



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: June 21, 2018 REPORT NO. PC-18-033

HEARING DATE: June 28, 2018

SUBJECT: AT&T - SDG&E SUBSTATION. Process Four Decision

PROJECT NUMBER: 561426

OWNER/APPLICANT: San Diego Gas & Electric/AT&T Mobility

### SUMMARY

Issue: Should the Planning Commission approve a Wireless Communication Facility located off an access road (to the Carlton Hills SDG&E Substation) from Pecan Valley Drive within the East Elliott Community Planning area?

Staff Recommendation: Approve Conditional Use Permit (CUP) No. 2146696, Site Development Permit (SDP) No. 2146697 and Planned Development Permit (PDP) No. 2146698.

Community Planning Group Recommendation: There is no recognized Community Planning Group for East Elliott.

Other Recommendations: On January 2, 2018, the Mission Trails Regional Park Citizens Advisory Committee (MTRP CAC) voted 10-0-1 to recommend approval of the AT&T – SDG&E Substation with no 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 April 30, 2018 and the opportunity to appeal that determination ended May 14, 2018 (Attachment 7).

Fiscal Impact Statement: A flat fee was paid for by the applicant for the processing of this project.

Code Enforcement Impact: None.

## BACKGROUND

The AT&T SDG&E Substation project is located adjacent to the Carlton Hills SDG&E Substation, which is off Pecan Valley Road (accessed from Medina Drive in the City of Santee), which is north of Mast Boulevard and west of Santee Lakes (Attachment 9). The project includes a CUP, SDP and PDP for a new Wireless Communication Facility (WCF) consisting of a 37-foot tall monument tower concealing antennas, associated components and equipment and a 225-square-foot concrete block enclosure to house a 30-kW emergency generator. The site is zoned RS-1-8 and is designated Single Unit Residential Development in the East Elliott Community Plan. It is also located within Subarea 2 of the Mission Trails Design District (Attachments 1-3).

The project is proposed on the south side and immediately adjacent to the entrance to the Carlton Hills SDG&E Substation, west of new residential development (formerly known as Castle Rock, now known as Weston), to the east and south and vacant open space to the west and north (Attachment 1).

WCFs are permitted on premises containing non-residential uses in residential zones with a CUP, Process Three. The property is mapped with sensitive biological resources as well as the Multiple Habitat Planning Area (MHPA), located along the western perimeter of the property, which requires an SDP, Process Three. The maximum height allowed in the RS-1-8 zone is 35 feet. The monument tower is proposed at 37 feet, which requires a PDP, Process Four. Pursuant to Land Development Code (LDC) Section 112.0103, applications for more than one type of permit shall be consolidated and the decision maker at the highest level of authority shall act upon the project.

## DISCUSSION

### Project Description:

The project consists of a 37-foot-tall monument tower designed to complement the new Weston single-unit residential homes currently under construction to the east and south. The monument tower will be visible to the new homes as well as the existing homes in Santee located along Medina Drive. AT&T worked with the MTRP CAC and the developer of the new residential project to incorporate some of the architectural details of the Weston residential development into the tower. The tower itself is 35 feet tall, however the addition of a tile roof mansard increased the height to 37 feet. All transmitting components of the WCF will be completely concealed in the tower (Attachments 12 and 13). The proposed location of the tower is on the west side of the access road adjacent to the entrance to the SDG&E Substation. A combination of 15-gallon and 24-inch box trees will be planted (by the developer of the Weston homes) on the slope between the new homes to the east and the access road to the substation. In addition, AT&T is proposing three 15-gallon California Pepper trees, three 15-gallon Small Leaf Gum trees and four 5-gallon Laurel Sumac shrubs on the west side of the access road to provide screening from the west and to create a backdrop for views from the east (Attachment 13).

The MHPA occurs on the western perimeter of the 8-acre site, approximately 500 feet west of the project site. The area surrounding the substation is mapped with either sensitive vegetation or potentially sensitive vegetation, requiring an SDP. The project has been restricted to disturbed areas immediately adjacent to and abutting the SDG&E substation resulting in a total impact area of less than 0.1 acre. Conditions are included in the permit to comply with the avoidance and

minimization guidelines of the Multiple Species Conservation Plan (MSCP) so that noise-related indirect impacts do not occur to nesting birds and tree-nesting raptors during construction (Attachment 6).

The project is located within Subearea 2 of the MTRP. Although it is exempt from the Design District, it does comply with the section of the Design Manual related to WCFs. The project is fully screened; landscape will be used to screen and minimize views and it will not interfere with views of the park (Attachment 12).

#### Community and General Plan Analysis:

The East Elliott Community Plan does not 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 antennas and equipment from view in a monument tower that will architecturally integrate with the new residential development to the east and south (Attachment 12). Trees will be installed on the slope in front of the proposed tower by the residential developer and AT&T is proposing to install additional trees on the west side of the tower, which will enhance views of the tower. This meets the intent of UD-A.15. Therefore, the project meets the objectives of both the Community Plan and the General Plan.

#### Project-Related Issues:

The project consists of a 37-foot-tall monument tower designed to complement the new Weston single-unit residential homes currently under construction to the east and south. The base of the tower measures 15 feet by 15 feet, but the corners are cut out for the upper two-thirds of the tower so that the tower silhouette is minimized. A louvered vent screen is located on the upper portion of the tower on each side and the tower will be a neutral stucco color to blend in with the nearby hillsides.

Originally, the monument tower was designed to be 35 feet tall, however, in working with the MTRP CAC and the residential developer, AT&T agreed to modify the design of the tower slightly in addition to including a tile mansard on the top of the tower. The 35-foot tower started out very basic and plain but ended up using design details to minimize the profile. AT&T is also proposing to use architectural details of the closest new Weston development to the east, such as neutral colored stucco, wood details and the tile mansard. Adding the mansard resulted in a 2-foot increase to the overall height of the tower, which is now proposed to be 37 feet. The RS-1-8 zone has a maximum height limit of 35 feet so the deviation of 2 feet requires a PDP.

Original 35-Foot Tower



Final 37-Foot Tower



The purpose of a PDP is "to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations." Allowing a two-foot height deviation for a tile mansard addition represents a negligible visual impact and will integrate the monument tower architecturally with the new residential development to the east and south.

The 2-foot height deviation requested as part of this application is the minimum needed to complement the design. AT&T requires a minimum antenna rad center of approximately 31 feet to provide coverage to the surrounding residential areas that currently sit in somewhat of a valley. This project, in conjunction with the surrounding AT&T WCFs, will fulfill the coverage and capacity needs of the existing residential areas in addition to the new Weston homes currently under construction. As can be seen from the comparisons above, the addition of the tile mansard roof improves the appearance of the monument tower.

Nearby Home Designs



Council Policy 600-43 assigns preference levels to WCFs proposed on different lands uses. As a non-residential property in a residential zone, this project is in the Preference Three category. Such projects typically require a Process Three, Conditional Use Permit. However, this project seeks a

height deviation to allow a 2-foot height deviation for a tile mansard roof which will integrate the tower into the new residential development to the east and south. Pursuant to Land Development Code (LDC) 126.0602(b)(1), a PDP to deviate from the RS-1-8 maximum height of 35 feet is required. AT&T's coverage maps indicate that their coverage in the area is marginal at best (Attachment 8). This site will improve coverage significantly in the area, especially with the increased density resulting from the new residential development under construction. The closest non-residential sites are approximately a half mile away and are lower in elevation which would result in the need for additional AT&T sites to attain the same coverage as what the Substation project will provide.

Conclusion:

Other than 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 CUP, SDP, and PDP and recommends approval of the AT&T SDG&E Substation project (Attachment 5).

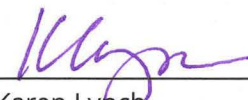
ALTERNATIVES

1. Approve CUP No. 2146696, SDP No. 2146697 and PDP No. 2146698 with modifications.
2. Deny CUP No. 2146696, SDP No. 2146697 and PDP No. 2146698, if the Planning Commission makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Patricia J. Fitzgerald  
Assistant Deputy Director  
Development Services Department



Karen Lynch  
Development Project Manager  
Development Services Department

VACCHI/KAL

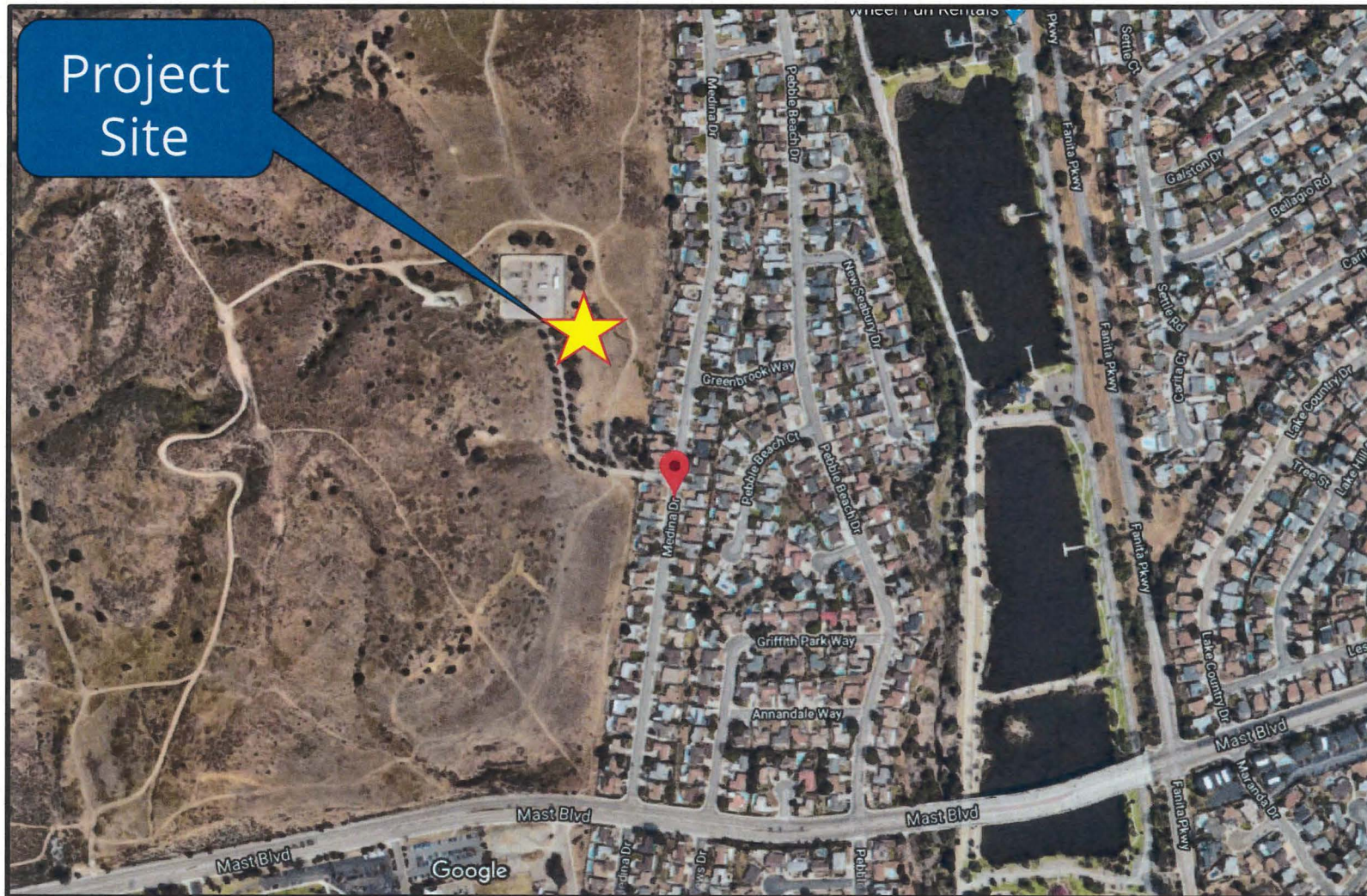
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Site Justification and Coverage Maps
9. Photo Survey

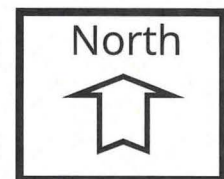
10. Ownership Disclosure Statement
11. MTRP CAC Recommendation
12. Photo Simulations
13. Project Plans



## Aerial Photo

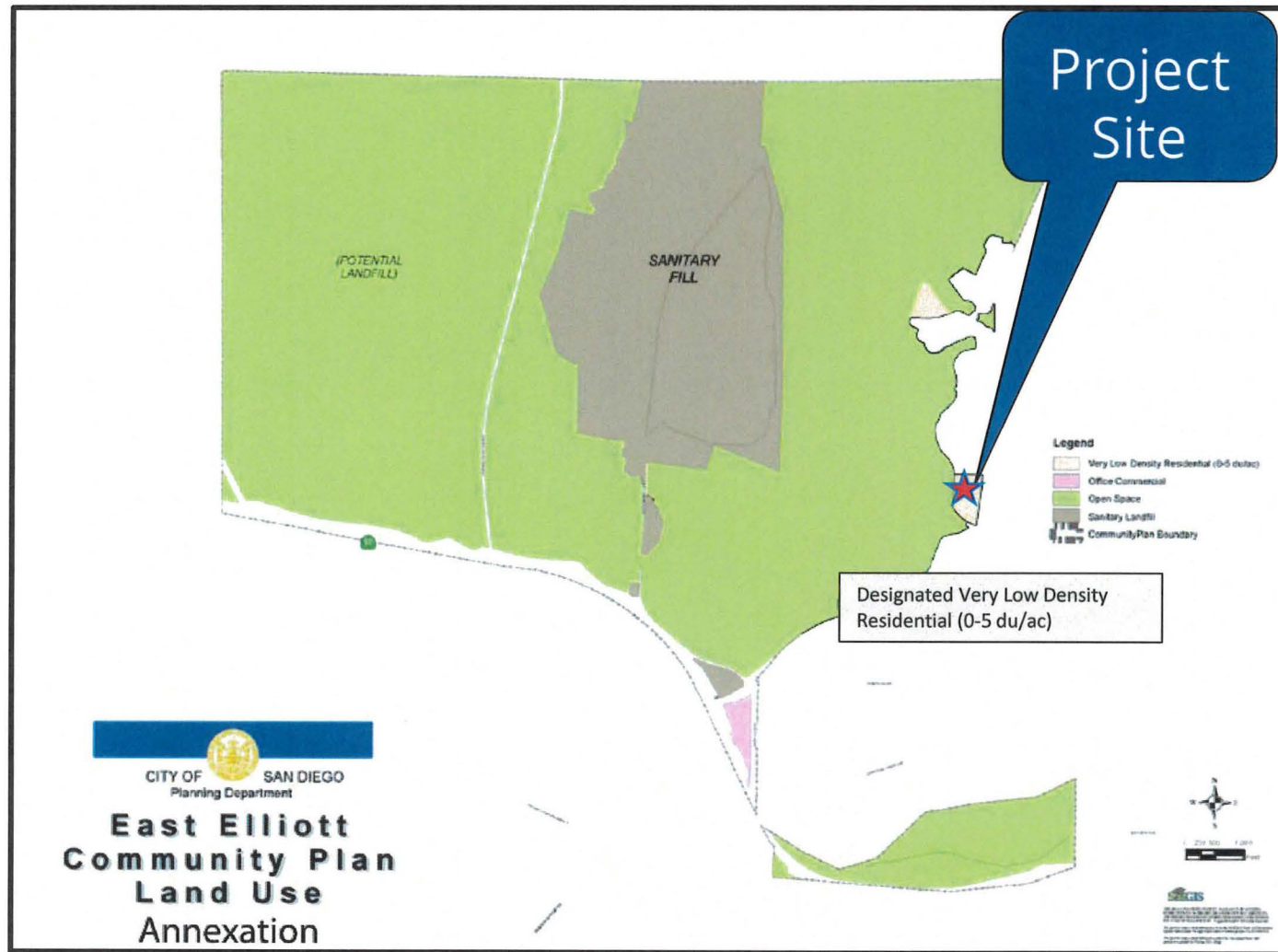


**AT&T SDG&E Substation - Project No. 561426**  
**Pecan Valley Drive**

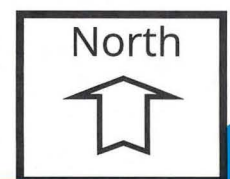




# Community Plan

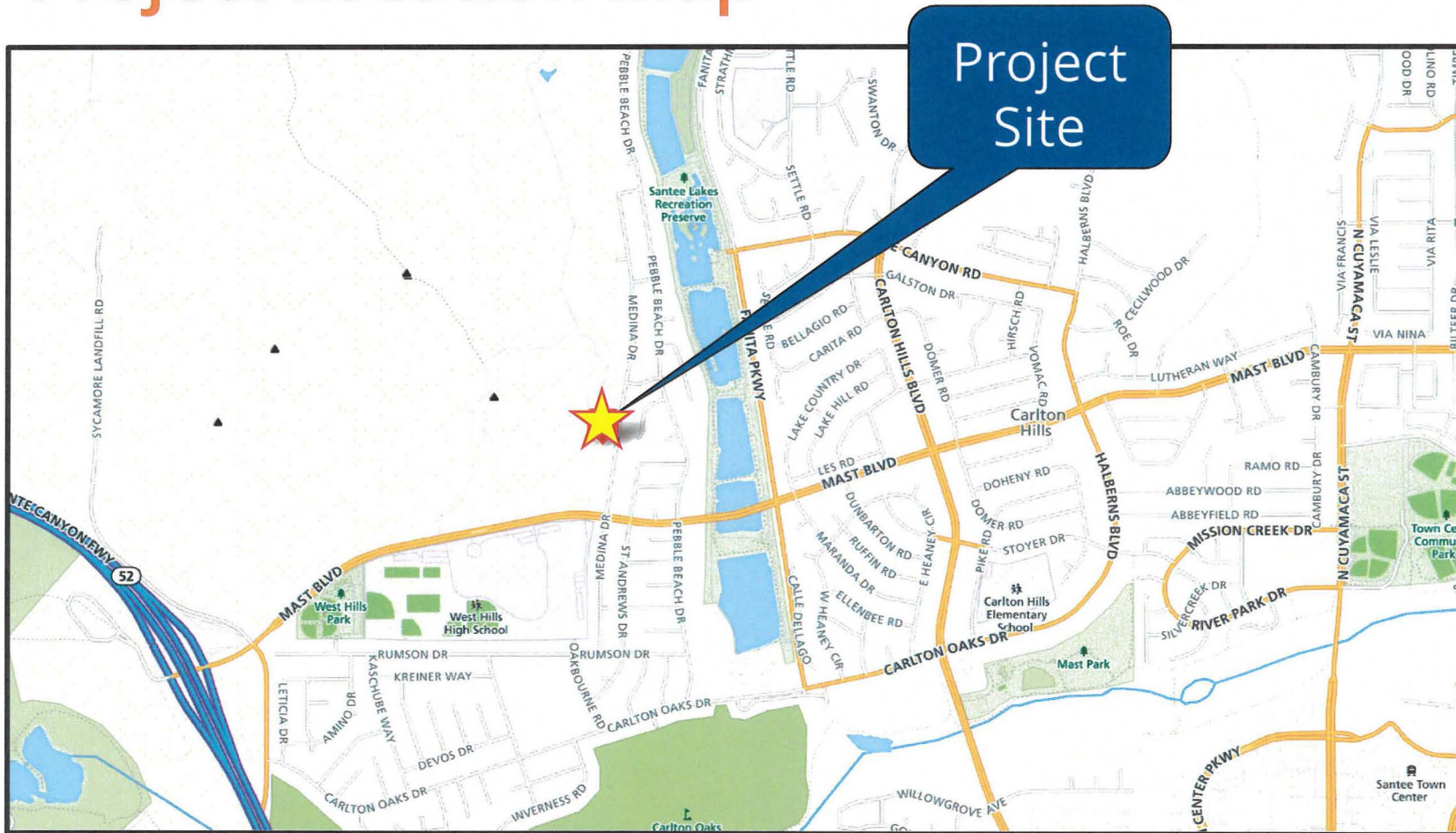


**AT&T SDG&E Substation - Project No. 561426**  
**Pecan Valley Drive**





# Project Location Map



**AT&T SDG&E Substation - Project No. 561426**  
**Pecan Valley Drive**



## PROJECT DATA SHEET

|   |  |                                |
|---|--|--------------------------------|
| <b>PROJECT NAME:</b>                            | AT&T – SDG&E Substation  |                                |
| <b>PROJECT DESCRIPTION:</b>                     | A Wireless Communication Facility (WCF) consisting of a 37' tall monument tower concealing 12 panel antennas and 24 Remote Radio Units with associated equipment in the base of the tower. A 30 Kw emergency generator will be located on the north side of the tower in a 225-square-foot concrete block enclosure. |                                |
| <b>COMMUNITY PLAN AREA:</b>                     | East Elliott   |                                |
| <b>DISCRETIONARY ACTIONS:</b>                   | Conditional Use Permit/Site Development Permit/Planned Development Permit  |                                |
| <b>COMMUNITY PLAN LAND USE DESIGNATION:</b>     | Very Low Density Residential (0-5 du/ac)   |                                |
| <b>ZONING INFORMATION:</b>                      |  |                                |
|   | <u><b>Required</b></u>   | <u><b>Proposed</b></u>         |
| <b>ZONE:</b>                                    | RS-1-8   |                                |
| <b>HEIGHT LIMIT:</b>                            | 35 feet  | 37 feet                        |
| <b>LOT SIZE:</b>                                | 8-acres  |                                |
| <b>FLOOR AREA RATIO:</b>                        | .45  |                                |
| <b>FRONT SETBACK:</b>                           | 25 feet  | 333 feet                       |
| <b>SIDE SETBACK:</b>                            | 10 feet  | 168 feet                       |
| <b>REAR SETBACK:</b>                            | 10 feet  | 371 feet                       |
| <b>ADJACENT PROPERTIES:</b>                     | <b>LAND USE DESIGNATION &amp; ZONE</b>   | <b>EXISTING LAND USE</b>       |
| <b>NORTH:</b>                                   | City of Santee   | Residential Under Construction |
| <b>SOUTH:</b>                                   | Open Space; RS-1-8   | Residential Under Construction |
| <b>EAST:</b>                                    | City of Santee   | Residential Under Construction |
| <b>WEST:</b>                                    | Open Space; RS-1-8   | Vacant Open Space              |
| <b>DEVIATION REQUESTED:</b>                     | The WCF proposes to deviate from the 35-foot height limit by 2 feet to accommodate the 37-foot monument tower.   |                                |
| <b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b> | There is no recognized Community Planning Group for East Elliott. However, the Mission Trails Regional Park Citizens Advisory Committee voted 11-0-1 to recommend approval of the project without conditions.  |                                |

PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2146696  
SITE DEVELOPMENT PERMIT NO. 2146697  
PLANNED DEVELOPMENT PERMIT NO. 2146698  
**AT&T SDG&E SUBSTATION PROJECT NO. 561426**

WHEREAS, San Diego Gas & Electric, Owner, and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 2146696/2146697/2146698), on portions of an 8-acre site; and

WHEREAS, the project site is located off an access road (to the Carlton Hills SDG&E Substation) from Pecan Valley Drive in the RS-1-8 zone of the East Elliott Community Plan area; and

WHEREAS, the project site is legally described as: A portion of Lot 5 of the Revised Subdivision of Fanita Rancho in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1703, filed in the Office of the County Recorder, February 28, 1918; and

WHEREAS, on April 30, 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 Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on June 28, 2018, the Planning Commission of the City of San Diego considered Conditional Use Permit (CUP) No. 2146696, Site Development Permit (SDP) No. 2146697 and Planned Development Permit (PDP) No. 2146698, 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 June 28, 2018.

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

The East Elliott Community Plan did not contemplate Wireless Communication Facilities (WCF) when it was written in 1971, however, the City of San Diego's General Plan (UD-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 calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

This project consists of a 37-foot-tall monument tower concealing 12 panel antennas and 24 Remote Radio Units (RRU). The associated equipment will be in the base of the tower, and a 30-kW emergency generator is located in an adjacent 225-square-foot concrete block enclosure. The project site is zoned RS-1-8. Pursuant to LDC section 141.0420(e)(1), a WCF on a premise containing a non-residential use in a residential zone is allowed with a Conditional Use Permit (CUP). The tower is proposed to be located on the south side of the Carlton Hills SDG&E Substation, adjacent to the entrance to the facility. It is designed to completely conceal the WCF and incorporate architectural details of the new residential development being constructed to the south and east. Trees will be installed by the residential developer on the slope between the WCF and the new residential development will enhance views of the tower while new trees planted by AT&T to the west of the tower will also enhance views, as well as create a backdrop for the tower.

The proposed WCF complies with the City's Land Development Code section 141.0420, Wireless Communication Facilities, as well as the requirements of the City's General Plan. The proposed WCF does not adversely affect the applicable land use plan or the City's General Plan.

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

The project is located on the south side of the Carlton Hills SDG&E Substation adjacent to Pecan Valley Drive, northeast of Mast Boulevard in the East Elliott Community Planning area. The project consists of a 37-foot-tall monument tower concealing 12 panel antennas and 24 Remote Radio Units (RRU). Equipment associated with the antennas will be located in the base of the tower and a 225-square-foot concrete block enclosure will house a 30-kW emergency generator.

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

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

such emissions." An Electromagnetic Energy Exposure Report was prepared by DBI Consulting, which concluded that the project will be in compliance with FCC standards for RF emissions. Therefore, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction and would not be detrimental to the public health, safety and welfare.

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

Land Development Code section 141.0420(e)(1) permits Wireless Communication Facilities (WCF) on a premise containing non-residential uses on sites zoned RS-1-8 as this one is, with a CUP. The project consists of a 37-foot-tall monument tower concealing 12 panel antennas and 24 Remote Radio Units with the associated equipment located in the base of the tower and a 30kW emergency generator in a 225-square-foot concrete block enclosure on the north side of the tower. The base of the tower measures 15 feet by 15 feet, but the corners are cut out for the upper two-thirds of the tower so that the silhouette is minimized. A louvered vent screen is located on the upper portion of the tower on each side and the tower will be a neutral stucco color to blend in with the nearby hillsides.

The project complies with all the development regulations of the RS-1-8 zone except for height. It includes a request for a deviation to allow an additional two feet of height to accommodate a tile mansard roof feature that was added as a result of collaborating with the Mission Trails Regional Park Citizens Advisory Committee (MTRP CAC) and the developer of the new residential neighborhoods to the south and east. The monument tower will be visible to the new homes as well as the existing homes in Santee located along Medina Drive.

The WCF regulations require that facilities be minimally visible through the use of architecture, landscape, and siting solutions. The monument tower will be located on the south side of the Carlton Hills SDG&E substation. The substation and an access road are situated on the 8-acre property with the remaining portions of the lot vacant and containing environmentally sensitive lands in the form of biological resources. The Multiple Habitat Planning Area (MHPA) is located on the western perimeter of the property. The monument tower and generator are proposed on a disturbed portion of the lot adjacent to the access road and will not impact any of the environmentally sensitive lands. The new residential development is installing a mixture of 15-gallon and 24-inch box trees on the slope between the homes and the monument tower and in addition, AT&T is proposing to install 15-gallon trees (California Pepper and Blue Gum Eucalyptus) to the west and south of the tower to enhance views of the tower and four 5-gallon Laurel Sumac shrubs to the south and west of the equipment enclosure to enhance the appearance of the enclosure.

The tower itself is 35 feet tall, however the addition of the tile mansard increased the height to 37 feet. The 2-foot height deviation requested as part of this application is the minimum needed to complement the design. AT&T requires a minimum antenna rad

center of approximately 31 feet to provide coverage to the surrounding residential areas that currently sit in somewhat of a valley. This project, in conjunction with the surrounding AT&T WCFs, will fulfill the coverage and capacity needs of the existing residential areas in addition to the new Weston homes currently under construction. Overall, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

**d) The proposed use is appropriate at the proposed location.**

The proposed Wireless Communication Facility (WCF) is in a Preference Three location as outlined in Council Policy 600-43. The Policy sets forth locational categories that correspond to the process levels contained within LDC section 141.0420, WCF regulations. These guidelines establish a hierarchy from the most preferred location (1) to the least preferred location (4). Applications for sites either in Preference 2, 3 or 4 locations should include additional information from the applicant substantiating why a lower preference location was not used.

According to AT&T's site justification analysis, their coverage objective targeted the residential areas around Mast Boulevard and Santee Lakes. The closest non-residential properties are a half mile away, sit at a much lower elevation, and are lower in height so they would not provide the same coverage. The selected site at the SDG&E substation is a non-residential use in a residential zone, which requires a Conditional Use Permit (CUP), Process Three. The monument tower was located and designed to incorporate some of the architectural elements of the new residential development (formerly known as Castlerock). With the hills as a backdrop and the installation of California Pepper and Blue Gum Eucalyptus trees on the slope between the new residential development and to the west and south of the tower, the neutral colored tower will blend into the landscape.

The trend to eliminate land line phones and the resulting demand for wireless coverage in residential areas was recognized in the development of the WCF regulations by encouraging use of non-residential properties. The AT&T SDG&E Substation project is proposed on a non-residential property zoned residential. The property is elevated above the residential areas to the south, east and northeast and will bridge gaps in areas where topography presents coverage and capacity challenges. The tower is designed to complement the surrounding area and will not impact environmentally sensitive lands.

The proposed use is appropriate based on the site justification analysis and the project design and siting solution.

## B. SITE DEVELOPMENT PERMIT [SDMC Section 126.050]

### 1. Findings for all Site Development Permits:

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

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

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

Please see CUP Finding, No. 1 b), above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see CUP Finding No. 1 c) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

### 2. Supplemental Findings – Environmentally Sensitive Lands

- a) The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project is proposed to be located on the south side of the Carlton Hills SDG&E Substation on the west side of the entrance along the access road. The specific project area is comprised of disturbed land and no impacts to the non-native grasslands to the southwest nor the non-native vegetation to the west will occur. Conditions have been incorporated into the permit to ensure there will be no impacts to nesting birds and tree-nesting raptors and that potential impacts to the California gnatcatcher and the rufous-crowned sparrow during construction are avoided.

- b) The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project is proposed adjacent to an access road on the south side of the Carlton Hills SDG&E Substation on a disturbed portion of the property. No natural land forms will be

altered and there will be no undue risks from geologic, erosional forces, flood hazards or fire hazards.

**c) The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The 8-acre site contains the Carlton Hills SDG&E Substation and an access road. The remainder of the undeveloped portion of the lot is mapped with Environmentally Sensitive Lands (ESL) in the form of biological resources, and the western perimeter contains Multiple Habitat Planning Area (MHPA). The immediate project site is disturbed land and no impacts to areas outside of the approximately 1,300-square-foot development area are proposed. Conditions have been included in the permit to ensure there are no impacts to nesting birds and tree-nesting raptors and that potential impacts to the California gnatcatcher and the rufous-crowned sparrow during construction are avoided. Therefore, the project will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**d) The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The Multiple Habitat Planning Area (MHPA) is located on the western perimeter of the 8-acre site, approximately 200 feet west of the proposed project site. A condition requiring compliance with the MHPA Adjacency Guidelines has been incorporated into the permit to ensure that no impacts will occur and consistency with the MSCP Subarea Plan will be observed.

**e) The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The AT&T SDG&E Substation project is located approximately 15 miles from the Pacific Ocean and therefore, will not contribute to the erosion of public beaches or adversely impact local shoreline and sand supply.

**f) The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

No impacts are anticipated to occur with this project, however due to the proximity to the Multiple Habitat Planning Area (MHPA), approximately 200 feet to the west, the permit includes compliance with the MHPA Adjacency Guidelines. Additionally, the permit incorporates avoidance conditions related to nesting birds and tree-nesting raptors during construction. These conditions are reasonably related to and calculated to alleviate potential negative impacts created by the proposed development.

C. **PLANNED DEVELOPMENT PERMIT [SDMC Section 126.0605]**

1. **Findings for all Planned Development Permits:**

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

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

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

Please see CUP Finding, No. 1 b), above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will not be detrimental to the public health, safety, and welfare.

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

Please see CUP Finding No. 1 c) above for facts supporting this Finding. For the reasons described in that Finding, which are hereby incorporated into this Finding by reference, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

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

## ATTACHMENT 5

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 2146696/SDP No. 2146697/PDP No. 2146698 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.'s 2146696/2146697/2146698, a copy of which is attached hereto and made a part hereof.

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Karen Lynch  
Development Project Manager  
Development Services

Adopted on: June 28, 2018

IO#: 13003679

DRAFT

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

INTERNAL ORDER NUMBER: 11003679

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2146696  
SITE DEVELOPMENT PERMIT NO. 2146697  
PLANNED DEVELOPMENT PERMIT NO. 2146698  
**AT&T SDG&E SUBSTATION PROJECT NO. 561426**  
PLANNING COMMISSION

This Planned Development Permit No. 2146696, Site Development Permit No. 2146697 and Planned Development Permit No. 2146698 is granted by the Planning Commission of the City of San Diego to San Diego Gas & Electric, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 126.0303, 143.0110 and 126.0602. The 8-acre site is located off an access road (to the Carlton Hills SDG&E Substation) from Pecan Valley Drive in the RS-1-8 zone of the East Elliott Community Plan area. The project site is legally described as: A portion of Lot 5 of the Revised Subdivision of Fanita Rancho in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1703, filed in the Office of the County Recorder, February 28, 1918.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 28, 2018, on file in the Development Services Department.

The project shall include:

- a. A 37-foot tall monument tower (where 35 feet is the maximum height limit in the RS-1-8 zone) concealing a total of 12 panel antennas: nine measuring 72" x 12" x 9.6" and three measuring 78.7" x 20" x 6.9"; 24 Remote Radio Units; six surge suppressors and three WCS filters;
- b. Equipment located at the base of the tower and a 30kW emergency generator located in a 225-square-foot concrete block enclosure adjacent to the tower;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 12, 2021.
2. The project complies with the Wireless Communication Facility Guidelines as a Complete Concealment Facility and as a result, the permit does not contain an expiration date. The Owner/Permittee shall maintain the appearance of the approved facility to the condition set forth in this permit unless the WCF that is the subject of this Permit is removed and restored to its original condition.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).

8. 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.

9. 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.

10. 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.

11. 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:**

12. The project proposes to export 21 cubic yards of material from the project site. All excavated material 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.

13. 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.

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

**LANDSCAPE REQUIREMENTS:**

15. Prior to issuance of any construction permits for the telecom facility and associated structures, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance to Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

16. Prior to Final Inspection, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

17. All required landscape shall be maintained by the Owner in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees shall not be permitted.

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**MSCP REQUIREMENTS:**

19. Project clearing, grubbing and grading shall not occur within the avian breeding season (February 15-September 15) and shall be limited to the non-breeding season (September 16-February 14) to ensure no direct and indirect impacts to nesting birds and raptors, including sensitive species such as the southern California rufous-crowned sparrow. Should clearing, grubbing, and/or grading be necessary within the avian breeding season, the project would be required to comply with the regulations and guidelines of the MBTA and CFG Code, including completion of a pre-construction survey conducted by a qualified biologist to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) with this area, then clearing, grubbing and grading shall be allowed

to proceed. If active nests or nesting birds are observed with the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed or young have fledged.

**PLANNING/DESIGN REQUIREMENTS:**

20. The WCF shall conform to the approved construction plans.
21. Photo simulations shall be printed on the construction plans.
22. Prior to the first pre-construction meeting for grading permit, the City shall verify that the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur within the off-site lands that would be subject to construction noise levels exceeding 60 dB(A) hourly average between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City:

- a. A qualified biologist (possessing a valid FESA Section 10(a)(1)(A) Recovery Permit) shall survey appropriate habitat (coastal sage scrub) areas within the off-site lands that would be subject to construction noise levels exceeding 60 dB(A) hourly average for the presence of the coastal California gnatcatcher. If no appropriate habitat is present, then the surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of any construction. If gnatcatchers are present within the off-site lands, then the following conditions must be met:
  - I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted within the off-site lands. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and
  - II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied gnatcatcher habitat within the off-site lands. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or

- III. At least two weeks prior to commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB hourly average at the edge of habitat (within the off-site lands) occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring\* shall be conducted at the edge of the occupied habitat area within the off-site lands to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

\*Construction noise shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat within the off-site lands are maintained below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels within occupied off-site habitat to below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- b. If coastal California gnatcatchers are not detected within the off-site lands during the protocol survey, the qualified biologist shall submit substantial evidence to the City Manager and applicable wildlife agencies that demonstrates whether or not Mitigation Measures are necessary between March 1 and August 15 as follows:
  - I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then Condition A shall be adhered to as specified above.
  - II. If this evidence concludes that no impacts to this species are anticipated, no Mitigation Measures would be necessary.

23. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC may be required if the City determines during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

24. 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.

25. 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.

26. The accuracy and validity of the RF Compliance Report, submitted by the Permittee, shall be assured while the WCF is in operation. If requested by the City, Owner/Permittee shall provide an updated RF Compliance Report to address any issues associated with the emitting components of the WCF.

27. All equipment, including transformers, emergency generators and air conditioners belonging to the Owner/Permittee shall be designed and operated consistent with the City noise ordinance. Ventilation openings shall be baffled and directed away from residential areas. Vibration resonance of operating equipment in the equipment enclosures shall be eliminated.

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

29. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational, in which case, the removal and the restoration of this site to its original condition is required.

30. 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.

31. As the permittee for this site, AT&T Mobility is responsible for the site and for the behavior of any party that leases space at this location. Regardless of cause, it shall be the Owner/Permittee's responsibility to correct any code violations at the site, including payment of any penalties incurred.

**INFORMATION ONLY:**

- Please note that a Telecom Planning Inspection Issue will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- The issuance of this development permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit

are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on June 28, 2018 by Resolution No.

\_\_\_\_\_.

DRAFT

**ATTACHMENT 6**

Permit Type/PTS Approval No.: CUP No. 2146696/SDP No. 2146697/PDP No. 2146698  
Date of Approval: June 28, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Karen Lynch  
Development Project Manager

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

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

**AT&T Mobility**  
Permittee

By \_\_\_\_\_  
NAME: Frank De Peralta  
TITLE: Manager Real Estate Administration

**San Diego Gas & Electric**  
Owner

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

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

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

**Project Name:** AT&T SDG&E Substation**Project No.:** 561426**Project Location-Specific:** Pecan Valley Drive, San Diego, CA 92017 (adjacent to Mast Boulevard and Medina Drive)**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project proposes a new Wireless Communication Facility (WCF) consisting of a 37-foot-tall architectural tower at the entrance of an SDG&E substation just west of the City of Santee. The project site is in the East Elliot Community Plan area and is designated for Single Unit Residential development. It is zoned RS-1-8. The project also includes equipment and a 30 KW generator adjacent to the tower.

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

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

Exempt Status: (CHECK ONE)

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

Reasons why project is exempt: The City 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

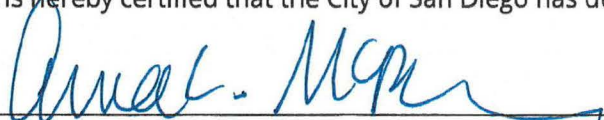
Telephone: (619) 446-5276

If filed by applicant:

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

## ATTACHMENT 7

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

  
\_\_\_\_\_/Senior Planner  
Signature/Title

May 15, 2018

\_\_\_\_\_  
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 CAL01891**

***SITE JUSTIFICATION REPORT***

**Background**

The proposed AT&T CAL01891 "Santee Lakes" 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 utility property at the termination of Pecan Valley Road as the most viable location in terms of zone-ability, elevation and aesthetics. This was the final candidate chosen based on its ability to achieve desired coverage and capacity needs in the area.

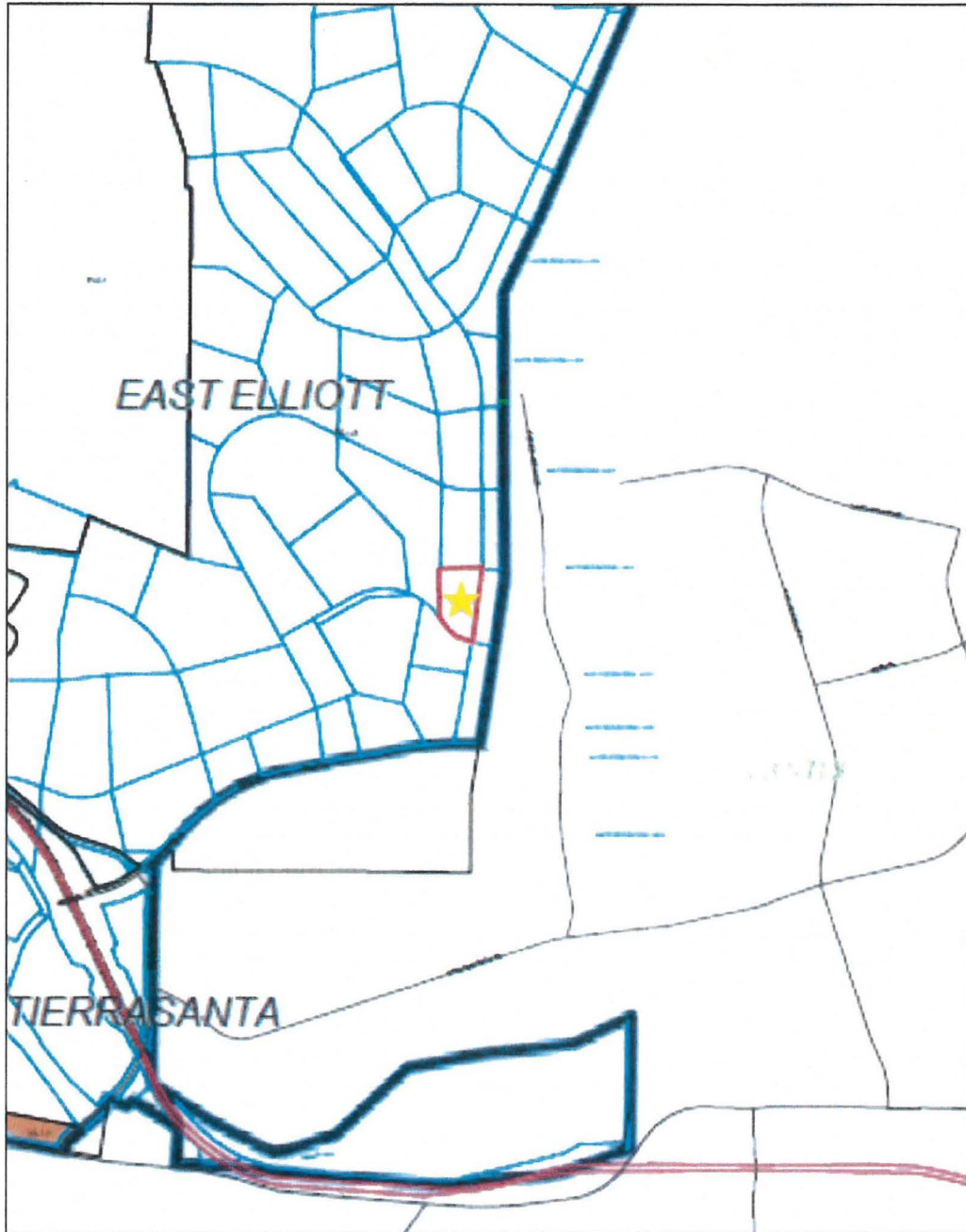
**Analysis**

*I. Site Selection*

The AT&T site development team recognized from the outset that the coverage objective was essentially residential. Our initial site search attempted to identify any non-residential zones or land uses that could accommodate the Search Ring objectives. Per the zoning map submitted with this report, the site is within the RS-1-8 zone and the surrounding land uses are primarily residential. The nearest commercial property is located east of the project site. The closest AT&T existing wireless facility to the west serves the commercial traffic along the Highway 52 and across to the residential areas west of Highway 52. Due to the volume of traffic, distance, and capacity need of the surrounding area, this site cannot provide enough coverage to the neighborhoods surrounding Mast Boulevard and Medina Drive.

Furthermore, the coverage objective targeted by this new search ring is the rolling span of residential areas around Mast Boulevard and Santee Lakes. There were no commercial properties that would meet the coverage objective as they are all located to the east approximately ½ mile away and at a lower elevation than the subject site.

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



According to the Municipal Code Section §131.0403, the purpose of the RS-1-8 zone is to *"provide appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties."* As the zoning map above demonstrates, the subject property sits on a lot that is somewhat on an island amongst residentially zoned areas with residential uses. The proposed installation was designed with this flexibility in mind. This unique property set apart from most of the dense residential developments presents an opportunity to squarely meet the intent of the zone while limiting adverse effects on the surrounding properties.

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

The proposed site\* at Pecan Valley Road is about 0.5 miles away from the nearest existing AT&T site to the west. The existing site to the west is currently serving residential properties and Highway 52. This site serves a different coverage objective than the proposed site as it is tasked with serving the residential areas further west, beyond Highway 52. The proposed site will increase the capacity of the network in the area for residents that live north and east of the 52 at Mast Boulevard and decrease the current load on the existing site to the west.

The other existing AT&T sites to the south and east are currently serving important coverage needs along Highway 52 at the base of the mountains. The site to the west of the proposed site on Mast Boulevard and southeast along Mission Gorge Road 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 south of the site is another existing AT&T site along the 125 Freeway. Due to the rolling hills located south of the proposed site, the existing site's ability to cover northern areas stops at Highway 52. The existing southern site is located over 2 miles south 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 past the busy intersection of Highway 52 and the 125 Freeway. Other southern sites to the southeast and southwest are even farther and cannot reach the same residential that the new site will serve.

The proposed CAL01891 site takes into account all the aforementioned limitations and existing conditions and has been designed accordingly. The northeastern-facing sector will provide coverage to the existing residential properties Medina Drive and north of the proposed site.

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\* Represented by a black symbol on the GSA maps

The eastern facing sector will help bridge the gap in existing sites located further east due to difficult topographical challenges in the area. It will also serve the new Castlerock development directly east of the proposed site. Finally the southeastern-facing sector will provide coverage to increased traffic along Mast Boulevard and existing homes in the area.

## *II. Site Justification*

The site is needed to address significant coverage and capacity gap in residential communities around the project area, in particular in the northerly, southerly and easterly directions. The RF Coverage Maps attached to this justification report clearly depict the existing coverage gaps and show the significant coverage gain that would be achieved with the proposed project. 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. When the antennas sit too high, AT&T cannot control the coverage, and it actually slows the network down. By locating the antennas at about 460' AMSL, the RF engineers have determined based on the volume of demand and traffic by its existing customers that this will be the exact level of coverage and capacity to optimize service to the surrounding neighborhoods. Without the proposed facility, these neighborhoods sit within a valley at the outskirts of the existing coverage provided by surrounding facilities (see first coverage map showing existing conditions).

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 35-foot tall tower with equipment at the base of the tower and an emergency backup generator directly adjacent to the tower.

*Conclusion*

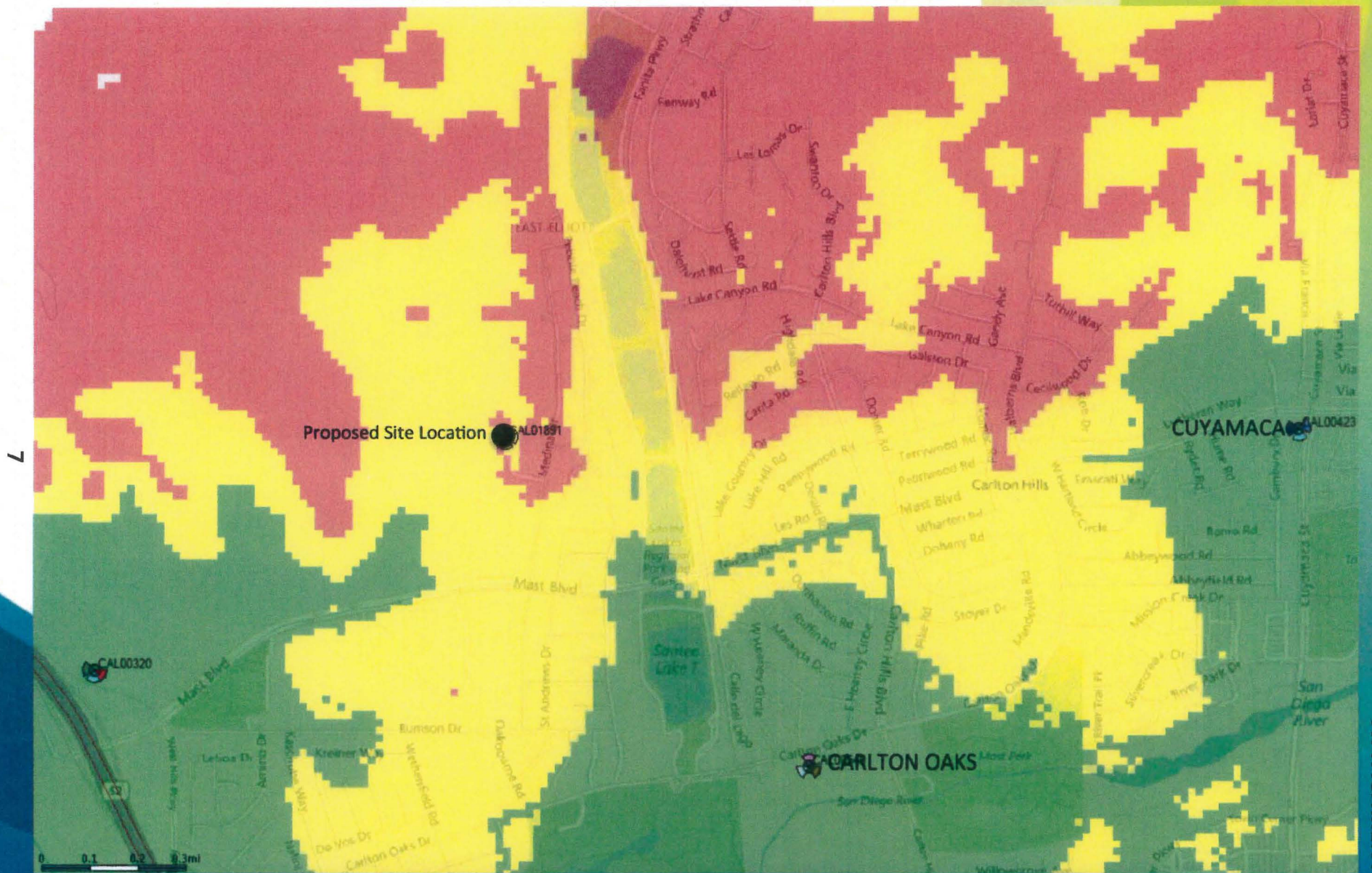
The proposed AT&T wireless installation provides a material benefit to the community with the providing of communications services for personal, business, and emergency purposes. There is currently a sea-change under way relative to communications, with communications of all kinds utilizing the wireless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



**SD1891**

July 2017

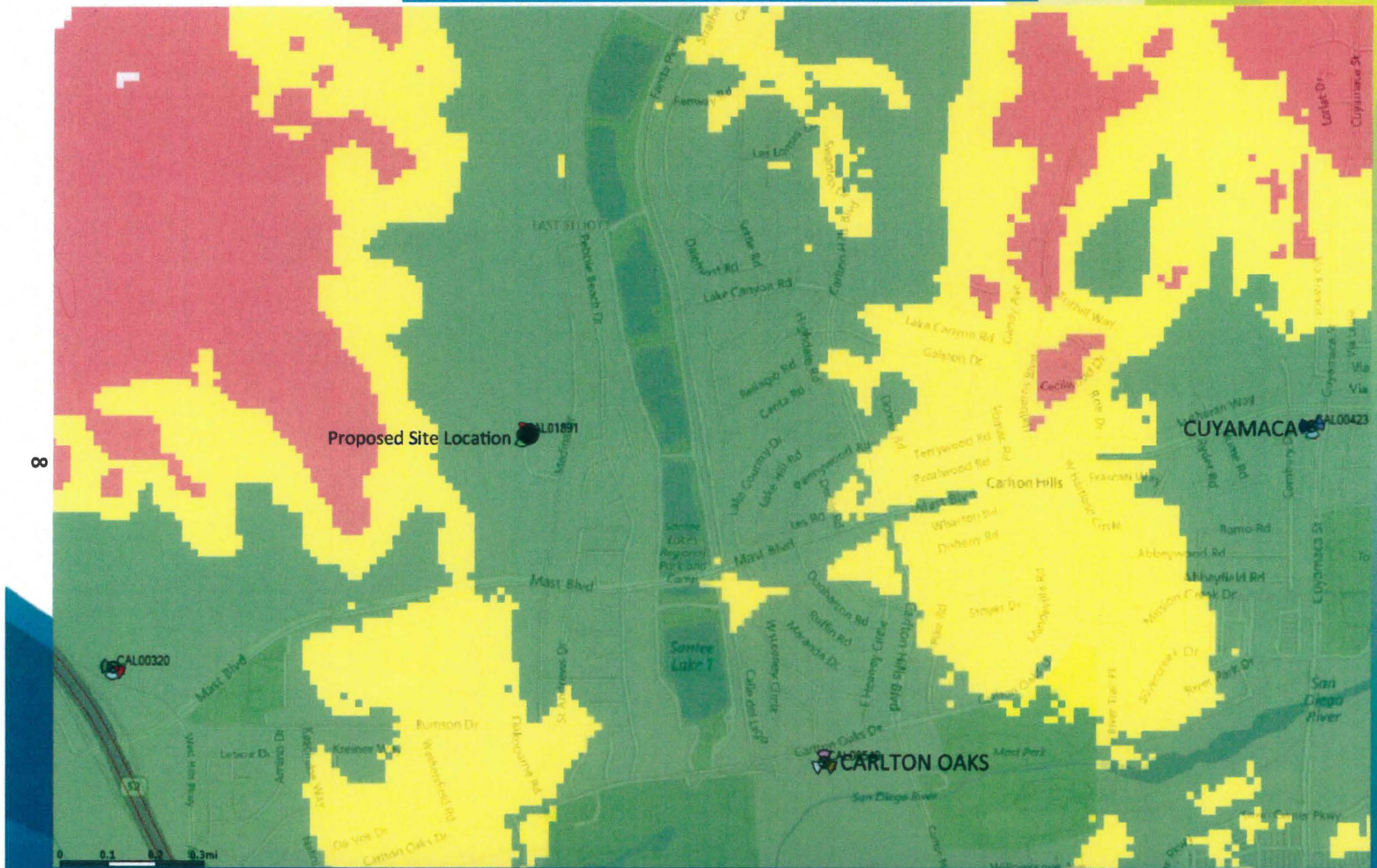
## Coverage without AT&T Substation



| Min | Max | Legend                  |
|-----|-----|-------------------------|
|     |     | Good Coverage           |
|     |     | Weak Coverage           |
|     |     | Marginal to No Coverage |



## Coverage with AT&T Substation



| Min | Max | Legend                  |
|-----|-----|-------------------------|
|     |     | Good Coverage           |
|     |     | Weak Coverage           |
|     |     | Marginal to No Coverage |







at&t

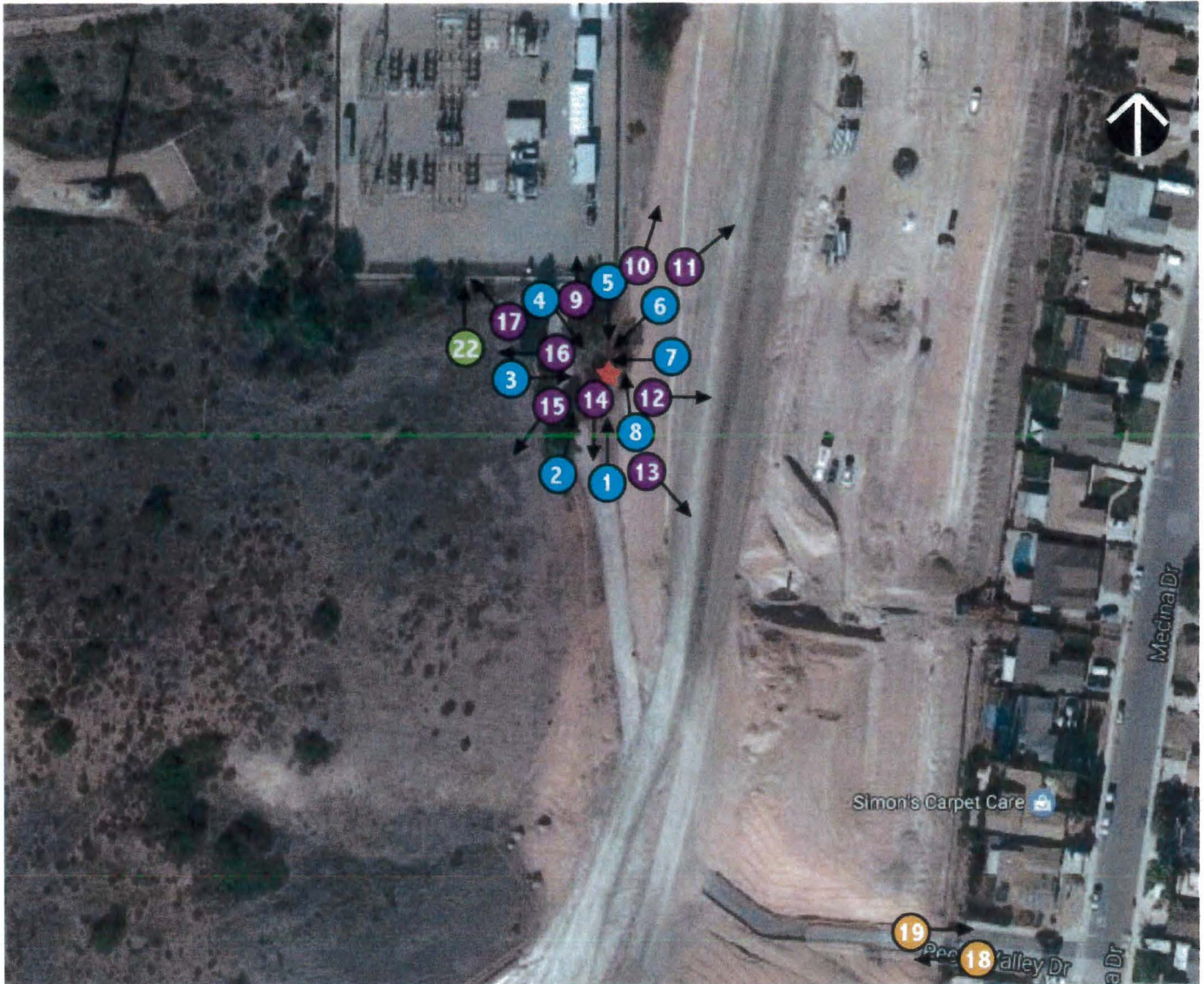
# PHOTO SURVEY

**AT&T MOBILITY CAL01891**

Pecan Valley Drive

*San Diego* CA 92071

# PHOTO KEY



## KEY



Photos Looking at the Site



Photos Looking at Access



Photos Looking Away from the Site



1. Looking North Toward Site from on site



2. Looking Northeast Toward Site from on site

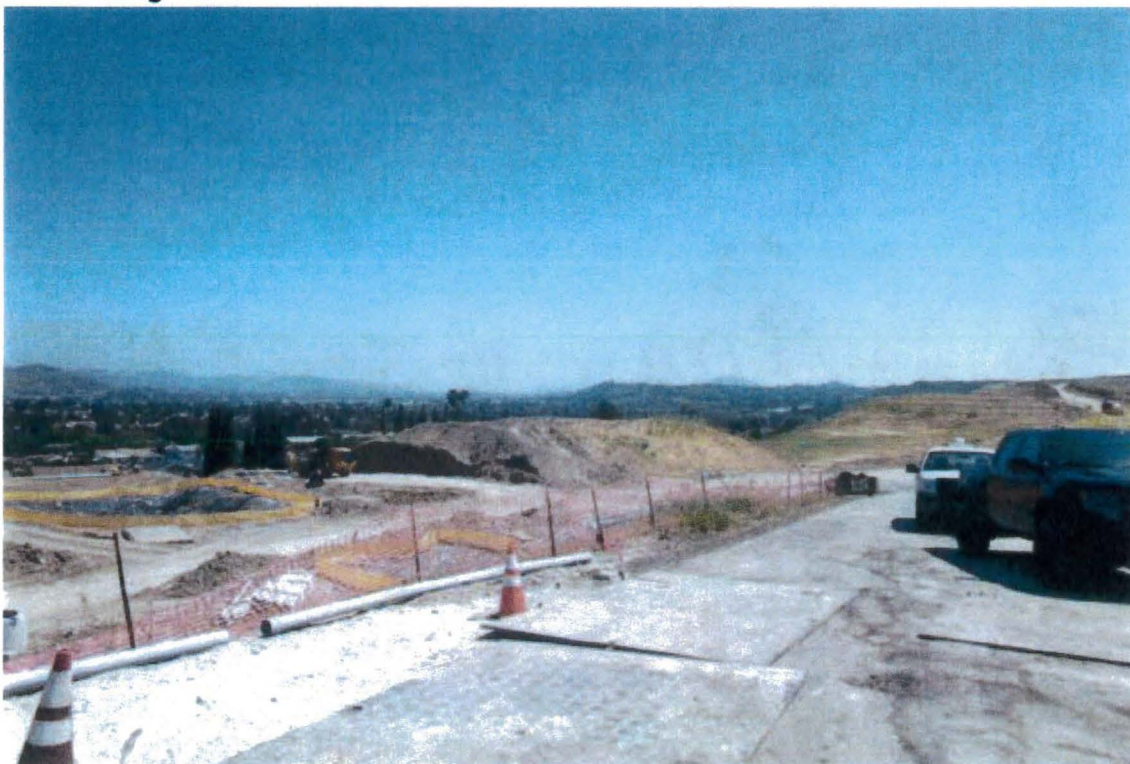




3. Looking East Toward Site from on site



4. Looking Southeast Toward Site from on site



5. Looking South Toward Site from on site



6. Looking Southwest Toward Site from on site





7. Looking West Toward Site from on site



8. Looking Northwest Toward Site from on site



### 9. Looking North from the Site



### 10. Looking Northeast from the Site





11. Looking Northeast from the Site



12. Looking East from Site





13. Looking Southeast from Site



14. Looking South from the Site





15. Looking Southwest from Site



16. Looking West from Site



17. Looking Northwest from Site



18. Looking West at Ingress from Pecan Valley Drive



19. Looking East at Egress from Site to Pecan Valley Drive





THE CITY OF SAN DIEGO

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

AT&amp;T CAL01891 SANTEE LAKES

- Carlton Hills

Project No. For City Use Only

Project Address:

Pecan Valley Drive, Santee, CA 92071

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

NA

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

Additional pages attached ☒ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

|   |  |
|---|--|
| <b>Project Title:</b><br>AT&T CAL01891 Santee Lakes | <b>Project No. (For City Use Only)</b> |
|---|--|

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

**Legal Status (please check):**

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

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

|  |  |
|--|--|
| <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Corporate/Partnership Name (type or print):</div> SDG&E Company, a California corp. <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <input checked="" type="checkbox"/> Owner    <input type="checkbox"/> Tenant/Lessee         </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Street Address:</div> 8335 Century Pk Ct. CP1-2A <div style="border-bottom: 1px solid black; margin-bottom: 5px;">City/State/Zip:</div> SD, CA 92123 <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Phone No:</div> 858-637-3714 <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Fax No:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Name of Corporate Officer/Partner (type or print):</div> Jim Seibert <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Title (type or print):</div> Real Estate Port folio Mgr. <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Signature :</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Date:</div> 8/24/17 | <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Corporate/Partnership Name (type or print):</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <input type="checkbox"/> Owner    <input type="checkbox"/> Tenant/Lessee         </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Street Address:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">City/State/Zip:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Phone No:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Fax No:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Name of Corporate Officer/Partner (type or print):</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Title (type or print):</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Signature :</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Date:</div> |
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## TIME AND PLACE

The meeting of the Mission Trails Regional Park Citizens' Advisory Committee was held on Tuesday, January 2, 2017, at the Mission Trails Regional Park Visitor and Interpretive Center.

## ATTENDANCE

### Members Present

Frank Bathrick, City of Santee  
David Boyer, USMC Miramar  
Richard Gadler, City of El Cajon  
Dorothy Leonard, Chair, Member at Large  
Carol Lockwood, City of La Mesa  
Kevin Loomis, SD MBA  
Dick Murphy, Vice Chair, Special Member  
Richard Thesing, Tierrasanta Community Council (alternate)  
Marilyn Reed, Navajo Community Planners  
Lane Mackenzie, MTRP Foundation  
Barbara Perkins, Scripps Ranch Civic Association

### Members absent/Excused

Robert Chavez, City of San Diego Park & Recreation Board  
Mickey Zeichick, San Carlos Area Council  
Terry Cords, San Carlos Area Council (alternate)  
Paul Ganster, San Diego State University  
Nancy Acevedo, Member at Large  
Betty Ogilvie, Tierrasanta Community Council  
Roger Utt, County of San Diego Parks & Recreation Committee  
Mike Pent, Special Member

### City of San Diego

Steve Haupt, Parks and Recreation Department  
Casey Smith, Parks and Recreation Department  
Ryan Robertson, Parks and Recreation Department

### GUESTS

Morgan Norville, AT&T  
Elizabeth Hansen, Southwest Strategies/Pardee Homes

**CALL TO ORDER:** The meeting was called to order at 6:30 PM by CAC Chair Dorothy Leonard.

## ROLL CALL

## APPROVAL OF MINUTES

**MOTION:** It was moved and seconded (GADLER/BATHRICK) to approve the minutes of the meeting of November 7, 2017 with the following corrections: Carol Lockwood is no longer an alternate member and Kevin Loomis was not present. The motion passed unanimously with BOYER abstaining.

**MTRP CAC MEETING MINUTES- JANUARY 2, 2018**

**CHAIR'S REPORT** – The Mission Trails Task Force approved the appointment of Lane Mackenzie, Mission Trails Foundation, to the CAC. The Task Force also requested more information regarding the proposed Mission Trails solar array project to be presented at their next meeting.

**RANGERS REPORT** – None

**WATER DEPARTMENT'S LAKE MURRAY REPORT**- None

**FOUNDATION REPORT**- None

**COMMUNICATIONS**- None

**ACTION ITEMS**

**101.** Proposed AT&T Telecommunication Site – *Morgan Norville, M&M Telecom, Inc.*

A revised set of drawings was distributed showing changes that resulted from working with the CAC subcommittee. The new design changes the clock tower into a smooth stucco tower with no clock. The landscape plan was changed to be more native focused and have a more random placement. The tower will also get a Spanish tile roof, louvered screens, recessed panels on the sides, and an internal drainage system.

**PUBLIC COMMENT:**

Elizabeth Hansen, Southwest Strategies/Pardee Homes, informed the CAC that she was asked to come and speak in opposition to the project. Pardee is concerned about the negative visual effects the project will have on the surrounding community. Pardee originally asked for a faux tree and feels that that option would have minimized the negative effects for the six homeowners that will eventually directly face the structure. Pardee is especially concerned about the views from the homes due to the fact that the homes will be selling for about \$700,000.00 each. Pardee just wants to go on record every step of the way as being opposed to the project.

**MOTION:**

It was moved and seconded (Bathrick/Gadler) to approve the project proposal plans as presented by AT&T. The motion passed unanimously with BOYER abstaining.

**INFORMATION ITEMS**

**301.** Mission Trails Field Station project update – *Steve Haupt, District manager, Open Space Division, Parks and Recreation Dept. for Jorge Acevedo, City of San Diego Public Works, Engineering and Capital Projects*

The project will go out to bid January 16<sup>th</sup> for a minimum of 30 days. If there are significant questions from the bidders that could potentially affect the cost of the project, we would extend those 30 days to possibly 45 days to ensure that all bidders acknowledge the additional information. From that point, it could take 3-5 months for the contractors to submit insurance documents etc. It is currently anticipated that construction will start in June.

**MTRP CAC MEETING MINUTES- JANUARY 2, 2018**

**302** MTRP Master Plan Update and Natural Resource Management Plan – *Steve Haupt for Alyssa Muto, City of San Diego Planning Department/Mark Carpenter, KTU+A*

The planning department is currently working through some refined trail alignments with the resource agencies and our main Mountain Bike user group representatives following the Public Review and comment on the Draft EIR.

**303.** MTRP Solar project at Kumeyaay Lake Campground- *Senior Park Ranger Ryan Robertson and CAC member Frank Bathrick*

The Mission Trails Task Force has asked for some more detailed information regarding the project to be presented to them at their January meeting. The construction timeline is unknown at this time.

**ADJOURNMENT:** The meeting was adjourned at 7:15 PM

Next meeting, March 6, 2018



VICINITY MAP

# AT&T CAL01891

Pecan Valley Drive

San Diego, CA 92071



LOOKING NORTHWEST TOWARD SITE FROM MAST BOULEVARD AND MEDINA DRIVE

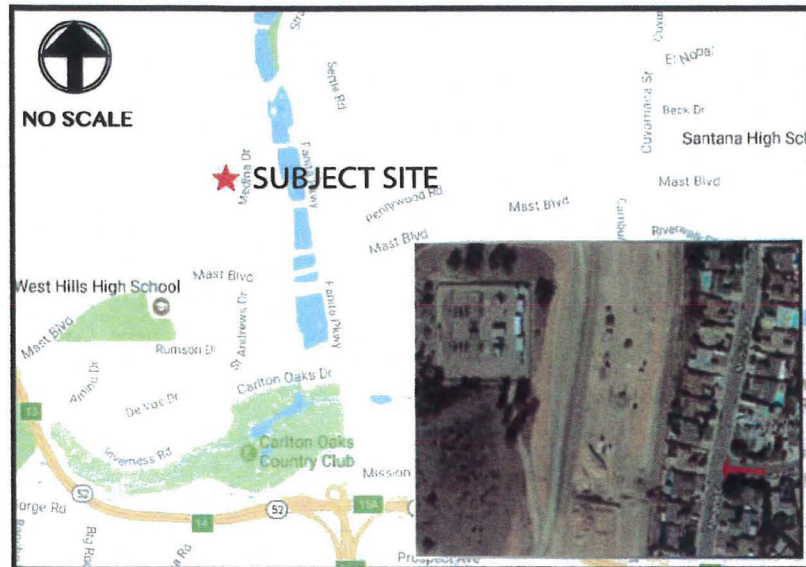


SITE PRIOR TO INSTALLATION



SITE AFTER INSTALLATION

PROPOSED AT&T  
TOWER AND  
GENERATOR  
ENCLOSURE (NOT  
VISIBLE)



VICINITY MAP

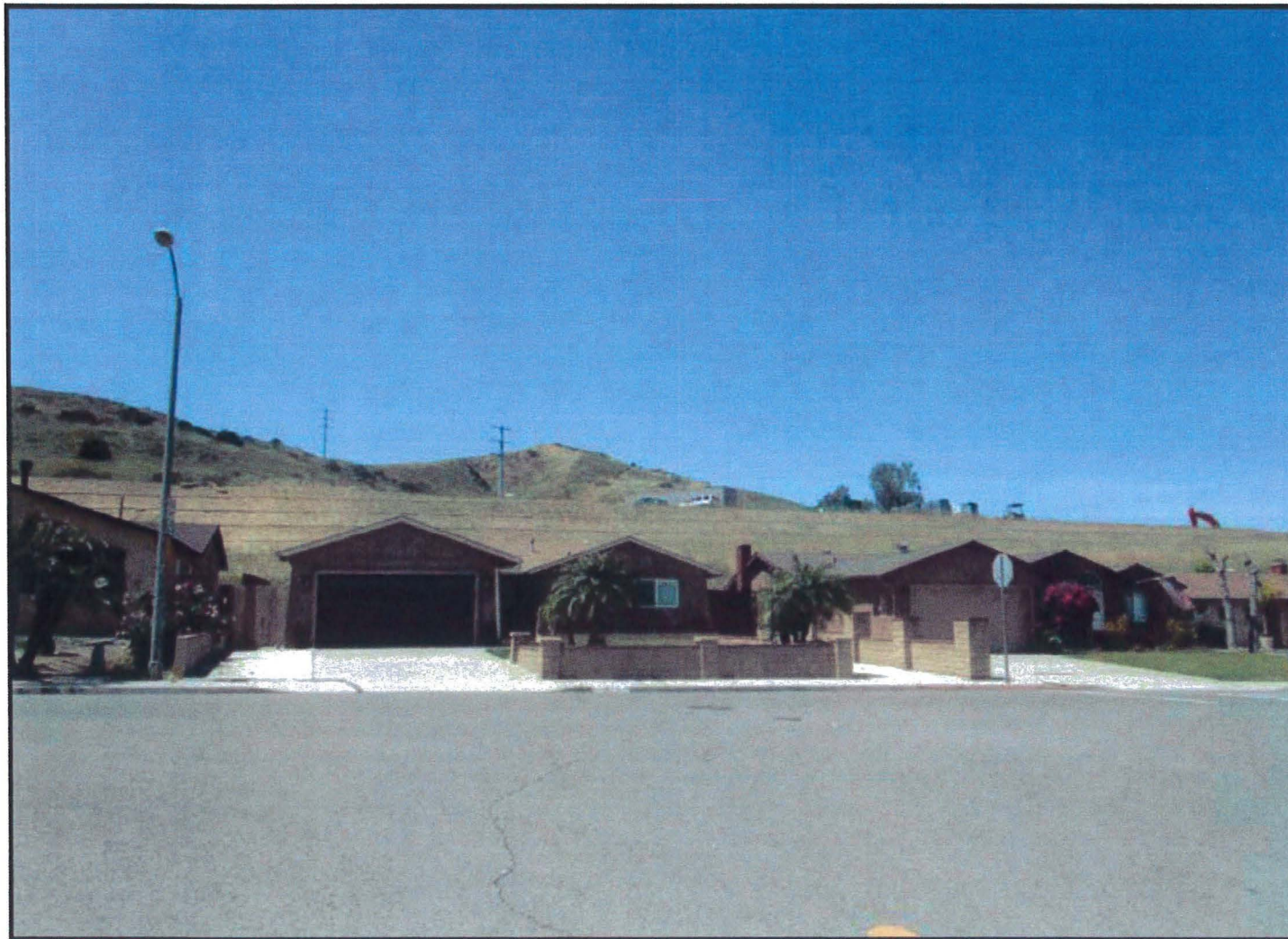
# AT&T CAL01891

Pecan Valley Drive

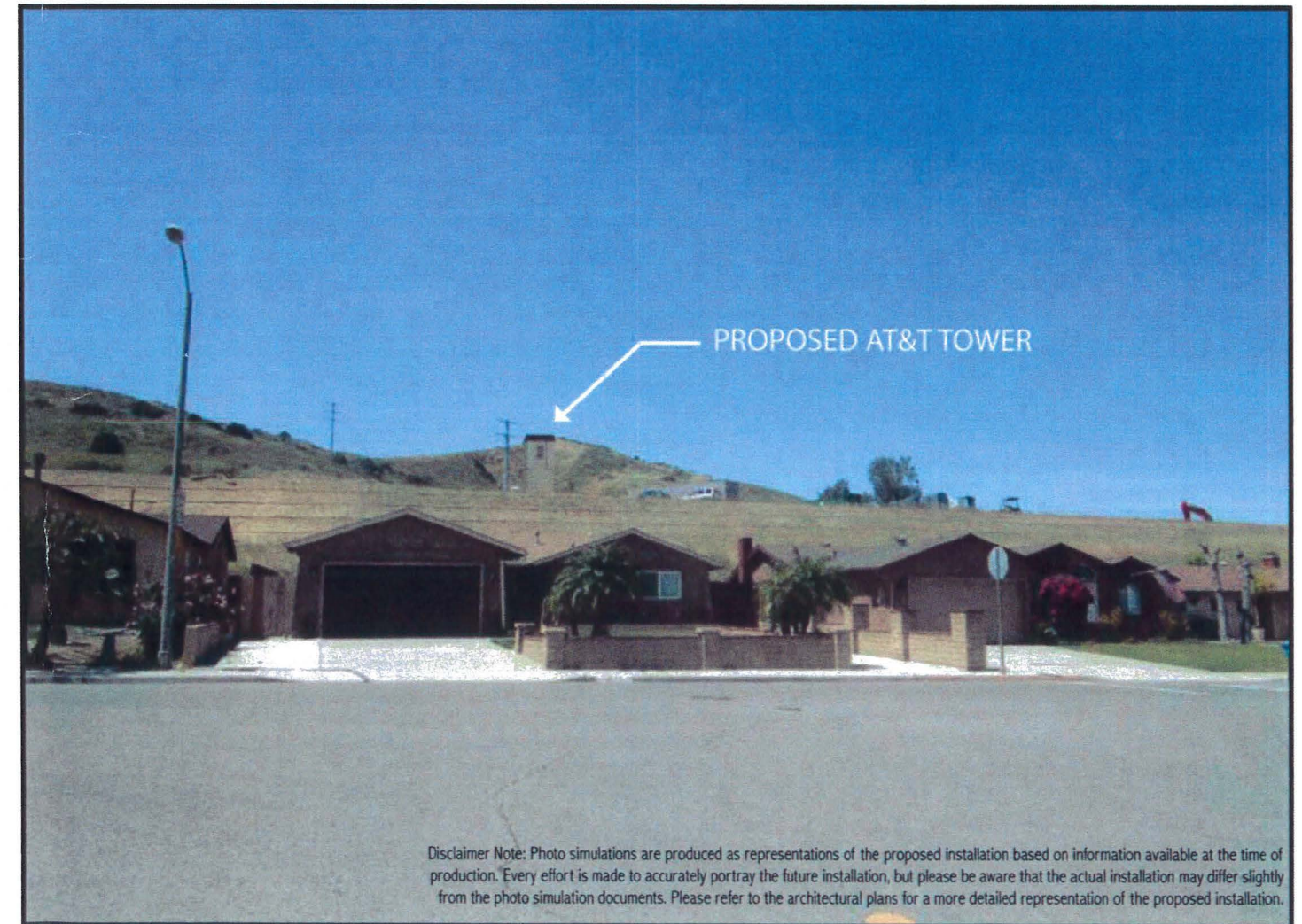
San Diego, CA 92071



LOOKING NORTH TOWARD SITE FROM MEDINA DRIVE AT GREENBROOK WAY



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 CAL01891

Pecan Valley Drive  
San Diego, CA 92071



LOOKING SOUTHWEST TOWARD SITE FROM MEDINA DRIVE



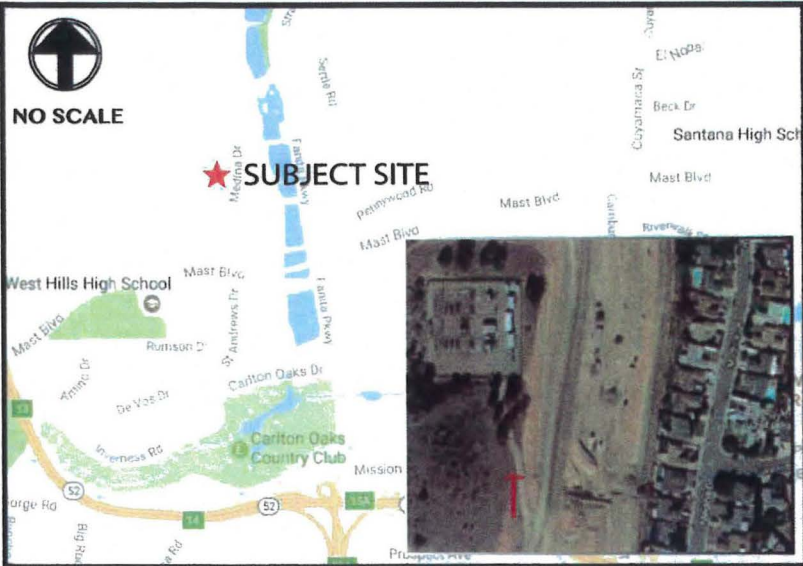
SITE PRIOR TO INSTALLATION



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.





VICINITY MAP

# AT&T CAL01891

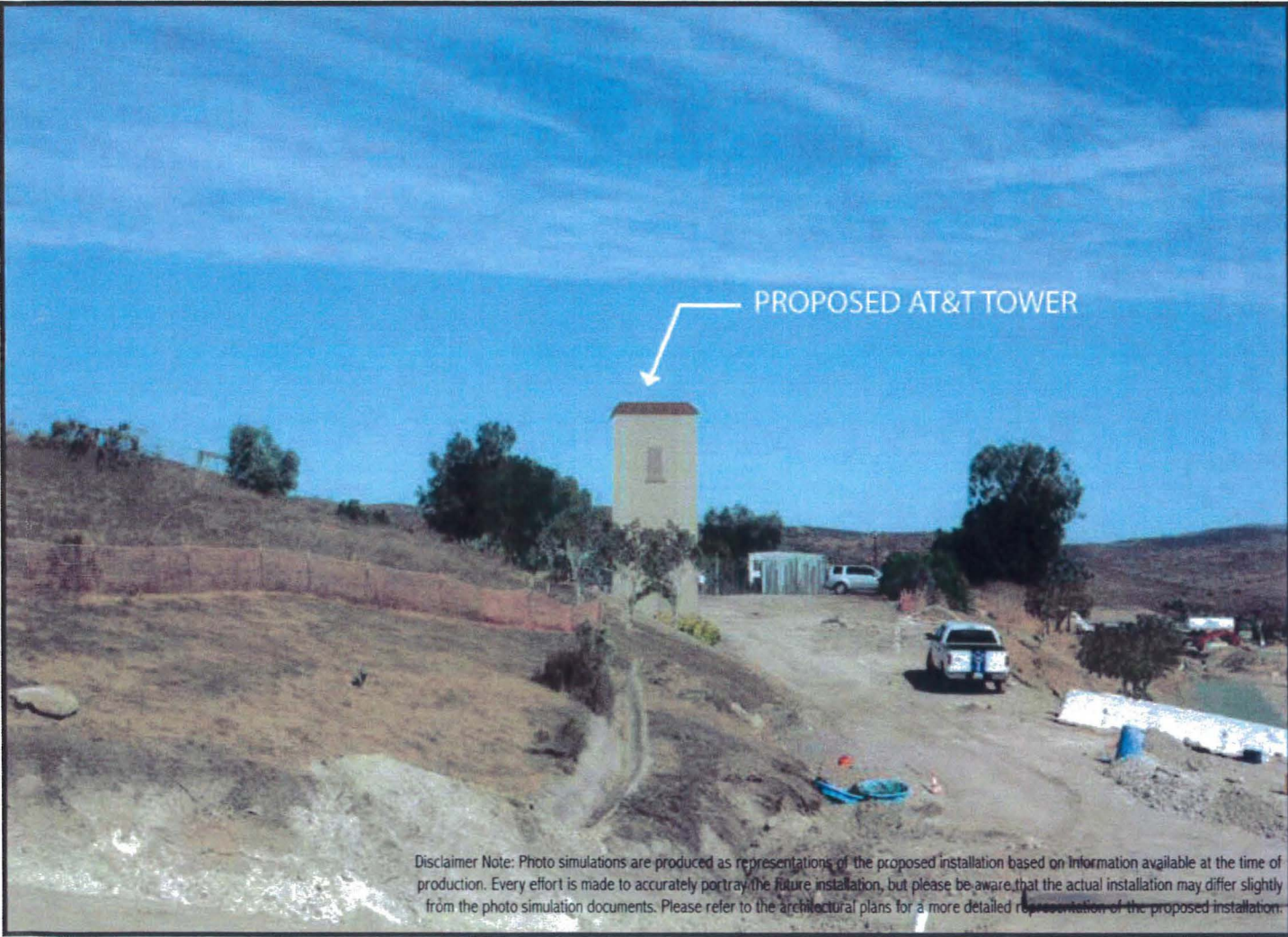
Pecan Valley Drive  
San Diego, CA 92071



LOOKING NORTH TOWARD SITE FROM ON SITE



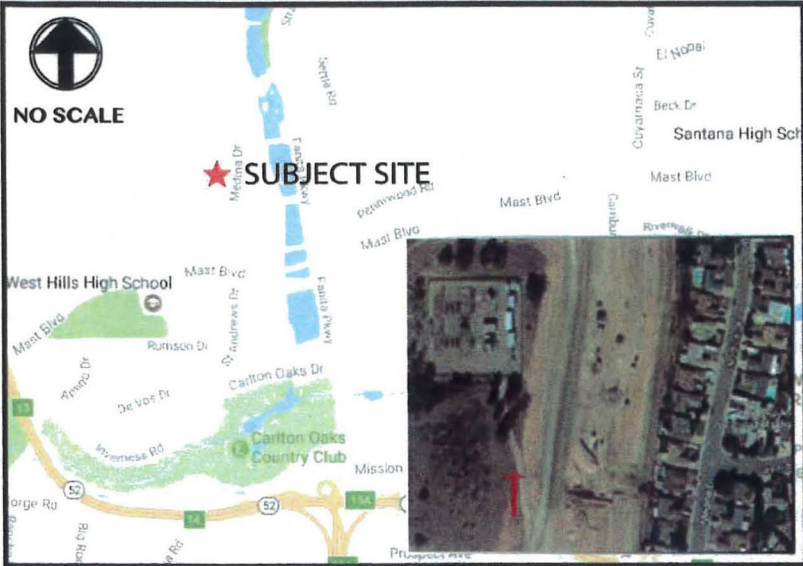
SITE PRIOR TO INSTALLATION



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.



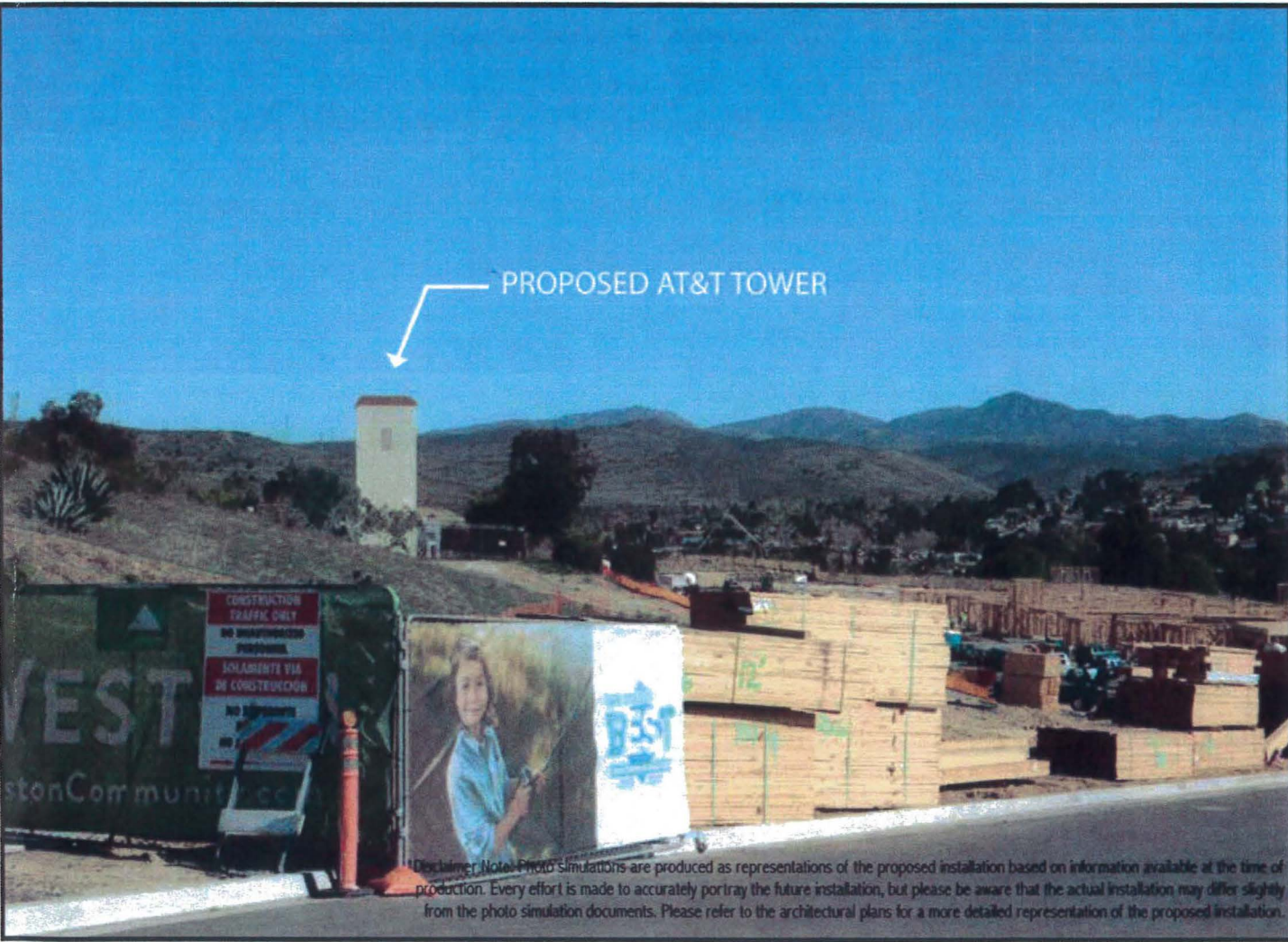


# AT&T CAL01891

Pecan Valley Drive  
San Diego, CA 92071



LOOKING NORTH TOWARD SITE FROM FUTURE CASTLEROCK ROAD



SITE PRIOR TO INSTALLATION

SITE AFTER INSTALLATION



## SDG&amp;E LEGEND

STRUCTURE #      STAND ALONE  
TIE-LINE #        N/A  
SBE#                141-37-105-02  
APN#                366-090-24

SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_



# at&t

**CAL01891**  
**CARLTON HILLS SUBSTATION**  
**8740 WESTON ROAD**  
**SANTEE, CA 92071**  
**FA#12902486, PACE#MRSDL014944**

## AT&amp;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: \_\_\_\_\_



7337 TRADE STREET  
SAN DIEGO, CA 92121



6886 Mimosa Drive • Carlsbad • CA 92011



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

## 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 COUGH

SDG&E LAND MANAGER:  
TROY A. GOODENOUGH  
8335 CENTURY PARK COURT  
CP-12A  
SAN DIEGO, CA 92123-1569  
PHONE: (858) 637-7963  
EMAIL: TGOODENOUGH@SEMPRAUTILITIES.COM

SDG&E WIRELESS COORDINATOR:  
JOHN J. HERNANDEZ  
DOLORES RIVER VALLEY CONSULTANTS  
PO BOX 974  
DOLORES, CO 81323  
PHONE: (970) 882-3575  
EMAIL: JOHN@DRVCL.COM

## PROJECT SUMMARY

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

OWNER: SAN DIEGO GAS & ELECTRIC  
8335 CENTURY PARK COURT  
CP-12A  
SAN DIEGO, CA 92123-1569

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 (6) SURGE SUPPRESSORS AT ANTENNAS
- INSTALL (3) WCS FILTER AT ANTENNAS
- INSTALL (1) GPS ANTENNAS ON ROOF BEHIND SCREENS
- INSTALL (1) GENERATOR
- INSTALL EQUIPMENT INSIDE NEW BUILDING SPACE (225 SF)
- TRENCH ±435 LF FOR POWER/TELCO SERVICE

OTHER ON-SITE TELECOM FACILITIES: NONE

PROJECT ADDRESS: 8740 WESTON ROAD  
SANTEE, CA 92071

ASSESSORS PARCEL NUMBER: 366-090-24-00

EXISTING ZONING: RS-1-B

PERMIT TYPE: CUP (CONDITIONAL USE PERMIT)

USE CODE: GOVERNMENTAL/PUBLIC USE (GENERAL)

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: 1,282 SF

TOTAL SITE AREA: 348,500 SF

LEGAL DESCRIPTION:

A PORTION OF LOT 5 OF MAP OF RE-SUBDIVISION, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN BOOK 1703, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## 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 PLANS        |
| L-1  | LANDSCAPE PLANS                 |
| L-2  | LANDSCAPE PLANS                 |
| L-3  | LANDSCAPE PLANS                 |
| LS-1 | TOPOGRAPHIC SURVEY              |

| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 11  | 04/28/18 | REVISED ZD  |
| 10  | 03/28/18 | REVISED ZD  |
| 9   | 02/06/18 | REVISED ZD  |
| 8   | 01/19/18 | REVISED ZD  |
| 7   | 12/11/17 | REVISED ZD  |
| 6   | 11/02/17 | REVISED ZD  |
| 5   | 09/01/17 | REVISED ZD  |



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.

**CAL01891**  
**CARLTON HILLS SUBSTATION**  
**8740 WESTON ROAD**  
**SANTEE, CA 92071**

SHEET TITLE

TITLE SHEET

SHEET NUMBER

**T-1**

## APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

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

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



7337 TRADE STREET  
SAN DIEGO, CA 92121



|     |          |             |
|-----|----------|-------------|
| 11  | 04/28/18 | REVISED ZD  |
| 10  | 03/28/18 | REVISED ZD  |
| 9   | 02/06/18 | REVISED ZD  |
| 8   | 01/19/18 | REVISED ZD  |
| 7   | 12/11/17 | REVISED ZD  |
| 6   | 11/02/17 | REVISED ZD  |
| 5   | 09/01/17 | REVISED ZD  |
| REV | DATE     | DESCRIPTION |



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CAL01891  
CARLTON HILLS SUBSTATION  
8740 WESTON ROAD  
SANTEE, CA 92071

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-0

- SITE PLAN KEYNOTES**
- (N) TOWER STRUCTURE WITH FRP SPANISH TILE MANSARD ROOF, SEE SHEET A-1.
  - (E) PAVED ACCESS ROAD.
  - (E) PROPERTY LINE.
  - (E) CARLTON HILLS SDG&E SUBSTATION.
  - (N) LANDSCAPING, SEE LANDSCAPE PLANS.
  - (N) LIMITS OF WORK AREA.
  - FUTURE LANDSCAPING BY NEIGHBORING DEVELOPER, SEE LANDSCAPE PLANS.
  - FUTURE SDG&E PAD-MOUNTED TRANSFORMER, 120/240V.
  - (E) AT&T HAND HOLE, POC OPTION 1.
  - (E) AT&T HAND HOLE, POC OPTION 2.
  - (N) TELCO TRENCH, OPTION 1.
  - (N) POWER TRENCH AND POSSIBLE JOINT TRENCH FOR TELCO OPTION 2.
  - (N) AT&T METER PEDESTAL, 200A, 120/240V, 1 PHASE, 3 WIRE, 4 CLIP.
  - (N) JOINT UTILITY TRENCH, 435 LF ON SDG&E PROPERTY.
  - (E) HOUSE AT 8729 WESTON ROAD.

**Lessee's Certificate  
Standard Wireless Facility Project  
for Post Construction BMP's**

I/we the undersigned as Lessee(s) of the property described as  
**PECAN VALLEY DRIVE, SAN DIEGO, CA 92071**  
(Address or legal description)

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

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

- Sediments
- Nutrients
- Trash & debris
- Oxygen Demanding Substance
- Oil & Grease
- Bacteria & Viruses
- Pesticides

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

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

- Additionally I/we will;
- Minimize the use of pesticides
  - Use efficient irrigation systems and landscape design - incorporating rain shutoff devices and flow reducers

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

Lessee Frank DePeralta Company Name AT&T Mobility  
(print name)

Lessee Frank DePeralta Date 9/6/2017  
(signature)



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



1

**SETBACKS**

FRONT: 25'  
SIDE: 10'  
STREET SIDE: 20'  
REAR: 10'

**NOTES:**

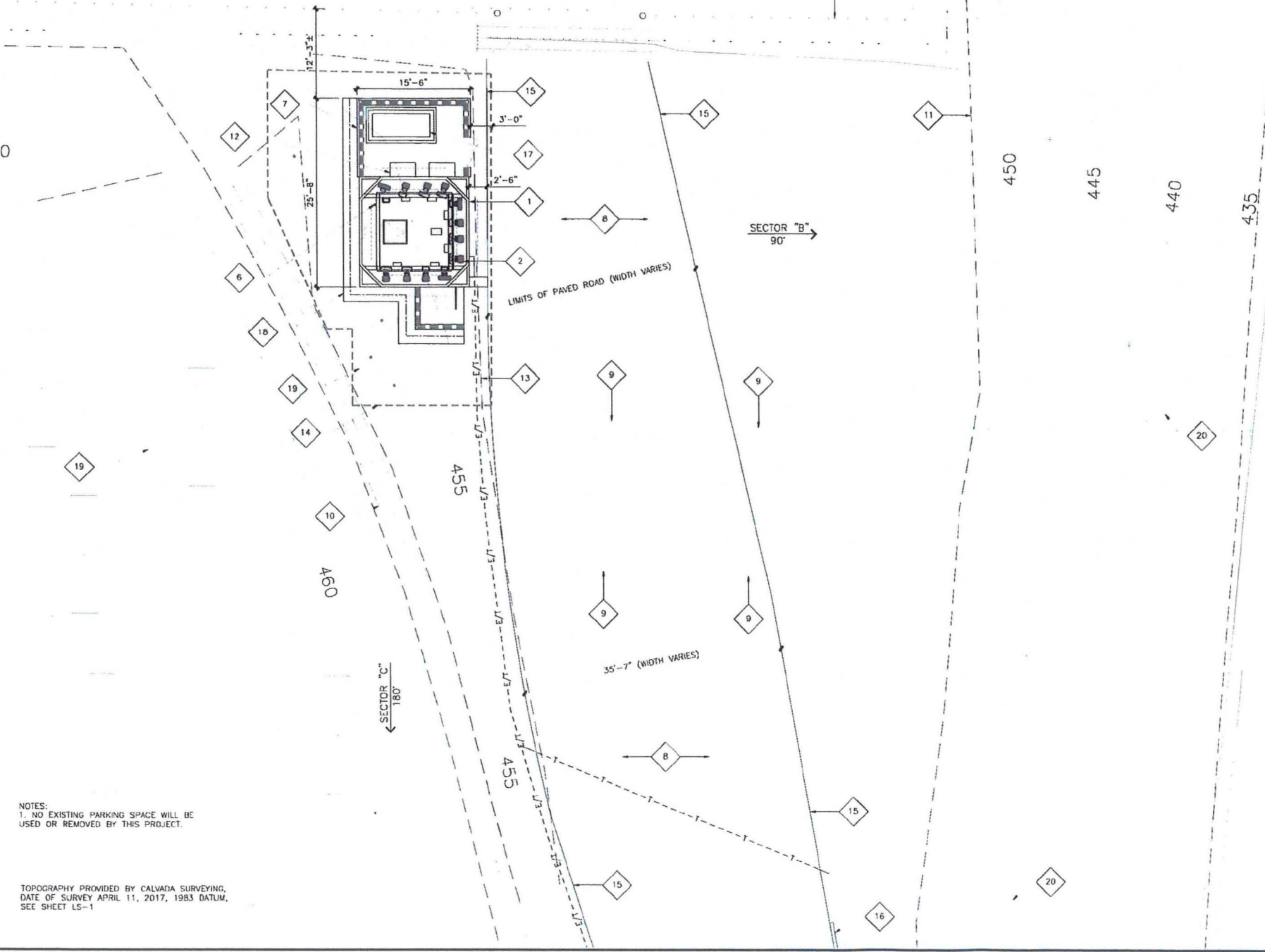
- ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO (E) PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
- CONTRACTOR TO CONFIRM FIBER LENGTHS REQUIRED PRIOR TO ORDER.
- THIS PROJECT PROPOSES NO WORK IN THE PUBLIC RIGHT-OF-WAY.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- 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.
- 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 C OF THE CITY'S STORM WATER STANDARDS.

TOPOGRAPHY PROVIDED BY CALVADA SURVEYING.  
DATE OF SURVEY APRIL 11, 2017, 1983 DATUM,  
SEE SHEET LS-1

SITE PLAN

| NEW ANTENNA AND TRANSMISSION CABLE SCHEDULE |            |  |        |            |                 |                          |                                      |  |  |
|---|------------|--|--------|------------|-----------------|--------------------------|--------------------------------------|--|--|
| SECTOR                                      | ANTENNA    |  |        |            | RRU MODEL (QTY) | TMA/FILTER MODEL (QTY)   | TRANSMISSION LINES TYPE LENGTH (±5') |  |  |
|   | MAKE/MODEL | SIZE WEIGHT                                | AZMUTH | TIP HEIGHT |                 |                          |                                      |  |  |
| ALPHA SECTOR                                | A1         | QUINTEL OS665B-3E 72"x12"x9.6" 78 LBS      | 20°    | 34'-2"     | 31'-2"          | RRUS-11 (1)              | FIBER/DC POWER 45'                   |  |  |
|   | A2         | QUINTEL OS665B-3E 72"x12"x9.6" 78 LBS      | 20°    | 34'-2"     | 31'-2"          | RRUS-12 (1)              |                                      |  |  |
|   | A3         | QUINTEL OS665B-3E 72"x12"x9.6" 78 LBS      | 20°    | 34'-2"     | 31'-2"          | RRUS-32 (2)              |                                      |  |  |
|   | A4         | KATHREIN 800-10991K 78.7"x20"x6.9" 112 LBS | 20°    | 34'-2"     | 30'-11"         | RRUS-32 (1) B14 4478 (1) |                                      |  |  |
| BETA SECTOR                                 | B1         | QUINTEL OS665B-3E 72"x12"x9.6" 78 LBS      | 90°    | 34'-2"     | 31'-2"          | RRUS-11 (1)              | FIBER/DC POWER 45'                   |  |  |
|   | B2         | QUINTEL OS665B-3E 72"x12"x9.6" 78 LBS      | 90°    | 34'-2"     | 31'-2"          | RRUS-12 (1)              |                                      |  |  |
|   | B3         | QUINTEL OS665B-3E 72"x12"x9.6" 78 LBS      | 90°    | 34'-2"     | 31'-2"          | RRUS-32 (2)              |                                      |  |  |
|   | B4         | KATHREIN 800-10991K 78.7"x20"x6.9" 112 LBS | 90°    | 34'-2"     | 30'-11"         | RRUS-32 (1) B14 4478 (1) |                                      |  |  |
| GAMMA SECTOR                                | C1         | QUINTEL OS665B-3E 72"x12"x9.6" 78 LBS      | 180°   | 34'-2"     | 31'-2"          | RRUS-11 (1)              | FIBER/DC POWER 45'                   |  |  |
|   | C2         | QUINTEL OS665B-3E 72"x12"x9.6" 78 LBS      | 180°   | 34'-2"     | 31'-2"          | RRUS-12 (1)              |                                      |  |  |
|   | C3         | QUINTEL OS665B-3E 72"x12"x9.6" 78 LBS      | 180°   | 34'-2"     | 31'-2"          | RRUS-32 (2)              |                                      |  |  |
|   | C4         | KATHREIN 800-10991K 78.7"x20"x6.9" 112 LBS | 180°   | 34'-2"     | 30'-11"         | RRUS-32 (1) B14 4478 (1) |                                      |  |  |

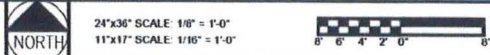
- ENLARGED SITE PLAN KEYNOTES
- 1 (N) TOWER STRUCTURE WITH FRP SPANISH TILE MANSURD ROOF.
  - 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRU'S MOUNTED INSIDE (N) TOWER STRUCTURE.
  - 3 (E) PROPERTY LINE.
  - 4 (E) CARLTON HILLS SDG&E SUBSTATION.
  - 5 (E) 6'-0" HIGH CHAIN LINK FENCE WITH BARBED WIRE.
  - 6 (N) GPS ANTENNA MOUNTED ON BUILDING.
  - 7 (N) 8'-0" HIGH CMU WALL TEXTURED AND PAINTED TO MATCH (N) BUILDING.
  - 8 (E) PAVED ACCESS ROAD.
  - 9 (E) VAULTS WITH TEMPORARY STEEL PLATES, (QTY=4).
  - 10 (E) CONCRETE V-DITCH.
  - 11 (E) TOP OF SLOPE.
  - 12 (N) WALL MOUNTED AC UNIT (QTY=2).
  - 13 (E) TOE OF SLOPE.
  - 14 (N) LIMITS OF WORK AREA, SEE DETAIL 6/A-6.
  - 15 (E) EDGE OF PAVEMENT.
  - 16 (E) EDGE OF PAVEMENT WITH AC BERM.
  - 17 (N) 30KW GENERATOR BY GENERAC, MODEL 85030, (94.8"LX38"WX87"H), WITH CONCRETE SPILL CONTAINMENT.
  - 18 (N) CONCRETE V-DITCH.
  - 19 (N) LANDSCAPING, SEE LANDSCAPE PLANS.
  - 20 FUTURE LANDSCAPING BY NEIGHBORING DEVELOPER, SEE LANDSCAPE PLANS.



NOTES:  
1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.

TOPOGRAPHY PROVIDED BY CALVADA SURVEYING, DATE OF SURVEY APRIL 11, 2017, 1983 DATUM, SEE SHEET LS-1

ENLARGED SITE PLAN





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: 949-235-0144 Fax: 949-481-6689

| REV | DATE     | DESCRIPTION |
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| 6   | 11/02/17 | REVISED ZD  |
| 5   | 09/01/17 | REVISED ZD  |



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CAL01891  
CARLTON HILLS SUBSTATION  
8740 WESTON ROAD  
SANTEE, CA 92071

SHEET TITLE  
ENLARGED SITE PLAN

SHEET NUMBER  
A-1

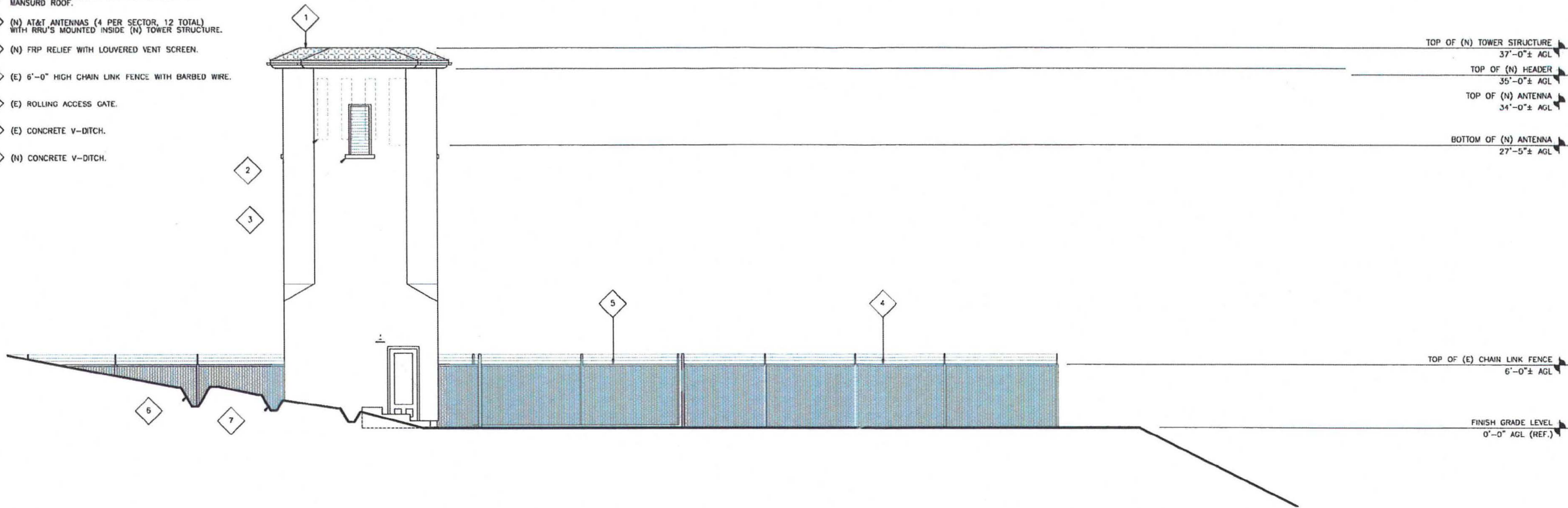


7337 TRADE STREET  
SAN DIEGO, CA 92121



ELEVATION KEYNOTES

- 1 (N) TOWER STRUCTURE WITH FRP SPANISH TILE MANSURD ROOF.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRU'S MOUNTED INSIDE (N) TOWER STRUCTURE.
- 3 (N) FRP RELIEF WITH LOUVERED VENT SCREEN.
- 4 (E) 6'-0" HIGH CHAIN LINK FENCE WITH BARBED WIRE.
- 5 (E) ROLLING ACCESS GATE.
- 6 (E) CONCRETE V-DITCH.
- 7 (N) CONCRETE V-DITCH.



SOUTH ELEVATION

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



1

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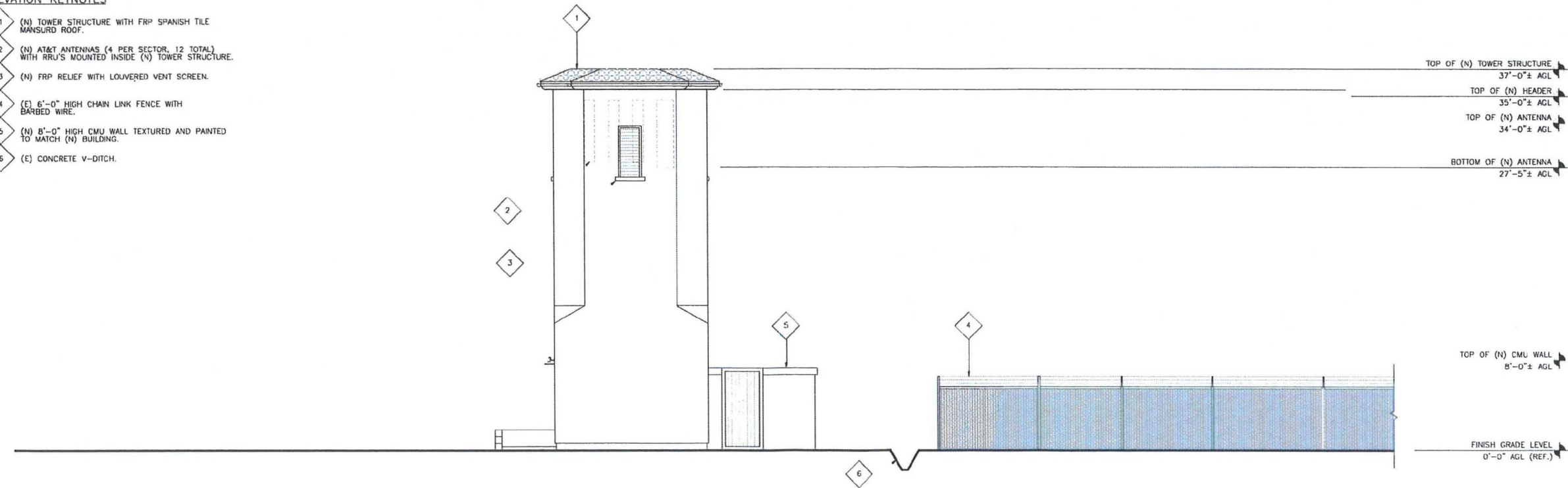
CAL01891  
CARLTON HILLS SUBSTATION  
8740 WESTON ROAD  
SANTEE, CA 92071

SHEET TITLE  
  
ELEVATIONS

SHEET NUMBER  
  
A-2

ELEVATION KEYNOTES

- 1 (N) TOWER STRUCTURE WITH FRP SPANISH TILE MANSURD ROOF.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRU'S MOUNTED INSIDE (N) TOWER STRUCTURE.
- 3 (N) FRP RELIEF WITH LOUVERED VENT SCREEN.
- 4 (E) 6'-0" HIGH CHAIN LINK FENCE WITH BARBED WIRE.
- 5 (N) 8'-0" HIGH CMU WALL TEXTURED AND PAINTED TO MATCH (N) BUILDING.
- 6 (E) CONCRETE V-DITCH.



EAST ELEVATION

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



3

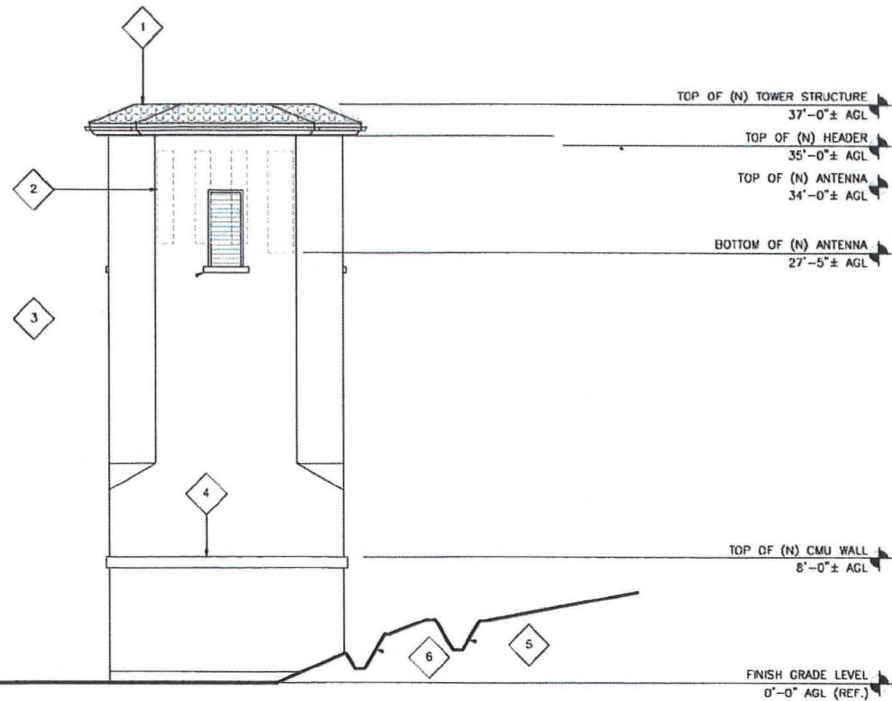


7337 TRADE STREET  
SAN DIEGO, CA 92121



ELEVATION KEYNOTES

- 1 (N) TOWER STRUCTURE WITH FRP SPANISH TILE MANSURO ROOF.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRU'S MOUNTED INSIDE (N) TOWER STRUCTURE.
- 3 (N) FRP RELIEF WITH LOUVERED VENT SCREEN.
- 4 (N) 8'-0" HIGH CMU WALL TEXTURED AND PAINTED TO MATCH (N) BUILDING.
- 5 (E) CONCRETE V-DITCH, (TYP).
- 6 (E) CONCRETE V-DITCH, (TYP).



NORTH ELEVATION

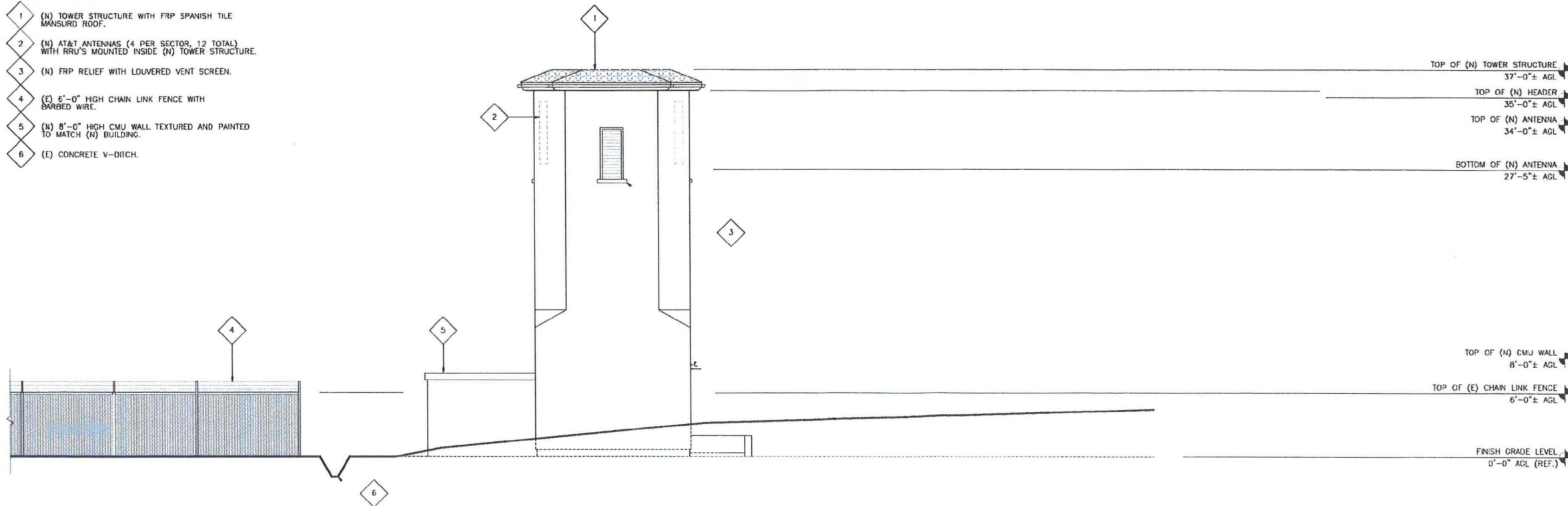
24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



1

ELEVATION KEYNOTES

- 1 (N) TOWER STRUCTURE WITH FRP SPANISH TILE MANSURO ROOF.
- 2 (N) AT&T ANTENNAS (4 PER SECTOR, 12 TOTAL) WITH RRU'S MOUNTED INSIDE (N) TOWER STRUCTURE.
- 3 (N) FRP RELIEF WITH LOUVERED VENT SCREEN.
- 4 (E) 6'-0" HIGH CHAIN LINK FENCE WITH BARBED WIRE.
- 5 (N) 8'-0" HIGH CMU WALL TEXTURED AND PAINTED TO MATCH (N) BUILDING.
- 6 (E) CONCRETE V-DITCH.



WEST ELEVATION

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



3

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CARLTON HILLS SUBSTATION  
8740 WESTON ROAD  
SANTEE, CA 92071

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3



7337 TRADE STREET  
SAN DIEGO, CA 92121



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8740 WESTON ROAD  
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SHEET TITLE

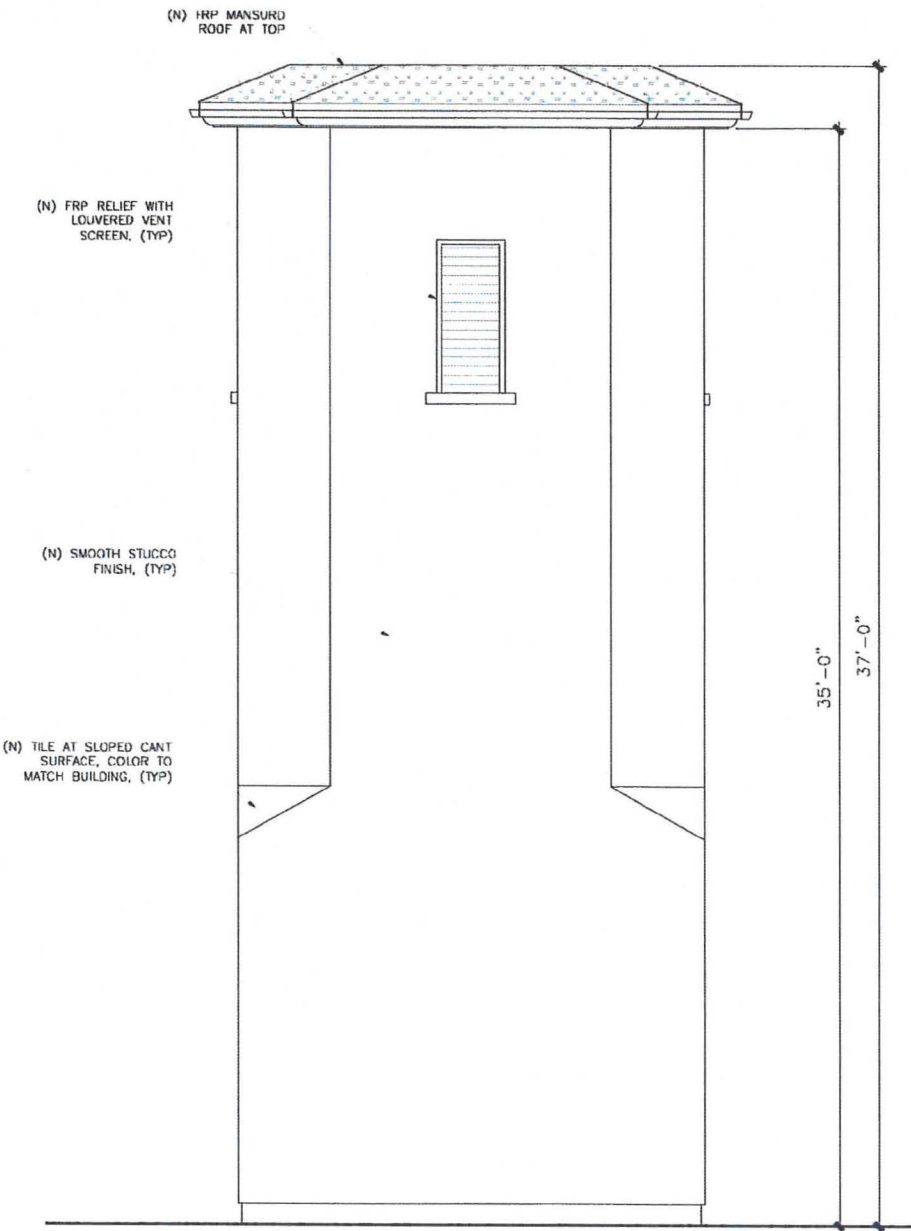
EQUIPMENT PLAN,  
TOWER ELEVATION

SHEET NUMBER

A-4

EQUIPMENT ROOM KEYNOTES

- (N) GROUND LEVEL EQUIPMENT ROOM (15'-0"x 15'-0" = 225 SF).
- (N) EMERSON NETSURE 721 DC POWER SYSTEM, 84 HX25.5"WX24.4"D, W1=2,103 LBS (FULLY LOADED), 3-STRING OF BATTERIES AT INSTALL.
- (N) GENERATOR INTERSECT PANEL.
- (N) 23" DATA RACK BY TELEC, ZONE-4 RATED, QTY=4.
- (N) 200A POWER DISTRIBUTION PANEL.
- (N) 3-TON WALL MOUNTED AC UNIT, QTY=2.
- (N) 3/4" TELCO BACKBOARD.
- (N) OVERHEAD CABLE LADDER, (TYP).
- (N) OVERHEAD LIGHTING, (TYP).
- (N) FIRE EXTINGUISHER.
- (N) 3'-0" WIDE ACCESS DOOR.
- (N) 4'-0" WIDE METAL ACCESS GATE.
- (N) CEILING MOUNTED IONIZATION SMOKE DETECTOR WITH ALARM RELAY, QTY=2.
- (N) 30KW GENERATOR BY GENERAC, MODEL #SD030, (94.8"LX38"WX97"H), WITH CONCRETE SPILL CONTAINMENT.
- (N) 180 MINUTE 20 AMP TWIST TIMER.
- (N) DOOR ALARM CONTACTS WITH MAGNETIC SWITCH (BY SENTROL, P/N 29A).
- (N) AT&T ALARM PANEL MOUNTED ON TELCO BACKBOARD.
- (N) AT&T CIENA PANEL MOUNTED ON TELCO BACKBOARD.
- (N) CONCRETE LANDING.
- (N) 8'-0" HIGH CMU WALL WITH TRIM FINISHED TO MATCH (N) BUILDING.
- (N) CONDUIT PORT IN CEILING.
- (N) ACCESS LADDER TO ANTENNA LEVEL.
- (N) 2'-0" HIGH RETAINING WALL.
- (N) CMU TRIM PIECE AT TOP OF WALL, (TYP).



NOTES:  
1. ANTENNAS NOT SHOWN FOR CLARITY.

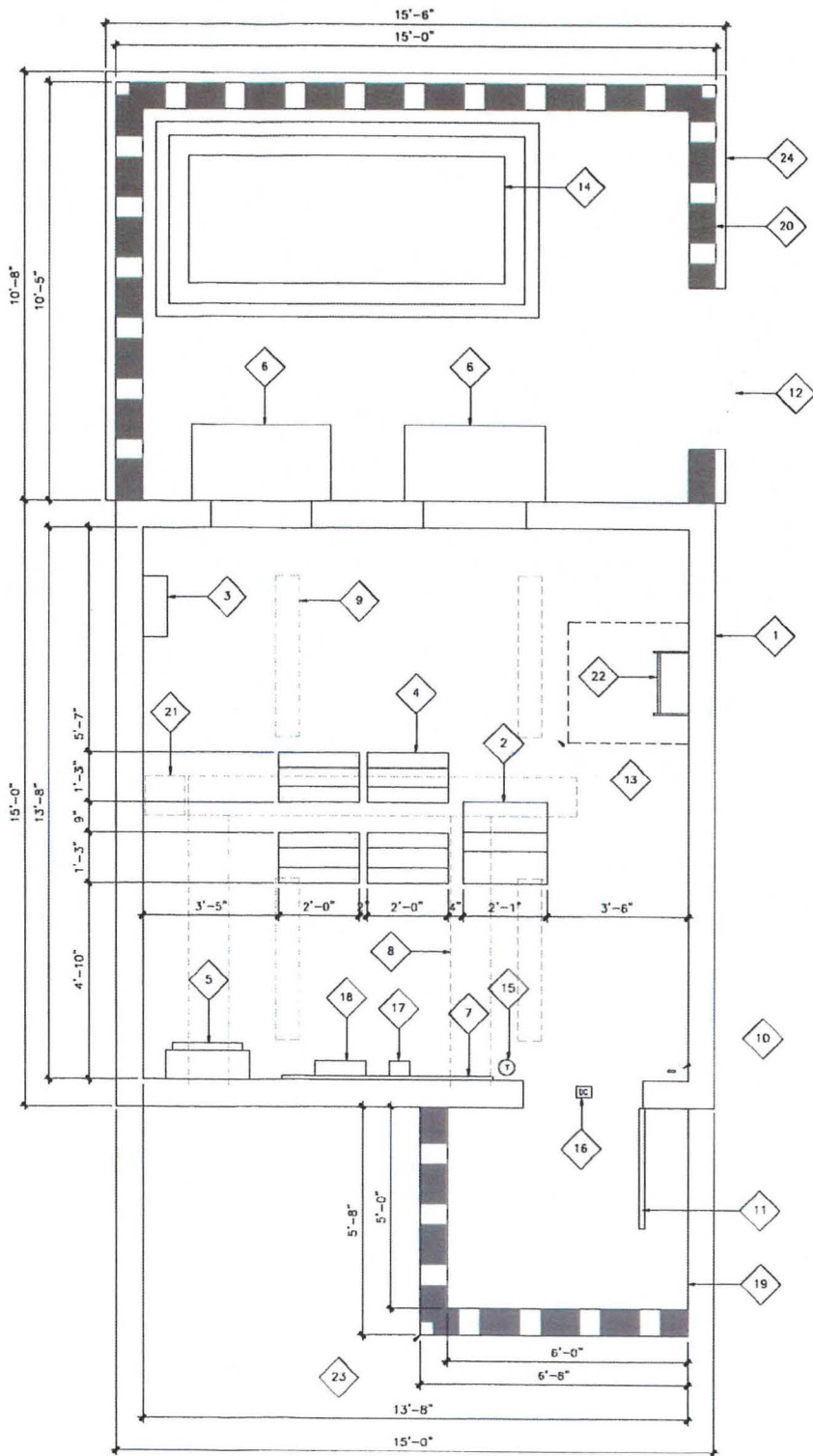
TYPICAL TOWER ELEVATION

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



2

EQUIPMENT PLAN



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



1



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

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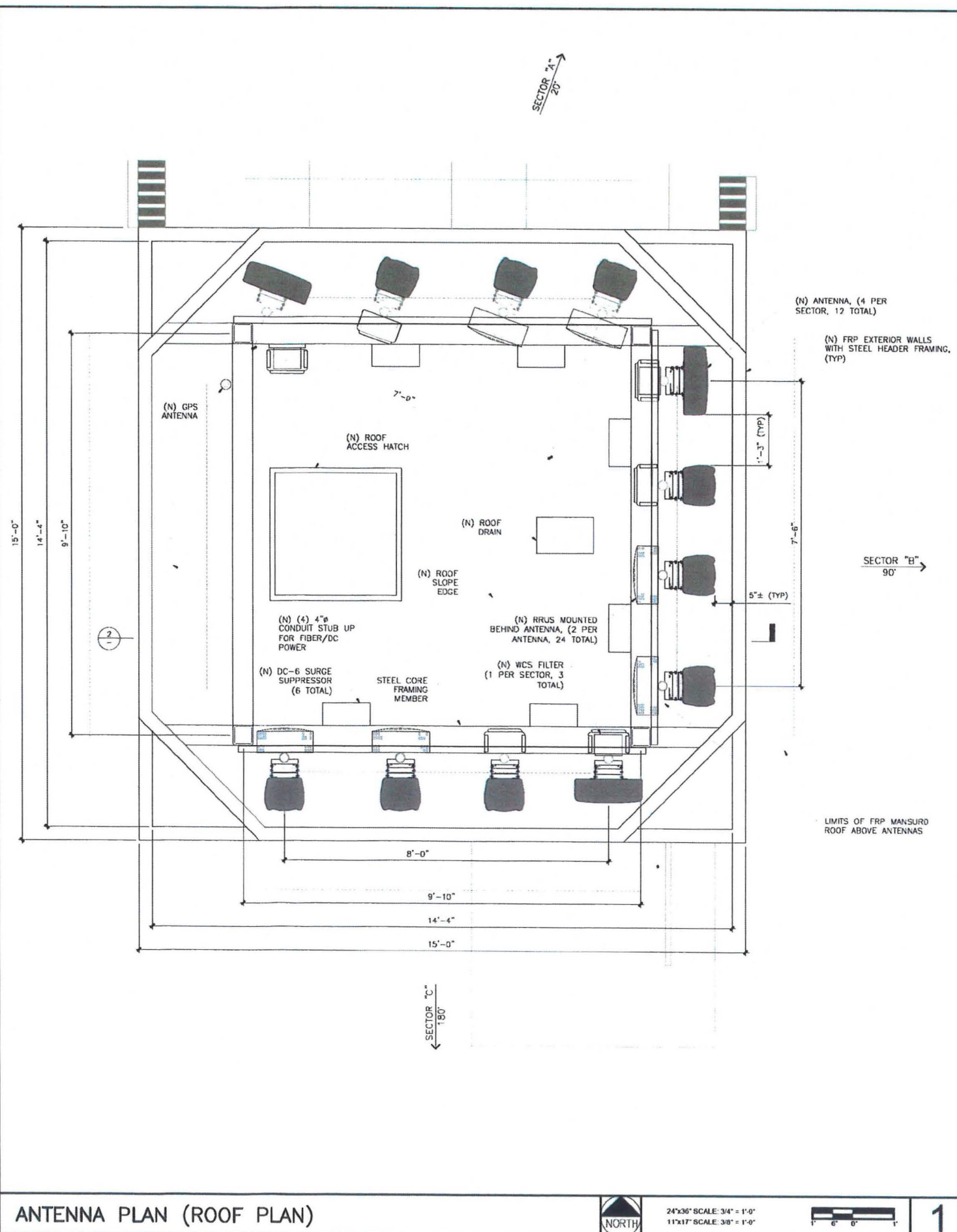
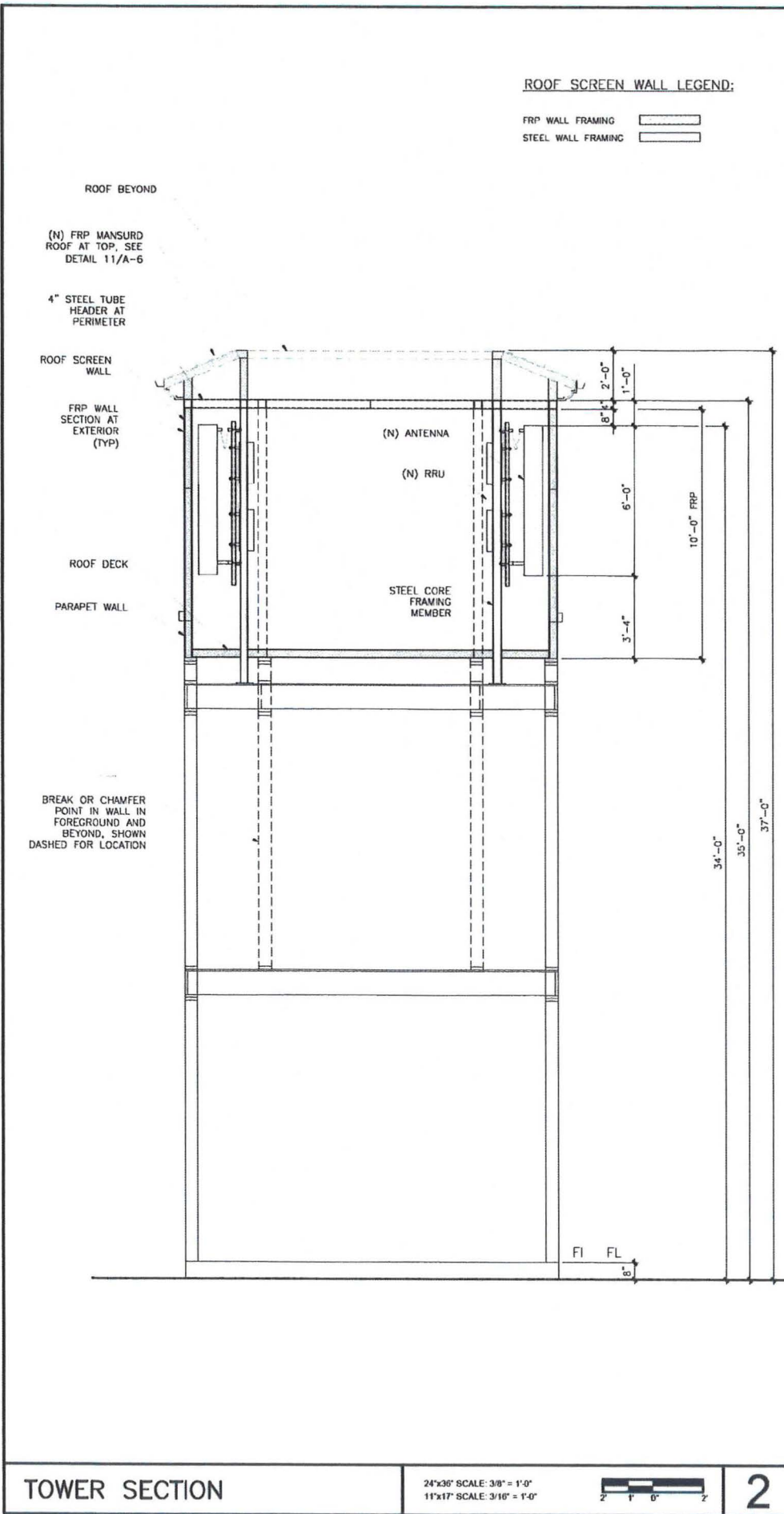
CAL01891  
CARLTON HILLS SUBSTATION  
8740 WESTON ROAD  
SANTEE, CA 92071

SHEET TITLE

ANTENNA PLAN,  
TOWER SECTION

SHEET NUMBER

A-5

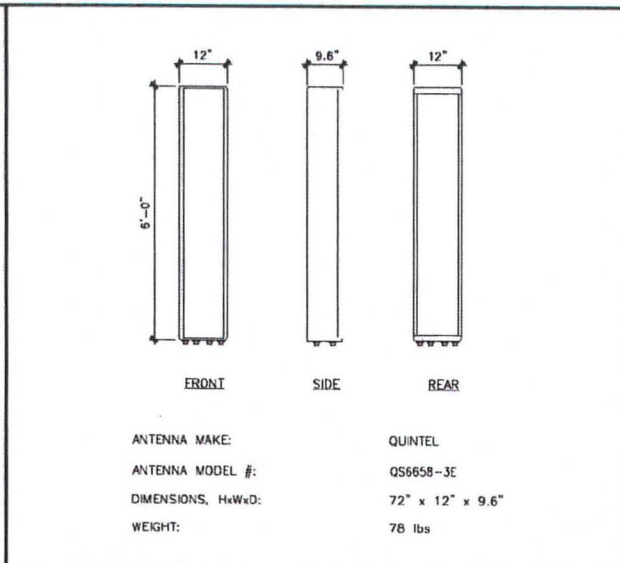
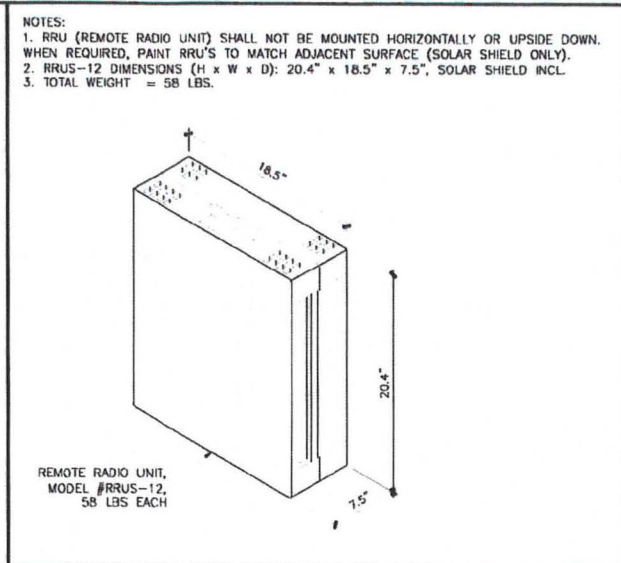
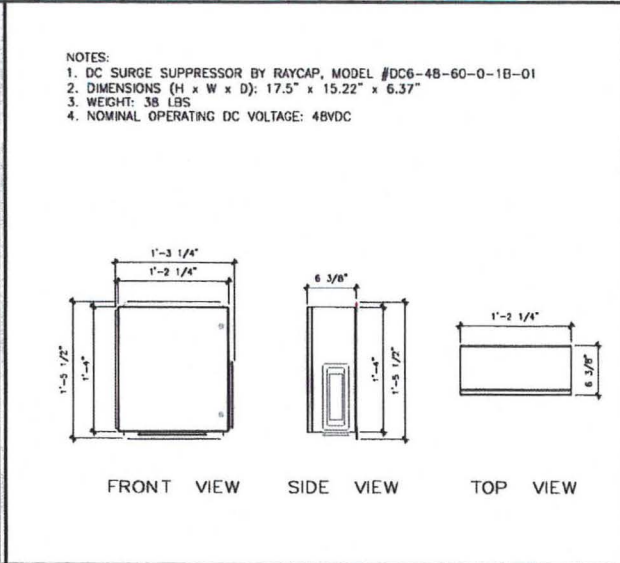
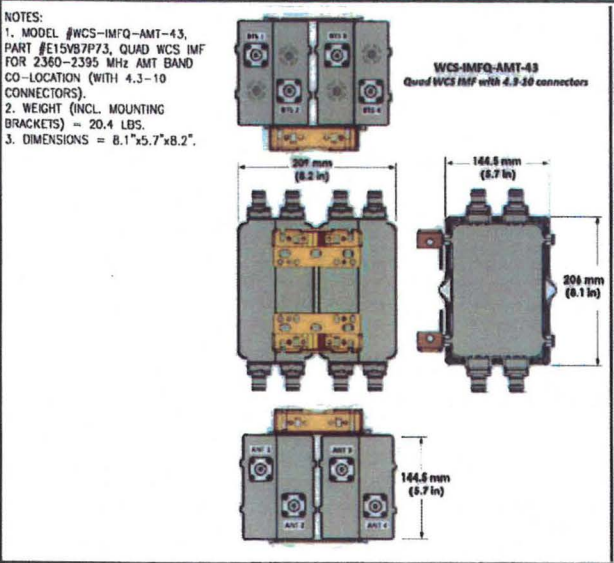


TOWER SECTION

ANTENNA PLAN (ROOF PLAN)



1

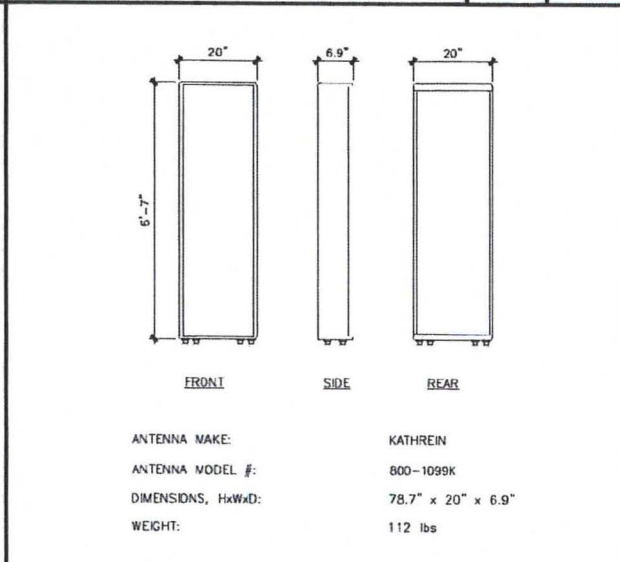
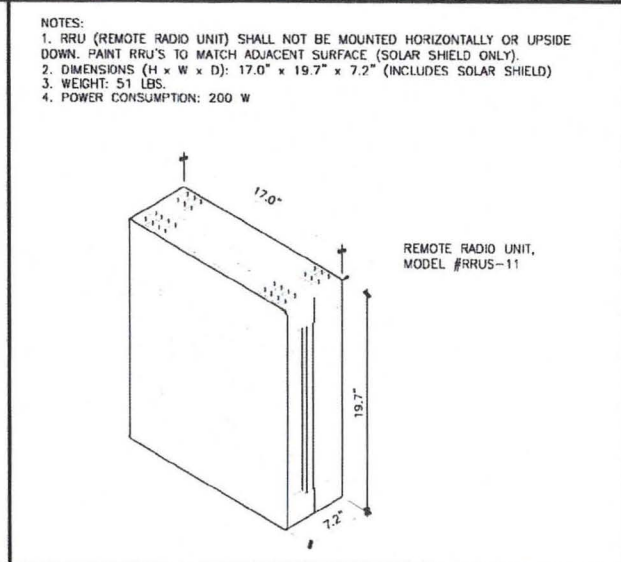
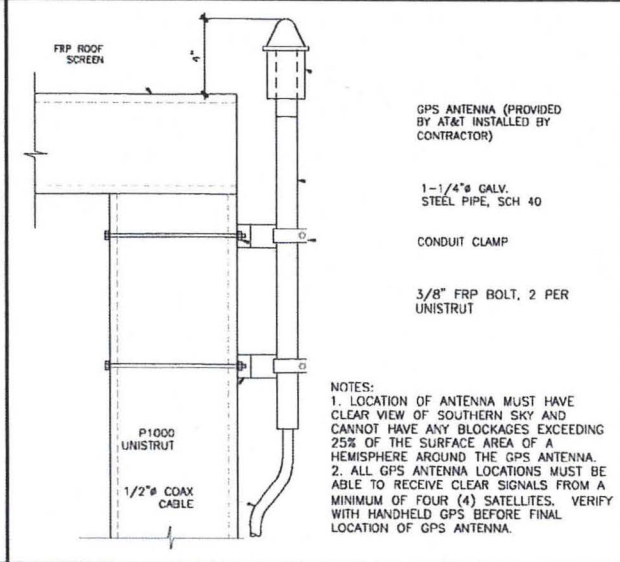
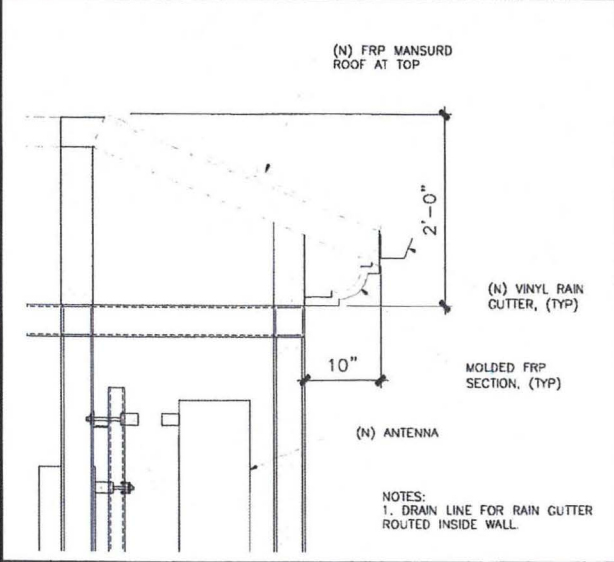


WCS FILTER SCALE: NONE 10

DC-6 SURGE SUPPRESSOR SCALE: NONE 7

RRUS-12 DETAIL SCALE: NONE 4

ANTENNA DETAIL SCALE: NONE 1

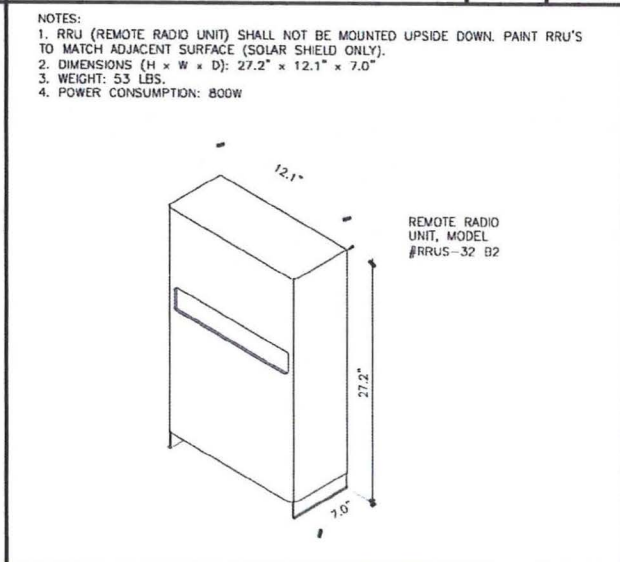
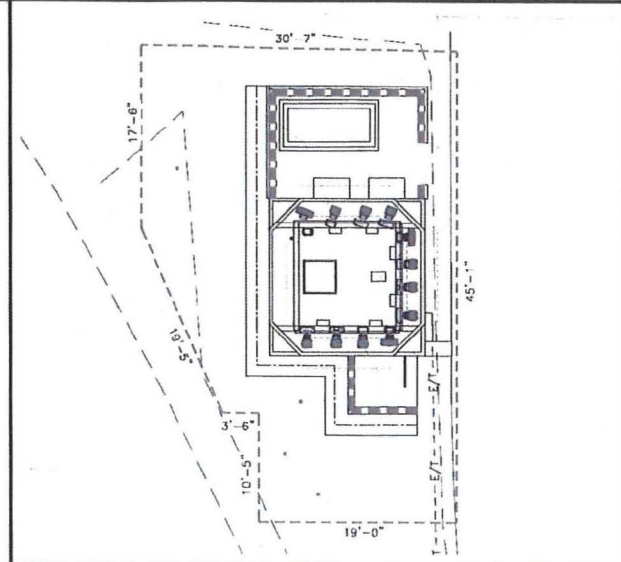
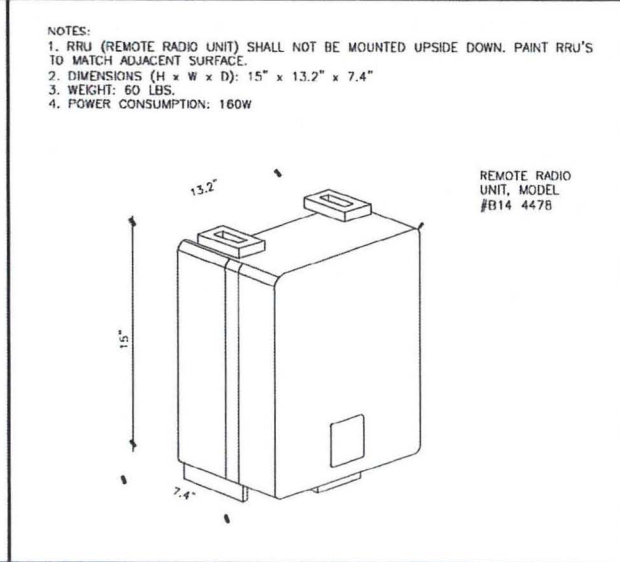
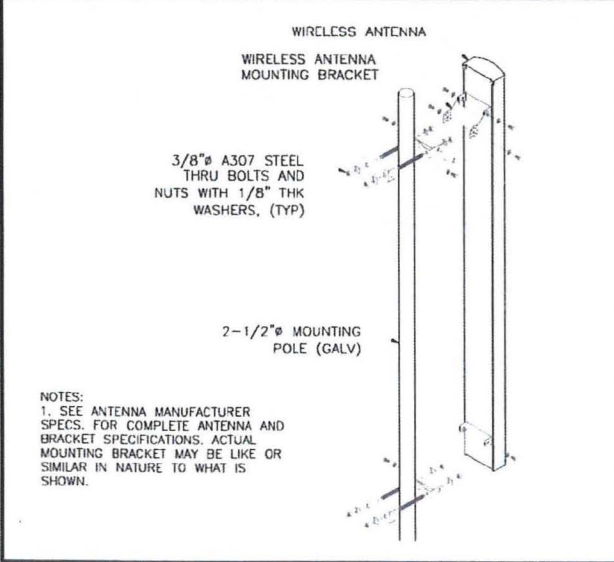


ROOF EAVE DETAIL SCALE: NONE 11

GPS ANTENNA SCALE: NONE 8

RRUS-11 DETAIL SCALE: NONE 5

ANTENNA DETAIL SCALE: NONE 2



ANTENNA PIPE MOUNT SCALE: NONE 12

RRU-B14 4478 SCALE: NONE 9

SDG&E LIMITS SCALE: NONE 6

RRUS-32 DETAIL SCALE: NONE 3

7337 TRADE STREET  
SAN DIEGO, CA 92121

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| 9   | 02/06/18 | REVISED ZD  |
| 8   | 01/19/18 | REVISED ZD  |
| 7   | 12/11/17 | REVISED ZD  |
| 6   | 11/02/17 | REVISED ZD  |
| 5   | 09/01/17 | REVISED ZD  |

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.

CAL01891  
CARLTON HILLS SUBSTATION  
8740 WESTON ROAD  
SANTEE, CA 92071

SHEET TITLE  
DETAILS

SHEET NUMBER  
A-6



7337 TRADE STREET  
SAN DIEGO, CA 92121



6886 Mimosa Drive • Carlsbad • CA 92011



TERRACOM DEVELOPMENT, INC.

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

|     |          |             |
|-----|----------|-------------|
| 11  | 04/28/18 | REVISED ZD  |
| 10  | 03/28/18 | REVISED ZD  |
| 9   | 02/06/18 | REVISED ZD  |
| 8   | 01/19/18 | REVISED ZD  |
| 7   | 12/11/17 | REVISED ZD  |
| 6   | 11/02/17 | REVISED ZD  |
| 5   | 09/01/17 | REVISED ZD  |
| REV | DATE     | DESCRIPTION |

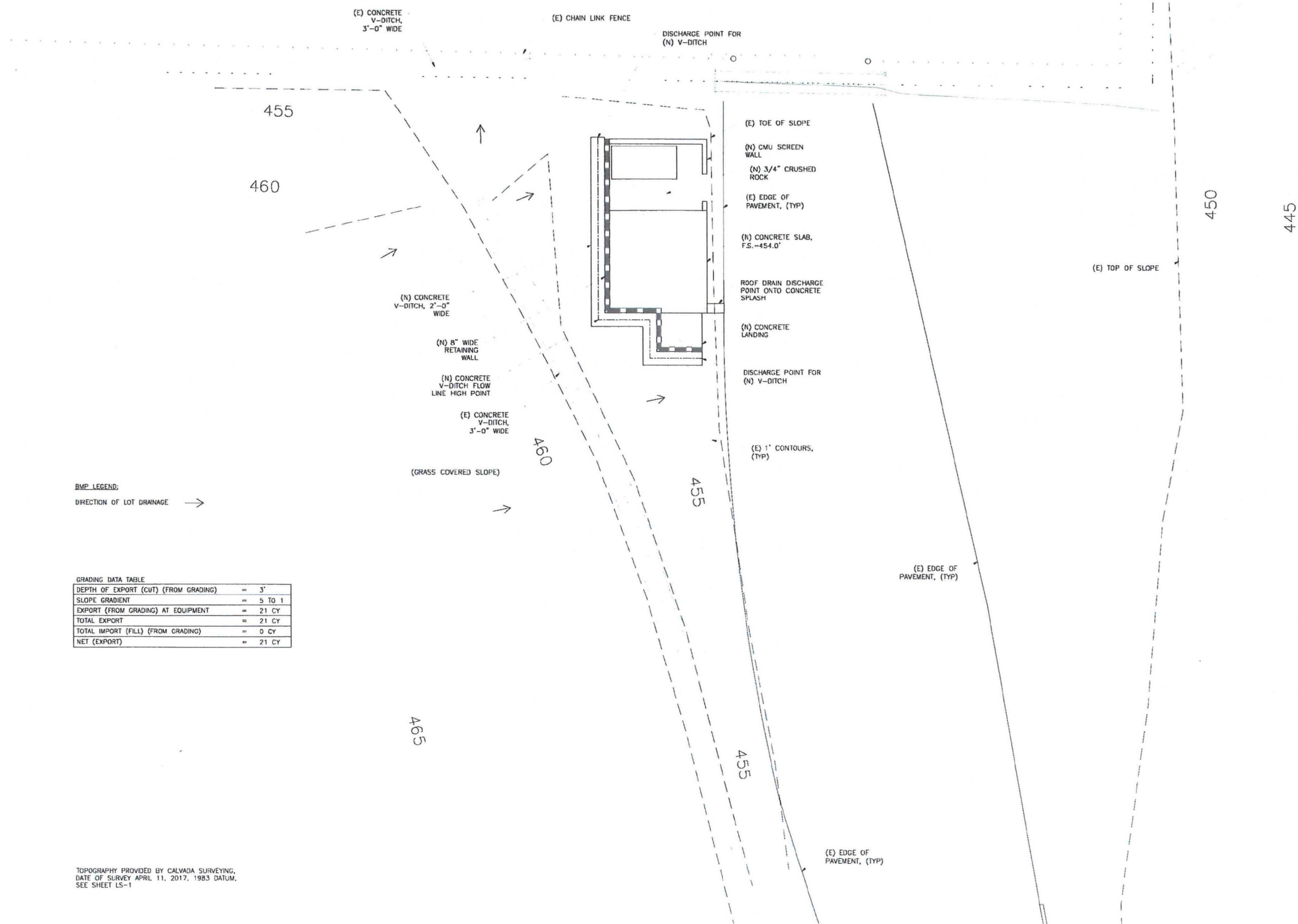


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CAL01891  
CARLTON HILLS SUBSTATION  
8740 WESTON ROAD  
SANTEE, CA 92071

SHEET TITLE  
  
CONCEPTUAL GRADING PLAN

SHEET NUMBER  
  
A-7



BMP LEGEND:  
DIRECTION OF LOT DRAINAGE →

| GRADING DATA TABLE                   |          |
|--------------------------------------|----------|
| DEPTH OF EXPORT (CUT) (FROM GRADING) | = 3'     |
| SLOPE GRADIENT                       | = 5 TO 1 |
| EXPORT (FROM GRADING) AT EQUIPMENT   | = 21 CY  |
| TOTAL EXPORT                         | = 21 CY  |
| TOTAL IMPORT (FILL) (FROM GRADING)   | = 0 CY   |
| NET (EXPORT)                         | = 21 CY  |







TOPOGRAPHY PROVIDED BY CALVADA SURVEYING,  
DATE OF SURVEY APRIL 11, 2017, 1983 DATUM,  
SEE SHEET LS-1

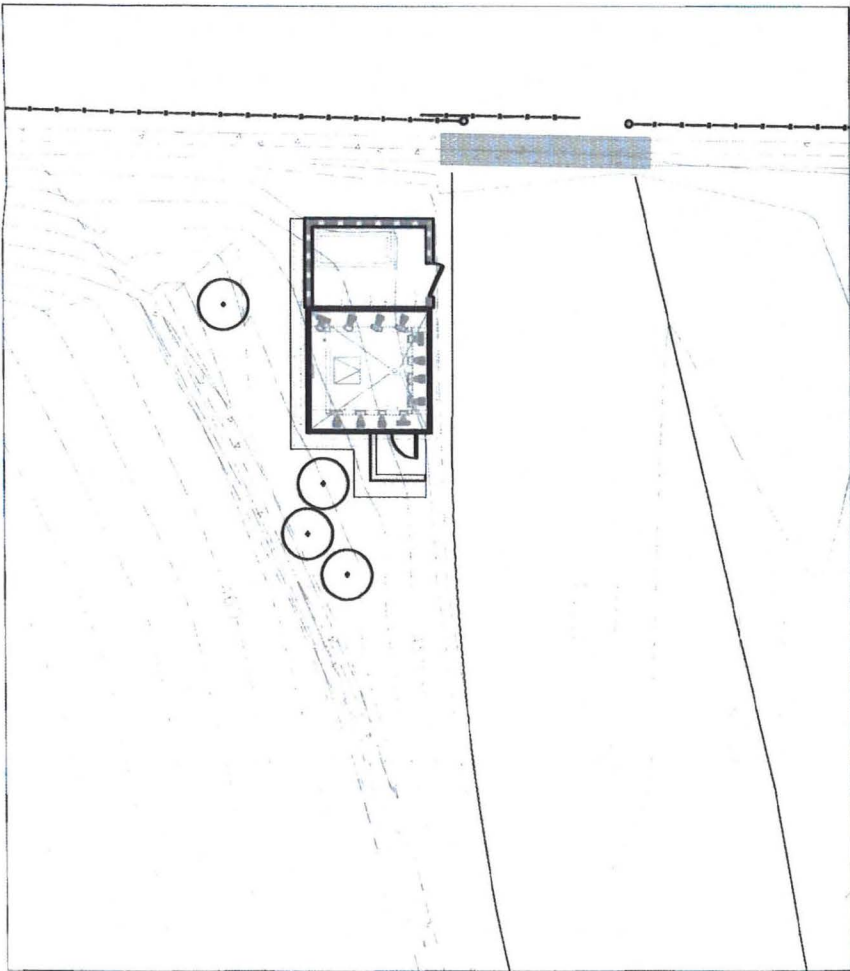


24"x36" SCALE: 1" = 80'-0"  
11"x17" SCALE: 1" = 160'-0"



PLANT MATERIAL KEY-PROPOSED

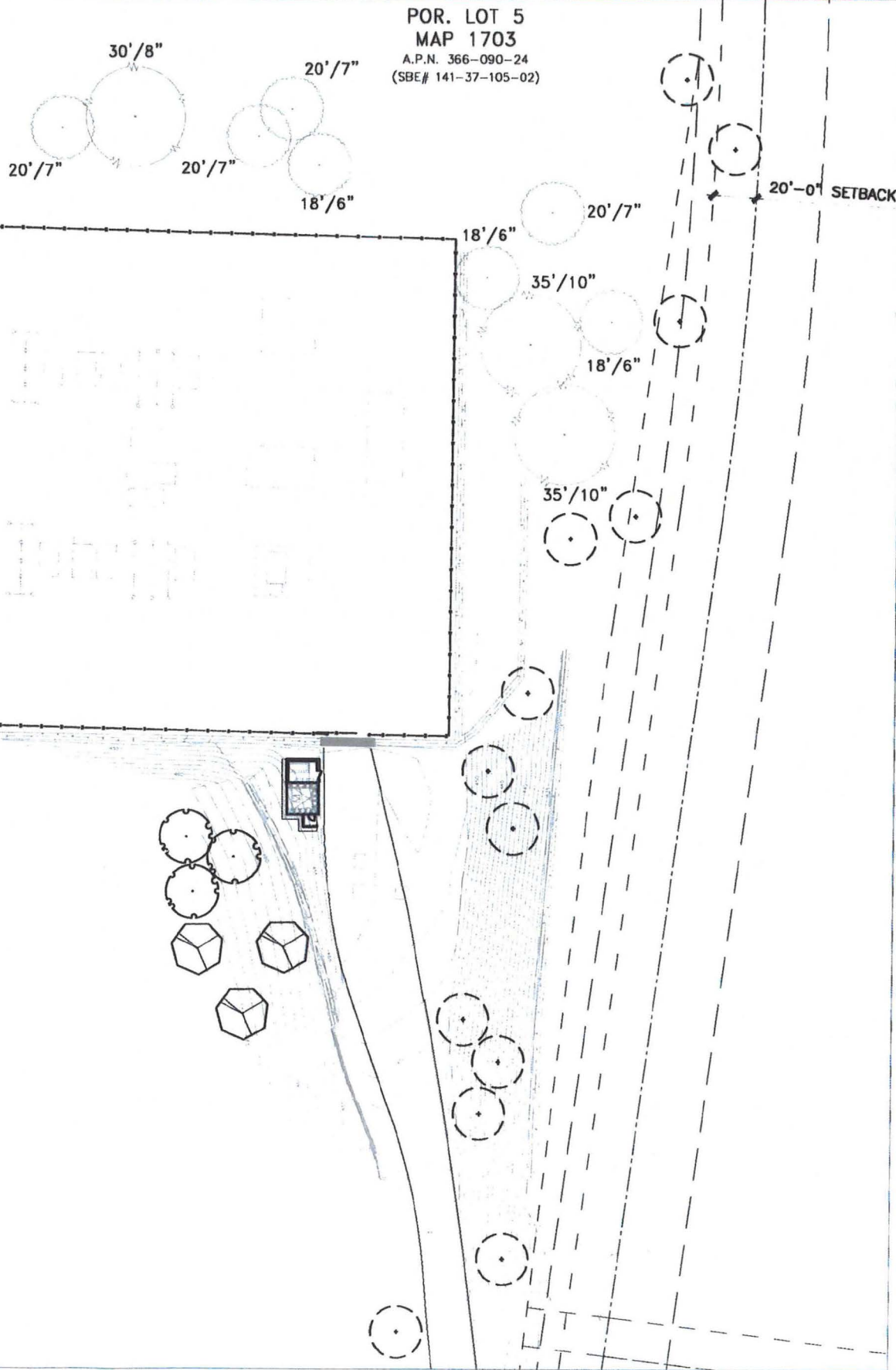
| SYMBOL  | BOTANICAL NAME  | COMMON NAME       | FORM     | FUNCTION | SIZE   | HEIGHT/<br>SPREAD | QUANTITY |
|---|---|-------------------|----------|----------|--------|-------------------|----------|
| EXISTING TREES TO REMAIN  |   |                   |          |          |        |                   |          |
|  | Eucalyptus globulus   | Blue Gum          |          |          |        | refer to<br>plan  | 3        |
|  | Schinus molle   | California Pepper |          |          |        | refer to<br>plan  | 7        |
| Tree Size Found on Plan = height/canopy   |   |                   |          |          |        |                   |          |
|  | TREES TO BE INSTALLED PER PERMIT ISSUED FOR 38150-D/PTS 377877<br>TREES SHOWN FOR REFERENCE PURPOSES ONLY |                   |          |          |        |                   | 13       |
| PROPOSED TREES  |   |                   |          |          |        |                   |          |
|  | Schinus molle   | California Pepper | Standard | Screen   | 15 Gal | 30'/30'           | 3        |
|  | Eucalyptus parvula  | Small Leaf Gum    | Standard | Screen   | 15 Gal | 35'/35'           | 3        |
| PROPOSED SHRUBS   |   |                   |          |          |        |                   |          |
|  | Malosma laurina   | Laurel Sumac      | Rounded  | Screen   | 5 Gal  | 6'/8'             | 4        |



SCALE:  
1" = 10'-0"

LANDSCAPE PLAN

10'-0" SETBACK



POR. LOT 5  
MAP 1703  
A.P.N. 366-090-24  
(SBE# 141-37-105-02)



7337 TRADE STREET  
SAN DIEGO, CA 92121



| REV | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 4   | 07/11/17 | REVISED ZD  |
| 3   | 06/22/17 | REVISED ZD  |
| 2   | 05/18/17 | REVISED ZD  |
| 1   | 05/04/17 | REVISED ZD  |
| 0   | 04/27/17 | PRELIM ZD   |



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CAL01891  
SDG&E SUBSTATION  
PECAN VALLEY DRIVE  
SAN DIEGO, CA 92071

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-1

SCALE:  
1" = 30'-0"



7337 TRADE STREET  
SAN DIEGO, CA 92121



| REV | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 4   | 06/29/17 | UPDATE DESIGN     |
| 3   | 05/10/17 | CLIENT'S COMMENTS |
| 2   | 05/03/17 | FINAL             |
| 1   | 04/21/17 | TITLE REPORT      |
|     | 04/19/17 | SUBMITTAL         |



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CAL01891  
SDG&E SUBSTATION  
PECAN VALLEY DRIVE,  
SANTEE, CA 92071  
SAN DIEGO COUNTY

SHEET TITLE

TOPOGRAPHIC  
SURVEY

SHEET NUMBER

LS-1

SHEET 1 OF 1

## Title Report

PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY  
ORDER NO.: 0920364-920-CMI-CMI  
DATED: MARCH 21, 2017

## Legal Description

THAT PORTION OF LOT 5 OF THE REVERSED SUBDIVISION OF FANTIA RANCHO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FEBRUARY 26, 1918, DESCRIBED AS FOLLOWS:

PARCEL 1:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID MAP NO. 1703, BEING ALSO A POINT ON THE SOUTHERLY LINE OF LOT 4 OF SAID MAP NO. 1703, THENCE ALONG SAID SOUTHERLY LINE EAST (RECORD SOUTH 89°26'30" EAST), 11.30 FEET TO THE SOUTHWESTERLY TERMINUS OF THE CENTER LINE OF THAT PORTION OF WEST BOLLIVARD AS DESCRIBED IN PARCEL NO. 1 IN EASEMENT DEED TO THE CITY OF SAN DIEGO, RECORDED AUGUST 21, 1983 AS INSTRUMENT NO. 149186 OF OFFICIAL RECORDS;  
THENCE ALONG SAID CENTER LINE AS FOLLOWS: NORTH 41°23'42" EAST, 567.27 FEET TO THE BEGINNING OF A TANGENT 2000.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°41'47", A DISTANCE OF 135.85 FEET; TANGENT TO SAID CURVE NORTH 70° 06'20" EAST, 198.69 FEET TO THE BEGINNING OF A TANGENT 2000.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°35' 54", A DISTANCE OF 502.57 FEET TO A POINT, A RADIAL LINE OF SAID CURVE BEARS NORTH 01°28'23" WEST TO SAID POINT, AND BEING A POINT ON THE SOUTHERLY PROLONGATION OF THE CENTER LINE OF ROAD EASEMENT NO. 1 AS DESCRIBED IN THAT CERTAIN EASEMENT DEED TO THE CITY OF SAN DIEGO, RECORDED JUNE 2, 1965 AS INSTRUMENT NO. 101350 OF OFFICIAL RECORDS;  
THENCE ALONG SAID PROLONGATION AND SAID CENTER LINE NORTH 09°07'17" EAST (RECORD NORTH 09°04'41" EAST), 1230.00 FEET TO A POINT HEREIN DESIGNATED POINT "A" IN SAID EASEMENT DEED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF PARCEL 1;  
THENCE CONTINUING ALONG SAID CENTER LINE NORTH 09°07'17" EAST, 618.64 FEET (RECORD 618.40 FEET) TO THE BEGINNING OF A TANGENT 2000.00 FOOT RADIUS CURVE, CONCAVE WESTERLY; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°19'40", A DISTANCE OF 258.86 FEET TO THE NORTHEASTLY CORNER OF THE LAND CONVEYED AS PARCEL B-126 IN OUTCUTLAND DEED TO PATRUA, INCORPORATED, RECORDED JUNE 30, 1965 AS INSTRUMENT NO. 117368 OF OFFICIAL RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID LAND AS FOLLOWS: NORTH 09°11'31" WEST (RECORD NORTH 09°10'07" WEST), 488.59 FEET TO THE NORTHWEST CORNER OF SAID LAND, AND SOUTH 01°54'44" WEST (RECORD SOUTH 11°23'37" WEST), 583.18 FEET (RECORD 583.40 FEET) TO THE CENTER LINE OF ROAD EASEMENT NO. 3 IN SAID EASEMENT DEED RECORDED JUNE 2, 1965 AS INSTRUMENT NO. 101350, BEING A POINT ON THE ARC OF A 748.63 FOOT (RECORD 740.00 FOOT) RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE TO SAID POINT

BEARS SOUTH 89°44'41" WEST (RECORD SOUTH 89°44'30" WEST); THENCE SOUTHEASTERLY ALONG SAID CENTER LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°20'06" (RECORD 38°38'34"), 499.58 FEET (RECORD 499.10 FEET) TO THE TRUE POINT OF BEGINNING.

PARCEL 2:  
AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER AND ACROSS THAT PORTION OF LOT 5 OF THE REVERSED SUBDIVISION OF FANTIA RANCHO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FEBRUARY 26, 1918, DESCRIBED AS FOLLOWS:

BEGINNING AT THE TRUE POINT OF BEGINNING OF PARCEL 1 DESCRIBED ABOVE, SAID POINT BEING ON THE ARC OF A 205.56 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 17°24'31" WEST;  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°15'44", A DISTANCE OF 33.23 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE CENTER LINE OF PECAN VALLEY DRIVE, AS SAID DRIVE IS SHOWN ON CARLTON COUNTRY CLUB MASTER UNIT NO. 3, ACCORDING TO MAP NO. 7031, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AUGUST 25, 1971;  
THENCE TANGENT AND ALONG SAID WESTERLY PROLONGATION SOUTH 81°51'11" EAST (RECORD SOUTH 81°48'30" EAST), 186.92 FEET TO THE EASTERLY BOUNDARY OF CAMP ELLIOTT AS DESCRIBED IN DEED OF DECLARATION OF TANGENT RECORDED APRIL 6, 1942, AS INSTRUMENT NO. 22101, IN BOOK 1342, PAGE 14 OF OFFICIAL RECORDS;  
THENCE ALONG SAID EASTERLY BOUNDARY NORTH 09°07'17" EAST, 30.00 FEET;  
THENCE NORTH 01°21'11" WEST, 170.00 FEET TO THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY;  
THENCE WESTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°07'17", A DISTANCE OF 47.12 FEET;  
THENCE NON-TANGENT NORTH 81°51'43" WEST, 30.00 FEET TO THE CENTER LINE OF SAID ROAD EASEMENT NO. 1 DESCRIBED IN EASEMENT DEED RECORDED JUNE 2, 1965 AS INSTRUMENT NO. 101350, BEING ALSO THE EASTERLY LINE OF PARCEL 1 DESCRIBED ABOVE;

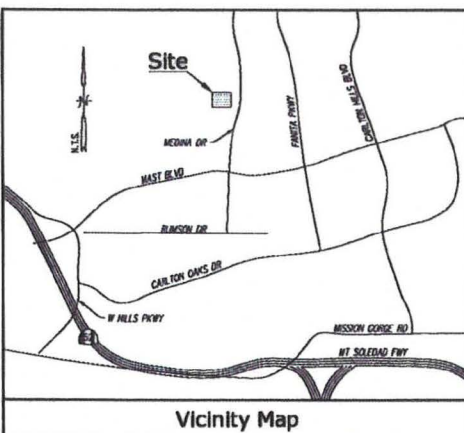
PARCEL 3:  
AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER AND ACROSS THAT PORTION OF LOT 5 OF THE REVERSED SUBDIVISION OF FANTIA RANCHO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 1703, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FEBRUARY 26, 1918, DESCRIBED AS FOLLOWS:

BEGINNING AT THE TRUE POINT OF BEGINNING OF PARCEL 1 DESCRIBED ABOVE, THENCE ALONG THE SOUTHERLY LINE OF PARCEL 2 DESCRIBED ABOVE AS FOLLOWS: EASTERLY ALONG THE ARC OF A 205.56 FOOT RADIUS CURVE CONCAVE NORTHERLY THROUGH A CENTRAL ANGLE OF 09°15'44", A DISTANCE OF 33.23 FEET AND TANGENT SOUTH 81°51'11" EAST, 186.92 FEET TO SAID EASTERLY BOUNDARY OF CAMP ELLIOTT;

THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 09°07'17" WEST, 30.00 FEET;  
THENCE NORTH 01°21'11" WEST, 170.00 FEET TO THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°07'17", A DISTANCE OF 47.12 FEET;  
THENCE NON-TANGENT NORTH 81°51'43" WEST, 30.00 FEET TO THE CENTER LINE OF SAID ROAD EASEMENT NO. 1 DESCRIBED IN EASEMENT DEED RECORDED JUNE 2, 1965 AS INSTRUMENT NO. 101350;  
THENCE ALONG SAID CENTER LINE NORTH 09°07'17" EAST, 62.69 FEET TO THE POINT OF BEGINNING.

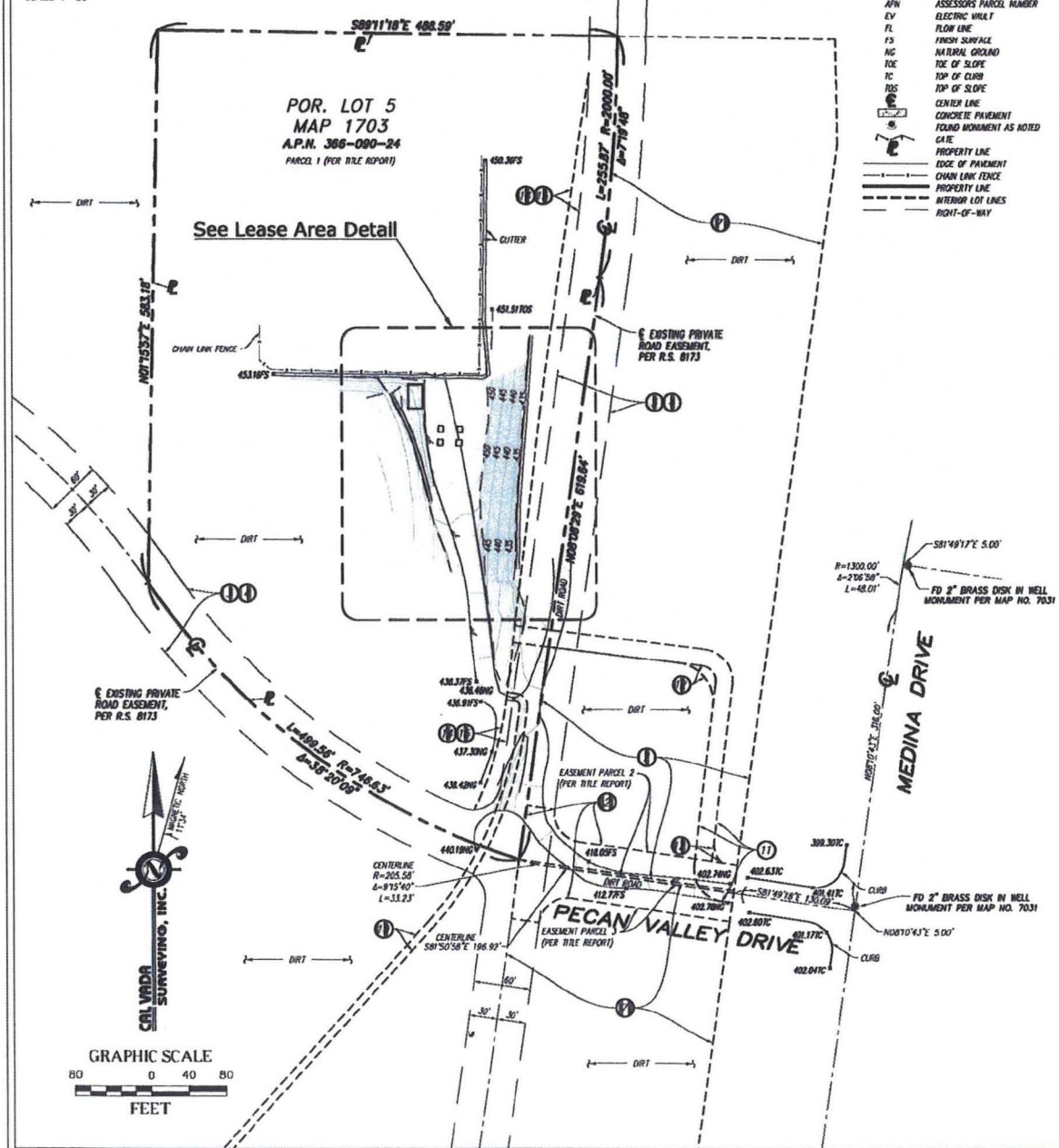
## Easements

- AN EASEMENT FOR THE PURPOSE OF INGRESS/EGRESS, PIPELINES, DRAINAGE, AND PUBLIC UTILITIES RECORDED OCTOBER 21, 1975 AS GRANT DEED 75-288826 (PLOTTED HEREON)
- AN EASEMENT FOR THE PURPOSE OF A ROAD RECORDED FEBRUARY 15, 1965 AS INSTRUMENT NO. 26326 OF O.R. (PLOTTED HEREON)
- AN EASEMENT FOR THE PURPOSE OF A ROAD RECORDED JUNE 2, 1965 AS INSTRUMENT NO. 101350 OF O.R. (PLOTTED HEREON)
- AN EASEMENT FOR THE PURPOSE OF A ROAD RECORDED MAY 3, 1966 AS INSTRUMENT NO. 74588 OF O.R. (NOT PLOTTABLE, MAP NOT PROVIDED PER TITLE REPORT)
- AN EASEMENT FOR THE PURPOSE OF A ROAD RECORDED JUNE 30, 1965 AS INSTRUMENT NO. 117368 OF O.R. (NOT PLOTTED, DOES NOT AFFECT SAID PROPERTY)
- AN EASEMENT FOR THE PURPOSE OF A FIVE YEAR PERIOD OF SLOPE RIGHTS RECORDED JUNE 30, 1965 AS INSTRUMENT NO. 117368 OF O.R. (PLOTTED HEREON)
- AN EASEMENT FOR THE PURPOSE OF UNDERGROUND ELECTRIC FACILITIES AND APPURTENANCES RECORDED OCTOBER 16, 2015 AS INSTRUMENT NO. 2015-054250 OF O.R. (PLOTTED HEREON)
- AN EASEMENT FOR THE PURPOSE OF UNDERGROUND ELECTRIC FACILITIES AND APPURTENANCES RECORDED OCTOBER 16, 2015 AS INSTRUMENT NO. 2015-054252 OF O.R. (PLOTTED HEREON)
- AN EASEMENT FOR THE PURPOSE OF UNDERGROUND ELECTRIC FACILITIES AND APPURTENANCES RECORDED MAY 5, 2016 AS INSTRUMENT NO. 2016-0213658 OF O.R. (PLOTTED HEREON)
- AN EASEMENT FOR THE PURPOSE OF PUBLIC STREET JOINT USE CASTLEROCK ROAD RECORDED NOVEMBER 29, 2016 AS INSTRUMENT NO. 2016-0550418 OF O.R. (PLOTTED HEREON)
- AN EASEMENT FOR THE PURPOSE OF PUBLIC STREET JOINT USE CASTLEROCK ROAD RECORDED NOVEMBER 29, 2016 AS INSTRUMENT NO. 2016-0550418 OF O.R. (PLOTTED HEREON)



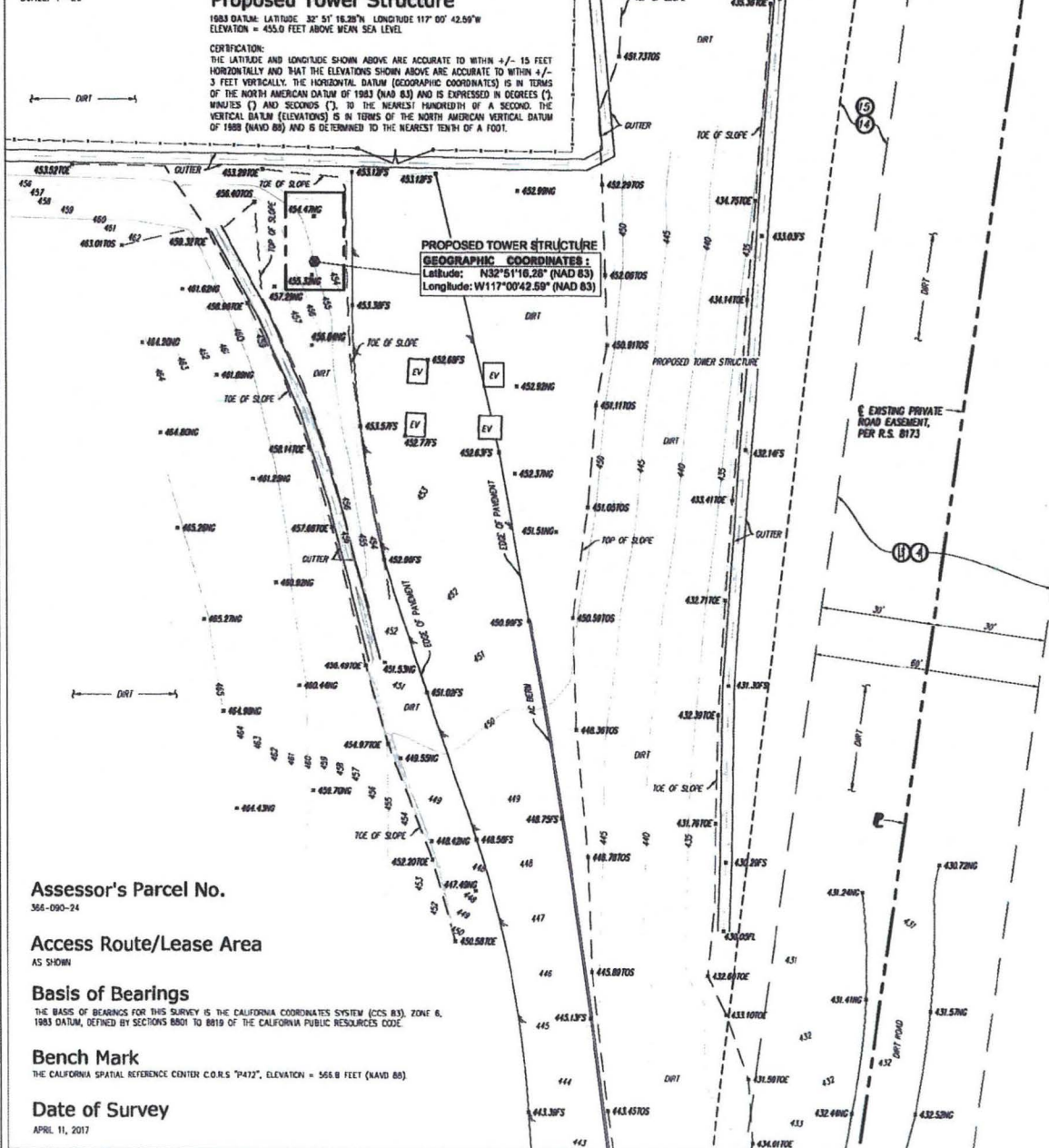
## Boundary Detail

SCALE: 1"=80'



## Lease Area Detail

SCALE: 1"=20'



## Assessor's Parcel No.

366-090-24

## Access Route/Lease Area

AS SHOWN

## 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. "7472", ELEVATION = 566.8 FEET (NAVD 83)

## Date of Survey

APRIL 11, 2017