



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: December 7, 2017 REPORT NO. PC-17-090  
HEARING DATE: December 14, 2017  
SUBJECT: AT&T 47<sup>TH</sup> & IMPERIAL. Process Four Decision Four  
PROJECT NUMBER: [548397](#)  
OWNER/APPLICANT: Santosh and Saraj Arya/AT&T Mobility

### SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility at 110 47<sup>th</sup> Street in the Encanto Neighborhoods Community Plan area?

Staff Recommendation: Approve Planned Development Permit (PDP) No. 2042034.

Community Planning Group Recommendation: On October 17, 2017, the Encanto Neighborhoods Community Planning Group voted 9-1-1 to recommend approval of the AT&T 47<sup>th</sup> & Imperial project with no conditions (Attachment 8).

Environmental Review:

This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 26, 2017 and the opportunity to appeal that determination ended November 9, 2017 (Attachment 7).

Fiscal Impact Statement: None. A flat fee deposit was paid by the applicant for the processing of this project.

### BACKGROUND

AT&T 47<sup>th</sup> & Imperial, located at 110 47<sup>th</sup> Street is an application for a PDP for a Wireless Communication Facility (WCF) in the CC-2-1 (Commercial-Community) zone of the Encanto Neighborhoods Community Plan area (Attachments 1 and 3). AT&T is proposing to remove an existing faux palm tree and replace it with a 45-foot tall monument tower concealing 12 antennas and associated components (Attachments 12 and 13). AT&T is proposing to use Nextel's 211-square-foot equipment shelter.

Pursuant to San Diego Municipal Code (SDMC) Section 141.0420(c)(1)(B), WCFs on properties zoned for commercial uses are permitted as a Limited Use, Process One. This is in support of [Council Policy 600-43](#), which assigns preference levels to WCFs in different land use categories. This project, a WCF on a commercially-zoned property, is in the Preference 1 category. Preference 1/Process One locations do not typically come before the Planning Commission. However, the height limit in the CC-2-1 zone is 30 feet. Therefore, the proposed 45-foot-tall tower requires a Planned Development Permit (PDP) per [SDMC 126.0602\(b\)\(1\)](#) for the height deviation.

The project site is designated Community Commercial – Residential Prohibited in the [Encanto Neighborhoods Community Plan](#) (Attachment 2). Surrounding uses include a Caltrans building and fenced yard to the north, Interstate 805 to the west, commercial to the east and open space to the south (Attachments 1-3).

The existing faux palm tree and equipment enclosure were approved August 6, 1998 for Nextel. The tree was approved for 35 feet, but built at 40 feet in height and supported up to 12 antennas. It was abandoned within the last ten years. The tree will be required to be removed prior to construction of the monument tower.

## DISCUSSION

### Proposed Project:

The project consists of a 45-foot-tall monument tower designed to complement the existing commercial building on-site. The monument tower will be visible to the surrounding community, but it is designed to complement the building on site and will be aesthetically pleasing and respectful of the neighborhood. The tower will include a solid tile pattern on the bottom third, with two-tone smooth concrete containing half-inch reveals in a rectangular grid pattern on the upper two-thirds of the tower. All transmitting components of the WCF will be completely concealed (Attachment 12). The tower will be set back from both Imperial Avenue and 47<sup>th</sup> Street and oriented toward the northbound Interstate 805 onramp. The project location is unique; it is near the junction of a main transportation corridor (Imperial Avenue) and Interstate 805, which is considered a major gateway into the Encanto community (Attachment 13).

An existing, 40-foot-tall non-operational Nextel monopalm will be removed from the property as part of this project. The faux palm was approved in 1998 and was abandoned within the last ten years. The property currently has three driveways. One is proposed to be closed and the other two will be rebuilt to current City standards. Several mature Queen Palm trees are located on the property and AT&T is proposing an additional Queen Palm on the west side of the equipment enclosure. Together, these palms will soften the appearance of the tower. AT&T is also proposing shrubs at the base of the tower and around the equipment enclosure (Attachment 13).

The purpose of a PDP is to "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 proposed tower is located in a high traffic area. Both Imperial Avenue and Interstate 805 have a great deal of traffic throughout the day. In order to provide coverage for the surrounding neighborhood and the busy Interstate 805 corridor, AT&T has indicated that 45 feet is the minimum height necessary. The general vicinity is low-scale in nature with intermittent two story structures in the area and the Lincoln High School gymnasium to the southeast (Attachment 11). The tower is designed to complement the commercial building on site and it is set back from Imperial Avenue and 47<sup>th</sup> Street. Locating a taller WCF in a commercial zone that covers a large area of western Encanto, eastern parts of Southeastern San Diego, and the busy Interstate 805 corridor would be preferable to creating multiple smaller sites, some of which would probably have to be located in the surrounding residential neighborhoods.

#### Community/General Plan Analysis:

The [Encanto Neighborhoods Community Plan](#) (ENCP) addresses WCFs and communication infrastructure.

WCFs: The ENCP refers to SDMC Section 141.0420 (WCF Regulations) and the WCF Design Guidelines for guidance in development of WCFs for the City of San Diego. The AT&T 47<sup>th</sup> & Imperial project complies with the WCF Regulations and Design Guidelines.

Communication Infrastructure: The ENCP's [Public Facilities, Services and Safety Element](#) recommends infrastructure be provided to ensure seamless communications and universally available access to data for all groups in addition to maintaining an integrated information infrastructure system. Based on coverage maps submitted by AT&T, coverage is currently poor in the area and the addition of the 47<sup>th</sup> & Imperial project improves coverage significantly (Attachment 10).

The City's General Plan addresses Wireless Facilities in the [Urban Design Element \(UD-A.15\)](#). The visual impact of WCFs should be minimized by concealing them in existing structures or by 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 AT&T 47<sup>th</sup> & Imperial project is proposing a 45-foot tall-monument tower with equipment to be located in an abandoned 211-square-foot enclosure on a commercial property. Existing mature palm and eucalyptus trees adjacent to the Interstate 805 northbound onramp will help soften views of the tower from surrounding areas. AT&T is proposing additional landscaping, which includes shrubs around the tower and equipment enclosure and an additional Queen Palm on the west side of the enclosure, all of which will help integrate and improve views of the proposed WCF. Therefore, the project meets the objectives of the General Plan.

#### Conclusion:

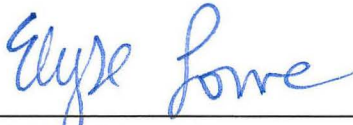
Other than the requested height deviation, the project complies with the development regulations of the CC-2-1 zone and it complies with the WCF Regulations (SDMC 141.0420). Staff has prepared

draft findings in the affirmative to approve the project and recommends approval of Planned Development Permit (PDP) 2042034 (Attachment 6).

ALTERNATIVES

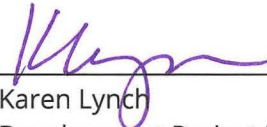
1. Approve Planned Development Permit (PDP) 2042034, with modifications.
2. Deny Planned Development Permit (PDP) 2042034 if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



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Elyse W. Lowe  
Deputy Director  
Development Services Department



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Karen Lynch  
Development Project Manager  
Development Services Department

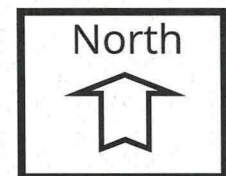
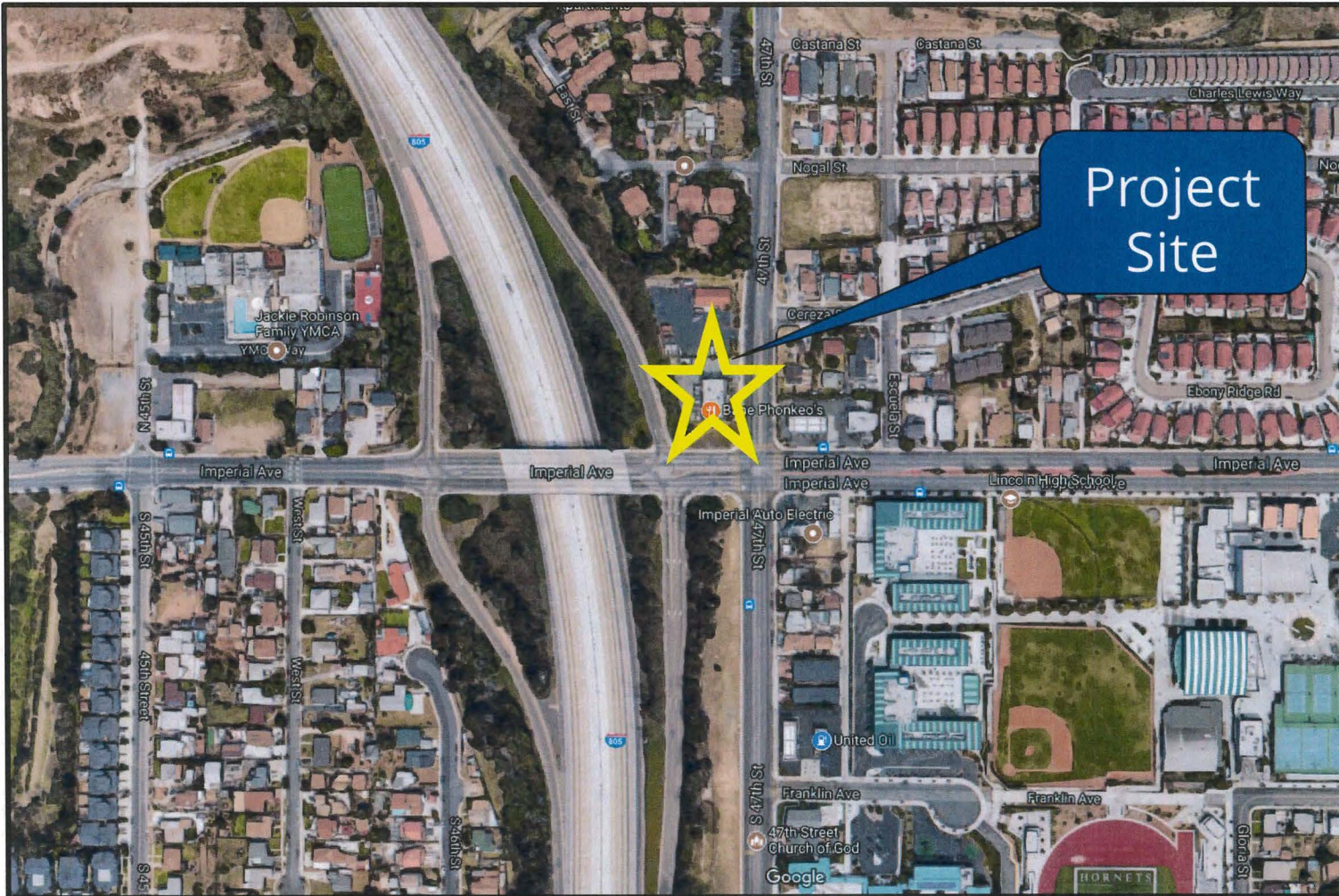
VACCHI/KAL

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



# Aerial Photo

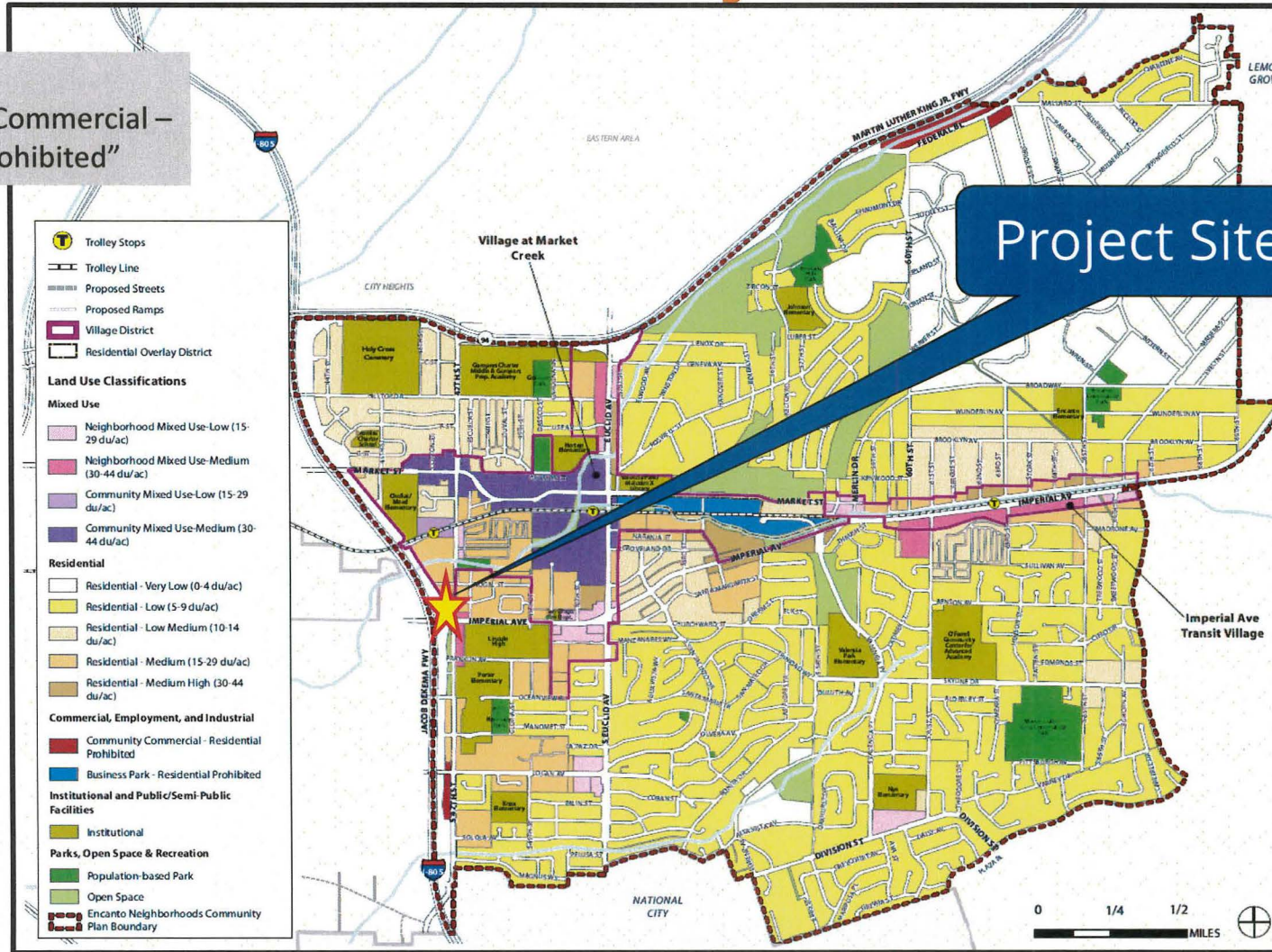


**AT&T 47<sup>th</sup> & Imperial (Encanto Neighborhoods Community)**  
110 47<sup>th</sup> Street



# Community Plan

Designated as  
"Community Commercial –  
Residential Prohibited"



Project Site

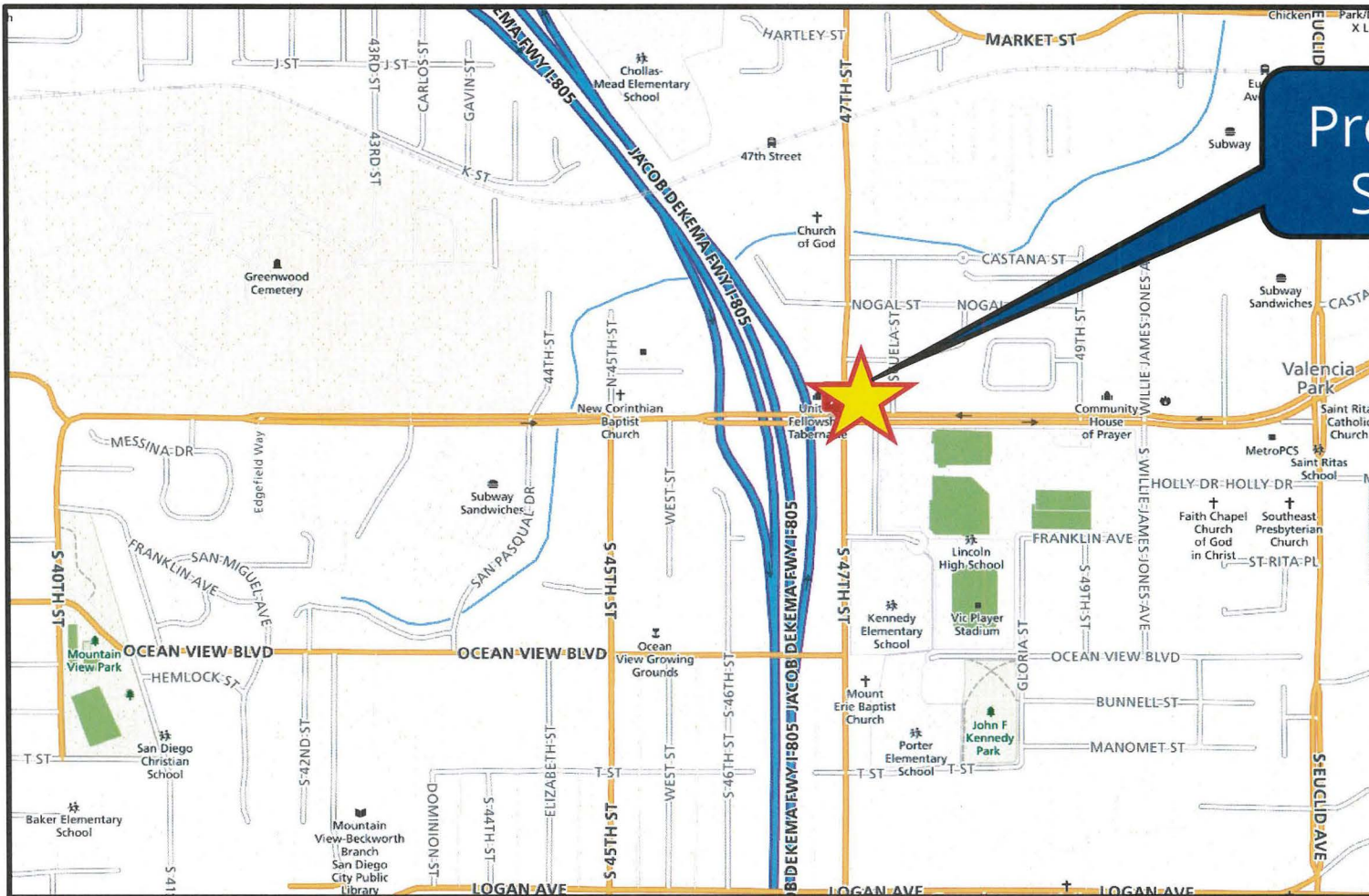
AT&T 47<sup>th</sup> & Imperial (Encanto Neighborhoods Community)  
110 47<sup>th</sup> Street



ATTACHMENT 2



# Project Location Map



**AT&T 47<sup>th</sup> & Imperial (Encanto Neighborhoods Community)**  
110 47<sup>th</sup> Street

## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	AT&T 47 <sup>th</sup> & Imperial	
<b>PROJECT DESCRIPTION:</b>	A Wireless Communication Facility (WCF) consisting of a 45' tall monument tower concealing 12 antennas with equipment proposed to be located in an existing 211-square-foot enclosure. An abandoned 40' tall faux palm tree will be removed as part of this project.	
<b>COMMUNITY PLAN AREA:</b>	Encanto Neighborhoods	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Community Commercial – Residential Prohibited	
<b>ZONING INFORMATION:</b>		
	<b>Required</b>	<b>Proposed</b>
<b>ZONE:</b>	CC-2-1 (Community Commercial)	
<b>HEIGHT LIMIT:</b>	30 feet	45 feet
<b>FLOOR AREA RATIO:</b>	.75	.273
<b>FRONT SETBACK:</b>	None/100 feet (min/max)	86 feet, 11 inches
<b>SIDE SETBACK:</b>	10 feet/0 (min/optional)	0
<b>STREETSIDE SETBACK:</b>	Not Applicable	
<b>REAR SETBACK:</b>	10/0 feet (min/optional)	10 feet
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential – Medium (15-29 du/ac); RM-2-5	Caltrans Office Building
<b>SOUTH:</b>	Open Space; RS-1-1	Vacant
<b>EAST:</b>	Residential – Medium (15-29 du/ac)/Neighborhood Mixed Use Medium (30-44 du/ac); RM-2-5/CN-1-4	Multi-Unit Residential/Gas Station
<b>WEST:</b>	CC-2-1	Interstate 805 Northbound On-Ramp
<b>DEVIATION REQUESTED:</b>	The CC-2-1 zone permits a maximum height of 30 feet and AT&T is proposing their monument tower at 45 feet.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 17, 2017, the Encanto Neighborhoods Community Planning Group voted 9-1-1 to recommend approval of the AT&T 47 <sup>th</sup> & Imperial project with no conditions.	



PLANNING COMMISSION OR DEVELOPMENT SERVICES RESOLUTION NO. [REDACTED]

PLANNED DEVELOPMENT PERMIT NO. 2042034

**AT&T 47<sup>TH</sup> & IMPERIAL PROJECT NO. 548397**

WHEREAS, SANTOSH and SARAJ ARYA, Owner and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2042034), on portions of a 17,364-square-foot lot; and

WHEREAS, the project site is located at 110 47<sup>th</sup> Street in the CC-2-1 zone of the Encanto Neighborhoods Community Plan; and

WHEREAS, the project site is legally described as:

Parcel 2 of Parcel Map No. 11043 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, February 27, 1981 as Instrument No. 81-80788 of Official Records.

Together with the underlying fee interest in and to that portion of land adjoining said Parcel 2 as described in Parcel 1 of Director's Deed (Easement), number DE-13283-02-02, for public road purposes, to the City of San Diego, recorded October 25, 1976 as Instrument No. 76-354694 of Official Records, filed in the Office of the County Recorder of San Diego County lying southerly of the easterly prolongation of the northerly line of said Parcel 2;

WHEREAS, on October 26, 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 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on December 14, 2017, the Planning Commission of the City of San Diego considered PDP No. 2042034, pursuant to the Land Development Code of the City of San Diego; 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 December 14, 2017.

**PLANNED DEVELOPMENT PERMIT – San Diego Municipal Code (SDMC) Section 126.0605**

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

The Encanto Neighborhoods Community Plan (Community Plan) refers to Land Development Code (LDC) Section 141.0420 (Wireless Communication Facilities (WCF) and the WCF Design Guidelines for development of WCFs in the City of San Diego.

Additionally, the City's General Plan addresses WCF's in the Urban Design Element (UD-A.15), which requires the visual impact of wireless facilities to be minimized by concealing wireless facilities in existing structures or by 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 shall be concealed from view.

This project consists of a new 45-foot tall monument tower concealing 12 antennas with the associated equipment located within an existing 211-square-foot enclosure. An existing 40-foot tall non-operational Nextel monopalm will be removed from the property as part of this project. The property currently has three driveways. One is proposed to be closed and the other two will be rebuilt to current City standards.

The site is zoned CC-2-1, which permits WCFs as a Limited Use pursuant to compliance with the development regulations for the zone and the WCF Regulations. The monument tower, proposed at 45 feet in height, is 15 feet over the CC-2-1 zone height limit. The general streetscape along the western end of the Imperial Avenue corridor is low-scale in nature with the exception of the Lincoln High gymnasium to the southeast. The proposed tower is designed to complement the existing building on-site and will include a solid tile pattern on the bottom third, with two-tone smooth concrete containing half-inch reveals in a rectangular grid pattern on the upper two thirds of the tower. All transmitting components of the WCF will be completely concealed. The tower will be set back from both Imperial Avenue and 47<sup>th</sup> Street, situated toward the northbound Interstate 805 onramp. The project location is unique; it is near the junction of a main transportation corridor (Imperial Avenue) and Interstate 805, which is considered a major gateway into the Encanto community. At 45 feet in height, the tower could serve as a community landmark.

With the exception of the height, the project complies with the CC-2-1 development regulations. It complies with SDMC 141.0420, Wireless Communication Facilities, as well as the policies contained within the Encanto Neighborhoods Community Plan and the design and location requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located at 110 47<sup>th</sup> Street in the Encanto Neighborhoods Community Plan area. It proposes to remove an existing 40-foot-tall monopalm and replace it with a 45-foot-tall monument tower that would conceal up to 12 panel antennas, 24 Remote Radio Units and four surge suppressors. An existing 211-square-foot equipment enclosure will be used for AT&T's associated equipment.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). 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." A Radiofrequency Electromagnetic Energy Compliance Report was prepared by EBI Consulting, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

**3. The proposed development will comply with the regulations of the Land Development Code including any 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.**

This project is located in the CC-2-1 zone of the Encanto Neighborhoods Community Plan. WCFs are permitted in commercial zones as a Limited Use, Process One pursuant to Land Development Code (LDC) Section 141.0420(c)(1)(A). However, the project requires a PDP due to the proposed height of the tower.

The purpose of a PDP is to "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 proposed tower is located in a high traffic area. Both Imperial Avenue and Interstate 805 have a significant amount of traffic throughout the day. In order to provide coverage for the surrounding neighborhood and the busy Interstate 805 corridor, AT&T has indicated that 45 feet is the minimum height necessary. The general vicinity is low-scale in nature with intermittent two story structures in the area and the Lincoln High School gymnasium to the southeast. The Community Plan identifies this location, where the Interstate 805 overpass crosses Imperial Avenue, as a major gateway to Encanto. The tower is designed to complement the commercial building on site and it is set back from Imperial Avenue and 47<sup>th</sup> Street. Locating a taller WCF in a commercial zone that covers a large area of western Encanto, eastern parts of Southeastern San Diego, and the busy Interstate 805 corridor would be preferable to creating multiple smaller sites, some of which would probably have to be located in the immediately surrounding residential neighborhoods.

The WCF Regulations require that WCFs utilize all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or with existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. The requested deviation allows the tower to be tall enough to provide wireless coverage in a high-traffic area with a design that will complement the surrounding community character. With the exception of the height deviation, the AT&T 47<sup>th</sup> & Imperial project will comply with the regulations of the Land Development Code and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the CC-2-1 zone and any allowable deviations that are otherwise authorized pursuant to the LDC.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, PDP No. 2042034 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. 2042034, 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: December 14, 2017

IO#: 11003679

**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: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2042034  
**AT&T 47<sup>TH</sup> & IMPERIAL PROJECT NO. 548397**  
PLANNING COMMISSION

This Planned Development Permit No. 2042034, is granted by the Planning Commission of the City of San Diego to Santosh and Saraj Arya, Owners, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420 and 126.0602. The 17,364-square-foot site is located at 110 47<sup>th</sup> Street in the CC-2-1 zone of the Encanto Neighborhoods Community Plan area.

The project site is legally described as:

Parcel 2 of Parcel Map No. 11043 in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego, February 27, 1981 as Instrument No. 81-80788 of Official Records.

Together with the underlying fee interest in and to that portion of land adjoining said Parcel 2 as described in Parcel 1 of Director's Deed (Easement), number DE-13283-02-02, for public road purposes, to the City of San Diego, recorded October 25, 1976 as Instrument No. 76-354694 of Official Records, filed in the Office of the County Recorder of San Diego County lying southerly of the easterly prolongation of the northerly line of said Parcel 2.

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 December 14, 2017, on file in the Development Services Department.

The project shall include:

- a. Removal of an existing 40-foot-tall monopalm and installation of a 45-foot-tall monument tower concealing 12 panel antennas, 24 Remote Radio Units, four surge suppressors and three filters. Nine of the antennas measure 72" x 12" x 9.6" and three measure 78.7" x 20" x 6.9";
- b. An existing 219-square-foot equipment enclosure will be used for the associated equipment;

- c. A deviation to allow the 45-foot tall monument tower to exceed the 30-foot height limit by 15 feet;
- d. Landscaping (planting, irrigation and landscape related improvements); and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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. (Delete if necessary)

**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 January 5, 2020.
2. This permit and corresponding use of this site shall **expire on January 5, 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 does not propose to export material from the project site. Any excavated material that is 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. The drainage system proposed for this development is private and subject to approval by the City Engineer.
16. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of two new driveways per current City Standards, adjacent to the site on 47th Street.
17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the closure of the middle driveway with current City Standard curb, gutter and sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp adjacent to the site on 47th Street.
18. 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.
19. 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.

**LANDSCAPE REQUIREMENTS:**

20. Prior to issuance of any building permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, 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 Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC 142.0403(b)5.

21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

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

24. Approved photo simulations shall be printed on the construction plans.

25. Prior to issuance of construction permits for the WCF, a demolition permit must be obtained for the faux monopalm and the monopalm must be removed from the project site.

26. The City may require the Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines 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.

27. 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.

28. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall not exceed the height of any existing or proposed screen walls.

29. Use of or replacement of any building façade or mechanical screen with RF-transparent material for purposes of concealing antennas shall not result in any noticeable lines or edges in the transition to the original building. All RF-transparent material shall be painted and textured to match the original building and adjacent building surfaces.

30. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured 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.

31. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/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.

32. All facilities and related equipment shall be maintained in good working order. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

33. 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, in which case, the removal and the restoration of this site to its original condition is required.

34. 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.

35. As the permittee for this site, Verizon Wireless (and any successor in interest) is responsible for the site and for the behavior of any party that leases space at this location. Regardless of cause, it shall be the Owner/Permittee's responsibility to correct any code violations at the site, including payment of any penalties incurred.

**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) XXX-XXXX 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.

## ATTACHMENT 6

- 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 December 14, 2017 by  
Resolution No. \_\_\_\_\_.

**ATTACHMENT 6**

Permit Type/PTS Approval No.: PDP No. 2042034  
Date of Approval: December 14, 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.

Saraj Arya  
Owner

Santosh Arya  
Owner

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

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

**AT&T Mobility**  
Permittee

By \_\_\_\_\_  
NAME: Frank DePeralta  
TITLE: Manager Real Estate Administration  
AT&T Network Operations

**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 47<sup>th</sup> & Imperial

**Project No.:** 548397

**Project Location-Specific:** 110 47th Street, San Diego, CA 92102

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

**Description of nature and purpose of the Project:** The project proposes a Planned Development Permit (PDP) to allow for a Wireless Communication Facility (WCF) consisting of 12 antennas inside of a new 45-foot tall tower to replace an existing monopalm. The project will also include 24 remote radio units (RRUs) and new equipment in an existing 211-square-foot equipment shelter on the site. The project would also install new driveway, curb, gutter, and sidewalk per city standards. The project is located on the northwest corner of a 17,364-square-foot lot at 110 47th Street in the Encanto Community Plan area. The project site is designated and zoned for commercial use.

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

**Name of Person or Agency Carrying Out Project:** Morgan Norville (Agent)  
M&M Telecom Inc.  
6886 Mimosa Drive  
Carlsbad, CA 92011  
(510) 508-9392

**Exempt Status: (CHECK ONE)**

- Ministerial (Sec. 21080(b) (1); 15268);
- Declared Emergency (Sec. 21080 (b) (3); 15269(a));
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures)

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project, as described in the Project Description section of this exemption, meets the criteria set forth in CEQA Section 15303 which addresses the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

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

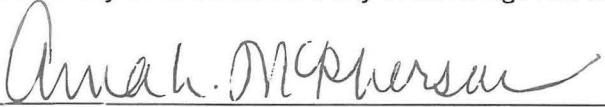
**Telephone:** (619) 446-5276

If filed by applicant:

## ATTACHMENT 7

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

October 26, 2017

Signature/Title

\_\_\_\_\_  
Date

Check One:

- Signed By Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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 47th & Imperial		<b>Project Number:</b> 548397		<b>Distribution Date:</b> 10/23/2017	
<b>Project Scope/Location:</b> ENCANTO NEIGHBORHOODS. Planned Development Permit, Process Four for a Wireless Communication Facility consisting of a 45' tall architectural tower concealing 12 antennas and associated components with equipment located inside an existing 211 sf enclosure. The project is proposed in the northwest corner of the property located at 110 47th Street, which is zoned CC-2-1. CD: 4.					
<b>Applicant Name:</b> Morgan Norville, M&M Telecom, Inc.			<b>Applicant Phone Number:</b> (510) 508-9392		
<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>Project Issues (To be completed by Community Planning Committee for initial review):</b>					
<b>Attach Additional Pages If Necessary.</b>			<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.					

(01-13)



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

THE CITY OF SAN DIEGO

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> Verizon 47th & Imperial	<b>Project Number:</b> 548397	<b>Distribution Date:</b> 10/23/2017
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**Project Scope/Location:**  
ENCANTO NEIGHBORHOODS. Planned Development Permit, Process Four for a Wireless Communication Facility consisting of a 45' tall architectural tower concealing 12 antennas and associated components with equipment located inside an existing 211 sf enclosure. The project is proposed in the northwest corner of the property located at 110 47th Street, which is zoned CC-2-1. CD: 4.

<b>Applicant Name:</b> Morgan Norville, M&M Telecom, Inc.	<b>Applicant Phone Number:</b> (510) 508-9392
--	--

<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
--	--	--------------------------------------	--

**Committee Recommendations (To be completed for Initial Review):**

<input checked="" type="checkbox"/> Vote to Approve	<b>Members Yes</b> 9	<b>Members No</b> 1	<b>Members Abstain</b> 1
<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

**CONDITIONS:**

NAME: Kenneth Malbrough	TITLE: ENCPG Chair
SIGNATURE:	DATE: 10/17/2017

*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 [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
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 Project No. For City Use Only

AT&T S50039 Imperial

Project Address:

110 47th Street, San Diego, CA 92102

**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):  
 Santosh & Saraj Arya  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
 521 Avenida Primavera  
 City/State/Zip:  
 Del Mar / CA / 92014  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: *Santosh Arya* Date: 4/17/17

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency

Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Project Title: AT&T SS0039 Project No. (For City Use Only)

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

**Legal Status (please check):**

Corporation  Limited Liability -or-  General) What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership

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

Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: <span style="float: right;">Fax No:</span> Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : <span style="float: right;">Date:</span>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: <span style="float: right;">Fax No:</span> Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : <span style="float: right;">Date:</span>
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: <span style="float: right;">Fax No:</span> Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : <span style="float: right;">Date:</span>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: <span style="float: right;">Fax No:</span> Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : <span style="float: right;">Date:</span>
Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: <span style="float: right;">Fax No:</span> Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : <span style="float: right;">Date:</span>	Corporate/Partnership Name (type or print): <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: City/State/Zip: Phone No: <span style="float: right;">Fax No:</span> Name of Corporate Officer/Partner (type or print): Title (type or print): Signature : <span style="float: right;">Date:</span>



WIRELESS CONSULTANTS  
Morgan Norville– Land Use Planner  
Cell phone: (510) 508-9392  
Email: [morgan.norville@mmtelecominc.com](mailto:morgan.norville@mmtelecominc.com)

**AT&T SS0039**

***SITE JUSTIFICATION REPORT***

CUP Process 4

**Background**

The proposed AT&T SS0039 “47<sup>th</sup> and Imperial” site is necessary for the AT&T Mobility network to provide the coverage mandated by the federal government as a condition of its operating license. There is a significant gap in coverage in many neighborhoods around the project area as demonstrated by the attached RF Coverage Maps. The AT&T site development team evaluated the search ring area and identified the existing commercial property on the corner of 47<sup>th</sup> Street and Imperial Avenue as the most viable location in terms of zone-ability, elevation and aesthetics. This was the final candidate chosen based on its ability to achieve desired coverage and capacity needs in the area.

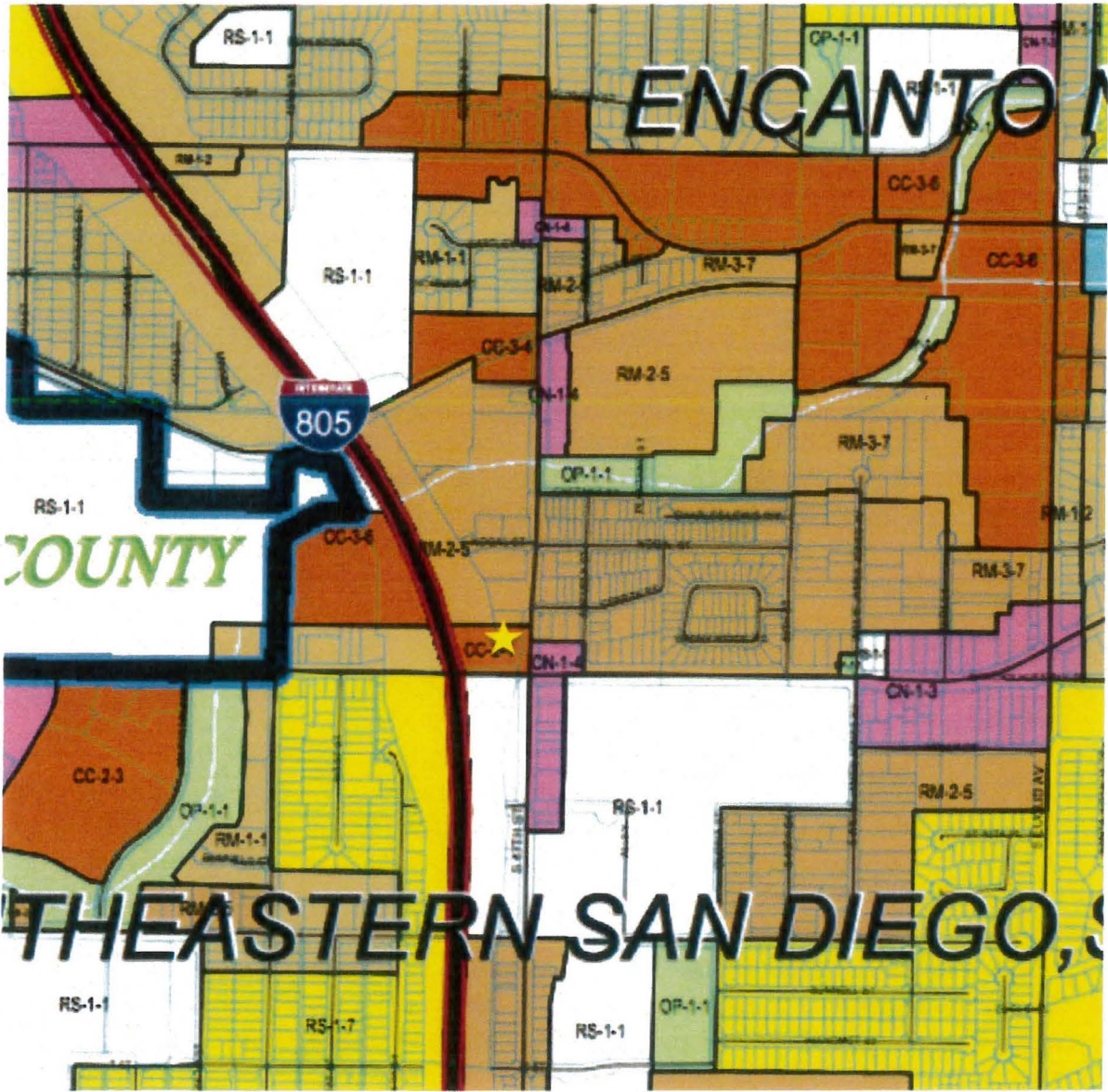
**Analysis**

*I. Site Selection*

The AT&T site development team recognized from the outset that the coverage objective was essentially residential. Our initial site search attempted to identify any non-residential zones or land uses that could accommodate the Search Ring objectives. Per the zoning map submitted with this report, the site is within the CC-2-1 zone and the surrounding land uses are mostly residential. The nearest commercial property is located across the freeway west of the project site. The closest AT&T existing wireless facility (CAL000366 Greenwood) serves the commercial traffic along the Interstate 805 and across to the residential areas west of Interstate 805. Due to the volume of traffic, distance, and capacity need of the surrounding area, CAL000366 cannot provide enough coverage to the neighborhoods surrounding Lincoln Park and Chollas Creek Villas.

Furthermore, the coverage objective targeted by this new search ring is the rolling span of residential areas around Lincoln Park and Chollas Creek Villas. To compromise and locate on a commercial property the height of the existing building needed to be cleared with the proposed structure.

Currently, the residential neighborhoods surrounding Lincoln Park and Chollas Creek Villa sit outside of the coverage provided by AT&T's surrounding facilities and suffer from slow and inconsistent coverage and speed. The site selected is clearly the best alternative in the project area from a design, land use impact, preference category and RF coverage performance standpoint.



According to the Municipal Code Section §131.0506, the purpose of the CC-2-1 zone is to provide development with strip commercial characteristics. As the zoning map above demonstrates, the subject property sits on a lot that is somewhat on an island amongst residentially zoned areas. The proposed installation was designed with this transition in mind. This unique corner property presents an opportunity to squarely meet the intent of the zone

while providing for opportunities for a wider variety of uses as evidenced by the existing carriers already onsite.

Due to its prime location on the top of the hill overlooking a valley of residential properties to the north, east and south, this site is ideal for AT&T's coverage objective. No other property in this area matches this site in topography, architecture and unused lot space nor are any of the surrounding properties more preferred for wireless communication facility installations. This property is the ideal candidate for development of a new wireless facility in the area.

The proposed site\* at 47<sup>th</sup> Street is about 0.5 miles away from the nearest existing AT&T site to the northwest. The existing CAL0366 site is currently serving residential properties west of Interstate 805. CAL0366 serves a different coverage objective than the proposed site as it is tasked with serving the residential areas. The proposed site will increase the capacity of the network in the area around Interstate 805 at Imperial Avenue and decrease the current load on the existing CAL0366 site.

The other existing AT&T sites to the north and south are currently serving important coverage needs along Interstate 805. CAL00105 and CAL00336 both meet needs that are drastically different from the proposed site's coverage objective. Due to the growing volume of traffic and residential development, the surrounding area needs increased data capacity.

Located to the east of the site is another existing AT&T site; CAL02035. Due to the rolling hills located east of the proposed site, coverage needs are difficult to meet in this area. The existing CAL02035 site is located over 1 mile east of the proposed site and approximately 80 feet lower in elevation. The existing site provides coverage to the immediate residential areas but fails to reach into the valley below. Other eastern sites such as CAL08564 are even farther and cannot reach the same residential that the new site will serve.

The proposed SS0039 site takes into account all the aforementioned limitations and existing conditions and has been designed accordingly. The north-facing sector will provide coverage to the existing residential properties along 47<sup>th</sup> Street and north of the proposed site. The southeastern facing sector will help bridge the gap in existing sites located further east due to difficult topographical challenges in the area. Finally the southwestern-facing sector will provide coverage to traffic along the 805 while also bridging an important and crucial gap between the proposed site and CAL00105 to the southwest.

## *II. Site Justification*

The site is needed to address significant coverage and capacity gap in residential communities around the project area, in particular in the northerly, southerly and easterly directions. The RF Coverage Maps attached to this justification report clearly depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project.

---

\* Represented as "CAL02039" on the GSA maps

However, it is important to note that coverage is only half of the object; AT&T also strives to boost the capacity of every cell site to satisfy the customers around it. What we are seeing increasingly is that more customers are relying almost entirely on their mobile devices to provide all phone needs, as well as internet, email, apps, etc. All of this individual phone use makes it vital that each and every wireless communication facility in AT&T's networks be built and upgraded to meet this customer usage. Even if a site provides sufficient coverage, the more people are utilizing their devices, the more the network slows down. We are trying to keep the 4G technology moving smoothly and quickly.

This particular site is integral to the AT&T wireless network because a significant gap in both coverage and capacity exists that must be addressed. When the antennas sit too high, AT&T cannot control the coverage, and it actually slows the network down. By locating the antennas at about 100' AMSL, the RF engineers have determined based on the volume of demand and traffic by its existing customers that this will be the exact level of coverage and capacity to optimize service to the surrounding neighborhoods. Without the proposed facility, these neighborhoods sit within a valley at the outskirts of the existing coverage provided by surrounding facilities (see first coverage map showing existing conditions). Because this is the most appropriate site, a height deviation is needed to make sure that the antennas are effective at achieving their coverage objective while shooting around the existing commercial building.

The project follows the preference objectives of Council Policy 600-43 by having identified a site within the project area that allows the gap in coverage to be addressed, locating on a site having a defensible zoning preference level, and utilizing the least visually obtrusive design. The following sites were assessed and evaluated but were not feasible for the reasons given in the following narrative:

Lincoln Academy High School (122 Willie James Jones Avenue) -- This site was considered as a preferred site because--although it is zoned residentially--it is used for a non-residential use as a high school. Ultimately, the landlord decided that a wireless site would not be appropriate at this location.

### *III. Site Design*

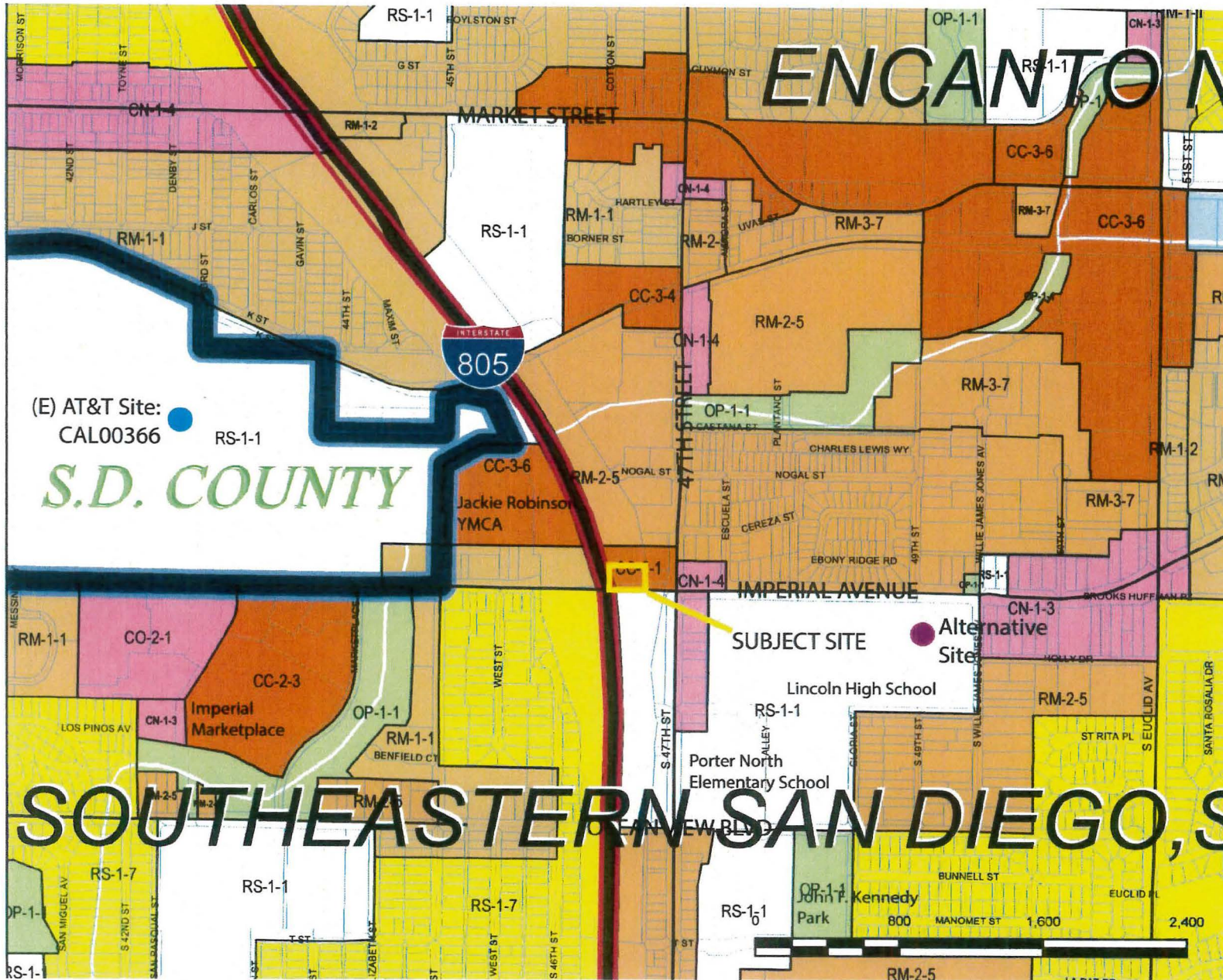
As noted above, the project follows the preference objectives of Council Policy by having utilized a location, which allows the coverage needs to be satisfied with an appropriate location and design. The proposed project will mount 12 cellular antennas within a 45-foot tall tower and maintain an existing, minimally visible base station located within a prefabricated equipment enclosure located directly west of the tower.

### *Conclusion*

The proposed AT&T wireless installation provides a material benefit to the community with the providing of communications services for personal, business, and emergency purposes. There is

currently a sea-change under way relative to communications, with communications of all kinds utilizing the wireless networks. Approximately 25% of homes in the U.S. are now "wireless only," having no landlines. The rate of wireless-only homes is increasing at about 5% a year. Over 50% of all 911 calls are now done so via cellphone. Thus, providing reliable wireless services to all of our communities is vital for the public health, safety, and welfare, a basic finding for a use permit.

# SITE JUSTIFICATION MAP (Grid 16)



(E) AT&T Site:  
CAL00366

*S.D. COUNTY*

*SOUTHEASTERN SAN DIEGO, S*

**Legend**

- City of San Diego Boundary
- Community Plan Areas
- Parcels

**Zoning**

ZONE_NAME	Color
CC-1-3	Light Orange
CC-2-1	Orange
CC-2-3	Dark Orange
CC-3-4	Light Orange
CC-3-6	Orange
CC-4-5	Dark Orange
CC-5-3	Light Orange
CN-1-1	Pink
CN-1-2	Light Pink
CN-1-3	Pink
CN-1-4	Light Pink
CO-1-2	Pink
CO-2-1	Light Pink
CR-1-1	Light Orange
CUPD-CU-1-1	Light Orange
CUPD-CU-1-2	Light Orange
CUPD-CU-3-6	Light Orange
CUPD-CU-3-7	Light Orange
CUPD-CU-3-8	Light Orange
IL-2-1	Light Blue
IL-3-1	Light Blue
MCCPD-MR-1000	Light Orange
MCCPD-MR-1500	Light Orange
MCCPD-MR-3000	Light Orange
OC-1-1	Light Green
OP-1-1	Light Green
OP-2-1	Light Green
OR-1-1	Light Green
RM-1-1	Light Orange
RM-1-2	Light Orange
RM-1-3	Light Orange
RM-2-5	Light Orange
RM-3-7	Light Orange
RM-4-10	Light Orange
RS-1-1	Light Orange
RS-1-2	Light Orange
RS-1-3	Light Orange
RS-1-4	Light Orange
RS-1-6	Light Orange
RS-1-7	Light Orange
RX-1-1	Light Orange



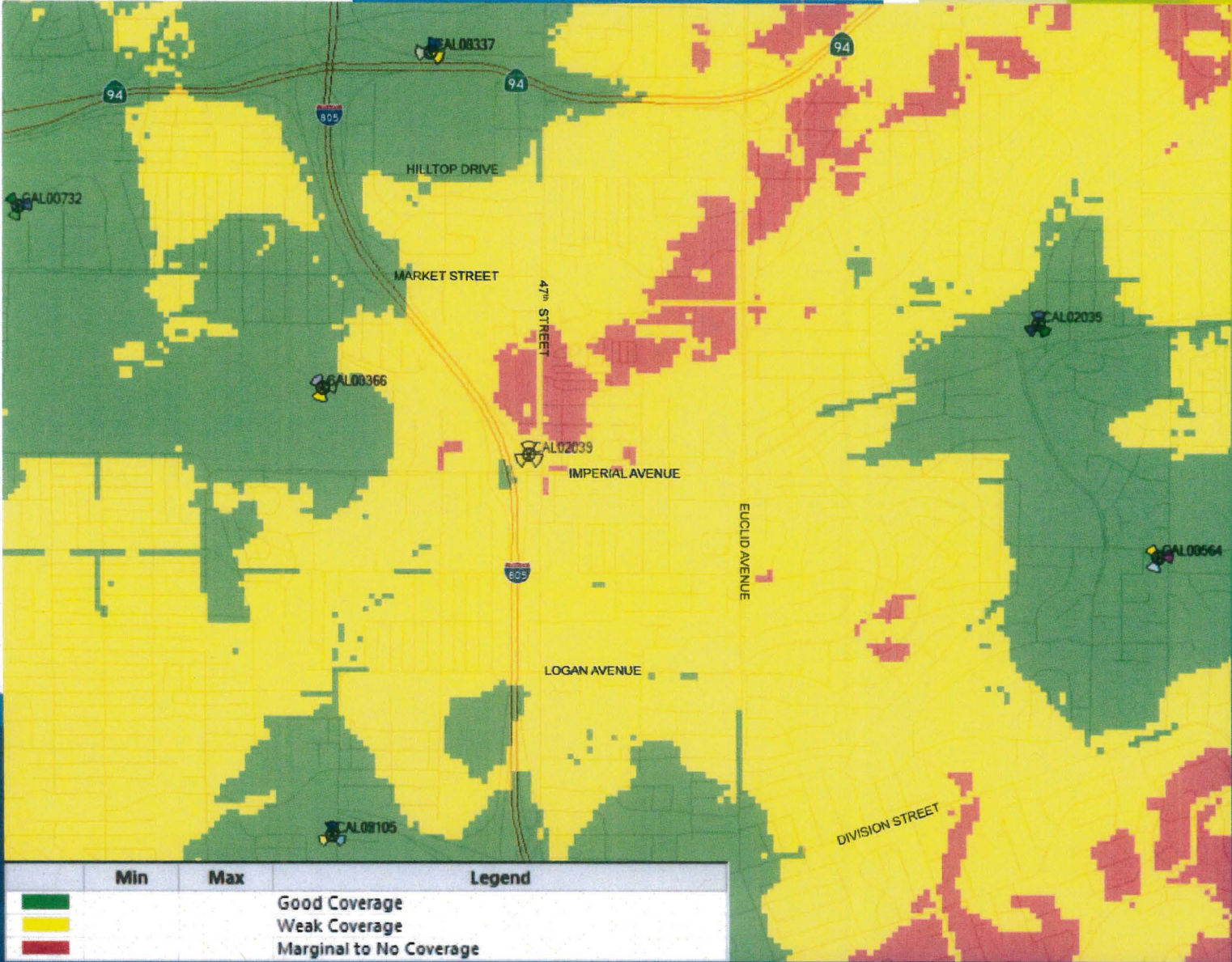





**SS0039** Coverage map

April 2017



# Coverage without SS0039

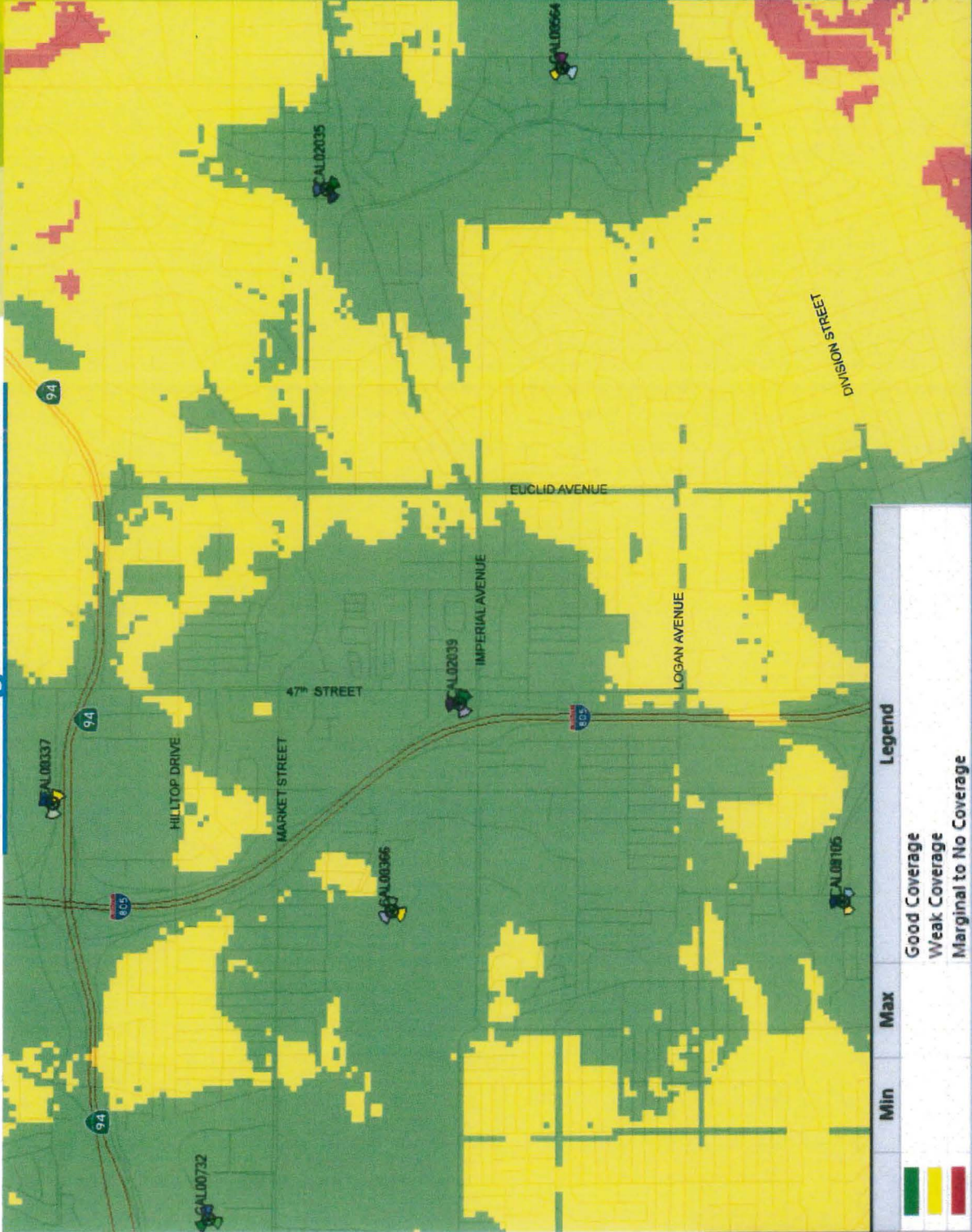


	Min	Max	Legend
			Good Coverage
			Weak Coverage
			Marginal to No Coverage



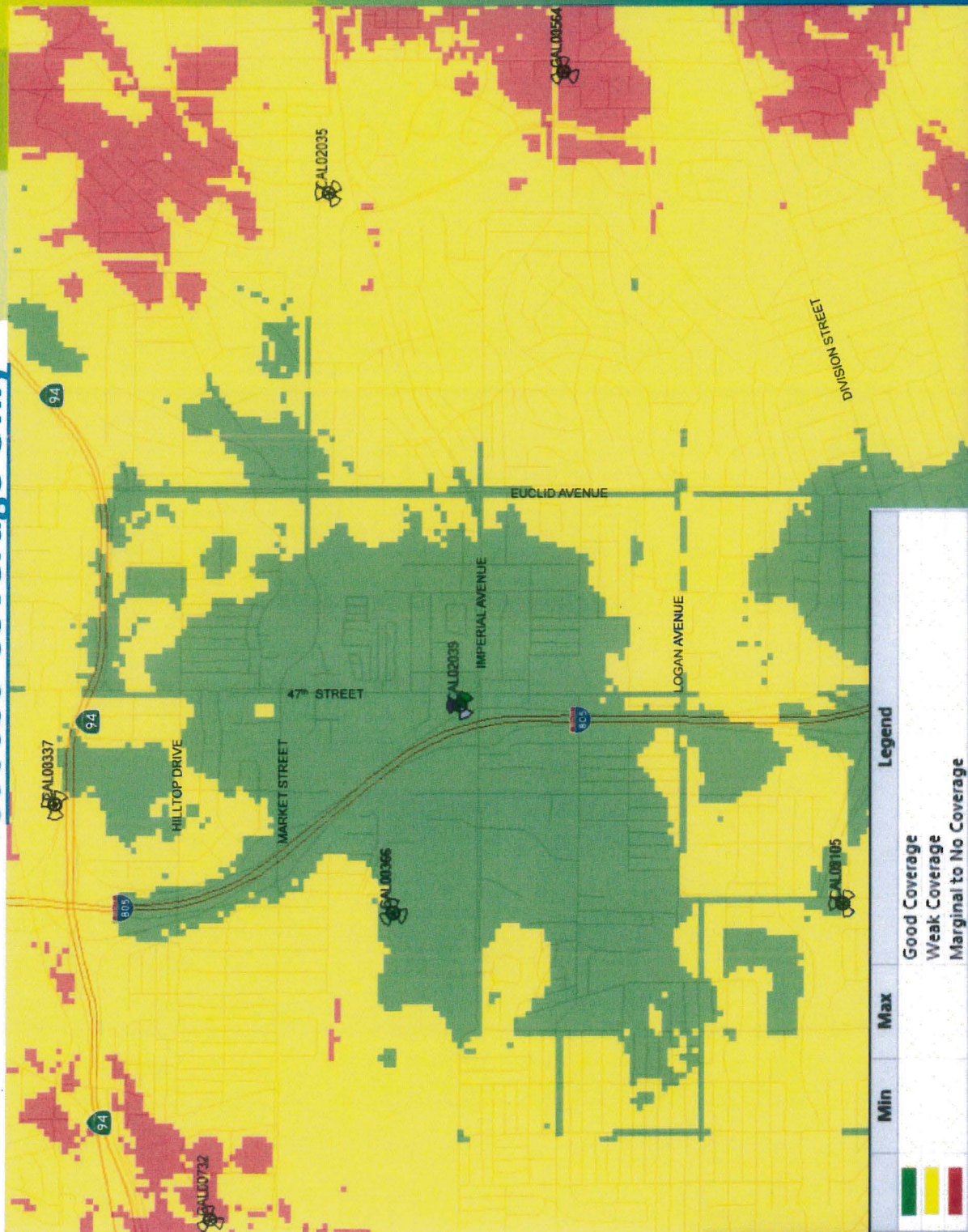


# Coverage with SS0039





# SS0039 Coverage Only





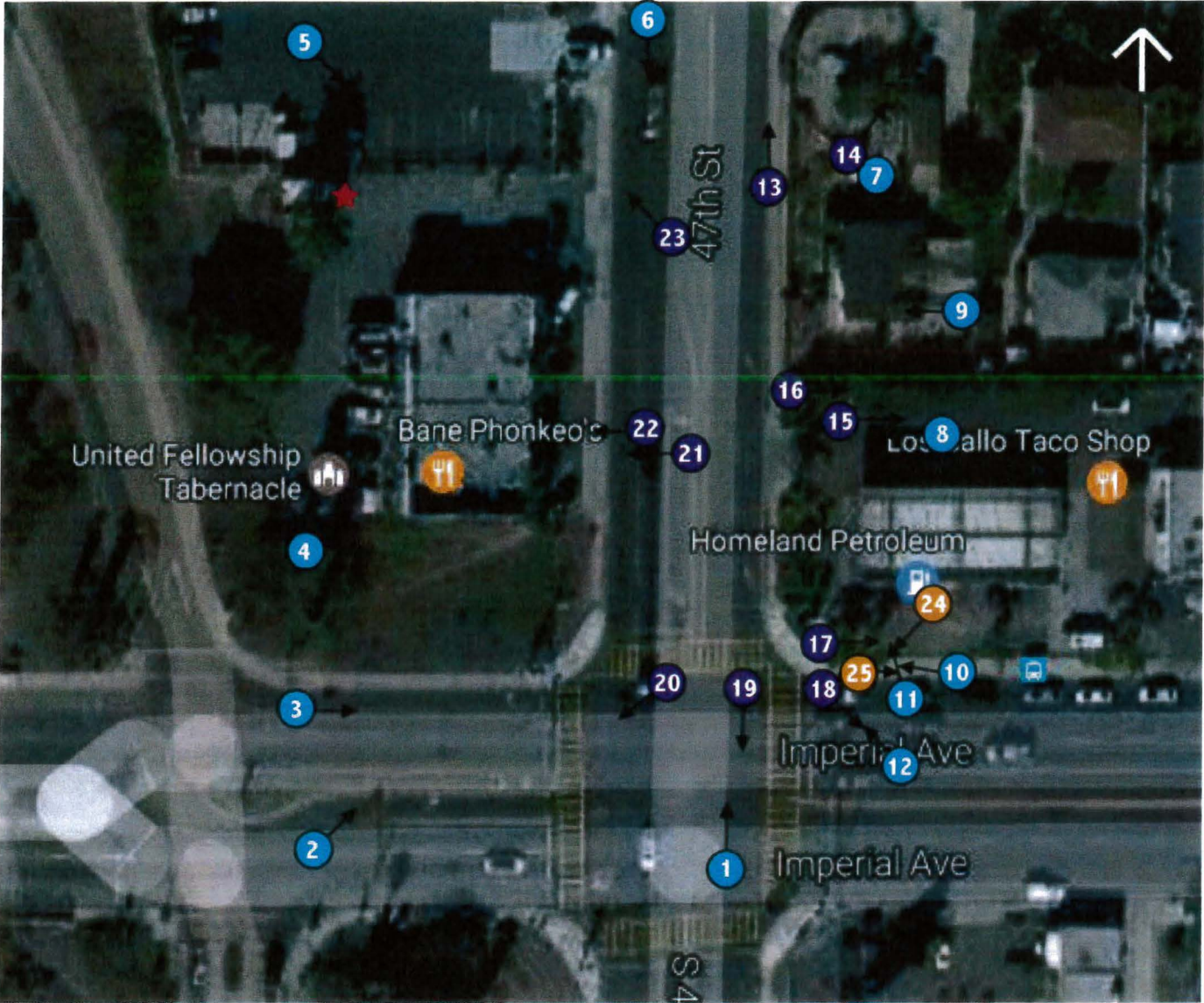
at&t

# PHOTO SURVEY

**AT&T MOBILITY SS0039**

110 47th Street  
San Diego, CA 92102

# PHOTO KEY



KEY



Photos Looking at the Site



Photos Looking at Access



Photos Looking Away from the Site



Photos Looking at Access

PHOTOS LOOKING AT THE SITE



1. Looking North Toward Site from on site



2. Looking North Toward Site from Imperial Avenue





3. Looking Northeast Toward Site from on site



4. Looking East Toward Site from on site





PHOTOS LOOKING AT THE SITE



5. Looking Southeast Toward Site from Interstate 805



6. Looking Southwest Toward Site from 47th Street





7. Looking Southwest Toward Site from 47th Street



8. Looking West Toward Site from 47th Street



PHOTOS LOOKING AT THE SITE



9. Looking Northwest Toward Site from 47th Street





10. Looking North from the Site



11. Looking Northeast from the Site



PHOTOS LOOKING AWAY FROM THE SITE



12. Looking East from the Site



13. Looking East from Site





14. Looking Southeast from Site



15. Looking Southeast from the Site



PHOTOS LOOKING AWAY FROM THE SITE



16. Looking South from Site



17. Looking Southwest from Site





18. Looking West from Site



19. Looking Northwest from the Site





PHOTOS OF ACCESS



20. Looking West at Ingress from 47th Street to Site



21. Looking East at Egress from Site to 47th Street





22. Looking North at Other Carriers on Rooftop



23. Looking Southwest at T-Mobile Equipment

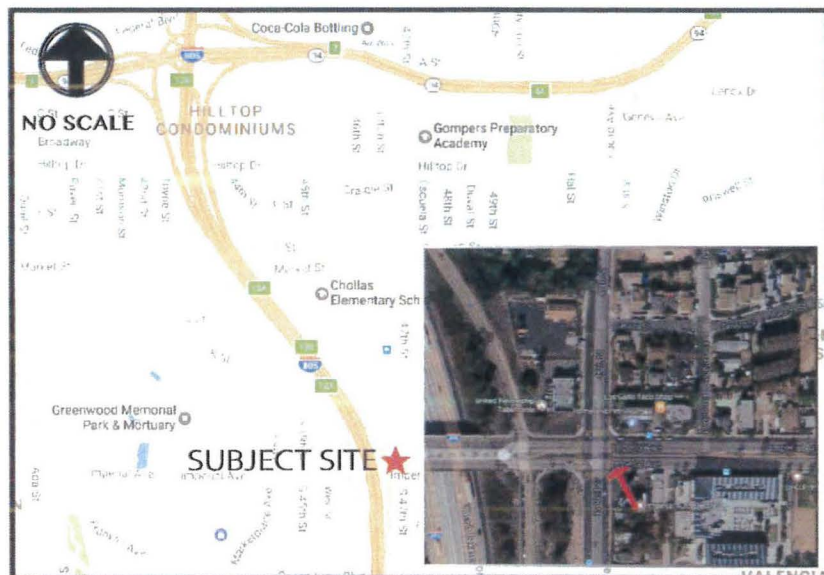


PHOTOS OF ANCILLARY EQUIPMENT



24. Looking East at Verizon Equipment





# AT&T SS0039

110 47th Street

San Diego, CA 92102



# at&t

VICINITY MAP

LOOKING NORTHWEST TOWARD SITE FROM INTERSECTION OF 47TH ST. & IMPERIAL AVE.

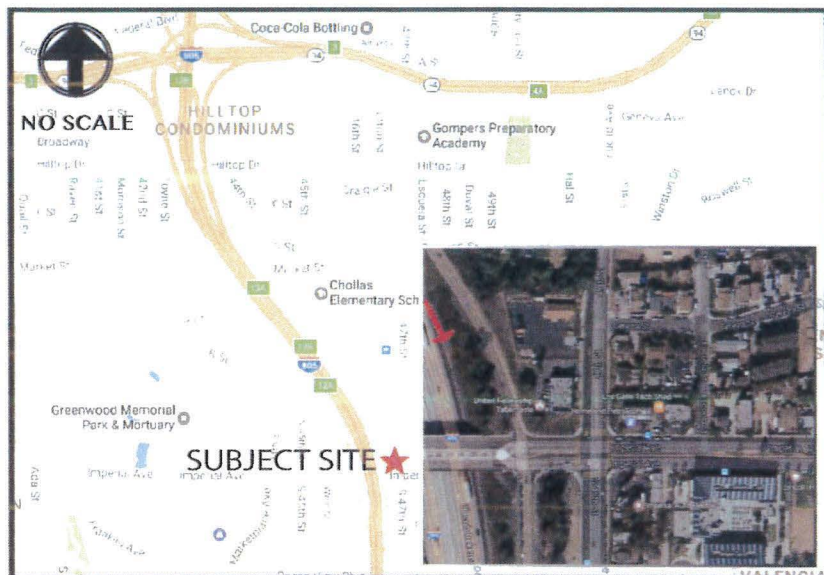


SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION





# AT&T SS0039

110 47th Street

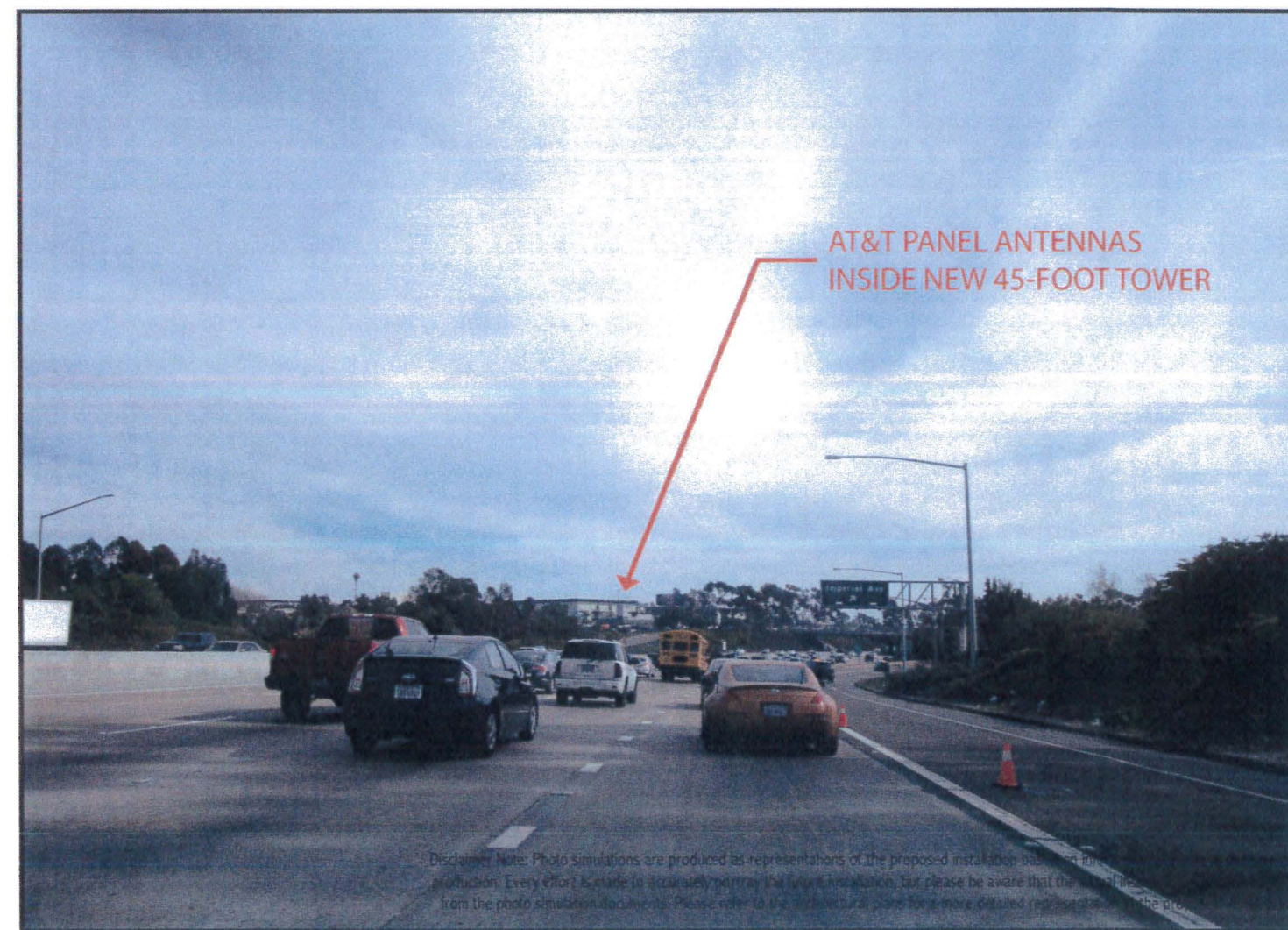
San Diego, CA 92102



# at&t

## LOOKING SOUTHEAST TOWARD SITE FROM INTERSTATE 805

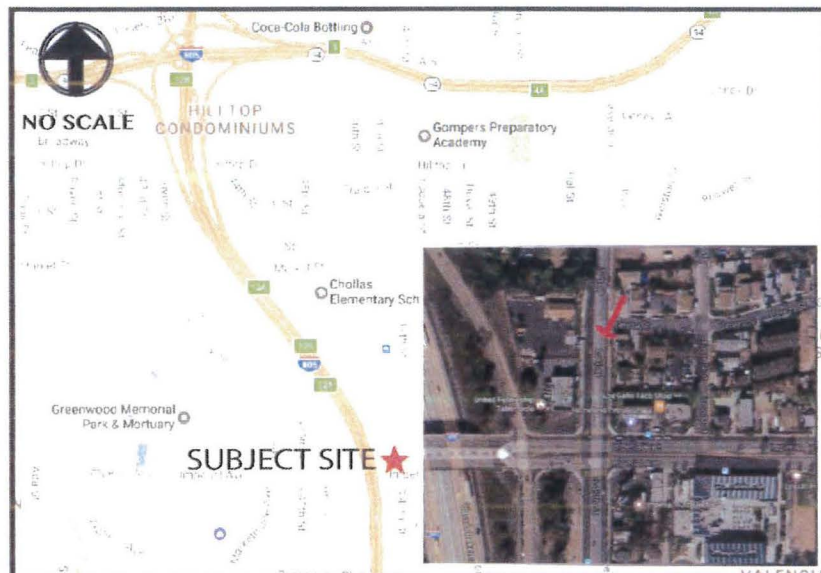
VICINITY MAP



SITE PRIOR TO INSTALLATION

SITE AFTER INSTALLATION

Disclaimer Note: Photo simulations are produced as representations of the proposed installation based on the information provided. Every effort is made to accurately portray the tower installation, but please be aware that the tower is not visible from the photo simulation locations. Please refer to the architectural plans for more detailed representations of the proposed installation.



VICINITY MAP

# AT&T SS0039

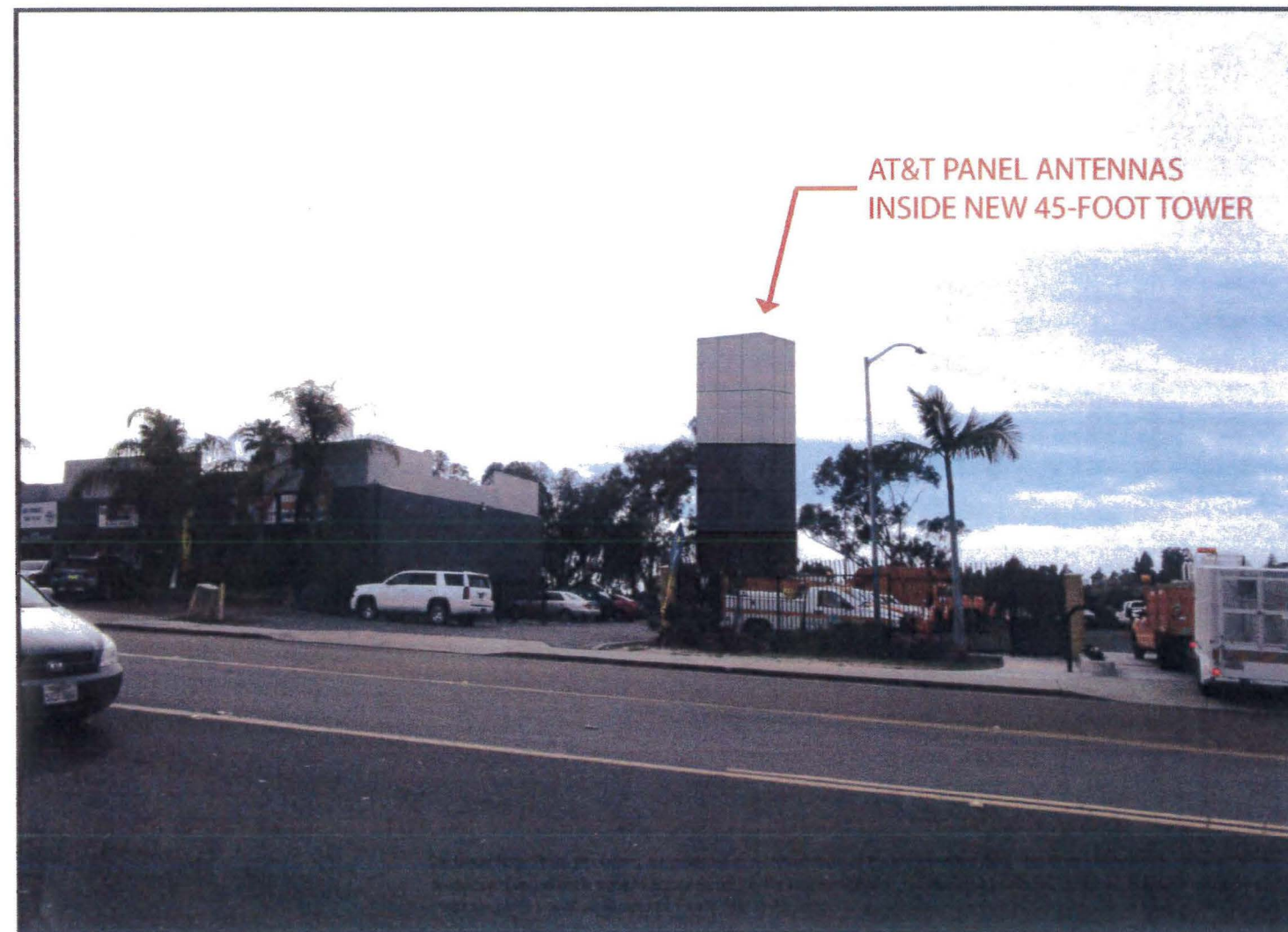
110 47th Street  
San Diego, CA 92102



LOOKING SOUTHWEST TOWARD SITE FROM 47TH ST.



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION



**SS0039**  
**47TH AND IMPERIAL**  
**110 47TH STREET**  
**SAN DIEGO, CA 92102**  
**FA#10090258**

**AT&T APPROVALS**

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

AT&T RF: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 AT&T CONST. MGR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 VENDOR CONST. MGR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 AT&T PROJECT MGR: \_\_\_\_\_ DATE: \_\_\_\_\_

**SPECIAL INSPECTIONS**

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.J, SEE SHEET T-3, "STATEMENT OF SPECIAL INSPECTIONS".

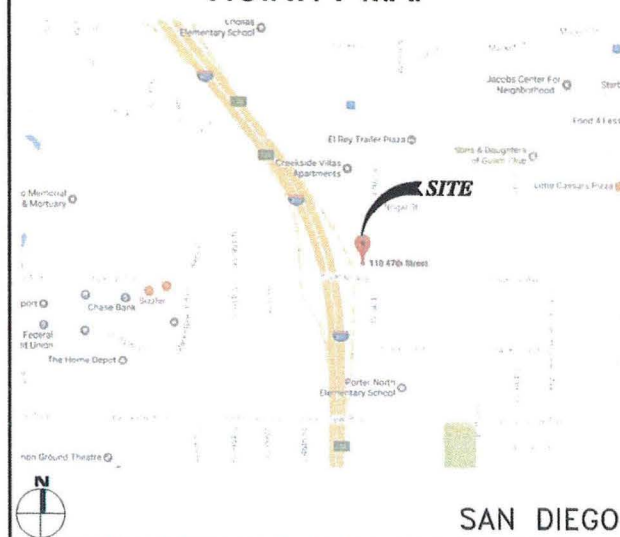
**ADA COMPLIANCE**

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. WIRELESS TELECOMMUNICATIONS MECHANICAL EQUIPMENT ROOMS ARE EXEMPT FROM REQUIREMENTS TO PROVIDE BUILDING UPGRADES FOR DISABLED ACCESS PER CBC SECTION 11B-203.5.

**SCALE**

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN 24"x36" OR 11"x17" FORMAT. IF THIS DRAWING SET IS NOT 24"x36" OR 11"x17", THIS SET IS NOT TO SCALE.

**VICINITY MAP**



**CONSULTANT TEAM**

**CLIENTS REPRESENTATIVE:**  
 M&M TELECOM, INC.  
 MORGAN NORVILLE - PLANNING  
 NICOLE MEYERS - SITE ACQUISITION  
 6886 MIMOSA DR.  
 SAN DIEGO, CA 92111  
 PHONE: (619) 508-8392  
 CONTACT: MORGAN NORVILLE

**ARCHITECT/ENGINEER:**  
 TERRACOM DEVELOPMENT, INC. (TDI)  
 217 S. LA ESPERANZA  
 SAN CLEMENTE, CA 92672  
 PHONE: (949) 235-9144  
 FAX: (949) 481-6689  
 CONTACT: CALVIN GOUGH

**PROJECT SUMMARY**

**APPLICANT:** AT&T MOBILITY  
 7337 TRADE STREET  
 SAN DIEGO, CA 92121

**OWNER:** SANTOSH & SARAJ ARYA  
 521 AVENIDA PRIMAVERA  
 DEL MAR, CA 92014

**PROJECT DESCRIPTION:**  
 AT&T MOBILITY PROPOSES TO INSTALL A NEW WIRELESS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (12) ANTENNAS INSIDE NEW 45' HIGH TOWER STRUCTURE TO REPLACE EXISTING MONOPALM
- INSTALL (24) REMOTE RADIO UNITS AT ANTENNAS
- INSTALL (4) SURGE SUPPRESSORS AT ANTENNAS
- INSTALL (3) WCS FILTER AT ANTENNAS
- INSTALL (1) GPS ANTENNA ON EXISTING SHELTER ROOF
- INSTALL EQUIPMENT INSIDE EXISTING SHELTER
- INSTALL NEW DRIVEWAY, CURB/GUTTER AND SIDEWALK PER CITY STANDARDS

**OTHER ON-SITE TELECOM FACILITIES:** VERIZON, T-MOBILE  
**PROJECT ADDRESS:** 110 47TH STREET  
 SAN DIEGO, CA 92102  
**ASSESSORS PARCEL NUMBER:** 547-324-20-00  
**EXISTING ZONING:** CC-2-1  
**PROPOSED TYPE OF CONSTRUCTION:** V-B  
**PROPOSED CELL SITE OCCUPANCY:** S-2  
**EXISTING TYPE OF CONSTRUCTION:** V-B  
**EXISTING BUILDING OCCUPANCY:** B  
**BUILDING SPRINKLERED:** NO  
**NUMBER OF BUILDING STORIES:** 1  
**UTILITY - ELECTRICAL:** SDG&E  
**UTILITY - TELEPHONE:** AT&T  
**JURISDICTION:** CITY OF SAN DIEGO  
**LOT SIZE:** 17,384 SF  
**EXISTING PROJECT AREA:** 360 SF  
**FAR (FLOOR AREA RATIO):** 0.273 (SEE SHEET A-0)

**LEGAL DESCRIPTION:**  
 PARCEL 2 OF PARCEL MAP NO. 11043, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, FEBRUARY 27, 1981 AS INSTRUMENT NO. 81-80788 OF OFFICIAL RECORDS.

TOGETHER WITH THE UNDERLYING FEE INTEREST IN AND TO THAT PORTION OF LAND ADJOINING SAID PARCEL 2 AS DESCRIBED IN PARCEL 1 OF DIRECTOR'S DEED (EASEMENT), NUMBER DE-13283-02-02, FOR PUBLIC ROAD PURPOSES, TO THE CITY OF SAN DIEGO, RECORDED OCTOBER 25, 1976 AS INSTRUMENT NO. 76-354694 OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL 2.

**SHEET INDEX**

- T-1 TITLE SHEET
- A-0 SITE PLAN
- A-1 ENLARGED SITE PLAN
- A-2 ELEVATIONS
- A-3 ELEVATIONS
- A-4 DETAILS
- A-5 DETAILS
- L-1 LANDSCAPE PLANS
- WP-1 WATER POLLUTION CONTROL (BMP) DRAWING
- LS-1 TOPOGRAPHIC SURVEY



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 SAN DIEGO, CA 92121



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 217 S. La Esperanza, San Clemente, CA 92672  
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REV	DATE	DESCRIPTION
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**SS0039**  
**47TH AND IMPERIAL**  
**110 47TH STREET**  
**SAN DIEGO, CA 92102**

SHEET TITLE

TITLE SHEET

SHEET NUMBER

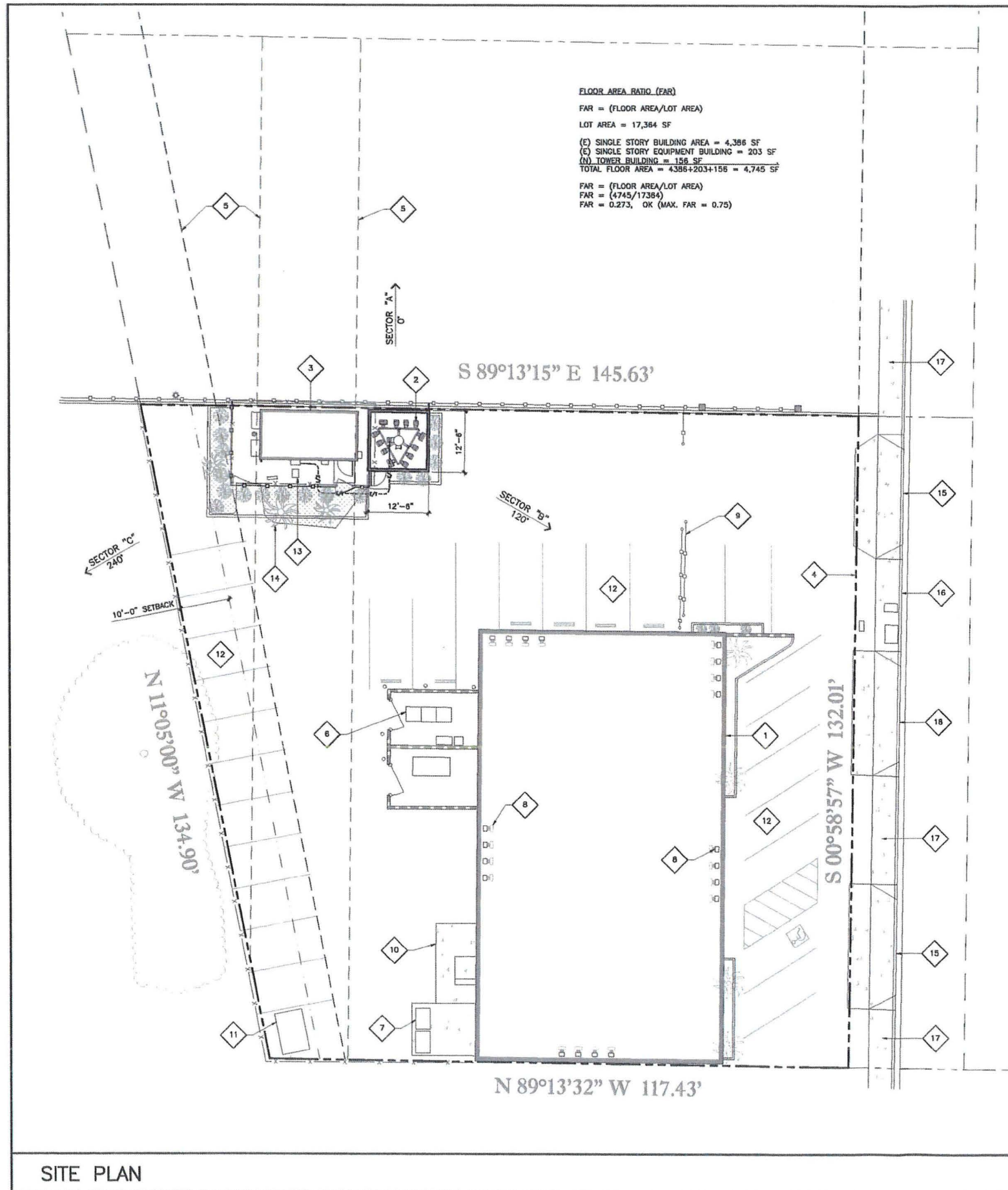
**T-1**

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- CALIFORNIA BUILDING CODE, TITLE 24, 2016 EDITION
- CALIFORNIA ELECTRICAL CODE, 2016 EDITION
- CALIFORNIA ENERGY CODE, 2016 EDITION
- CALIFORNIA PLUMBING CODE, 2016 EDITION
- CALIFORNIA MECHANICAL CODE, 2016 EDITION
- NATIONAL ELECTRICAL CODE, 2011 EDITION
- CALIFORNIA FIRE CODE (CFC), 2016 EDITION

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.



**FLOOR AREA RATIO (FAR)**  
 FAR = (FLOOR AREA/LOT AREA)  
 LOT AREA = 17,364 SF  
 (E) SINGLE STORY BUILDING AREA = 4,366 SF  
 (E) SINGLE STORY EQUIPMENT BUILDING = 203 SF  
 (N) TOWER BUILDING = 156 SF  
 TOTAL FLOOR AREA = 4366+203+156 = 4,745 SF  
 FAR = (FLOOR AREA/LOT AREA)  
 FAR = (4745/17364)  
 FAR = 0.273, OK (MAX. FAR = 0.75)

**SITE PLAN KEYNOTES**

- 1 (E) BUILDING.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRU'S (24 TOTAL) MOUNTED INSIDE (N) 45'-0" HIGH TOWER STRUCTURE.
- 3 (E) EQUIPMENT SHELTER TO BE USED BY AT&T, SEE SHEET A-1.
- 4 (E) PROPERTY LINE.
- 5 (E) EASEMENT LINE.
- 6 (E) VERIZON EQUIPMENT.
- 7 (E) T-MOBILE EQUIPMENT.
- 8 (E) OTHER CARRIER ANTENNAS ON ROOF.
- 9 (E) ACCESS GATE.
- 10 (E) CONCRETE SLAB.
- 11 (E) STORAGE SHED.
- 12 (E) PARKING, (TYP).
- 13 (E) MONOPALM TO BE REMOVED.
- 14 (E) PALM TREES, (TYP).
- 15 (E) DRIVEWAY TO BE RECONSTRUCTED PER CURRENT CITY STANDARDS WITH 500-183 COMMERCIAL CONCRETE DRIVEWAYS, ADJACENT TO THE SITE ON 47TH STREET.
- 16 (E) CURB AND GUTTER.
- 17 (E) CONCRETE SIDEWALK.
- 18 (E) DRIVEWAY TO BE REMOVED AND REPLACED WITH CURRENT CITY STANDARD CURB, GUTTER AND SIDEWALK.

**SETBACKS**

FRONT: 0'  
 SIDE: 0'  
 STREET SIDE: 0'  
 REAR: 10'

**NOTES:**  
 1. NO EXISTING PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT.  
 2. ALL FACILITIES TO BE INSTALLED ARE UNMANNED.  
 3. CONTRACTOR TO CONFIRM FIBER LENGTHS REQUIRED PRIOR TO ORDER.  
 4. DURING ANY CONSTRUCTION PHASE OF THE PROJECT, THE APPLICANT 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.

NEW ANTENNA AND TRANSMISSION CABLE SCHEDULE							
SECTOR	ANTENNA				RRU MODEL (QTY)	TMA/FILTER MODEL (QTY)	TRANSMISSION LINES TYPE LENGTH (±5')
	MAKE/MODEL	SIZE WEIGHT	AZIMUTH	TIP HEIGHT			
ALPHA SECTOR	A1	QUINTEL QS6658-3E	72"X12"X9.6" 78 LBS	0°	45'-0"	RRUS-11 (1) RRUS-32 (1)	FIBER/DC POWER 60'
	A2	QUINTEL QS6658-3E	72"X12"X9.6" 78 LBS	0°	45'-0"	RRUS-12 (1) RRUS-32 (1)	FIBER/DC POWER 60'
	A3	QUINTEL QS6658-3E	72"X12"X9.6" 78 LBS	0°	45'-0"	RRUS-32 (2)	FIBER/DC POWER 60'
	A4	KATHREN 800-10991K	78.7"X20"X8.9" 112 LBS	0°	45'-0"	RRUS-32 (1) B14 4478 (1)	WCS-INFQ-AMT (1) FIBER/DC POWER 60'
BETA SECTOR	B1	QUINTEL QS6658-3E	72"X12"X9.6" 78 LBS	120°	45'-0"	RRUS-11 (1) RRUS-32 (1)	FIBER/DC POWER 60'
	B2	QUINTEL QS6658-3E	72"X12"X9.6" 78 LBS	120°	45'-0"	RRUS-12 (1) RRUS-32 (1)	FIBER/DC POWER 60'
	B3	QUINTEL QS6658-3E	72"X12"X9.6" 78 LBS	120°	45'-0"	RRUS-32 (2)	FIBER/DC POWER 60'
	B4	KATHREN 800-10991K	78.7"X20"X8.9" 112 LBS	120°	45'-0"	RRUS-32 (1) B14 4478 (1)	WCS-INFQ-AMT (1) FIBER/DC POWER 60'
GAMMA SECTOR	C1	QUINTEL QS6658-3E	72"X12"X9.6" 78 LBS	240°	45'-0"	RRUS-11 (1) RRUS-32 (1)	FIBER/DC POWER 60'
	C2	QUINTEL QS6658-3E	72"X12"X9.6" 78 LBS	240°	45'-0"	RRUS-12 (1) RRUS-32 (1)	FIBER/DC POWER 60'
	C3	QUINTEL QS6658-3E	72"X12"X9.6" 78 LBS	240°	45'-0"	RRUS-32 (2)	FIBER/DC POWER 60'
	C4	KATHREN 800-10991K	78.7"X20"X8.9" 112 LBS	240°	45'-0"	RRUS-32 (1) B14 4478 (1)	WCS-INFQ-AMT (1) FIBER/DC POWER 60'



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REV	DATE	DESCRIPTION
4	07/08/17	REVISED ZD
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SS0039  
 47TH AND IMPERIAL  
 110 47TH STREET  
 SAN DIEGO, CA 92102

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-0

SITE PLAN

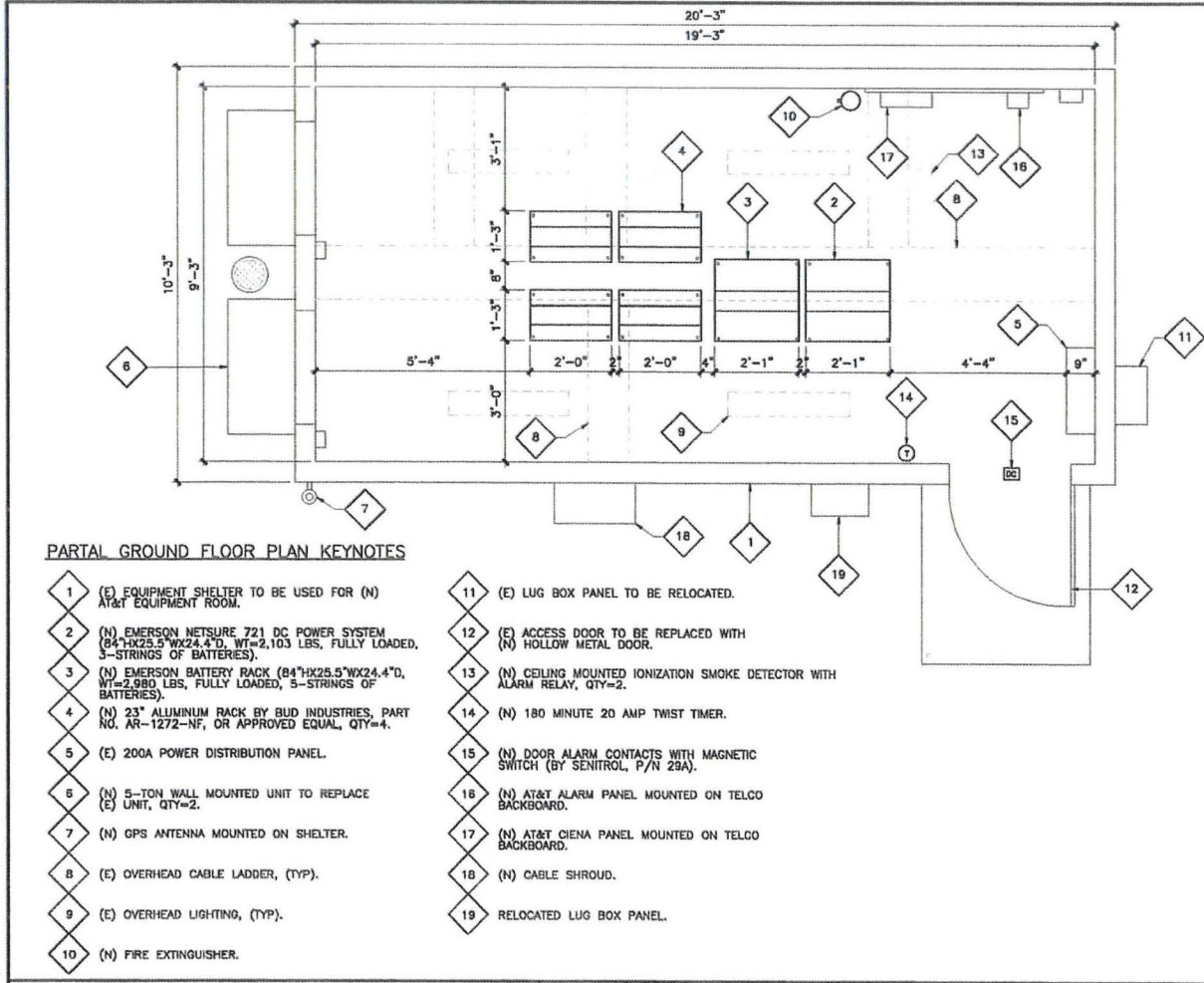


24"X36" SCALE: 3/32" = 1'-0"  
 11"X17" SCALE: 3/64" = 1'-0"



1



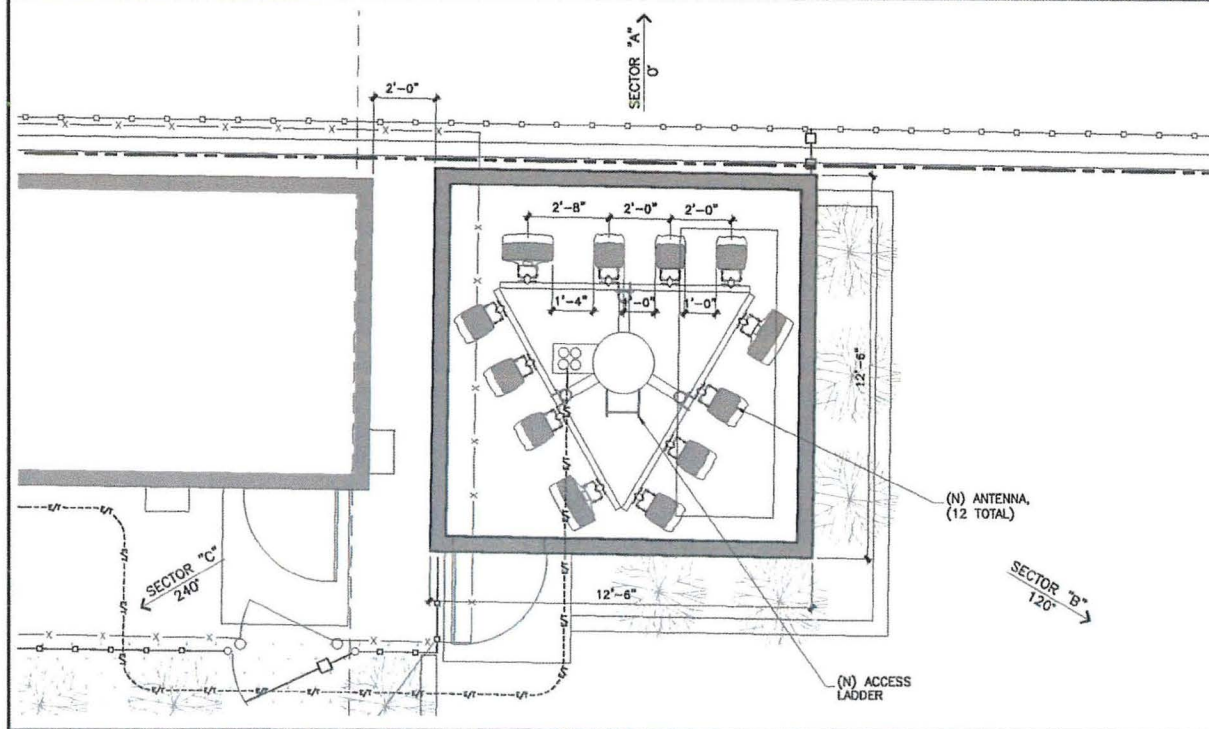


PARTIAL GROUND FLOOR PLAN KEYNOTES

- 1 (E) EQUIPMENT SHELTER TO BE USED FOR (N) AT&T EQUIPMENT ROOM.
- 2 (N) EMERSON NETSURE 721 DC POWER SYSTEM (84"x23.5"x24.4"D, WT=2,103 LBS, FULLY LOADED, 5-STRINGS OF BATTERIES).
- 3 (N) EMERSON BATTERY RACK (84"x23.5"x24.4"D, WT=2,980 LBS, FULLY LOADED, 5-STRINGS OF BATTERIES).
- 4 (N) 23" ALUMINUM RACK BY BUD INDUSTRIES, PART NO. AR-1272-NF, OR APPROVED EQUAL, QTY=4.
- 5 (E) 200A POWER DISTRIBUTION PANEL.
- 6 (N) 5-TON WALL MOUNTED UNIT TO REPLACE (E) UNIT, QTY=2.
- 7 (N) GPS ANTENNA MOUNTED ON SHELTER.
- 8 (E) OVERHEAD CABLE LADDER, (TYP).
- 9 (E) OVERHEAD LIGHTING, (TYP).
- 10 (N) FIRE EXTINGUISHER.
- 11 (E) LUG BOX PANEL TO BE RELOCATED.
- 12 (E) ACCESS DOOR TO BE REPLACED WITH (N) HOLLOW METAL DOOR.
- 13 (N) CEILING MOUNTED IONIZATION SMOKE DETECTOR WITH ALARM RELAY, QTY=2.
- 14 (N) 180 MINUTE 20 AMP TWIST TIMER.
- 15 (N) DOOR ALARM CONTACTS WITH MAGNETIC SWITCH (BY SENTROL, P/N 29A).
- 16 (N) AT&T ALARM PANEL MOUNTED ON TELCO BACKBOARD.
- 17 (N) AT&T CIENA PANEL MOUNTED ON TELCO BACKBOARD.
- 18 (N) CABLE SHROUD.
- 19 RELOCATED LUG BOX PANEL.

EQUIPMENT ROOM FLOOR PLAN

NORTH  
 24"x36" SCALE: 1/2" = 1'-0"  
 11"x17" SCALE: 1/4" = 1'-0"  
  
**2**

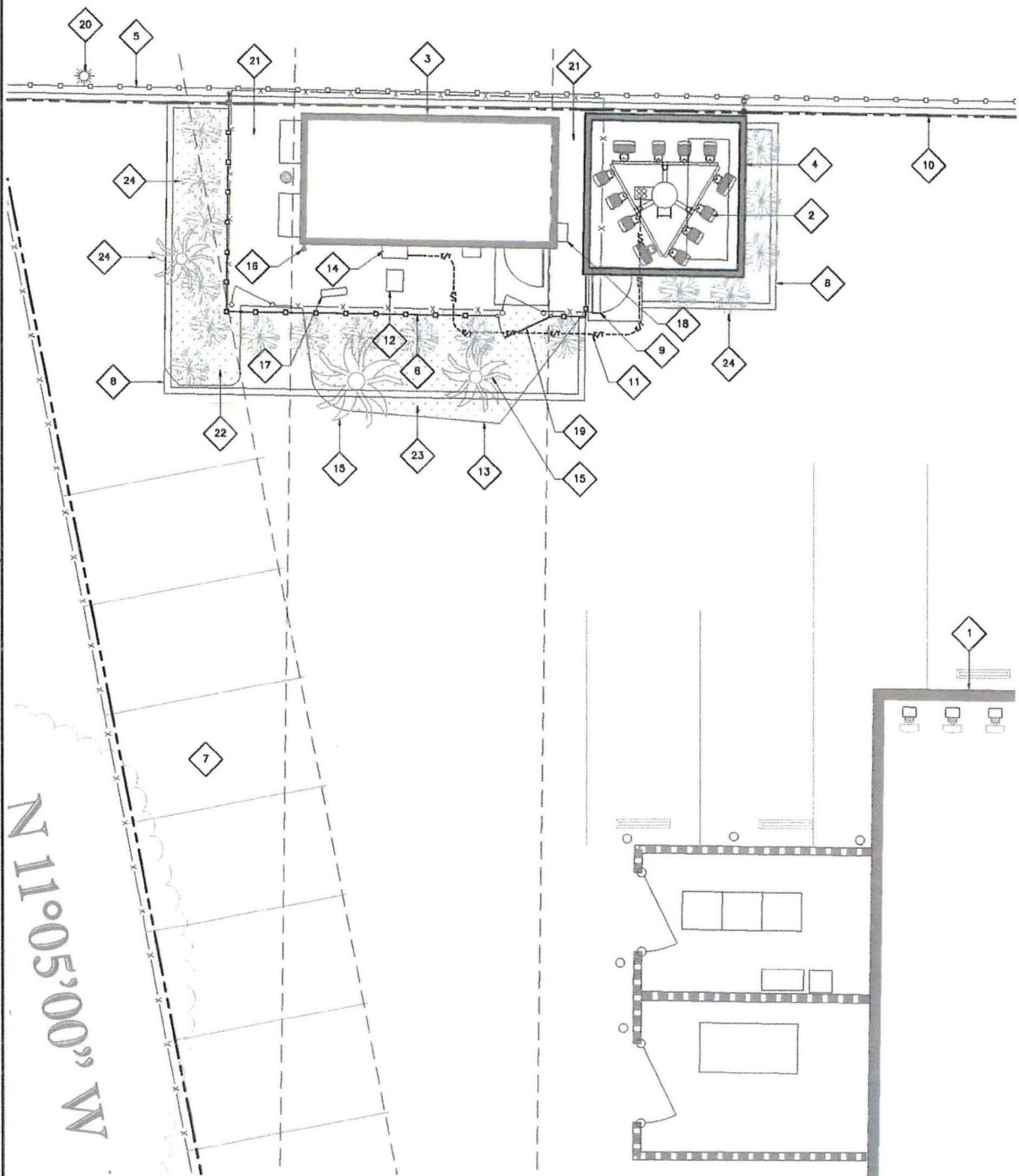


ANTENNA PLAN

NORTH  
 24"x36" SCALE: 3/8" = 1'-0"  
 11"x17" SCALE: 3/16" = 1'-0"  
  
**3**

ENLARGED SITE PLAN KEYNOTES

- 1 (E) BUILDING.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH BRU'S (24 TOTAL) MOUNTED INSIDE (N) 45'-0" HIGH TOWER STRUCTURE.
- 3 (E) EQUIPMENT SHELTER TO BE USED BY AT&T.
- 4 (N) 45'-0" HIGH TOWER STRUCTURE TO MATCH (E) BUILDING COLOR AND TEXTURE, (TYP).
- 5 (E) 8'-0" HIGH WROUGHT IRON FENCE.
- 6 (N) 8'-0" HIGH WROUGHT IRON FENCE.
- 7 (E) PARKING SPACE, (TYP).
- 8 (N) 8" WIDE CURB FOR (N) PLANTER.
- 9 REMOVE (E) 5' HIGH CHAIN LINK FENCE.
- 10 (E) PROPERTY LINE.
- 11 (N) U.G. CONDUIT FOR FIBER.
- 12 (E) MONOPALM TO BE REMOVED.
- 13 (E) EDGE OF PAVEMENT.
- 14 (N) CABLE SHROUD.
- 15 (E) PALM TREES, (QTY=2).
- 16 (N) GPS ANTENNA MOUNTED ON (E) SHELTER.
- 17 (E) TELCO PANEL.
- 18 (E) LUG BOX PANEL TO BE RELOCATED.
- 19 (N) 4'-0" WIDE WROUGHT IRON GATE.
- 20 (E) LIGHT POLE.
- 21 (E) 3/4" CRUSHED ROCK AROUND PERIMETER OF SHELTER TO REMAIN.
- 22 (E) GRASS, (TYP).
- 23 (E) GRASS PORTION TO BE REPAVED.
- 24 (N) LANDSCAPING, SEE SHEET L-1.



ENLARGED SITE PLAN

NORTH  
 24"x36" SCALE: 3/16" = 1'-0"  
 11"x17" SCALE: 3/32" = 1'-0"  
  
**1**

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SS0039  
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SHEET TITLE  
 EQUIPMENT ROOM AND  
 ANTENNA PLAN

SHEET NUMBER  
**A-1**



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ELEVATION KEYNOTES

- 1 (E) MONOPALM TO BE REMOVED.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRUS (24 TOTAL) MOUNTED INSIDE (N) 45'-0" HIGH TOWER STRUCTURE.
- 3 (E) EQUIPMENT SHELTER.
- 4 (N) 45'-0" HIGH TOWER STRUCTURE TO MATCH (E) BUILDING COLOR AND TEXTURE, (TYP).
- 5 (E) 8'-0" HIGH WROUGHT IRON FENCE.
- 6 (N) 8'-0" HIGH WROUGHT IRON FENCE.
- 7 (E) PALM TREE, (TYP).
- 8 (E) 5'-0" HIGH CHAIN LINK FENCE TO BE REMOVED.
- 9 (E) LIGHT POLE.



EXISTING SOUTH ELEVATION

NEW SOUTH ELEVATION

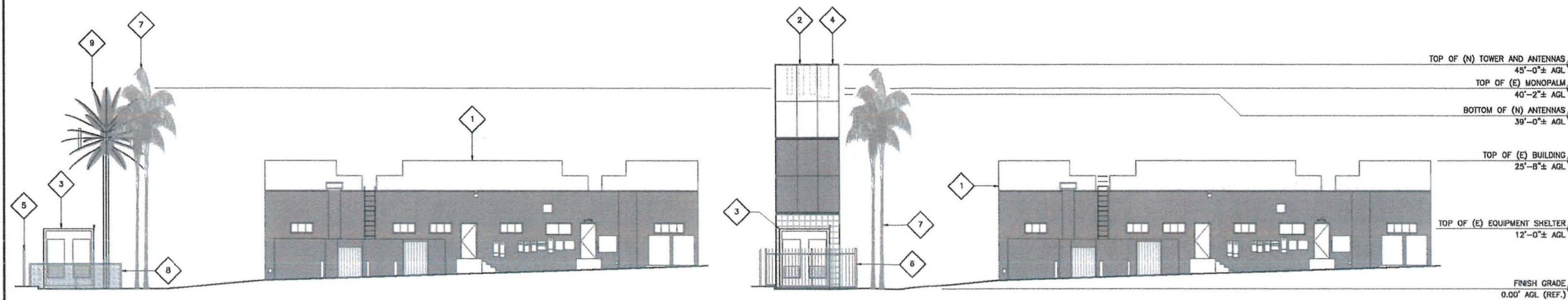
24"x36" SCALE: 3/32" = 1'-0"  
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1

ELEVATION KEYNOTES

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- 3 (E) EQUIPMENT SHELTER.
- 4 (N) 45'-0" HIGH TOWER STRUCTURE TO MATCH (E) BUILDING COLOR AND TEXTURE, (TYP).
- 5 (E) 8'-0" HIGH WROUGHT IRON FENCE.
- 6 (N) 8'-0" HIGH WROUGHT IRON FENCE.
- 7 (E) PALM TREE, (TYP).
- 8 (E) 5'-0" HIGH CHAIN LINK FENCE TO BE REMOVED.
- 9 (E) MONOPALM TO BE REMOVED.



EXISTING WEST ELEVATION

NEW WEST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"



2

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-2



7337 TRADE STREET  
SAN DIEGO, CA 92121



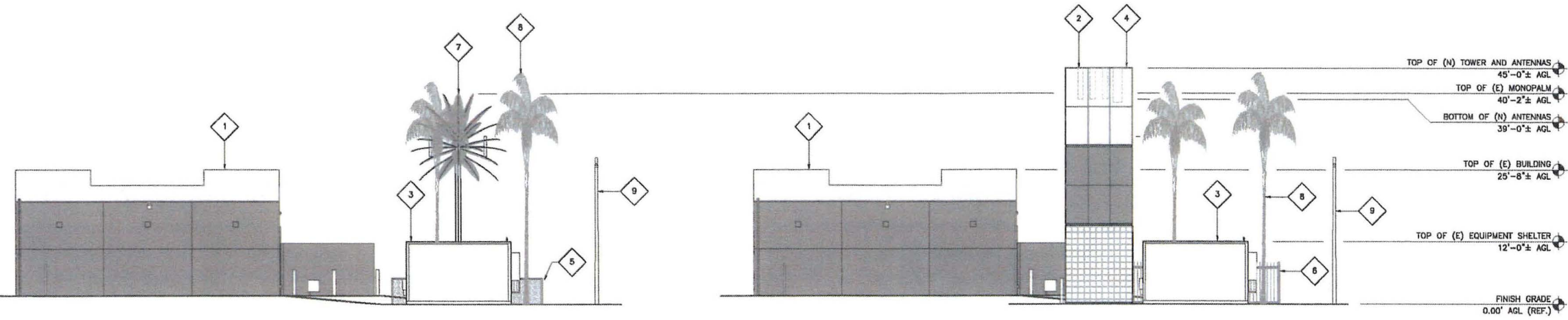
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Phone: 949-235-8144 Fax: 949-481-8888

ELEVATION KEYNOTES

- 1 (E) BUILDING.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH BRU'S (24 TOTAL) MOUNTED INSIDE (N) 45'-0" HIGH TOWER STRUCTURE.
- 3 (E) EQUIPMENT SHELTER.
- 4 (N) 45'-0" HIGH TOWER STRUCTURE TO MATCH (E) BUILDING COLOR AND TEXTURE, (TYP).
- 5 (E) 5'-0" HIGH CHAIN LINK FENCE TO BE REMOVED.
- 6 (N) 8'-0" HIGH WROUGHT IRON FENCE.
- 7 (E) MONOPALM TO BE REMOVED.
- 8 (E) PALM TREE, (TYP).
- 9 (E) LIGHT POLE.



EXISTING NORTH ELEVATION

NEW NORTH ELEVATION

24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"



1

ELEVATION KEYNOTES

- 1 (E) BUILDING.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH BRU'S (24 TOTAL) MOUNTED INSIDE (N) 45'-0" HIGH TOWER STRUCTURE.
- 3 (E) EQUIPMENT SHELTER.
- 4 (N) 45'-0" HIGH TOWER STRUCTURE TO MATCH (E) BUILDING COLOR AND TEXTURE, (TYP).
- 5 (E) 8'-0" HIGH WROUGHT IRON FENCE.
- 6 (N) 8'-0" HIGH WROUGHT IRON FENCE.
- 7 (E) MONO-PALM TO BE REMOVED.
- 8 (E) PALM TREE TO BE REMOVED (QTY=2).
- 9 (E) 5'-0" HIGH CHAIN LINK FENCE TO BE REMOVED.



EXISTING EAST ELEVATION

NEW EAST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"



2

REV	DATE	DESCRIPTION
4	08/05/17	REVISED ZD
3	04/03/17	REVISED ZD
2	03/01/17	REVISED ZD
1	02/23/17	PRELIM ZD



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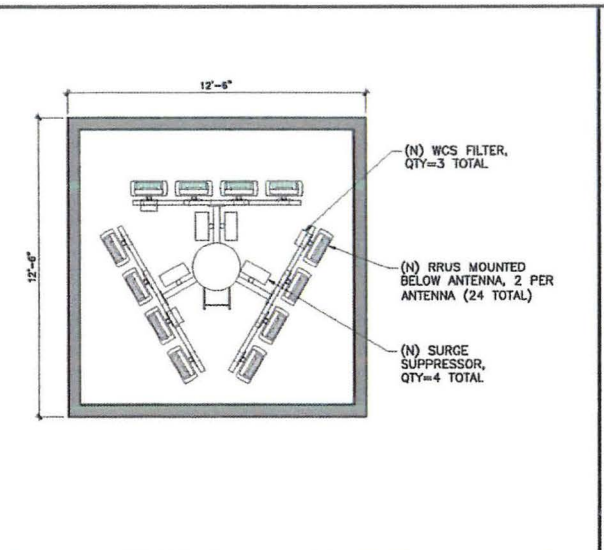
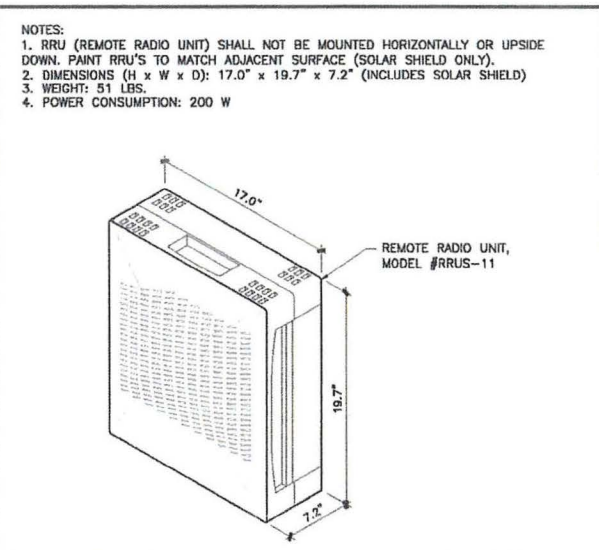
SS0039  
47TH AND IMPERIAL  
110 47TH STREET  
SAN DIEGO, CA 92102

SHEET TITLE

ELEVATIONS

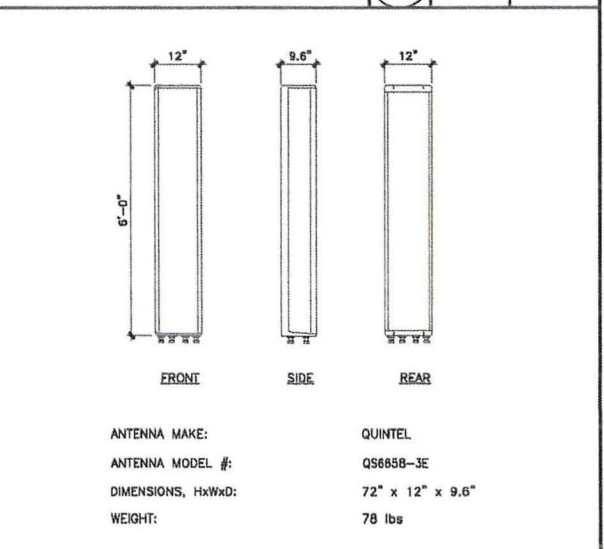
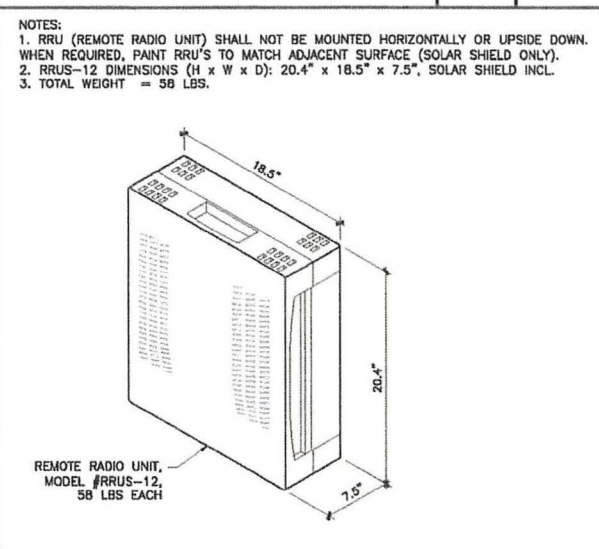
SHEET NUMBER

A-3



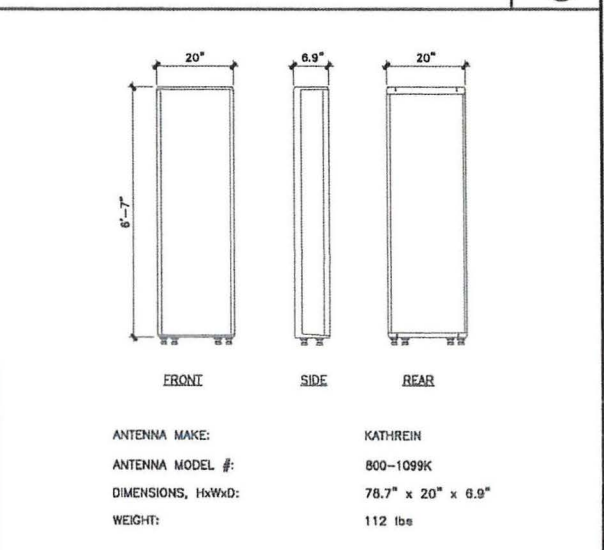
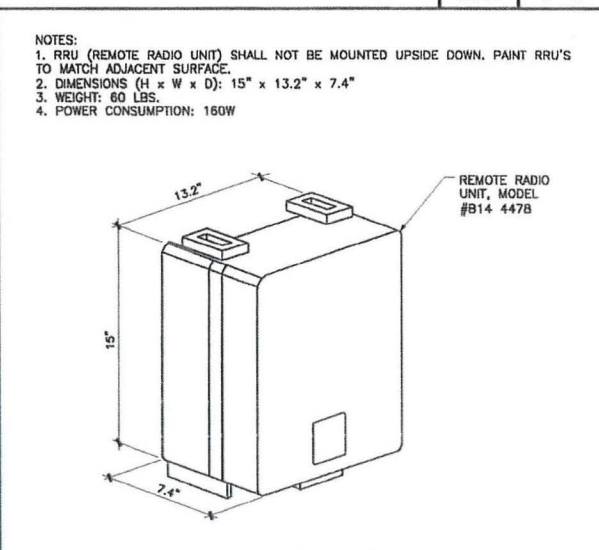
RRUS-11 DETAIL SCALE: NONE 10

RRU PLAN SCALE: NONE 7



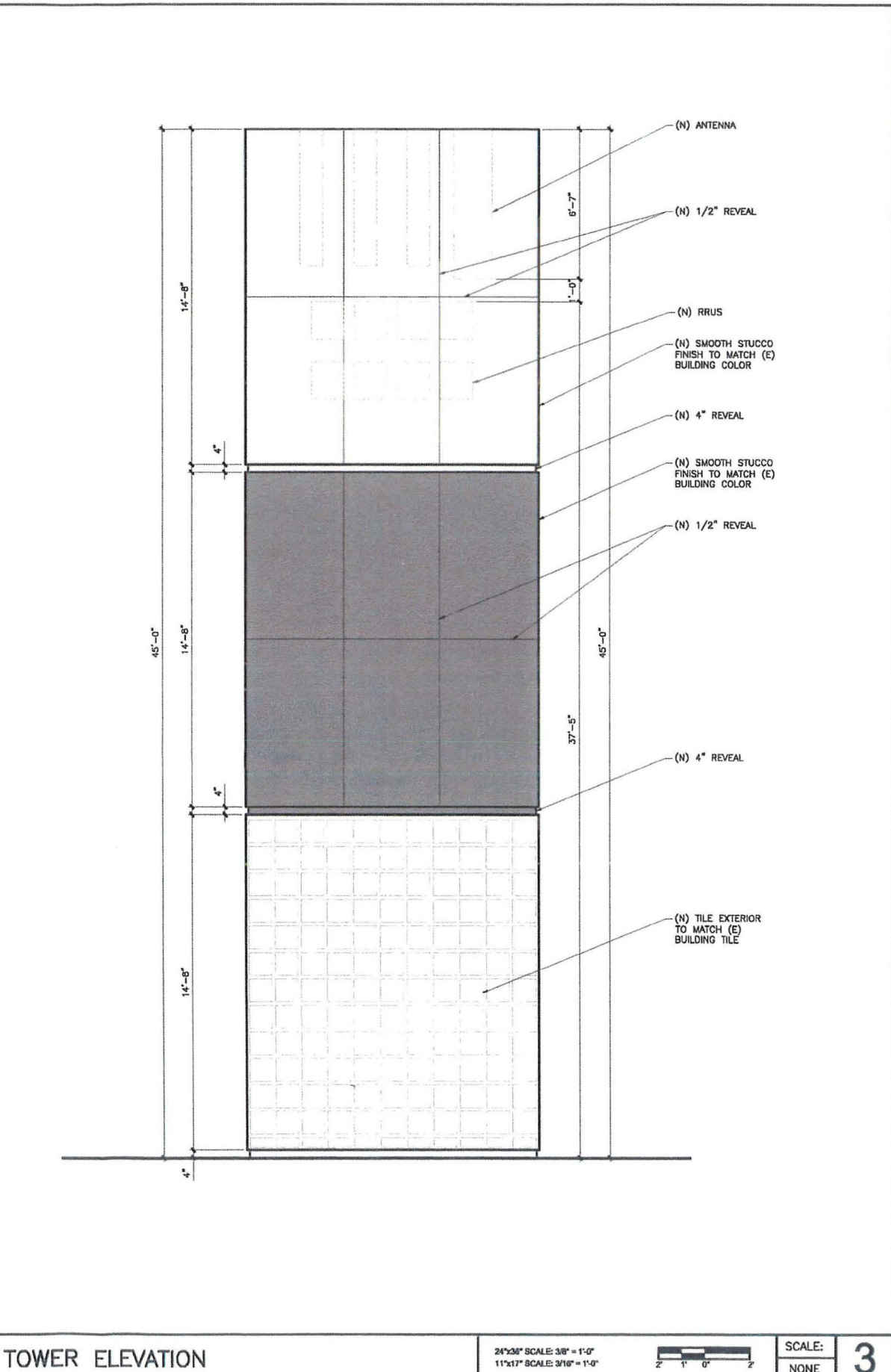
RRUS-12 DETAIL SCALE: NONE 11

ANTENNA DETAIL SCALE: NONE 8



RRU-B14 4478 SCALE: NONE 12

ANTENNA DETAIL SCALE: NONE 9



TOWER ELEVATION SCALE: NONE 3

7337 TRADE STREET  
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REV	DATE	DESCRIPTION
4	06/05/17	REVISED ZD
3	04/03/17	REVISED ZD
2	03/01/17	REVISED ZD
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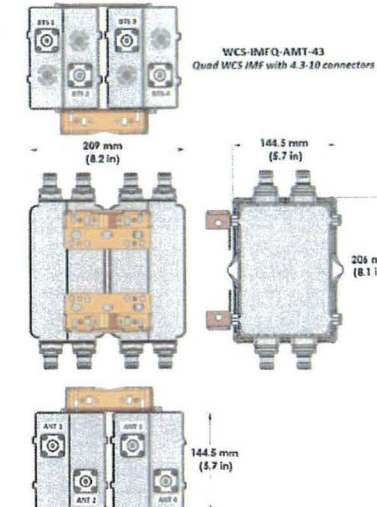
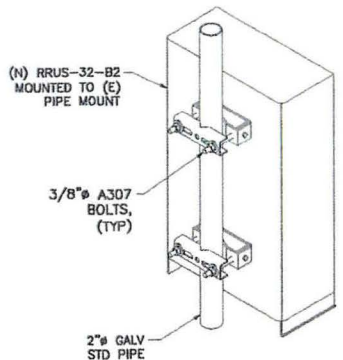
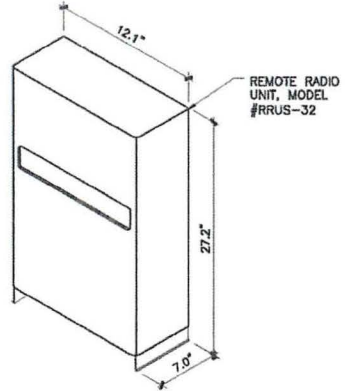
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SS0039  
 47TH AND IMPERIAL  
 110 47TH STREET  
 SAN DIEGO, CA 92102

SHEET TITLE  
 DETAILS

SHEET NUMBER  
**A-4**

<p>NOTES: 1. MODEL #WCS-IMFQ-AMT-43, PART #E15V87P73, QUAD WCS IMF FOR 2360-2395 MHz AMT BAND CO-LOCATION (WITH 4.3-10 CONNECTORS). 2. WEIGHT (INCL. MOUNTING BRACKETS) = 20.4 LBS. 3. DIMENSIONS = 8.1"x5.7"x8.2".</p>  <p style="text-align: center;">WCS-IMFQ-AMT-43 Quad WCS IMF with 4.3-10 connectors</p>	 <p>(N) RRUS-32-02 MOUNTED TO (E) PIPE MOUNT 3/8" A307 BOLTS, (TYP) 2" GALV STD PIPE</p> <p>NOTES: 1. SEE RRU MANUFACTURER SPECIFICATIONS FOR COMPLETE RRU AND BRACKET SPECIFICATIONS. ACTUAL MOUNTING BRACKET MAY BE LIKE OR SIMILAR IN NATURE TO WHAT IS SHOWN.</p>	<p>NOTES: 1. RRU (REMOTE RADIO UNIT) SHALL NOT BE MOUNTED UPSIDE DOWN. PAINT RRU'S TO MATCH ADJACENT SURFACE (SOLAR SHIELD ONLY). 2. DIMENSIONS (H x W x D): 27.2" x 12.1" x 7.0" 3. WEIGHT: 53 LBS. 4. POWER CONSUMPTION: 800W</p>  <p>REMOTE RADIO UNIT, MODEL #RRUS-32</p>
<p>NOT USED</p> <p>SCALE: NONE <b>10</b></p> <p>WCS FILTER</p>	<p>SCALE: NONE <b>7</b></p> <p>RRUS-32 MOUNT</p>	<p>SCALE: NONE <b>4</b></p> <p>RRUS-32</p>



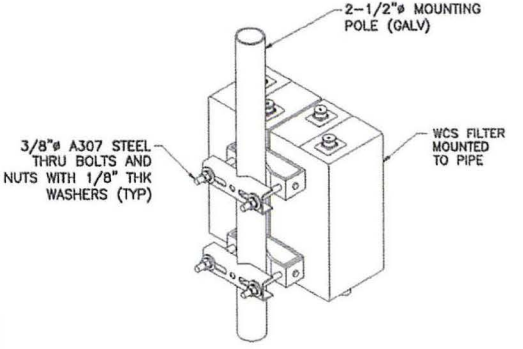
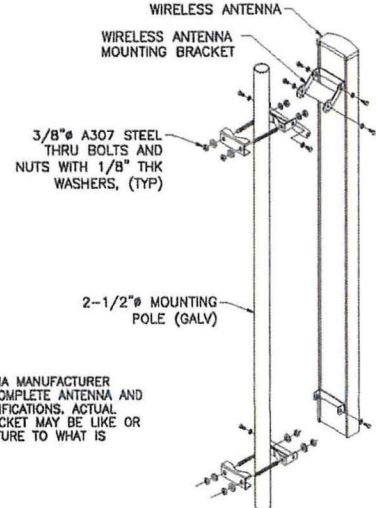
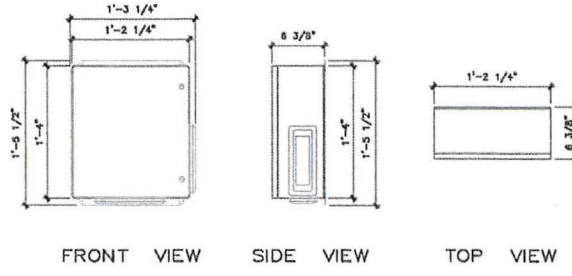
7337 TRADE STREET  
SAN DIEGO, CA 92121



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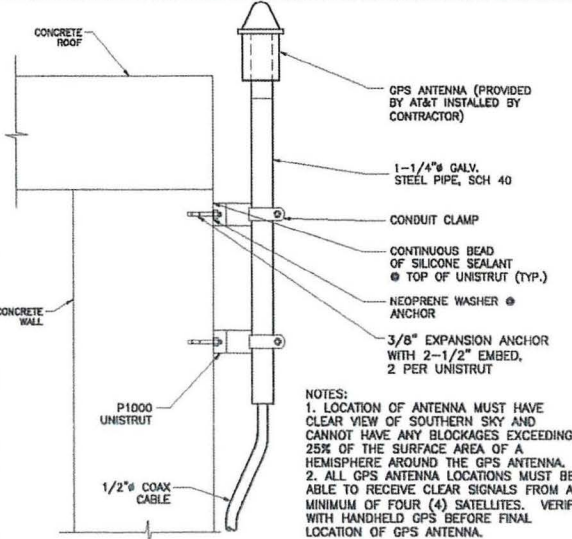



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Phone: 949-235-9144 Fax: 949-401-0889

 <p>2-1/2" MOUNTING POLE (GALV) 3/8" A307 STEEL THRU BOLTS AND NUTS WITH 1/8" THK WASHERS (TYP) WCS FILTER MOUNTED TO PIPE</p> <p>NOTES: 1. MODEL #WCS-IMFQ-AMT-43, PART #E15V87P73, QUAD WCS IMF FOR 2360-2395 MHz AMT BAND CO-LOCATION (WITH 4.3-10 CONNECTORS). 2. WEIGHT (INCL. MOUNTING BRACKETS) = 20.4 LBS. 3. DIMENSIONS = 8.1"x5.7"x8.2". 4. ALTERNATE MOUNT TO WALL. USE MIN. (4) 3/8" EXPANSION ANCHORS. 5. GROUND TO NEAREST GROUND BUSS BAR NEAR ANTENNAS. SEE SHEET E-1 "GROUNDING NOTES" FOR ADDITIONAL GROUNDING INFORMATION.</p>	 <p>WIRELESS ANTENNA WIRELESS ANTENNA MOUNTING BRACKET 3/8" A307 STEEL THRU BOLTS AND NUTS WITH 1/8" THK WASHERS, (TYP) 2-1/2" MOUNTING POLE (GALV)</p> <p>NOTES: 1. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS. ACTUAL MOUNTING BRACKET MAY BE LIKE OR SIMILAR IN NATURE TO WHAT IS SHOWN.</p>	<p>NOTES: 1. DC SURGE SUPPRESSOR BY RAYCAP, MODEL #DC6-48-60-0-18-01 2. DIMENSIONS (H x W x D): 17.5" x 15.22" x 6.37" 3. WEIGHT: 38 LBS 4. NOMINAL OPERATING DC VOLTAGE: 48VDC 5. SURGE SUPPRESSOR MOUNTED NEAR ANTENNAS, MAX. 10'-0" AWAY.</p>  <p>FRONT VIEW    SIDE VIEW    TOP VIEW</p>
<p>NOT USED</p> <p>SCALE: NONE <b>11</b></p> <p>WCS FILTER MOUNT</p>	<p>SCALE: NONE <b>8</b></p> <p>ANTENNA PIPE MOUNT</p>	<p>SCALE: NONE <b>5</b></p> <p>DC-6 SURGE SUPPRESSOR</p>

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REV	DATE	DESCRIPTION
4	06/05/17	REVISED ZD
3	04/03/17	REVISED ZD
2	03/01/17	REVISED ZD
1	02/23/17	PRELIM ZD

<p>NOT USED</p> <p>SCALE: NONE <b>12</b></p> <p>NOT USED</p>	<p>SCALE: NONE <b>9</b></p> <p>NOT USED</p>	<p>SCALE: NONE <b>6</b></p> <p>NOT USED</p>	 <p>CONCRETE ROOF GPS ANTENNA (PROVIDED BY AT&amp;T INSTALLED BY CONTRACTOR) 1-1/4" GALV. STEEL PIPE, SCH 40 CONDUIT CLAMP CONTINUOUS BEAD OF SILICONE SEALANT @ TOP OF UNISTRUT (TYP.) NEOPRENE WASHER @ ANCHOR 3/8" EXPANSION ANCHOR WITH 2-1/2" EMBED, 2 PER UNISTRUT P1000 UNISTRUT 1/2" COAX CABLE</p> <p>NOTES: 1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA. 2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.</p>
<p>NOT USED</p> <p>SCALE: NONE <b>12</b></p> <p>NOT USED</p>	<p>SCALE: NONE <b>9</b></p> <p>NOT USED</p>	<p>SCALE: NONE <b>6</b></p> <p>NOT USED</p>	<p>SCALE: NONE <b>3</b></p> <p>GPS ANTENNA</p>



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SS0039  
47TH AND IMPERIAL  
110 47TH STREET  
SAN DIEGO, CA 92102

SHEET TITLE

DETAILS

SHEET NUMBER

**A-5**

**PLANT MATERIAL KEY--PROPOSED**

SYMBOL	BOTANICAL NAME	COMMON NAME	FORM	FUNCTION	SIZE	HEIGHT/SPREAD	QUANTITY
<b>TREES</b>							
	<i>Syagrus romanzoffiana</i>	Queen Palm	Weeping	Accent	24" Box	50'/20'	1
<b>SHRUBS</b>							
	<i>Pittosporum l. 'variegata'</i>	Variegated Pittosporum	Rounded	Screen	5 Gal	5'/4'	8
	<i>Rhaphtolepis Indica 'Pink Lady'</i>	Indian Hawthorn	Rounded	Screen	5 Gal	5'/5'	9

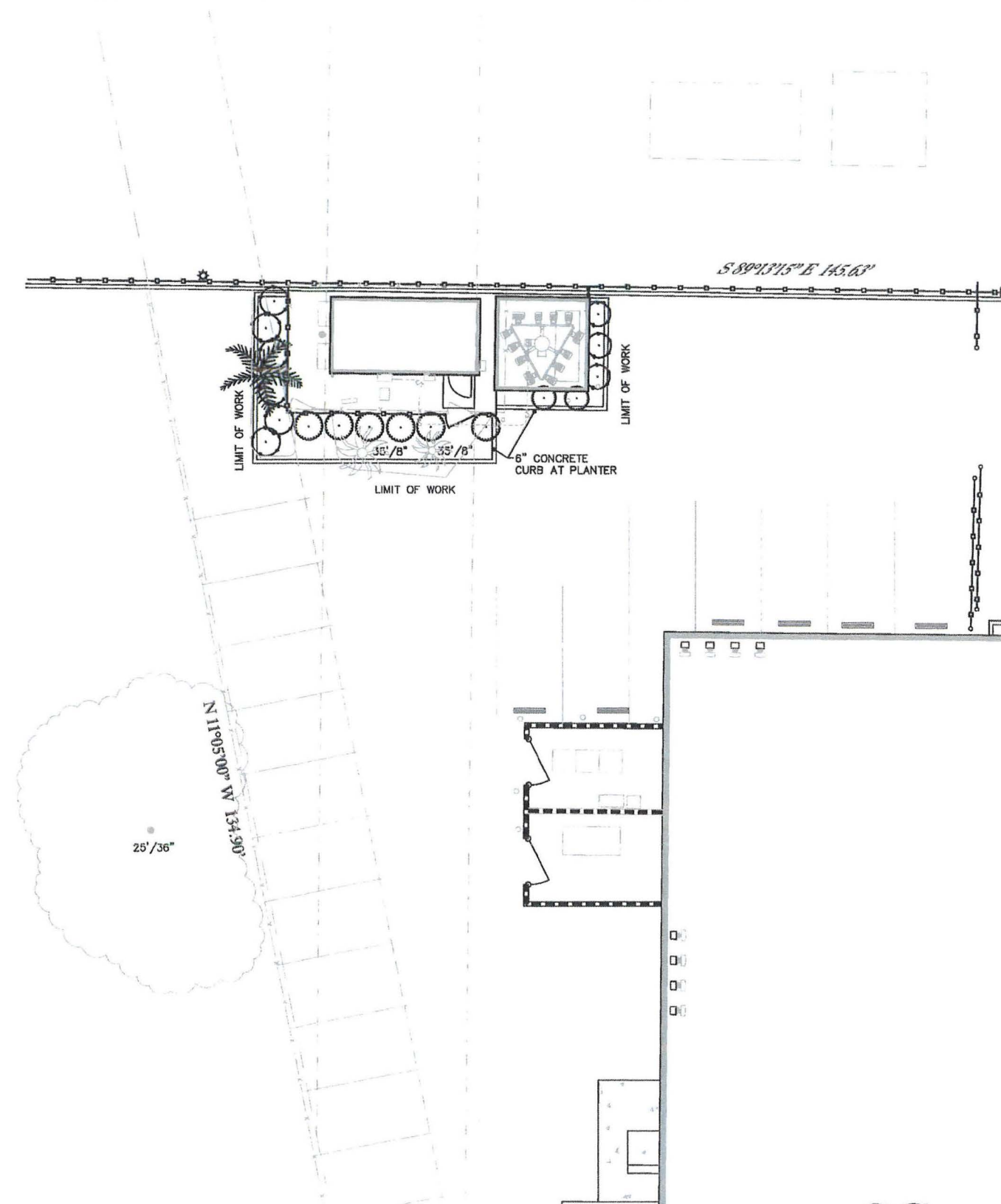
**PLANT MATERIAL KEY--EXISTING**

SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER SIZE	QUANTITY
<b>TREES</b>				
	<i>Schinus molle</i> (tree to remain)	California Pepper	refer to plan	1
	<i>Syagrus romanzoffiana</i> (trees to remain)	Queen Palm	refer to plan	2

Tree Size Found on Plan = height/caliper

**CITY OF SAN DIEGO LANDSCAPE NOTES**

- 1. MAINTENANCE:** ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- 2. 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. IRRIGATION TO BE BUBBLER SYSTEM PER CITY PARKS AND RECREATION DEPARTMENT STANDARDS.
- 3. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.**
- 4. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:**
  - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- 5. MULCH:** ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411



7337 TRADE STREET  
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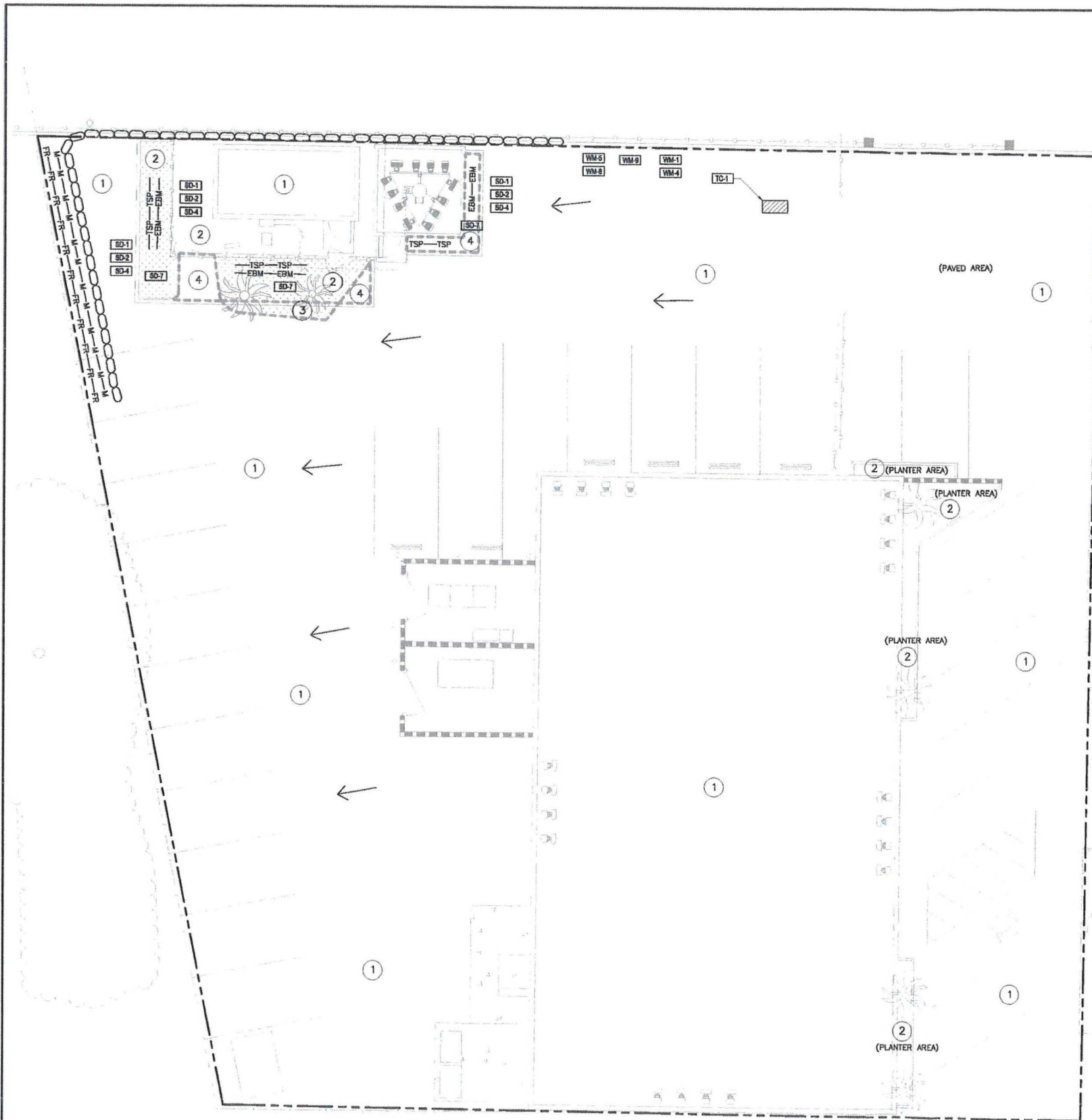
SS0039  
47TH AND IMPERIAL  
110 47TH STREET  
SAN DIEGO, CA 92102

SHEET TITLE  
LANDSCAPE DEVELOPMENT PLAN

SHEET NUMBER  
L-1

6985 El Camino Real  
Suite 105-482  
Carlsbad, CA 92009  
(P) 760-272-5742  
(F) 760-454-3097

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



**BMP LEGEND**

DIRECTION OF LOT DRAINAGE → →

**TEMPORARY RUNOFF CONTROL BMP'S:**

- SS-3 BONDED FIBER MATRIX (WINTER) — M—M—
- SS-4 HYDROSEEDING (SUMMER) — TSP—TSP—
- SS-7 PHYSICAL STABILIZATION (WINTER) — EDM—EDM—
- SC-5 FIBER ROLLS — FR—FR—
- SC-6 GRAVEL OR SAND BAGS ————
- SC-8 GRAVEL OR SAND BAGS ————
- TC-1 STABILIZED CONSTRUCTION ENTRANCE [Hatched Box]

**MATERIALS & WASTE MANAGEMENT CONTROL BMP'S:**

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 SPILL PREVENTION AND CONTROL
- WM-3 SOLID WASTE MANAGEMENT
- WM-4 CONCRETE WASTE MANAGEMENT
- WM-5 SANITARY WASTE MANAGEMENT

**POST CONSTRUCTION SITE DESIGN BMP'S:**

- SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- SD-2 CONSERVE NATURAL AREAS, SOILS AND VEGETATION
- SD-4 MINIMIZE SOIL COMPACTION
- SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

**STORM WATER QUALITY NOTES-CONSTRUCTION BMP'S**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CAS010875 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

**MINIMUM REQUIREMENTS:**

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN (7) CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 34% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

47TH STREET

**IMPERVIOUS AND PERVIOUS AREA TABLE**

ITEM	DESCRIPTION	EXISTING IMPERVIOUS AREA (SF)	EXISTING PERVIOUS AREA (SF)	NEW IMPERVIOUS AREA (SF)	NEW PERVIOUS AREA (SF)
1	EXISTING LOT, EXISTING BUILDING, PAVED AREAS, DRIVEWAYS, EXISTING CELL SITE BUILDING AND APPURTENANCES (IMPERVIOUS)	16,721			
2	EXISTING LANDSCAPED AREA, CRUSHED ROCK AREA AND PLANTERS (PERVIOUS)		643		
3	NEW IMPERVIOUS AREA (PAVING)			28	
4	NEW PERVIOUS AREA (PLANTER)				89

**IMPERVIOUS AREAS SUMMARY:**  
 EXISTING PERVIOUS AREA TOTAL = 643 SF  
 EXISTING IMPERVIOUS AREA TOTAL = 16,721 SF  
 NEW IMPERVIOUS AREA ADDED = 28 SF  
 NEW PERVIOUS AREA ADDED = 89 SF  
 TOTAL LOT AREA = 17,364 SF

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 SAN DIEGO, CA 92102

SHEET TITLE  
**WATER POLLUTION CONTROL (BMP) DWG**

SHEET NUMBER  
**WP-1**

SITE PLAN

NORTH SCALE: 1 NONE



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SAN DIEGO, CA 92121



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555 N. El Camino Road, Ste. A303, San Clemente, CA 92672  
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411 Jorda Cr. Suite 205, Corvallis, OR 97330  
Phone: 503-280-6900 Fax: 503-280-6946  
Toll Free: 800-CALVADA www.calvada.com  
JOB NO. 17189

REV	DATE	DESCRIPTION
03/17/17	FINAL	



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47TH AND IMPERIAL  
110 47TH STREET  
SAN DIEGO, CA 92102  
SAN DIEGO COUNTY

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

LS-1

SHEET 1 OF 1

**Title Report**

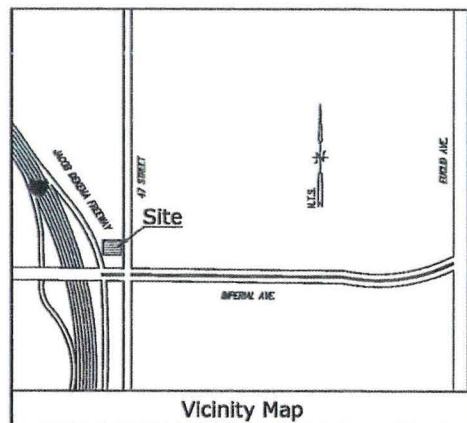
PREPARED BY: COMMONWEALTH LAND TITLE COMPANY  
ORDER NO.: 0204557  
DATED: FEBRUARY 24, 2017

**Legal Description**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL 2 OF PARCEL MAP NO. 11043, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, FEBRUARY 27, 1981 AS INSTRUMENT NO. 81-80789 OF OFFICIAL RECORDS,  
TOGETHER WITH THE UNDERLYING FEE INTEREST IN AND TO THAT PORTION OF LAND ADJOINING SAID PARCEL 2 AS DESCRIBED IN PARCEL 1 OF DIRECTOR'S DEED (EASEMENT), NUMBER DE-13053-02-02, FOR PUBLIC ROAD PURPOSES, TO THE CITY OF SAN DIEGO, RECORDED OCTOBER 25, 1978 AS INSTRUMENT NO. 76-35484 OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY LYING SOUTHERLY OF THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL 2.

**Assessor's Parcel No.**

547-324-20



Vicinity Map

**Easements**

- EASEMENT FOR SEWER LINE RECORDED SEPTEMBER 13, 1978 AS INST. NO. 76-28787, O.R. (PLOTTED HEREON)
- EASEMENT FOR PUBLIC ROAD RECORDED OCTOBER 25, 1978 AS INST. NO. 76-35484, O.R. (PLOTTED HEREON)
- EASEMENT FOR SEWER AND UTILITIES AS RESERVED IN ALLEY VACATION RECORDED JULY 20, 1981 AS INST. NO. 81-258374, O.R. (PLOTTED HEREON)
- ALLEY VACATION RESERVING EASEMENTS AND RIGHTS OF ANY PUBLIC UTILITY PURSUANT TO ANY EXISTING FRANCHISE OR REVENUE AGREEMENT, TO CONSTRUCT, MAINTAIN, AND OPERATE OVERHEAD OR UNDERGROUND PIPES, CONDUITS, CABLES, WIRE POLES OR OTHER STRUCTURES, EQUIPMENT OR FIXTURES FOR THE TRANSPORTATION OF ELECTRICAL ENERGY OR NATURAL GAS AND FOR INCIDENTAL PURPOSES, RECORDED JULY 20, 1981 AS INST. NO. 81-258374, O.R. (PLOTTED HEREON)
- RELINQUISHMENT OF ACCESS RIGHTS TO OR FROM STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND AS SHOWN ON SAID MAP. (PLOTTED HEREON)
- RELINQUISHMENT OF ACCESS RIGHTS TO OR FROM STREET, HIGHWAY OR FREEWAY ABUTTING SAID LAND RECORDED MARCH 31, 1989 AS INST. NO. 89-167723, O.R. (PLOTTED HEREON)

**Basis of Bearings**

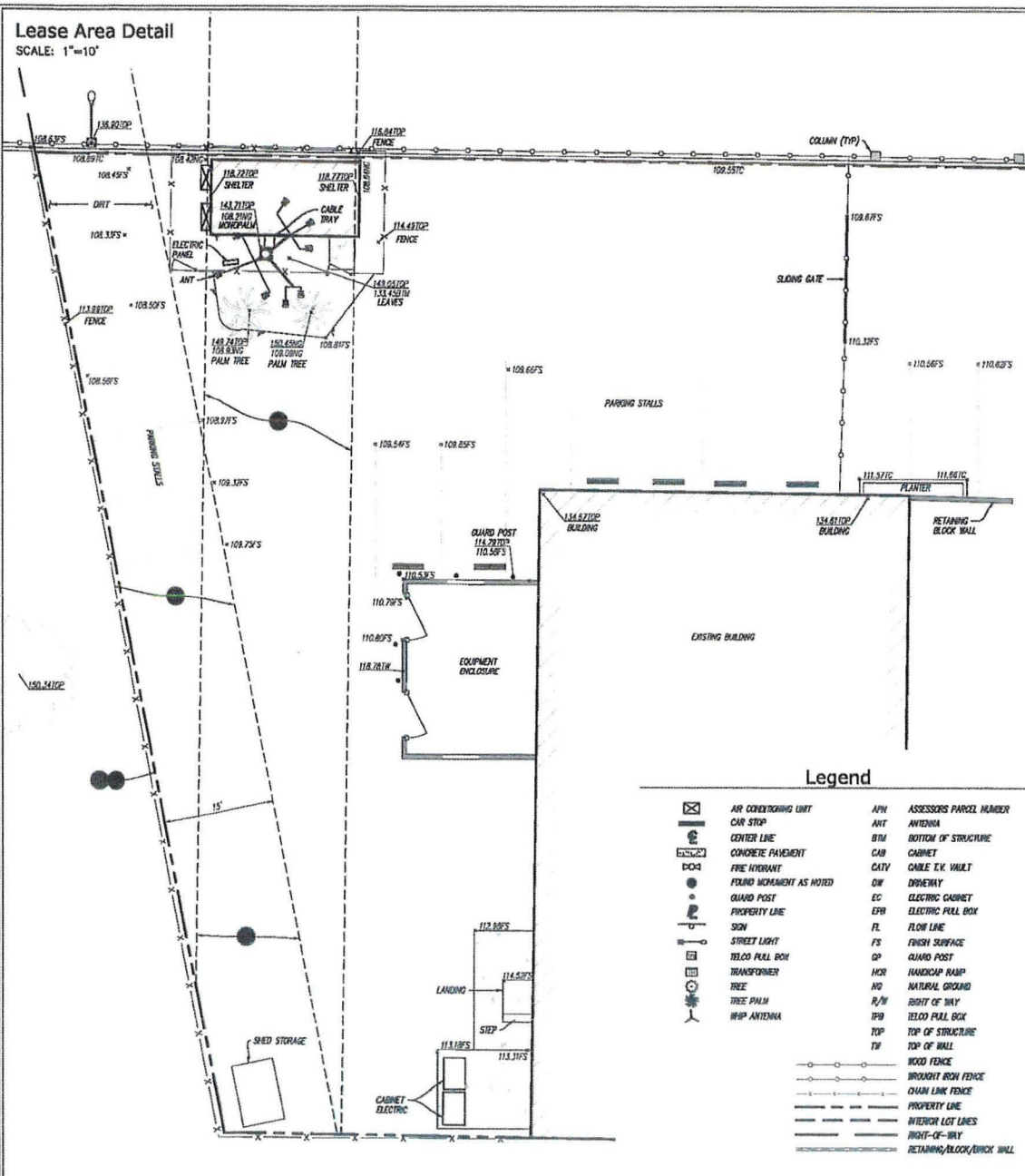
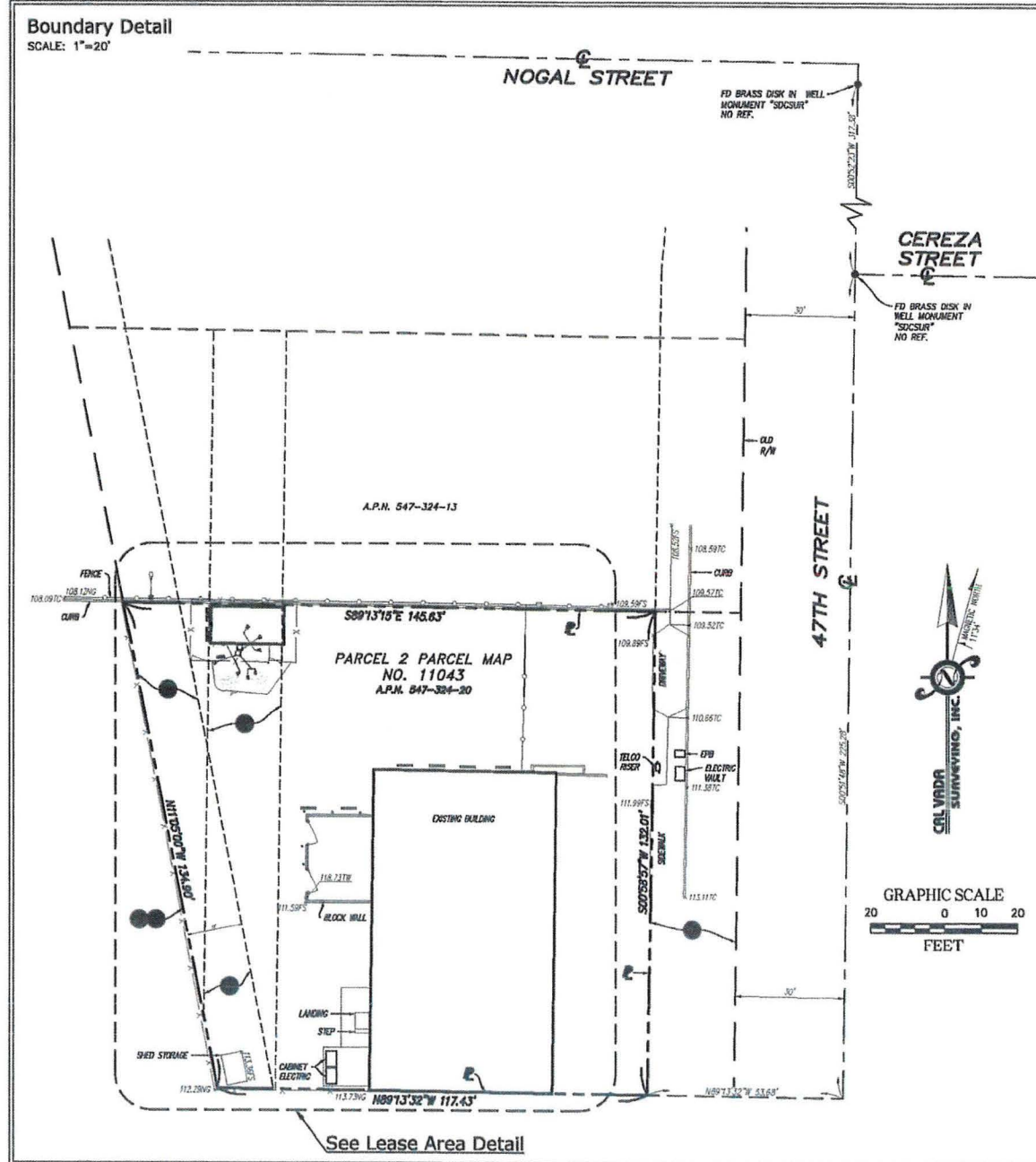
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 6, NAD 83 DATUM, DEFINED BY SECTIONS 8801 TO 8879 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

**Bench Mark**

THE CALIFORNIA SPATIAL REFERENCE CENTER COALS "P473", ELEVATION = 732.13 FEET (NAVD 86).

**Date of Survey**

MARCH 10, 2017



**Legend**

	AIR CONDITIONING UNIT		ASSESSOR'S PARCEL NUMBER
	CAR STOP		ANTENNA
	CENTER LINE		BOTTOM OF STRUCTURE
	CONCRETE PAVEMENT		CABINET
	FIRE HYDRANT		CABLE TV VAULT
	FOUND MONUMENT AS NOTED		DRIVEWAY
	GUARD POST		ELECTRIC CABINET
	PROPERTY LINE		ELECTRIC PULL BOX
	SIGN		FLOW LINE
	STREET LIGHT		FINISH SURFACE
	TELECOM PULL BOX		GUARD POST
	TRANSFORMER		HANDICAP RAMP
	TREE		NATURAL GROUND
	TREE PALM		RIGHT OF WAY
	WHIP ANTENNA		TELECOM PULL BOX
			TOP OF STRUCTURE
			TOP OF WALL
	WOOD FENCE		ROUGH IRON FENCE
	CHAIN LINK FENCE		PROPERTY LINE
	INTERSECT LOT LINES		RIGHT-OF-WAY
	RETAINING/BLOCK WALL		

See Lease Area Detail