

Report to the Planning Commission

DATE ISSUED: April 14, 2022 REPORT NO. PC-22-017

HEARING DATE: April 21, 2022

SUBJECT: T-Mobile A Street, Process Four Decision

PROJECT NUMBER: <u>687321</u>

OWNER/APPLICANT: Mount Olive Church of God/ Vertical Bridge

<u>Issue:</u> Should the Planning Commission approve a Wireless Communication Facility (WCF) located at 4907 A Street within the Eastern Area Community of the Mid-Cities Community Planning area?

Staff Recommendations:

- 1. **Approve** Planned Development Permit No. 2562556;
- 2. **Approve** Conditional Use Permit No. 2562557; and
- 3. **Approve** Neighborhood Development Permit No. 2562558.

<u>Community Planning Group Recommendation</u>: On July 13, 2021 the Eastern Area Community Planning Group voted 7-2-2 to recommend approval of the project without conditions (Attachment 9).

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 21, 2022 and the opportunity to appeal that determination ended March 7, 2022. (Attachment 8)

<u>Fiscal Impact Statement</u>: All costs associated with the processing of this project are paid by the applicant.

BACKGROUND

The project proposes a WCF designed as a 66-foot tall faux eucalyptus tree (mono-eucalyptus) supporting nine (9) panel antennas and nine (9) Remote Radio Units (RRUs) for T-Mobile. The WCF also includes an 875 square-foot equipment enclosure located near the south property line adjacent to SR 94. The project is located at 4907 A Street in the RS-1-7 zone in the Central Urbanized Area Planned District in the Eastern Area of the Mid-City Communities Community Plan. The Mid-City Community Plan designates the site as Residential. Land uses surrounding the project site include State Route (SR) 94 to the south, other religious uses to the east, residential development to the north and residential uses to the west. The proposed WCF is located on a site with an existing religious facility (Mt. Olive Church).

WCFs are permitted in all zones citywide with the appropriate permit process. Council Policy 600-43 assigns preference levels to WCFs proposed on different land uses, with Preference 1 being the highest and Preference 4 the lowest. The most preferred locations being Preference 1 which are generally non-residential uses/zones and are permitted ministerially and the least preferred locations are with residential uses in residential zones and are Preference 4, requiring a Conditional Use Permit, Process Four. Various land uses and zones between those Preference levels dictate decision levels and permits between a Neighborhood Use Permit (NDP), Process Two and a Conditional Use Permit (CUP), Process Three. The purpose and intent of this is to encourage WCFs in more preferred locations by allowing a lower processing level. This project is located in a residential zone, but the existing use is non-residential which is a Preference 3. There are no other locations in Preference 1 or 2 categories that can maintain current service levels or were agreeable to necessary standards of selection.

The WCF regulations requires a CUP Process 3 approval for a WCF proposed on a residentially zoned property that contains a non-residential use. Additionally, a Neighborhood Development Permit (NDP) is required pursuant to San Diego Municipal Code (SDMC) Section 141.0420(e)(3), when a proposed equipment enclosure exceeds 250 square feet, and in accordance to SDMC section 142.0310 Table 142.03A, when the fence/wall is greater than eight feet in height and is located within the rear yard setback. The project proposes an 875 square foot enclosure inclusive of the mono-eucalyptus and the associated equipment. Additionally, SDMC Section 143.0402 requires a Planned Development Permit Process 4 when a project includes deviations from the applicable zoning regulations. In this case, the project includes a 66-foot tall faux tree, which is 36 feet above the height limit of 30 feet. Consistent with the San Diego Municipal Code (SDMC) Section 112.0103, when an applicant applies for more than one permit, map, or other approval for a single development, the applications will be consolidated for processing and shall be reviewed by a single decision maker at the highest level of authority for that development. Therefore, the project as proposed would require a Process Four, Planning Commission decision with appeal rights to the City Council.

DISCUSSION

Project Description:

The search area for the new WCF consisted of mostly residential zones with two potential locations within Gompers Park. Although the City of San Diego was amenable to allowing a WCF in one of the locations within the park, the applicant and City were unable to come to an agreement on terms with regard to the substantial trenching required which would impact park operations. Furthermore, the site did not have a viable access available to the proposed WCF location. Three commercial locations were considered, including Buses Maintenance Yard (4902 Market Street), a strip mall (4730 Market Street), and a property located 5275 Market Street. These sites were excluded because either the landlords were not interested, or there was not enough area for the WCF. Other nearby sites were also pursued, however according to the site justification letter, Mount Olive Church was the only location that met all the locational requirements (Attachment 14).

The project proposes construction of a WCF consisting of a 66-foot tall faux eucalyptus tree (mono-eucalyptus) supporting nine (9) panel antennas and nine (9) Remote Radio Units (RRUs) and associated ground equipment. The location of the WCF is approximately 200 feet from the nearest residence to the west. It is proposed on the south side of the property adjacent to SR-94 and approximately 10 feet below the freeway grade behind existing shrubs in the church parking area. All branches at the antenna level will extend a minimum of 24 inches beyond the entire vertical length of the antennas for maximum concealment. The trunk height is proposed to be 64 feet allowing two feet of branching at the top of the tree. The WCF will use 90-degree connectors to eliminate large looping cables coming from the bottom of the antennas. The mono-eucalyptus will contain a minimum of four branches per foot for full density coverage with limited spacing between the branches. Antenna socks are required for all antennas and associated components to further camouflage the antennas and integrate within the branches. Lastly, to further integrate the WCF with the existing landscape, the project requires the planting of a 36-inch box eucalyptus tree adjacent to the faux tree (Figure 1).



Figure 1: Photosimulation of proposed mono-eucalyptus

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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An RFE-EME Compliance Report dated March 25, 2021 from EBI Consulting was submitted to the City, verifying that the proposed project meets or exceeds the requirements of the FCC.

Community Plan Analysis:

The Mid-City Communities Community Plan, Utilities section, recommends that the impacts of energy and communication facilities on adjacent uses be considered and to utilize all available means to conceal communication antennas from view. Additionally, the City of San Diego's General Plan (UD-A.15) requires that the visual impact of wireless facilities be minimized by concealing them inside 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 shall be concealed from view. The mono-eucalyptus is located in the rear of a parcel containing a religious facility and adjacent to west bound SR-94, 200 feet from the nearest residence to the west. The faux tree panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, replicating a live eucalyptus tree. Adjacent to the south property line is a Caltrans easement which contains a mixture of large shrubs, palms and broadleaf trees. Next door, to the east of the site is another religious facility containing existing trees and mixed fan palms. The form and tree type of the proposed mono-eucalyptus will integrate into the existing setting and be constructed with additional live landscape on the project site to further integrate the project with the surrounding area. The proposed equipment enclosure will be painted and textured to match the existing church on the same parcel.

Project-Related Issues:

<u>Deviations</u>- An applicant may request deviations from the applicable development regulations in accordance with a Planned Development Permit decided in accordance with Process Four, provided that the findings in <u>SDMC Section 126.0605</u> are made. The following Table 1 is a matrix of the proposed deviation, which is followed by the justifications for the deviations:

DEVIATIONS SUMMARY Table 1			
Deviation Description	Deviation from SDMC	Allowed/Required	Proposed
1. Building Height	<u>SDMC Section 131.0431</u>	30 feet maximum	66 feet
	and Table 131.04D	height	

Justification - T-Mobile has indicated that an antenna height of 64 feet is necessary in order to provide coverage to the area. T-Mobile's engineers determined that in order to provide 5G service and add enhanced services to the area, a WCF tall enough to communicate with other nearby T-Mobile WCFs was needed to optimize their coverage objective. The WCF Guidelines, which were

adopted in 2019, includes stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, which in this case an additional two feet is needed (66 feet maximum) to more closely resemble a live tree. The antennas located on the monoeucalyptus tree will be covered with "antenna socks" which better integrate the antennas with the tree. T-Mobile is seeking improved coverage in the immediate area where there is a deficit in the carrier's coverage area between other existing T-Mobile sites located near the I-805 and SR-94 interchange, Rosewell Street, and Pentecost Way (Attachment 6). T-Mobile has limited radio frequency coverage in the immediate area, thus the proposed project which will aid in achieving the capacity offloading necessary to provide network requirements.

Coverage maps demonstrate the existing coverage provided on the Mount Olive Church of God property and the predicted loss of coverage without the height and newly installed antennas. Although the underlying zone allows a maximum 30-foot height limit, without the proposed tree height, T-Mobile would continue to experience significant impacts in this area. The above deviation has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), Mid-City Community Plan, and the purpose and intent of the Wireless Communication Facility Ordinance. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety.

Additionally, a Neighborhood Development Permit (NDP) is required pursuant to San Diego Municipal Code (SDMC) Section 141.0420(e)(3), when a proposed equipment enclosure exceeds 250 square feet. The project proposes an 875 square foot enclosure inclusive of the mono-eucalyptus and the associated equipment. The equipment enclosure is large enough to include the mono-tree, associated equipment area and another equipment area for a future carrier to collocate on the site. In accordance to SDMC section 142.0310 Table 142.03A, when the fence/wall is greater than six feet in height and is located within the rear yard setback that abuts a major freeway. The proposed wall is eight feet tall for additional security.

In accordance with <u>SDMC Section 142.0420</u>, faux landscaping may be used on premises where natural vegetation similar in size and species exists or is proposed as part of the development. The proposed WFC will integrate into the area where other live trees of the same height and form that exists adjacent to the development to the east. A proposed 36-inch box Eucalyptus conditioned by the CUP will be planted just to the east of the equipment area to mitigate any potential site impacts to the surrounding area. Apart from the above deviation, the proposed project will provide wireless communication service to the surrounding area and emergency essential communications services. As designed and with the exception of the deviation and the eight-foot wall in the rear setback, complies with the Wireless Communication Ordinance, City of San Diego's General Plan, and the Mid-City Community Plan.

Conclusion:

Based on its design, the project complies with the WCF Regulations (<u>SDMC 141.0420</u>). Staff has prepared draft findings in the affirmative to approve the project and recommends approval of Planned Development Permit, Conditional Use Permit, and Neighborhood Development Permit (Attachment 6).

ALTERNATIVES

- 1. Approve Planned Development Permit No. 2562556, Conditional Use Permit No. 2562557, and Neighborhood Development Permit No. 2562558 with modifications.
- 2. Deny Planned Development Permit No. 2562556, Conditional Use Permit No. 2562557, and Neighborhood Development Permit No. 2562558, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,

Simon Tse

Sup. Development Project Manager Development Services Department Ian Heacox

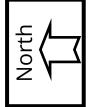
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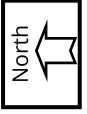
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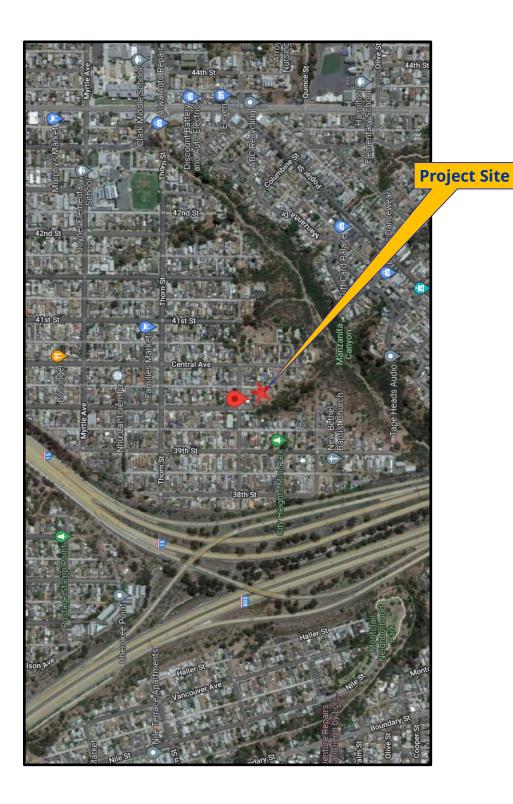
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Attachments:

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



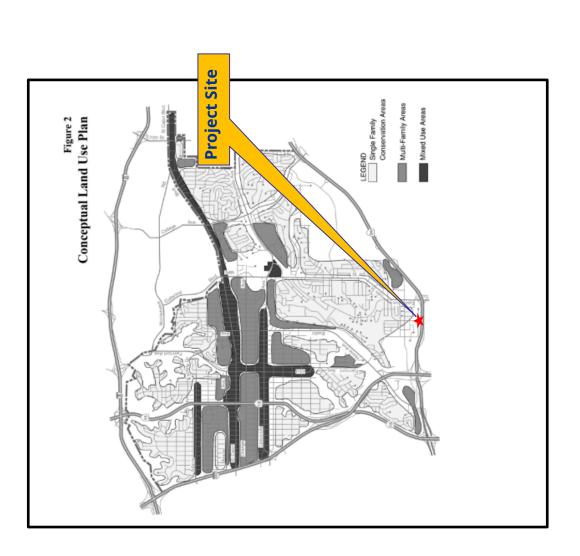




Aerial Photograph T-Mobile A Street Project No. 687321 4907 A Street



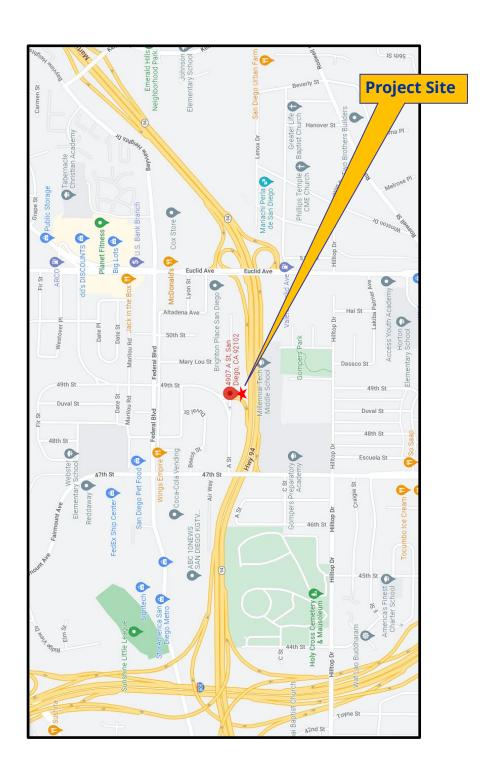




Mid-City: City Heights Land Use Plan T-Mobile A Street Project No. 687321 4907 A Street







Project Location Map T-Mobile A Street Project No. 687321



PLANNING COMMISSION RESOLUTION NO.

PLANNED DEVELOPMENT PERMIT NO. 2562556 CONDITIONAL USE PERMIT NO. 2562557 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2562558

T-MOBILE A STREET PROJECT NO. 687321

WHEREAS, Mount Olive Church of God, Owner and Vertical Bridge, Permittee, filed an application with the City of San Diego for a permit to construct a Wireless Communication Facility (WCF) as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 2562556, 2562557 and 2562558;

WHEREAS, the project site is located at 4907 A Street in the RS-1-7 zone of the Central Urbanized Planned District in the of the Eastern Area Community in the Mid-City Communities Community Plan;

WHEREAS, the project site is legally described as Parcel 1 of Parcel Map No. 11531, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 24, 1981 as File No. 81-234411 of Official Records;

WHEREAS, on February 21, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 21, 2022, the Planning Commission of the City of San Diego considered Planned Development Permit No. 2562556, Conditional Use Permit No. 2562557 and Neighborhood Development Permit No. 2562558, pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Planned Development Permit No. 2562556, Conditional Use Permit No. 2562557 and Neighborhood Development Permit No. 2562558:

A. 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.

The project proposes a Wireless Communication Facility (WCF) consisting of a 66-foot-tall faux eucalyptus tree (mono-eucalyptus) supporting nine panel antennas and nine Remote Radio Units (RRUs) for T-Mobile providing service to the surrounding area. The WCF is located is located at 4907 A Street in the RS-1-7 zone of the Central Urbanized Area Planned District in the Eastern Community of the Mid-City Communities Community Plan, which designates the site as Residential.

The Mid-City Communities Community Plan, Utilities section recommends considering impacts of energy and communication facilities on adjacent uses and utilize all available means to conceal communication antennas from view. Additionally, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing them inside 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 shall be concealed from view.

Pursuant to the San Diego Municipal Code (SDMC), WCFs are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. One intent of the regulations is to camouflage facilities from public view. Here, the monoeucalyptus is located in the rear of a parcel containing a religious facility and adjacent to west bound State Route (SR)-94, and 200 feet from the nearest residence. The panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, in order to conceal them and not denigrate the overall appearance of the tree. Caltrans maintains an approximate 40-foot easement at the rear of the property abutting SR-94, which contains a mixture of large shrubs, palms and broadleaf trees. This vegetation stand continues east of the site, where there are existing trees and mixed fan palms and to the west where there are broadleaf trees approximately 50 feet in height. The form and tree type of the proposed monoeucalyptus will integrate into the existing setting and be constructed with

additional live landscape on the project to further adapt the project with the surrounding area. The proposed equipment enclosure will be painted and textured to match the existing church on the same parcel.

Pursuant to SDMC Section 141.0420(c)(1), when the WCF is in a residential zone on a premises that does not contain residential development, a Conditional Use Permit (CUP) is required. A Neighborhood Development Permit (NDP) is required pursuant to SDMC Section 141.0420(e)(3), when an equipment enclosure exceeds 250 square feet, and in accordance to SDMC section 142.0310 Table 142.03A, when the fence/wall is greater than six feet in height and is located within the rear yard setback and abuts a major freeway. The proposed wall is eight feet tall for additional security. Additionally, in accordance to SDMC Section 143.0402, deviations from applicable zoning regulations require a Planned Development Permit (PDP). The project is proposing a WCF on a site that includes a religious facility, which requires a CUP. The equipment enclosure surrounding the WCF is 875 square feet. The monoeucalyptus is 66-feet-tall, which deviates from the RS-1-7 zone height limit of 30 feet. The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. Aside from these deviations, the project compiles with SDMC Section 141.0420, the WCF Design Guidelines, as well as the City's General Plan and the Mid-City Community Plan. Therefore, 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.

The project was determined to be exempt from CEQA pursuant to Section 15303 (New Construction). 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 to include but not limited to height limitation, concealment requirements, and electromagnetic fields controls. The WCF will not have any emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and every part of the WFC will be behind an eight-foot CMU wall, painted to match the existing church buildings. 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 Telecommunications 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) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." A Radio Frequency Safety Survey Report was prepared by EBI Consulting dated March 25, 2021 which concluded that the project is in compliance with FCC standards for RF emissions, but recommended that access to

the mono-eucalyptus or areas associated with the active antenna installation be restricted and secured where possible. The proposed WCF will be surrounded by an 8-foot-tall concrete masonry wall with locked metal gate accessibility only to qualified personnel. The project would not result in any significant health or safety risks to the surrounding area within matters under the City's jurisdiction. Therefore, the proposed project 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.

The project proposes a new 66-foot-tall mono-eucalyptus tree. The project complies with the City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-7 Zone with the exception of height , the eight-foot-tall CMU wall in the rear yard setback and the 875-square-foot equipment enclosure.

Deviations to the SDMC may be processed through a Planned Development Permit (PDP) in accordance with SDMC sections 126.0601 and 143.0401. The purpose of the PDP is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations than would be allowed through a deviation process. The intent is to encourage imaginative and innovative planning and to assure that the development achieves the purpose and intent of the applicable land use plan and that it would be preferable to what would be achieved by strict conformance with the regulations. Expiration dates are imposed on WCFs to review and modify these facilities to comply with current design standards.

The WCF regulations require that visual impacts associated with WCFs be minimized or concealed through integration. Integration is to be accomplished with architecture, landscape and siting solutions. The proposed mono-eucalyptus is located in the rear of a parcel containing a religious facility and adjacent to west bound State Route-94, 200 feet from the nearest residential use. The panel antennas will be covered with antenna socks and all branches will extend a minimum of 24-inches beyond the full length of each antenna, in order to maintain the appearance of a live tree. Caltrans maintains an approximate 40-foot open space on the south side of the property adjacent to SR-94 and it contains a mixture of large shrubs, palms and broadleaf trees, which continues eastward of the site. The proposed mono-eucalyptus will integrate into the existing setting and with the addition of proposed live landscape it will further integrate the project into the surrounding area. The proposed equipment enclosure will be painted and textured to match the existing church. As a result, the project compiles with

the intent of SDMC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the City's General Plan.

A deviation to building height is being requested for the WCF. The project proposes a 66-foot-tall mono-eucalyptus where 30 feet is permitted. Two design factors weigh into the rationale for the requested height deviation.

T-Mobile has indicated that an antenna height of 64 feet is necessary in order to provide coverage to the area. T-Mobile's engineers determined that in order to provide 5G service and add enhanced services to the area, a WCF tall enough to communicate with other nearby T-Mobile WCFs was needed to optimize their coverage objective. The WCF Guidelines, which were adopted in 2019, includes stringent requirements for faux trees to ensure that they provide sufficient branch screening of the antennas and a crown, which in this case an additional two feet is needed (66 feet maximum) to more closely resemble a live tree. The antennas located on the mono-eucalyptus tree will be covered with "antenna socks" which better integrate the antennas with the tree. T-Mobile is seeking improved coverage in the immediate area where there is a definite deficit in the carrier's coverage area between other existing T-Mobile sites located near the I-805 and SR-94 interchange, Roswell Street, and Pentecost Way (Attachment 6). T-Mobile has limited radio frequency coverage in the immediate area, thus the proposed project which will aid in achieving the capacity offloading necessary to provide network requirements.

Coverage maps demonstrate the existing coverage provided on the Mount Olive Church of God property and the predicted loss of coverage without the height and newly installed antennas. Although the underlying zone allows a maximum 30-foot height limit, without the proposed tree height, T-Mobile would continue to experience significant impacts in this area. The project meets the aesthetic intent of the WCF ordinance by integrating the facility with the site through architecture, concealment and siting elements. The above deviation has been analyzed by staff and determined to be consistent with the goals and recommendations of the City of San Diego's General Plan (UD-A.15), Mid-City Community Plan, and the purpose and intent of the Wireless Communication Facility Ordinance. The Project has been designed to address the physical environment and would not adversely impact the public's health or safety.

The City's WCF regulations, SDMC section 141.0420, allow these facilities in a residential zone containing a non-residential use as a Process 3, Conditional Use Permit when the antennas are located more than 100 feet from the property line of premises containing the primary uses of day care, elementary or middle schools, or residential uses. In this case, the antennas are located away from these sensitive uses and the WCF is set back 150 feet from A Street and approximately 200 feet from the nearest residential use. This allows room for existing and new landscape screening to improve and integrate views of this facility. To further integrate the WCF with the existing landscape, the project requires the planting of a 36-inch box eucalyptus tree adjacent to the faux tree. The facility itself is designed as a monoeucalyptus tree and will support antennas for T-Mobile and potentially, a future

carrier. Based on these considerations, this project complies with the permit and design requirements for WCF's as identified in the SDMC.

In addition to the processing of a PDP for deviations, the project requires a Neighborhood Development Permit (NDP) pursuant to San Diego Municipal Code (SDMC) Section 141.0420(e)(3), when an equipment enclosure exceeds 250 square feet. The project proposes to enclose and secure the proposed mono-eucalyptus and associated equipment support and future equipment supporting potential collocations. The eight-foot wall surrounding the mono-eucalyptus and equipment with wrought iron gate is necessary for security issues. The location of the equipment enclosure is set back from existing residential uses as far as possible and next to Interstate 94, approximately 10 feet below the freeway grade behind existing shrubs within the Caltrans Right-of-Way. Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to SDMC 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.

B. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. <u>Findings for all Conditional Use Permits</u>:

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

As outlined in Planned Development Permit (PDP) Finding No. A.1.a. listed above, 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.

As outlined in PDP Finding No. A.1.b. listed above, 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.

As outlined in PDP Finding No. A.1.c. listed above, 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 project proposes a new WCF constructed as a 66-foot-tall mono-eucalyptus tree. Aside from the requested deviations for height, the project complies with the

City of San Diego WCF Regulations (SDMC Section 141.0420) and applicable development regulations of the RS-1-7 Zone.

The City of San Diego encourages wireless carriers to locate on non-residential properties. In this case, the WCF is located on a site zoned residential but containing a religious facility. Caltrans maintains an approximate 40-foot wide easement adjacent to State Route-94 which contains a mixture of large shrubs, palms and broadleaf trees. A 36-inch-box eucalyptus tree is required to be planted adjacent to the mono-eucalyptus to further integrate the WCF into the setting. The proposed equipment enclosure will be painted and textured to match the existing church on the same parcel.

A site justification analysis was prepared by T-Mobile and accepted by City staff demonstrating a need for this WCF. The applicant researched eight different locations aside from the proposed location at Mount Olive Church where landlords/owners were contacted for availability and interest for the proposed WCF. Out of all the prospective locations that T-Mobile analyzed, Mount Olive Church was the only location that met the standards for selection. Site Justification for this site, as indicated by T-Mobile, specifies that the location is within the T-Mobile search ring where other candidates within the search ring were unacceptable due to the required lease conditions or electrical runs for the site, which would have made the project cost prohibitive.

The search area for the new WCF consisted of mostly residential zones and two locations within Gompers Park. Although the City of San Diego was amenable to locating a WCF within the park, the applicant and City were unable to come to an agreement on terms. Additionally, there was no access available to the proposed WCF and fiber and electrical runs would require substantial trenching within the park. Three commercial locations were considered including Buses Maintenance Yard (4902 Market Street), a strip mall located at 4730 Market Street, and a property located 5275 Market Street. These sites were excluded because either the landlords were not interested or there was not enough area for the WCF.

T-Mobile is seeking improved coverage in the immediate area where there is inadequate coverage between other existing T-Mobile sites located near the I-805 and SR-94 interchange, Roswell Street, and Pentecost Way (Attachment 6). T-Mobile has limited radio frequency coverage in the immediate area, thus the proposed project which will aid in achieving the capacity offloading necessary to provide network requirements.

The WCF is appropriately designed at the location and will integrate appropriately into the existing setting. The design is consistent with the City's General Plan for wireless facilities. A 10-year term will be included as a condition of approval to ensure that the design and use is still appropriate at the time of expiration. As demonstrated by the justification analysis and the design, the existing WCF is appropriate at the existing location.

C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

- 2. <u>Findings for all Neighborhood Development Permits</u>:
 - a. The proposed development will not adversely affect the applicable land use plan.

As outlined in PDP Finding No. A.1.a. listed above, 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.

As outlined in PDP Finding No. A.1.b. listed above, 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.

As outlined in PDP Finding No. A.1.c. listed above, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 2562556, Conditional Use Permit No. 2562557 and Neighborhood Development Permit No. 2562558 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 2562556, 2562557, and 2562558 a copy of which is attached hereto and made a part hereof.

lan Heacox Development Project Manager Development Services

ATTACHMENT 4

Adopted on: April 21, 2022

IO#: 11004545

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: 11004545

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLANNED DEVELOPMENT PERMIT NO. 2562556 CONDITIONAL USE PERMIT NO. 2562557 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2562558

T-MOBILE A STREET PROJECT NO. 687321

PLANNING COMMISSION

This Planned Development Permit No. 2562556, Conditional Use Permit No. 2562557 and Neighborhood Development Permit No. 2562558 is granted by the Planning Commission of the City of San Diego to Mount Olive Church of God, Owner and Vertical Bridge, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0303, 126.0402, 126.0602, and 142.0420. The site is located at 4907 A Street in the RS-1-7 zone of the Central Urbanized Planned District in the Eastern Area Community within the Mid-City Communities Community Plan. The project site is legally described as: Parcel 1 of Parcel Map No. 11531, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, July 24, 1981 as File No. 81-234411 of Official Records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 21, on file in the Development Services Department.

The project shall include:

- a. Nine panel antennas and nine Remote Radio Units (RRU) on a new 66-foot-tall faux mono-eucalyptus tree.
- b. An 875-square-foot, 8-foot-tall enclosure surrounding the mono-eucalyptus tree and 2 outdoor cabinets.
- c. A 36-foot deviation to the 30-foot height limit pursuant to SDMC Section 131.0431, table 131-04D, for a total height of 66 feet.
- d. Landscaping (planting, irrigation and landscape related improvements).

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

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 May 5, 2025.
- 2. This permit and corresponding use of this site shall **expire on** May 5, 2032. Upon expiration of this approval, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this permit unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
- 3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
- 4. Under no circumstances, does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
- 5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

AIRPORT REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall provide a copy of the signed agreement [DS-503] and show certification on the building plans verifying that the structures do not require Federal Aviation Administration [FAA] notice for Determination of No Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

- 15. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
- 16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

LANDSCAPE REQUIREMENTS:

- 17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
- 18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

- 19. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.
- 20. The WCF shall conform to the approved construction plans.
- 21. Photo simulations shall be printed in color on the construction plans.

- 22. The City may require the Owner/Permittee to provide a topographical survey conforming to the provisions of the SDMC 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.
- 23. 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.
- 24. Antennas and associated components, such as, but not limited to, remote radio units (RRUs), surge suppressors, etc., shall be concealed by branches at all times and shall not negatively affect the appearance of the tree.
- 25. 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.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. All proposed hand-holes shall be covered with bark material to match the mono-eucalyptus trunk to the satisfaction of the Development Services Department.
- 30. All coaxial conduits shall be routed up through the caisson and into the tree to the satisfaction of the Development Services Department. "Doghouse" cable housings are not permitted.
- 31. All branches at the antenna level shall extend a minimum of 24-inches beyond the entire vertical face of each antenna to the satisfaction of the Development Services Department.
- 32. Starting branch height shall be no higher than 12-feet, as illustrated on the stamped, approved Exhibit "A."
- 33. All exposed cables, brackets and supports shall be painted to match the faux tree foliage to the satisfaction of the Development Services Department.

- 34. RF socks fully covering the front and back of the antennas (and any other components) shall be used.
- 35. 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.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

- 36. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.
- 37. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer or water facilities.

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 Development Services Department Wireless
 Communication Facilities staff listed on City webpage,
 https://www.sandiego.gov/development-services/codes-regulations/wireless-communication-facilities, 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 April 21, 2022.

ATTACHMENT 5

Planned Development Permit No. 2562556 Conditional Use Permit No. 2562557 Neighborhood Development Permit No. 2562558 Date of Approval: April 21

AUTHENTICATED BY THE CITY OF SAN DIEG	O DEVELOPMENT SERVICES DEPARTMENT
lan Heacox	
Development Project Manager	
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.	
	recution hereof, agrees to each and every condition of and every obligation of Owner/Permittee hereunder.
	Mount Olive Church of God Owner
	By NAME TITLE
	Vertical Bridge Permittee
	By NAME

NOTE: Notary acknowledgments must be attached per Civil Code

TITLE

ATTACHMENT 5

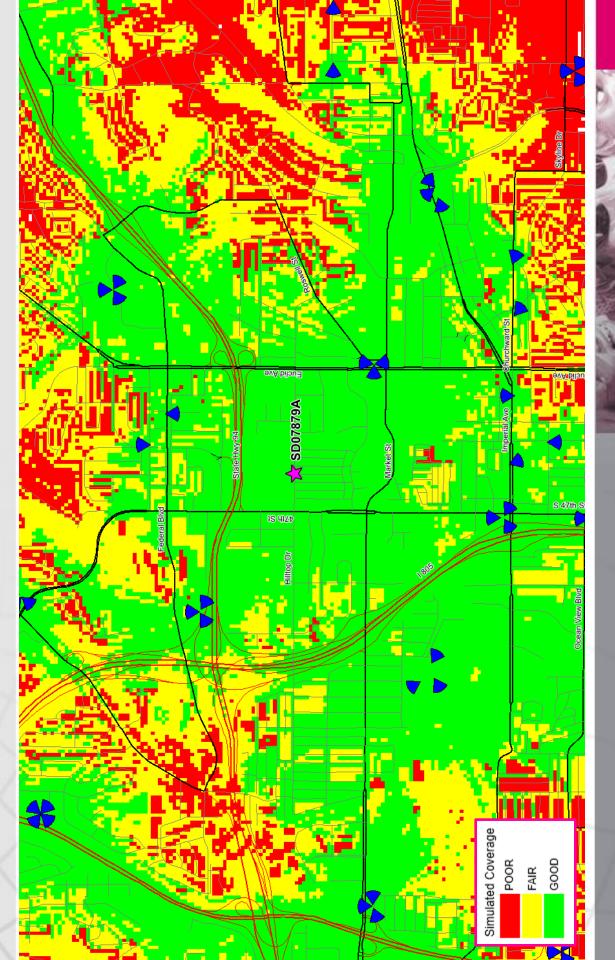
section 1189 et seq.

.T. Mobile

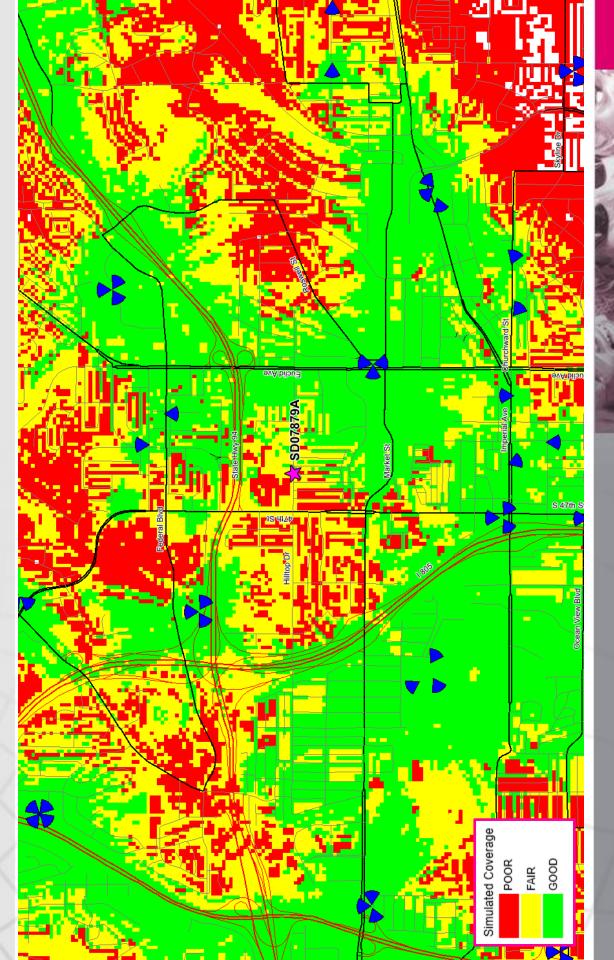
SD07879A Coverage Maps

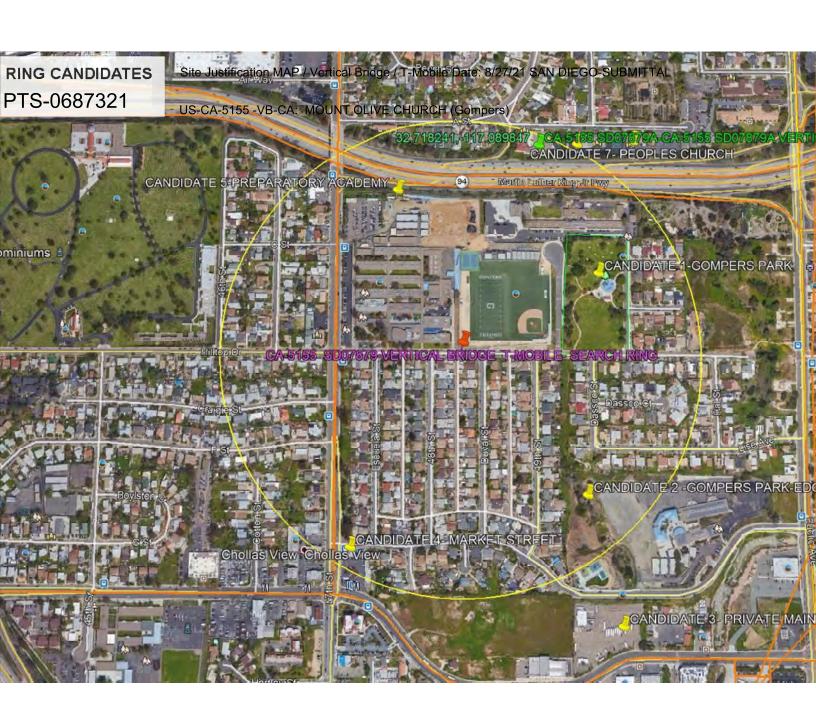
RF Team - San Diego Market

Area with SD07879A



Area without SD07879A ATTACHMENT 6





Vertical Bridge / T-Mobile Date: 8/27/21

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL - Site Justification Report

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

Site Justification Report

Vertical Bridge is a Tower Company who builds towers for and contracted with T-Mobile Nationally for their selected search rings which this search ring is and has been since 2018 where this selected candidate meets the coverage objectives. The Vertical Bridge / T-Mobile Search ring is a .25-mile Radius.

There were over 8 different candidates researched and landlords were contacted for availability and interest and considered by Vertical Bridge / T-Mobile (RF) approval, where the Mount Olive Church was the only location that met all the standards for selection.



Vertical Bridge / T-Mobile Date: 8/27/21

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL - Site Justification Report

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

Vertical Bridge is Coordinating the information contained in this report with the Justification Map and Coverage Map. This report is justifying the need or requirement for the proposed WCF location and design. Include justification that explains why the proposed site was selected, and why other potentially higher preference sites were not selected. Demonstrating in writing why the alternative sites did not meet the coverage objectives.

Please note and understand this cell site is a cell split for capacity issues and the height is necessary to achieve the capacity offloading necessary to continue to provide designed requirements, including the upgrade of the 5G network. This is the justification and reason for both location (close proximity to the freeway), Space (larger equipment compound for collocation) & (Height to meet RF objectives) CUP, which is required by both Vertical Bridge & T-Mobile.

Ring Information:

LAT 32.715091 Ring Radius: .25 miles
LONG -117.091290 Preferred Height: 66' Feet

Zoning Designation Area: RS-1-7; RS-1-1 Residential Single Unit; OP-1-1Open Space; CC-3-6, Commercial Community

The search area consists of mostly residential zoning districts with two open space districts that city parks are located in.

VERTICAL BRIDGE SELECTED LOCATION: (IN GREEN ON CANDIDATE MAP ABOVE)

Landlord: MOUNT OLIVE CHURCH OF GOD IN CHRIST CORP

Mount Olive Church (GOMPERS)

4907 A STREET, San Diego, CA 92102

ZONING: RS-1-7 (Church- Religion- 6102) Semi Public

32.718241, -117.089847

The Landlord was approached and their agreement for T-Mobile & collocation was accepted by the church board and Vertical Bridge / T-Mobile. The said parking and traffic would cause NO issues for the church.

Vertical Bridge / T-Mobile Date: 8/27/21

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL - Site Justification Report

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

This area is in a Public / Semi-Public Zoned RS1-7 (CHURCHES) development area with a pole height of 61' max (66' top of branches) height. Tower must be disguised. 61' setback from the Residential ROW. There will be a Jurisdictional requirement to show propagations. Planned Development Permit Process- Discretionary Process for both Church in RS1-7 Zoning, and height above. Have confirmed with San Diego Planning that Zoning proposed conditions warrant a cell site at this location.

Site Justification for this site location is that it is located in the search ring, where all the other candidates within and around the search ring were unacceptable due to either no landlord interest or limited room and would not allow for setbacks that the city would allow. There were over 8 different candidates researched and landlords were contacted for availability and interest and considered by Vertical Bridge / T-Mobile (RF) approval, where the Mount Olive Church was the only location that met all the standards for selection.

There are actually 2 sites that were sold at the same time as Vertical Bridge was negotiating, and the new owners were not interested. This is the justification and reason for both location (close proximity to the freeway), Space (larger equipment compound for collocation) & (Height to meet RF objectives) CUP, which is required by both Vertical Bridge& T-Mobile.

Demonstrating in writing why the alternative sites did not meet the coverage objectives. In some of the candidate search locations especially with the city either parks or (schools-absolutely would not allow) the city were so expensive as to both Lease & Electrical runs that the site considerations became too prohibitive. This candidate selected (Mt Olive Church) meets the height, space and location required to meet the Vertical Bridge / T-Mobile Radio Frequency Coverage Objectives.

Vertical Bridge / T-Mobile Date: 8/27/21

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL - Site Justification Report

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

Candidate/Location: 1

Landlord: City of San Diego

GOMPERS PARK

4926 Hilltop Drive, San Diego, CA 92102

ZONING: OP-1-1

32.716185, - 117.088788

The City of San Diego Parks was approached but their agreement for T-Mobile & Vertical Bridge collocation availability was not accepted by the city and or Vertical Bridge / T-Mobile. Also, no access available to site location with fiber and appropriate electrical run to site. This candidate location especially with the city either parks or (schools-absolutely would not allow) the city were so expensive as to both Lease & Electrical runs, fiber runs, building the access where the site considerations became too prohibitive, and even the city parks were not interested.

Candidate/Location: 2

Landlord: City of San Diego

GOMPERS PARK-Edge of Hill top

APN# 548-010-16-00

ZONING: OP-1-1

32.712757, - 117.089050

The City of San Diego Parks was approached but their agreement for T-Mobile & collocation was not accepted by both the city and or Vertical Bridge / T-Mobile. Also, no access available to site location with fiber and appropriate electrical run to site. This candidate location especially with the city either parks or (schools-absolutely would not allow) the city were so expensive as to both Lease & Electrical runs, fiber runs, building the access where the site considerations became too prohibitive, and even the city parks were not interested.

Vertical Bridge / T-Mobile Date: 8/27/21

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL - Site Justification Report

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

Candidate/Location: 3

Landlord: Independently Owned

Buses Maintenance Yard (Private)

4902 Market Street, San Diego

ZONING: CC-3-6 / Light Industrial

32. 42 38.99, - 117. 05 18.45

The Landlord was approached and had no interest due to bus traffic in the yard, and also with fiber and prohibitive electrical run to site location. Needed to be higher on the hill to get the RF Coverage objective which the landlord could not agree to.

Candidate/Location: 4

Landlord: Douglas Wilson

Shopping Center / Strip Center

4730 Market Street, San Diego

ZONING: CC-3-6 / Shopping Center

32. 42 40.97 - 117. 05 33.75

The Landlord was approached but found there was not enough room and had no interest due to traffic in the yard. The Vertical Bridge / T-Mobile RF Objective could not be met also as the site location was too low as the site needed to be closer to the top of the hill which was outside of the parcel.

Also, the parcel was sold at the same time as Vertical Bridge was negotiating, and the new owner was not interested.

Candidate/Location: 5

Landlord: City of San Diego-School District

Preparatory Academy-Leased from SD School District

1005 47TH STREET, San Diego, CA 92102

ZONING: RS-1-1

Vertical Bridge / T-Mobile Date: 8/27/21

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL - Site Justification Report

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

32.717503, - 117.092489

The City of San Diego was approached but their agreement for T-Mobile & collocation was not accepted by the city and or Vertical Bridge / T-Mobile. This candidate location especially with the city either parks or (schools-absolutely would not allow) the city were so expensive as to both Lease & Electrical runs, fiber runs, building the access where the site considerations became too prohibitive, and even the city parks were not interested.

Also, the property is Leased out to the Preparatory Academy, so City has no rights to Lease to Vertical Bridge.

Candidate/Location: 6

Landlord: Pilgrim Baptist Church

Pilgrim Baptist Church

4995 A STREET, San Diego, CA 92102

ZONING: RS-1-1 (Church- Religion- 6102) Semi Public

32.718256, - 117.089131

The Landlord was approached but their agreement for T-Mobile & collocation was not accepted by the church board and or Vertical Bridge / T-Mobile. The said parking and traffic would cause them issues. This Candidate for Vertical Bridge / T-Mobile was outside the search ring, and not acceptable for the RF Objective.

Candidate/Location: 7

Landlord: Peoples Church

Peoples Church

4955 A STREET, San Diego, CA 92102

ZONING: RS-1-1 (Church- Religion- 6102) Semi Public

32.718294, - 117.088080

The Landlord was approached but their agreement for T-Mobile & collocation was not accepted by the church board and or Vertical Bridge / T-Mobile. The said the parking and traffic would

Vertical Bridge / T-Mobile Date: 8/27/21

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL - Site Justification Report

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

cause them issues. This Candidate for Vertical Bridge / T-Mobile was outside the search ring, and not acceptable for the RF Objective.

Candidate/Location:8

Landlord: Douglas Wilson

Raw land / Manufacturing Building

5275 Market Street, San Diego

ZONING: CC-3-6 / Light Industrial

32.709694 - 117.082222

The Landlord was approached but found there was not enough room and had no interest due to traffic in the yard. The said the parking and traffic would cause them issues. This Candidate for Vertical Bridge / T-Mobile was outside the search ring, and not acceptable for the RF Objective.

Also, the parcel was sold at the same time as Vertical Bridge was negotiating, and the new owner was not interested.

There were over 8 different candidates researched and landlords were contacted for availability and interest and considered by Vertical Bridge / T-Mobile (RF) approval, where the Mount Olive Church was the only location that met all the standards for selection.

Gary Cassel

Site Acquisition Specialist Clear Blue Services

O: 602.762.8809

E: GaryCassel@clearblueservices.com



<u>Site Acquisition*Architecture*Engineering*Construction</u>

www.clearblueservices.com 3530 E. Atlanta Avenue Phoenix, Arizona 85040

Project Title: T-Mobile A Street

NOTICE OF EXEMPTION

	NOTICE OF EXE	EMPTION	
(Check	one or both)		
TO:	X RECORDER/COUNTY CLERK P.O. BOX 1750, MS A-33 1600 PACIFIC HWY, ROOM 260 SAN DIEGO, CA 92101-2422 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 No.: 687321

PROJECT LOCATION-SPECIFIC: 4907 A Street, San Diego, CA

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Planned Development Permit (PDP), Conditional Use Permit (CUP) and a Neighborhood Development Permit (NDP) to construct a 66-foot tall faux eucalyptus (monoeuclayptus) to support a Wireless Telecommunication Facility (WCF) housing six (6) panel antennas; nine (9) Remote Radio Units (RRUs); and accessory equipment cabinets contained within a 760 square-foot lease area. The CUP is required in accordance with 141.0420(c), where a WCF is located on a residential zone on a premise that does not contain residential development Deficient Application. The NDP is required for development of a WCF with an equipment enclosure that exceeds 250 square feet as described in Section 141.0420(e)(3) and the PDP is required for a proposed development that does not comply with all base zone regulations or all development regulations in accordance to SDMC Section 126.0602((b)(1). The project is located at 4907 A Street, within the RS-1-7 zone of the Mid-City Communities Eastern Area Community Plan.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Gary Cassel - 3530 East Atlanta Ave, Phoenix AZ 85040. (602) 762-8809

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
- () DECLARED EMERGENCY (Sec. 21080(b)(3); 15269(a));
- () EMERGENCY PROJECT (Sec. 21080(b)(4); 15269 (b)(c)...
- (X) CATEGORICAL EXEMPTION: 15303 (New Construction)
- () STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303 (New Construction). The exemption allows for the construction and location of limited numbers of new, small facilities or structures where only minor modifications are made. Since the project would only construct one WCF on a previously developed site it was determined that the exemption was appropriate, and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: Jeffrey Szymanski

TELEPHONE: 619 446-5324

IF FILED BY APPI	_ICAN1
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- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
- 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?

() YES () No

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

/SENIOR PLANNER

3/17/2022

DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

CLERK OR OPR:

DATE RECEIVED FOR FILING WITH COUNTY



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

Ownership Disclosure Statement

FORM

DS-318

October 2017

Approval Type: Check appropriate box for type of ap □ Neighborhood Development Permit □ Site Deve □ Tentative Map □ Vesting Tentative Map □ Map	lopment Permit 🛚 Planned Developme	ent Permit 🗆	Conditional Use Pe	
Project Title: VERTICAL BRIDGE / MT OLIVE CHURCH		Project No	. For City Use Only	
Project Address: 4907 A Street, San Diego CA 92102		The second second		
Specify Form of Ownership/Legal Status (please ☑ Corporation ☐ Limited Liability -or- ☐ General -	(4100) 100000 D 1000 W/SV	dentification	n No. <u>C0337632</u>	
□ Partnership □ Individual				
By signing the Ownership Disclosure Statement, the with the City of San Diego on the subject propert owner(s), applicant(s), and other financially interest individual, firm, co-partnership, joint venture, asso with a financial interest in the application. If the aimidividuals owning more than 10% of the shares. officers. (A separate page may be attached if nece ANY person serving as an officer or director of the A signature is required of at least one of the proposition of the project Manager of any changes in cownership are to be given to the Project Manager accurate and current ownership information could	by with the intent to record an encumble of the persons of the above referenced prociation, social club, fraternal organization applicant includes a corporation or part of a publicly-owned corporation, includes saary.) If any person is a nonprofit organization or as trust perty owners. Attach additional pages ownership during the time the application at least thirty days prior to any public	orance agair roperty. A fion, corpora the rames anization or tee or bene if needed. The rames are to be if needed. The rames are to be or the region is being the aring on the record are the region is being the aring on the record are record.	nst the property. Prinancially interested tion, estate, trust, reclude the names, tit s, titles, and address a trust, list the nam ficiary of the nonp Note: The applicar processed or cons	lease list below the diparty includes any eceiver or syndicate les, addresses of all ses of the corporate es and addresses of rofit organization. It is responsible for idered. Changes in
Property Owner				
Name of Individual: MOUNT OLIVE CHURCH OF GOD IN CHRIST O	F SAN DIEGO, CALIFORNIA, NON-PROFIT CORPORATION	■ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 4907 A Street,				
City: _San Diego			State: _CA	Zip: _92102
Phone No.: _619-262-1355	Fax No.: N/A	Email: Laur	rieh214@gmail.com	
Signature:		Date:		
Additional pages Attached:	⊠ No			
Applicant				
Name of Individual: Vertical Bridge / Gary Cassel		☐ Owner	☑ Tenant/Lessee	☐ Successor Agency
Street Address: _3530 E Atlanta Ave				
City: Phoeinx			State: AZ	Zip: 85040
Phone No.: 602-762/8809	Fax No.: N/A	Email: GAR	YCASSEL@CLEARBLUE	*
W/all	. 57. 115.11	STOCKER ALACIES ALL CONTROL	11/12:	
Signature: Additional pages attached: □ Yes	⊠ No	Date.	//-/	***************************************
Other Financially Interested Persons				
Name of Individual:		□ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address:				XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
City:			State:	Zip:
Phone No.:	Fax No.:	Email:	W-711 - 17 - 17 - 17 - 17 - 17 - 17 - 17	
Signature:	N.	Date:		
Additional pages Attached:	⊠ No			

Click here to complete and submit this form online

Page 3	City of Sa	n Diego · Inf	ormation Bulletin	620		May 2020
SD	City of Sa Development	_	Comn Committ	nuni tee D		ning ution Form
Project Name: T	-Mobile A Stree	t	Project Numbe	r: 6873	21	
Community: N	lid-City Eastern	Area				
·	log into Oper	DSD at <u>https</u>	mation (project ma :://aca.accela.com/ ne Project Number	SANDIEG	<u>iO</u> .	rmation.
x Vote to Appro □ Vote to Appro □ Vote to Appro □ Vote to Deny	ve with Condition		ndations ListedBelow	I		
# of Members Yes	#	of Members	No	# of Me	mbers Abstair)
7		2		2		
Conditions or Recommendations:						
NAME: Mario J	Ingrasci					
TITLE: Chair				DATE:	August 8, 20)21
	Attach addition	al pages if ned	essary (maximum 3	3 attachm	ents).	

Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

Surrounding topography.

The topography of the land in the immediate area is of rolling hills type topography. There is the I-94 Freeway running East and West of the proposed Vertical Bridge / T-Mobile Telecom site, which is North of the freeway and is also on a small hilly type of topography even though the freeway does move up slightly going West in elevation.

Existing landscaping.

Going East along the freeway is where there are 3 different churches with existing taller (50') like trees in their South part of each parcel running along the freeway. Going West from the site is the Mt Olive Church building (40' tall) who is the owner of the parcel Vertical Bridge is going next to which will integrate with the surrounding area along with the existing taller like Eucalyptus trees (50') just East of the proposed site location.

Landscaping used to complement faux vegetation should remain for the life of the permit, even if it is not located within the applicant's lease area. Applicants should coordinate with property owners to ensure that required landscaping is not removed, and that it is properly maintained. Landscaping on premises outside the carrier's/property owner's control is generally not considered to provide concealment.

Faux vegetation should only be used in the form of faux trees and bushes. It should not be used to architecturally screen (to cover fences, walls, or areas).

<u>Impacts on public views and the visual quality of the surrounding area;</u> Faux trees will be used where existing trees/bushes are of a similar height, species, and appearance, or where the most mature screening trees possible are proposed. Faux trees: Should replicate the shape, structure, and color of live trees or bushes, and should be designed to look like the tree species they are intending to replicate.

Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

PHOTO 1

Photo shot Southeast from site location.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

PHOTO 2



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

РНОТО 3

Photo shot South to site location from church parking lot.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

PHOTO 4

Photo shot Southeast from church parking lot.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

PHOTO 5

Southside of I-94 shot North to site.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

РНОТО 6

Photo shot North from across the I-94 to site location.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

PHOTO 7

Photo West to site location



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

PHOTO 8

Photo West to site location from 2nd church on A street



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

PHOTO 9

Photo shot Northeast from parking lot & site location



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

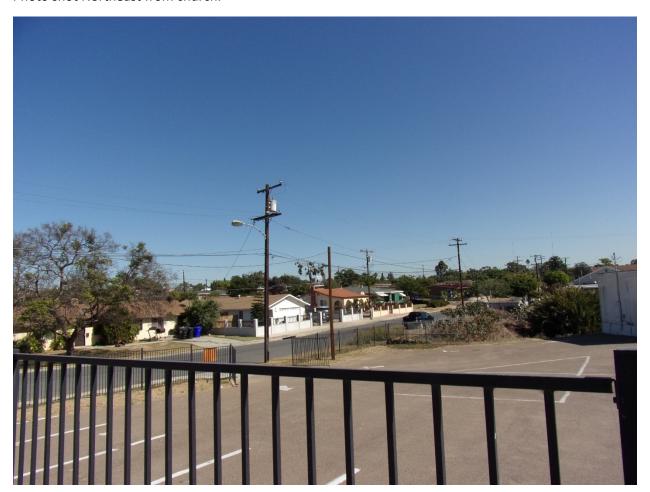
PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

PHOTO 10

Photo shot Northeast from church.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

PHOTO 11

Photo shot North from church.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

PHOTO 12

Photo shot Northwest from church parking lot



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

PHOTO 13

Photo shot East from church.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

PHOTO 14

Photo shot East from I-94 across South NEXT exist down WEST to site location.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

PHOTO 15

Photo shot Southwest to site from I-94 Freeway entrance



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

PHOTO 16

Photo shot East from I-94 entrance to site.



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

PHOTO 17

ARIEL SHOT NORTH TO SITE LOCATION ON THE NORTH SIDE OF THE I-94



Vertical Bridge / T-Mobile Date: 12/20/20

SAN DIEGO- PROCESS 4-ZONING SUBMITTAL -Color Photographic Survey

PROJECT No. PTS-0687321

ADDRESS: 4907 A Street, San Diego CA 92102

Accessors Parcel Number: 541-353-13-00

PHOTO 18

VERTICAL BRIDGE / T-MOBILE SEARCH RING & MT OLIVE CHURCH -PROPOSED SITE LOCATION



Gary Cassel

Site Acquisition Specialist Clear Blue Services O: 602.762.8809

E: <u>GaryCassel@clearblueservice</u>s.com



Site Acquisition*Architecture*Engineering*Construction

www.clearblueservices.com 3530 E. Atlanta Avenue Phoenix, Arizona 85040









US-CA-5155 MT. OLIVE CHURCH **4907 A STREET** SAN DIEGO, CA 92102 verticalbridge

T - Mobile

VIEW ORIENTATION MAP





MT. OLIVE CHURCH **4907 A STREET** SAN DIEGO, CA 92102

verticalbridge T - Mobile

VIEW ORIENTATION MAP









PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A FAUX Constitution of the electromanufactions and public of the transfer equipment page, and a dillity beckgoard within an 8 ft. high cau compound (W/Stucco Finish). Carrier equipment cabinets on concrete pad, nine (9) antennas and nine (9) rrh's on faux tree tower. No water or sewer is required. This will be an unmanned paglicity.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CALFORNIA BUILDING STANDARDS TITLE 24 CODES, AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- 2012 NPFAIT LIFE SAFELT CODE
 4. 2018 IFC
 5. AMERICAN CORRETE INSTITUTE
 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
 7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION

- A MS/Tia/Eia-222-G
 9. Tia 607
 9. Tia 607
 10.INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
 10.INSTITUTE FOR ELECTR
- 1. 2019 CALIFORNIA BUILDING STANDARDS CODE TITLE 24
 2. 2017 NATIONAL ELECTRIC CODE
 3. 2012 NPFAIO LIFE SAFFTY CODE
 4. 21 ELECTRIC GAFETY CODE
 4. 21 ELECTRIC GAFETY CODE
 4. 21 ELECTRIC GAFETY CODE
 4. 22 ELECTRIC GAFETY CODE
 5. 22 ELECTRIC GAFETY CODE
 6. 22 ELECTRIC

 - 12. IELECURDIA GR-12/5 13. ANSI/T 311 14. 2018 INTERNATIONAL MECHANICAL CODE 15. 2018 INTERNATIONAL PLUMBING CODE 16. 2018 INTERNATIONAL BUILDING CODE

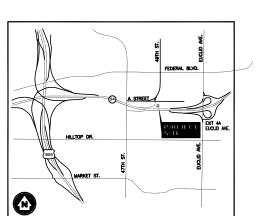


US-CA-5155

MT. OLIVE CHURCH (GOMPERS)

4907 A STREET SAN DIEGO, CA 92102

66 FT. FAUX EUCALYPTUS TREE TOWER



VICINITY MAP

PROJEC	T INFORMATION
SITE NAME: SITE NUMBER: SITE ADDRESS:	MT. OLIVE CHURCH (GOMPERS) US-CA-5155 4907 A STREET SAN DIEGO. CA 92102
PARCEL #: DEED REFERENCE: OCCUPANCY: ZONING LAND USE: ZONING JURISDICTION: GROUND ELEVATION: FLOOD ZONE DESIGNATION: STRUCTURE TYPE:	541-353-13-00 - URS-1-7 CHURCH (PUBLIC-SEMI-PUBLIC) CITY OF SAN DIEGO ±197.7 FT. NAVD88 A[0-9] FAUX EUCALYPTUS TREE
STRUCTURE HEIGHT: CONSTRUCTION AREA: LATITUDE (NAD 83): LONGITUDE:	66 FT. TOP OF BRANCHES 25'-0" x 35'-0" = 875 SF 32' 43' 5.78" N 117' 05' 23.43" W

DIG ALERT:

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:

EMERGENCY:

CALL 911

APPROVAL BLOCK						
		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE		
VERTICAL BRIDGE	DATE	_ 0		0		
SITE ACQUISITION	DATE			0		
CONSTRUCTION MANAGER	DATE					
ZONING	DATE			0		
RF ENGINEERING	DATE					

	DRAWING INDEX	(
DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	7	08/24/21
LS1	SURVEY (BY OTHERS)	D	11/3/20
LS2	SURVEY (BY OTHERS)	D	11/3/20
L1	LANDSCAPE PLAN	7	08/24/21
C3	OVERALL SITE PLAN	7	08/24/21
C4	ENLARGED SITE PLAN	7	08/24/21
C5	ELEVATIONS	7	08/24/21
C6	ELEVATIONS	7	08/24/21
C7	ANTENNA & EQUIPMENT LAYOUT	7	08/24/21
PF2	BRANCH LAYOUT	7	08/24/21

TENANT SITE DETAILS

SITE ID: **SD07879A**

SITE NAME: MT. OLIVE CHURCH (GOMPERS)

DESIGN TYPE: NEW SITE DEVELOPMENT

FAUX EUCALYPTUS TREE TOWER

SITE ADDRESS: 4907 A STREET

TELCO COMPANY:

SAN DIEGO, CA 92102

PI	ROJECT DIRECTORY
PROPERTY OWNER:	MT. OLIVE CHURCH OF GOD IN CHRIST CORP. 4907 A STREET SAN DIEGO, CA 92102
CONTACT:	-
APPLICANT:	VERTICAL BRIDGE 3530 E. ATLANTA AVE. PHOENIX, AZ 85040
CONTACT:	GARY CASSEL (W/CLEAR BLUE SERVICES) PHONE: (602) 762-8809
ARCHITECT:	CLEAR BLUE SERVICES 3530 E. ATLANTA AVE. PHOENIK, AZ 85040
CONTACT:	Phone: (602) 405-8803 Steven Døjonge Stevendejonge@clearblueservices.com
POWER COMPANY:	SAN DIEGO GAS & ELECTRIC



PROPOSED ELEVATION LOOKING EAST







: SLD Date: 03/11/20

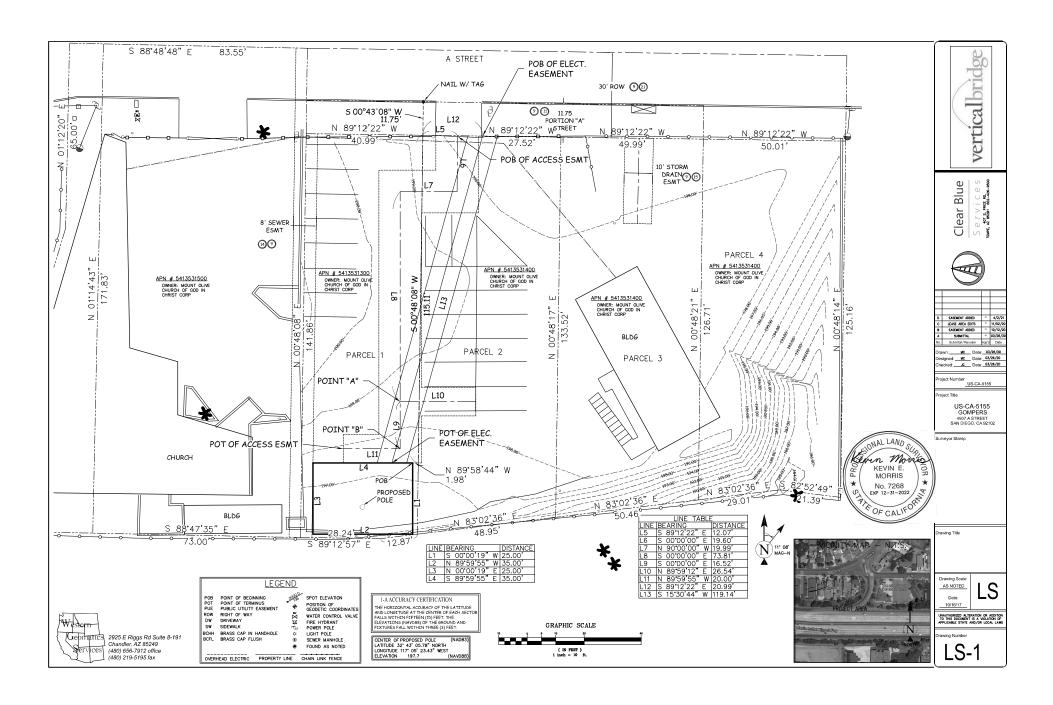




TITLE SHEET

Drawing Sca AS NOTED Date: UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND OR LOCAL LAW

T1



SCHEDULE B EXCEPTIONS: TITLE REPORT ORDER #30551130, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 12/13/19.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met. (GENERAL EXCEPTION)
- 2. Rights or claims of parties in possession not shown by the Public Records. (GENERAL EXCEPTION)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. (GENERAL EXCEPTION)
- 4. Easements, or claims of easements, not shown by the Public Records. (GENERAL EXCEPTION)
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (GENERAL EXCEPTION)
- 6. Taxes or special assessments which are not shown as existing liens by the Public Records. (GENERAL EXCEPTION)
- (a) Unpatiented mining claims: (b) reservations or exceptions in patients or in Acts authorizing the issuance thereof; (c) water rights, claims title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records. (GENERAL EXCEPTION)

Special Exceptions:

- 8. Taxes for the fiscal year 2019/2020 and subsequent years, a lien not yet due and payable. (GENERAL EXCEPTION)
- 9. Matters as shown and noted on Plat recorded in Instrument No. 81-234411. (Plotted, NO AFFECT ON LEASE AREA OR UTILITY EASEMENT)
- Right of Way in favor of San Diege Consolidated Gas & Electric Company, a corporation set forth in instrument recorded on February 2, 1942 in Deed Book 1293, Page 457. (NO EFFECT ON LEASE AREA OR PARENT PARCEL)
- 11. Resolution No. 98669 recorded on July 18, 1950 in Deed Book 3700, Page 93. (Plotted, NO AFFECT ON LEASE AREA OR UTILITY EASEMENT)
- Right of Way in favor of San Diego Gas & Electric Company, a corporation set forth in instrument recorded on April 18, 1951 in Deed Book 4060, Page 337. (NO EFFECT ON LEASE AREA OR PARENT PARCEL)
- 13. Grant Deed in favor of State of California set forth in instrument, dated May 10, 1955 and recorded on June 13, 1955 in Deed Book 5676. Page 504. (Plotted, NO AFFECT ON LEASE AREA OR UTILITY EASEMENT)
- Easement in favor of City of San Diogo, a municipal corporation set forth in instrument, dated November 7, 1957 and recorded on 1 26, 1957 in Deed Book 6867, Page 303. (Plotted, NO AFFECT ON LEASE AREA OR UTILITY EASEMENT)
- Easement in favor of City of San Diego, a municipal corporation set forth in instrument, dated April 8, 1958 and recorded on April 22, 1959 in Deed Book 7063, Page 525. (Plotted, NO AFFECT ON LEASE AREA OR UTILITY EASEMENT)
- Easement in favor of City of San Diego, a municipal corporation set forth in instrument, dated March 22, 1971 and recorded on June 15, 1971 in Instrument No. 125561. (NO EFFECT ON LEASE AREA OR PARENT PARCEL)
- Right of Way in favor of State of California set forth in instrument, dated July 19, 1971 and recorded on September 28, 1971 in Instrument No. 220997. (NO EFFECT ON LEASE AREA OR PARENT PARCEL)
- Easement in favor of State of California set forth in instrument, dated July 19, 1973 and recorded on July 31, 1973 in Instrument No. 73-212254. (NO EFFECT ON LEASE AREA OR PARENT PARCEL)
- City of San Diego Decision of the Assistant Zoning Administrator Conditional Use Permit Case No. 16 1980 in Instrument No. 80-299756. (NO EFFECT ON LEASE AREA OR PARENT PARCEL) e No. 16806 recorded on September 16,
- 20. Certificate of Compliance recorded on May 5, 1981 in Instrument No. 81-138995. (NO EFFECT ON LEASE AREA OR PARENT PARCEL)
- Easement in favor of City of San Diego, a municipal corporation set forth in instrument, dated August 26, 1981 and recorded on February 26, 1982 in Instrument No. 82-053182. (Plotted, NO AFFECT ON LEASE AREA OR UTILITY EASEMENT)
- City of San Diego Decision of the Zoning Administrator Ca Instrument No. 83-298893. (GENERAL EXCEPTION) lor - Case No. 17970 Conditional Use Permit recorded on August 24, 1983 in
- 23. Design 4 Trast from Mean Check Church of Gost in Christ of Son Doop, California, Granterio, in DDM Mortgage Services, its. 2 California Carpostello, Trastection in the Confession of Mortgage Services and Carpostello, and Carpostello, Marchael Check Carpostello, Carpostel
- 24. Notice of Special Tax Lien recorded on July 24, 2019 in Instrument No. 2019-0302279, (CENERAL EXCEPTION)
- 25. Notice of Special Tax Lien recorded on November 26, 2019 in Instrument No. 2019-0551424. (GENERAL EXCEPTION)

(#) SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO. STATE OF CALLEORNIA. DESCRIBED AS:

PARCEL 1 OF PARCE. MAP NO. 11531, IN THE CITY OF SAN DIEBO, COUNTY OF SAN DIEBO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDS OF SAN DIEBO COUNTY, JULY 24, 1981 AS FILE IN OS 81-24411 OF OFFICIAL RECORDS. AND BETIGHT THE SAME PROPERTY COMPETED TO MIT, JULY CHAPICH OF 60 IN LOTSHIPS, I.A. CORDINATION FROM DARBELL LOCKLINGBILL AND LYNETTA R. LOCKLINGBILL BY GRANT DEED DATED JULY 8, 1982 AND RECORDED JULY 16, 1982 IN INSTRUMENT NO. 82-218414.

AND FURTHER CONVEYED TO MOUNT OLIVE CHURCH OF GOD IN CHRIST OF SAN DIEGO, CALIFORNIA FROM MOUNT OLIVE CHURCH OF GOD IN CHRIST OF SAN DIEGO, CALIFORNIA WHO ACQUIRED TITLE AS MT. CLIVE CHURCH OF GOD IN CHRIST, A CORPORATION BY GRANT DEED DATED OCTOBER I2, 2009 AND RECORDED OCTOBER 28, 2009 IN INSTRUMENT NO. 2009-0598158.

TAX PARCEL NOS, 541-353-13-00, 541-353-14-00

SAID INTEREST BEING OVER LAND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING DESCRIPTION:

INSERT METES AND BOUNDS DESCRIPTION OF AREA

LEASE AREA LEGAL DESCRIPTION

A PORTION OF PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 11531, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALEFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 24, 1981 AS FILE NO. 81-234411 OF OFFICIAL RECORDS.

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 1, THENCE SOUTH 00° 48° 08° WEST ALONG THE EAST LINE OF SAID PARCEL 1 A DISTANCE OF 118:60 FEET:

**THENCE DEPARTINGS ACID EAST LINE, NORTH 89° 58′ 44″ WEST A DISTANCE OF 1:98 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 00' 19" WEST A DISTANCE OF 25.00 FEET,

AN AREA CONTAINING 875 SOLET MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL I, THENCE SOUTH 89°12 '22' EAST ALONG THE NORTH LINE OF SAID PARCEL I A DISTANCE OF 120' PEET TO THE POINT OF BESTINITING OF CENTERLINE OF SAID 15 FOOT WIDE ACCESS EASEMENT. BEING 750 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE.

THENCE SOUTH 00°00'00" EAST A DISTANCE OF 19.60 FEET:

ALSO CONTAINING A 10.00 FOOT WIDE EASEMENT COMMENCING FROM POINT "A" NORTH 89"59"12" EAST A DISTANCE OF 26.54 FEET TO A POINT OF TERMINUS:

AN AREA CONTAINING 2392 SQ FT MORE OR LESS

10' WIDE ELECTRIC EASEMENT LEGAL DESCRIPTION

A LIDO POOT WISE GETTILE CASCAMENT. LEVAN, LEXANT FILMS
AND EPOOT WISE GETTILE CASSEMENT EPIDE A PORTION OF PARCEL. AND FARCEL 2 OF PARCEL MAY NO. 11531, IN THE CITY OF
SAN DEED, COUNTY OF SAN DEED, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DEEDO
COUNTY, JULY 25, IN A FILE NO. 81 25411 OF OFFICEAR RECORDS.

COMMENCEING AT THE NORTHEAST CORNER OF SAID PARCEL I, THENCE SOUTH 89°12'22" EAST ALONG THE NORTH LINE OF SAID PARCEL I A DISTANCE OF 20.99 FEET TO THE POINT OF BESTINDING OF CONTEXTINE OF SAID 10 FOOT WIDE ELECTRIC EASSEMENT, BERNIP 5.00 FEET ON EACH SIDE OF THE FOLLOWING ENTRELINE:

THENCE SOUTH 15°30'44" EAST A DISTANCE OF 119.14 FEET TO THE EXTENT OF LEASE AREA AND ALSO BEING THE POINT OF TERMINUS:

PARENT PARCEL LEGAL DESCRIPTION

THENCE NORTH 89° 59' 55' WEST A DISTANCE OF 35:00 FEET;
THENCE NORTH 00° 00' 19" EAST A DISTANCE OF 25:00 FEET;
THENCE SOUTH 89° 59' 58' EAST A DISTANCE OF 35:00 FEET TO THE POINT OF BEGINNING

A 15:00 POOT WIDE ACCESS EASEMENT BEING A FORTION OF PARCEL 1 AND PARCEL 2 OF PARCEL MAP NO. 11531, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, SAN DIE

THENCE SOUTH MOTO OF LEST A DISTANCE OF 1939 FEET;
THENCE NORTH SOTOO OF WEST A DISTANCE OF 1939 FEET;
THENCE SOUTH MOTOO OF LEST A DISTANCE OF 73.81 FEET TO A POINT HERETO DESIGNATED AS "A";
THENCE SOUTH MOTOO OF LEST A DISTANCE OF 18.8F FEET TO A POINT HERETO DESIGNATED AS "B" AND ALSO BEING A POINT
THENCE SOUTH MOTOO OF LEST A DISTANCE OF 18.8F FEET TO A POINT HERETO DESIGNATED AS "B" AND ALSO BEING A POINT

ALSO CONTAINING A 10:00 FOOT WIDE EASEMENT COMMENCING FROM POINT "B" NORTH 89"59"55" WEST A DISTANCE OF 20:00 FEET TO A POINT OF TERMINUS:

AN AREA CONTAINING 1191 SQ FT MORE OR LESS.

FEMA FLOOD INFORMATION						
MAP NUMBER	COMMUNITY NUMBER	PANEL#	SUFFIX	PANEL DATE	FIRM ZONE	
06073C1904G	060295	1904	G	5/16/2012	х	



Blue ear \Box



rawn: MC Date: 03/26/20 signed: NC Date: 03/26/20 lecked: JC Date: 03/26/20

iect Number

US-CA-5155 GOMPERS

4907 A STREET

SAN DIEGO, CA 92102

wing Title

ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN FLOTTED (EXCEPT FOR ROOFODS). SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. Drawing Scal AS NOTED

VB ACCESS AND UTILITY EASEMENT RUNS TO THE "A" STREET RIGHT OF WAY LINE.

JONAL LAND

KEVIN E.

MORRIS

No. 7268

EXP 12-31-2022

PAR OF CALIFORN

SURVEYOR'S CERTIFICATE
I hereby certify to Vertical Bridge RBT, LLC, a
Deloware limited flobility company, its subsidiaries, and
beloware limited flobility company, its subsidiaries, and
their respective successors and/or assigns. Toronto
Dominion (Texas) LLC, as Administrative Agent, for
Itself and on bearful of the lenders parties from time to
Laon Agreement deted June 17, 2016 with Vertical
Bridge Foldoc, LLC, as berower, and Vertical Bridge
Holdoc Parent, LLC, as portneys, and Vertical Bridge
Holdoc

SURVEYOR'S NOTES
REFERENCE IS MADE TO THE TITLE REPORT ORDER
#30551130, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE
COMPANY, DATED 12/13/19.

Ke

SURVEYOR'S CERTIFICATE

ren Morris

AT THE TIME OF THE SURVEY, NO ENCROACHMENTS WERE DISCOVERED THAT AFFECTED THE VB LEASE OR EASEMENT AREAS.

VB LEASE AND VB EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF ADDITIONAL F. STATE AND OR LOCAL LAWS

LS-2

Western Geomatics 2925 E Riggs Rd Suite 8-191 Chandler, AZ 85249 (480) 656-7912 office (480) 219-5195 fax

