROPOSED TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	^① BAUHINIA PURPUREA	PURPLE ORCHID TREE	TREE	24" BOX 36" BOX	1 3	35' HT 35' W.
	PINUS CANARIENSIS	CANARY ISLAND PINE	TREE	24" BOX 36" BOX	5 6	80' HT 30' W.

NOTE:
① PROVIDE 24" DEEP BIO ROOT BARRIER ALONG EDGE OF PAVING

PLANTING NOTES

1. DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
2. TREES SHALL BE LOCATED A MINIMUM OF TEN FEET FROM ANY DRAINAGE FLOW OR SEWER LINE AND A MINIMUM OF FIVE FEET FROM ANY WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT.
3. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION, FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
4. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SURFACE, CURB, WALL, OR CONCRETE MOW STRIP.
5. ALL PLANTING AREAS, SHALL RECEIVE A 3" LAYER OF MULCH.
6. PLANTING INSTALLATION CRITERIA:
ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PLANTING MAINTENANCE CRITERIA:
ALL LANDSCAPE INSTALLATION SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS.
8. MINIMUM TREE SEPARATION DISTANCE:
IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE:
TRAFFIC SIGNALS, STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES (EXCEPT SEWER) - 5 FEET
SEWER LINES - 10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FEET
DRIVEWAYS - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
9. IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
10. AT&T MOBILITY IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PROJECT AREA. CONTACT: 5738 PACIFIC CENTER BOULEVARD
SAN DIEGO, CA 92121
(858) 453-3388
11. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY AT&T MOBILITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
12. EXISTING TREES: ROOT SYSTEMS OF EXISTING TREES ON SITE WILL BE PROTECTED FROM DISTURBANCES.

WATER CONSERVATION NOTES

1. ALL LANDSCAPE AND IRRIGATION DESIGN, INSTALLATION AND MAINTENANCE, SHALL CONFORM TO CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS AND ALL OTHER APPLICABLE REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
2. PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
3. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
4. ALL PERMANENTLY LANDSCAPED AREAS WILL BE SERVED BY PERMANENT, AUTOMATIC, UNDERGROUND, IRRIGATION SYSTEMS USING LOW PRECIPITATION FIXED AND POP UP SPRAY HEADS.
5. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
6. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
7. ALL ON-SITE IRRIGATION IMPROVEMENTS SHALL BE PART OF THE EXISTING POTABLE WATER DISTRIBUTION SYSTEM FOR THE EXISTING SITE.
8. SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, PONDING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
9. BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND MISTING.
10. IRRIGATION HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING ON SIDEWALKS, STREETS AND NON-DESIGNATED USE AREAS.
11. NEW IRRIGATION SYSTEM TO BE CONNECTED TO THE CLOSEST EXISTING IRRIGATION VALVE BOX.

PROPOSED SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM / FUNCTION	PLANTING SIZE	QUANTITY	MATURE HEIGHT & SPREAD
	CEANOTHUS CONCHA	CALIFORNIA MOUNTAIN LILAC	SHRUB (SCREENING)	5 GAL.	6	9' HT 9' W.
	CEANOTHUS CONCHA	CALIFORNIA MOUNTAIN LILAC	SHRUB (SCREENING)	10 GAL.	16	9' HT 9' W.
	GREVILLEA ROSMARINIFOLIA	GREVILLEA SCARLET SPRITE	SHRUB (SCREENING)	5 GAL.	14	5' HT 8' W.
	CISTUS CRISPUS	ROCK ROSE (PINK)	SHRUB (SCREENING)	5 GAL.	4	4' HT 4' W.
	BUXUS MICROPHYLLA	JAPANESE BOXWOOD	SHRUB (SCREENING)	5 GAL.	14	6' HT 4' W.
	VINCA MINOR	PERIWINKLE VINE	GROUND COVER	1 GAL.	-	1' HT 3' W.

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

DRAWING DATES

11/16/10	90% ZD REVIEW (job)
11/23/10	FINAL ZD (job)
12/15/10	FINAL REVISED ZD (rag)
02/15/11	CITY COMMENTS (rag)
03/21/11	REVISED FINAL ZD (ci)
04/12/11	REVISED FINAL ZD (accp)
04/05/13	REVISED ZD #4 (ci)
04/19/13	REVISED ZD #5 (job)
06/04/13	REVISED ZD #6 (ci)
08/30/13	REVISED ZD #7 (ri)
10/10/13	REVISED ZD #8 (ri)②
12/06/13	REVISED ZD #9 (ci)②
05/20/14	REVISED ZD #10 (jd)

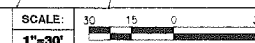
ELEVATIONS ARE BASED ON THE CITY OF SAN DIEGO'S BENCHMARK NO. 13461 LOCATED IN THE NEBP OF THE INTERSECTION OF MORAGA AVENUE AND KAMLOOP AVENUE. ELEVATION BEING 328.43'.

Panel: 1604F Community-Panel Number: 06073C
The Flood Zone Designation for this site is: ZONE: X

END OF EASEMENTS

LOTS 3447, 3448, AND 3449 OF CLAIREMONT UNIT NO. 16, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3145, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1954.

LS1



LEGEND

BOOTH & SUAREZ
ARCHITECTURE INCORPORATED

WILLIAM H. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4855, CARLSBAD, CA 92018 (760) 434-8474


PREPARED FOR

 **at&t**
MOBILITY


6925 LUSK BOULEVARD
SAN DIEGO, CA 92121

PREPARED BY: DAF
CHECKED BY: DAF
APPROVED BY: DAF

#	DATE	REVISIONS
1.	11/9/10	SITE SURVEY
2.	1/17/11	CORRECTED ITEM#4

 **FLOYD SURVEYING**

11576 NORGATE CIRCLE
CORONA, CA 92880
OFFICE/FAX (951) 739-7949
EMAIL: fsi@floydsurveying.com



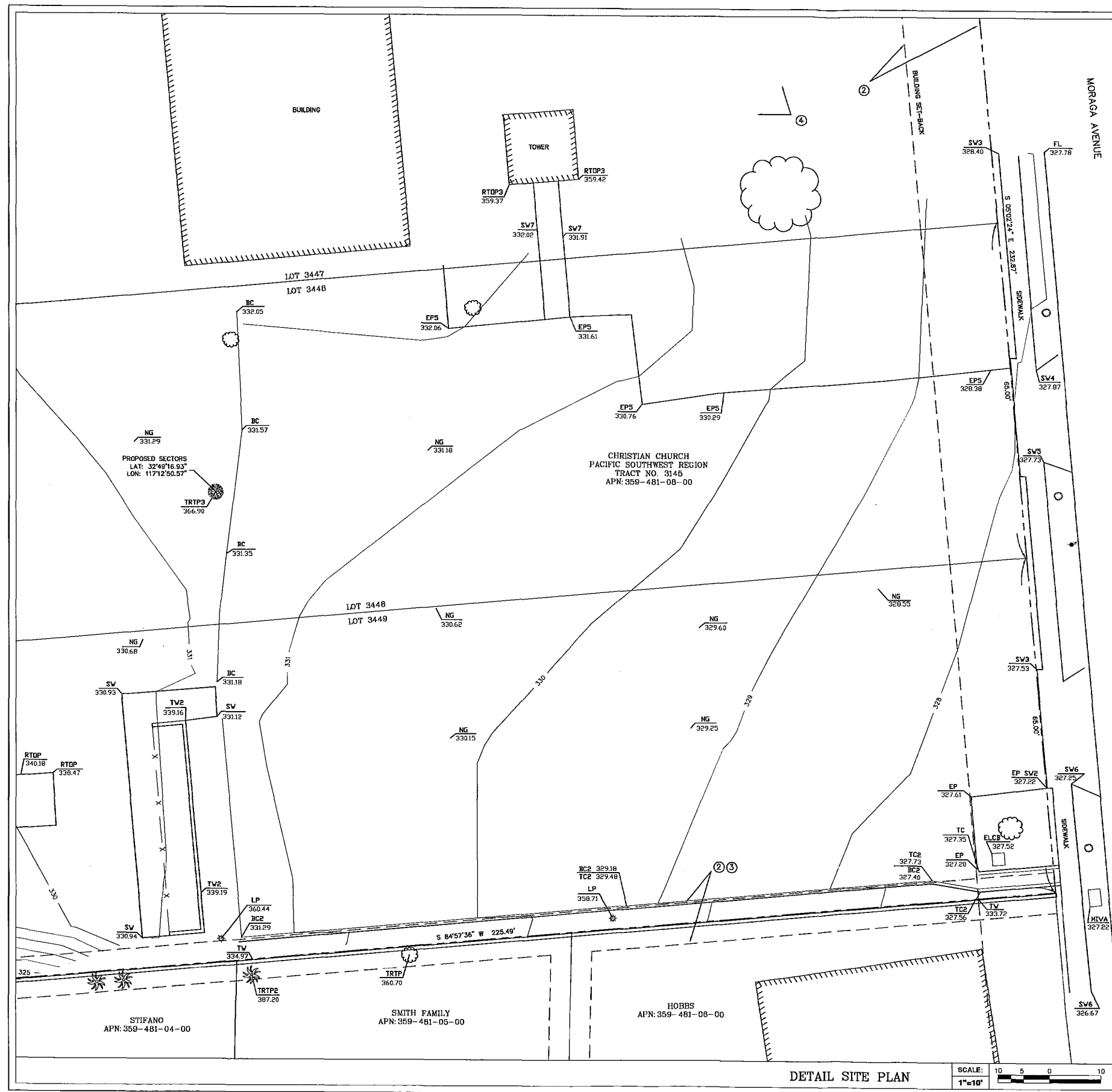
SITE NAME
CADMAN PARK


SITE NUMBER
SD0458

SITE ADDRESS
4330 MORAGA AVENUE
SAN DIEGO, CA 92117

SHEET TITLE
**SITE SURVEY
GENERAL INFORMATION**

SHEET NUMBER
LS2





ADD. LEGEND

BC	BOTTOM OF CURB	FL	FLOWLINE CURB & GUTTER
ELCB	ELECTRICAL CABINET	LP	LIGHT POLE TOP
EP	EDGE OF PAVEMENT	MVA	MISC VAULT
FL	FLOWLINE CURB & GUTTER	NG	GROUND ELEVATION
LP	LIGHT POLE TOP	RTOP	ROOF TOP
MVA	MISC VAULT	SW	SIDEWALK
NG	GROUND ELEVATION	TC	TOP OF CURB
RTOP	ROOF TOP	TRTP	TREE TOP DECIDUOUS
SW	SIDEWALK	TRTP2	TREE TOP PALM
TC	TOP OF CURB	TRTP3	TREE TOP CONIFEROUS
TRTP	TREE TOP DECIDUOUS	TW	WALL TOP
TRTP2	TREE TOP PALM		
TRTP3	TREE TOP CONIFEROUS		
TW	WALL TOP		

---	BOUNDARY LINE
---	CENTERLINE
---	MISC. PROPERTY LINE
---	MISC. TIE LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
-X-	FENCE LINE

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying, Inc. translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying, Inc.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying, Inc. relieves Floyd Surveying, Inc. of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying, Inc. & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

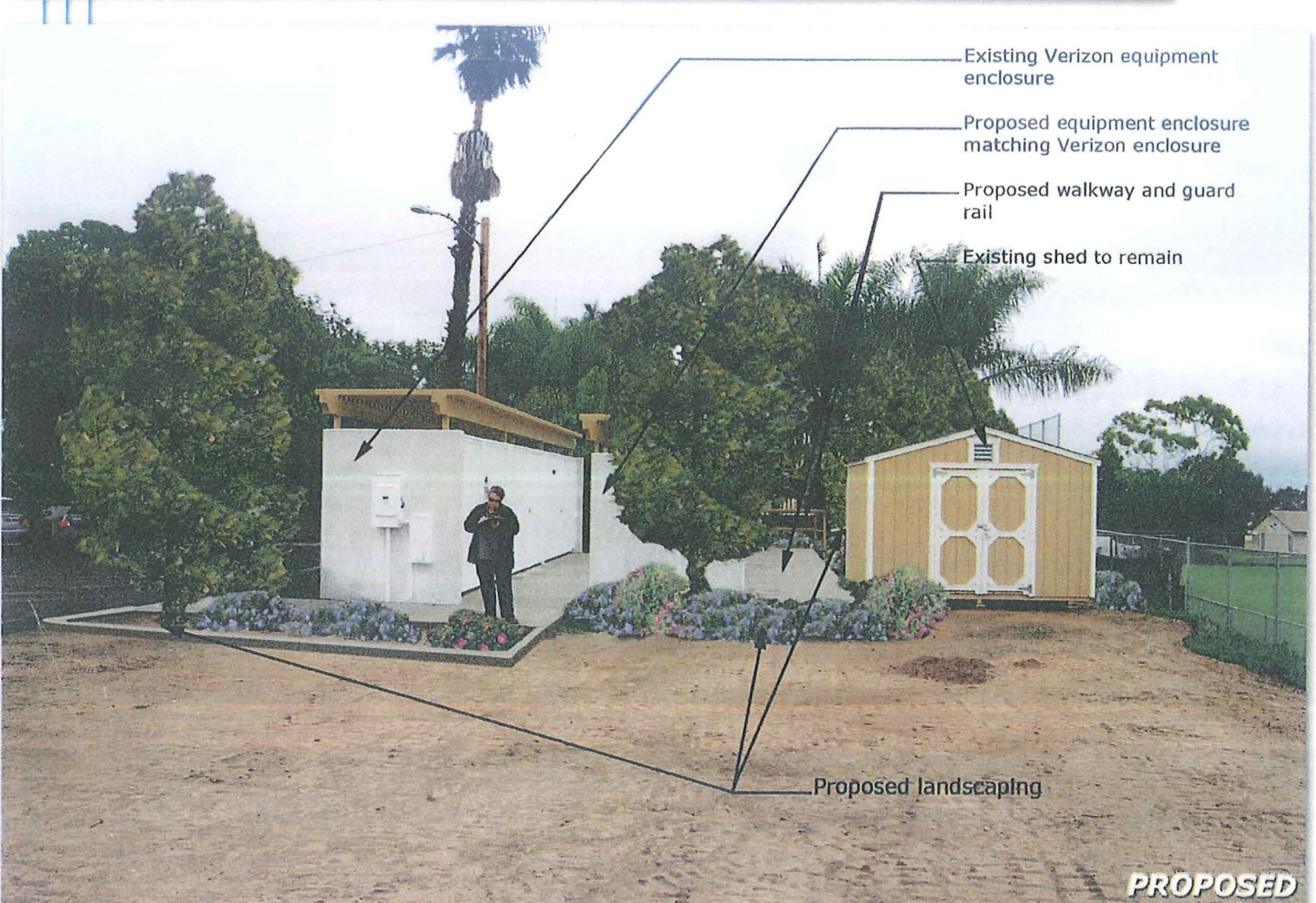
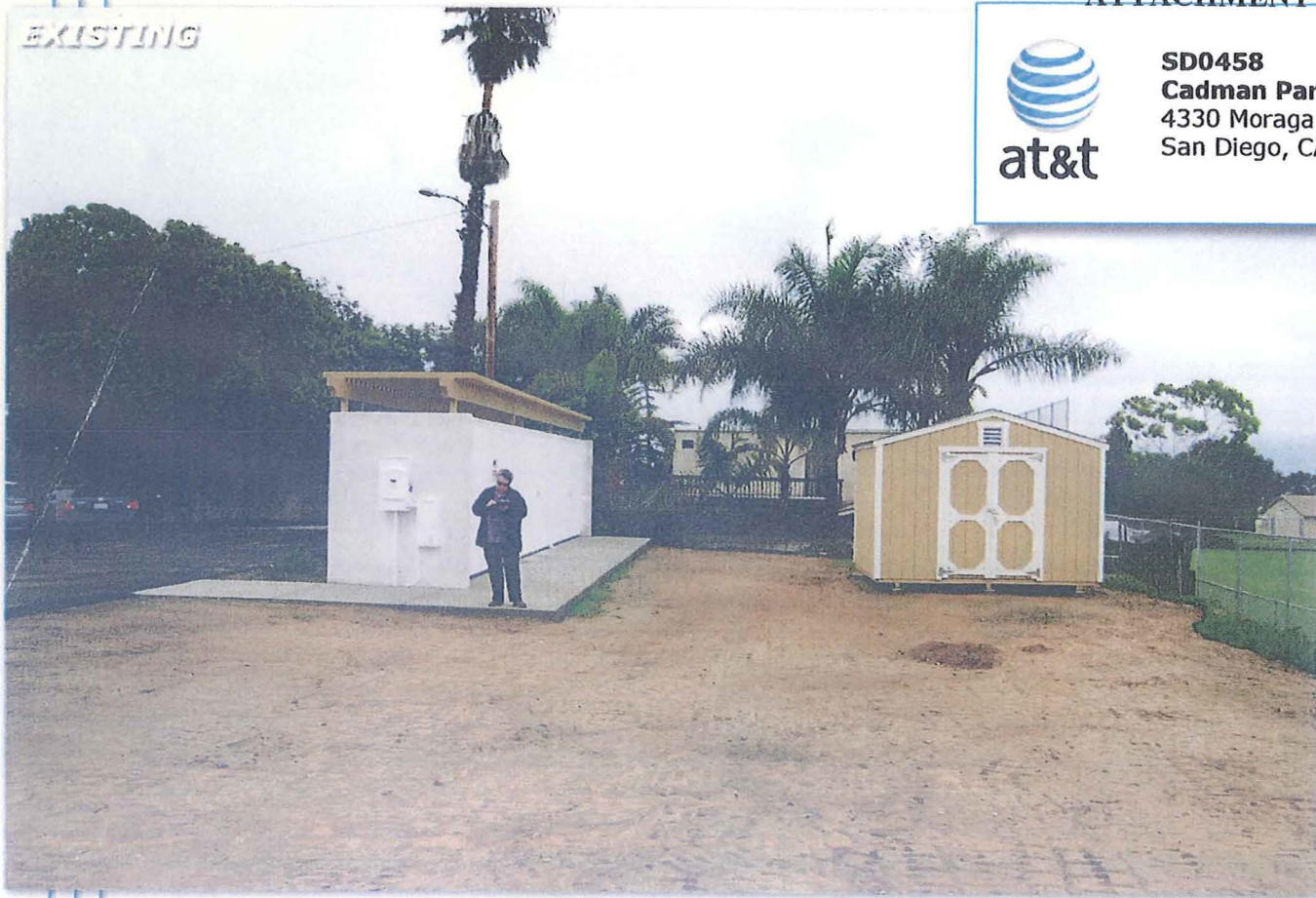
4) Field survey completed on NOVEMBER 4, 2010.

AC	AIR CONDITIONER	PM	PARCEL MAP
ASPH	ASPHALT	PM	PARKING METER
BC	BOTTOM OF CURB	PP	POWER POLE
BLOG	BUILDING	ROS	RECORD OF SURVEY
BOLL	BOLLARD	RD	ROOF DRAIN
CONC	CONCRETE	RO	ROOF OUTLET
CP	CONTROL POINT	RTOP	ROOF TOP
DOOR	DOOR	RV	ROOF VENT
EB	ELECTRIC BOX	SS	SANITARY SEWER MANHOLE
FENCE	FENCE	SC	SEWER CLEAN OUT
FH	FIRE HYDRANT	SP	SIGN POST
FM	FOUND MONUMENT	SE	SPOT ELEVATION
GM	GAS METER	SPR	SPRINKLER
GV	GAS VALVE	SDM	STORM DRAIN MANHOLE
GPS	GPS POINT	TB	TELEPHONE BOX
GR	GUARD RAIL	TM	TELEPHONE MANHOLE
GA	GUY ANCHOR	TP	TELEPHONE PEDISTAL
HETR	HEATER	TBM	TEMPORARY BENCHMARK
INLET	INLET	TR	TITLE REPORT EXCEPTION
IB	IRRIGATION BOX	TC	TOP OF CURB
IV	IRRIGATION VALVE	TB	TRAFFIC SIGNAL BOX
LB	LIGHT BUILDING	TS	TRAFFIC SIGNAL POLE
LG	LIGHT GROUND	T	TREE
LS	LIGHT STREET	UP	UTILITY POLE
MD	MEASURED DISTANCE	WM	WATER METER
MW	MONITORING WELL		

III
EXISTING



SD0458
Cadman Park
4330 Moraga Ave.
San Diego, CA 92117





SD0458
Cadman Park
 4330 Moraga Ave.
 San Diego, CA 92117

EXISTING



12/10/2013

PROPOSED
Photosimulation of proposed telecommunications site



PHOTO STUDY & KEY MAP

SD0458

Cadman Park
4330 Moraga Avenue
San Diego, CA 92117

Prepared for:

City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
AT&T Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

May 8, 2013



Looking at north elevation



Looking at south elevation



Looking at east elevation



Looking at west elevation



Looking north from site



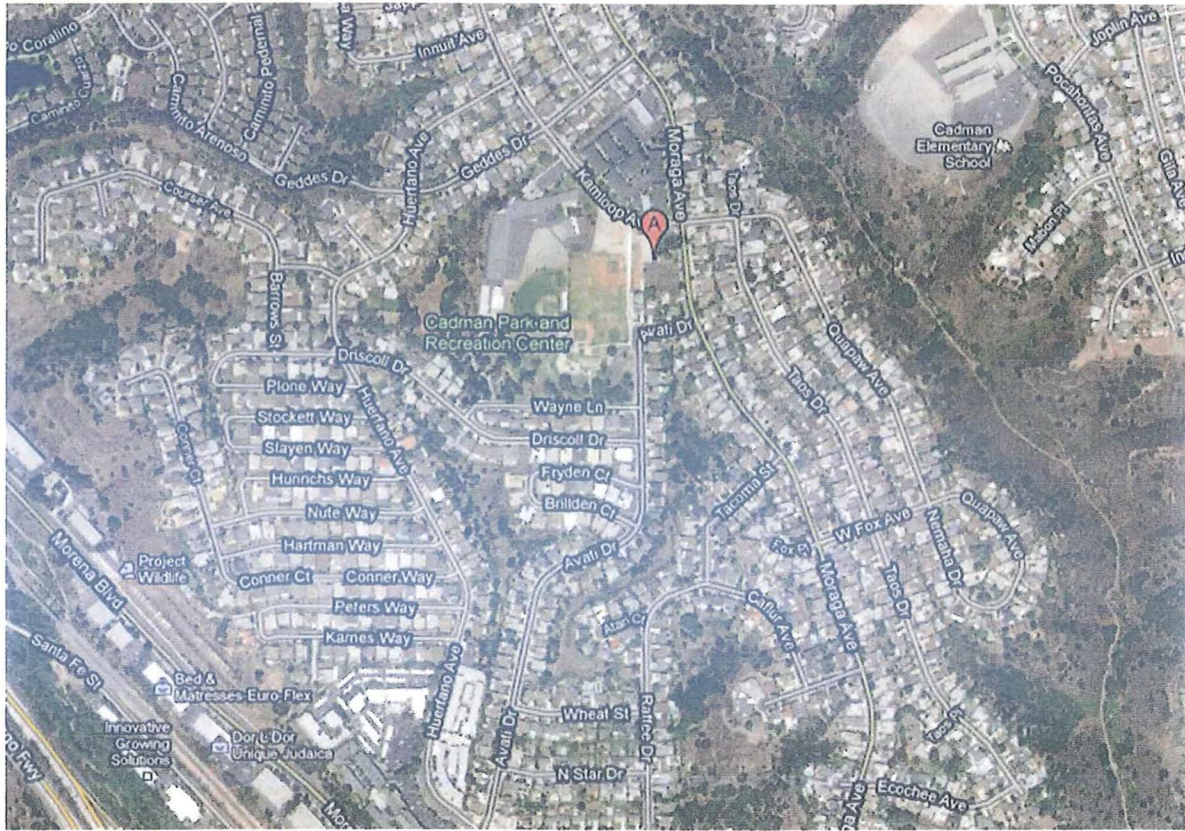
Looking south from site



Looking east from site



Looking west from site



Aerial Photo



Key Map



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101

Development Permit/ Environmental Determination Appeal Application

FORM
DS-3031
OCTOBER 2012

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- ☐ Process Two Decision - Appeal to Planning Commission
☒ Process Three Decision - Appeal to Planning Commission
☐ Process Four Decision - Appeal to City Council
- ☐ Environmental Determination - Appeal to City Council
☐ Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one ☐ Applicant ☐ Officially recognized Planning Committee ☒ "Interested Person" (Per M.C. Sec. 113.0103)

Name:
Michael Stifano

E-mail Address:

Address:
3370 Moraga Ct

City:
San Diego

State:
CA

Zip Code:
92117

Telephone:
(858) 272-4196

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

AT&T MOBILITY

4. Project Information

Permit/Environmental Determination & Permit/Document No.:

Date of Decision/Determination:

City Project Manager:

CONDITIONAL USE PERMIT NO. 1145480

1/21/2015

Simon Tse

Decision (describe the permit/approval decision):
Permit was approved.

5. Grounds for Appeal (Please check all that apply)

- ☐ Factual Error
☒ Conflict with other matters
☐ Findings Not Supported
- ☐ New Information
☐ City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

1. Existing utility pole & light at southwest corner of parking lot should be removed and not replaced to eliminate lighting of adjacent properties with light. Lighting should be on timers, mounted to buildings, and aimed away from neighbors.

2. Existing structures and landscaping create an area hidden from the street. Alcoholic beverage containers can already be found in the area. The proposed structure and landscaping will only make the problem worse. The area should be fenced off.

3. Collapsed wooden gate at southwest corner of property should be repaired.

4. Because of the existing grade, the only way for the proposed 6 foot fence to be effective is for it to be mounted to the existing retaining wall along the southern property line.

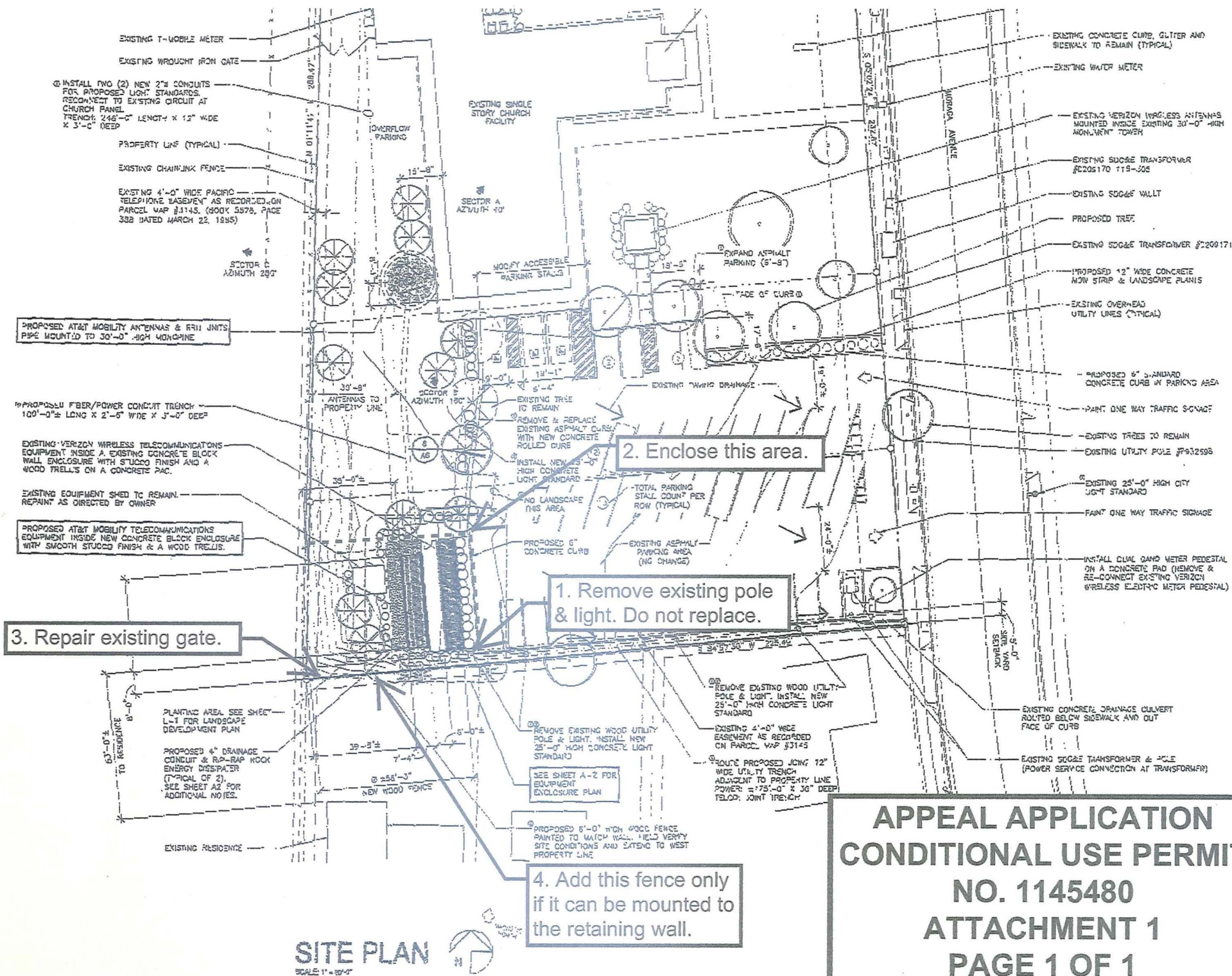
See Attachment 1

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:

Date: 2 February 2015

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.



Clairemont Community Planning Group
--

Minutes of the Meeting of
February 18, 2014
North Clairemont Friendship Center

P Jeff Barfield- Chair	P Jack Carpenter	P Richard Jensen	P Donald Steele
A Fiona Theseira – Vice Chair	A Keith Hartz	P Billy Paul	A Jacob Welhouse
P Delana Hardacre- Secretary	P Debra Howell	P Michael Puente	A Scott Wentworth
P Susan Mournian- Treasurer	P Travis Jaedtke	P Margie Schmidt	

P – Present A – Absent L-Late

Item 1. Call to Order / Roll Call

Meeting was called to order at 6:35 p.m. by Chair Jeff Barfield. Roll call was taken and a quorum present.

Item 2. Non-Agenda Public Comment – Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group. **NOTE:** 3-minute time limit per speaker.

Public:

Carol Kim announced her candidacy running for SD Council District 6

Committee Members:

Billy Paul – We talked about the Coastal rail trail last month. It goes from UTC and will end at Gilman Drive trail. Along Santa Fe Street by the creek it will have its own bridge to cross the street. It will go under the I-5 bridge and connect to Mike Gotch Bridge in Bay Park.

Delana Hardacre – At the February Town Council meeting the police department announced that they caught two suspects in Bay Park that they believe broke into numerous cars on February 3rd and 4th. They wanted to encourage the community if you or anyone you know had your car broken into and property stolen, please call the police department as they have numerous stolen items that needed to be identified.

Susan Mournian – ATT wants to erect a 54' monopine tree at Tecolote Park. That will go to Linda Vista CPC to be voted on.

Item 3. Modifications to the Agenda – Requires 2/3 approval.

None

Item 4. Approval of Minutes

Motion to approve minutes for January 21, 2014, by Jack Carpenter, second by Margie Schmidt.

Vote: 8-0-3 Approved

Item 5. Council Representative Reports

District 2 Council Report (Ian Clampett, Community Liaison, iclampett@sandiego.gov)

The tentative date for swearing in of Kevin Faulconer will be March 3rd. There will be about a 2 week application process for an appointee to take care of vacant district (6 week process). There will no special

election to fill Kevin's spot. Until appointee filled, and if you live in Kevin's area and don't know who to contact, you can continue to contact Ian until things have settled down.

Ian will be going to work for Kevin. A question was asked if Kevin would keep open office hours – Ian not sure. He will relay that to mayor elect.

Don Steele commented that he has been very pleased with Ian's preparation and responses to things during his support to the District.

District 6 Council Report (Ernie Navarro and Shirley Owen, Community Liaison, enavarro@sandiego.gov)

Ernie Navarro – a rail study is being done along the Morena corridor. Will start to look at Clairemont and Balboa corridor for trolley. FYI - Local environment recycle will take place in the Mount streets next Tuesday, February 25th. If you want more information on where and when, email Ernie.

Shirley Owen – There is a major cleanup for Clairemont scheduled for Saturday, June 14th at Madison HS.

Item 6. Information Items

None

Item 7. Workshop Items

None

Item 8. Potential Action Items

301. AT&T Cadman Park – Clairemont Christian Church Telecommunication Facility, (Shelley Kilbourne) Possible reconsideration of previous recommendation to approve.

Jeff Barfield – Explained Simon Tfu called and said they jumped the gun and came to us for approval before notices were sent out to the neighbors. He asked if we would reconsider.

Don Steele made motion to reconsider if notices and processes were not followed, seconded by Billy Paul.

Vote: 11-0-0 Approved

Shelley Kilbourne said the proposal is to add a 30' monopine tree with 12 antennas and an equipment enclosure (similar to what Verizon already has on property). They tried to upgrade property with landscaping, parking lot improvements and light standards along the southern property line. Will be adding 54 shrubs, 15 trees and ground cover in the parking lot. They suggested Purple Orchid tree; the Committee suggested Evergreen Pear.

Q. Richard Jensen - Are there any changes since November meeting?

A. Shelley Kilbourne - None

Q. Billy Paul - Does the homeowner want chain link fence or do they want something else?

A. Shelley K. - Have not heard anything to date.

Q. Debra Howell – In your 2nd view, what have you done so the homeowner doesn't have to look at the building?

A. Shelley K. - They are putting in shrubs. It will look the same as the back of the Verizon building.

Q, Billy Paul –What is the noise level?

A. Shelley K. - They have had a study done and are in compliance.

Q. Susan Mournian – Is there any way they don't have look like white trailers? Can you paint them another color?

A. Shelley K. - They are working to match the color scheme with the church.

Q. Steve Innis – Will they be replacing lighting in the parking lot? Have you done a study to see how it would affect the neighbors?

A. Shelley K. – Yes, it will shine down directly on the parking lot and they will look nicer than the current ones.

Michim Lindsey (represents homeowner, Michael Stephano, directly next to the church) – Mr. Stephano did some research and found devaluation of homeowner property, and he also has a radiation concern. They measured the radiation from his property line which is several hundred feet different and doesn't feel their readings were accurate. He is also concerned about placement of lights that are directly next to his property. He mentioned he did not get the public notice in 2009 in time to properly comment when some of the previous things were done. Has concern of children drinking/smoking in the area, particularly behind the buildings.

Shelley K. responded to Mr. Stephano's concerns. The RF study was updated and took into consideration the new structure. Numbers in the study are correct. The light placement is not changing from the one that currently exists there now. The public notice in 2009 project was closed in 2010 and reopened in 2013. Kids smoking and drinking on church property - he might want to talk to the church about that concern. Reduction of property value – there are studies that actually go both ways. People buy next to cell phone towers to get good reception.

Maureen Smith (next door neighbor to Michael Stephano) – There is already a homeless issue behind the buildings – concerned it will get worse.

Shelley K. – They will work with the church to see if they can come up with a solution. They could possibly put a fence between the two enclosures to help with people getting in between.

Albert Bain – Church spokesperson commented he hadn't noticed any increase in homeless people being there. In fact, he felt it had gotten better.

Motion by Don Steele to approve the project as proposed, seconded by Billy Paul.

Amendment to the Motion made by Susan Mournian – In addition to approving project as proposed, a 6 foot solid fence should be added (just where there is no solid fence now) between property owners Stephano, Smith and Hobbs and church property and caging the area with a lock between the buildings.

Vote: 10-1-0 – Approved.

302. Revisions to Council Policy 600-24, CPC Recommendation (Jeff Barfield, Chair)

Jeff Barfield – The City Planning Committee (CPC) approved a draft revision to the Council policy (how we operate and function and enforce the Brown Act). The CPC approved and sent to the City. The City made changes and is going back to the CPC in March. They want recommendations yes or no on the revisions from all the planning groups.

Jeff mailed out a copy of the revision to the CCPC to review for this meeting. Since it was such a lengthy document and we all hadn't had a chance to review, Jeff suggested we read and send him an email with any comments.

Motion by Don Steele to continue this discussion at our next meeting in March, seconded by Richard Jensen.

Vote: 11-0-0 Approved

**Item 9. Reports to Group
Airports (Keith Hartz)**

None – No meeting

BACAC (Billy Paul)

None

Chair (Jeff Barfield)

CCPC elections will be in March. Up for election are even numbers years. There are 9 on even years and 5 odd years. We also need committee members to man the elections.

CPC Report (Jeff Barfield)

At the last meeting the staff issued a Climate Action Plan (draft) which did not get voted on. Staff is trying to figure out how to reduce green house gas.

Jeff Barfield feels he will be confirmed on the Parking board.

Development Services Department (Brian Schoenfisch)

None

Parking (Susan Mournian)

None

Project Review (Jack Carpenter)

None

Secretary (Delana Hardacre)

None

Town Council (Delana Hardacre)

Mentioned car break-ins during Non-Agenda Public Comments

Traffic & Transportation (Billy Paul)

None

Treasurer (Susan Mournian)

\$272.00 Balance

Vice Chair (Fiona Theseira)

None

Vision Task Force (Jack Carpenter)

Concerns:

- Vehicle noise, understand there is an updated City Bike plan (would like to see the one for Clairemont).
- Traffic control – all we do is band-aide. We should demand that this be addressed.
- The trolley stop at Balboa – There is no parking on the East side of tracks.
- No plan for pedestrian bridge right now.
- Jeff Barfield will contact both MB and PB about this issue to have combined workshop to address these deficiencies.

Additional Items:

Adjournment at 8:33 PM

**SITE JUSTIFICATION
AT&T
Cadman Park
4330 Moraga Avenue**

PROJECT DESCRIPTION

The project proposes to install a wireless communication facility at a church property located at 4330 Moraga Avenue in the Clairemont Mesa Community Plan area. The proposed facility is to install twelve (12) antennas on a 30 foot monopine and an equipment enclosure on the ground adjacent to the existing Verizon Wireless equipment enclosure.

The subject property is zoned RM-1-1 and is developed with a church and two other wireless communication facilities. The property is surrounded by residential development and an elementary school.

SITE DESIGN

The antennas will be mounted on a 30 foot monopine on the south end of the church building adjacent to the parking lot. The associated equipment will also be located on the ground adjacent to the existing Verizon Wireless equipment enclosure. AT&T's enclosure has been designed to match both Verizon's building as well as the church.

TECHNICAL ANALYSIS/SITE JUSTIFICATION

The proposed facility will provide increased wireless service coverage and capacity to AT&T customers in the surrounding area. The coverage will include the surrounding residential development area surrounding the project site. Coverage plots have been provided to show the existing and proposed service to the area.

PREFERENCE 2 LOCATION

The property is a preference 2 location because it is zoned for residential uses but is development with a non-residential use. The process is a Conditional Use Permit because the proposed wireless communication facility is located within 100 feet from the adjacent school property line.

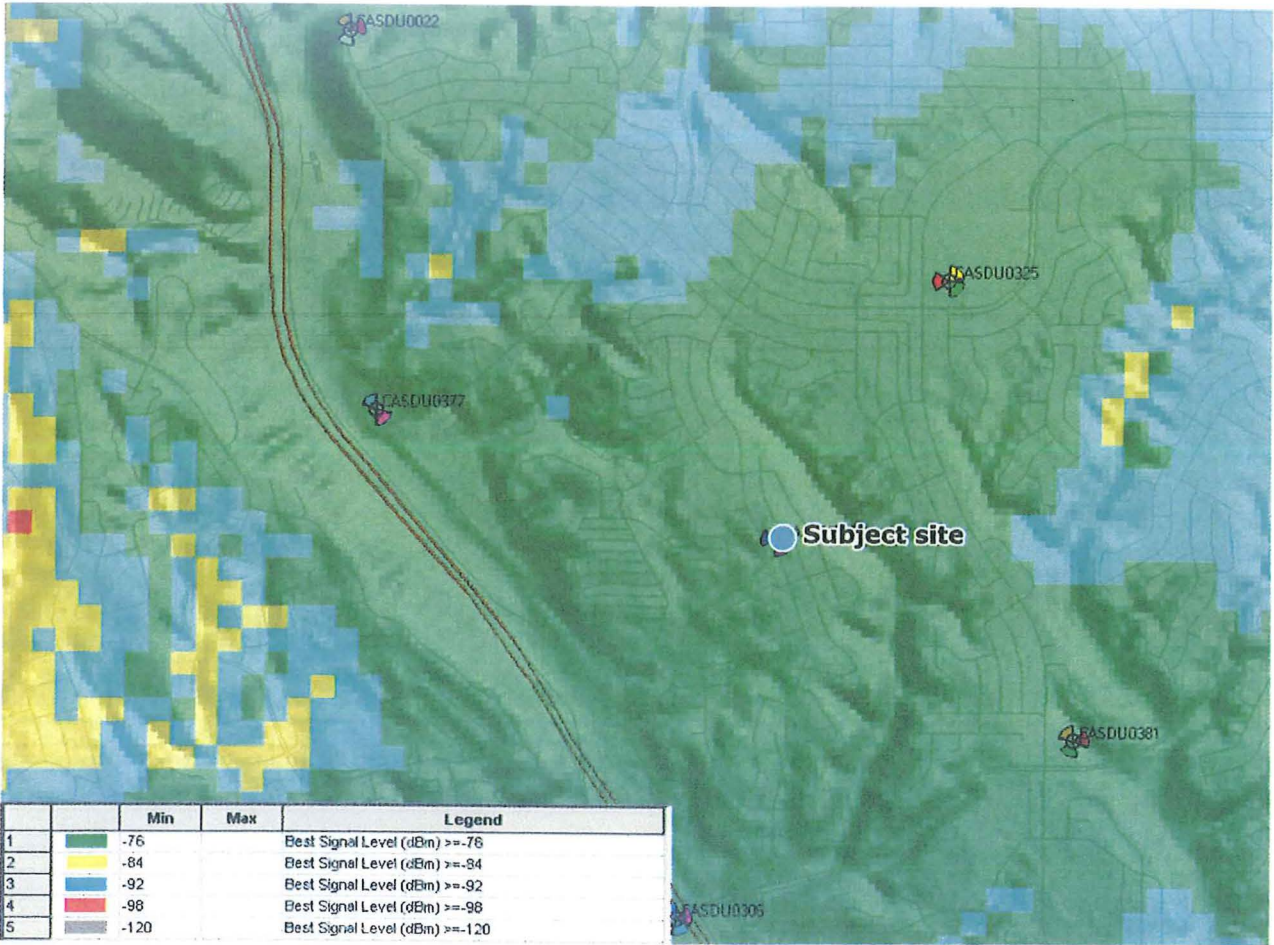
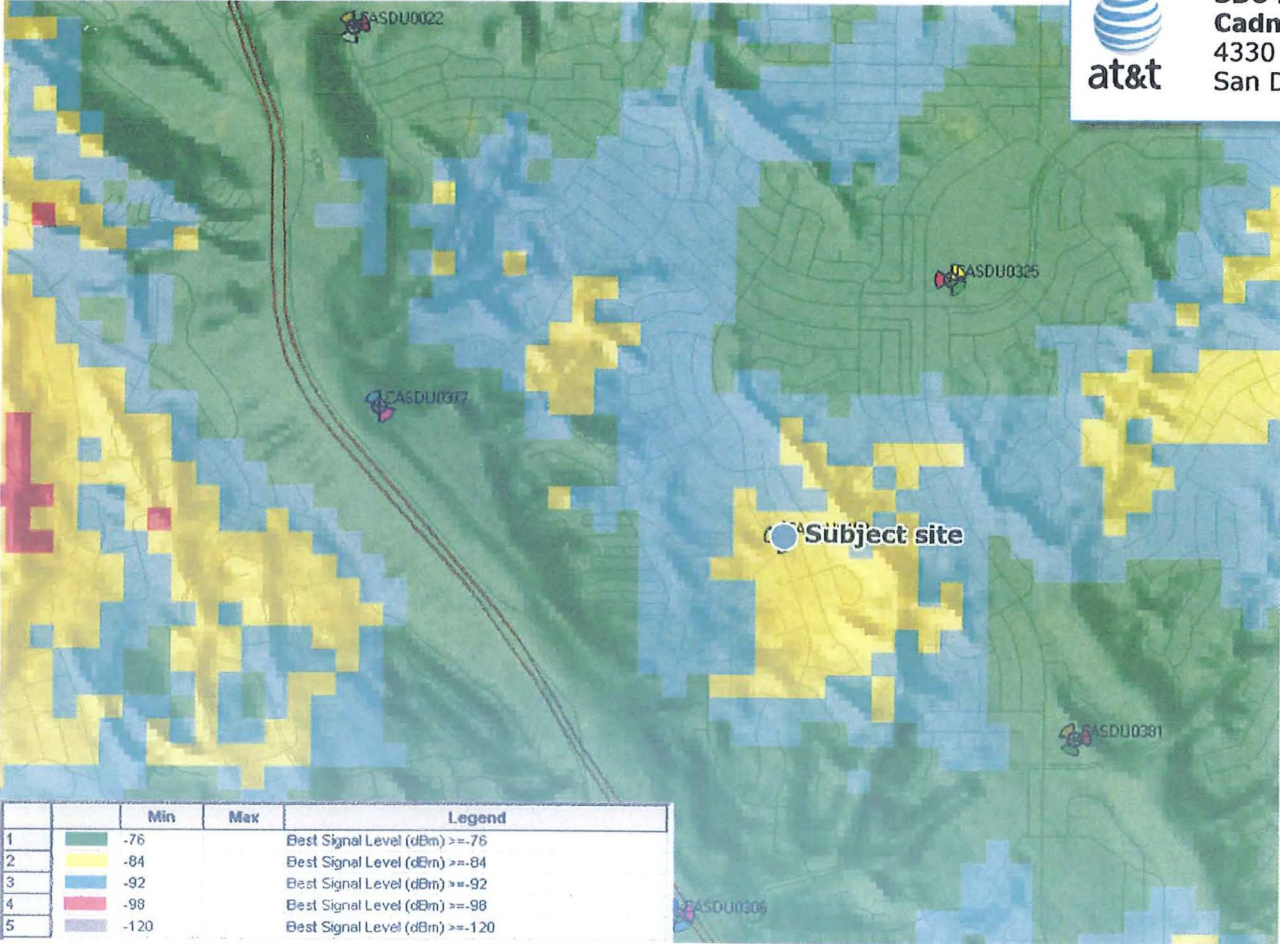
Verizon Wireless and T-Mobile are currently located on this property.

Existing coverage

ATTACHMENT 14

SD0458

Cadman Park
4330 Moraga Ave.
San Diego, CA 92117



Coverage Levels:

Excellent

Variable

Poor

No Coverage





Proposed coverage


































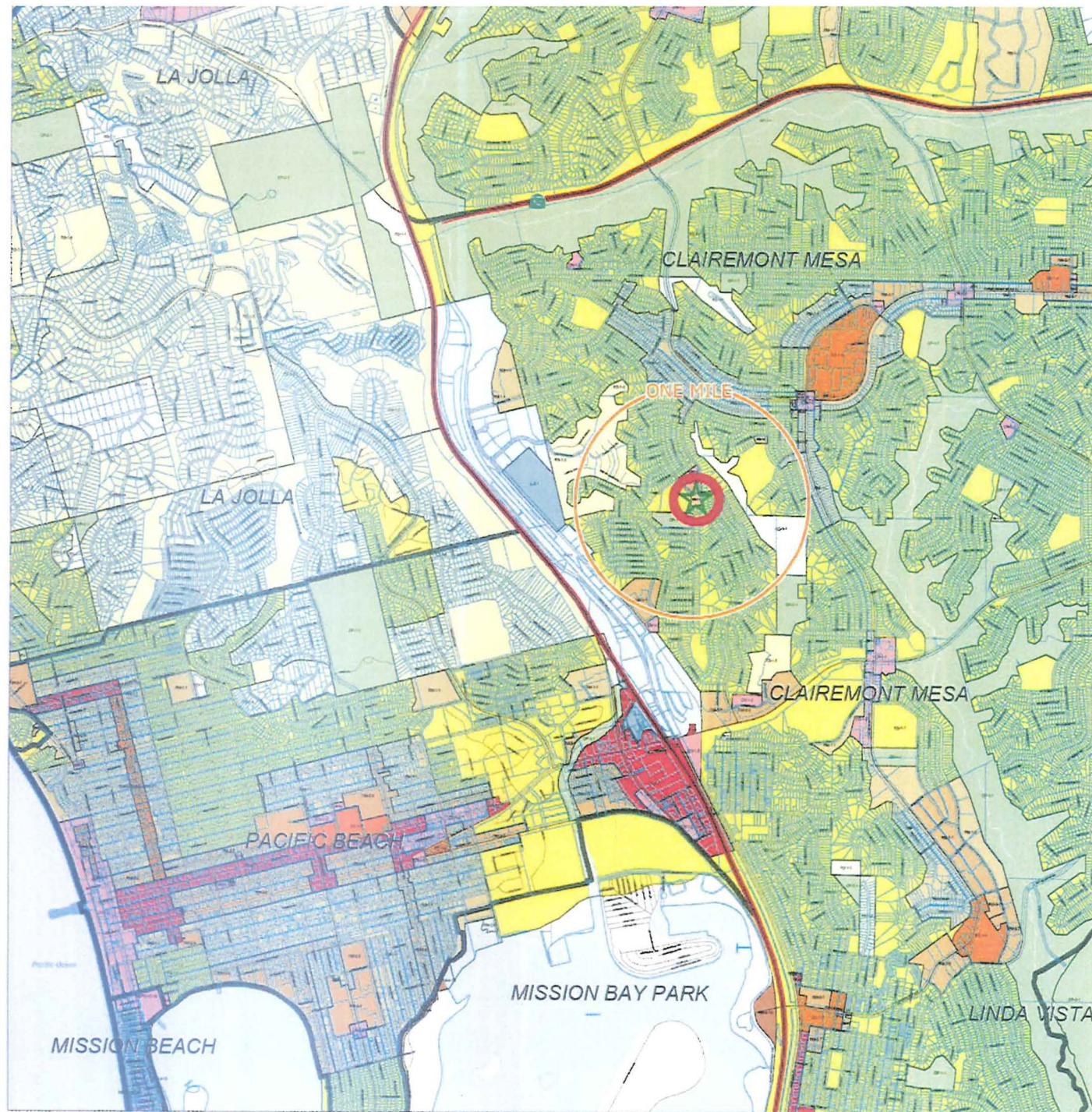
SD0458
Cadman Park
4330 Moraga Ave.
San Diego, CA 92117

ATTACHMENT 14

Legend

-  Search Ring
-  Selected Site
-  Existing sites within
1 mile radius:
No existing sites within
1 mile
-  Alternative Sites:
No alternative sites

Legend	
	City of San Diego Boundary
	Community Plan Areas
	Parcels
Zoning	
	CC-1.3
	CC-4.2
	CC-4.5
	CN-1.2
	CO-1.2
	OP-1.1
	CSFD-CASS-STREET
	CV-1.2
	LS-1.1
	IS-1.1
	MBPD-NC-N
	MBPD-R-N
	MBPD-VC-N
	OF-1.1
	OP-1.1
	OP-2.1
	RM-1.1
	RM-1.3
	RM-2.5
	RM-3.7
	RM-4.10
	RM-5.12
	RS-1.1
	RS-1.2
	RS-1.3
	RS-1.4
	RS-1.5
	RS-1.7



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DATE: 12/10/2008 5:07:30 PM