



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: February 15, 2018 REPORT NO. PC-18-013  
HEARING DATE: February 22, 2018  
SUBJECT: AT&T DAIRY MART. Process Four Decision.  
PROJECT NUMBER: [558454](#)  
OWNER/APPLICANT: F&R Real Estate, Inc./AT&T Mobility

### SUMMARY

Issue: Should the Planning Commission approve a new Wireless Communication Facility (WCF) at 2036 Dairy Mart Road within the San Ysidro Community Planning area?

Staff Recommendation: Approve Planned Development Permit (PDP) No. 2091262 and Neighborhood Development Permit (NDP) No. 2091263.

Community Planning Group Recommendation: On October 16, 2017, the San Ysidro Community Planning Group voted 10-1-0 to recommend approval of the proposed project without any conditions (Attachment 11).

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 January 5, 2018, and the opportunity to appeal that determination ended January 22, 2018.

Fiscal Impact Statement: None.

Code Enforcement Impact: None.

### BACKGROUND

AT&T is proposing to install a new Wireless Communication Facility (WCF) at 2036 Dairy Mart Road. The property is zoned CC-2-1 and the San Ysidro Community Plan designates the property for commercial use (Attachment 2). The site is surrounded with single family residential units to the north, residential and commercial uses (La Pacifica RV Park) and Quality Inn & Suites to the south, multi-family residential units (Condos - Villa Serena Owners Association) to the east, and multi-family residential unit apartments to the west (Attachment 1). The commercial lot currently contains one

existing Sprint WCF concealed inside a 43-foot, three-inch tall cupola, and one approved but not constructed Verizon Wireless WCF to be concealed inside another cupola.

## DISCUSSION

AT&T submitted a PDP and an NDP application to install a new WCF on September 12, 2017. The proposed WCF will support 12 antennas, 24 Remote Radio Units, 4 Surge Suppressors, and 3 WCS Filters concealed inside a new 45-foot tall modified cupola (Attachment 10). The existing and previously conforming 39-foot, 10-inch tall cupola is located on the southeasterly portion of the commercial plaza and above existing commercial uses. Portions of the raised modified cupola (approximately 5-foot, 2-inches) will be constructed of Fiberglass Reinforced Panels (FRP), allowing the antennas to be completely concealed without any interference issues.

WCFs located in a commercial zone would typically be processed as a Limited Use pursuant to San Diego Municipal Code (SDMC) Section 141.0420(c), however, the project is proposing a height deviation to exceed the CC-2-1 zoning height limit of 30 feet. As a result, a PDP, Process 4 application is required for the proposed 15-foot height deviation pursuant to SDMC Section 126.0602(b)(1). Furthermore, pursuant to SDMC Section 141.0420(g)(3), the project proposes an equipment enclosure exceeding 250 square feet (approximately 315 square feet) and requires an NDP. The PDP and NDP shall be consolidated and processed as a Process 4 Planning Commission decision, appealable to City Council.

Considering the height of the surrounding cupolas within the same commercial plaza, the proposed AT&T height increase would be minimal and would accommodate a completely concealed facility while providing AT&T coverage and capacity for the surrounding San Ysidro Community. This commercial plaza location is a desirable location for WCFs due to the surrounding residential uses, San Ysidro Boulevard and Interstate 5. The raised cupola has been designed to complement the existing commercial plaza and will be painted and textured to match the building architecture.

The purpose of a PDP is to “encourage imaginative and innovate 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.” Allowing a height deviation representing a negligible visual impact will allow the applicant the flexibility to completely conceal and integrate the entire WCF in a way that complements the architecture of the existing building. Additionally, the overall height of the proposed AT&T raised cupola would be similar to the existing Sprint WCF that is currently located at the center of the plaza and with Verizon’s cupola that was recently approved at 45 feet, 4-inches tall, pending construction.

### Community and General Plan Analysis:

The San Ysidro Community Plan does not specifically address WCFs. The City's General Plan addresses WCFs in the [Urban Design Element \(UD-A.15\)](#). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically

pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures.

The proposed project conceals both the antennas and equipment from view using FRP screen wall structures that will complement the colors and materials of the existing building. The equipment design proposed on the south facing side of the building is consistent with the future adjacent Verizon enclosure, and well integrated with the building architecture with rooftop tiles. The proposed generator will be located inside a separate enclosure and contains an open roof to comply with building and fire safety codes.

#### Project-Related Issues:

The design of the raised cupola is nearly identical with the existing Sprint WCF and the future Verizon WCF cupola. The overall height of all three cupolas would be similar as well as the color and texture. Also, the proposed height increase is necessary to meet the coverage objective based on the site justification analysis prepared by AT&T. Due to the multiple frequencies required by the latest technology, different antenna types and sizes would be anticipated, and will all be concealed to preserve the clean lines and maintain the character of the existing cupola appearance. The current proposal was determined to be the least obtrusive means of providing wireless service for the proposed coverage area. The height deviation requested as a part of this application enables the functional integration of a WCF into an existing element without the need for a new standalone structure on the property.

#### Conclusion:

With the exception of the height deviation, the project design complies with the WCF Regulations (SDMC 141.0420) and the development regulations for the zone. Staff has prepared draft findings in the affirmative to approve the PDP and NDP and recommends approval of the AT&T Dairy Mary project (Attachment 5).

#### ALTERNATIVES

1. Approve PDP No. 2091262 and NDP No. 2091263 with modifications.
2. Deny PDP No. 2091262 and NDP No. 2091263, if the Planning Commission makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



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Patricia J. Fitzgerald  
Assistant Deputy Director  
Development Services Department



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Simon Tse  
Development Project Manager  
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Site Justification and Coverage Maps
9. Photo Survey
10. Photo Simulations
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Plans



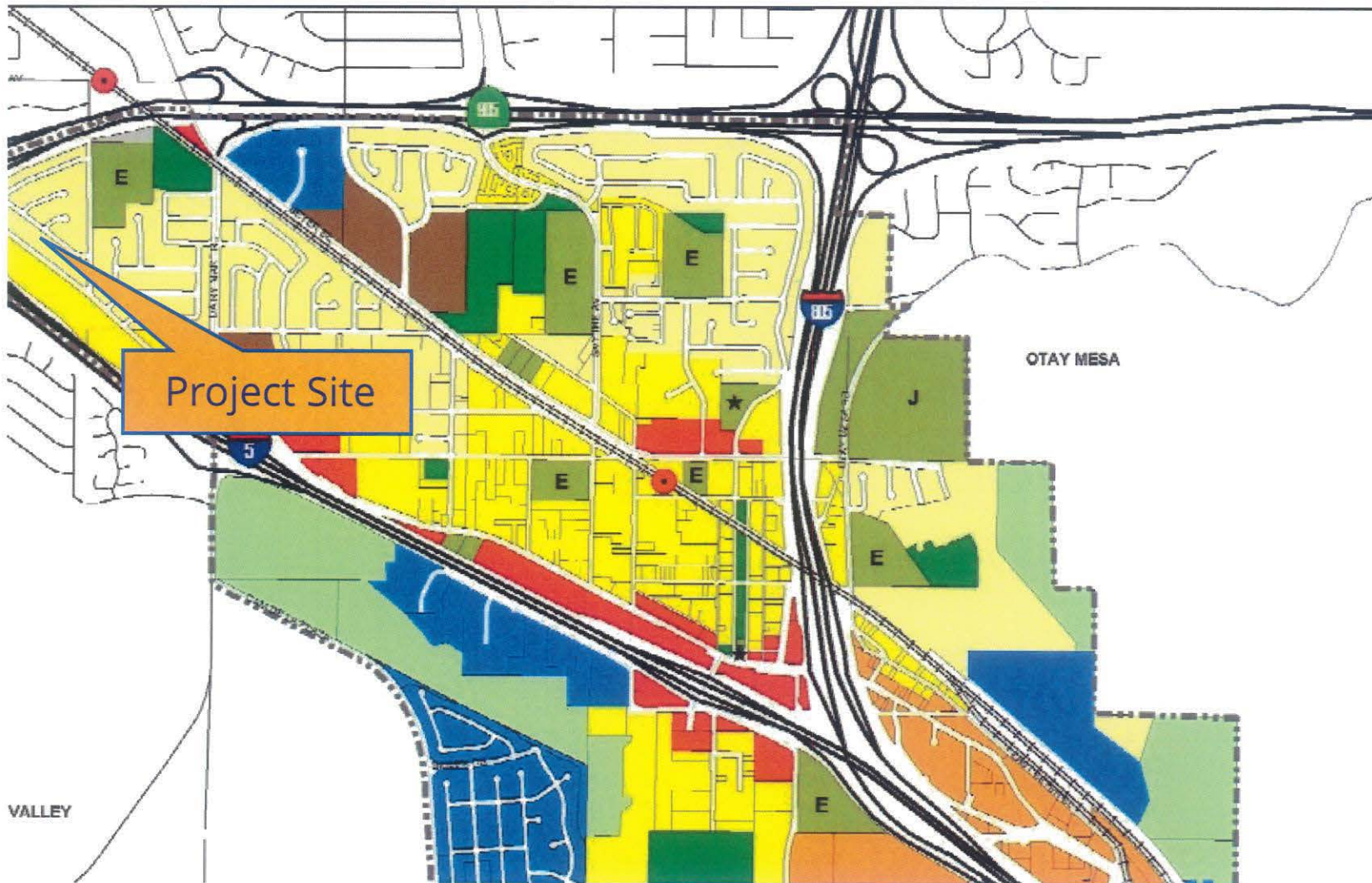


## Aerial Photo

AT&T Dairy Mart / 2036 Dairy Mart Road  
PROJECT NO. 556028







CITY OF SAN DIEGO  
PLANNING DEPARTMENT

**SAN YSIDRO  
COMMUNITY PLAN  
LAND USE**

LEGEND

- Low (5-10 DU/NRA)
- Low-Medium (10-15 DU/N
- Medium (15-30 DU/NRA)
- Community Commercial
- Border Commercial
- Industrial
- Storage
- Schools
- Open Space
- Parks
- Institution
- Community Boundary
- Trolley Line
- Trolley Station



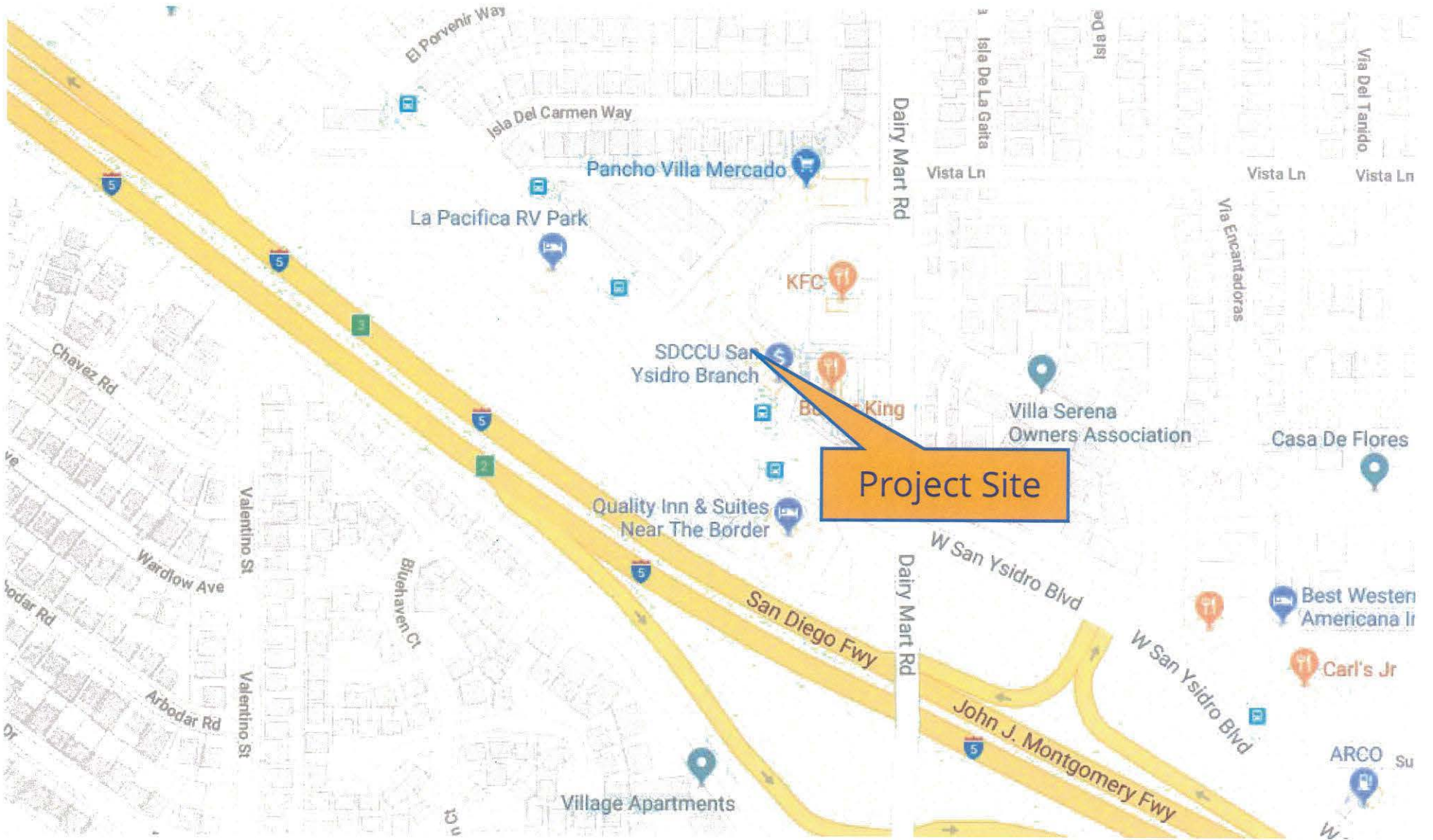
ATTACHMENT 2



**Land Use Map**  
AT&T Dairy Mart/ 2036 Dairy Mart Road  
PROJECT NO. 558454







## Project Location Map

AT&T Dairy Mart / 2036 Dairy Mart Road  
PROJECT NO. 558454



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	AT&T Dairy Mart	
<b>PROJECT DESCRIPTION:</b>	A new Wireless Communication Facility (WCF) proposing 12 antennas, 24 Remote Radio Units, 4 Surge Suppressors, and 3 WCS Filters concealed inside a new 45-foot tall modified cupola. The WCF also proposes a 315-square foot equipment enclosure housing both internal equipment cabinets, external air conditioners, and an emergency generator on the south facing side of the commercial plaza.	
<b>COMMUNITY PLAN AREA:</b>	San Ysidro	
<b>DISCRETIONARY ACTIONS:</b>	Planned Development Permit and Neighborhood Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Commercial	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b>	CC-2-1	
<b>HEIGHT LIMIT:</b>	30 Feet	
<b>FRONT SETBACK:</b>	--	
<b>SIDE SETBACK:</b>	10 feet	
<b>REAR SETBACK:</b>	10 feet	
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RS-1-7	Single Family Units
<b>SOUTH:</b>	Residential & Commercial; RM-1-1 and CC-2-1	RV Park and Quality Inn and Suites
<b>EAST:</b>	Residential; RM-2-5	Multi-Family Units/Condos
<b>WEST:</b>	Residential; RM-1-1	Multi-Family Units/Apartments
<b>DEVIATION REQUESTED:</b>	A height deviation to exceed the CC-2-1 zoning height limit of 30 feet. The proposed WCF includes a modified cupola that will result in an overall height of 45 feet.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On October 16, 2017, the San Ysidro Community Planning Group voted 10-1-0 to recommend approval of the proposed project without any conditions	

CITY COUNCIL RESOLUTION NO. \_\_\_\_\_  
PLANNED DEVELOPMENT PERMIT (PDP) NO. 2091262  
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2091263  
**AT&T DAIRY MART PROJECT NO. 558454**

WHEREAS, F&R Real Estate, Inc., Owner, and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit to install a Wireless Communication Facility (WCF) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2091262 and 2091263);

WHEREAS, the project site is located at 2036 Dairy Mart Road in the CC-2-1 zone of the San Ysidro Community Plan area;

WHEREAS, the project site is legally described as: all that certain property situated in the County of San Diego, State of California described as follows: Parcels 1, 2 and 4 of Parcel Map No. 14921 in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County August 7, 1987;

WHEREAS, on January 5, 2018, 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 Conversions 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;

WHEREAS, on February 22, 2018, the Planning Commission of the City of San Diego considered PDP No. 2091262 and NDP No. 2091263, 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 February 22, 2018.

**PLANNED DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC) 126.0604**

**Findings for all Planned Development Permits:**

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

The San Ysidro Community Plan does not address Wireless Communication Facilities (WCF); however, the City of San Diego's General Plan Urban Design Element (Policy UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also requires these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

## ATTACHMENT 5

This project is proposing to modify and increase the height of an existing cupola by 5 feet, 2 inches (to an overall height of 45 feet) located in a commercial plaza. The proposed WCF will completely conceal a total of 12 antennas, 24 Remote Radio Units, 4 Surge Suppressors, and 3 WCS Filters behind replacement Fiberglass Reinforced Panels (FRP), painted and textured to complement the existing building architecture. The equipment design proposed on the south facing side of the building is consistent with the future adjacent Verizon enclosure, and well integrated with the building architecture with rooftop tiles. The proposed generator will be located inside a separate enclosure and will contain an open roof to comply with building and fire safety codes. The combination of the required cabinets and outdoor emergency backup generator required an equipment footprint exceeding 250 square feet (total of 315 square feet) and requires an NDP pursuant to SDMC Section 141.0420(g)(3).

The proposed WCF complies with the City's SDMC Section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF will not adversely affect the San Ysidro Community Plan or the City's General Plan.

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

This project is proposed inside a modified cupola within a commercial plaza at 2036 Dairy Mart Road. The AT&T WCF proposes 12 antennas, 24 Remote Radio Units, 4 Surge Suppressors, and 3 WCS Filters concealed inside a modified cupola behind replacement Fiberglass Reinforced Panels (FRP), painted and textured to complement the existing building architecture. The associated equipment proposed on the south facing side of the building is consistent with the future adjacent Verizon enclosure, and well integrated with the building architecture with rooftop tiles. The proposed generator will be located inside a separate enclosure and will contain an open roof to comply with building and fire safety code.

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 improvements 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 Telecommunications Act of 1996 preempts local governments from regulating the "placement, construction and modification of WCFs on the basis of environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An RF exposure Pre-installation FCC Compliance Assessment was prepared for AT&T. It concluded that the project will be in compliance with the FCC Standards for RF emissions under the following recommendations: 1) Install 'Information 1 Sign' to all roof access points; and 2) install a total of 2 signs in front of each sector (total of 3 sectors). The project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.



**(3) The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 125.0602(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 otherwise authorized pursuant to the Land Development Code.**

This Dairy Mart Commercial Plaza is located within the CC-2-1 zone which contains a 30-foot height limit. The previously conforming cupola stands at 39 feet, 10 inches tall. This property was under the San Ysidro Implementation Overlay zone when the plaza was originally developed but was recently changed to the CC-2-1 zoning requirement when the zoning designation was updated as part of the Community Plan update. WCFs are permitted in commercial uses as a Limited Use, however, the height limit in the CC-2-1 zone is 30 feet, which requires a PDP.

AT&T's proposed WCF will support 12 antennas, 24 Remote Radio Units, 4 Surge Suppressors, and 3 WCS Filters concealed inside a modified cupola behind replacement FRP, painted and textured to complement the existing building architecture. The modified cupola will increase the existing height by 5 feet, 2 inches, to an overall height of 45 feet. This represents a 15-foot height increase above the current CC-2-1 zoning height limit of 30 feet. The proposed modified cupola height will match other cupolas on site for consistency. Currently, a Sprint WCF is located inside an existing 43 foot tall cupola and a future Verizon cupola will also be near the same height. SDMC Sections 141.0420(1) and (2) require WCF to utilize the smallest, least visually intrusive antennas and associated components in addition to requiring all WCFs to be concealed or minimize visual impact through integration. The proposed project design is consistent with Sprint's existing cupola and Verizon's future cupola and complies with the WCF regulations for integration through the use of architecture, siting and landscape solutions.

Furthermore, the purpose of a PDP is to "encourage imaginative and innovate 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." Allowing a height deviation representing a negligible visual impact will allow the applicant the flexibility to completely conceal and integrate the entire WCF in a way that complements the architecture of the existing building. Additionally, the overall height of the proposed AT&T raised cupola would be similar to the existing Sprint WCF that is currently located at the center of the plaza and with Verizon's cupola that was recently approved and pending construction. Therefore, the requested deviation allows the project to integrate with the building and reduces visual impacts to adjacent properties. With the exception of the height deviation, the project will comply with the applicable regulations of the SDMC.

**NEIGHBORHOOD DEVELOPMENT PERMIT SDMC SECTION 126.0404**

**Findings for all Neighborhood Development Permit:**

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

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

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

Please see PDP Finding No. 2 above for facts supporting this Finding. For the reasons described in that Finding, which as hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see PDP Finding No. 3 above for facts supporting this Finding associated with the deviations. Additionally, the equipment enclosure associated with this WCF exceeds 250-square feet and pursuant to SDMC Section 141.0420(g)(3) an NDP is required. The proposed 315-square foot equipment enclosure will contain both the outdoor emergency back-up generator and indoor equipment cabinets. The enclosure will be separated in two, with the proposed back-up generator located behind the proposed CMU wall with an open roof to comply with building and safety codes and the indoor equipment cabinets located inside a building enclosure with tile roof, matching the existing commercial plaza design. The enclosure is located on the south facing side of the building and is design to be consistent with the future adjacent Verizon enclosure. For the reasons described in that Finding, which as hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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. 2091262 and NDP No. 2091263 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. PDP No. 2091262 and NDP No. 2091263, a copy of which is attached hereto and made a part hereof.



## ATTACHMENT 5

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: February 22, 2018

**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: 12002110

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT (PDP) NO. 2091262  
NEIGHBORHOOD DEVELOPMENT PERMIT (NDP) NO. 2091263  
**AT&T DAIRY MART PROJECT NO. 558454**  
**PLANNING COMMISSION**

This Planned Development Permit (PDP) No. 2091262, and Neighborhood Development Permit (NDP) No. 2091263 is granted by the Planning Commission of the City of San Diego to F&R Real Estate, Inc., Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0402, 126.0602, 131.0501, and 141.0420. The project site is located at 2036 Dairy Mart Road in the CC-2-1 zone of the San Ysidro Community Planning area. The project site is legally described as all that certain property situated in the County of San Diego, State of California described as follows: Parcels 1, 2 and 4 of Parcel Map No. 14921 in the County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County August 7, 1987;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 22, 2018, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) supporting 12 antennas, 24 Remote Radio Units, 4 Surge Suppressors, and 3 WCS Filters concealed inside a modified cupola behind replacement Fiberglass Reinforced Panels (FRP), painted and textured to complement the existing building architecture. The equipment and emergency generator shall be located inside equipment enclosure totaling 315 square feet. The equipment enclosures are split in two with an open roof for the generator enclosure and tile roof for the indoor equipment cabinet enclosure. Approved AT&T antenna measurements are 72" by 12" by 9.6" and 78.7" by 20' by 6.9".
- b. Deviation to exceed the CC-2-1 zoning height limit of 30 feet with a modified 45-foot tall cupola concealing a WCF.

## ATTACHMENT 6

- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

### **STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 8, 2021.
2. This permit and corresponding use of this site shall expire on March 8, 2028. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit 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.

## ATTACHMENT 6

8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENGINEERING REQUIREMENTS:**

14. The project proposes to export 8.23 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

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

**PLANNING/DESIGN REQUIREMENTS:**

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

18. Consistent with the Radio Frequency Report dated September 14, 2017 by OSC Engineering Inc., the following notices shall be installed and inspected during Final Telecom Inspection:

- a. 1) Install 'Information 1 Sign' to all roof access points; and 2) install a total of 2 signs in front of each sector (total of 3 sectors).

19. The WCF shall conform to the approved exhibits at all times.

20. The Owner/Permittee shall print photo simulations (in color) on the construction documents.

21. 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.

22. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation.

23. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee shall be designed and operated consistent with the City noise

## ATTACHMENT 6

ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

24. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.

25. Pursuant to SDMC Section 141.0420(b)(4), the Owner/Permittee shall, at its sole cost or expense, remove this WCF (including the equipment enclosure) if it is no longer operational and the building shall be restored back to original condition prior to the installation of the WCF.

26. 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.

27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

### INFORMATION ONLY:

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 687-5984 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five business days ahead of the requested Final Inspection date.
- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on February 22, 2018 and [Approved Resolution Number].

**ATTACHMENT 6**

PDP No. 2091262  
NDP No. 2091263  
February 22, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Simon Tse  
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.

**F&R Real Estate, Inc.,**  
Owner

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

**AT&T Mobility**  
Permittee

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

**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 Dairy Mart**Project No.:** 558454**Project Location-Specific:** The project is located at 2036 Dairy Mart Road, San Diego, CA 92173.**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project is a Planned Development Permit (PDP) application to install a new Wireless Communication Facility (WCF) consisting of twelve antennas concealed inside a 45-foot tall cupola on an existing shopping center structure. The existing cupola is being increased in height from 30 to 45 feet to allow for the integration of the WCF. The project includes a request for a height deviation to exceed the zoning height limit of 35 feet. The equipment associated with this project, including an emergency 30 kw generator, would be located inside an enclosure, immediately adjacent to the base of the tower. The project site is located at 2036 Dairy Mart Road in the San Ysidro Community Plan Area; it is designated for community commercial use and is zoned CC-1-3.

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

**Name of Person or Agency Carrying Out Project:** Morgan Norville  
 M&M Telecom Inc. (Agent for AT&T)  
 6886 Mimosa Drive  
 Carlsbad, CA 92011  
 (510) 518-9392

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 conducted an environmental review which determined that the proposed project, as described above, qualifies to be exempt from CEQA pursuant to CEQA Guidelines Section 15303 which allows for the installation of small new equipment and facilities in small structures. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.



ATTACHMENT 7

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

January 23, 2018

Signature/Title

Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



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

**AT&T SD0682 DAIRY MART**

***SITE JUSTIFICATION REPORT***

CUP Process 4

**Background**

The proposed AT&T SD0682 “Dairy Mart” 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 Dairy Mart Road and W San Ysidro Blvd. 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. There are a number of carriers with existing sites located on this property demonstrating the importance of telecommunication sites at this particular strategic location.

**Analysis**

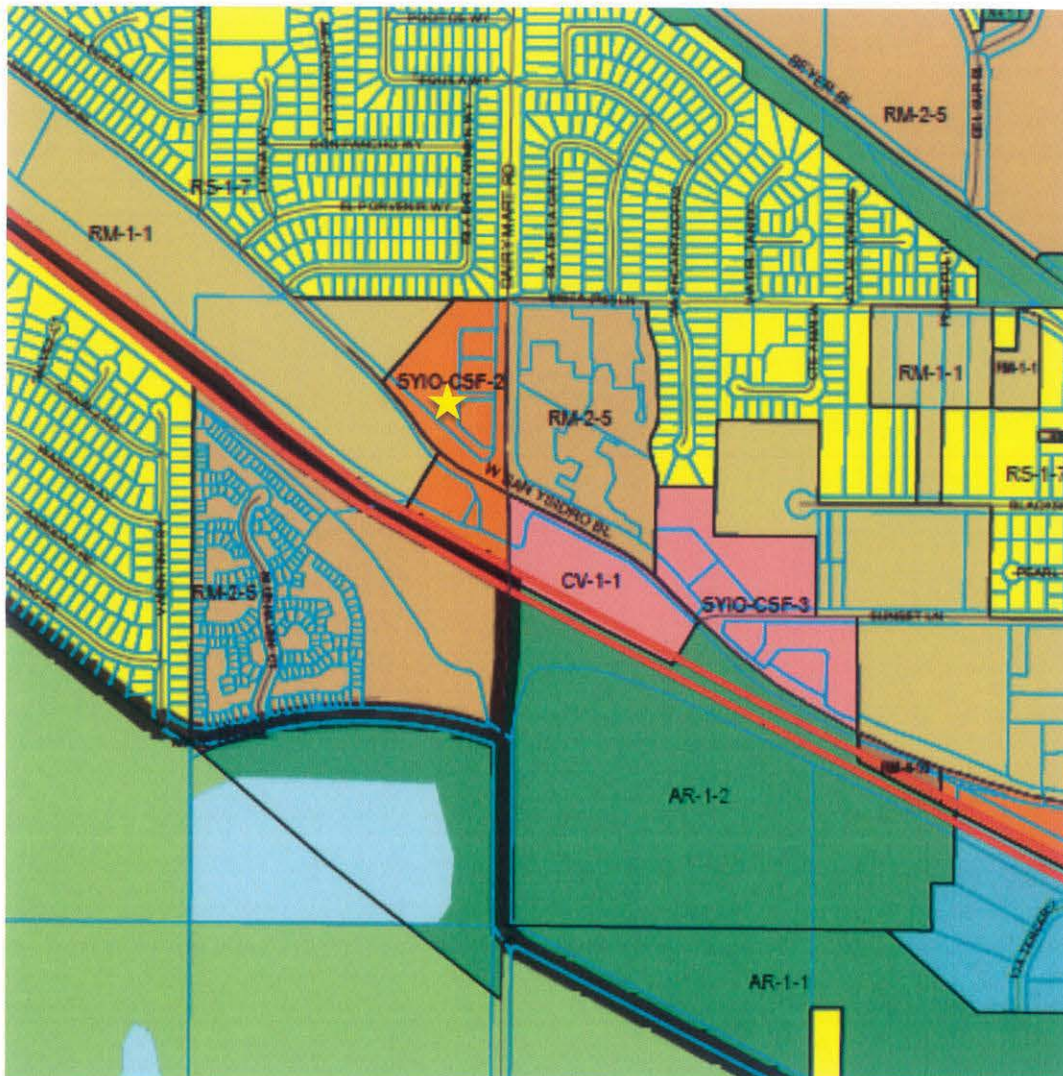
*I. Site Selection*

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-1-1 zone and the surrounding land uses are mostly residential. The nearest commercial property is the hotel located south of the site, which is too close to the freeway to meet the coverage objectives of the ring. Other than that, the nearest commercial properties are further east and too far outside of the search ring. The closest AT&T existing wireless facility (CAL00314) serves the commercial traffic along Hwy 905 and the residential areas along Beyer Boulevard and Dairy Mart Road. Due to the volume of traffic, distance, and capacity needs of the surrounding area, CAL00314 cannot provide enough coverage to the neighborhoods west of Dairy Mart Road, further south of Hwy 905 and south of Interstate 5.

## ATTACHMENT 8

Furthermore, the coverage objective targeted by this new search ring is the rolling span of residential areas just east of the junction between Interstate 5 and Hwy 905. To compromise and locate on a commercial property the height of the existing building needed to be cleared with the proposed structure. The attached coverage maps demonstrate how vital this site is at the proposed height of 45 feet.

Currently, the residential neighborhoods surrounding the subject site sit outside of the coverage provided by AT&T's existing 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 §131.0507 (b) (1), the purpose of the CC-1-1 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



## ATTACHMENT 8

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 overlooking many 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 Dairy Mart Road is about 0.4 miles away from the nearest existing AT&T site to the north. The existing CAL0314 site is currently serving residential properties north of the subject site and Hwy 905. CAL00314 serves a different coverage objective than the proposed site as it is tasked with serving the traffic along the 905. The proposed site will increase the capacity of the network in the area around Interstate 5 at Dairy Mart Road and decrease the current load on the existing CAL00314 site while bridging the coverage gap between the 905 and Interstate 5.

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; CAL00334. Due to the hills located east of the proposed site, coverage needs are difficult to meet in this area. The existing CAL00334 site is located over 1 mile east of the proposed site and over 200 feet higher in elevation. The existing site provides coverage to the immediate residential areas but fails to reach into the valley below west of Interstate 805. Other southeastern sites such as CAL00373 are even farther and cannot reach the same residential that the new site will serve.

The proposed SD0682 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 at the junction where Interstate 5 meets Hwy 905. The eastern facing sector will help bridge the gap in existing sites located further east due to difficult topographical challenges in the area. Finally the western-facing sector will provide coverage to traffic along Interstate 5 while also bridging an important and crucial gap between the proposed site properties southwest of Interstate 5.

---

\* Represented as "CAL00682" on the GSA maps

## ATTACHMENT 8

### *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, westerly 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. 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 integral to the AT&T wireless network because significant gap in both coverage and capacity exists that must be addressed. 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 and other carriers onsite.

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.

### *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 with equipment enclosure located directly beneath the tower and a generator enclosure to the north 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

## ATTACHMENT 8

services to all of our communities is vital for the public health, safety, and welfare, a basic finding for a use permit.

ATTACHMENT 8

**SD0682**

June 2017








# Coverage without SD0682

ATTACHMENT 8



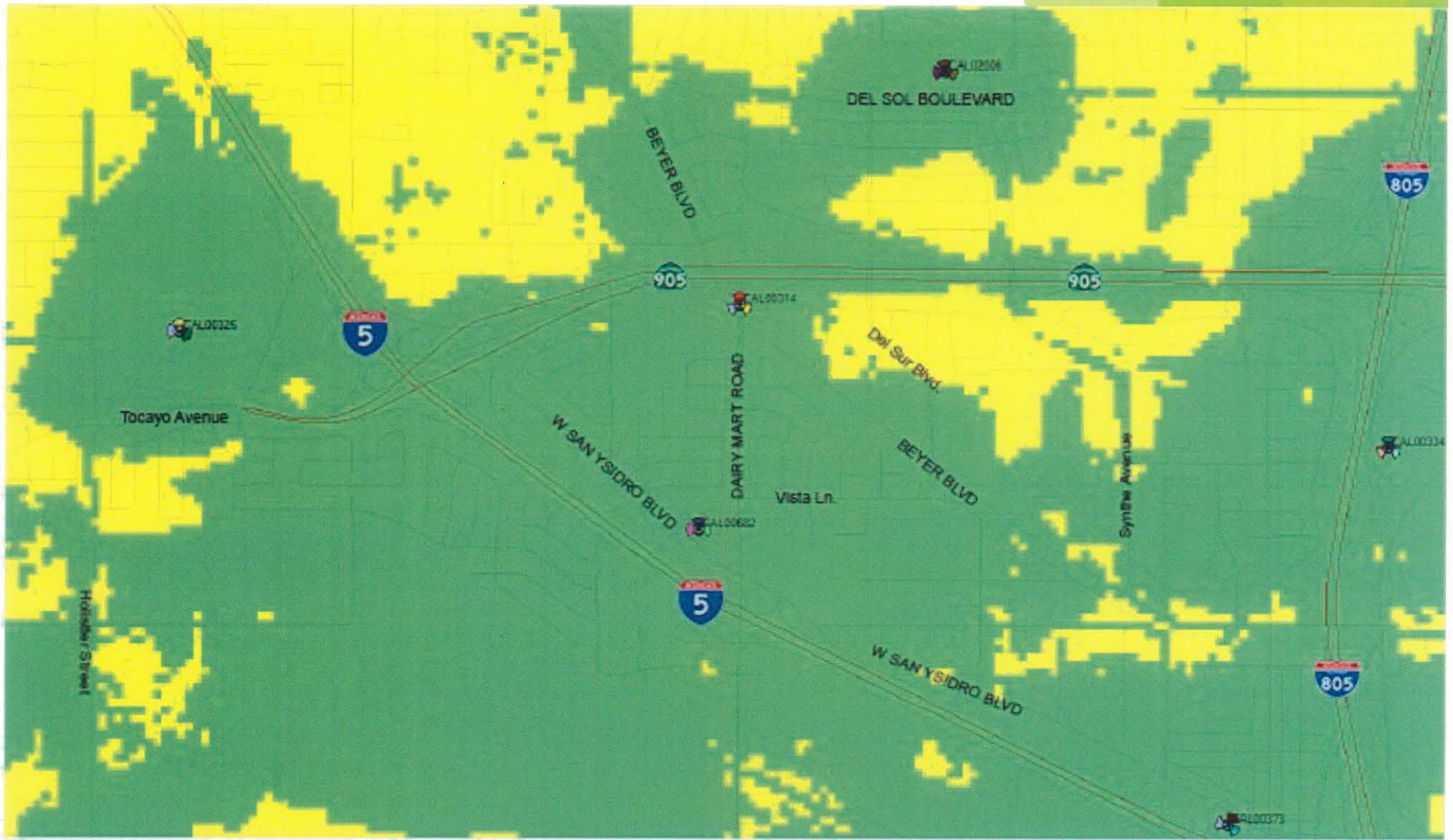
	Min	Max	Legend
			Good Coverage
			Weak Coverage
			Marginal to No Coverage








# Coverage with SD0682

ATTACHMENT 8



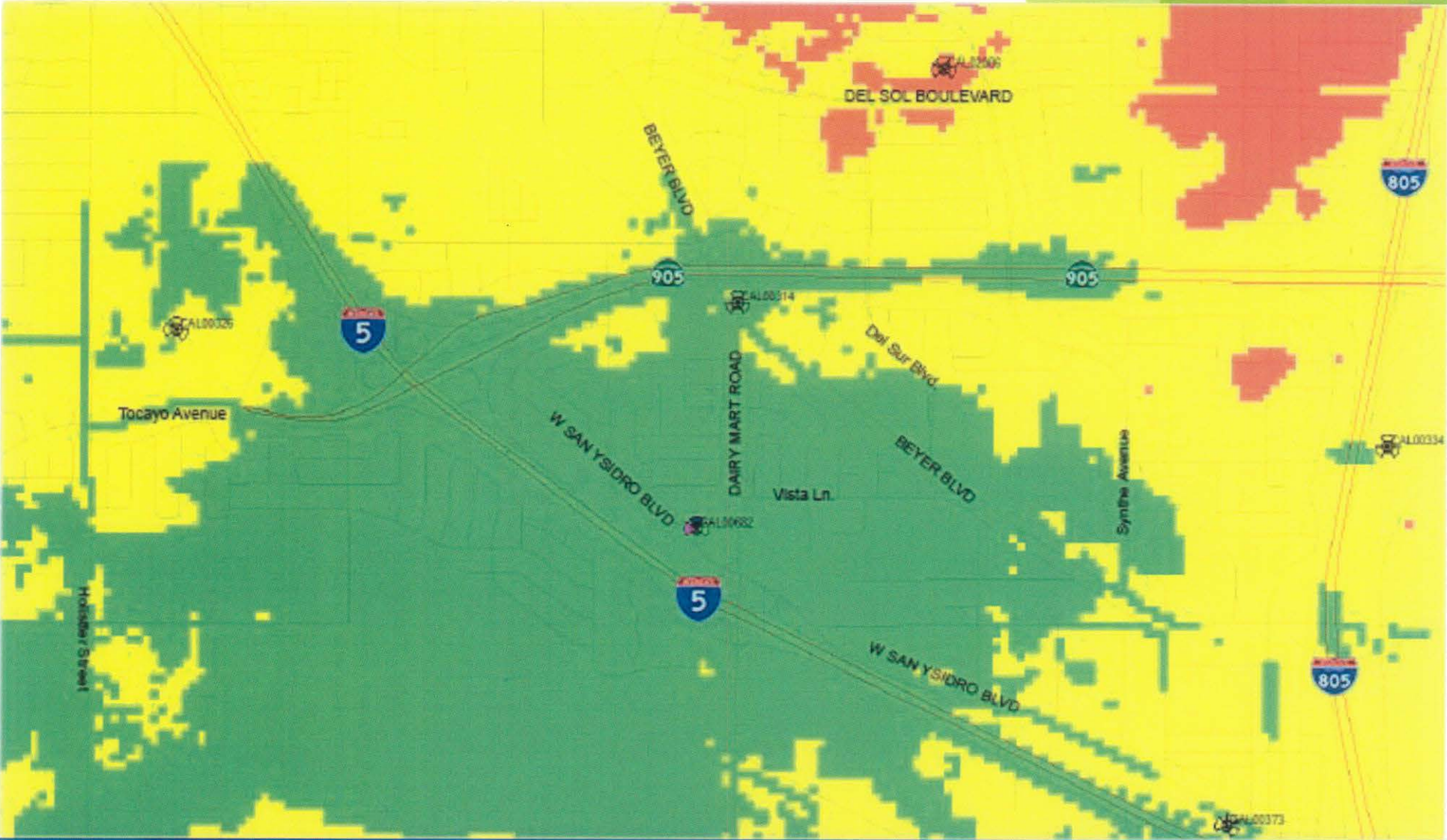
	Min	Max	Legend
			Good Coverage
			Weak Coverage
			Marginal to No Coverage








# SD0682 Coverage Only

ATTACHMENT 8



	Min	Max	Legend
			Good Coverage
			Weak Coverage
			Marginal to No Coverage





at&t

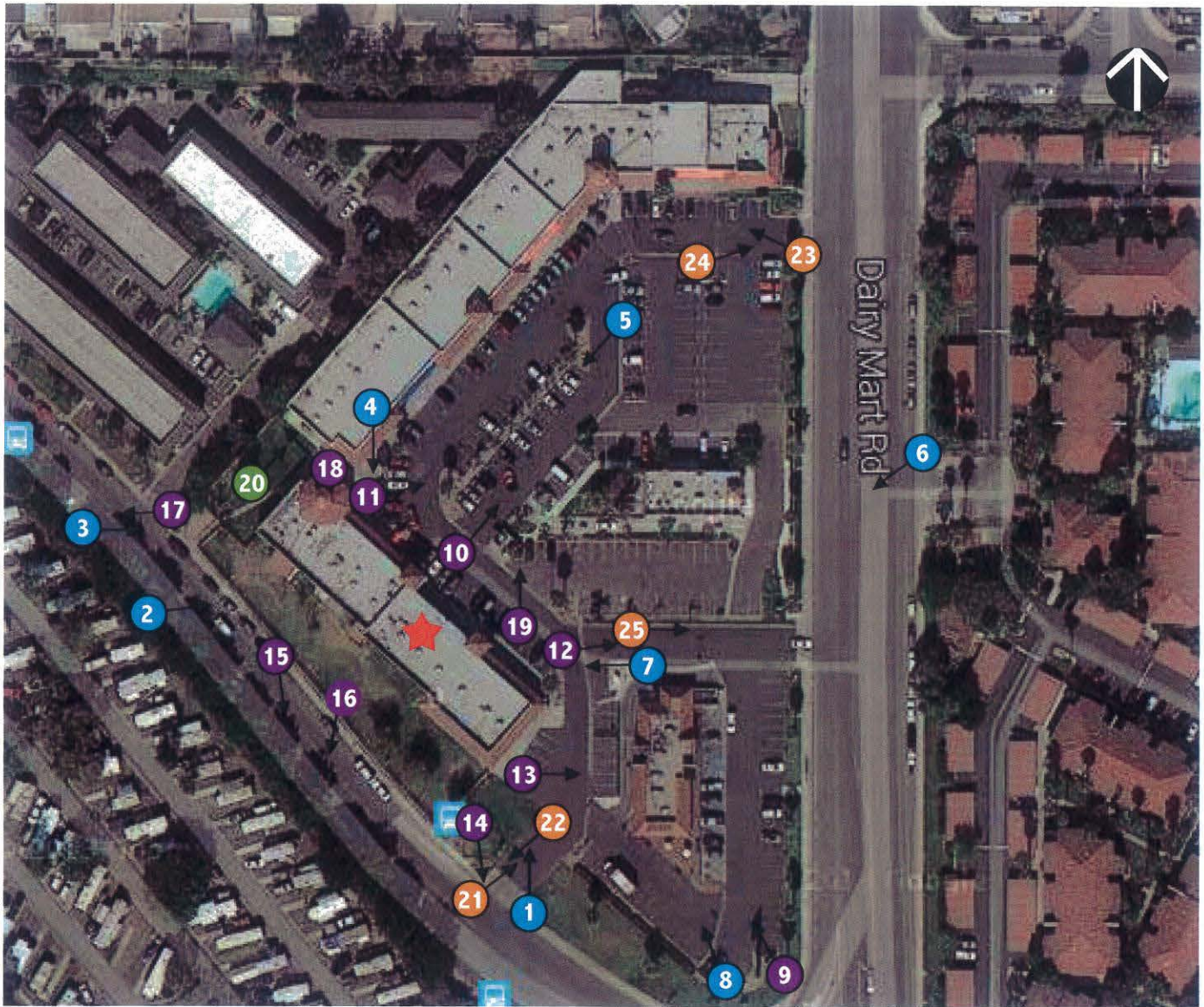
# PHOTO SURVEY

## **AT&T SD0682 DAIRY MART**

2036 Dairy Mart Road  
San Diego, CA 92173



# PHOTO KEY



## KEY



Photos Looking at the Site



Photos Looking at Ancillary Equipment



Photos Looking Away from the Site



Photos Looking at Access



PHOTOS LOOKING AT THE SITE



1. Looking North Toward Site from Driveway



2. Looking Northeast Toward Site







3. Looking East Toward Site from W San Ysidro Boulevard



4. Looking Southeast Toward Site from Parking Lot







5. Looking South Toward Site from Parking Lot



6. Looking Southwest Toward Site from Dairy Mart Road





PHOTOS LOOKING AT THE SITE



7. Looking Southwest Toward Site from Parking Lot



8. Looking West Toward Site from Dairy Mart Road





PHOTOS LOOKING AT THE SITE



9. Looking Northwest Toward Site from Dairy Mart Road



PHOTOS LOOKING AWAY FROM THE SITE



10. Looking North from the Site



11. Looking Northeast from the Site







12. Looking East from Site



13. Looking East from Site





PHOTOS LOOKING AWAY FROM THE SITE



14. Looking Southeast from the Site



15. Looking Southeast from the Site







16. Looking South from Site



17. Looking Southwest from Site





PHOTOS LOOKING AWAY FROM THE SITE



18. Looking West from the Site



19. Looking Northwest from Site







20. Looking North at Equipment Location



21. Looking Northeast at Ingress from W San Ysidro Boulevard to Site







22. Looking Southwest at Egress from Site to San Ysidro Boulevard



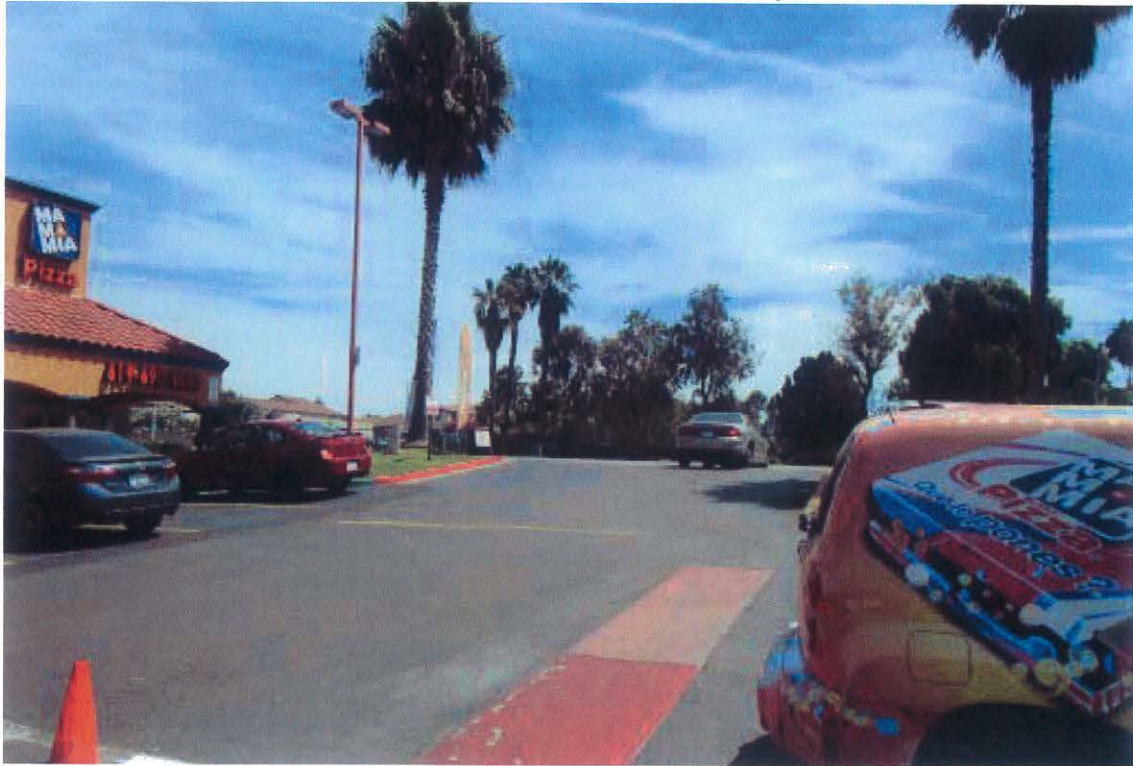
23. Looking Northwest at Ingress to Site from Dairy Mart Road







24. Looking Northeast at Egress from Site to Dairy Mart Road



25. Looking East at Egress from Site to Dairy Mart Road







VICINITY MAP

# AT&T SD0682

2036-B Dairy Mart Road

San Diego, CA 92173

ATTACHMENT 10

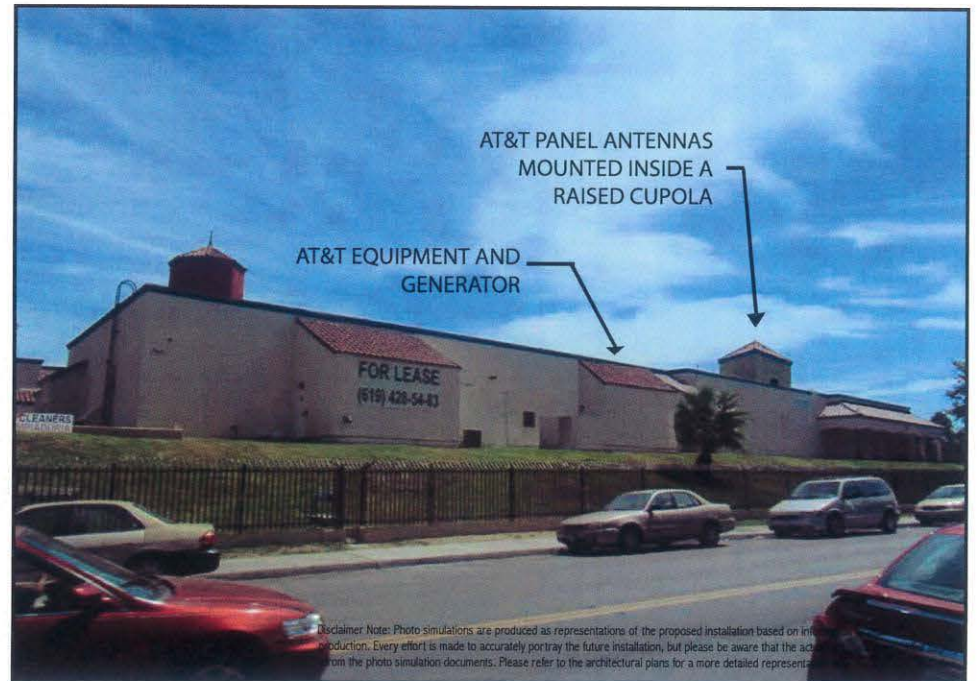


at&t

LOOKING EAST TOWARD SITE FROM SAN YSIDRO BOULEVARD



SITE PRIOR TO INSTALLATION



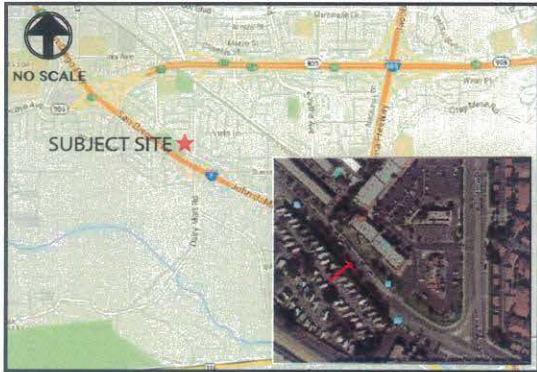
SITE AFTER INSTALLATION

Disclaimer Note: Photo simulations are produced as representations of the proposed installation based on information provided. Every effort is made to accurately portray the future installation, but please be aware that the actual installation may vary from the photo simulation documents. Please refer to the architectural plans for a more detailed representation.

M&M TELECOM, INC.  
(858) 429-9585







VICINITY MAP

# AT&T SD0682

ATTACHMENT 10

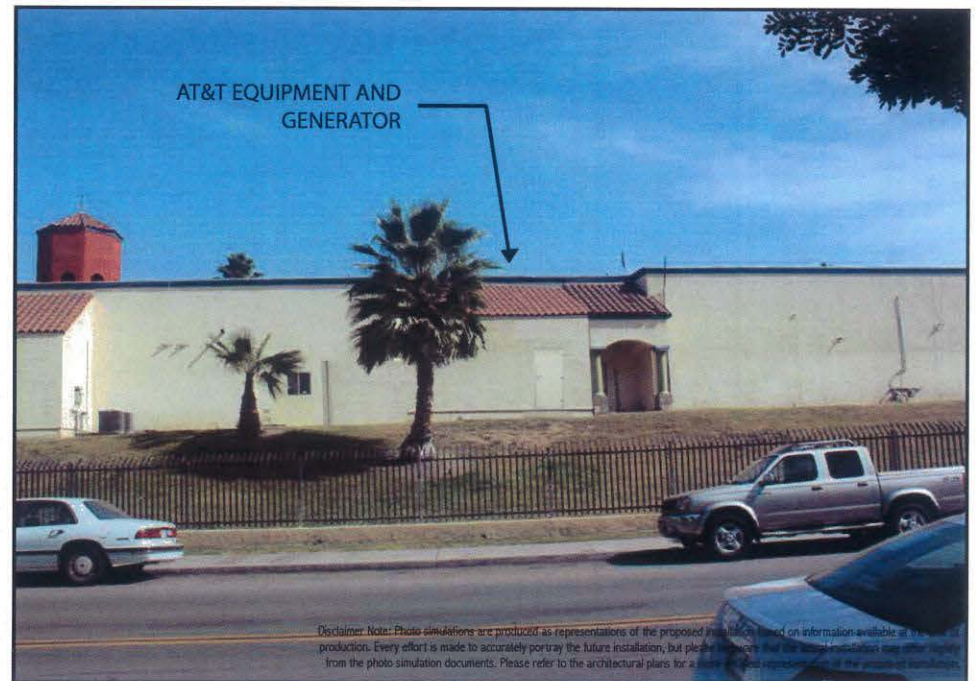
2036-B Dairy Mart Road  
San Diego, CA 92173



LOOKING NORTHEAST TOWARD SITE FROM SAN YSIDRO BOULEVARD



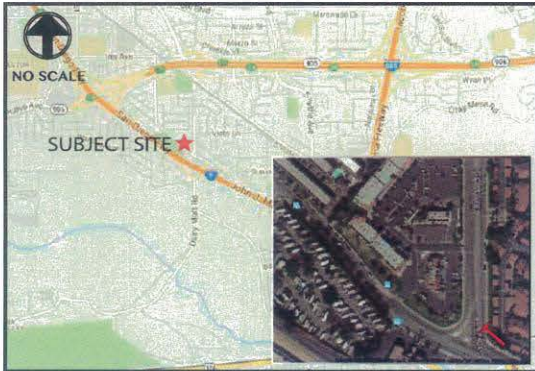
SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

Disclaimer: Note: Photo simulations are produced as representations of the proposed project based on information available at the time of production. Every effort is made to accurately portray the future installation, but please recognize that the simulation may differ from the photo simulation documents. Please refer to the architectural plans for a complete representation of the proposed simulation.





VICINITY MAP

# AT&T SD0682

2036-B Dairy Mart Road  
San Diego, CA 92173

ATTACHMENT 10



LOOKING NORTHWEST TOWARD SITE FROM THE INTERSECTION OF  
DAIRY MART ROAD AND W SAN YSIDRO BOULEVARD



SITE PRIOR TO INSTALLATION



Disclaimer Note: Photo simulations are produced as representations of the proposed installation based on information available at the time of production. Every effort is made to accurately portray the future installation, but please be aware that the actual installation may differ slightly from the photo simulation documents. Please refer to the architectural plans for a more detailed representation of the proposed installation.

SITE AFTER INSTALLATION





VICINITY MAP

# AT&T SD0682

ATTACHMENT 10

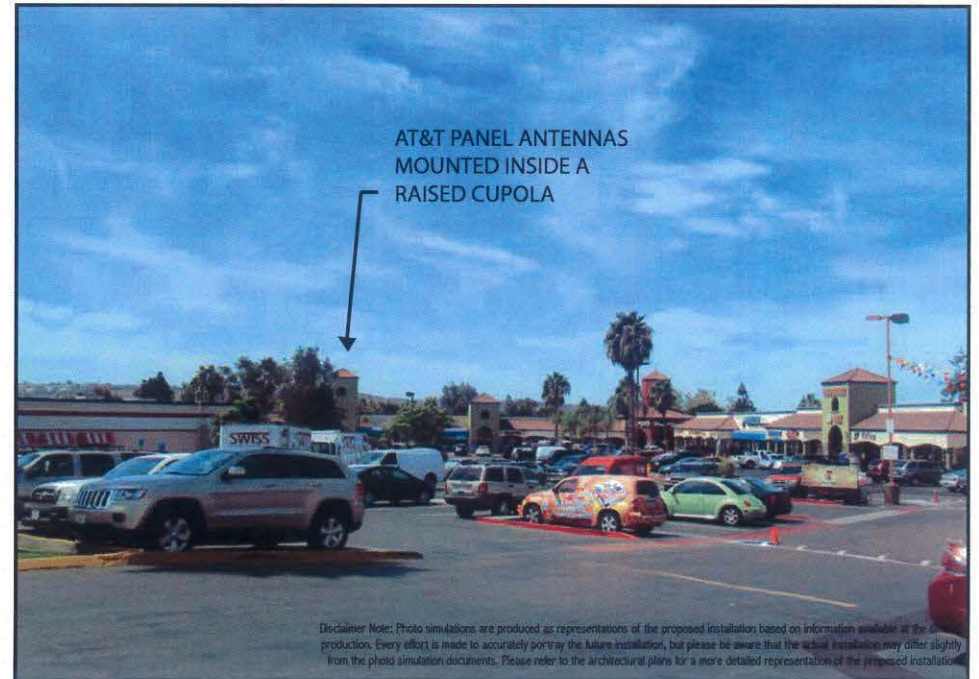
2036-B Dairy Mart Road  
San Diego, CA 92173



LOOKING SOUTHWEST TOWARD SITE FROM DAIRY MART ROAD



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION





VICINITY MAP

# AT&T SD0682

2036-B Dairy Mart Road  
San Diego, CA 92173

ATTACHMENT 10



LOOKING WEST TOWARD SITE FROM DAIRY MART ROAD



SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

Disclaimer: Note: Photo simulations are produced as representations of the proposed installation based on information available at the time of production. Every effort is made to accurately portray the future installation, but please be aware that the actual installation may differ slightly from the photo simulation documents. Please refer to the architectural plans for a more detailed representation of the proposed installation.



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> AT&T Dairy Mart		<b>Project Number:</b> 558454	<b>Distribution Date:</b> 9/12/2017	
<b>Project Scope/Location:</b> A Planned Development Permit (PDP) Process 4 application, to install a new Wireless Communication Facility located at 2036 Dairy Mart Road in the CC-1-3 zone. The WCF supports twelve antennas concealed inside a new 45-foot tall tower behind FRP screening. The equipment associated with this project is located inside an enclosure, immediately adjacent to the base of the tower. The project is proposing a height deviation to exceed the zoning height limit of 35-feet.				
<b>Applicant Name:</b> Morgan Norville <i>Morgan.Norville@mtelecominc.com</i>			<b>Applicant Phone Number:</b> (510) 508-9392	
<b>Project Manager:</b> Tse, Simon	<b>Phone Number:</b> (619) 687-5984	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> STse@SanDiego.gov	
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b>  <i>NO ISSUES</i>				
<i>Attach Additional Pages If Necessary.</i>			<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.				





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

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> AT&T Dairy Mart		<b>Project Number:</b> 558454	<b>Distribution Date:</b> 9/12/2017	
<b>Project Scope/Location:</b> A Planned Development Permit (PDP) Process 4 application, to install a new Wireless Communication Facility located at 2036 Dairy Mart Road in the CC-1-3 zone. The WCF supports twelve antennas concealed inside a new 45-foot tall tower behind FRP screening. The equipment associated with this project is located inside an enclosure, immediately adjacent to the base of the tower. The project is proposing a height deviation to exceed the zoning height limit of 35-feet.				
<b>Applicant Name:</b> Morgan Norville			<b>Applicant Phone Number:</b> (510) 508-9392	
<b>Project Manager:</b> Tse, Simon	<b>Phone Number:</b> (619) 687-5984	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> STse@SanDiego.gov	
<b>Committee Recommendations (To be completed for Initial Review):</b>				
<input checked="" type="checkbox"/> Vote to Approve	<b>Members Yes</b> 10	<b>Members No</b> 1	<b>Members Abstain</b> 0	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> Vote to Deny	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued	
<b>CONDITIONS:</b> NO CONDITIONS				
<b>NAME:</b> MICHAEL R. FREEDMAN		<b>TITLE:</b> CHAIRMAN		
<b>SIGNATURE:</b> Michael R. Freedman		<b>DATE:</b> 10/16/17		
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.				



City of San Diego  
**Development Services**  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# 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 SD0682 Dairy Mart Road

**Project Address:**  
 2004-2036 Dairy Mart Road, San Ysidro, CA 92173

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

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

**Additional pages attached**  Yes  No

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

Name of Individual (type or print): \_\_\_\_\_  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
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 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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





# at&t

### FAA CERTIFICATION:

I, CALVIN D. GOUGH, DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.



7337 TRADE STREET  
SAN DIEGO, CA 92121



6886 Mimosa Drive • Carlsbad • CA 92011



Architecture • Engineering • Telecommunications  
217 S. La Esperanza, San Clemente, CA 92672  
Phone: 949-235-9144 Fax: 949-481-6689

### 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: \_\_\_\_\_

## SD0682 DAIRY MART 2036-B DAIRY MART ROAD SAN DIEGO, CA 92173 FA#10577755, PACE#MRSDDL004033

### SPECIAL INSPECTIONS

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.3, SEE SHEET T-3, "STATEMENT OF SPECIAL INSPECTIONS".

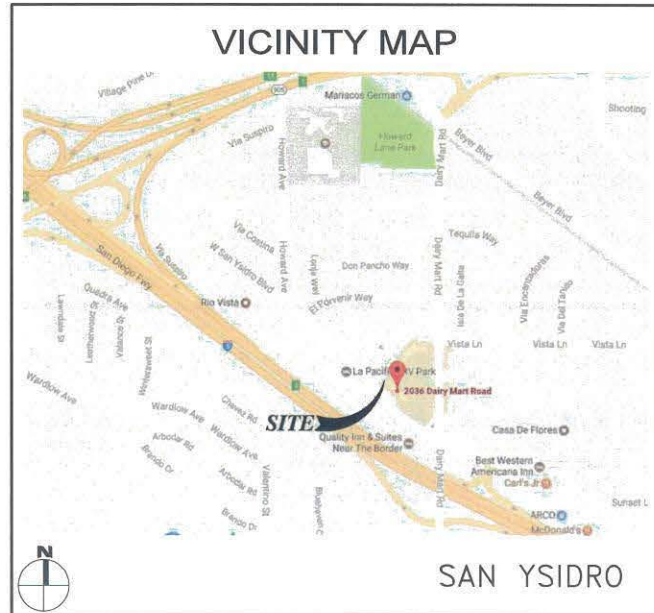
### ADA COMPLIANCE

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 92011  
PHONE: (619) 602-5600  
CONTACT: NICOLE MEYERS

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: F&R REAL ESTATE, INC.  
224 SYCAMORE RD., STE. #35  
SAN DIEGO, CA 92173  
CONTACT: ANA MENDOZA,  
(619)428-5483

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

- INSTALL (12) ANTENNAS INSIDE NEW TOWER STRUCTURE
- INSTALL (24) REMOTE RADIO UNITS AT ANTENNAS
- INSTALL (4) SURGE SUPPRESSORS AT ANTENNAS
- INSTALL (3) WCS FILTER AT ANTENNAS
- INSTALL (1) GPS ANTENNA ON NEW WALL
- INSTALL (1) GENERATOR
- INSTALL EQUIPMENT INSIDE NEW BUILDING SPACE

OTHER ON-SITE TELECOM FACILITIES: SPRINT, NEXTEL (ABANDONED)  
PROPOSED VERIZON

PROJECT ADDRESS: 2036-B DAIRY MART ROAD  
SAN YSIDRO, CA 92173

ASSESSORS PARCEL NUMBER: 637-040-58

EXISTING ZONING: CC-2-1

PERMIT TYPE: PLANNED DEVELOPMENT PERMIT AND  
NEIGHBORHOOD DEVELOPMENT PERMIT  
(PROCESS 4)

USE CODE:

PROPOSED TYPE OF CONSTRUCTION: V-B

PROPOSED CELL SITE OCCUPANCY: U

EXISTING TYPE OF CONSTRUCTION: N/A

EXISTING BUILDING OCCUPANCY: N/A

BUILDING SPRINKLERED: NO

NUMBER OF BUILDING STORIES: 1

UTILITY - ELECTRICAL: SDG&E

UTILITY - TELEPHONE: AT&T

JURISDICTION: CITY OF SAN DIEGO

AT&T BUILDING & GENERATOR AREA: 317 SF

AT&T ANTENNA AREA: 232 SF

AT&T TOTAL LEASE AREA: 549 SF

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2 AND 4 OF PARCEL MAP NO. 14921, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 7, 1987.

### SHEET INDEX

T-1	TITLE SHEET
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	EQUIPMENT PLAN, TOWER ELEVATION
A-5	ANTENNA PLAN, TOWER SECTION
A-6	DETAILS
A-7	CONCEPTUAL GRADING PLAN
A-8	DETAILS
LS-1	TOPOGRAPHIC SURVEY

REV	DATE	DESCRIPTION
4	10/26/17	REVISED ZD
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0	05/19/17	PRELIM ZD

LATITUDE: 32° 33' 38.39" N (NAD 83)  
LONGITUDE: 117° 03' 48.03" W (NAD 83)

### 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.



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SD0682  
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2036-B DAIRY MART ROAD  
SAN YSIDRO, CA 92173

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



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

I/we (we the undersigned as Lessee(s)) of the property described as  
2036-B DAIRY MART ROAD, SAN DIEGO, CA 92122  
(Address or legal description)

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

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

- Sediment
- Nutrients
- Turbidity
- Oil & Grease
- Bacteria & Viruses
- Pesticides

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

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

Additionally, I/we will:

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

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

Lessee: Frank B. O'Connell Company Name: AT&T Mobility  
(print name)

Lessee: [Signature] Date: 9/14/20  
(signature)

SITE PLAN KEYNOTES

- 1 (N) EQUIPMENT ROOM WITH SLOPED ROOF, TEXTURED AND PAINTED TO MATCH (E) BUILDING, SEE SHEET A-1.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRUS MOUNTED INSIDE (N) RAISED CUPOLA, SEE SHEET A-1.
- 3 (E) PROPERTY LINE.
- 4 (E) BUILDING.
- 5 (E) CUPOLA.
- 6 (E) MULTI-METER SWITCHBOARD ROOM AND AT&T POWER P.O.C.
- 7 (N) CONDUIT FOR POWER ROUTED ON ROOF FROM ELECTRICAL POWER SOURCE P.O.C. TO (N) EQUIPMENT ROOM.
- 8 (E) SECONDARY MPOE AND (N) TELCO SOURCE.
- 9 (E) SPRINT ANTENNAS INSIDE (E) ROOFTOP CUPOLA.
- 10 (E) SPRINT EQUIPMENT INSIDE (E) EQUIPMENT ROOM.
- 11 FUTURE VERIZON ANTENNAS INSIDE (E) ROOFTOP CUPOLA.
- 12 FUTURE VERIZON EQUIPMENT INSIDE (E) EQUIPMENT ROOM.
- 13 (N) "INFORMATION" SIGN POSTED ON (E) ROOF ACCESS LADDER COVER, SEE SHEET A-8, SIGN 1.0.

NOTES:

- 1. NO (E) PARKING SPACES WILL BE USED OR REMOVED BY THIS PROJECT.
- 2. ALL FACILITIES TO BE INSTALLED ARE UNMANNED.
- 3. CONTRACTOR TO CONFIRM COAX/FIBER LENGTHS REQUIRED PRIOR TO ORDER.
- 4. THIS PROJECT PROPOSES NO WORK IN THE PUBLIC RIGHT-OF-WAY.
- 5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- 6. 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.
- 7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.



7337 TRADE STREET  
SAN DIEGO, CA 92121



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217 S. La Esperanza, San Clemente, CA 92672  
Phone: 949-235-9144 Fax: 949-481-6889

REV	DATE	DESCRIPTION
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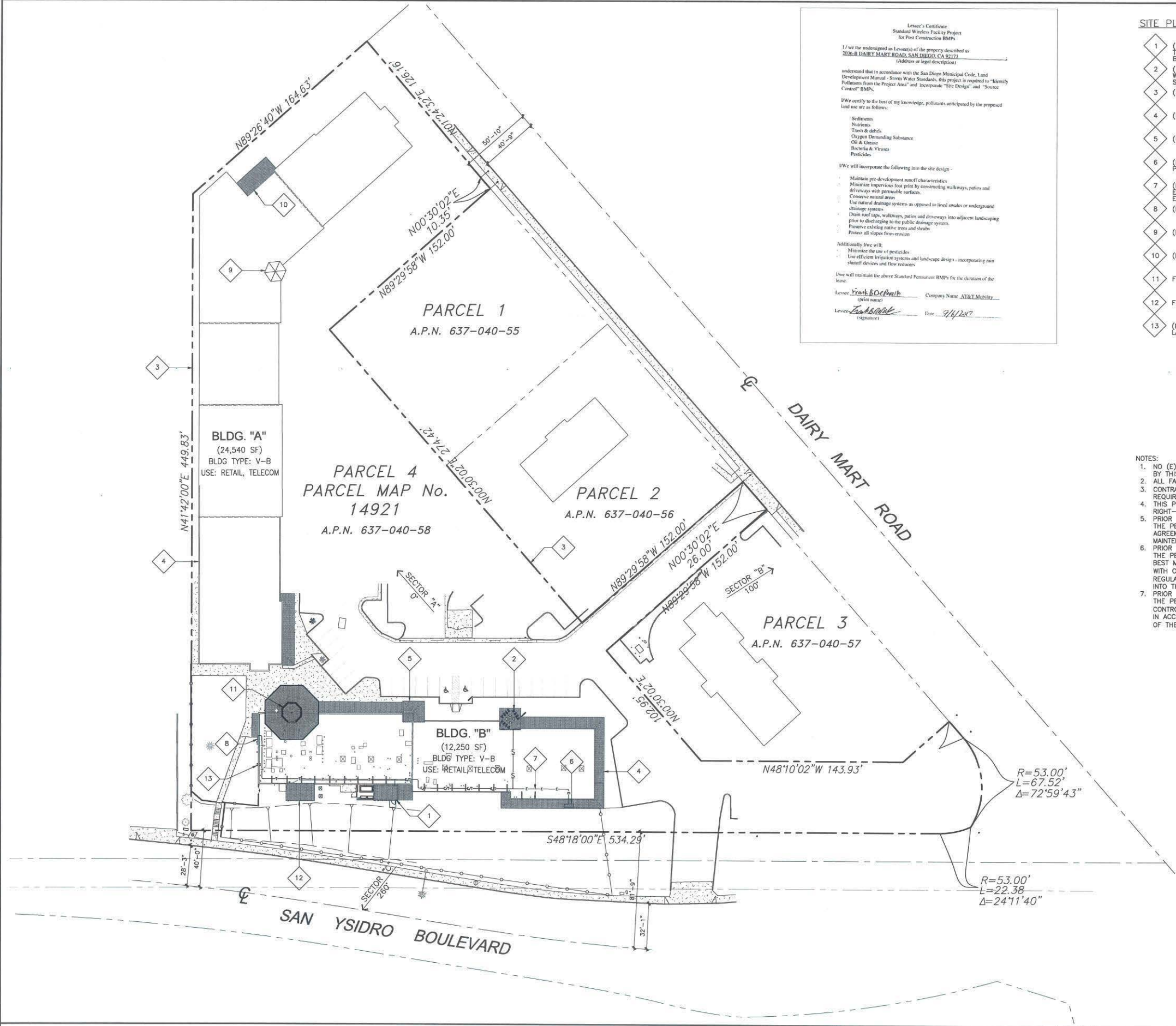
SD0682  
DAIRY MART  
2036-B DAIRY MART ROAD  
SAN YSIDRO, CA 92173

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-0



SITE PLAN



24"x36" SCALE: 1" = 50'-0"  
11"x17" SCALE: 1" = 100'-0"

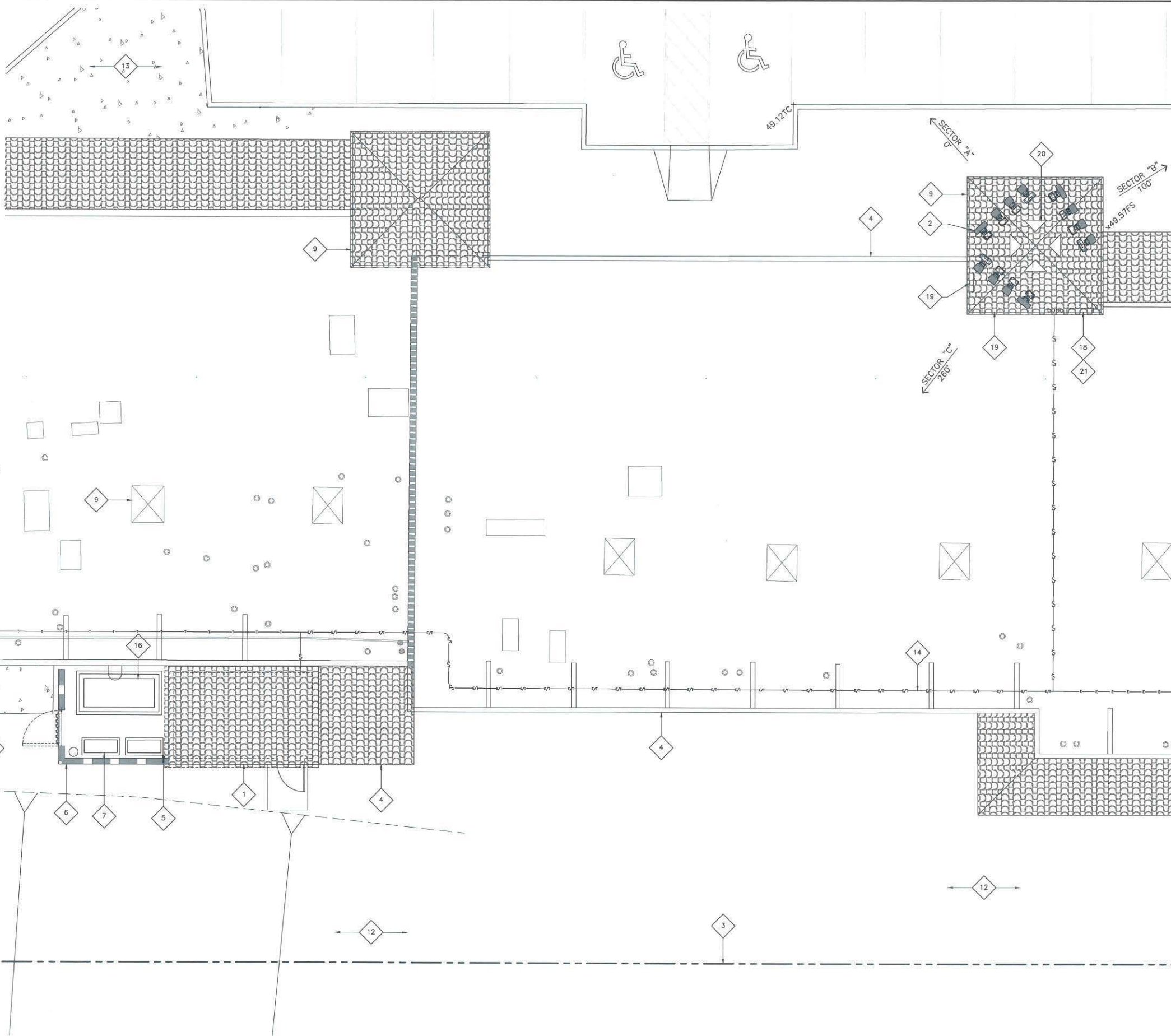


1



ENLARGED SITE PLAN KEYNOTES

- 1 (N) EQUIPMENT ROOM WITH SLOPED ROOF, TEXTURED AND PAINTED TO MATCH (E) BUILDING.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRJ'S MOUNTED INSIDE (N) RAISED CUPOLA.
- 3 (E) PROPERTY LINE.
- 4 (E) BUILDING.
- 5 (N) GPS ANTENNA, TOP OF ANTENNA AT 4" ABOVE TOP OF WALL.
- 6 (N) 8"-0" HIGH CMU WALL TEXTURED AND PAINTED TO MATCH (N) BUILDING.
- 7 (N) GROUND MOUNTED AC UNIT (QTY=2).
- 8 (N) CONDUIT FOR TELCO MOUNTED ON ROOF, ROUTE FROM TELCO SECONDARY MPOE TO (N) EQUIPMENT ROOM.
- 9 (E) CUPOLA.
- 10 (E) CONCRETE SLAB.
- 11 (E) ROOF MOUNTED MECHANICAL EQUIPMENT, (TYP).
- 12 (E) GRASS AREA.
- 13 (E) CONCRETE PAVED AREA.
- 14 (N) CONDUIT FOR POWER ROUTED ON ROOF FROM ELECTRICAL POWER SOURCE P.O.C. TO (N) EQUIPMENT ROOM.
- 15 (E) AC UNIT.
- 16 (N) 30KW GENERATOR.
- 17 (E) TOP OF SLOPE.
- 18 (N) 3'X3' LOUVERED WALL ACCESS HATCH MOUNTED BELOW TOP OF PARAPET LINE, NOT VISIBLE FROM STREET.
- 19 (N) 2'X2' LOUVERED WALL MOUNTED EXHAUST VENT MOUNTED BELOW TOP OF PARAPET LINE, QTY=2, NOT VISIBLE FROM STREET.
- 20 (N) ROOF DORMER VENTS, QTY=4.
- 21 (N) "INFORMATION" SIGN POSTED ON (N) LOUVERED WALL ACCESS HATCH, SEE SHEET A-8, SIGN 1.4.



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DAIRY MART  
2036-B DAIRY MART ROAD  
SAN YSIDRO, CA 92173

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
**A-1**

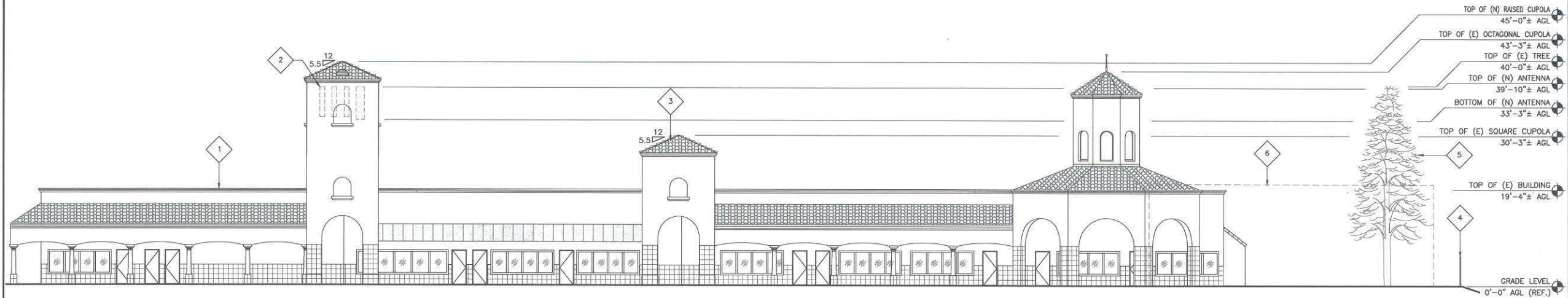
ENLARGED SITE PLAN

NORTH  
24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"  
1 4" 2" 0" 4"



ELEVATION KEYNOTES

- 1 (E) BUILDING.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRU'S MOUNTED INSIDE (N) RAISED CUPOLA.
- 3 (E) CUPOLA.
- 4 (E) 6'-0" HIGH WROUGHT IRON FENCE.
- 5 (E) TREE.
- 6 (E) BUILDING IN FOREGROUND NOT SHOWN FOR CLARITY.



NORTH ELEVATION

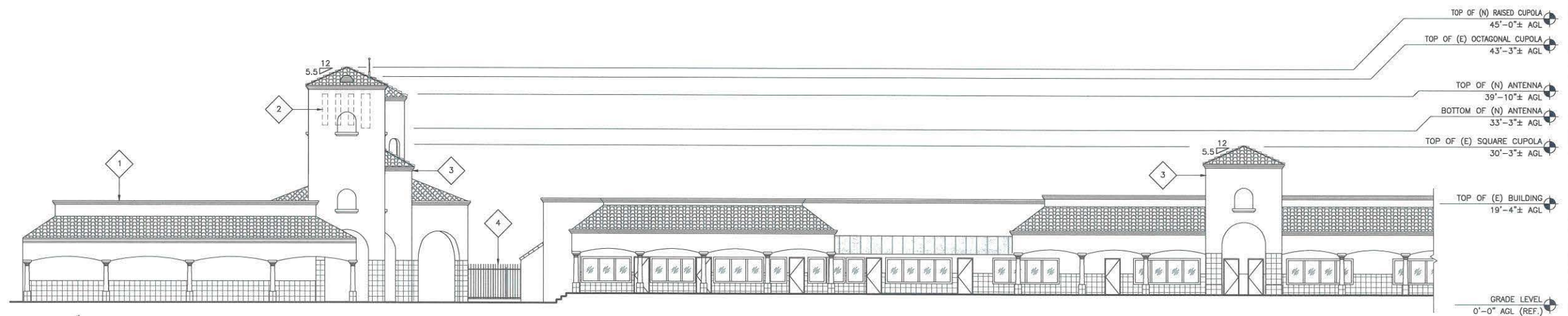
24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"



1

ELEVATION KEYNOTES

- 1 (E) BUILDING.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRU'S MOUNTED INSIDE (N) RAISED CUPOLA.
- 3 (E) CUPOLA.
- 4 (E) 6'-0" HIGH WROUGHT IRON FENCE.



NOTES:  
1. (E) BUILDING IN FOREGROUND NOT SHOWN FOR CLARITY.

EAST ELEVATION

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



3



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2036-B DAIRY MART ROAD  
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SHEET TITLE

ELEVATIONS

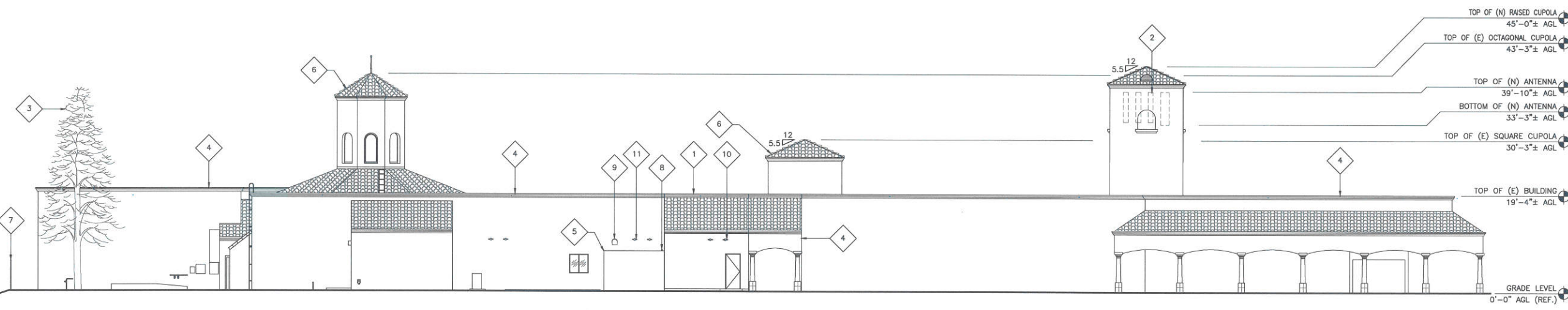
SHEET NUMBER

A-2



ELEVATION KEYNOTES

- 1 (N) EQUIPMENT ROOM WITH SLOPED ROOF, TEXTURED AND PAINTED TO MATCH (E) BUILDING.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRU'S MOUNTED INSIDE (N) RAISED CUPOLA.
- 3 (E) TREE.
- 4 (E) BUILDING.
- 5 (N) 8'-0" HIGH CMU WALL TEXTURED AND PAINTED TO MATCH (N) BUILDING.
- 6 (E) CUPOLA.
- 7 (E) 6'-0" HIGH WROUGHT IRON FENCE.
- 8 (N) GPS ANTENNA, TOP OF ANTENNA AT 4" ABOVE ROOF SCREEN.
- 9 (E) VENT, PROTECT IN PLACE.
- 10 (E) WATER METER (QTY=2) TO BE RELOCATED, SEE KEYNOTE #11.
- 11 (E) RELOCATED WATER METER (QTY=2).

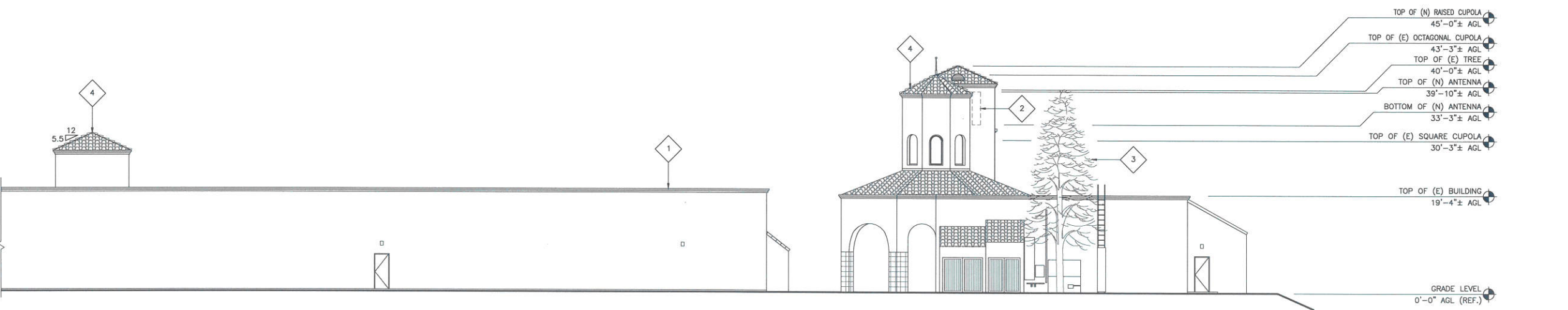


SOUTH ELEVATION

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 RRU'S MOUNTED INSIDE (N) RAISED CUPOLA.
- 3 (E) TREE.
- 4 (E) CUPOLA.



WEST ELEVATION

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



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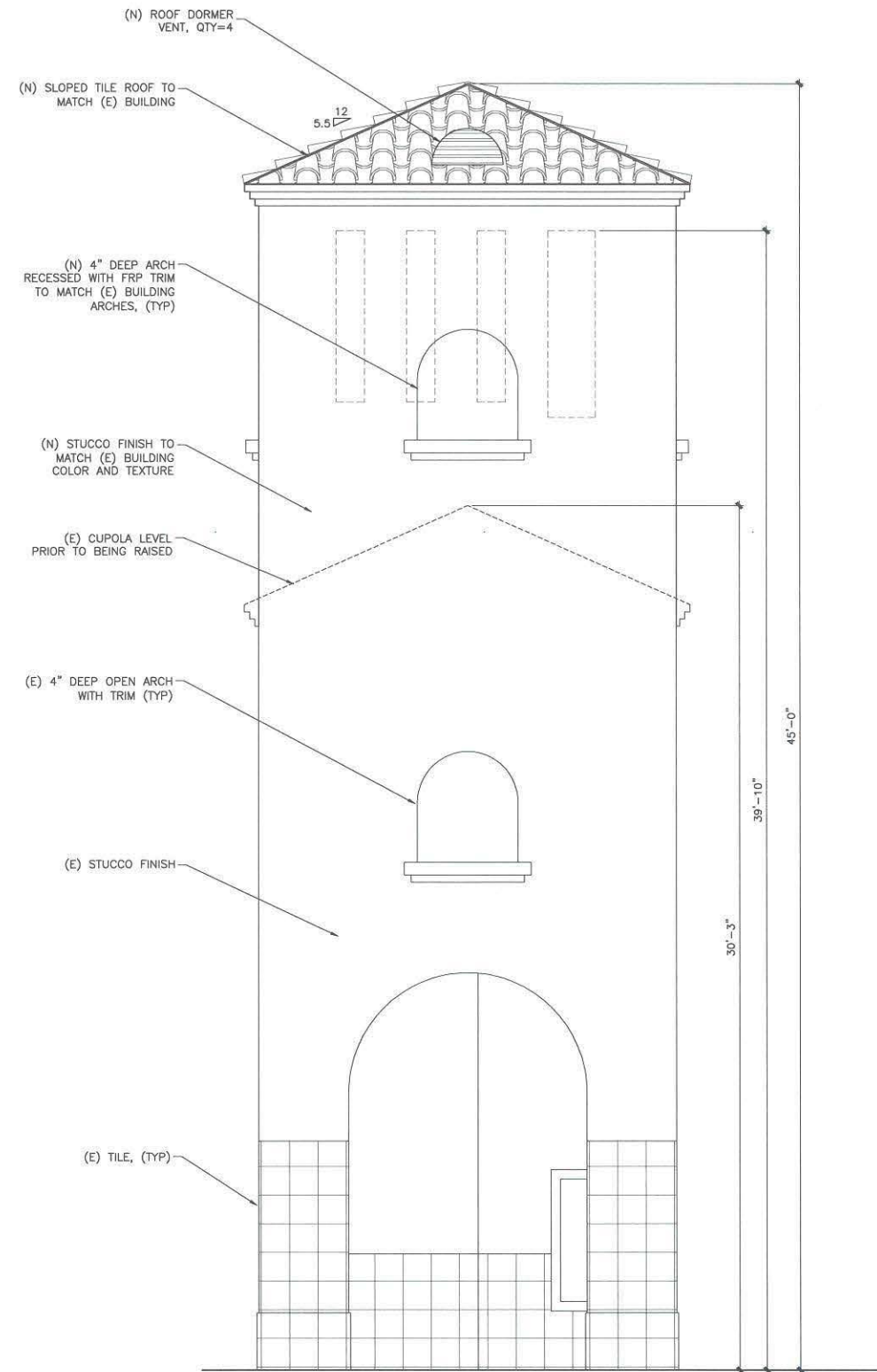
SD0682  
 DAIRY MART  
 2036-B DAIRY MART ROAD  
 SAN YSIDRO, CA 92173

SHEET TITLE

ELEVATIONS

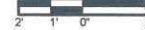
SHEET NUMBER

A-3



TYPICAL TOWER ELEVATION

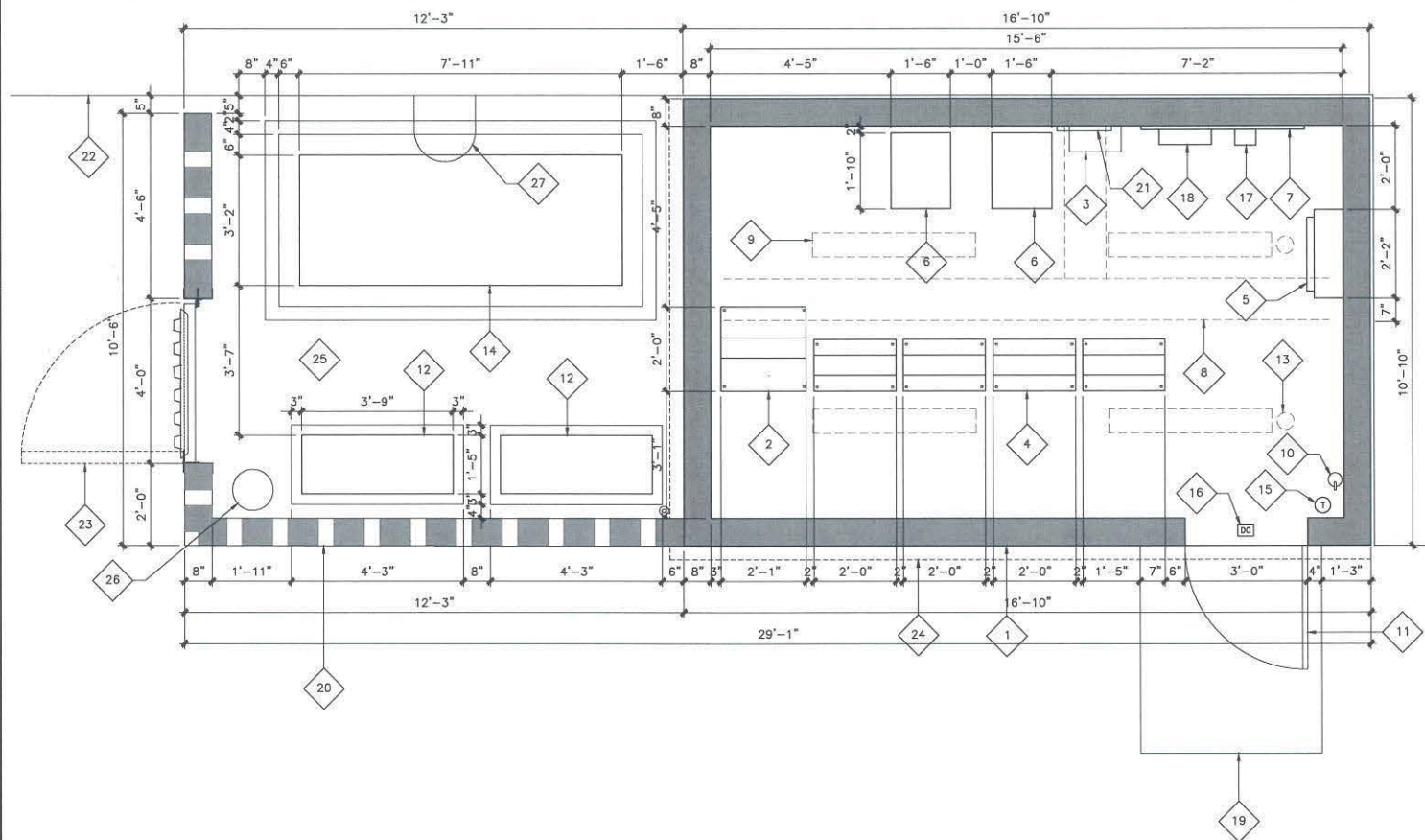
24"x36" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"



2

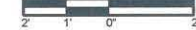
EQUIPMENT ROOM KEYNOTES

- 1 (N) GROUND LEVEL EQUIPMENT ROOM (16'-10" X 10'-10"=182 SF).
- 2 (N) EMERSON NETSURE 721 DC POWER SYSTEM, 84" H X 25.5" W X 24.4" D, WT=2,103 LBS (FULLY LOADED), 3-STRING OF BATTERIES AT INSTALL.
- 3 (N) GENERATOR INTERSECT PANEL.
- 4 (N) 23" DATA RACK BY TELECT, ZONE-4 RATED, QTY=4.
- 5 (N) 200A POWER DISTRIBUTION PANEL.
- 6 (N) 3-TON AC FAN COIL UNIT, QTY=2.
- 7 (N) 3/4" TELCO BACKBOARD.
- 8 (N) OVERHEAD CABLE LADDER, (TYP).
- 9 (N) OVERHEAD LIGHTING, (TYP).
- 10 (N) FIRE EXTINGUISHER.
- 11 (N) 3'-0" WIDE ACCESS DOOR.
- 12 (N) 3-TON AC CONDENSER UNIT, QTY=2, MOUNTED ON CONCRETE PAD.
- 13 (N) CEILING MOUNTED IONIZATION SMOKE DETECTOR WITH ALARM RELAY, QTY=2.
- 14 (N) 30KW GENERATOR MOUNTED ON CONCRETE PAD.
- 15 (N) 180 MINUTE 20 AMP TWIST TIMER.
- 16 (N) DOOR ALARM CONTACTS WITH MAGNETIC SWITCH (BY SENTROL, P/N 29A).
- 17 (N) AT&T ALARM PANEL MOUNTED ON TELCO BACKBOARD.
- 18 (N) AT&T CIENA PANEL MOUNTED ON TELCO BACKBOARD.
- 19 (N) CONCRETE LANDING.
- 20 (N) 8'-0" HIGH CMU WALL TEXTURED AND PAINTED TO MATCH (N) BUILDING.
- 21 (N) CONDUIT PORT (BY ROXY) IN WALL.
- 22 (E) BUILDING.
- 23 (N) 4'-0" WIDE METAL ACCESS GATE.
- 24 (N) ROOF OVERHANG TO MATCH (E) BUILDING.
- 25 (N) 3/4" CRUSHED ROCK.
- 26 (N) DRY WELL.
- 27 (E) VENT AT 10'-0" ABOVE EXISTING GRADE, PROTECT IN PLACE.



EQUIPMENT PLAN-GROUND LEVEL

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



1



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2036-B DAIRY MART ROAD  
SAN YSIDRO, CA 92173

SHEET TITLE

EQUIPMENT PLAN,  
TOWER ELEVATION

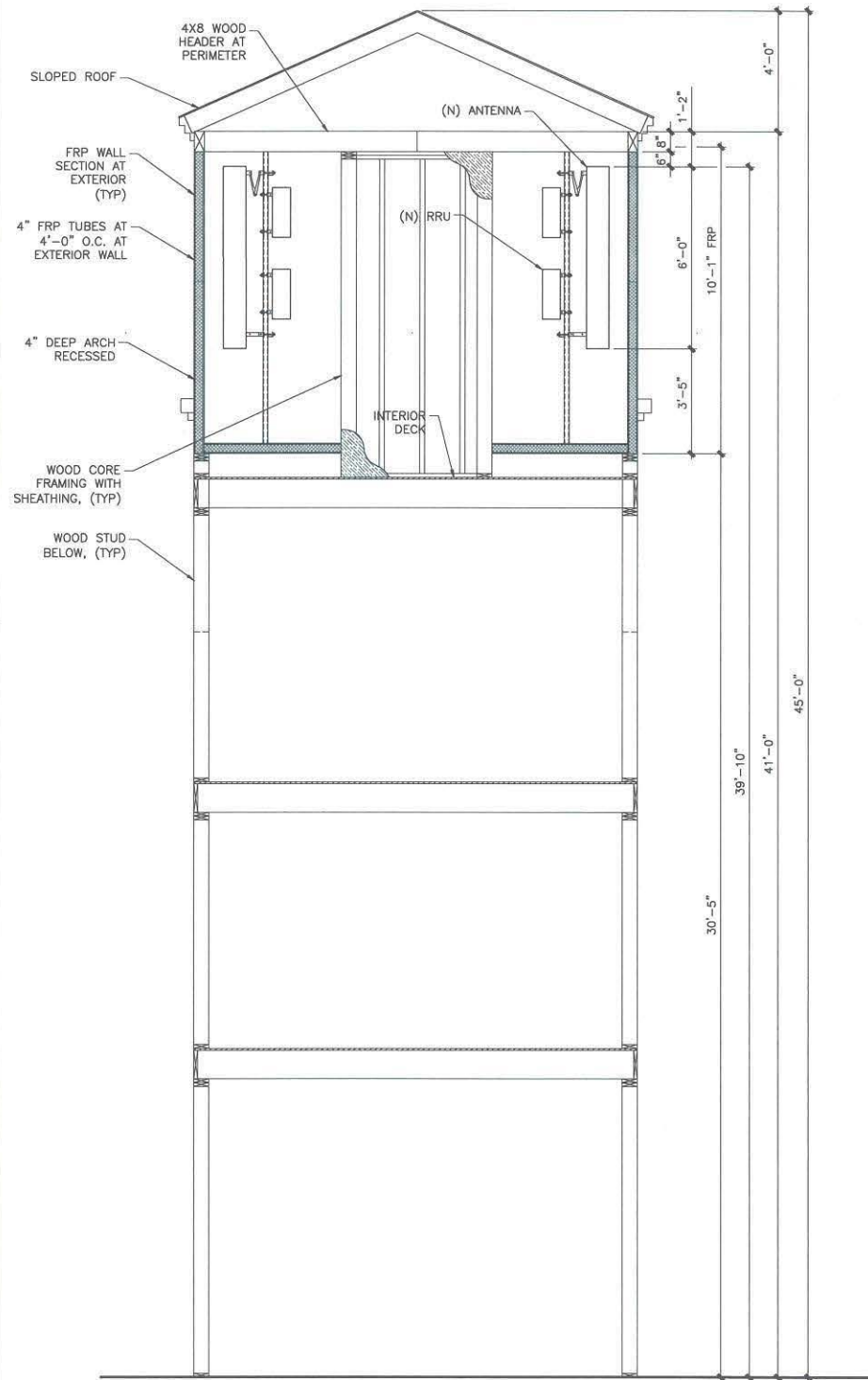
SHEET NUMBER

A-4



ROOF SCREEN WALL LEGEND:

FRP WALL FRAMING   
 STEEL WALL FRAMING 



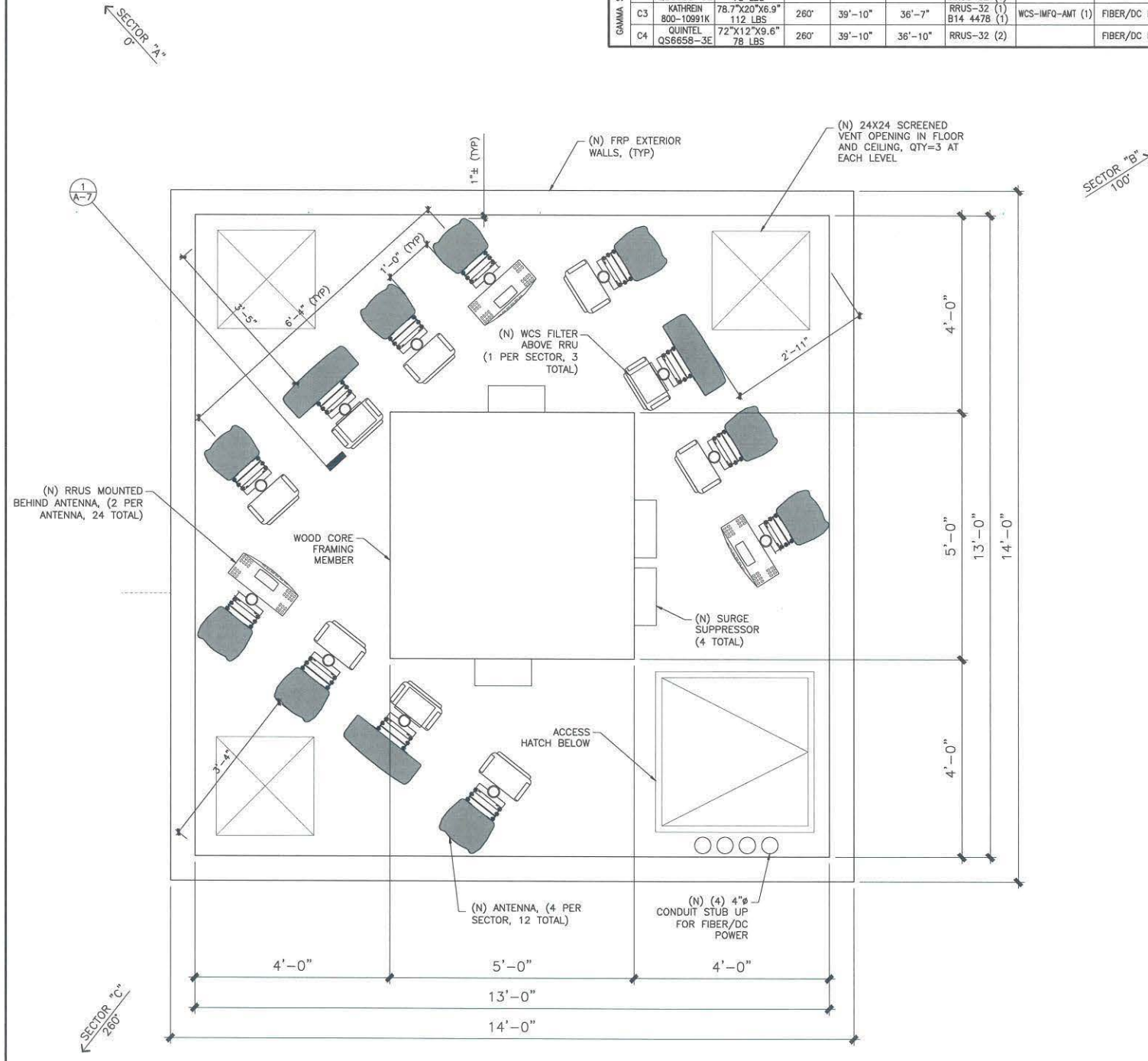
TOWER SECTION

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



2

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°	39'-10"	36'-10"	RRUS-11 (1) RRUS-32 (1)	FIBER/DC POWER 55'
	A2	QUINTEL QS6658-3E	72"x12"x9.6" 78 LBS	0°	39'-10"	36'-10"	RRUS-12 (1) RRUS-32 (1)	FIBER/DC POWER 55'
	A3	KATHREIN 800-10991K	78.7"x20"x6.9" 112 LBS	0°	39'-10"	36'-7"	RRUS-32 (1) B14 447B (1)	WCS-IMFQ-AMT (1) FIBER/DC POWER 55'
	A4	QUINTEL QS6658-3E	72"x12"x9.6" 78 LBS	0°	39'-10"	36'-10"	RRUS-32 (2)	FIBER/DC POWER 55'
BETA SECTOR	B1	QUINTEL QS6658-3E	72"x12"x9.6" 78 LBS	100°	39'-10"	36'-10"	RRUS-11 (1) RRUS-32 (1)	FIBER/DC POWER 55'
	B2	QUINTEL QS6658-3E	72"x12"x9.6" 78 LBS	100°	39'-10"	36'-10"	RRUS-12 (1) RRUS-32 (1)	FIBER/DC POWER 55'
	B3	KATHREIN 800-10991K	78.7"x20"x6.9" 112 LBS	100°	39'-10"	36'-7"	RRUS-32 (1) B14 447B (1)	WCS-IMFQ-AMT (1) FIBER/DC POWER 55'
	B4	QUINTEL QS6658-3E	72"x12"x9.6" 78 LBS	100°	39'-10"	36'-10"	RRUS-32 (2)	FIBER/DC POWER 55'
GAMMA SECTOR	C1	QUINTEL QS6658-3E	72"x12"x9.6" 78 LBS	260°	39'-10"	36'-10"	RRUS-11 (1) RRUS-32 (1)	FIBER/DC POWER 55'
	C2	QUINTEL QS6658-3E	72"x12"x9.6" 78 LBS	260°	39'-10"	36'-10"	RRUS-12 (1) RRUS-32 (1)	FIBER/DC POWER 55'
	C3	KATHREIN 800-10991K	78.7"x20"x6.9" 112 LBS	260°	39'-10"	36'-7"	RRUS-32 (1) B14 447B (1)	WCS-IMFQ-AMT (1) FIBER/DC POWER 55'
	C4	QUINTEL QS6658-3E	72"x12"x9.6" 78 LBS	260°	39'-10"	36'-10"	RRUS-32 (2)	FIBER/DC POWER 55'



ANTENNA PLAN (ROOF PLAN)



24"x36" SCALE: 3/4" = 1'-0"  
 11"x17" SCALE: 3/8" = 1'-0"



1



7337 TRADE STREET  
 SAN DIEGO, CA 92121



REV	DATE	DESCRIPTION
4	10/26/17	REVISED ZD
3	09/07/17	REVISED ZD
2	08/31/17	REVISED ZD
1	05/30/17	REVISED ZD
0	05/19/17	PRELIM ZD



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SD0682  
 DAIRY MART  
 2036-B DAIRY MART ROAD  
 SAN YSIDRO, CA 92173

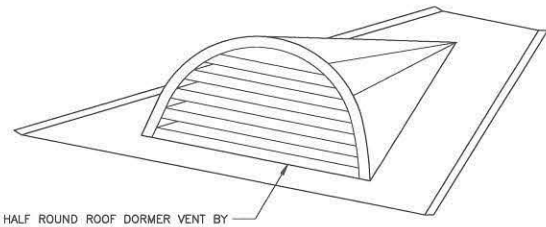
SHEET TITLE

ANTENNA PLAN,  
 TOWER SECTION

SHEET NUMBER

A-5

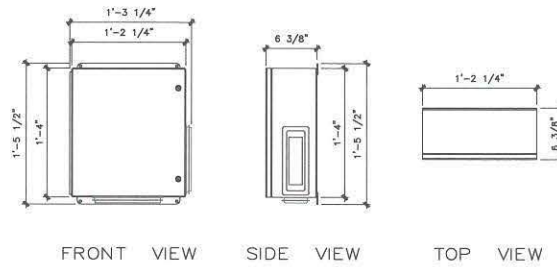




HALF ROUND ROOF DORMER VENT BY C&J METAL PRODUCTS, P/N DM24P (800-500-8660), 26 GA., GALVANIZED, OR EQUIVALENT

NOTES:  
1. STANDARD MATERIAL FOR DORMER VENT INCLUDES 0.017"x0.25"SWDx0.50"LWD FLAT-EXPANDED BIRD SCREEN, GALVANIZED.

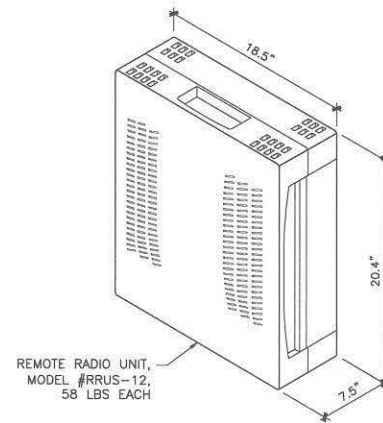
NOTES:  
1. DC SURGE SUPPRESSOR BY RAYCAP, MODEL #DC6-48-60-0-1B-01  
2. DIMENSIONS (H x W x D): 17.5" x 15.22" x 6.37"  
3. WEIGHT: 38 LBS  
4. NOMINAL OPERATING DC VOLTAGE: 48VDC



DC-6 SURGE SUPPRESSOR

SCALE: NONE 7

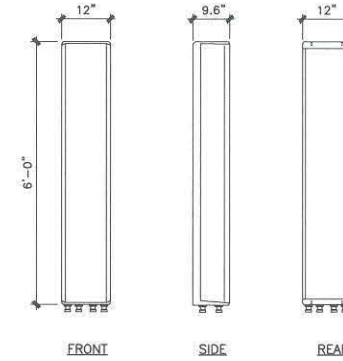
NOTES:  
1. RRU (REMOTE RADIO UNIT) SHALL NOT BE MOUNTED HORIZONTALLY OR UPSIDE DOWN. WHEN REQUIRED, PAINT RRU'S TO MATCH ADJACENT SURFACE (SOLAR SHIELD ONLY).  
2. RRU-12 DIMENSIONS (H x W x D): 20.4" x 18.5" x 7.5", SOLAR SHIELD INCL.  
3. TOTAL WEIGHT = 58 LBS.



REMOTE RADIO UNIT, MODEL #RRUS-12, 58 LBS EACH

RRUS-12 DETAIL

SCALE: NONE 4



ANTENNA MAKE: QUINTEL  
ANTENNA MODEL #: QS6658-3E  
DIMENSIONS, HxWxD: 72" x 12" x 9.6"  
WEIGHT: 78 lbs

ANTENNA DETAIL

SCALE: NONE 1



REV	DATE	DESCRIPTION
4	10/26/17	REVISED ZD
3	09/07/17	REVISED ZD
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0	05/19/17	PRELIM ZD

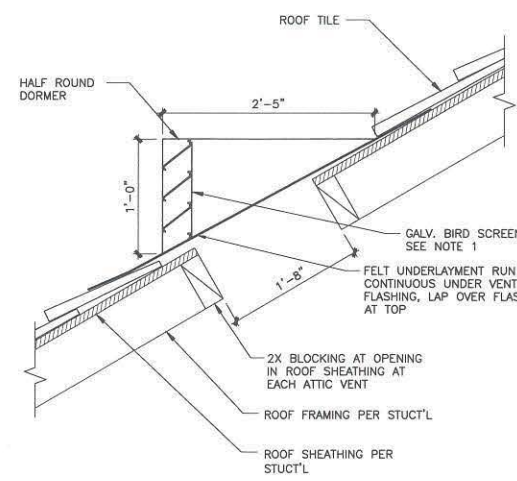


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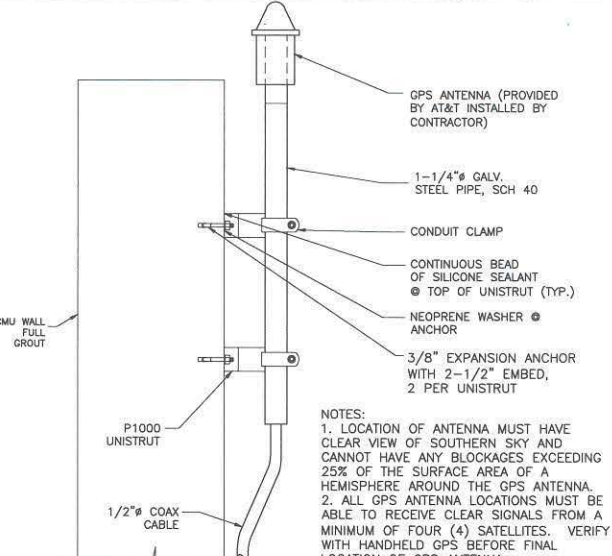
SD0682  
DAIRY MART  
2036-B DAIRY MART ROAD  
SAN YSIDRO, CA 92173

SHEET TITLE  
DETAILS

SHEET NUMBER  
A-6



NOTES:  
1. STANDARD MATERIAL FOR DORMER VENT INCLUDES 0.017"x0.25"SWDx0.50"LWD FLAT-EXPANDED BIRD SCREEN, GALVANIZED.

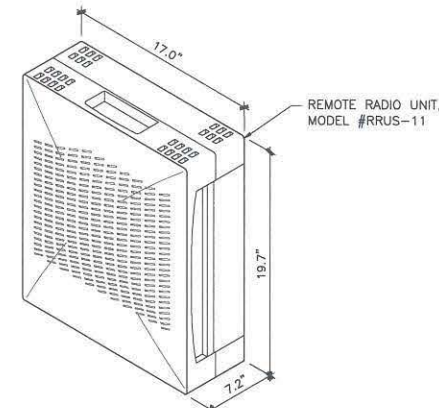


NOTES:  
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.  
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

GPS ANTENNA

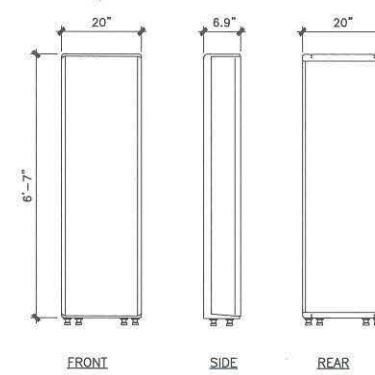
SCALE: NONE 8

NOTES:  
1. RRU (REMOTE RADIO UNIT) SHALL NOT BE MOUNTED HORIZONTALLY OR UPSIDE DOWN. PAINT RRU'S TO MATCH ADJACENT SURFACE (SOLAR SHIELD ONLY).  
2. DIMENSIONS (H x W x D): 17.0" x 19.7" x 7.2" (INCLUDES SOLAR SHIELD)  
3. WEIGHT: 51 LBS.  
4. POWER CONSUMPTION: 200 W



RRUS-11 DETAIL

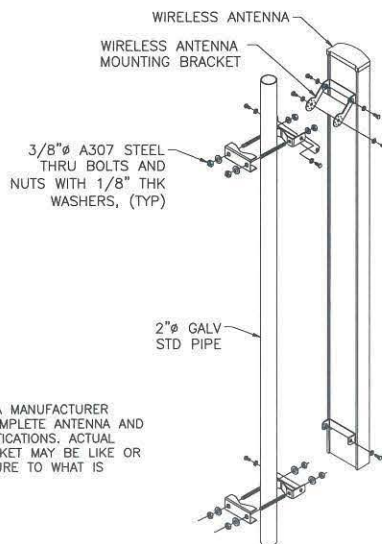
SCALE: NONE 5



ANTENNA MAKE: KATHREIN  
ANTENNA MODEL #: 800-1099K  
DIMENSIONS, HxWxD: 78.7" x 20" x 6.9"  
WEIGHT: 112 lbs

ANTENNA DETAIL

SCALE: NONE 2

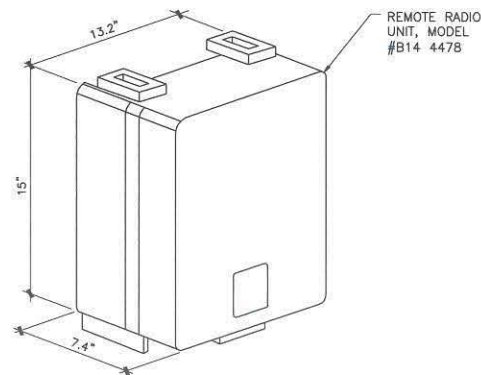


NOTES:  
1. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS. ACTUAL MOUNTING BRACKET MAY BE LIKE OR SIMILAR IN NATURE TO WHAT IS SHOWN.

ANTENNA PIPE MOUNT

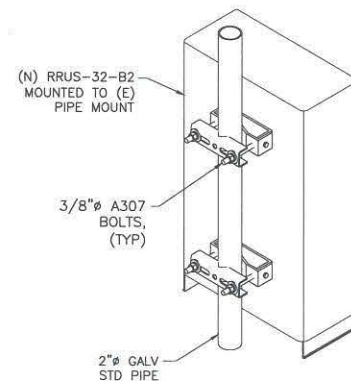
SCALE: NONE 12

NOTES:  
1. RRU (REMOTE RADIO UNIT) SHALL NOT BE MOUNTED UPSIDE DOWN. PAINT RRU'S TO MATCH ADJACENT SURFACE.  
2. DIMENSIONS (H x W x D): 15" x 13.2" x 7.4"  
3. WEIGHT: 60 LBS.  
4. POWER CONSUMPTION: 160W



RRU-B14 4478

SCALE: NONE 9

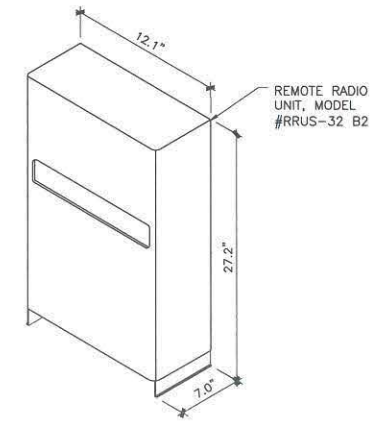


NOTES:  
1. SEE RRU MANUFACTURER SPECIFICATIONS FOR COMPLETE RRU AND BRACKET SPECIFICATIONS. ACTUAL MOUNTING BRACKET MAY BE LIKE OR SIMILAR IN NATURE TO WHAT IS SHOWN.

RRUS-32 MOUNT

SCALE: NONE 6

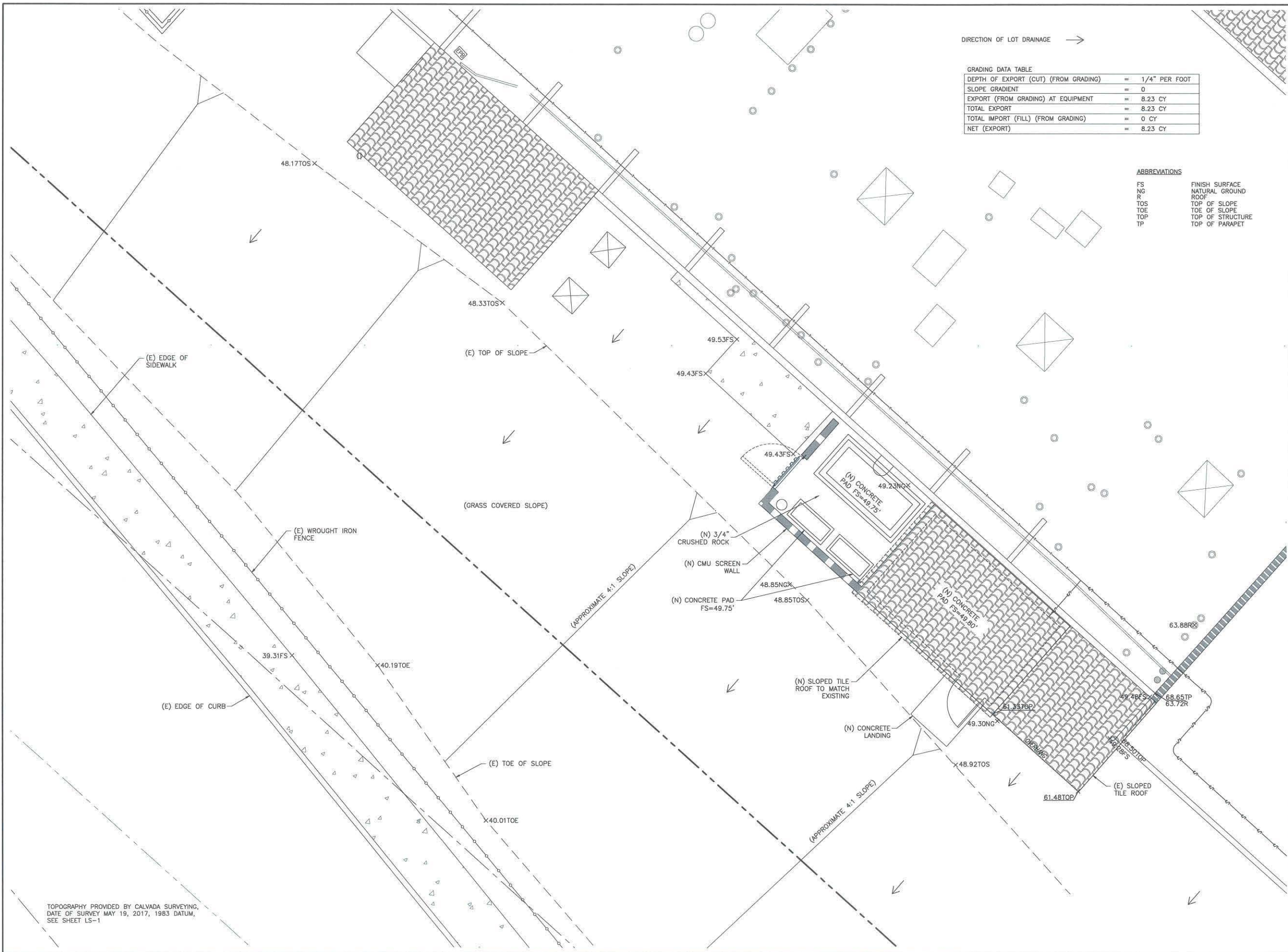
NOTES:  
1. RRU (REMOTE RADIO UNIT) SHALL NOT BE MOUNTED UPSIDE DOWN. PAINT RRU'S TO MATCH ADJACENT SURFACE (SOLAR SHIELD ONLY).  
2. DIMENSIONS (H x W x D): 27.2" x 12.1" x 7.0"  
3. WEIGHT: 53 LBS.  
4. POWER CONSUMPTION: 800W



RRUS-32 DETAIL

SCALE: NONE 3





DIRECTION OF LOT DRAINAGE →

GRADING DATA TABLE

DEPTH OF EXPORT (CUT) (FROM GRADING)	= 1/4" PER FOOT
SLOPE GRADIENT	= 0
EXPORT (FROM GRADING) AT EQUIPMENT	= 8.23 CY
TOTAL EXPORT	= 8.23 CY
TOTAL IMPORT (FILL) (FROM GRADING)	= 0 CY
NET (EXPORT)	= 8.23 CY

ABBREVIATIONS

FS	FINISH SURFACE
NG	NATURAL GROUND
R	ROOF
TOS	TOP OF SLOPE
TOE	TOE OF SLOPE
TOP	TOP OF STRUCTURE
TP	TOP OF PARAPET



7337 TRADE STREET  
SAN DIEGO, CA 92121



6886 Mimosa Drive • Carlsbad • CA 92011



Architecture • Engineering • Telecommunications  
217 S. La Esperanza, San Clemente, CA 92672  
Phone: 949-235-9144 Fax: 949-461-6808

REV	DATE	DESCRIPTION
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SD0682  
DAIRY MART  
2036-B DAIRY MART ROAD  
SAN YSIDRO, CA 92173

SHEET TITLE  
CONCEPTUAL GRADING PLAN

SHEET NUMBER  
A-7

TOPOGRAPHY PROVIDED BY CALYADA SURVEYING,  
DATE OF SURVEY MAY 19, 2017, 1983 DATUM,  
SEE SHEET LS-1

CONCEPTUAL GRADING PLAN



24'x36" SCALE: 1/4" = 1'-0"  
11'x17" SCALE: 1/8" = 1'-0"



3

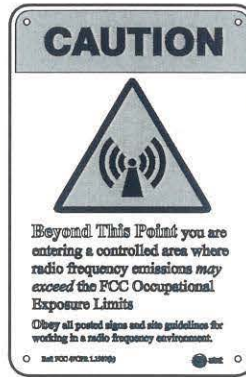




MAKE 200

ORANGE PMS #179 C

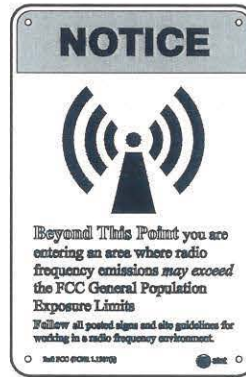
EXPOSURE SIGN—"WARNING"



MAKE 200

YELLOW PMS #123 C

EXPOSURE SIGN—"CAUTION-1"



MAKE 200

BLUE PMS #307 C

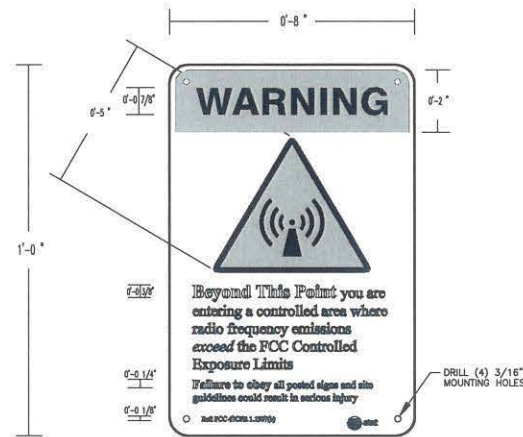
EXPOSURE SIGN—"NOTICE"



MAKE 200

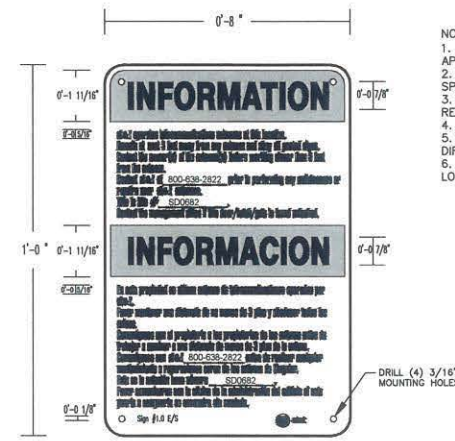
YELLOW PMS #123 C

EXPOSURE SIGN—"CAUTION-2"



TYPICAL SPECIFICATIONS FOR NEW RADIO FREQUENCY EXPOSURE SIGNAGE (ONE HALF SCALE)  
BACKGROUND USE .032 ALUMINUM WITH BAKED ENAMEL FINISH, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE SIGN, BACKGROUND AND OPPOSITE (BLANK) FACE OF SIGN TO BE WHITE.

EXPOSURE SIGN SPECIFICATIONS

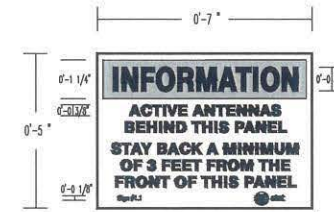


SPECIFICATIONS FOR NEW RADIO INFORMATIONAL SIGN #1.0 F/S (ONE HALF SCALE)  
BACKGROUND USE .032 ALUMINUM WITH BAKED ENAMEL FINISH, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE SIGN, BACKGROUND AND OPPOSITE (BLANK) FACE OF SIGN TO BE WHITE.

GREEN PMS # 334 C

SIGN 1.0

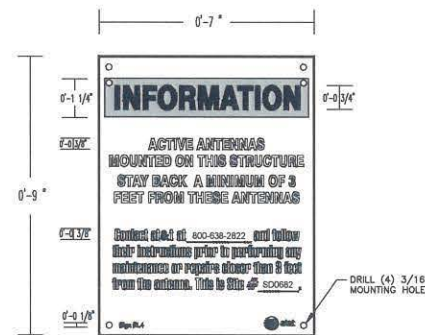
- NOTES:
- CONTRACTOR TO USE SIGNS BY "ULTRASIGNS" IN SAN DIEGO (PH: 858-569-1400), OR APPROVED EQUAL.
  - SIGNS TO BE POSTED IN AREAS AS INDICATED ON PLAN AND PER AT&T SIGN SPECIFICATIONS STANDARDS, SECTION 9.0 - SIGNAGE AND BARRIERS.
  - SIGNS MUST BE POSTED AT A CONSPICUOUS POINT, BE READILY VISIBLE AND MAKE THE READER AWARE OF THE POTENTIAL RISKS PRIOR TO ENTERING THE AFFECTED AREAS.
  - CONTRACTOR TO APPLY CORRESPONDING SITE NUMBER TO SIGNAGE AS REQUIRED.
  - CONTRACTOR TO APPLY AT&T CONTACT INFORMATION TO SIGNAGE AS REQUIRED, PER THE DIRECTION OF THE AT&T CONSTRUCTION MANAGER.
  - CONTRACTOR TO MOUNT SIGN 1.6 ON THE REAR OR SIDE OF ALL ANTENNAS, WHICHEVER LOCATION IS MORE VISIBLE.



SPECIFICATIONS FOR NEW RADIO INFORMATIONAL SIGN #1.1 (ONE HALF SCALE)  
BACKGROUND USE NON METALLIC PRESSURE SENSITIVE VINYL LABEL WITH ADHESIVE BACKING, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE LABEL.

GREEN # 334 C

SIGN 1.1



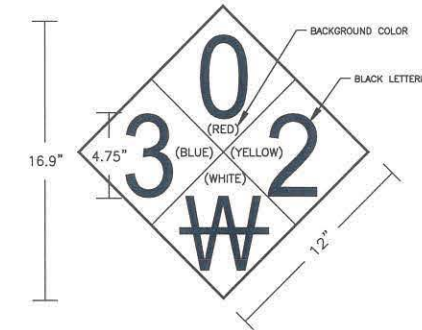
SPECIFICATIONS FOR NEW RADIO INFORMATIONAL SIGN #1.4 (ONE HALF SCALE)

A: BACKGROUND USE .032 ALUMINUM WITH BAKED ENAMEL FINISH, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE SIGN, BACKGROUND AND OPPOSITE (BLANK) FACE OF SIGN TO BE WHITE.

B: BACKGROUND USE NON METALLIC PRESSURE SENSITIVE VINYL LABEL WITH ADHESIVE BACKING, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE LABEL.

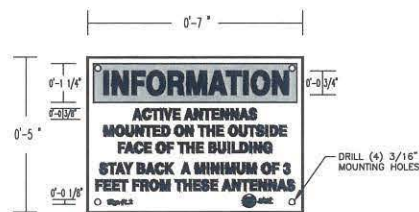
GREEN PMS # 334 C

SIGN 1.4



- NOTES:
- NFPA 704 HAZMAT DIAMOND SIGN FOR SULFURIC ACID MOUNTED ON EQUIPMENT BUILDING.
  - BAKED ENAMEL FINISH WITH UV PROTECTION.

NFPA 704 SIGN - SULFURIC ACID



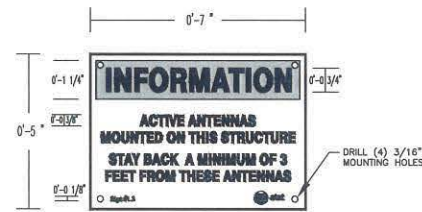
SPECIFICATIONS FOR NEW RADIO INFORMATIONAL SIGN #1.2 (ONE HALF SCALE)

A: BACKGROUND USE .032 ALUMINUM WITH BAKED ENAMEL FINISH, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE SIGN, BACKGROUND AND OPPOSITE (BLANK) FACE OF SIGN TO BE WHITE.

B: BACKGROUND USE NON METALLIC PRESSURE SENSITIVE VINYL LABEL WITH ADHESIVE BACKING, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE LABEL.

GREEN PMS # 334 C

SIGN 1.2



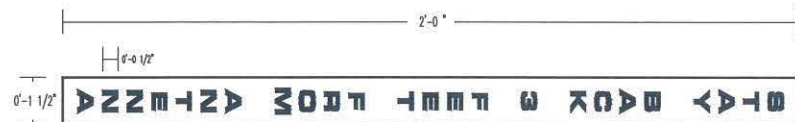
SPECIFICATIONS FOR NEW RADIO INFORMATIONAL SIGN #1.3 (ONE HALF SCALE)

A: BACKGROUND USE .032 ALUMINUM WITH BAKED ENAMEL FINISH, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE SIGN, BACKGROUND AND OPPOSITE (BLANK) FACE OF SIGN TO BE WHITE.

B: BACKGROUND USE NON METALLIC PRESSURE SENSITIVE VINYL LABEL WITH ADHESIVE BACKING, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE LABEL.

GREEN PMS # 334 C

SIGN 1.3



SPECIFICATIONS FOR WARNING SIGN #1.6 (ONE HALF SCALE)

A: BACKGROUND USE CLEAR PRESSURE SENSITIVE VINYL LABEL WITH ADHESIVE BACKING, APPLY UV PROTECTIVE COATING OVER THE FACE OF THE LABEL.

SIGN 1.6



7337 TRADE STREET  
SAN DIEGO, CA 92121

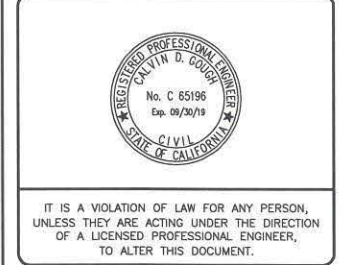


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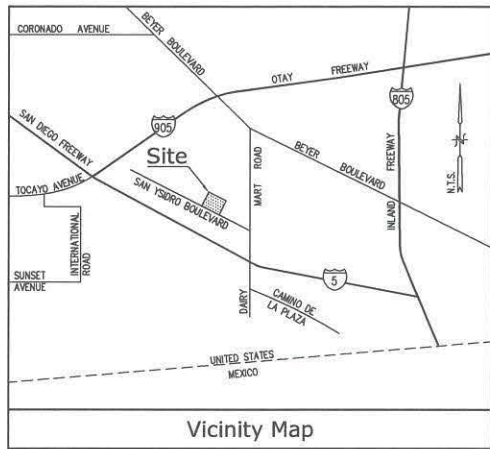
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DAIRY MART  
2036-B DAIRY MART ROAD  
SAN YSIDRO, CA 92173

SHEET TITLE  
DETAILS

SHEET NUMBER  
A-8





Vicinity Map

**Title Report**

PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 ORDER NO.: CA-SF7C-IMP-81028-1-17-0920302  
 DATED: MAY 18, 2017

**Legal Description**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 PARCELS 1, 2 AND 4 OF PARCEL MAP NO. 14921, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 7, 1987.

**Assessor's Parcel Nos.**

637-040-55, 637-040-56 AND 637-040-58

**Easements**

- AN EASEMENT FOR PUBLIC UTILITIES PURPOSES, RECORDED AS INSTRUMENT NO. 87-014913 OF OFFICIAL RECORDS (NOT PLOTTABLE FROM RECORD) - THE EASEMENT IN THE AFORESAID PROPERTY SHALL BE A STRIP OF LAND, INCLUDING ALL OF THE AREA LYING BETWEEN THE EXTERIOR SIDELINES, WHICH SIDELINES SHALL BE THREE FEET, MEASURED AT RIGHT ANGLES, ON EACH EXTERIOR SIDE OF EACH AND EVERY FACILITY INSTALLED WITHIN SAID PROPERTY ON OR BEFORE DECEMBER 31, 1988.)
- AN EASEMENT FOR PARKING, PEDESTRIAN AND VEHICULAR TRAFFIC PURPOSES, RECORDED AS INSTRUMENT NO. 87-713048 OF OFFICIAL RECORDS (PLOTTED HEREON).
- AN EASEMENT FOR PUBLIC UTILITIES PURPOSES, RECORDED AS INSTRUMENT NO. 89-413228 OF OFFICIAL RECORDS (NOT PLOTTABLE FROM RECORD) - THE EASEMENT IN THE AFORESAID PROPERTY SHALL BE A STRIP OF LAND, INCLUDING ALL OF THE AREA LYING BETWEEN THE EXTERIOR SIDELINES, WHICH SIDELINES SHALL BE THREE FEET, MEASURED AT RIGHT ANGLES, ON EACH EXTERIOR SIDE OF EACH AND EVERY FACILITY INSTALLED WITHIN SAID PROPERTY ON OR BEFORE DECEMBER 31, 1988.)
- AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS PURPOSES, RECORDED AS INSTRUMENT NO. 2002-069559 OF OFFICIAL RECORDS (PLOTTED HEREON).

**Dates of Survey**

MAY 18, 2017

**Geographic Coordinates Existing Tower Structure**

1983 DATUM: LATITUDE 32° 33' 38.39" N, LONGITUDE 117° 03' 48.03" W  
 ELEVATION = 49.7 FEET ABOVE MEAN SEA LEVEL.

CERTIFICATION:  
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS (") TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

**Basis of Bearings**

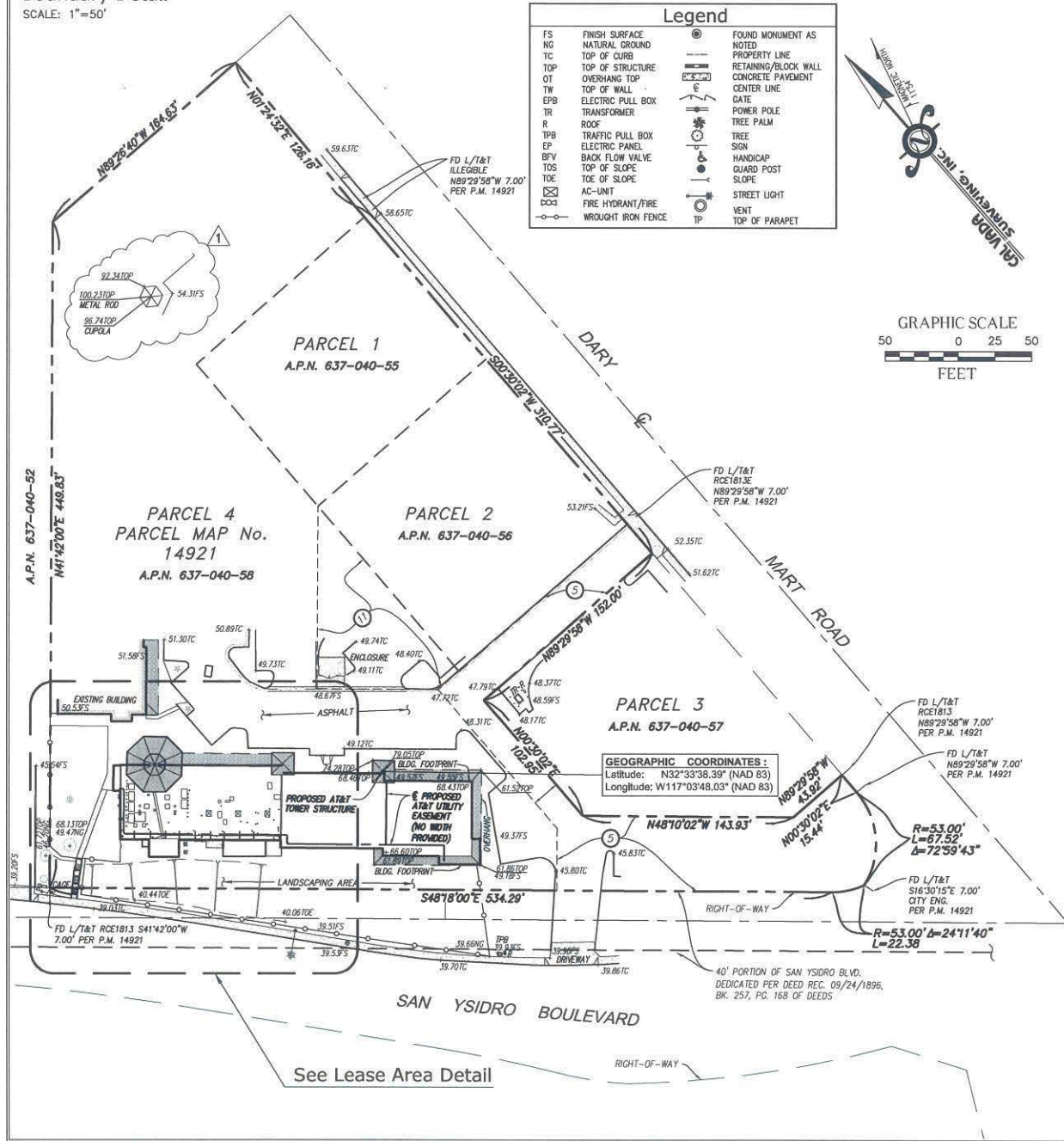
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 6, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

**Bench Mark**

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "N85", ELEVATION = 520.97 FEET (NAVD 88).

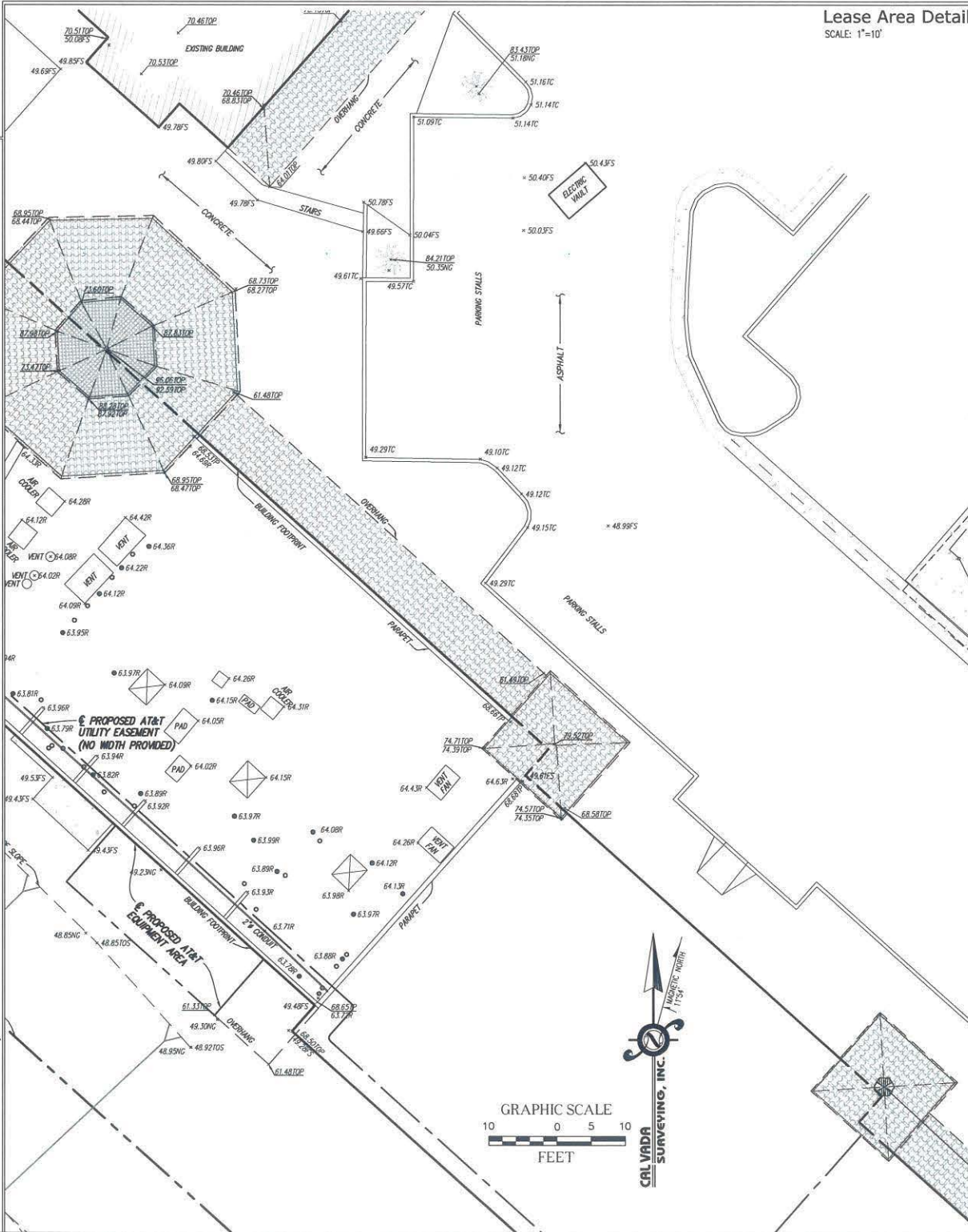
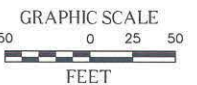
**Boundary Detail**

SCALE: 1"=50'



**Legend**

FS	FINISH SURFACE	⊙	FOUND MONUMENT AS NOTED
NG	NATURAL GROUND	—	PROPERTY LINE
TC	TOP OF CURB	—	RETAINING/BLOCK WALL
TOP	TOP OF STRUCTURE	—	CONCRETE PAVEMENT
OT	OVERHANG TOP	—	CENTER LINE
TW	TOP OF WALL	—	DATE
EPB	ELECTRIC PULL BOX	—	POWER POLE
TR	TRANSFORMER	—	TREE PALM
R	ROOF	—	TREE
TPB	TRAFFIC PULL BOX	—	SIGN
EP	ELECTRIC PANEL	—	HANDICAP GUARD POST
BFV	BACK FLOW VALVE	—	STREET LIGHT
TOS	TOP OF SLOPE	—	VENT
TOE	TOE OF SLOPE	—	TOP OF PARAPET
AC-UNIT	AC-UNIT	—	
DDZ	FIRE HYDRANT/FIRE	—	
—	WROUGHT IRON FENCE	—	



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 JOB NO. 17689

REV	DATE	DESCRIPTION
3	12/18/17	CLIENT COMMENTS
2	09/22/17	UPDATED DESIGN
1	6/09/17	FINAL
	5/23/17	SUBMITTAL



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

SD0682  
 DAIRY MART  
 2036-B DAIRY MART RD.  
 SAN DIEGO, CA 92173  
 SAN DIEGO COUNTY

SHEET TITLE  
 TOPOGRAPHIC SURVEY

SHEET NUMBER  
**LS-1**  
 SHEET 1 OF 1