



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: July 20, 2017 REPORT NO. PC-17-055

HEARING DATE: July 27, 2017

SUBJECT: AT&T ROMERO MCNALLY. Process Four Decision Four

PROJECT NUMBER: [492421](#)

OWNER/APPLICANT: Romero & McNally Co., Inc./AT&T Mobility

### SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility (WCF) at 9475 Nicola Tesla Court in the Otay Mesa Community Planning area?

Staff Recommendation: **Approve** Neighborhood Development Permit No. 1960321 and Planned Development Permit No. 1960322.

Community Planning Group Recommendation: On April 19, 2017, the Otay Mesa Planning Group voted 11-0-0 to recommend approval of the AT&T Romero McNally project with no conditions (Attachment 10).

Environmental Review: This project was determined to be [categorically exempt](#) from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 15, 2017, and the opportunity to appeal that determination ended May 30, 2017 (Attachment 7).

Fiscal Impact Statement: Processing costs paid for by applicant deposit.

Code Enforcement Impact: None.

### BACKGROUND

AT&T Romero McNally is an application for a Neighborhood Development Permit (NDP) and Planned Development Permit (PDP) for a WCF located at 9475 Nicola Tesla Court in the IL-3-1 zone of the Otay Mesa Community Plan. The site is designated Heavy Commercial in the [Otay Mesa Community Plan](#). Surrounding uses include industrial zoned vacant land to the west, commercial uses to the

north, industrial uses and the Border Patrol to the south, and industrial zoned vacant land to the east (Attachments 1-3).

The WCF was permitted on March 8, 2006. The approval was for a 75-foot tall monopine supporting 12 panel antennas and an associated 506-square-foot equipment enclosure at the base of the tree (Project No. 70884). This approval expired March 8, 2016. The proposed project was submitted May 31, 2016 and has been operating without a valid permit while the application is in process. To continue operating, a new permit subject to the current regulations is required. T-Mobile has an 80-foot tall flag pole in the front of the industrial building on the same property.

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. As an industrial property in an industrial zone, this project is in the Preference 1 category. Such projects typically require a Process One, Limited Use approval, which is a staff decision. However, this project requires a Planned Development Permit (PDP) per Land Development Code (LDC) 126.0602(b)(1) for deviations to the WCF Regulations ([LDC 141.0420](#)) to allow a faux tree, which does not conform to the WCF Guidelines. This PDP requires a Process Four Planning Commission decision.

In addition to the PDP, an NDP is required to allow an equipment area in excess of 250 square feet pursuant to [LDC 141.0420\(g\)\(3\)](#). The two permits are consolidated for consideration under Process Four per [LDC 112.0103\(a\)](#) and are further discussed below.

## DISCUSSION

### Project Description:

The AT&T Romero McNally project proposes to re-permit and re-branch the existing monopine. The existing tree was built 1-foot, 4-inches over the approved 75-foot height (overall height is 76-feet, 4-inches). The monopine will continue to support 12 panel antennas in addition to 12 Remote Radio Units (RRUs) and six Tower Mounted Amplifiers (TMAs). The original permit approved a 506-square-foot equipment enclosure, however a 313-square-foot enclosure was built and will continue to serve the monopine (Attachments 12 and 13).

The proposed project does not change the height of the tree, however, it does propose to reduce the length of the antenna support arms and it includes a complete re-branching of the tree, to include fuller, more natural-looking branches that extend beyond the antennas in all directions, along with antenna socks. Together, these elements provide more effective concealment than the previous permit [consistent with the City's WCF Design Guidelines](#). Additional landscape screening is proposed, which will help to integrate the lower portions of the existing faux tree into its surroundings.

### Community and General Plan Analysis:

The Otay Mesa Community Plan recommends that WCF be sited and camouflaged to reduce impacts to community character. The AT&T monopine could be considered to be camouflaged in that the

antennas and associated components will be concealed within the foliage of the monopine, however, due to the height of the monopine, it will be visible to travelers along Highway 905 entering Mexico, as well as to the surrounding industrial area.

The City's General Plan addresses WCFs in the [Urban Design Element](#) (UD-A.15). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed project screens antennas from view using a faux pine tree, which will be updated to current standards as a part of the project. The landscaping of the site will be upgraded, to include three 36-inch Canary Island Pine trees that will eventually help to blend the monopine on site. This meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

#### Project Related Issues:

LDC Section 141.0420(g)(2) (WCF Regulations) requires that all reasonable means be used to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. LDC Section 141.0420(g)(6) allows faux landscape on premises where natural vegetation similar in size and species exists or where landscape similar in size and species is proposed as part of the project. The AT&T Romero McNally project is located at the base of a 7-foot slope behind an industrial building in the rear parking lot. The area contains various species and sizes of trees, however the majority are 20 feet or less in height and only a handful are in the 30-foot range (Attachment 9). The monopine is visible to the surrounding areas, including Highway 905, Siempre Viva Road and Mexico, which is .19 miles away. The project site abuts the Border Patrol Customs House to the south, which has a monopole in the same height range as the AT&T monopine. The surrounding development pattern in the area is low scale in nature. There are tall trees in and around the general area of the monopine, but not close enough to consider them a backdrop or a tool for integration. Views of the monopine are most prevalent from Highway 905 and Mexico, where the monopine can be seen in the distance with various trees and commercial monument signs interspersed in the field of vision.

During the review of the project, staff recommended that AT&T either replace the tree with a lower height version of a tree or develop design alternatives that would comply with the WCF regulations. AT&T provided coverage maps that indicated a reduction in height would result in a significant gap in their existing coverage (Attachment 8). With this information, it was determined that a refurbished monopine was the least visually intrusive installation given the low scale development pattern in the area. The existing monopine is in a state of disrepair and AT&T has agreed to reduce the antenna support arms and re-branch the tree with a density of four branches per foot with starting branch height at ten feet. The antennas will be covered with antenna socks and the branches at the antenna level will extend a minimum of 24 inches beyond the vertical length of the antennas. AT&T is also adding three 36-inch Canary Island Pine trees near the monopine and three

15-gallon White Cloud Texas Ranger shrubs on the west side of the equipment enclosure.

The identified alternatives would require the creation of potentially out-of-scale architectural elements or stand-alone structures, or require alteration of existing facades in a way that is not architecturally preferable. None of these were deemed preferable to maintaining the existing site; which is required to maintain existing T-Mobile service in the area.

The existing 313-square-foot enclosure exceeds the maximum size requirement by 63 square feet, however, pursuant to LDC 141.0420(g)(3) an NDP is required to allow an equipment area larger than 250 square feet. The equipment enclosure is located at the bottom of a 7-foot slope behind an industrial building in the parking lot. Existing and proposed landscaping is located and configured to minimize impacts to adjacent properties.

Conclusion:

Staff supports that the project is consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations for the IL-3-1 zone and the Wireless Communication Facilities regulations, Section 141.0420. Staff recommends approval of NDP No. 1960321 and PDP No. 1960322.

ALTERNATIVES

1. Approve NDP No. 1960321 and PDP No. 1960322, with modifications.
2. Deny NDP No. 1960321 and PDP No. 1960322, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Patricia J. Fitzgerald  
Assistant Deputy Director  
Development Services Department



Karen Lynch  
Development Project Manager  
Development Services Department

VACCHI/KAL



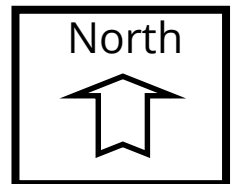
Attachments:

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. Notice of Exemption
8. Coverage Maps
9. Photo Survey
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Photo Simulations
13. Project Plans

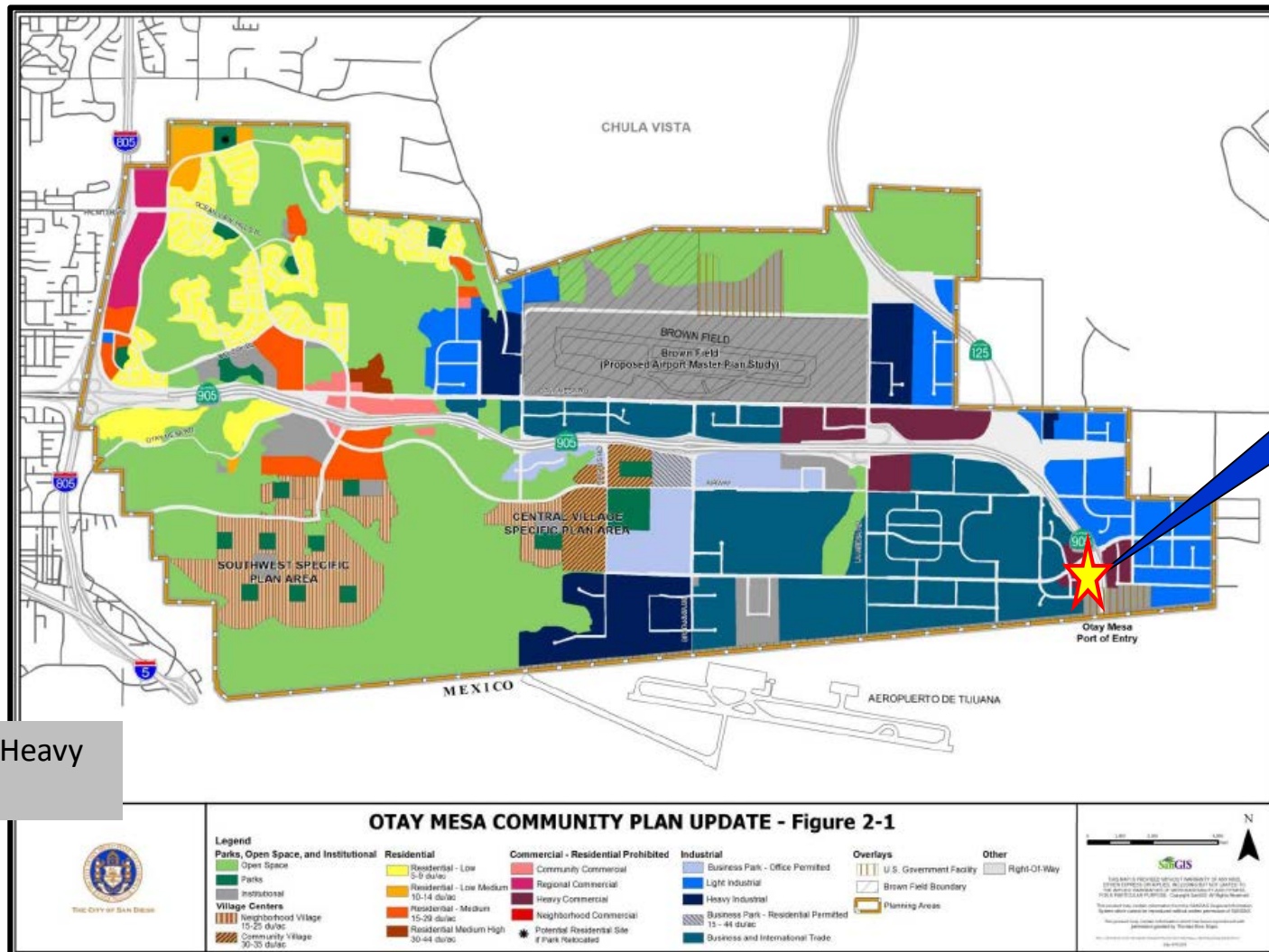
## Aerial Photo



**AT&T Romero McNally (Otay Mesa Community)**  
**9475 Nicola Tesla Court**



# Community Plan



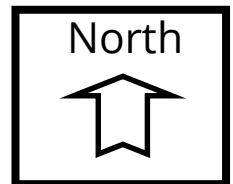
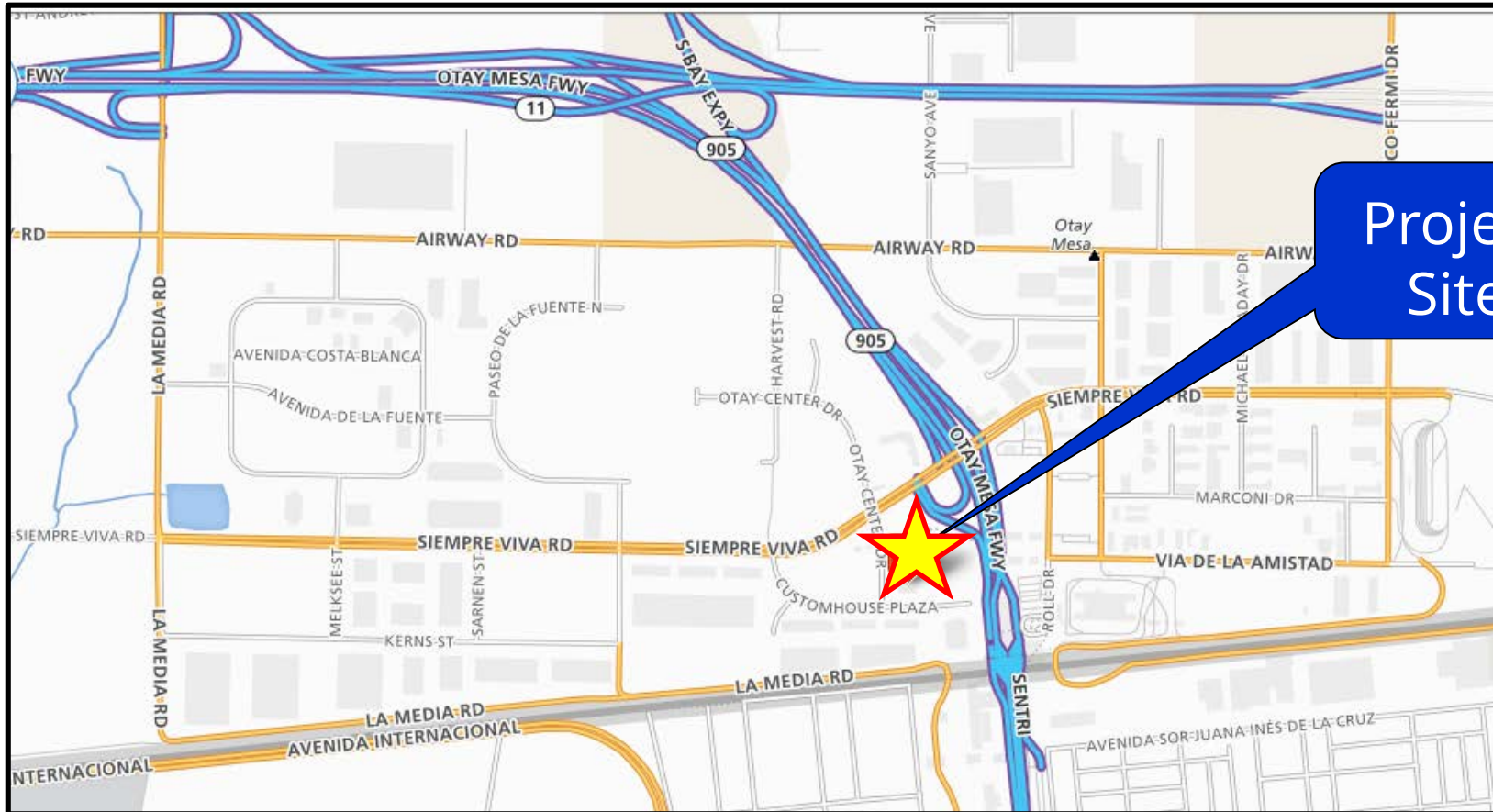
Designated as "Heavy Commercial"

Project S





# Project Location Map



**AT&T Romero McNally (Otay Mesa Community)**  
**9475 Nicola Tesla Court**

PROJECT DATA SHEET		
<b>PROJECT NAME:</b>	AT&T Romero McNally	
<b>PROJECT DESCRIPTION:</b>	A Wireless Communication Facility (WCF) consisting of a 76-foot, 4-inch tall monopine supporting 12 panel antennas, 12 Remote Radio Units and 6 Tower Mounted Amplifiers and an associated 313-sq. ft. equipment enclosure.	
<b>COMMUNITY PLAN AREA:</b>	Otay Mesa	
<b>DISCRETIONARY ACTIONS:</b>	Neighborhood Development Permit/Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Heavy Commercial	
<b>ZONING INFORMATION:</b>  <b>ZONE:</b> IL-3-1 <b>HEIGHT LIMIT:</b> None <b>FRONT SETBACK:</b> 20/25 feet (min/std) <b>SIDE SETBACK:</b> 10 feet <b>REAR SETBACK:</b> 0/15 feet (min/std)		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Heavy Commercial; IL-3-1	Commercial
<b>SOUTH:</b>	US Government Facility/Business and International Trade ; Unzoned/IBT-1-1	Border Patrol Customs House
<b>EAST:</b>	Heavy Commercial; IL-3-1	Vacant
<b>WEST:</b>	Heavy Commercial; IL-3-1	Vacant
<b>DEVIATION REQUESTED:</b>	A PDP to allow a faux tree that does not comply with the LDC Section 141.0420 (WCF regulations). An NDP to allow a 313-sq. ft. equipment enclosure where 250 sq. ft. is permitted.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On April 19, 2017, the Otay Mesa Planning Group voted 11-0-0 to recommend approval of the AT&T Romero McNally project with no conditions.	

PLANNING COMMISSION RESOLUTION NO. 2017-0017  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1960321  
PLANNED DEVELOPMENT PERMIT NO. 1960322  
**AT&T ROMERO MCNALLY PROJECT NO. 492421**

WHEREAS, Romero & McNally Co., Inc., Owner, and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1960321/1960322) on portions of a 1.90-acre site;

WHEREAS, the project site is located at 9475 Nicola Tesla Court in the IL-3-1 zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 7 and 8 of Otay International Center Lot No. 2A in the City of San Diego, County of San Diego, State of California, according to Map thereof of No. 12299, filed in the Office of the County Recorder of San Diego County on January 23, 1989;

WHEREAS, on July 27, 2017, the Planning Commission of the City of San Diego considered Neighborhood Development Permit (NDP) No. 1960321 and Planned Development Permit (PDP) No. 1960322 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 15, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated July 27, 2017.

FINDINGS:

**Neighborhood Development Permit LDC §126.0404**

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

The Otay Mesa Community Plan recommends that WCF be sited and camouflaged to reduce impacts to community character. Additionally, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.



The AT&T Romero McNally faux tree is sited at the rear of an industrial building at the base of a 7-foot slope. This area contains various species and sizes of trees, however the majority are 20 feet or less in height and only a handful are in the 30-foot range. The monopine is visible primarily from Highway 905 and Mexico, which is .19 miles away. Depending on locations in and around the commercial areas adjacent to Siempre Viva Road, the monopine can be seen in the distance with various trees and commercial development interspersed in the field of vision. The surrounding development pattern in the area is low scale in nature. Trees in and around the general area of the monopine are not close enough to consider them a backdrop or a tool for integration. The monopine is currently in a state of disrepair, however, AT&T is proposing to reduce the antenna support arms and re-branch the tree to better conceal the antennas.

Pursuant to Land Development Code (LDC) Section 141.0420(c)(1)(A), a WCF in an industrial zone is allowed as a Limited Use, Process One. The project requires a PDP to allow a deviation to LDC Section 141.0420(g)(6), which allows faux landscape on premises where natural vegetation similar in size and species exists or where landscape similar in size and species is proposed as part of the project. There are no other trees of similar height existing in the area, however, AT&T has demonstrated that a significant gap in coverage would result if the WCF was reduced in height. Any type of structure at 76 feet, 4 inches would be visible to the surrounding area so taking account of the visual context including the site placement, surrounding development, existing and proposed landscaping, and general neighborhood characteristics, the monopine is the best design option for the site. The proposed improvements to the monopine will screen the antennas and associated components and the landscaping on site will be upgraded, to include three 36 inch Canary Island Pine trees that will eventually help to blend the monopine on site. This meets the intent of UD-A.15. Therefore, the project will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 9475 Nicola Tesla Court, in the Otay Mesa Community Plan area. The project consists of a previously approved 67-foot, 4-inch monopine supporting 12 panel antennas, 12 Remote Radio Units and six Tower Mounted Amplifiers. The associated equipment is located in a 313-square-foot enclosure.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic

Energy Exposure Report was prepared, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project site is located within the IL-3-1 zone of the Otay Mesa Community Plan. The project meets all applicable requirements of this zone. The WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. AT&T received approval for a 76-foot, 4-inch tall monopine on March 8, 2006. The permit is expired and AT&T is seeking to obtain another permit to maintain the monopine in its current location and make improvements to the tree to better conceal the antennas.

LDC Section 141.0420(g)(2) (WCF Regulations) requires that all reasonable means be used to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. LDC Section 141.0420(g)(6) allows faux landscape on premises where natural vegetation similar in size and species exists or where landscape similar in size and species is proposed as part of the project. The AT&T Romero McNally project is located at the base of a 7-foot slope behind an industrial building in the rear parking lot. The area contains various species and sizes of trees, however the majority are 20 feet or less in height and only a handful are in the 30-foot range. The monopine is visible to the surrounding areas, including Highway 905, Siempre Viva Road and Mexico, which is .19 miles away.

To comply with the WCF Regulations without deviations, the monopine must be replaced with an integrated structure or replaced with a new faux tree similar in height to the live trees in the immediate vicinity, which would require AT&T to add more sites to make up for the coverage lost by the height reduction. AT&T has indicated that the monopine must be maintained at its existing height and location to effectively continue existing levels of service because it has built its network around this site. While it may be possible to replace the monopine with another WCF design, the structure to screen or camouflage the facility (an obelisk, clock tower, or other structure) would still be 76 feet, 4 inches tall and remain visible to the surrounding area. The surrounding development pattern in the area is low scale in nature. There are tall trees in and around the general area of the monopine, but not close enough to consider them a backdrop or a tool for integration. Views of the monopine are most prevalent from Highway 905 and Mexico, where the monopine can be seen in the distance with various trees and commercial development interspersed in the field of vision.

Because the project meets the requirements of the IL-3-1 zone, and findings can be made in the affirmative for all permits required by this project, the project and the integration deviation will comply with the applicable regulations of the Land Development Code.

**Planned Development Permit LDC §126.0604**

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

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

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

Please see NDP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not 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 proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.**

The project site is located within the IL-3-1 zone of the Otay Mesa Community Plan. The project meets all applicable requirements of this zone. The WCF Regulations (SDMC 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. AT&T received approval for a 76-foot, 4-inch tall monopine on March 8, 2006. The permit is expired and AT&T is seeking to obtain another permit to maintain the monopine in its current location and make improvements to the tree to better conceal the antennas.

LDC Section 141.0420(g)(2) (WCF Regulations) requires that all reasonable means be used to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. LDC Section 141.0420(g)(6) allows faux landscape on premises where natural vegetation similar in size and species exists or where landscape similar in size and species is proposed as part of the project. The AT&T Romero McNally project is located at the base of a 7-foot slope behind an industrial building in the rear parking lot. The area contains various species and sizes of trees, however the majority are 20 feet or less in height and only a handful are in the 30-foot range. The monopine is visible to the surrounding areas, including Highway 905, Siempre Viva Road and Mexico, which is .19 miles away.

To comply with the WCF Regulations without deviations, the monopine must be replaced with an

integrated structure or replaced with a new faux tree similar in height to the live trees in the immediate vicinity, which would require AT&T to add more sites to make up for the coverage lost by the height reduction. AT&T has indicated that the monopine must be maintained at its existing height and location to effectively continue existing levels of service because it has built its network around this site. While it may be possible to replace the monopine with another WCF design, the structure to screen or camouflage the facility (an obelisk, clock tower, or other structure) would still be 76 feet, 4 inches tall and remain visible to the surrounding area. The surrounding development pattern in the area is low scale in nature. There are tall trees in and around the general area of the monopine, but not close enough to consider them a backdrop or a tool for integration. Views of the monopine are most prevalent from Highway 905 and Mexico, where the monopine can be seen in the distance with various trees and commercial development interspersed in the field of vision.

The purpose of a PDP (SDMC 126.0601) is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations.

The project achieves this purpose and intent with the proposed improvements to the monopine which will effectively conceal the antennas and associated components. The surrounding area is primarily planned and zoned for industrial/heavy commercial land uses.

The visual effects of the height of the monopine are localized, primarily to travelers along Highway 905 entering or exiting Mexico. In the context of the visual landscape, the monopine is at the same height as the nearby Border Patrol monopole and border lights. Nearby trees, monument and pole signs are interspersed in the field of vision and effectively reduce the visual impact of the monopine. The project proposes to upgrade the foliage, reduce the length of the support arms and install additional landscaping to reduce the visual impact of the monopine.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, NDP No. 1960321/PDP No 1960322 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1960321/1960322, a copy of which is attached hereto and made a part hereof.

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Karen Lynch  
Development Project Manager  
Development Services

Adopted on: July 27, 2017

IO#: 24006743

**RECORDING REQUESTED BY**  
 CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES  
 PERMIT INTAKE, MAIL STATION  
 501  
**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24006743

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1960321  
 PLANNED DEVELOPMENT PERMIT NO. 1960322  
**AT&T ROMERO MCNALLY PROJECT NO. 492421**  
 PLANNING COMMISSION

This Neighborhood Development Permit (NDP) No. 1960321 and Planned Development Permit (PDP) No. 1960322 is granted by the Planning Commission of the City of San Diego to Romero & McNally Co., Inc., Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0402, 126.0602, 131.0601, and 141.0420. The 1.90-acre site is located at 9475 Nicola Tesla Court in the IL-3-1 zone of the Otay Mesa Community Plan area. The project site is legally described as: Lot 7 and 8 of Otay International Center Lot No. 2A in the City of San Diego, County of San Diego, State of California, according to Map thereof of No. 12299, filed in the Office of the County Recorder of San Diego County on January 23, 1989.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 27, 2017, on file in the Development Services Department.

The project shall include:

- a. An existing 76-foot, 4-inch tall monopine to be completely re-branched with a minimum density of four branches per foot. The monopine will support 12 panel antennas, 12 Remote Radio Units (RRUs) and six Tower Mounted Amplifiers (TMAs);
- b. Antenna dimensions are as follows: Six antennas measuring 72" x 11.9" x 7.1" and six antennas measuring 72" x 15" x 6.5";
- c. An existing 314-square-foot equipment enclosure;

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

- b. Deviation to Land Development Code Section 141.0420 to allow a non-integrated faux tree where other trees of similar height do not exist.
- c. Landscaping (planting, irrigation and landscape related improvements); and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**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 August 10, 2020.
2. This permit and corresponding use of this site **shall expire on August 10, 2027**. 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 no material from the project site. If any excavated material to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

**LANDSCAPE REQUIREMENTS:**

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

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is significantly trimmed, damaged, or removed during installation and construction, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind with equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Final Landscape Inspection.

19. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department.

**PLANNING/DESIGN REQUIREMENTS:**

20. The existing non-compliant tree is approved to remain in its current condition for a period of no more than 90 days from the date of the final approval of this permit. This permit specifically allows a 76-foot, 4-inch tall faux pine tree with a branch density of four branches per foot and beginning branch height of 10 feet.
21. All antenna cables must use 90 degree connectors. These cables must be secured directly to the mounting apparatus to avoid "looping" and "exposed cabling" from the ground level.
22. The antenna support arms shall be reduced in length, to the satisfaction of the Development Services Department, so that the overall appearance of the monopine will retain the shape of a live pine tree.
23. The WCF shall conform to the approved construction plans.
24. The Owner/Permittee shall print the approved photo simulations on the construction plans.
25. The Owner/Permittee shall install and maintain appropriate warning signage on the WCF as required by State and Federal regulations. The Owner/Permittee shall be responsible for complying with all State and Federal regulations.
26. The accuracy and validity of the RF Compliance Report, submitted by the Owner/Permittee, shall be assured by the Owner/Permittee while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.
27. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.
28. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced by the Owner/Permittee within thirty (30) calendar days of notification by the City of San Diego.
29. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational.
30. Pursuant to SDMC Section 141.0420(b)(4), the Owner/Permittee shall, at its sole cost or expense, remove this WCF if it is no longer operational and the building shall be restored back to its original condition prior to the installation of the WCF.
31. All proposed hand-holes shall be covered with bark material to match the monopine, trunk to the satisfaction of the Development Services Department.

32. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
33. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of the proposed antennas to the satisfaction of the Development Services Department.
34. Starting branch height shall be no higher than 10-feet, as illustrated on the stamped, approved Exhibit "A."
35. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.
36. RF socks fully covering the front and back of the antennas (and any other components) shall be used.
37. The applicant shall provide color samples of the monopine 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 monopine.
38. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary 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 July 27, 2017 by Resolution No.

\_\_\_\_\_.

**ATTACHMENT 6**

Permit Type/PTS Approval No.: NDP No. 1960321/PDP No. 1960322  
Date of Approval: July 27, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Karen Lynch  
Development Project Manager

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

---

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

**Romero & McNally Co., Inc.**  
Owner

By \_\_\_\_\_  
NAME:  
TITLE:

**AT&T Mobility**  
Permittee

By \_\_\_\_\_  
Kevin Becker  
Senior Real Estate and Construction  
Manager

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 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 92101-2400

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

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

**Project Name:** AT&T Romero and McNally

**Project No.:** 492421

**Project Location-Specific:** The project is located at 9475 Nicola Tesla Court, San Diego, CA 92154.

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

**Description of nature and purpose of the Project:** The project proposes a Neighborhood Development Permit (NDP) for the enclosure and a Planned Development Permit (PDP) to deviate from the WCF regulations for an existing Wireless Communication Facility (WCF) installation. The project consists of 12 panel antennas mounted on an approximately 83-foot tall monopine, three indoor equipment cabinets and four indoor equipment racks, nine Remote Radio Units (RRUs), three RRUs-A-2, six Tower Mounted Antennas (TMAs) and a 314-square-foot equipment enclosure. The project also includes a complete re-branching of the existing monopine to achieve four branches per foot beginning at 10 feet. Additionally, the foliage is required to extend for two feet beyond each antenna. The project site is designated Heavy Commercial and is zoned IL-3-1.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Caitlyn Kes  
 DePratti, Inc.  
 13948 Calle Bueno Ganar  
 Jamul, CA 91935  
 858-527-9938

Exempt Status: (CHECK ONE)

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

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

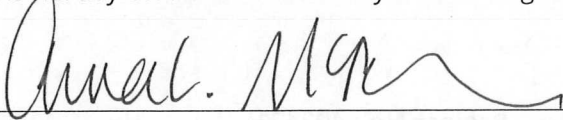
**Lead Agency Contact Person:** Anna L. McPherson, AICP

**Telephone:** (619) 446-5276

If filed by applicant:

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

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



/Senior Planner

May 30, 2017

Signature/Title

Date

Check One:

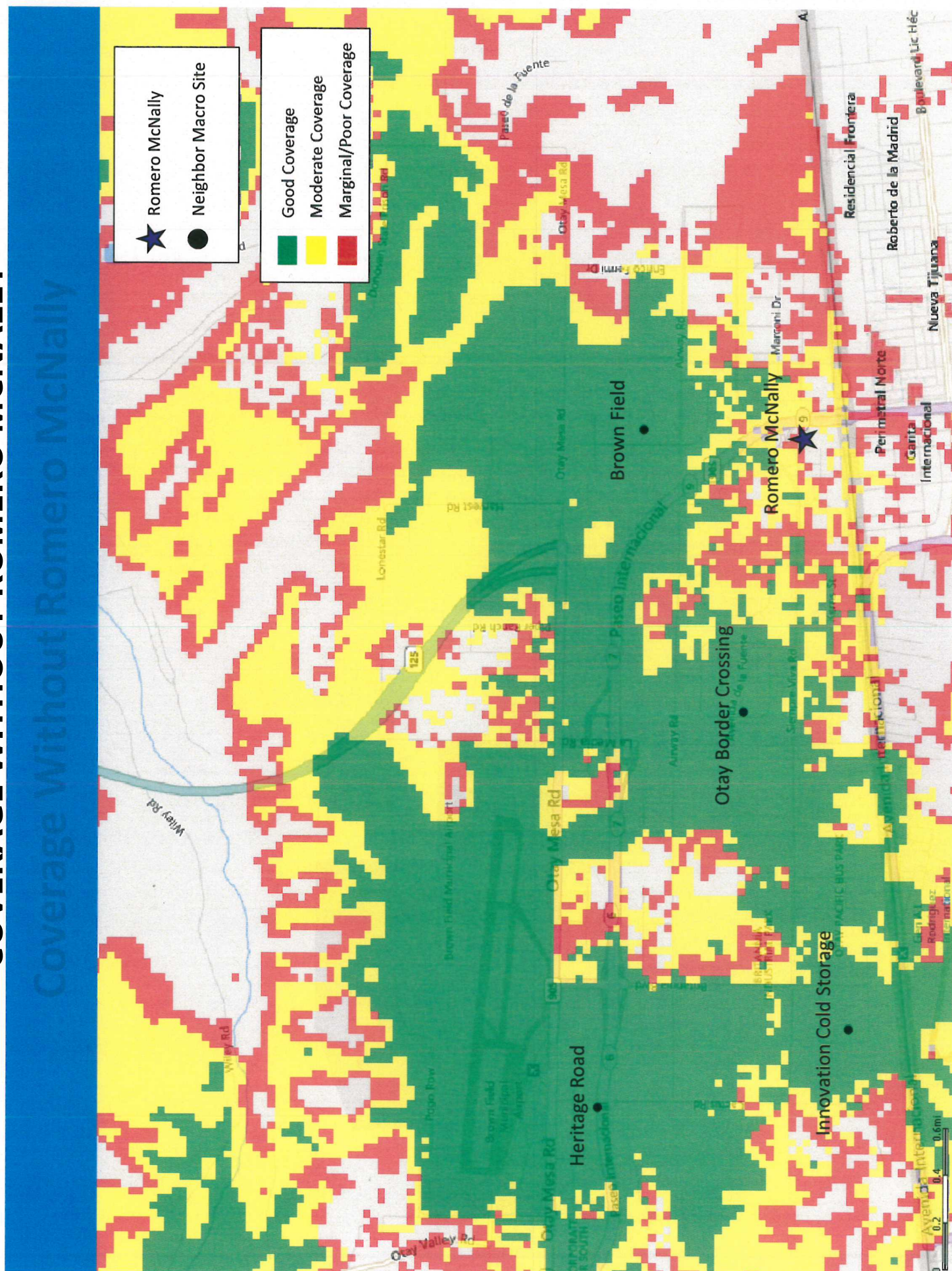
(X) Signed By Lead Agency

Date Received for Filing with County Clerk or OPR:

( ) Signed by Applicant



## ATTACHMENT 8



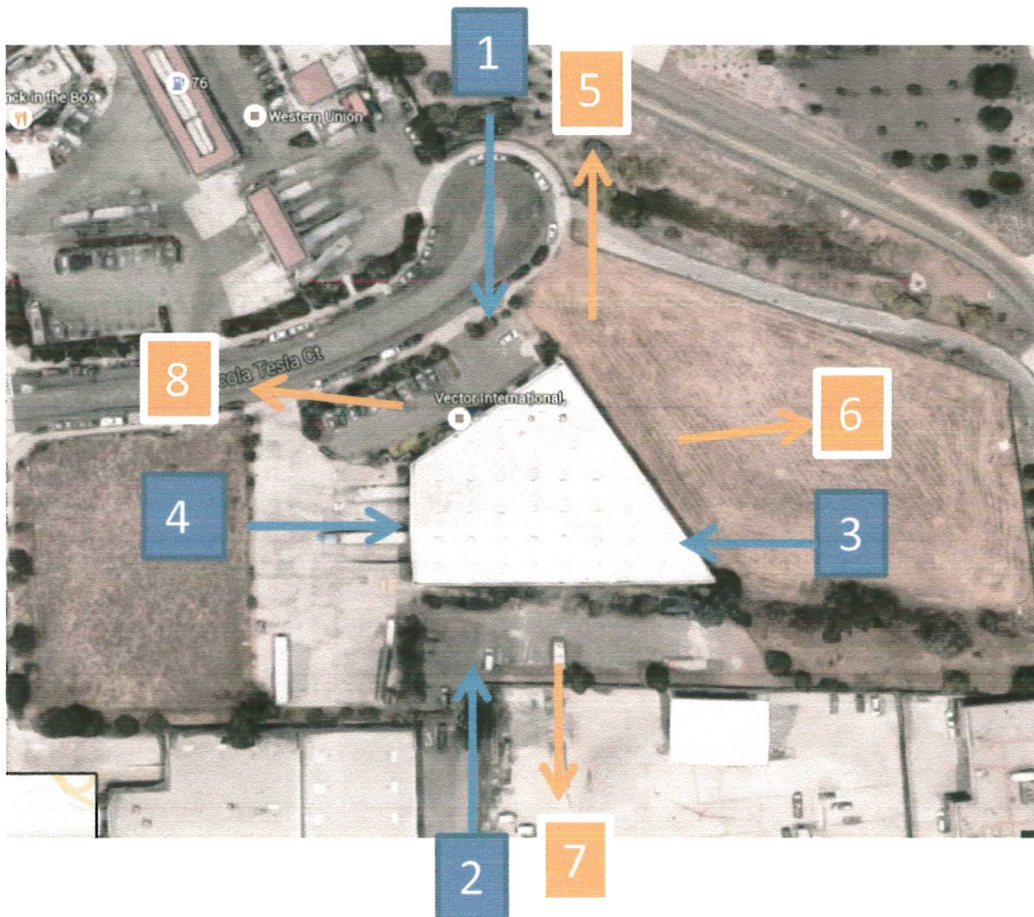


COVERAGE WITH ROMERO MCNALLY





**AT&T**  
**SS0002 Romero and McNally**  
**Photo Survey**  
**Key Map**



## ATTACHMENT 9



T-Mobile Flagpole

AT&T Monopine

1. Views of North Elevation of tree / site.
2. View of South Elevation of site.







3. View of East Elevation of site.

4. Views of West Elevation of site.

There is a slope going down  
towards the Monopine.







5. View looking North from site.

6. View looking East from site.







7. View looking South from site.

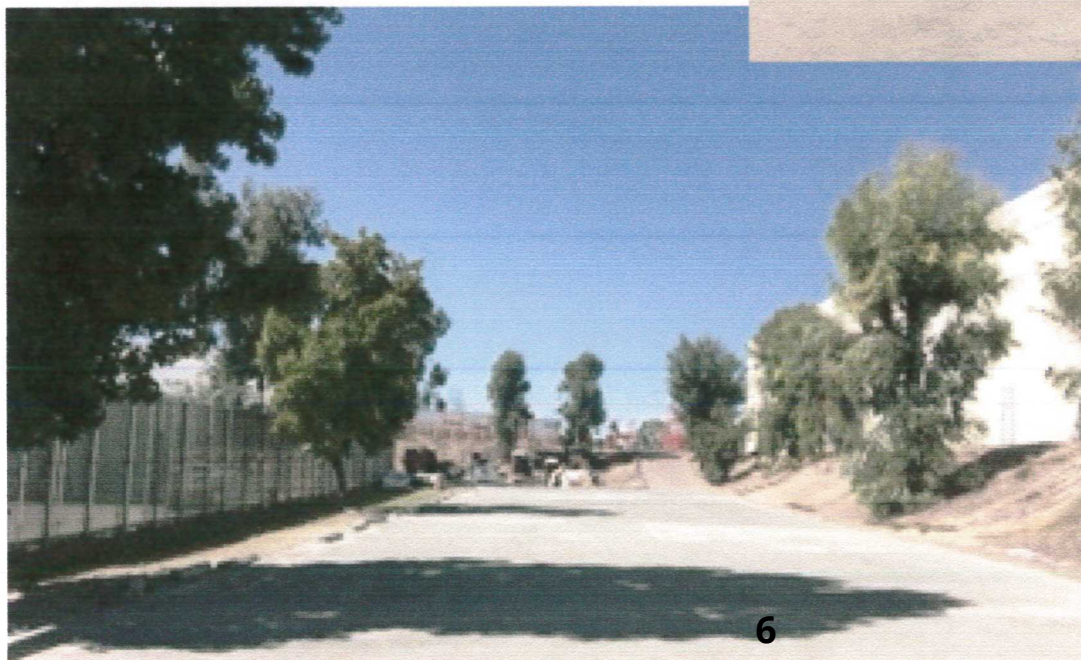
8. View looking West from site.







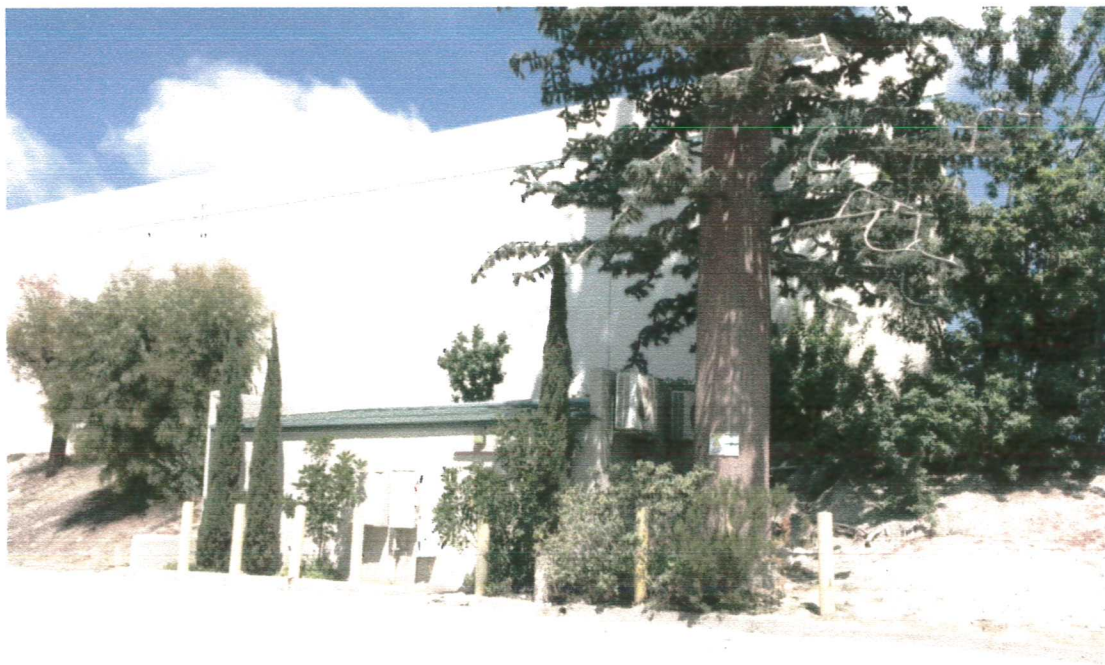
Surrounding landscaping within the Parcel



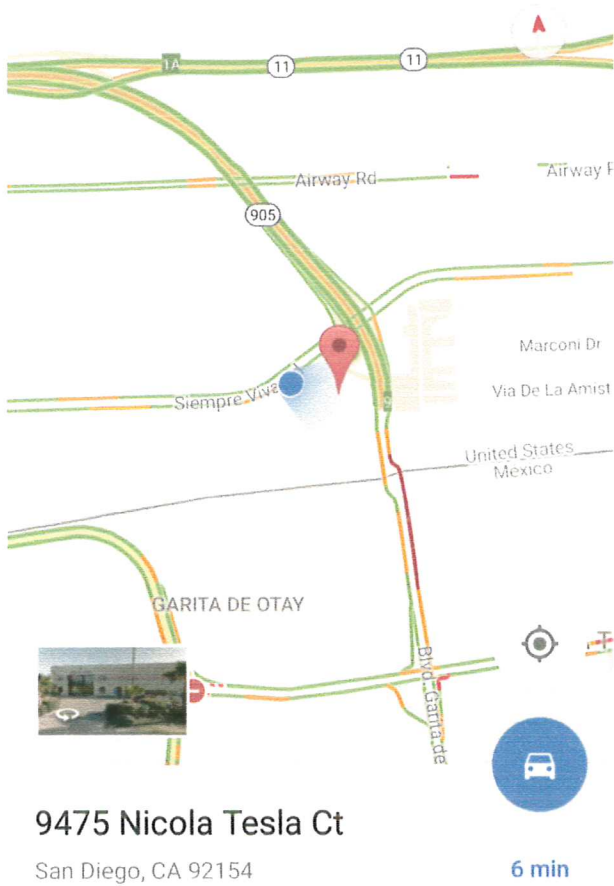




Surrounding landscaping within the Parcel



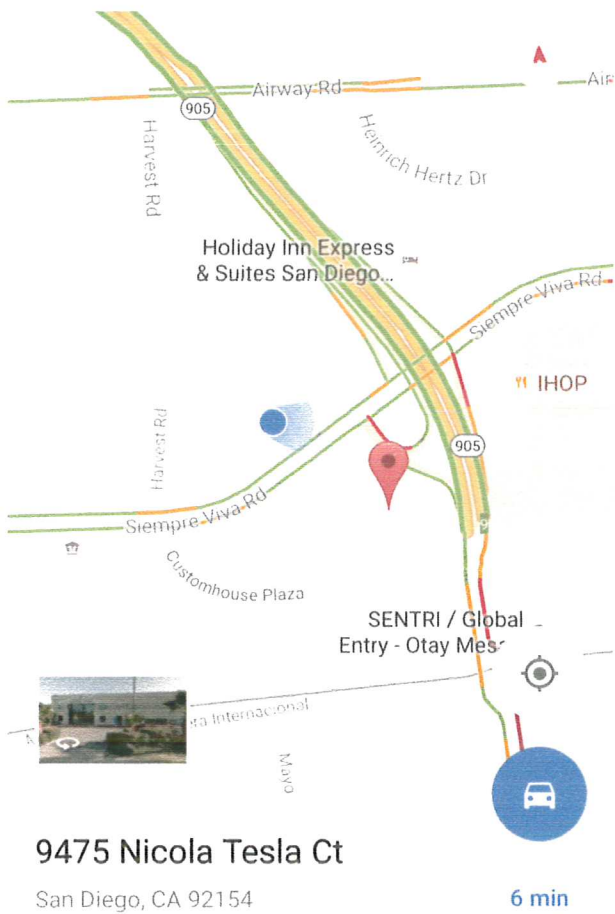




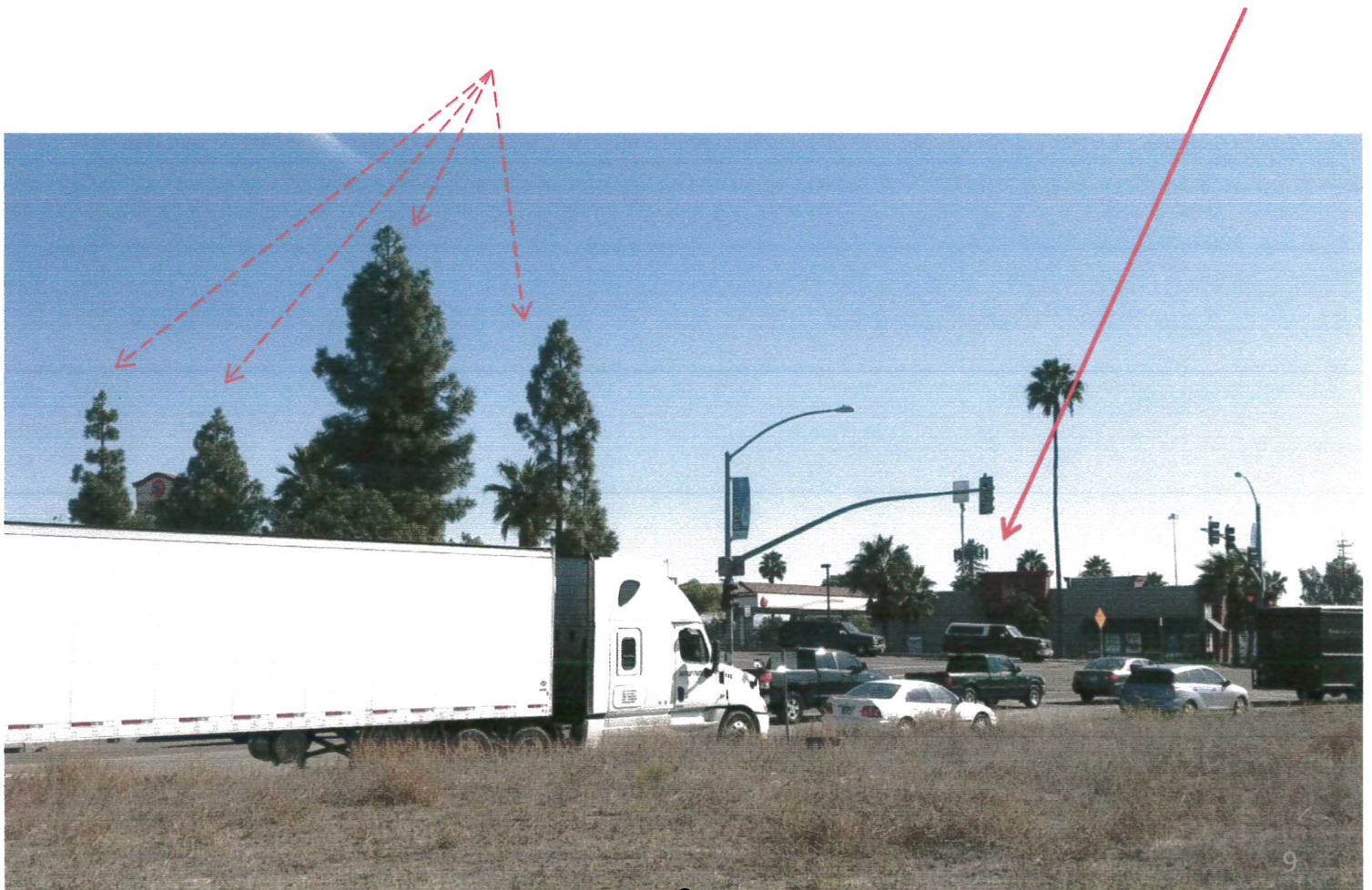
**Looking directly East  
at site with plenty of  
other trees in the area**



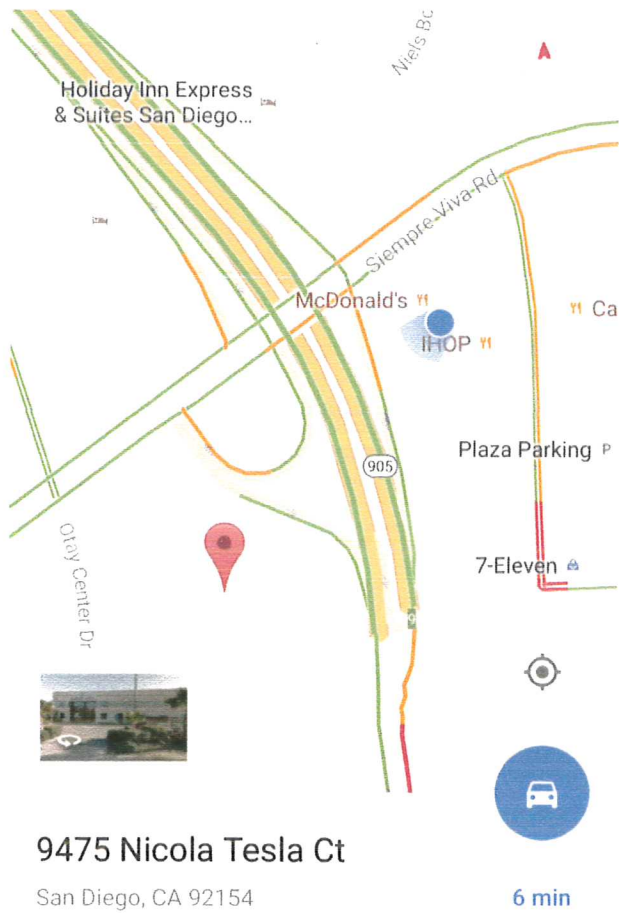




Looking Southeast at  
site with plenty of  
other pine trees in the  
area







**Looking Southwest at site with plenty of other trees (various species) in the area**







THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 1

<b>Project Name:</b> Verizon Serra		<b>Project Number:</b> 448125	<b>Distribution Date:</b> 3/20/2017
<b>Project Scope/Location:</b> TIERRASANTA, SDP/NUP Process 3 for a wireless communication facility consisting of a 35' tall mono eucalyptus tree supporting 12 antennas and 12 Remote Radio Units with associated equipment located in a 245 sf block wall enclosure. The project site is located on the north side of the Serra High School Campus at 5156 Santo Road in the RS-1-8 zone. CD: 7.			
<b>Applicant Name:</b> Kerrigan Diehl, PlanCom, Inc.		<b>Applicant Phone Number:</b> (760)587-3003	
<b>Project Manager:</b> Karen Lynch	<b>Phone Number:</b> (619) 446-5351	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> klynchash@sanidiego.gov
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b> From the Minutes for the May 18, 2016 meeting of the Tierrasanta Community Council and Planning Group: Antenna tower at Serra: Kerrigan Diehl of Plancom passed out a handout and gave a short presentation on the 35 foot Verizon Antenna tower requested to be installed at Serra High School. The tower will be camouflaged as a eucalyptus tree. The community will benefit for additional cell phone coverage. The Community Development Committee recommended anti- graffiti paint be used and unanimously approved the tower on May 3, 2016. Director Lazzaro asked when the Environmental Review would be ready. Ms. Diehl stated as far as she knew, there was not a review as this project was small and exempt. She will follow up on this question. It was moved by Vice President Thesing, seconded by Director Schultz to approve the tower as recommended. The motion passed unanimously. Voting in favor were Spehn, Thesing, May, Nielsen, Lazzaro, Batchelder, Adair, Farmer, Schultz, Kirk and Ogilvie. The minutes were approved at the June 15, 2016 meeting.			
<i>Attach Additional Pages If Necessary.</i>		<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



THE CITY OF SAN DIEGO

City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Verizon Serra		<b>Project Number:</b> 448125	<b>Distribution Date:</b> 3/20/2017
<b>Project Scope/Location:</b> TIERRASANTA, SDP/NUP Process 3 for a wireless communication facility consisting of a 35' tall mono eucalyptus tree supporting 12 antennas and 12 Remote Radio Units with associated equipment located in a 245 sf block wall enclosure. The project site is located on the north side of the Serra High School Campus at 5156 Santo Road in the RS-1-8 zone. CD: 7.			
<b>Applicant Name:</b> Kerrigan Diehl, PlanCom, Inc.		<b>Applicant Phone Number:</b> (760)587-3003	
<b>Project Manager:</b> Karen Lynch	<b>Phone Number:</b> (619) 446-5351	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> klynchash@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> Vote to Approve	<b>Members Yes</b> 11	<b>Members No</b> 0	<b>Members Abstain</b> 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> Vote to Deny	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
<b>CONDITIONS:</b> NONE - IT WAS APPROVED AS SUBMITTED WITH RECOMMENDATION TO USE ANTI-GRAFFITI PAINT			
<b>NAME:</b> Deanna Spehn		<b>TITLE:</b> President	
<b>SIGNATURE:</b> <i>Deanna Spehn</i>		<b>DATE:</b> June 27, 2017	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



## Ownership Disclosure Statement

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

**Project Title**

AT&T SS0002 Romero and McNally

**Project No. For City Use Only**

**Project Address:**

9475 Nicola Tesla Court, San Diego, CA 92154

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

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

**Additional pages attached** ☐ Yes ☐ No

**Name of Individual (type or print):**

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature :**

**Date:**

**Name of Individual (type or print):**

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature :**

**Date:**

**Name of Individual (type or print):**

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

**Signature :**

**Date:**

**Name of Individual (type or print):**

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

**Street Address:**

**City/State/Zip:**

**Phone No:**

**Fax No:**

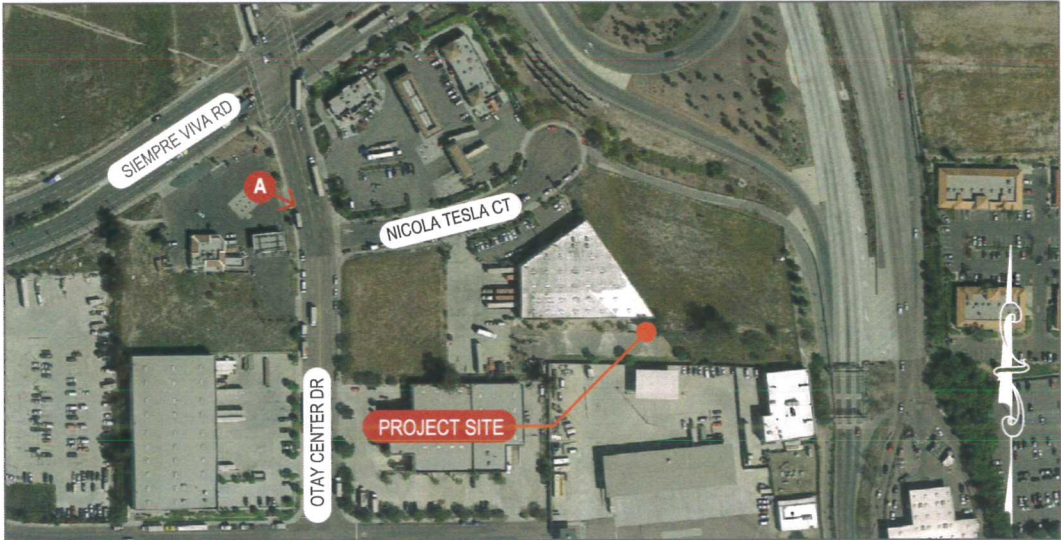
**Signature :**

**Date:**





AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2016

EXISTING



PROPOSED



PHOTO PROVIDED BY: DCI PACIFIC

**DCI PACIFIC**  
**A|E|C WORKS**

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949 475.1000 | 949 475.1001 F



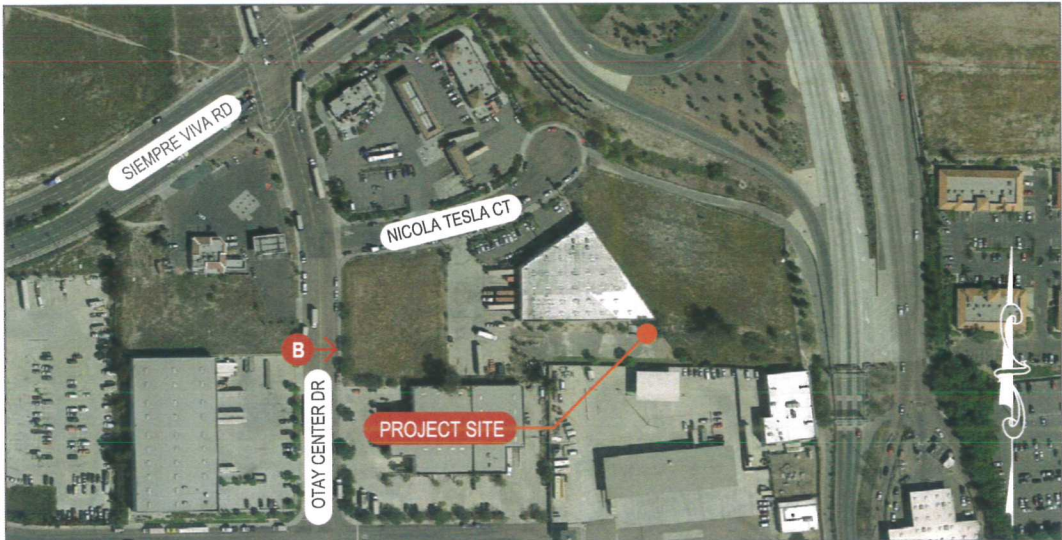
**ROMERO AND MCNALLY**  
**SS0002**  
9475 NICOLA TESLA COURT  
SAN DIEGO, CA 92154

**VIEW**  
**A**

**SHEET**  
**1 / 3**



AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2016

EXISTING



PROPOSED

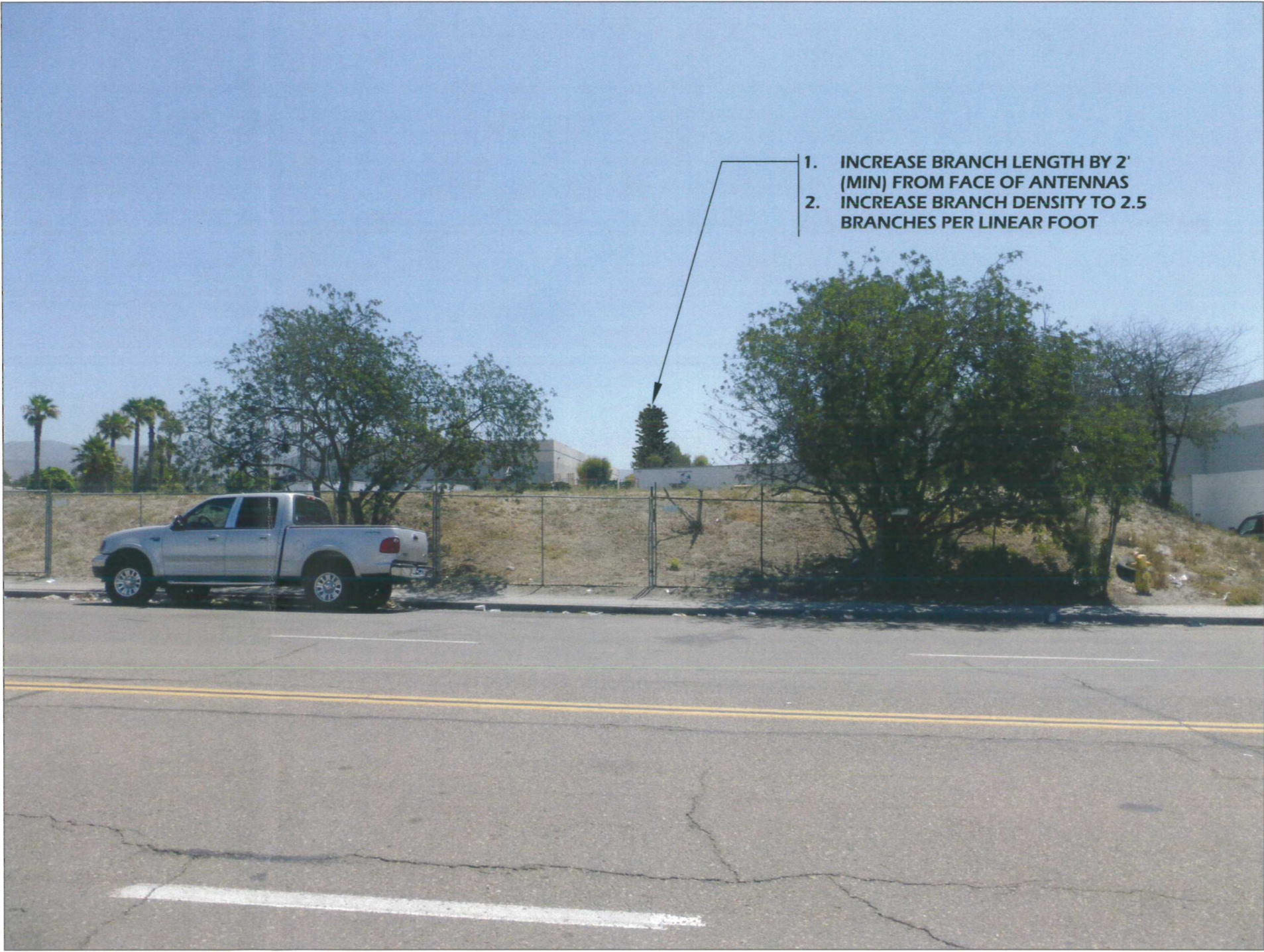


PHOTO PROVIDED BY: DCI PACIFIC

**DCI PACIFIC**  
**A|E|C WORKS**

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949 475.1000 | 949 475.1001 F



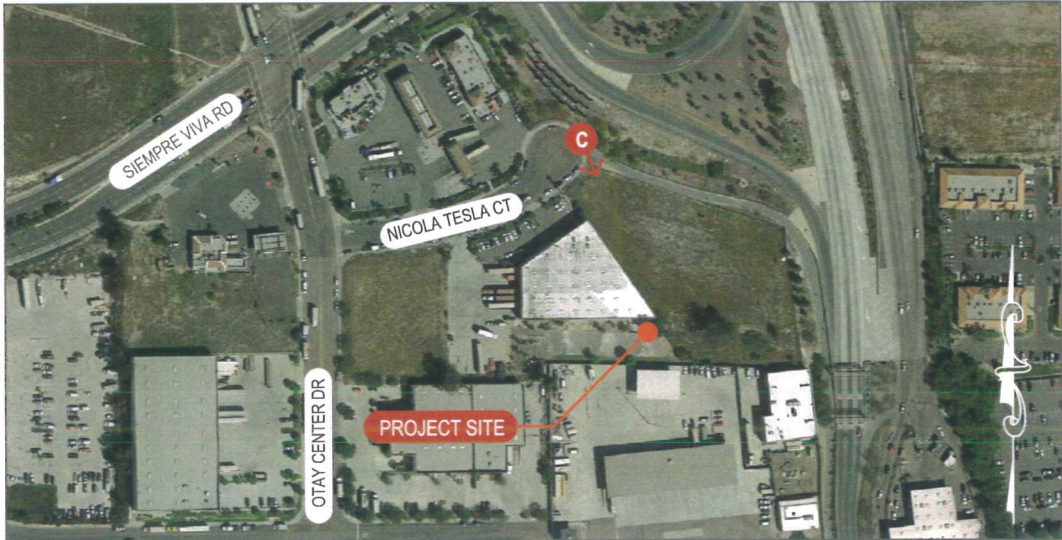
**ROMERO AND MCNALLY**  
**SS0002**  
9475 NICOLA TESLA COURT  
SAN DIEGO, CA 92154

**VIEW**  
**B**

**SHEET**  
**2 / 3**



AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2016

EXISTING



PROPOSED



PHOTO PROVIDED BY: DCI PACIFIC

**DCI PACIFIC**  
**A|E|C WORKS**

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949.475.1000 | 949.475.1001 F



**ROMERO AND MCNALLY**  
**SS0002**

9475 NICOLA TESLA COURT  
SAN DIEGO, CA 92154

**VIEW**

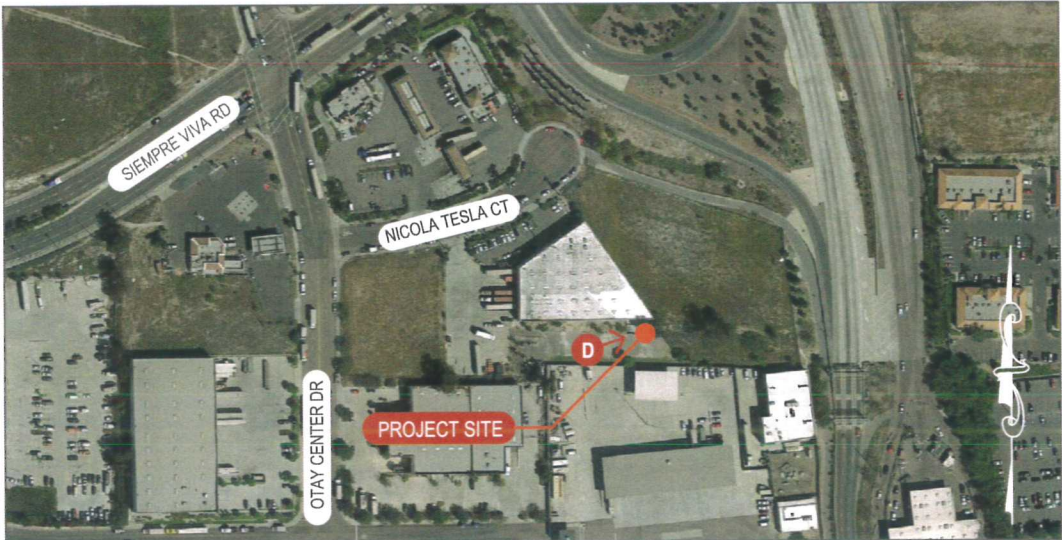
**C**

**SHEET**

**3 / 3**



AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2016

EXISTING



PROPOSED (SUPPLEMENTAL)



PHOTO PROVIDED BY: DEPRATTI, INC.

**DCI PACIFIC**  
**A|E|C WORKS**

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614  
T 949 475.1000 | 949 475.1001 F



**ROMERO AND MCNALLY**  
**SS0002**

9475 NICOLA TESLA COURT  
SAN DIEGO, CA 92154

**VIEW**

**D**

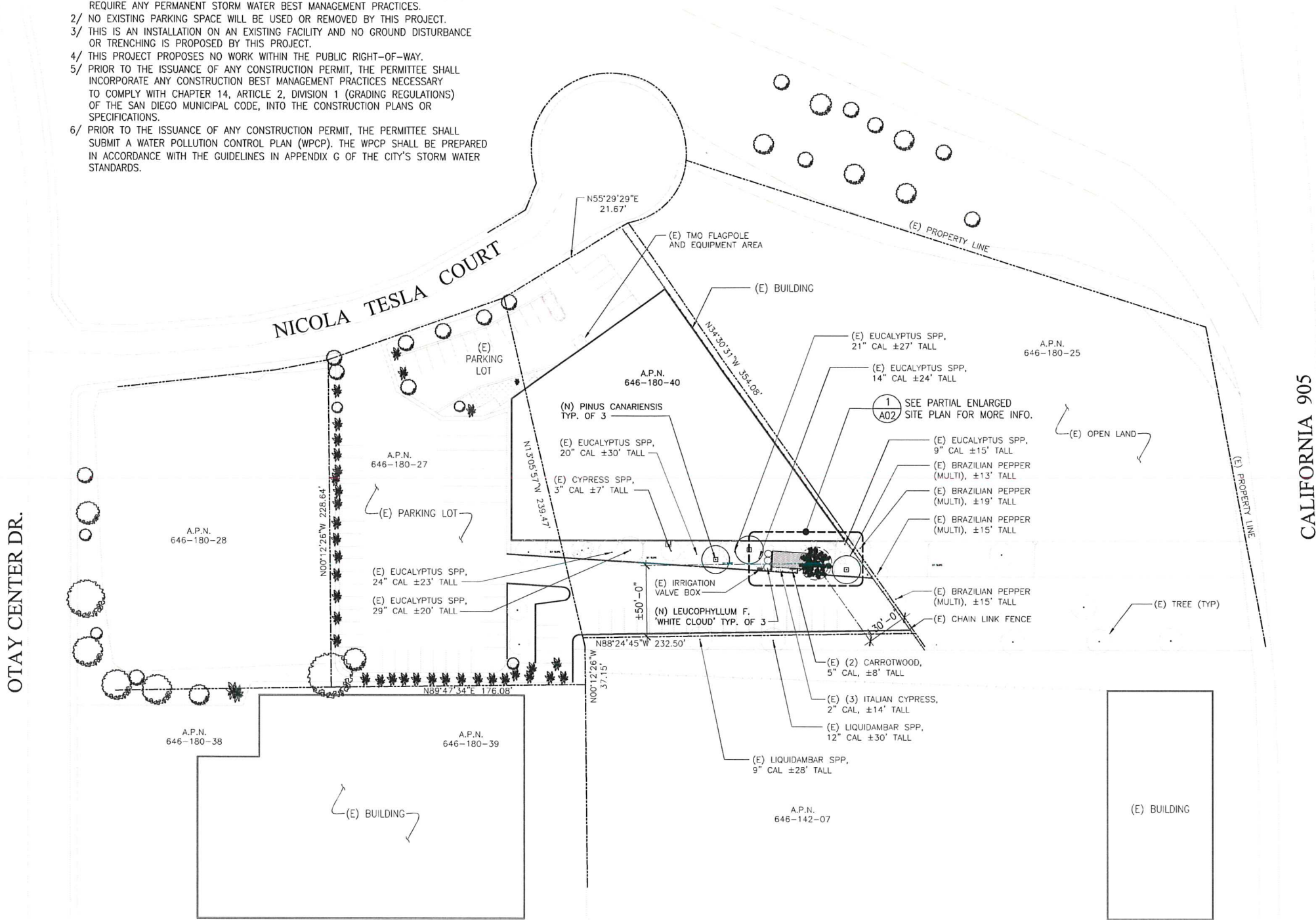
**SHEET**

**1 / 1**





- NOTES:
- 1/ THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENT OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES.
  - 2/ NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
  - 3/ THIS IS AN INSTALLATION ON AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.
  - 4/ THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
  - 5/ 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.
  - 6/ PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.



SITE PLAN

SCALE: 1"=40'-0" 0 10' 20' 40' 1



ROMERO AND MCNALLY  
SS0002  
9475 NICOLA TESLA COURT  
SAN DIEGO, CA 92154

DCI PACIFIC  
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING  
32 EXECUTIVE PARK | SUITE 110  
IRVINE | CA 92614

NO.	DATE	REVISIONS	BY	CHK	APP'D
4	05/11/17	CITY COMMENTS	HH	BOK	DKD
3	03/30/17	COMMENTS FROM CYCLE LETTER 3-28-17	HH	BOK	DKD
2	12/01/16	INCORPORATE THE LANDSCAPE PLAN	HH	BOK	DKD
1	09/07/16	INCORPORATE THE 1A & EXISTING LANDSCAPE	HH	BOK	DKD
0	08/12/16	ISSUED FOR ZONING APPROVAL	HH	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED	DRAWN		

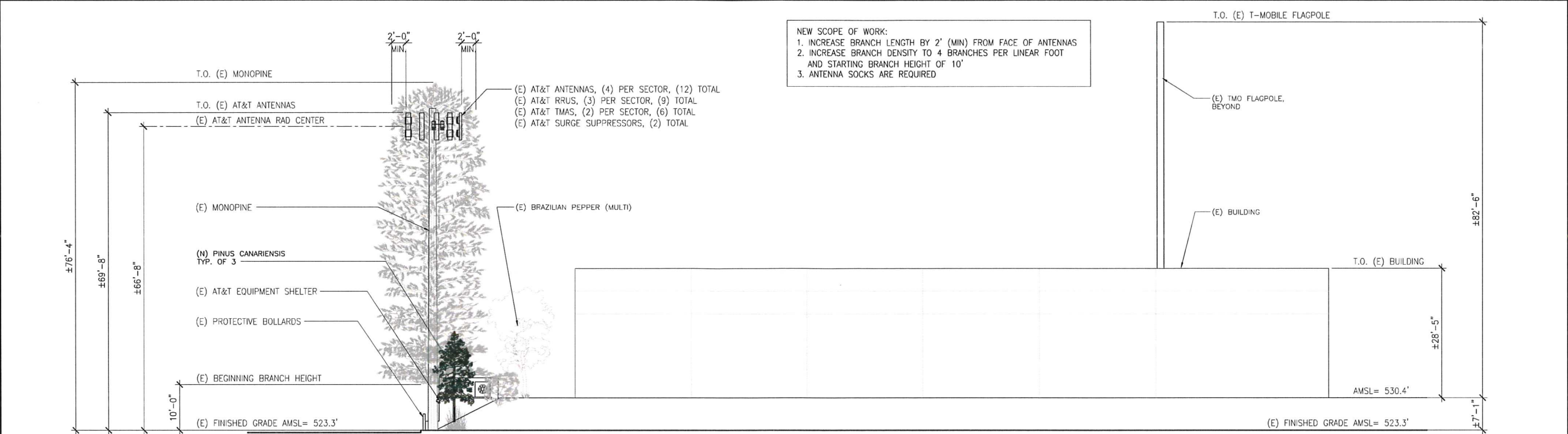
SHEET TITLE	SHEET NUMBER
SITE PLAN	A01

REDUCED PLOT: DO NOT SCALE THIS DRAWING





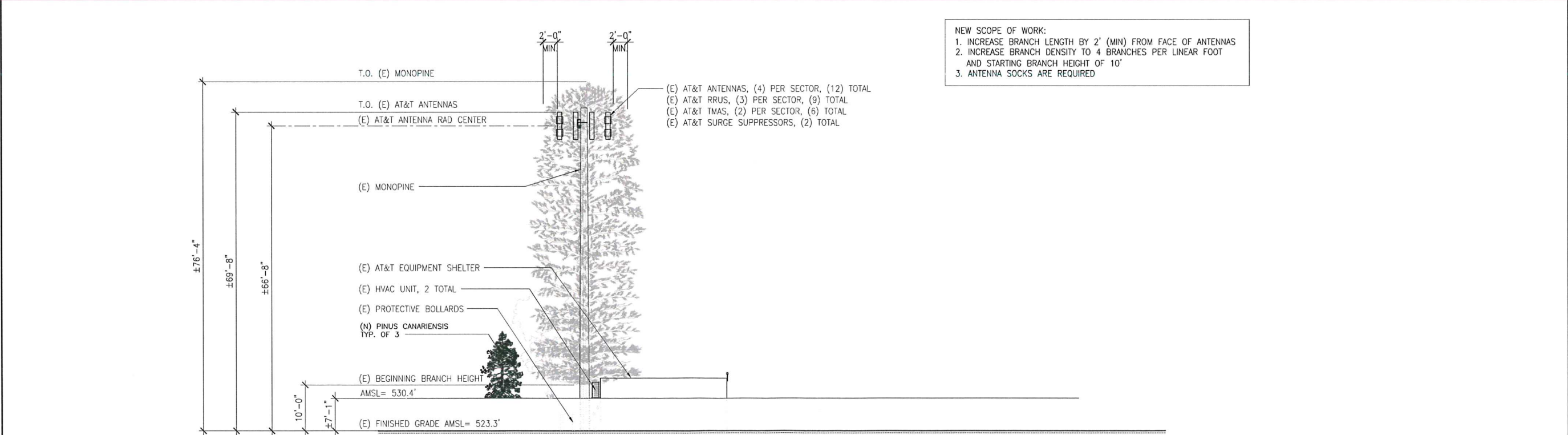
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3	03/30/17	COMMENTS FROM CYCLE LETTER 3-28-17	HH	BOK	DKD	<b>PARTIAL ENLARGED SITE PLAN, EQUIPMENT AND ANTENNA LAYOUT PLANS</b>		<b>A02</b>	
2	12/01/16	INCORPORATE THE LANDSCAPE PLAN	HH	BOK	DKD				
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0	08/12/16	ISSUED FOR ZONING APPROVAL	HH	BOK	DKD				
NO.	DATE	REVISIONS	BY	CHK	APP'D				
SCALE AS SHOWN		DESIGNED	DRAWN						



EAST ELEVATION

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

1



NORTH ELEVATION

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

2



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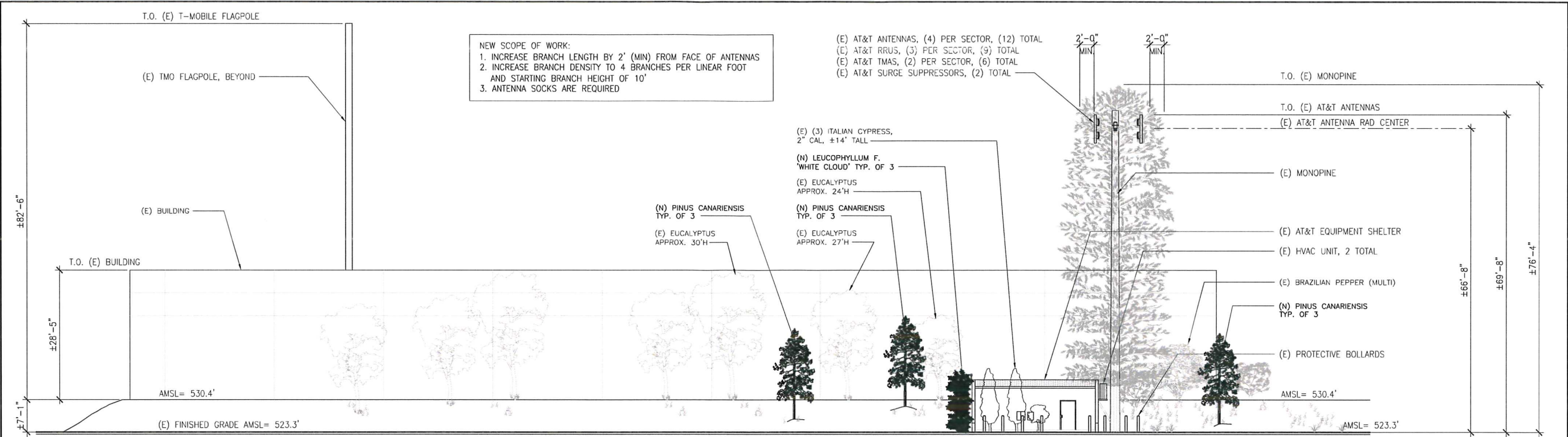
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IRVINE | CA 92614

4	05/11/17	CITY COMMENTS	HH	BOK	DKD
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SCALE		AS SHOWN	DESIGNED	DRAWN	

SHEET TITLE		SHEET NUMBER
ELEVATIONS		A03

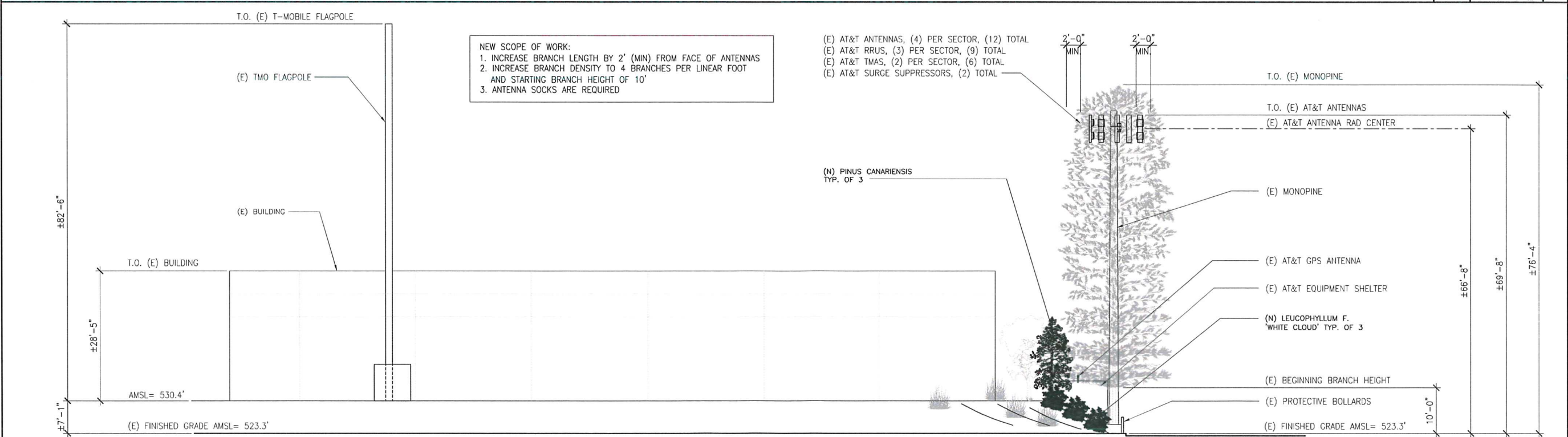
REDUCED PLOT: DO NOT SCALE THIS DRAWING





SOUTH ELEVATION

SCALE: 3/32"=1'-0" 0 4' 8' 12' 1



WEST ELEVATION

SCALE: 3/32"=1'-0" 0 4' 8' 12' 2



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SCALE	AS SHOWN	DESIGNED	DRAWN		

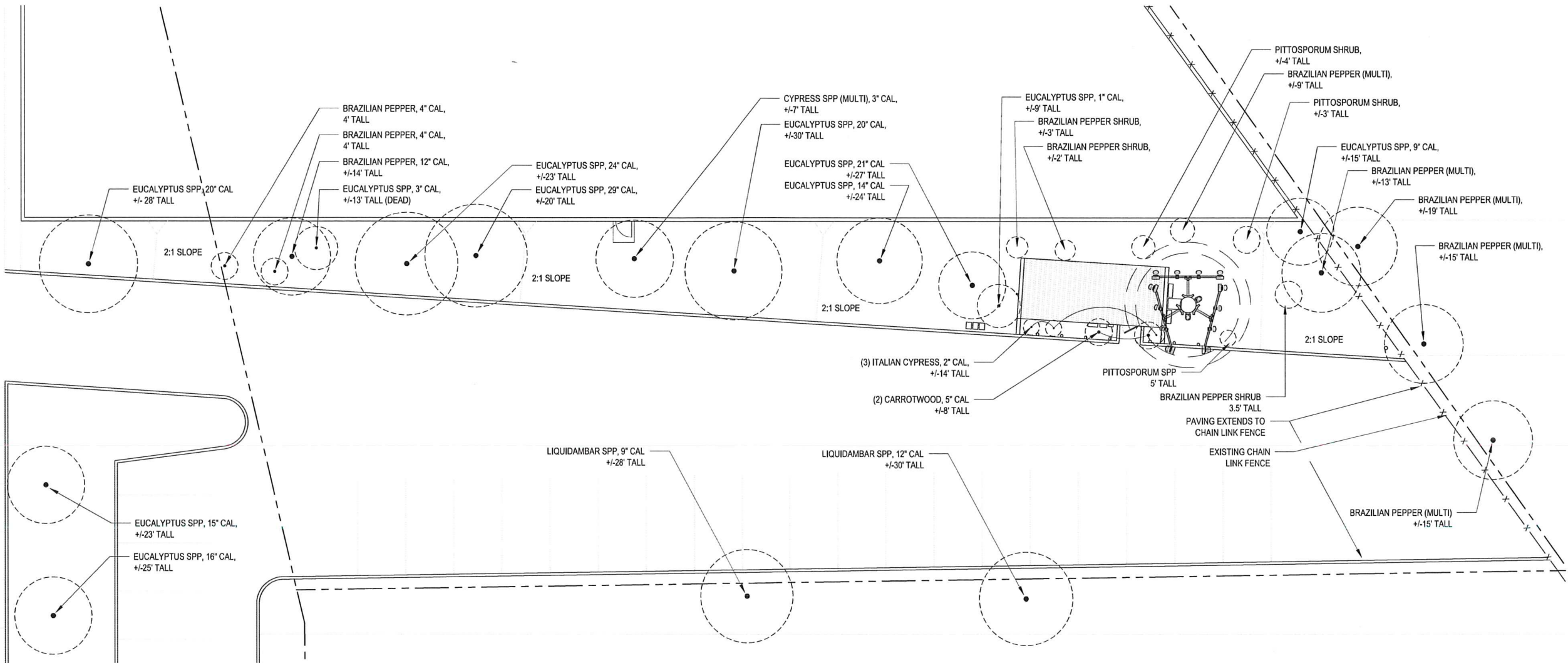
ELEVATIONS

A04

REDUCED PLOT: DO NOT SCALE THIS DRAWING







1"=10'

EXISTING TREE INVENTORY

TREE LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HGT & SPRD	PLANT FACTOR WUCOLS III REGION 4	REMARKS
<u>TREES</u>									
	-	-	EXIST TREE TO REMAIN	-	-	-	-	-	PROTECT IN PLACE
<u>SHRUBS</u>									
	-	-	EXIST SHRUB TO REMAIN	-	-	-	-	-	PROTECT IN PLACE

Shapton Landscape Architecture  
714/955-9325  
billshapton@hotmail.com



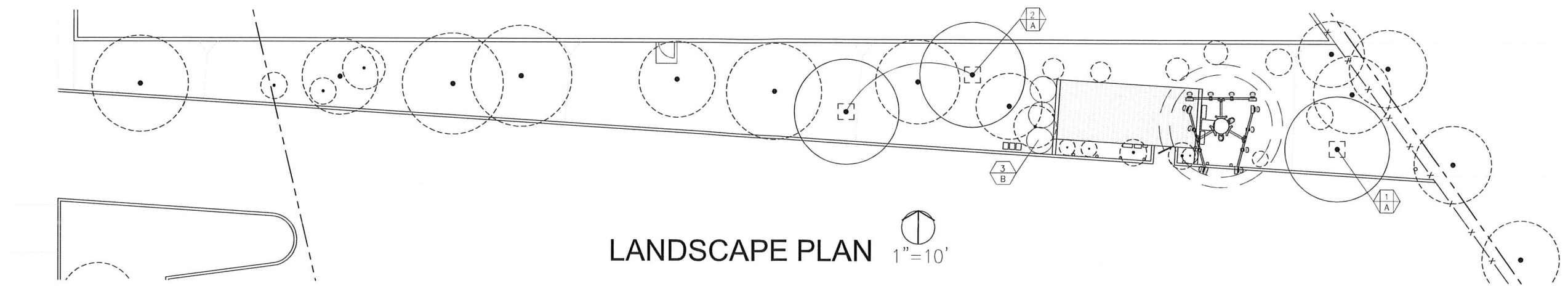
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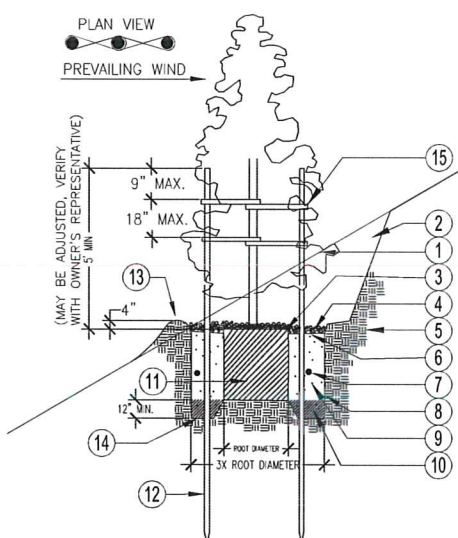
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A	07/21/16	ISSUED FOR ZD REVIEW AND COMMENTS	HH	BOK	DKD
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE	AS SHOWN	DESIGNED		DRAWN	

SHEET TITLE	SHEET NUMBER
TREE INVENTORY	L01

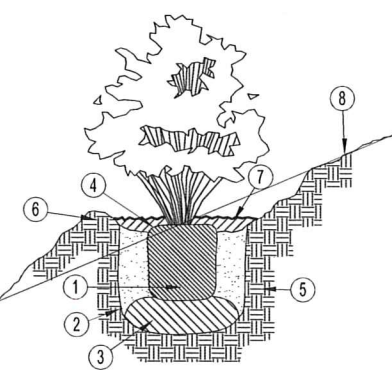
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LANDSCAPE PLAN 1"=10'



P1 | TREE STAKING AND PLANTING ON SLOPE DETAIL (NTS)



P2 | SHRUB PLANTING ON SLOPE DETAIL (NTS)

- LEGEND:**
- 1. Existing grade
  - 2. Cut slope to meet plant pit
  - 3. Set top of rootball 2" above finish grade. Install 3" nitrolized wood chip mulch
  - 4. 4" Deep mulch
  - 5. Existing Soil
  - 6. Finish Grade
  - 7. Agriform Fertilizer Tablets. Application rates per planting notes and Agrinomic Soils Report.
  - 8. Scarify sides of holes
  - 9. Amended backfill per Planting Notes and Agronomic Soils Report
  - 10. Compacted backfill - Puddle and settle prior to setting tree
  - 11. Rootball
  - 12. 2-1/2" x 12' Lodgepole Pine Stake. (2) typical. Keep clear of rootball
  - 13. 4" earth ring / water basin. Remove once plant is established per Authorized Representative's direction.
  - 14. Native soil subgrade. Excavate to correct depth for planting. Scarify bottom to ensure adequate drainage for healthy growth of plant.
  - 15. 36" Black "V.I.T. Cinch Tie" Tree Tie (4) Required. Attach with (2) roofing nails. Place below branching yoke of tree.

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	MATURE HGT & SPRD	PLANT FACTOR WUCOLS III REGION 4	REMARKS
<b>TREES</b>									
	-	-	EXIST TREE TO REMAIN	-	-	-	-	-	PROTECT IN PLACE
	A	3	PINUS CANARIENSIS	CANARY ISLAND PINE	36" BOX	AS SHOWN	30'-80' X 15'-25'	L	SEE PLANTING NOTES AND TREE PLANTING DETAIL P1 THIS SHEET
<b>SHRUBS</b>									
	-	-	EXIST SHRUB TO REMAIN	-	-	-	-	-	PROTECT IN PLACE
	B	3	LEUCOPHYLLUM F. 'WHITE CLOUD'	WHITE CLOUD TEXAS RANGER	15 GAL.	5' O.C.	6'-8' X 6'-8'	L	SEE PLANTING NOTES AND SHRUB PLANTING DETAIL P2 THIS SHEET

SIZING LEGEND



PLANTING NOTES:

**SOIL TEST**  
AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES WITH COPIES SENT TO THE OWNER & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

**SOIL PREPARATION**  
THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

1. BACKFILL MIX FOR USE OF PLANTING ALL TREES AND SHRUBS.  
6 PARTS BY VOLUME ON SITE SOIL.  
4 PARTS BY VOLUME ORGANIC AMMENDMENT.  
1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD.  
1 LB. IRON SULFATE PER CU. YD. OF MIX.

2. PLANT TABLETS FOR ALL TREES:  
1-21 GRAM AGRIFORM FERTILIZER TABLET PER 1/2" CALIPER TREE, PLACED ADJACENT TO THE ROOT BALL.

**TOP DRESSING**  
ALL SHRUB AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF SHREDDED TREE BARK.

IRRIGATION NOTE:

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. TREES AND SHRUBS WILL BE IRRIGATED VIA POP-UP BUBBLERS WITH CHECK VALVES TO PREVENT EROSION.

LONG-TERM LANDSCAPE MAINTENANCE

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

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" IS NOT PERMITTED. THE TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SPREAD.

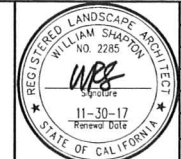
Shapton Landscape Architecture  
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SEE SHEET L01 FOR TREE INVENTORY



ROMERO AND MCNALLY  
SS0002  
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SCALE	AS SHOWN	DESIGNED			DRAWN

SHEET TITLE	SHEET NUMBER
LANDSCAPE PLAN	L02

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