



THE CITY OF SAN DIEGO  
**REPORT TO THE PLANNING COMMISSION**

**DATE ISSUED:** January 19, 2012 **REPORT NO. PC-12-006**  
**ATTENTION:** Planning Commission, Agenda of January 26, 2012  
**SUBJECT:** AT&T – Seminole Drive - PROJECT NO. 235444. PROCESS 4.  
**OWNER/  
APPLICANT:** ROLANDO UNITED METHODIST CHURCH/  
AT&T MOBILITY

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a Wireless Communication Facility (WCF) at 4855 Seminole Drive, within the Mid-City: Eastern Area planning area?

**Staff Recommendation:** RESCIND Conditional Use Permit (CUP) No. 796590 and APPROVE CUP No. 934706 and Planned Development Permit (PDP) No. 934707.

**Community Planning Group Recommendation:** The Eastern Area Communities Planning Committee voted to recommend approval 5-1 at their November 8, 2011 meeting. The committee requested that the tree species be changed from Jacaranda to Crape myrtle and that a backflow preventer device be enclosed. AT&T has agreed to both requests.

**Environmental Review:** This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on December 15, 2011, and the opportunity to appeal that determination ended January 6, 2012.

**Fiscal Impact Statement:** AT&T Mobility is the Financially Responsible Party responsible for costs associated with the processing of this application.

**Code Enforcement Impact:** Not applicable.

**Housing Impact Statement:** Not applicable.

**BACKGROUND**

This project is an application for a Conditional Use Permit (CUP) and Planned Development

Permit (PDP) for a Wireless Communication Facility (WCF). The project is located at 4855 Seminole Drive, in the RS-1-7 zone, within the Mid-City: Eastern Area community planning area (Attachments 1, 2, 3 and 4).

WCF's are permitted in residential zones with a non-residential use with the processing of a CUP, Process 3, when the antennas are less than 100 feet of the property line of a residential use, day care, elementary school, or middle school. In this case, a day care operates on the subject property, requiring the processing of a CUP Process 3. The project also proposes to deviate from the zone height and setback requirements, which requires the processing of a PDP, Process 4, to deviate from these regulations.

## **DISCUSSION**

### **Project Description:**

This project involves the removal of existing smaller antennas with the addition of larger antennas capable of providing greater coverage and capacity. The larger antennas result in the need to increase the size of the existing steeple structure to accommodate the additional space required. The design is meant to architecturally integrate the WCF within an expanded steeple structure. This approval will rescind the previously approved CUP No. 796590 approved by the Hearing Officer on February 9, 2011.

Two street trees have been added adjacent to the public right-of-way to improve the appearance of the facility and reduce its apparent bulk and scale.

The proposed antennas and equipment are located completely within the enlarged church building (Attachment 8). The design of the facility is consistent with the WCF Regulations, Land Development Code (LDC) Section 141.0420.

### **Community Plan Analysis:**

The Mid-City Communities Plan's vision for utilities (page 117) is to, "[have] a continued high level of service from facilities which are compatible with surrounding development." The goal is to, "provide adequate and reliable utility service while ensuring that public utilities facilities are not disruptive to the community." More specifically, the plan states that wireless providers should, "use all available means to conceal communication antennas from view." In this case, the project proposes to locate the antennas within an enlarged architectural element and is compatible with the goals, vision, and recommendations of the Mid-City Communities Plan.

The City's General Plan also addresses WCF's in UD-A.15 as follows:

Minimize the visual impact of wireless facilities.

- a) Conceal wireless facilities in existing structures when possible, otherwise use camouflage and screening techniques to hide or blend them into the surrounding area.
- b) Design facilities to be aesthetically pleasing and respectful of the neighborhood context.

- c) Conceal mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures.

In this case, the project complies with the requirements of the General Plan. The antennas are proposed to be concealed within an existing structure which will be expanded to accommodate the additional antennas. The proposed design will be compatible with the existing building and two street trees will be added to improve the appearance of the facility. Equipment associated with the antennas will be completely concealed within the existing building.

**Conclusion:**

This project complies with the applicable regulations of the Land Development Code and the City's General Plan and draft findings (Attachment 5) have been made in the affirmative. Therefore, staff recommends approval of CUP No. 934706 and PDP No. 934707.

**ALTERNATIVES**

1. **Approve CUP No. 934706 and PDP No. 934707, with modifications.**
2. **Deny CUP No. 934706 and PDP No. 934707, if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



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Mike Westlake  
Program Manager  
Development Services Department



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Alex Hempton, AICP  
Associate Planner  
Development Services Department

BROUGHTON/AFH

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Notice of (Environmental) Exemption
8. Photo Simulations
9. Site Justification and Coverage Maps
10. Photographic Survey
11. Project Plans

12. Community Planning Group Recommendation
13. Ownership Disclosure Statement
14. Project Chronology
15. Notice of Planning Commission Hearing

Rev 01-06/11 hmd

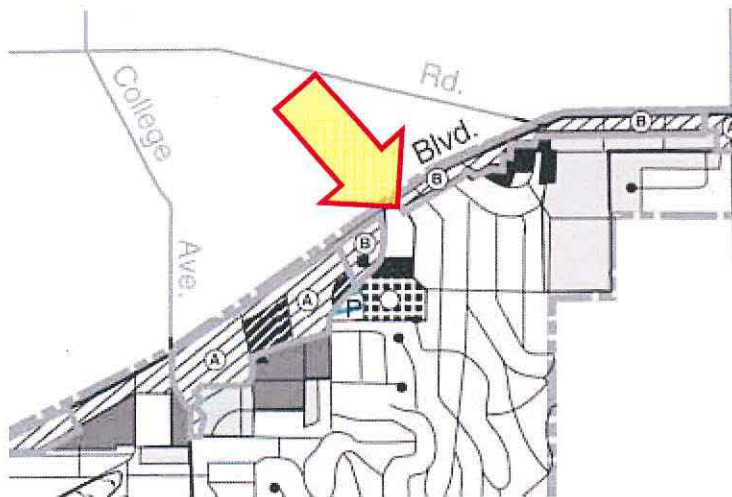


## Aerial Photo

AT&T Seminole Dr. LTE – Project Number 235444

4855 Seminole Drive

Designated as Residential



Land Use Legend

- Residential
  - 1-5 du/ac
  - 6-10 du/ac
  - 11-15 du/ac
  - 16-20 du/ac
  - 21-25 du/ac
  - 26-30 du/ac
  - MH Mobile Home Park
- Commercial/Residential Transition Zone-
- Commercial and Mixed-Use
  - 29 du/ac\*
  - (A) 73 du/ac
  - (B) 35 du/ac\*
  - (C) 19 du/ac\*
  - (D) 9 du/ac
- Industrial
- School
  - Elementary
  - Junior High
  - High School
- Park
- Open Space
- Fire Station
- Police Station
- Library
- Post Office

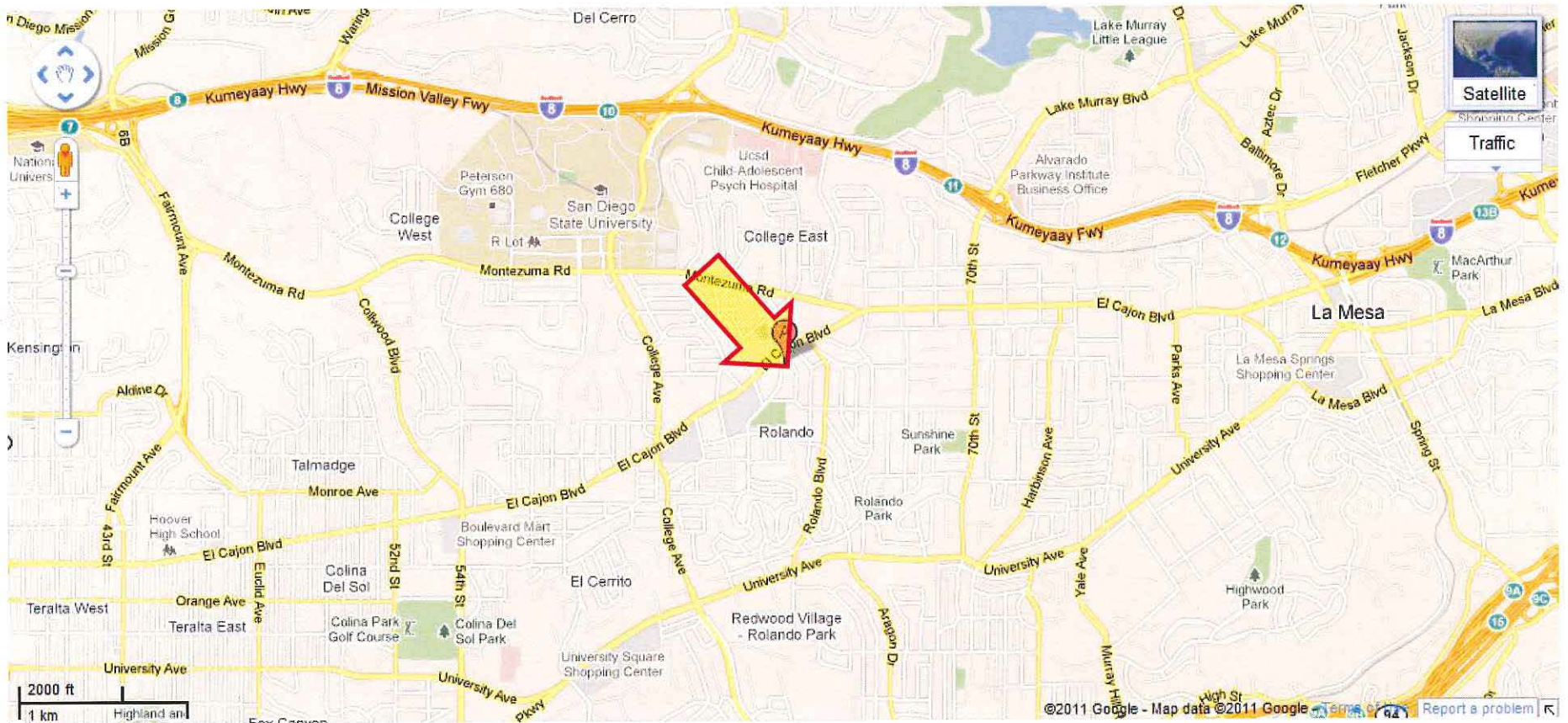
where residential use is permitted, a density use bonus to 43 du/ac is available



# Community Plan Land Use Designation

AT&T Seminole Dr. LTE – Project Number 235444

4855 Seminole Drive



# Project Location Map

AT&T Seminole Dr. LTE – Project Number 235444

4855 Seminole Drive



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	AT&T Seminole Drive	
<b>PROJECT DESCRIPTION:</b>	Wireless Communication Facility (WCF) consisting of removal of existing antennas and installation of new, larger antennas within a larger steeple extension with equipment located within the existing building.	
<b>COMMUNITY PLAN AREA:</b>	Mid-City: Eastern	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit and Planned Development Permit (Process 4)	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential	
<b><u>ZONING INFORMATION:</u></b>		
ZONE: RS-1-7		
HEIGHT LIMIT: 30'		
FRONT SETBACK: 15'		
SIDE SETBACK: 0.08 x width		
STREETSIDE SETBACK: 0.10 x width		
REAR SETBACK: 13'		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Commercial, CC-4-5	Commercial
<b>SOUTH:</b>	Residential, RS-1-7	Residential
<b>EAST:</b>	Residential, RS-1-7	Residential
<b>WEST:</b>	Commercial, CUPD-CU-2-3	Commercial
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	Deviation to the height and setback requirements of the RS-1-7 zone.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The Eastern Area Communities Planning Committee voted to recommend approval of this project November 8, 2011 meeting.	



PLANNING COMMISSION  
RESOLUTION NO. PC-XXXX  
CONDITIONAL USE PERMIT NO. 934706  
PLANNED DEVELOPMENT PERMIT NO. 934707  
**AT&T – SEMINOLE DRIVE**  
PROJECT NUMBER 235444

WHEREAS, ROLANDO UNITED METHODIST CHURCH, Owner, and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to construct, operate, and maintain 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. 934706 and 934707);

WHEREAS, the site is located at 4855 Seminole Drive in the RS-1-7 zone of the Mid-City: Eastern Area community planning area;

WHEREAS, the project site is legally described as: a portion of Lot 24 of La Mesa Colony according to Map Thereof No. 346 filed in the County Recorder's Office;

WHEREAS, on December 15, 2011, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities) and 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 January 26, 2012, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 934706 and Planned Development Permit No. 934707 pursuant to the Land Development Code of the City of San Diego;

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

That the Planning Commission adopts the following written Findings, dated January 26, 2012:

FINDINGS:

**Conditional Use Permit - Section 126.0305**

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

Both the City of San Diego's General Plan and the Mid-City Communities Plan (Community Plan) address utilities, and more specifically WCF's. The Community Plan's vision for utilities is to have a high level of service from facilities which are compatible with surrounding development. The goal is to provide adequate and reliable utility service while ensuring that utilities are not disruptive to the community. In terms of wireless facilities, providers should use all available means to conceal communication antennas from view.

The General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

In this case, antennas are located within a proposed expanded architectural steeple element. Equipment associated with the antennas is located within the existing building. Two street trees have been added to improve the appearance of the facility as viewed from the public right-of-way. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

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.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF’s.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The project complies with the intent of the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCF’s be minimally visible through a variety of design techniques. In this case, the antennas are located within an expanded architectural steeple element and equipment associated with the antennas is located within the existing building. Two street trees have been added to improve the appearance of the facility as viewed from the public right-of-way. The project site contains a non-residential use in a residential zone and contains a daycare use on site, which requires the processing of a Conditional Use Permit. The project’s proposed steeple expansion exceeds the RS-1-7 zone’s 30’ height limit and encroaches into the setback. These deviations may be permitted with the processing of a Planned Development Permit (Process 4). Therefore, this project complies with the applicable regulations of the Land Development Code.

**4. The proposed use is appropriate at the proposed location.**

Typically, the City of San Diego’s first preference is that WCF’s be located on property with a non-residential use in a non-residential zone. In this case, the project is located in a residential zone with a non-residential use, which is more preferable than a residential zone with a residential use. Based on the design of the WCF, this use is appropriate at this location.

**Planned Development Permit - Section 126.0604****1. The proposed development will not adversely affect the applicable land use plan;**

Both the City of San Diego's General Plan and the Mid-City Communities Plan (Community Plan) address utilities, and more specifically WCF's. The Community Plan's vision for utilities is to have a high level of service from facilities which are compatible with surrounding development. The goal is to provide adequate and reliable utility service while ensuring that utilities are not disruptive to the community. In terms of wireless facilities, providers should use all available means to conceal communication antennas from view.

The General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view.

In this case, antennas are located within a proposed expanded architectural steeple element. Equipment associated with the antennas is located within the existing building. Two street trees have been added to improve the appearance of the facility as viewed from the public right-of-way. Based on the design of this project, the WCF will not adversely affect the applicable land use plans.

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

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." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require that AT&T perform a cumulative model RF test and submit the finding in a report to the City of San Diego prior to the issuance of a building permit. (Note: This condition is in addition to LDC section 141.0420(b)(1)(A), which requires compliance with federal and state standards and regulations with regards to WCF's.) Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within the jurisdiction of the City.

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

The project complies with the intent of the applicable development regulations of the Land Development Code and the City of San Diego Wireless Communication Facility (WCF) Regulations (Land Development Code Section 141.0420). This section of the code requires that WCF's be minimally visible through a variety of design techniques. In this case, the antennas are located within an expanded architectural steeple element and equipment associated with the antennas is located

## ATTACHMENT 5

within the existing building. Two street trees have been added to improve the appearance of the facility as viewed from the public right-of-way. The project site contains a non-residential use in a residential zone and contains a daycare use on site, which requires the processing of a Conditional Use Permit. The project's proposed steeple expansion exceeds the RS-1-7 zone's 30' height limit and encroaches into the setback. These deviations may be permitted with the processing of a Planned Development Permit (Process 4). The requested deviations to the height limit and the setback allow the antennas to achieve their coverage objectives while at the same time providing a architectural steeple element that is compatible with the existing building and community. Therefore, this project complies with the applicable regulations of the Land Development Code and the deviations requested result in a more desirable project than would be achieved if the project was designed in strict conformance with the zone's development regulations.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CONDITIONAL USE PERMIT NO. 934706 and PLANNED DEVELOPMENT PERMIT NO. 934707 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 934706 and 934707, a copy of which is attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, that CUP No. 796590 is hereby rescinded.

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Alexander Hempton, AICP  
Associate Planner  
Development Services

Adopted on: January 26, 2012

Internal Order No. 24001651

**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**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001651

CONDITIONAL USE PERMIT NO. 934706  
PLANNED DEVELOPMENT PERMIT NO. 934707  
RESCIND CONDITIONAL USE PERMIT NO. 796590  
**AT&T – SEMINOLE DRIVE**  
PROJECT NO. 235444  
PLANNING COMMISSION

This CONDITIONAL USE PERMIT (CUP) NO. 934706 and PLANNED DEVELOPMENT PERMIT (PDP) NO. 934707 are granted by the **Planning Commission** of the City of San Diego to ROLANDO UNITED METHODIST CHURCH, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0301, 126.0601, and 141.0420. The site is located at 4855 Seminole Drive in the RS-1-7 zone of the Mid-City: Eastern Area community planning area. The project site is legally described as: a portion of Lot 24 of La Mesa Colony according to Map Thereof No. 346 filed in the County Recorder's Office.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct, operate, and maintain a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 26, 2012, on file in the Development Services Department.

The project shall include:

- a. Twelve (12) 8' panel antennas, twelve (12) RRU (Remote Radio Units), equipment located within an equipment room, and a radio-frequency transparent steeple containing antennas. The steeple exceeds the RS-1-7's 30' height limit, increasing the height of the steeple from 61' to 66', with the top of the cross at a height of 69'9". The steeple element also encroaches into the setback by 1' at the elevations of 35'9" and 48'0". These deviations are permitted as part of this Planned Development Permit.
- b. Landscaping (planting, irrigation and landscape related improvements consisting of two 24-inch box size street trees);
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the

adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 9, 2015.

2. 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.

3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.

4. **This Conditional Use Permit [CUP] and Planned Development Permit [PDP] and corresponding use of this site shall expire on January 26, 2022.** Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

5. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager 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.

6. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.

7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.

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 modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made 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 have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

13. The applicant 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 applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant 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, applicant 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 applicant 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 applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

**ENGINEERING REQUIREMENTS:**

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

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

**LANDSCAPE REQUIREMENTS:**

16. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit 'A' Landscape Development Plan.

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

18. Prior to issuance of any Certificate of Occupancy or activation of facility, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

19. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

20. Any required planting that dies within 3 years of installation shall be replaced within 30 calendar days of plant death with the same size and species of plant material shown on the approved plan. Required shrubs or trees that die 3 years or more after installation shall be replaced with 15 gallon size or 60-inch box size material, respectively. Development Services may authorize adjustment of the size and quantity of replacement material where material replacement would occur in inaccessible areas or where the existing plant being replaced is larger than a 15 gallon shrub or 60-inch box tree.

**PLANNING/DESIGN REQUIREMENTS:**



21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, 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.

22. Prior to the issuance of a construction permit, the Permittee shall provide certification providing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises comply with federal standards.

23. All equipment, including transformers, emergency generators and air conditioners 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.

24. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

25. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

26. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.

**INFORMATION ONLY:**

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development 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 §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 January 26, 2012 by Resolution No. PC-XXXX.

Permit Type/PTS Approval No.: CUP/934706  
and PDP/934707  
Date of Approval: 1/26/2012

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

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Alexander Hempton, AICP  
Associate Planner

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

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

**ROLANDO UNITED  
METHODIST CHURCH**  
Owner

By \_\_\_\_\_  
Robert Colderhead  
Board of Trustees

**AT&T MOBILITY**  
Permittee

By \_\_\_\_\_  
Elizabeth Ramirez  
Project Manager Network Services

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

NOTICE OF EXEMPTION

TO:  X  RECORDER/COUNTY CLERK  
P.O. Box 1750, MS A-33  
1600 PACIFIC HWY, ROOM 260  
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

           OFFICE OF PLANNING AND RESEARCH  
1400 TENTH STREET, ROOM 121  
SACRAMENTO, CA 95814

PROJECT NO.: 235444 PROJECT TITLE: AT&T Seminole Drive  
PROJECT LOCATION-SPECIFIC: 4855 Seminole Drive, San Diego, CA 92115

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: CONDITIONAL USE PERMIT (CUP) AND PLANNED DEVELOPMENT PERMIT (PDP) for modifications of and additions to an existing Wireless Communication Facility (WCF). The modifications include installing: two (2) LTE equipment racks; twelve (12) antennas (located behind new RF screening); twelve (12) RRUs; five (5) surge suppressors; one (1) GPS antenna; and one new FRP steeple. The project would also remove three (3) existing antennas. The new steeple features (modifying the existing church steeple) would serve to conceal the new antennas, and the project would also install new landscaping. The project site is located in the RS-1-7 zone within the Eastern Community Plan area, and Council District 7.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Kevin C. Becker  
AT&T Mobility - San Diego  
7337 Trade Street  
3-East Room 3684  
San Diego, CA 92121  
858-824-9853

- EXEMPT STATUS: (CHECK ONE)
- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
  - ( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
  - ( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
  - () CATEGORICAL EXEMPTION: 15301: EXISTING FACILITIES AND 15303: NEW CONSTRUCTION

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project.

LEAD AGENCY CONTACT PERSON: M. Blake TELEPHONE: (619) 446-5375

- IF FILED BY APPLICANT:
- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
  - 2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?  
( ) YES ( ) NO

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

Marta / Senior Planner  
SIGNATURE/TITLE

12/15/11  
DATE

- CHECK ONE:
- (X) SIGNED BY LEAD AGENCY
  - ( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



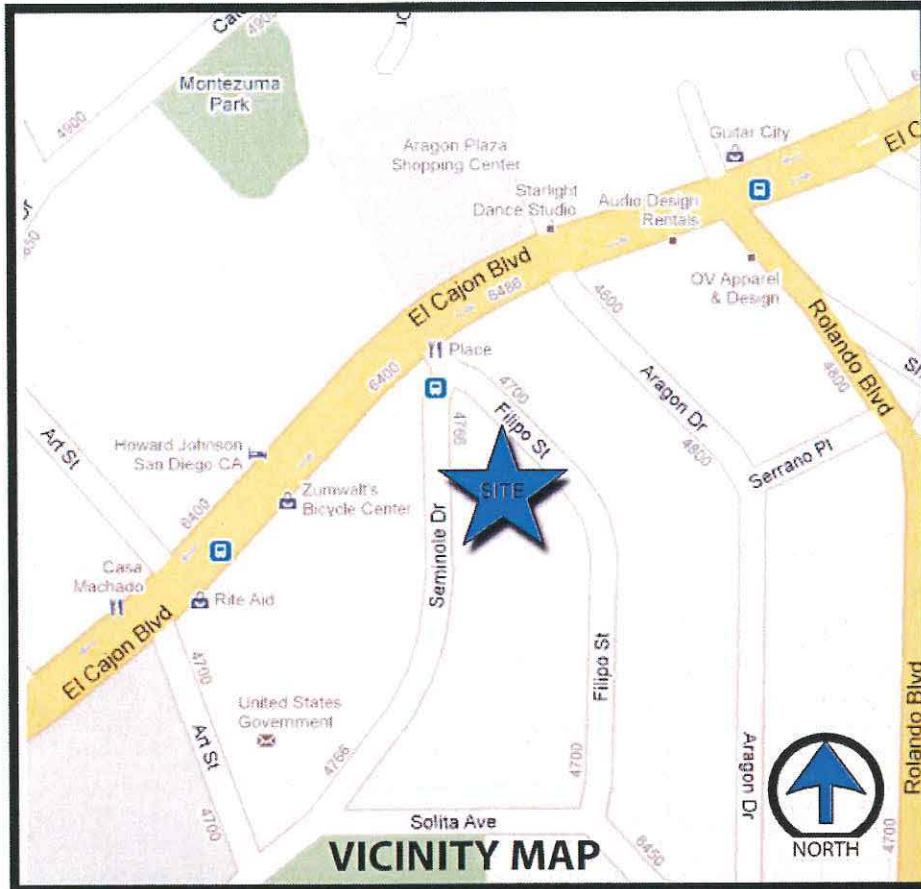
at&t

SD0539

EL CAJON BLVD. & SEMINOLE DR.

4855 SEMINOLE DRIVE  
SAN DIEGO, CA 92115

Technology  Associates



AERIAL MAP



at&t

SD0539

EL CAJON BLVD. & SEMINOLE DR.

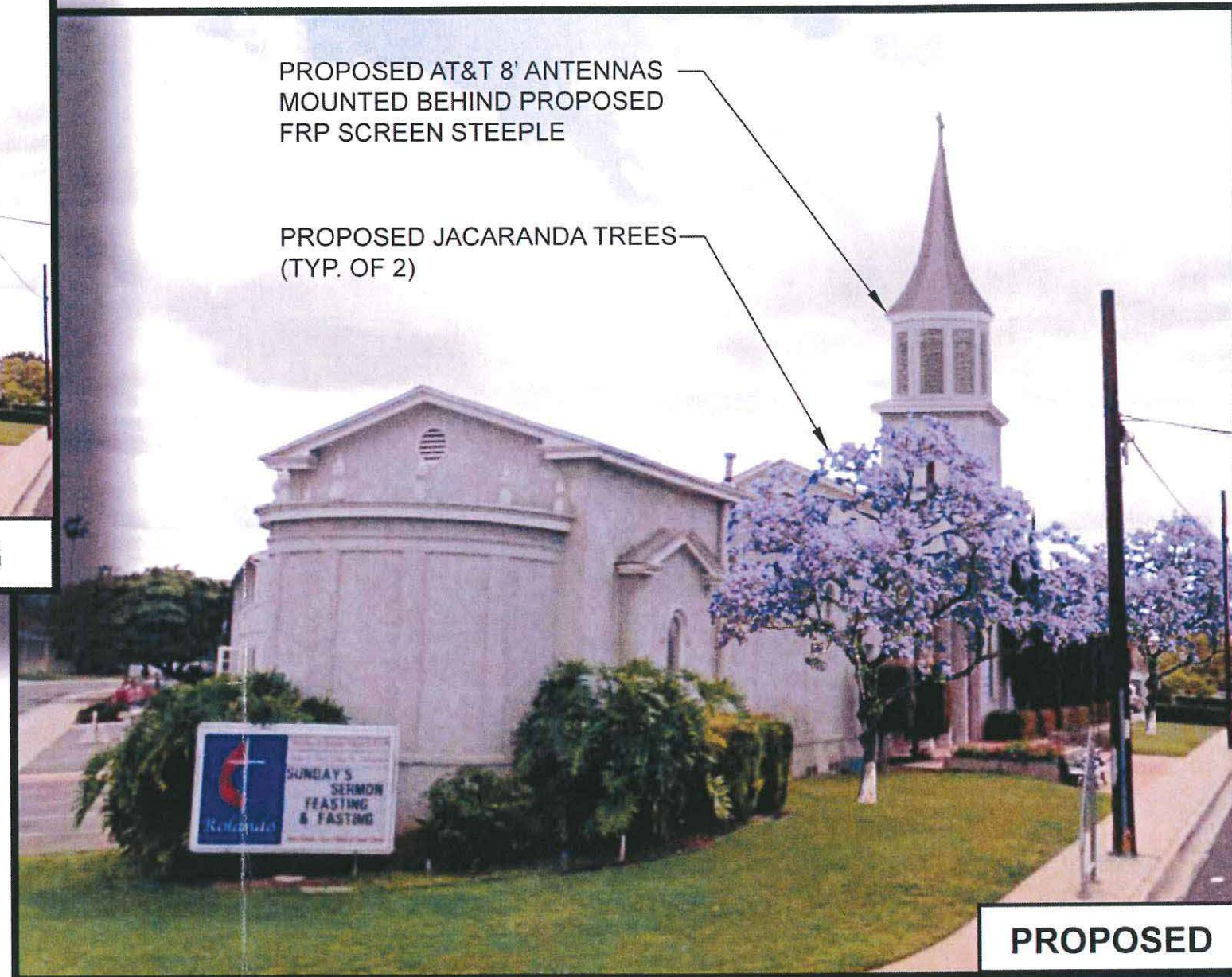
4855 SEMINOLE DRIVE  
SAN DIEGO, CA 92115

ATTACHMENT 8

Technology  Associates



EXISTING



PROPOSED

# VIEWPOINT 1

March 29, 2011

Karen Lynch-Ashcraft  
City Planning Manager  
City of San Diego  
**Development Services Division**  
1222 First Avenue  
San Diego, CA 92101

**SUBJECT:** Process-3 Conditional Use Permit for the modification for an existing AT&T Telecommunications Facility, SD0539/ El Cajon Blvd & Seminole. 4855 Seminole Drive, Existing permit No. 796590.

Dear Karen,

Thank you for receiving this application for a Process-3 Conditional Use Permit for the modification of an existing wireless communications site at 4855 Seminole Drive. Please see the below project description and discussion.

### **Background**

The subject AT&T facility was approved by Development Services and has been in operation for approximately 10 years. The original land-use permit allowed a total of four (4) panel antennas. The existing AT&T base-station equipment is located within a 100 square foot equipment room. This space measures approximately 10' x 10', and is located on the west side of the existing church. The enclosure is located on the 2<sup>nd</sup> floor in a soundproofed room. The CUP expired on September 12, 2010, and the permit was renewed in March 9, 2011, and is in the process of being signed by all parties. This CUP seeks to modify the existing facility to accommodate additional antennas and ground equipment.

This application should be reviewed as a Process-3 CUP, per Zoning Code Section 141.0420 (e) (1), with the site consisting of a non-residential use in a residential zone (site is in the RS-1-7 zone). The associated antennas are located within 100 feet of the property line of single and multi-unit residences.

### **Project Description and Project Need**

The project consists of the modification of an existing wireless communications facility (WCF). AT&T proposes to remove the three (3) existing 4'-7" panel antennas previously approved and install a total of twelve (12) 6'-0" panel antennas behind proposed renovated RF screening. The existing steeple would be raised in height by 8 ft. to accommodate the new 6'-0" antennas. The modification to the existing WCF also includes the addition of twelve (12) RRUs (Remote Radio Units) and five (5) DC Surge Suppressors, which would be placed behind the stealth screening within the upgraded church steeple. All of these elements are represented on the project plans submitted herewith.



This project is part of AT&T's network-wide "LTE" upgrade.<sup>1</sup> The installation of this technology will allow for significantly improved data rates, which is vital to accommodate current and future generation personal and business communications. To accommodate this technology upgrade, the *El Cajon Blvd & Seminole* project proposes new LTE base station radio and antennas.

### **Technical Analysis / Site Justification**

The project site is necessary for the on-going functioning of the AT&T wireless network, as documented in the attached propagation maps. The project site has operated for approximately 10 years and constitutes a vital communications link for personal, business, and emergency communications for this community of the City of San Diego.

The enclosed propagation maps demonstrate the vast amount of coverage this site provides along the busy *El Cajon Blvd*, and the surrounding residential and commercial neighborhoods. Without this site, there would be a large gap in coverage and capacity within the surrounding area.

The project site is zoned RS-1-7 and is occupied with an existing church facility. Across the street from the church facility is a small block of commercially-zoned properties. When the site search was conducted for the original project, approximately 10-12 years ago, land-use opportunities within this zone were investigated. However, no viable land uses were identified. The nearby commercial properties consist mainly of older, single story structures there would not allow for an antenna height that could achieve an acceptable coverage footprint. Additionally, such older commercial properties are frequently space-constrained and do not have sufficient space for the required equipment. The direction of the future AT&T "LTE" network deployment will require a base-station equipment area that can accommodate the required cabinets, and an antenna structure that can accommodate a total of twelve (12) panel antennas. The existing church facility provides for the existing and future space requirements, along with an antenna centerline of approximately 42 feet. Additionally, these objectives can be reached while maintaining a fully "stealth" build. Utilizing a nearby commercial property would result in a site with limited coverage and capacity, and would require at least one additional WCF in the project area in order to meet network requirements. Therefore, the existing/proposed site selection is the lowest tier available for the necessary coverage for AT&T Wireless and utilizes an appropriate design.

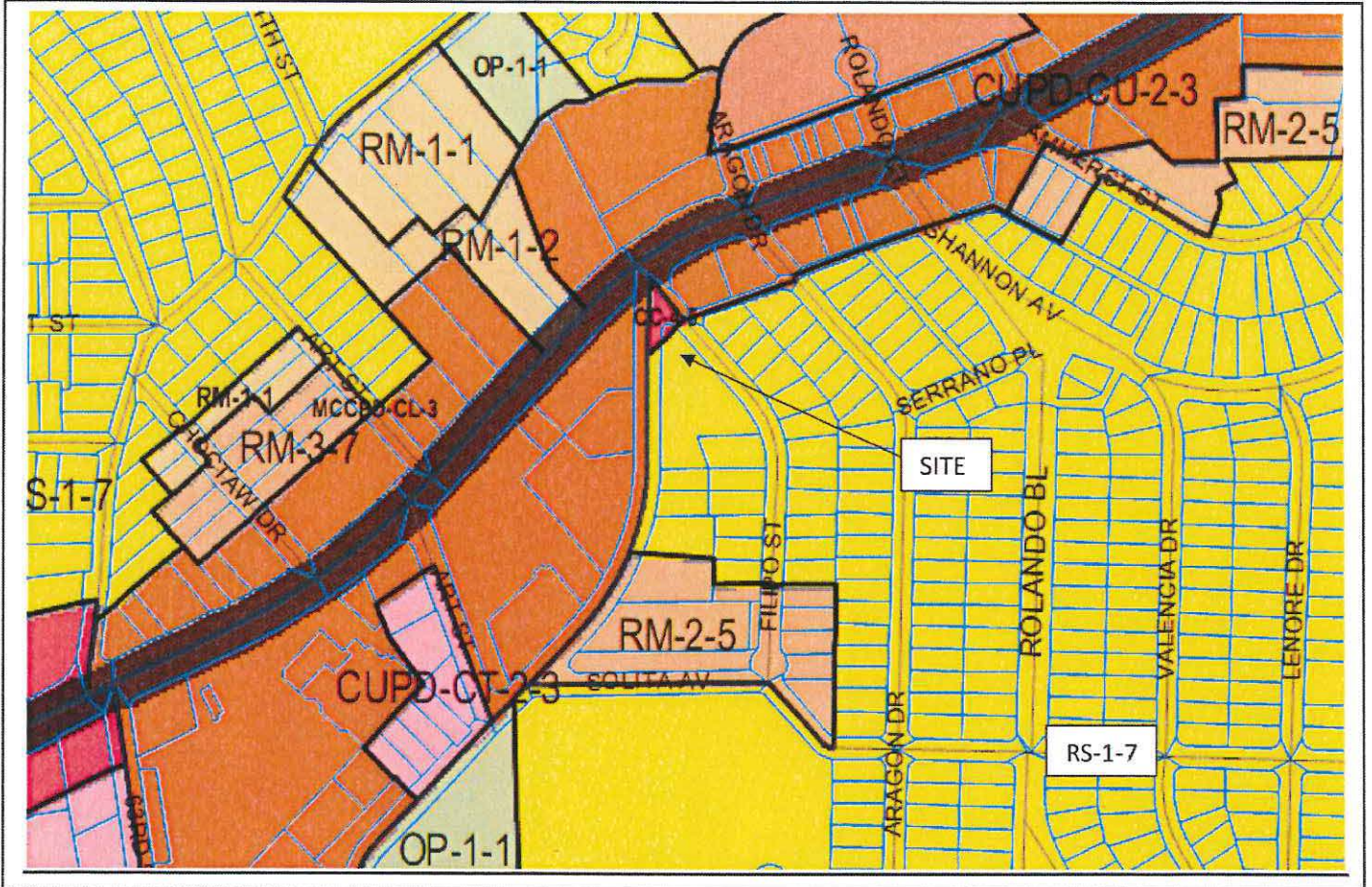
Please contact me at 619-616-1346 should you have any questions or comments regarding the application for the subject *El Cajon & Seminole Drive* facility.

Thank you,

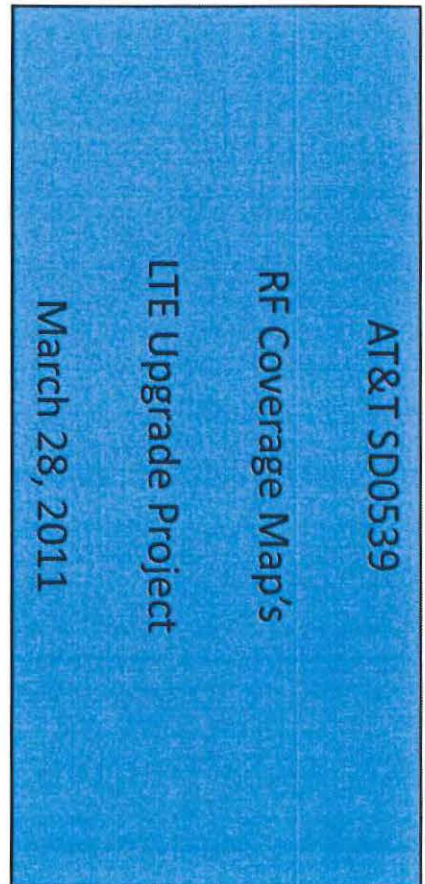
  
 Nick Foster  
 Real Estate Specialist

<sup>1</sup> (Long Term Evolution: LTE is a 4G wireless broadband technology. Engineers named the technology "Long Term Evolution" because it represents the next step (4G) in a progression from GSM, a 2G standard, to UMTS, the 3G technologies based upon GSM, to LTE. LTE provides significantly increased peak data rates and thus aims at greatly increasing overall system capacity).

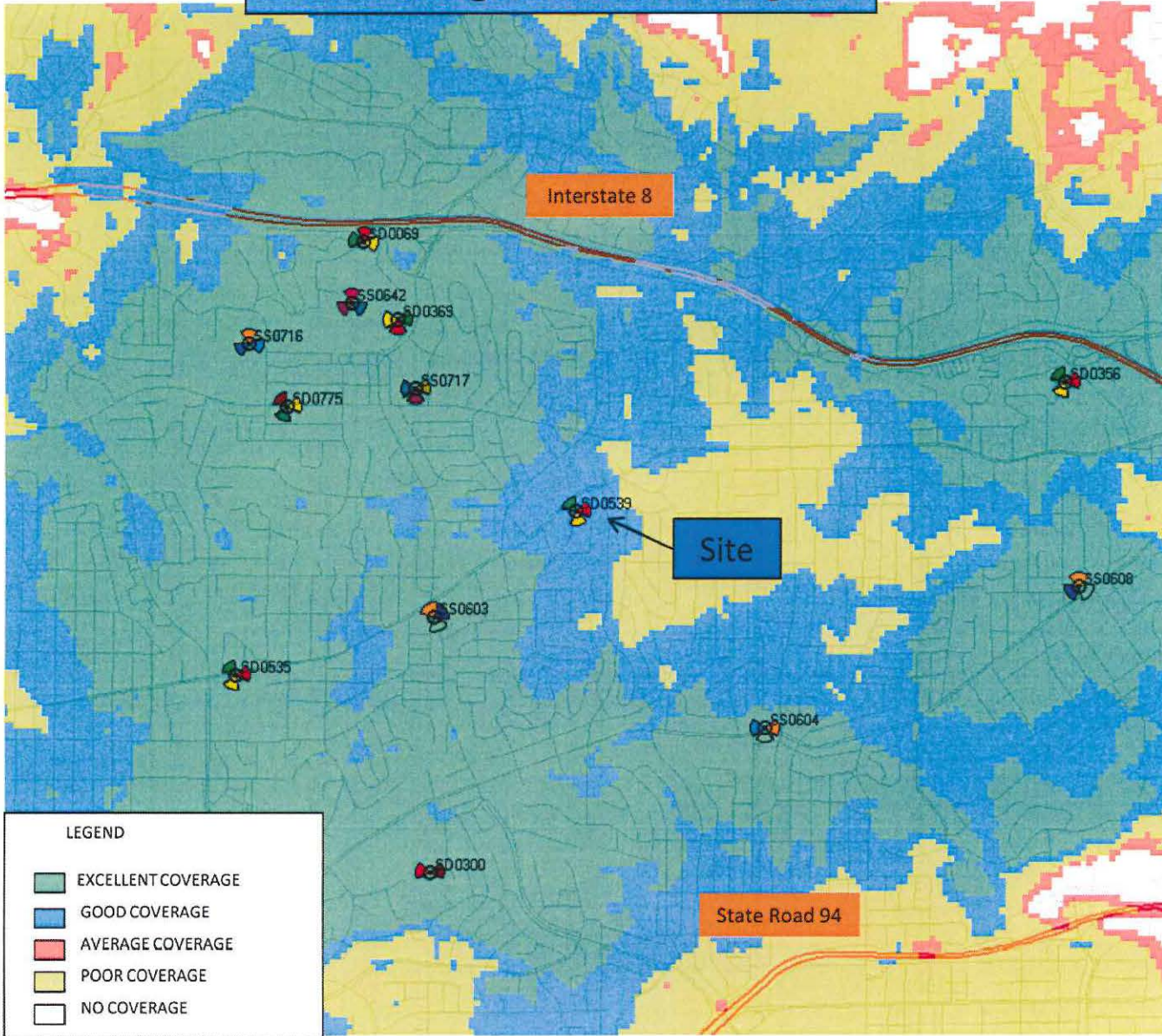
Zoning Map

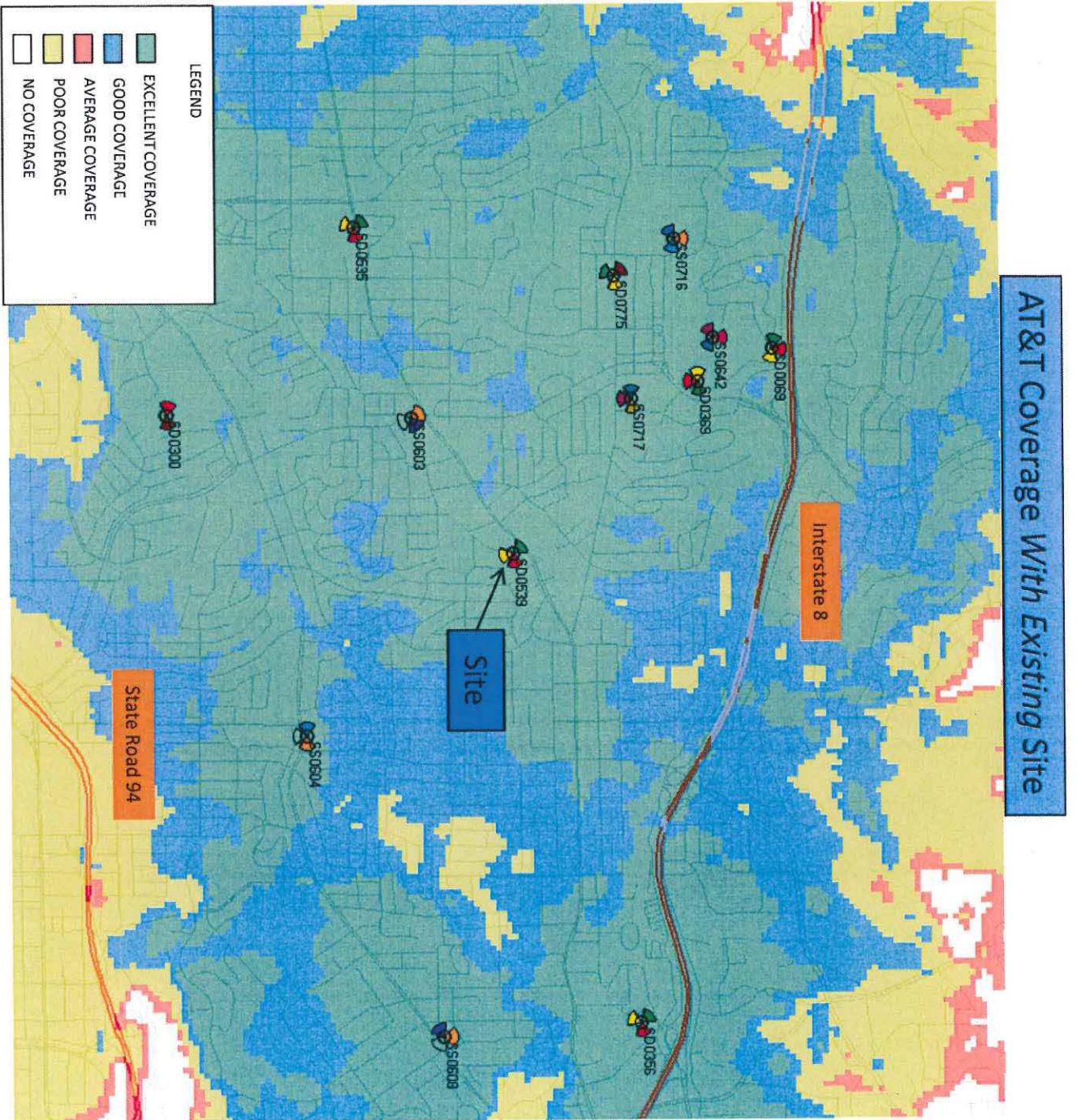




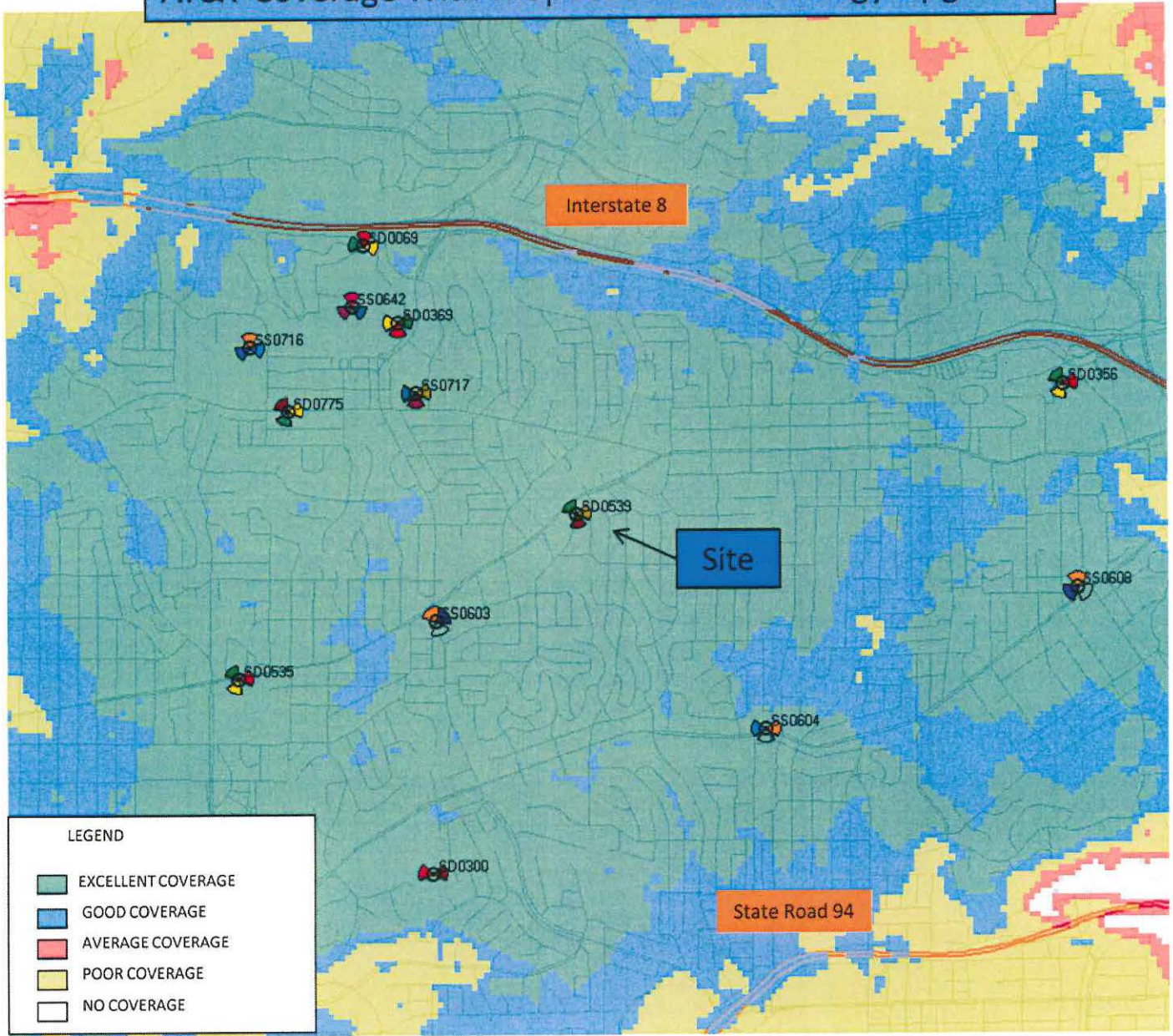


AT&T Coverage *Without Existing Site*





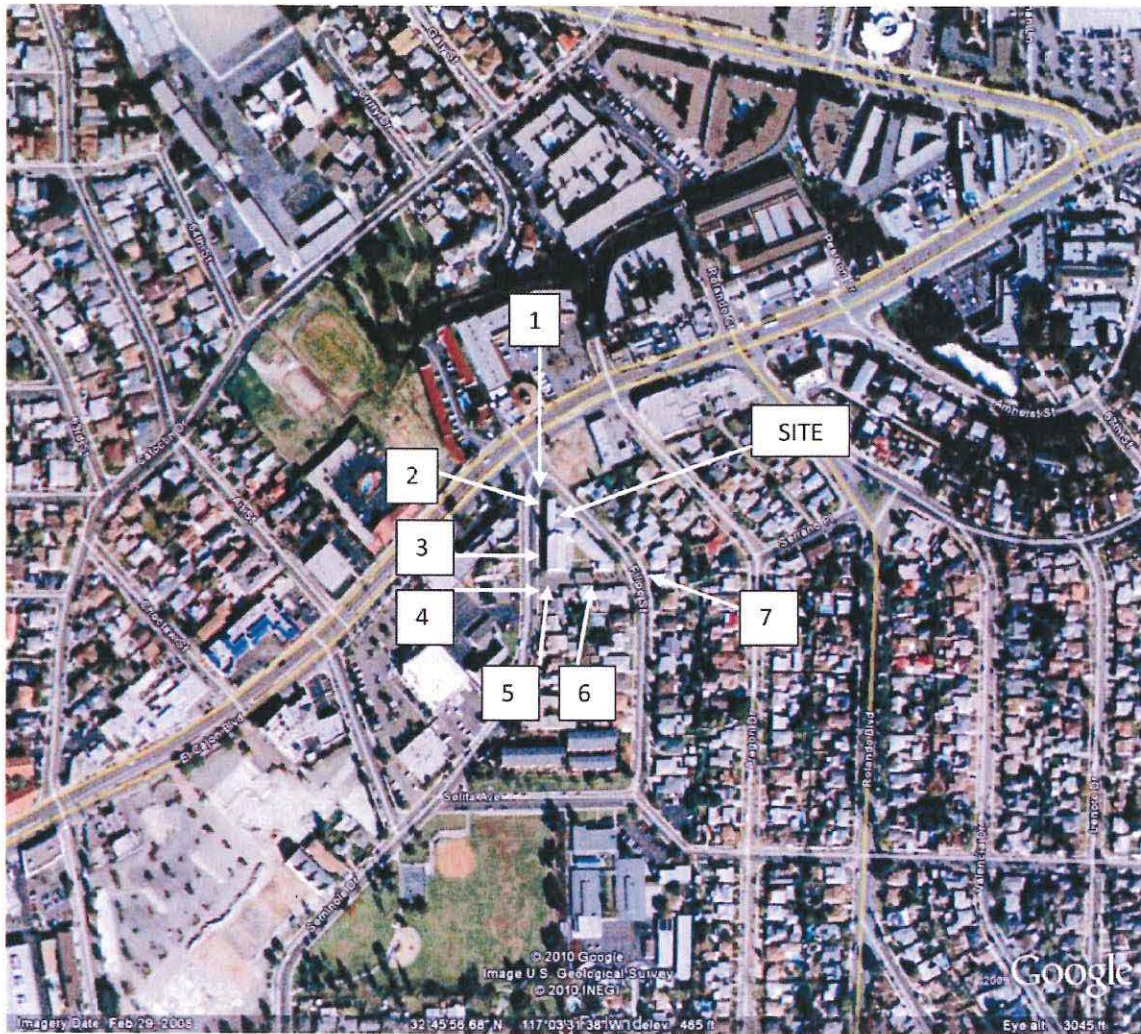
# AT&T Coverage *With* Proposed LTE Technology Upgrade

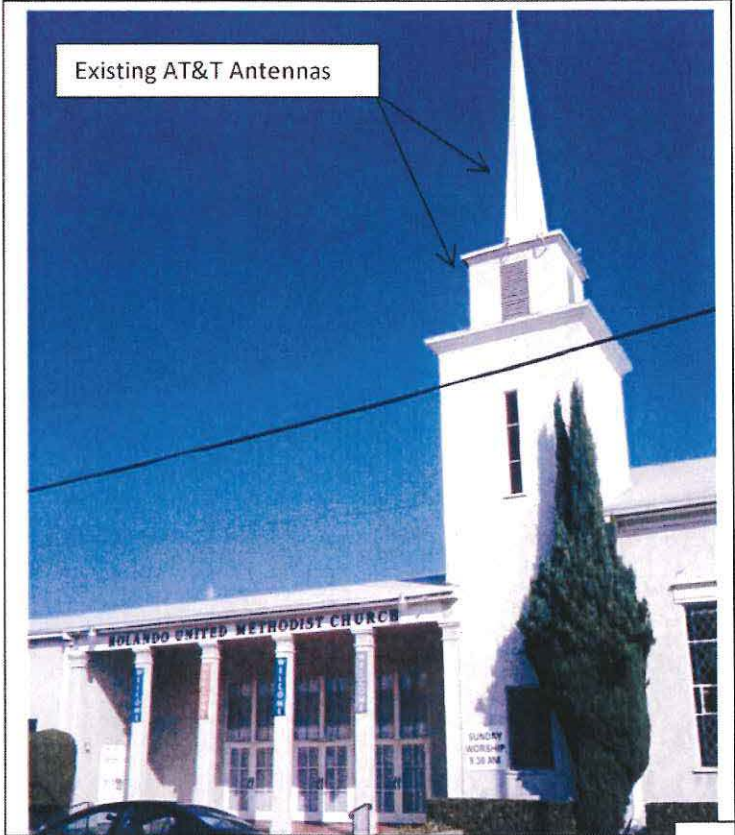


LEGEND	
<span style="color: green;">■</span>	EXCELLENT COVERAGE
<span style="color: blue;">■</span>	GOOD COVERAGE
<span style="color: red;">■</span>	AVERAGE COVERAGE
<span style="color: yellow;">■</span>	POOR COVERAGE
<span style="color: white;">■</span>	NO COVERAGE

**Updated Photo Survey**  
**AT&T SD0539/EI Cajon Blvd.**  
4855 Seminole Dr., San Diego CA 92115

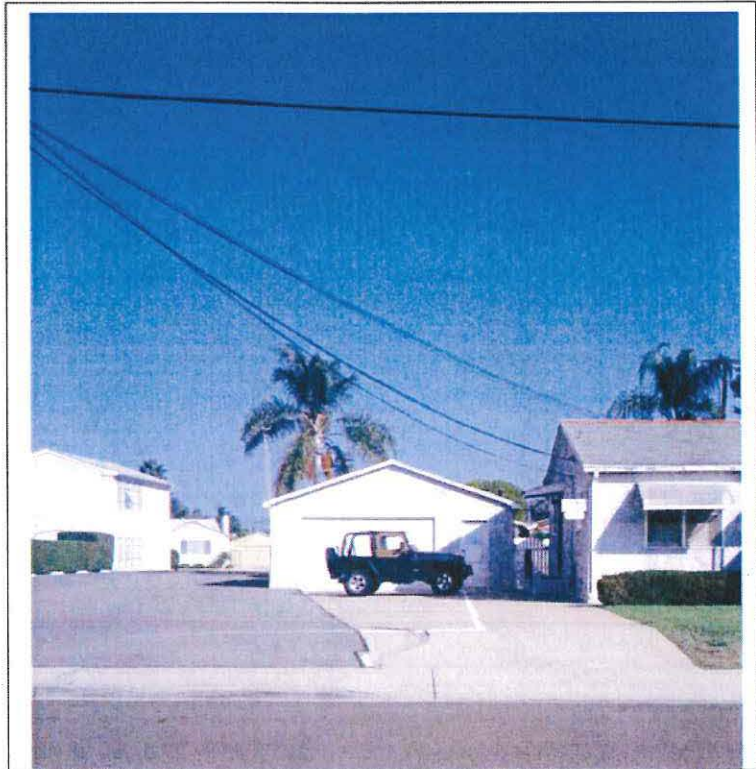
Photo Key





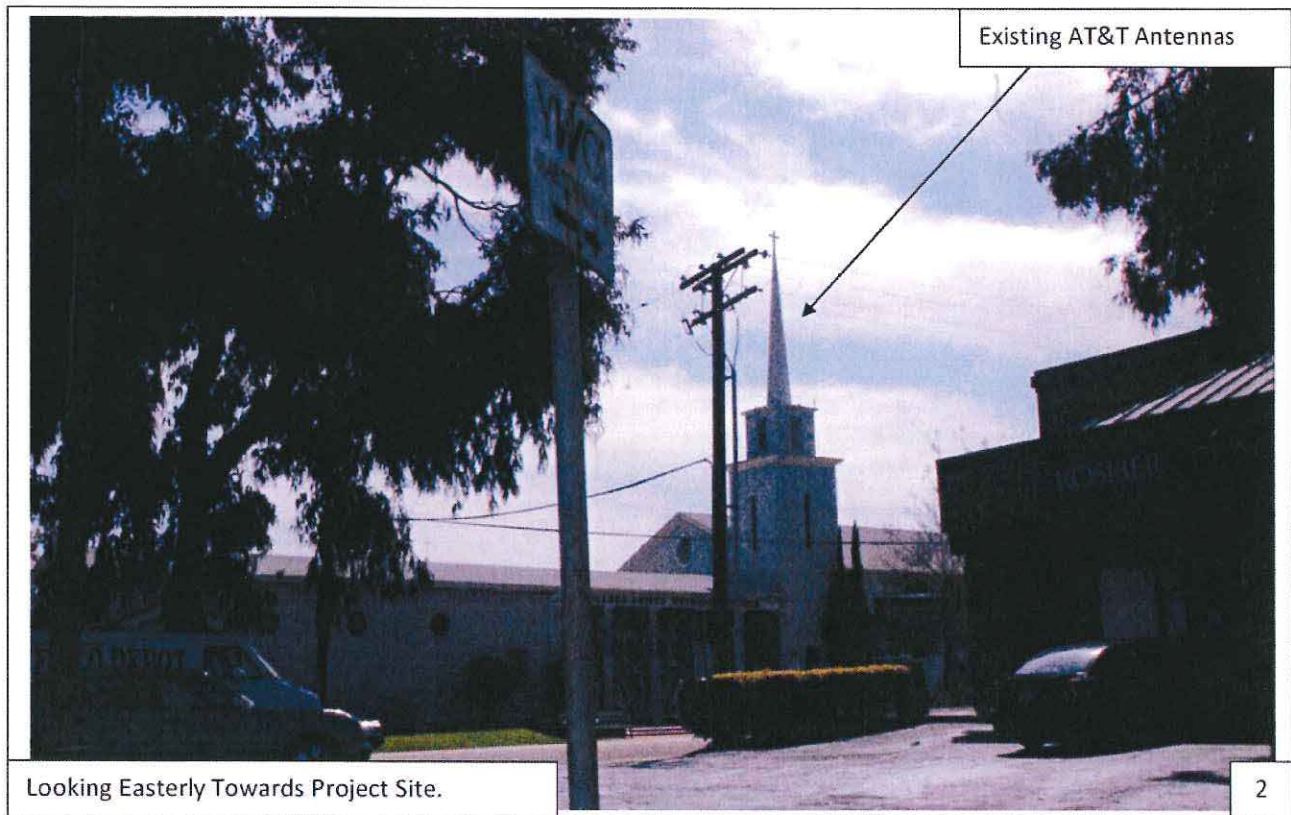
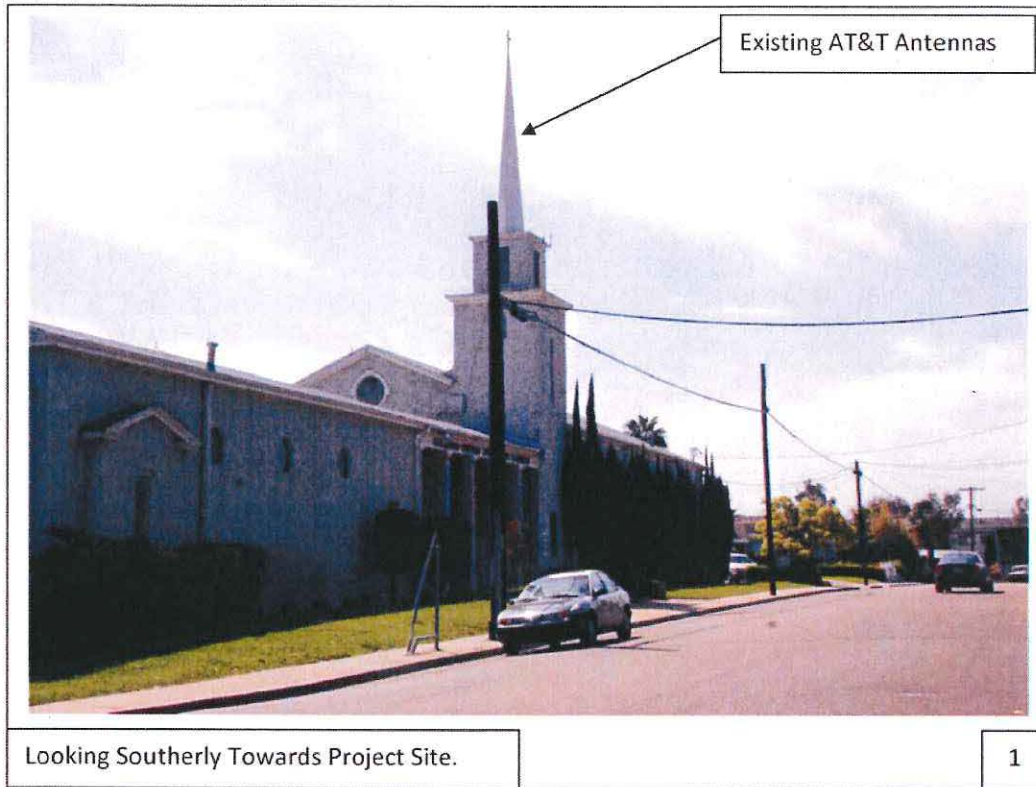
Looking East Towards Project Site from Seminole Dr.

3

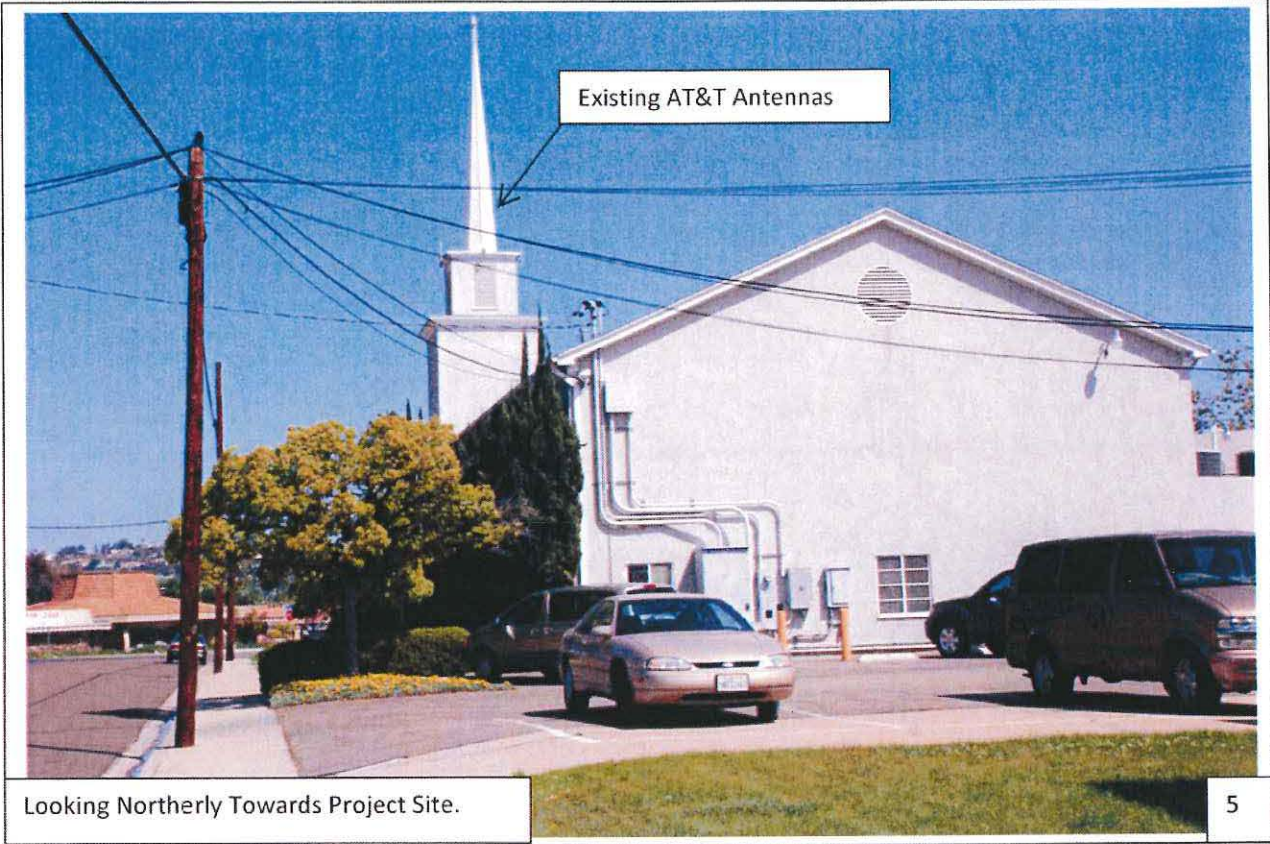


Looking East Towards the Church office from Seminole Dr.

4



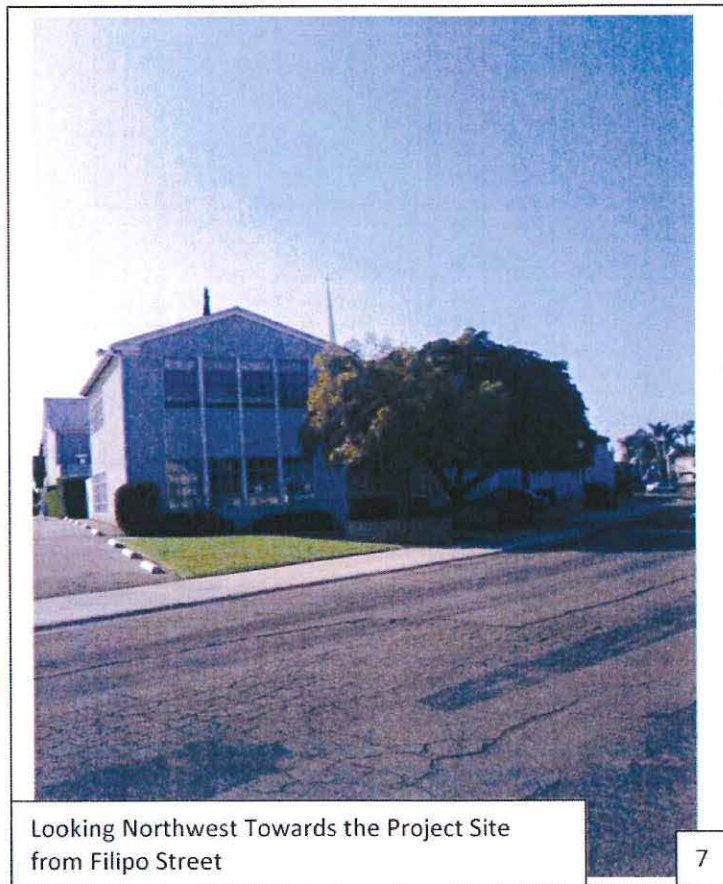






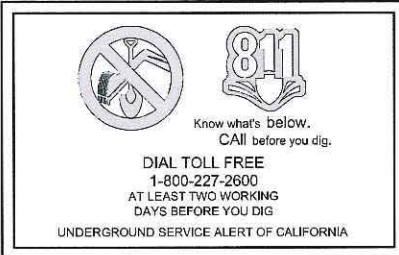
Looking Northeast Towards the Project Site from Parking Lot

6



Looking Northwest Towards the Project Site from Filipo Street

7



**at&t**  
**SD0539**

**EL CAJON BLVD. & SEMINOLE DR.**

4855 SEMINOLE DRIVE.  
SAN DIEGO, CA 92115  
**LTE OPTIMAL**

**NOTES:**  
DEVIATION REQUESTED: PROPOSED TOWER ELEMENT ENCLOSES INTO SETBACK BY 1'-0" AT ELEVATIONS OF 35'-0" AGL AND 48'-0" AGL.  
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.  
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX G OF THE CITY'S STORM WATER STANDARDS.

**APPROVALS**

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

AT&T RF: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CM: \_\_\_\_\_ DATE: \_\_\_\_\_  
 AT&T A&E MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

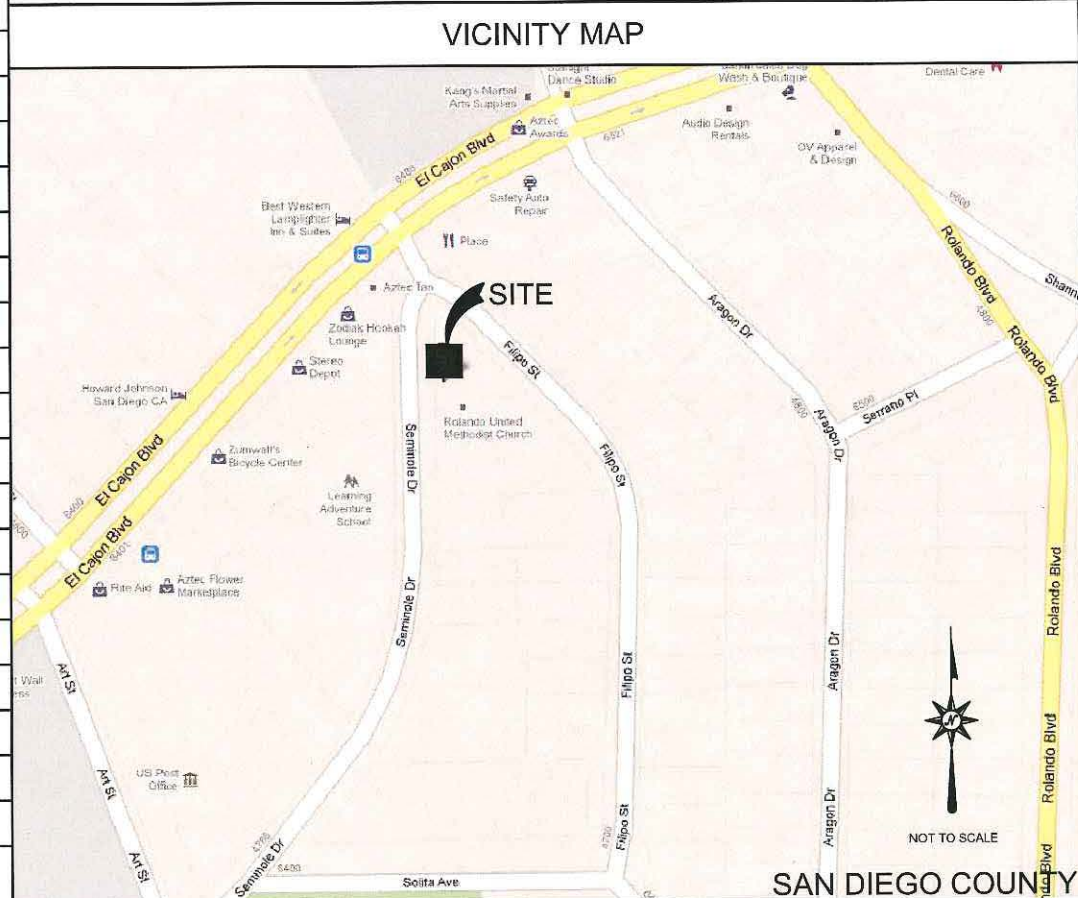
**RF INFORMATION**

	GSM	UMTS	LTE
<b>Tx</b>	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	874.6 - 879.6 MHz 1945 - 1950 MHz	704.0 MHz 716.0 MHz
<b>Rx</b>	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz	734.0 MHz 746.0 MHz
<b>MAX ERP:</b>	850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS		500 WATTS

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T IS STRICTLY PROHIBITED

DRAWING INDEX	
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED EQUIPMENT & ANTENNA PLAN
A-3	SOUTH & WEST ELEVATIONS
A-4	NORTH & EAST ELEVATIONS
A-5	DETAILS
L-1	PLANTING DETAILS
BMP-1	BEST MANAGEMENT PRACTICES (BMP SITE PLAN)

**DIRECTIONS**  
STARTING FROM SAN DIEGO AT&T:  
HEAD SOUTHWEST ON PACIFIC CENTER BLVD TOWARD MCKELLAR CT., TURN LEFT AT LUSK BLVD, TAKE THE 3RD RIGHT ONTO MIRA MESA BLVD., CONTINUE ONTO SORRENTO VALLEY RD., TAKE THE RAMP ONTO I-805 S, TAKE EXIT 17B TO MERGE ONTO I-8 E TOWARD EL CENTRO, TAKE EXIT 10 FOR COLLEGE AVE., KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR COLLEGE AVE S AND MERGE ONTO COLLEGE AVE., TURN LEFT AT EL CAJON BLVD., TURN RIGHT AT FILIPO ST., TAKE THE 1ST RIGHT ONTO SEMINOLE DR., ARRIVE AT 4855 SEMINOLE DRIVE, SAN DIEGO, CA, 92115



**PROJECT DESCRIPTION**  
AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:  
 - INSTALL (2) NEW LTE EQUIPMENT RACKS  
 - REMOVE (3) EXISTING ANTENNAS  
 - INSTALL (12) NEW ANTENNAS (BEHIND NEW RF SCREENING)  
 - INSTALL (12) NEW RRSUS  
 - INSTALL (5) NEW DC SURGE SUPPRESSORS  
 - INSTALL (1) NEW AT&T GPS ANTENNA  
 - INSTALL NEW FRP STEEPLE

**LEGAL DESCRIPTION**  
SEE LS-1

**PROJECT INFORMATION**

<b>SITE ADDRESS:</b>	4855 SEMINOLE DRIVE SAN DIEGO, CA 92115	<b>LATITUDE (NAD 83):</b>	32° 45' 55.000" N 32.76527800
<b>PARCEL #:</b>	467-481-03	<b>LONGITUDE (NAD 83):</b>	117° 3' 32.000" W -117.05888900
<b>PROPERTY OWNER:</b>	ROLANDO UNITED METHODIST CHURCH 4780 SEMINOLE DRIVE SAN DIEGO, CA 92115	<b>GROUND ELEVATION:</b>	473' AMSL
<b>SITE CONTACT:</b>	COURTNEY HALL (858) 472-2168	<b>COUNTY:</b>	SAN DIEGO
<b>USID:</b>	40753	<b>ZONING JURISDICTION:</b>	CITY OF SAN DIEGO
<b>APPLICANT:</b>	AT&T MOBILITY 7337 TRADE ST, 3EAST, ROOM 3684 SAN DIEGO, CA 92121	<b>ZONING DISTRICT:</b>	RR1
<b>SITE ACQUISITION CONTACT:</b>	TAIC 5473 KEARNY VILLA ROAD, SUITE #300 SAN DIEGO, CA 92123 LEASING AGENT: JEFF GOLDMAN (619) 806-0858 ZONING AGENT: JIM KENNEDY (619) 993-1057	<b>OCCUPANCY GROUP:</b>	U
<b>RF ENGINEER:</b>	RAVI JINDAL - AT&T MOBILITY (619) 699-9254	<b>CONSTRUCTION TYPE:</b>	V-B
<b>CONSTRUCTION MANAGER:</b>	CRAIG B. MCNULTY (619) 200-9864	<b>EXISTING SITE LAND USE:</b>	-CHURCH -PRE-SCHOOL
<b>EQUIPMENT AREA SQ. FT.:</b>	139 SQ. FT.	<b>POWER COMPANY:</b>	SDG&E
		<b>TELEPHONE COMPANY:</b>	AT&T
		<b>CURRENT USE:</b>	TELECOMMUNICATIONS FACILITY
		<b>PROPOSED USE:</b>	TELECOMMUNICATIONS FACILITY

**APPLICABLE CODES AND STANDARDS**

1. 2010 CALIFORNIA BUILDING CODE	5. 2010 CALIFORNIA PLUMBING CODE
2. 2010 CALIFORNIA ELECTRICAL CODE	6. 2010 CALIFORNIA ENERGY CODE
3. 2010 CALIFORNIA FIRE CODE	7. 2010 CITY COUNTY / ORDINANCES
4. 2010 CALIFORNIA MECHANICAL CODE	

**PROJECT TEAM INFORMATION**

<b>COMPANY</b>	<b>CONTACT:</b>	<b>NUMBER:</b>
A/E: SAC WIRELESS LLC	JENNIFER CASAVANT	(760) 795-5205
S/AQ: TAIC	COURTNEY HALL	(858) 472-2618

5865 AVENIDA ENCINAS  
SUITE 142B  
CARLSBAD, CA 92008  
www.sacw.com

5738 PACIFIC CENTER BOULEVARD  
2ND FLOOR  
SAN DIEGO, CA 92121

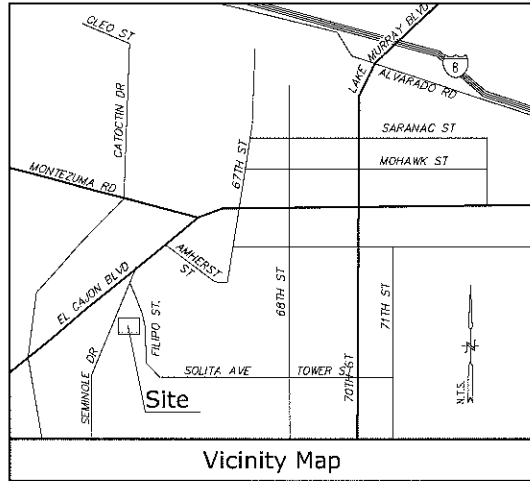
**SD0539**  
**EL CAJON BLVD.**  
**& SEMINOLE DR.**  
4855 SEMINOLE DRIVE  
SAN DIEGO, CA 92115

REV.	DATE	DESCRIPTION	BY	CHK	APPD
6	12/06/11	REVISED BMP DRAWINGS	DR	JC	JC
5	11/16/11	REVISED LANDSCAPE DRAWINGS	JE	JC	JC
4	10/11/11	CITY COMMENTS	DR	JC	JC
3	09/28/11	CITY COMMENTS	JE	JC	JC
2	07/08/11	CITY COMMENTS	AF	JSP	JC
1	02/11/11	100% ZONING	JB	AGN	MM

**SHEET TITLE:**

**TITLE SHEET**

**SCALE:** AS NOTED      **SHEET NUMBER:** T-1



Vicinity Map

**Title Report**

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.  
 PREPARED BY:  
 ORDER NO.:  
 DATED:

**Legal Description**

PORTION OF LOT 24 OF LA MESA COLONY MAP NO. 346 AND LOT 23 & 24 OF TOMMASA SUBDIVISION MAP NO. 2399 RECORDS OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

**Assessor's Parcel No.**

467-481-03

**Easements**

NOT AVAILABLE

**Access Easement/Lease Area**

TO BE DETERMINED

**Geographic Coordinates at Existing Cupola**

1983 DATUM: LATITUDE 32° 45' 56.34" N LONGITUDE 117° 03' 32.30" W  
 ELEVATION = 466.1 FEET ABOVE MEAN SEA LEVEL

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

**Basis of Bearings**

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 6.

**Bench Mark**

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P473",  
 ELEVATION = 732.06 FEET (NAVD 88).

**Date of Survey**

JUNE 24, 2011



5738 PACIFIC CENTER BLVD  
 SAN DIEGO, CA 92121

A&E:



11300 SORRENTO VALLEY ROAD  
 STE 230, SAN DIEGO, CA 92121  
 WWW.SACW.COM

PROJECT NO: 11609

DRAWN BY: HN

CHECKED BY: RG

REV	DATE	DESCRIPTION
7/6/11		SUBMITTAL

**CAL VADA SURVEYING, INC.**

411 Levee Cir. Suite 205, Corona, CA 92880  
 Phone: 951-389-8960 Fax: 951-268-8746  
 Toll Free: 800-CALVADA www.calvada.com

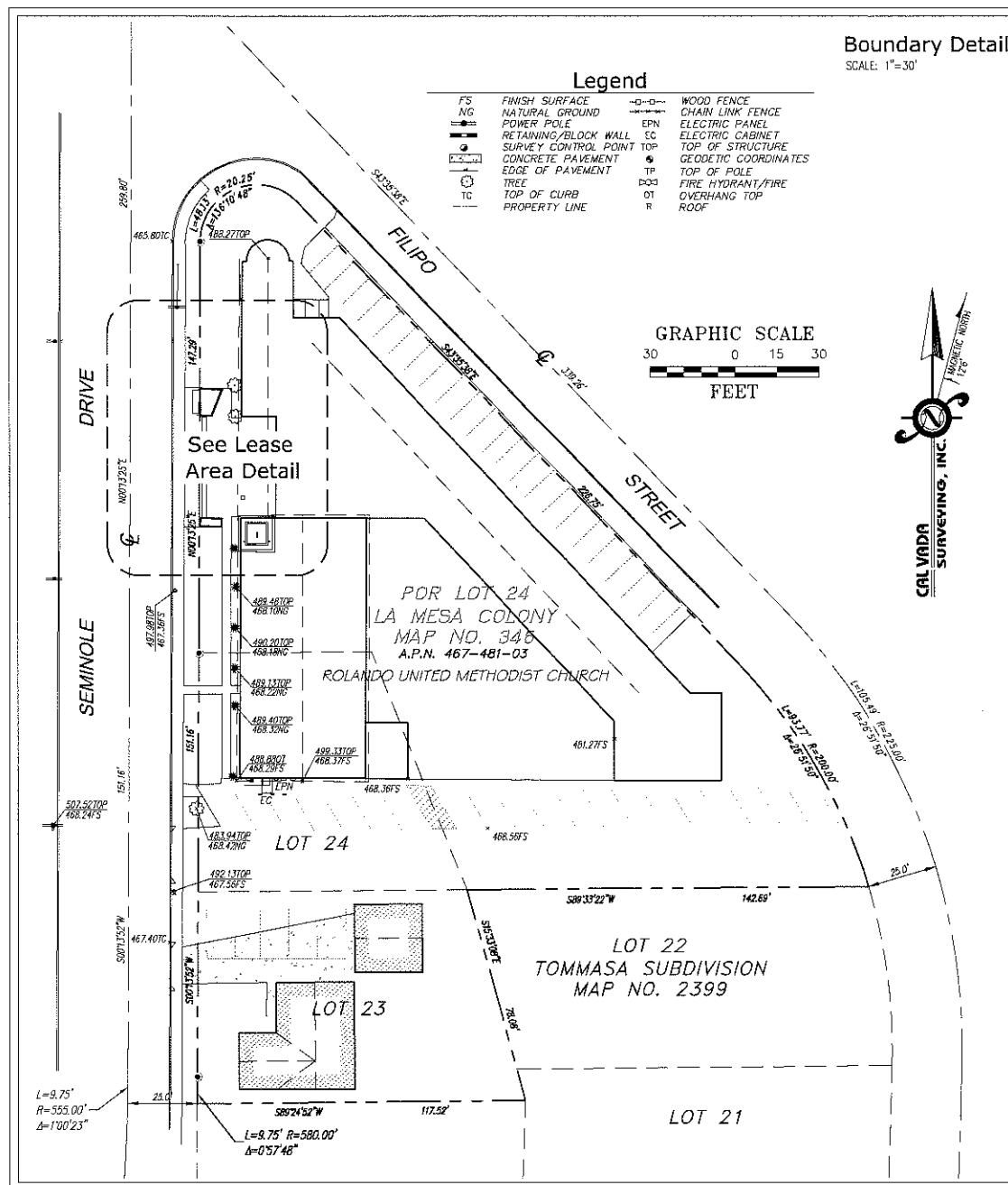
JOB NO. 11609

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

SD0539  
 EL CAJON BLVD. & SEMINOLE DR.  
 4855 SEMINOLE DRIVE  
 SAN DIEGO, CA 92115  
 SAN DIEGO COUNTY

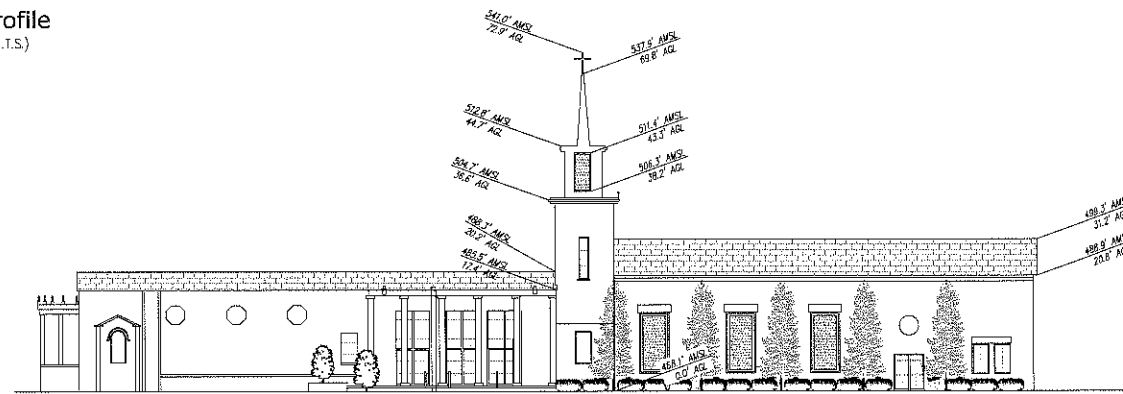
SHEET TITLE  
 TOPOGRAPHIC SURVEY

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

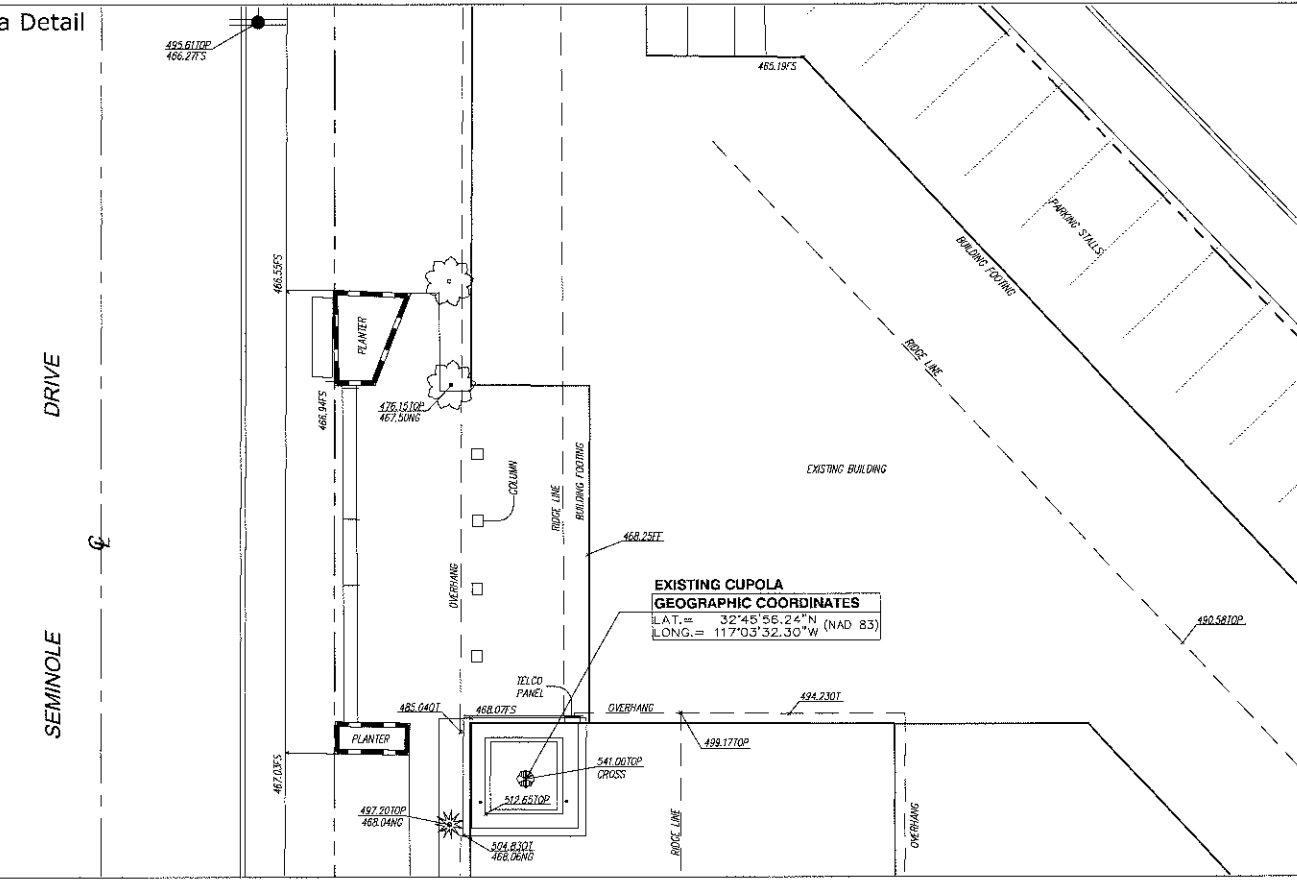


**Boundary Detail**  
 SCALE: 1"=30'

**Cupola Profile**  
 WEST ELEVATION (N.T.S.)

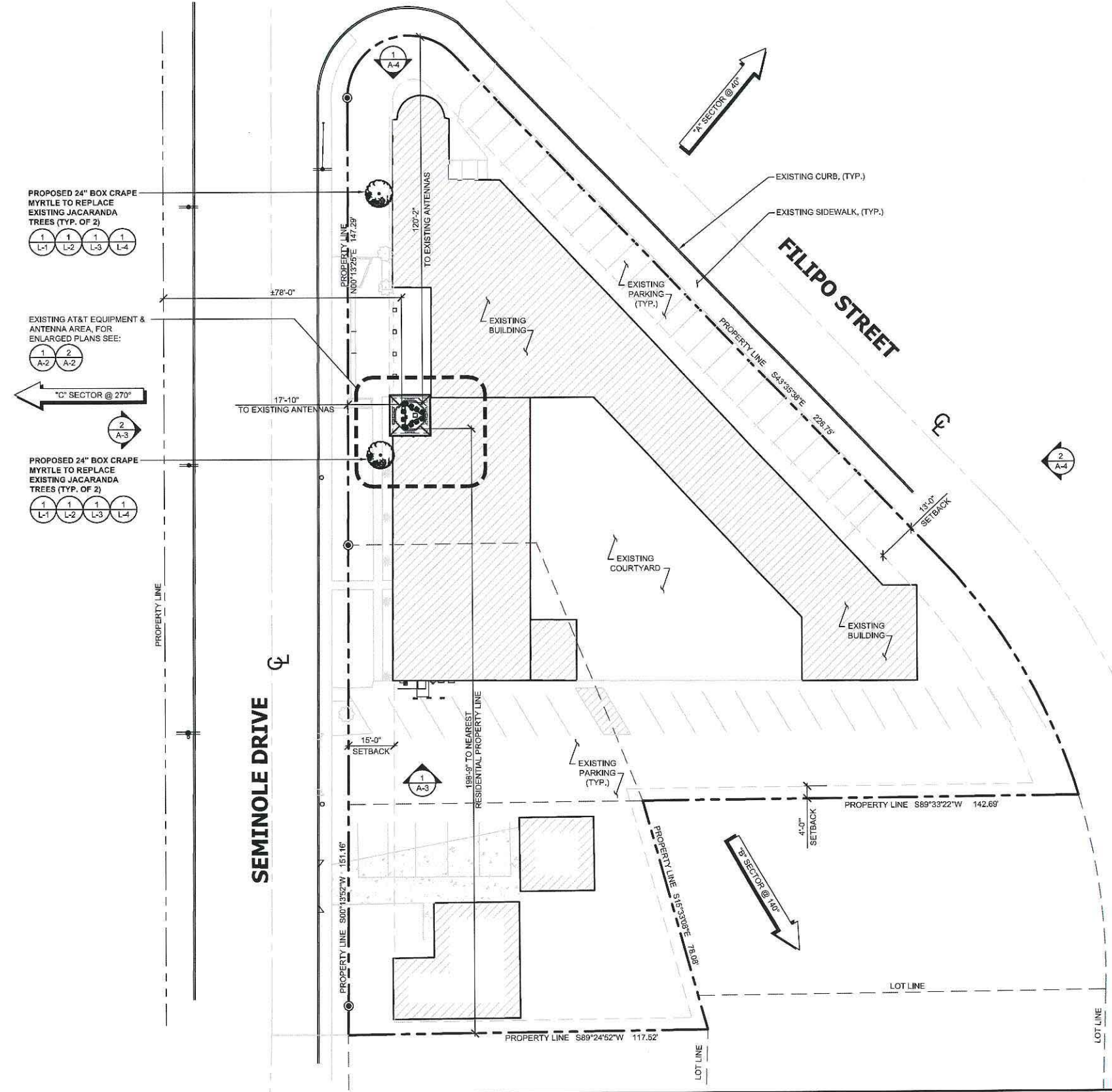


**Lease Area Detail**  
 SCALE: 1"=10'



**NOTE:**  
 PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

- LANDSCAPING NOTES:**
- EXISTING CHURCH PROVIDES ON SITE CHILD CARE
  - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
  - MINIMUM TREE SEPARATION DISTANCE IMPROVEMENT/MINIUM DISTANCE TO STREET TREE:
    - TRAFFIC SIGNALS (STOP SIGN) 20- FEET.
    - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER).
    - ABOVE GROUND UTILITY STRUCTURES - 10 FEET.
    - DRIVEWAY (ENTRIES) - 10 FEET.
    - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET.
  - ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LANDSCAPE DEVELOPMENT MANUAL, (142-0411(e)).
  - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY LANDLORD. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY LANDLORD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
  - IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE DAMAGED DURING CONSTRUCTION THEY SHALL BE REPLACED AND REPAIRED IN-KIND.



**SITE PLAN**

20' 0 10' 20' SCALE: 1" = 20'-0" (24x36)  
 (OR) 1/2" = 20'-0" (11x17) **1**

**SAC WIRELESS**  
 5865 AVENIDA ENCINAS  
 SUITE 142B  
 CARLSBAD, CA 92008  
 www.sacw.com

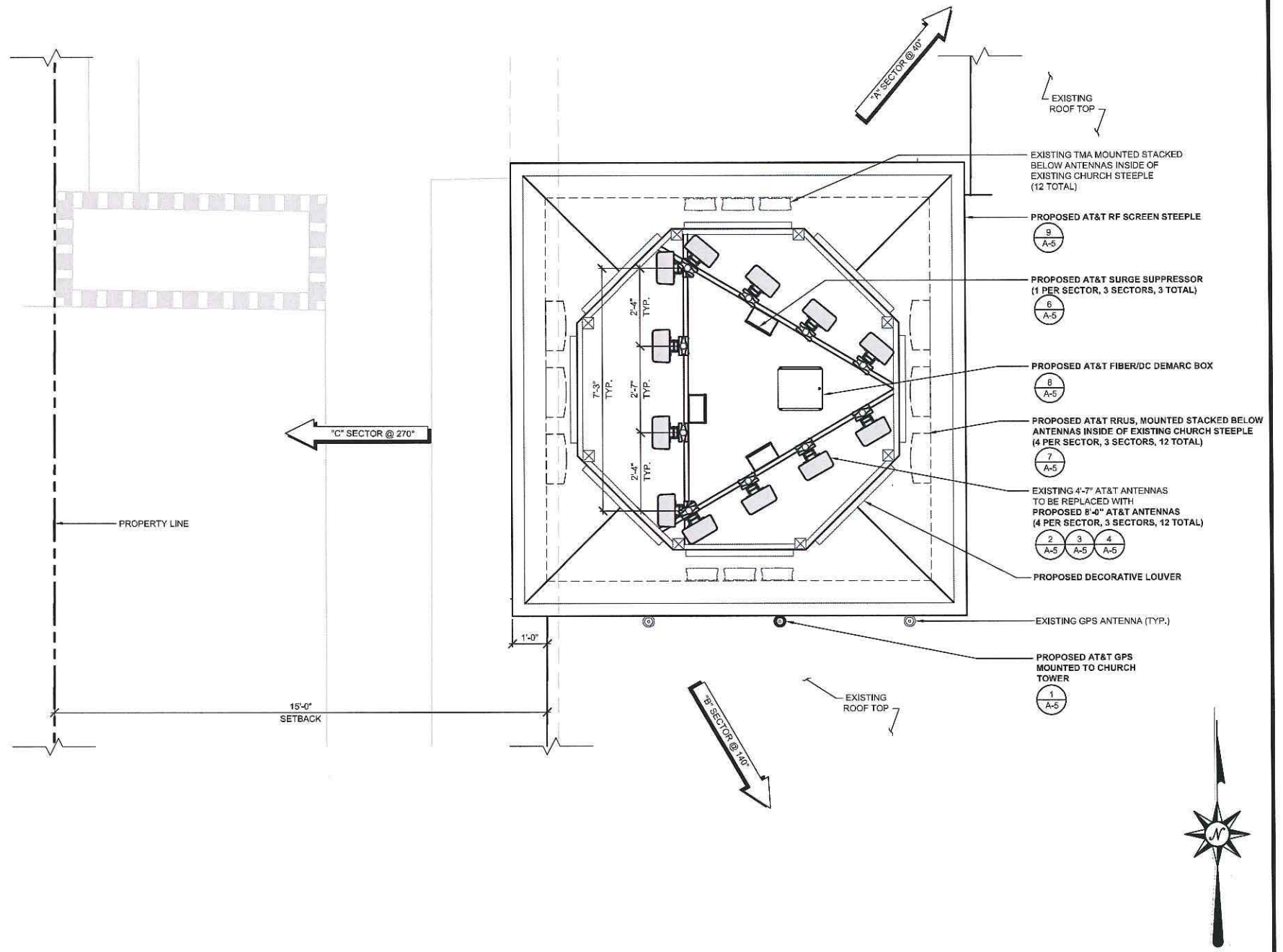
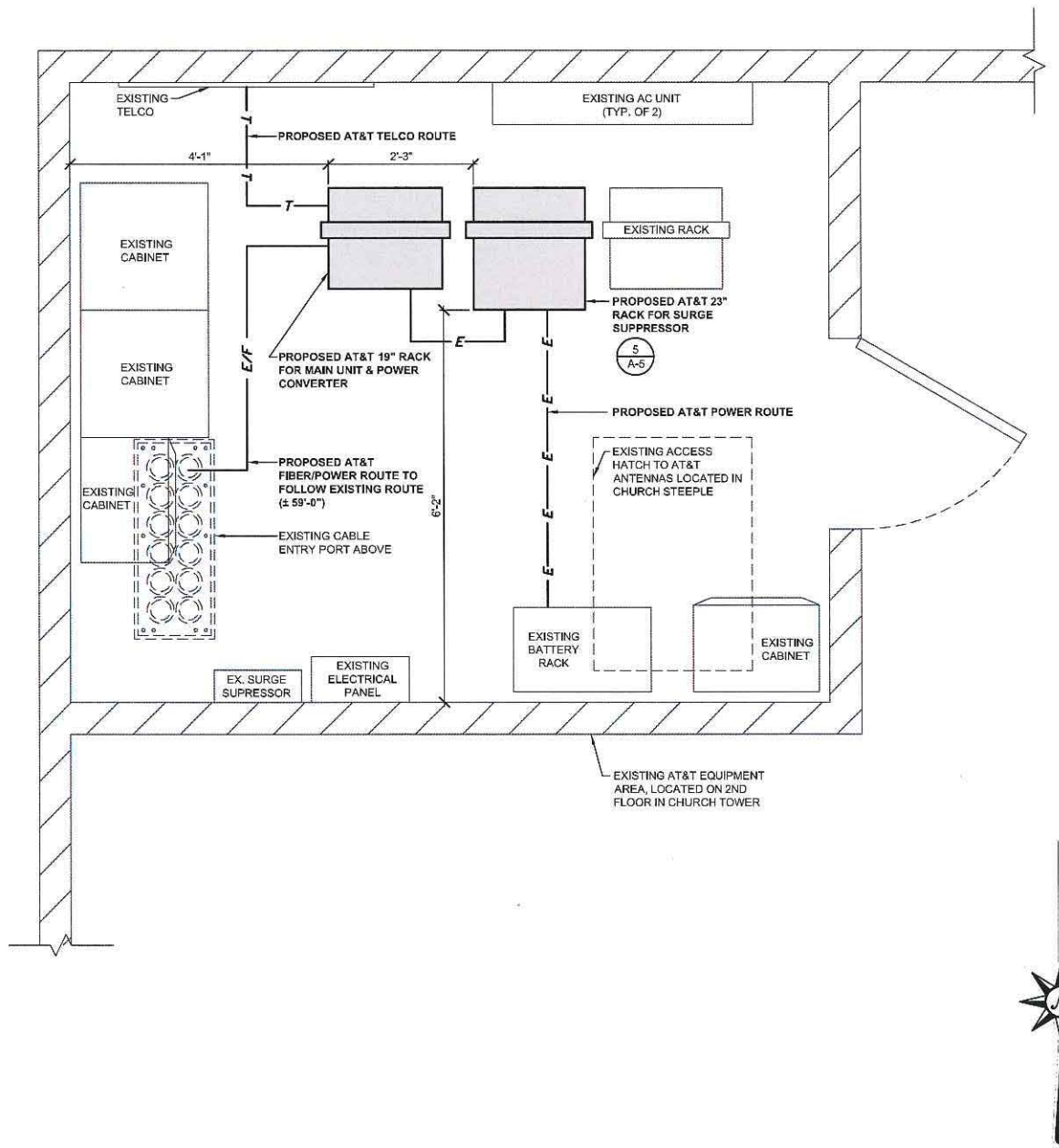
**at&t**  
 5738 PACIFIC CENTER BOULEVARD  
 2ND FLOOR  
 SAN DIEGO, CA 92121

**SD0539**  
**EL CAJON BLVD.**  
**& SEMINOLE DR.**  
 4855 SEMINOLE DRIVE  
 SAN DIEGO, CA 92115

REV.	DATE	DESCRIPTION	BY	CHK	APPD
6	12/06/11	REVISED BMP DRAWINGS	DR	JC	JC
5	11/16/11	REVISED LANDSCAPE DRAWINGS	JE	JC	JC
4	10/11/11	CITY COMMENTS	DR	JC	JC
3	09/28/11	CITY COMMENTS	JE	JC	JC
2	07/08/11	CITY COMMENTS	AF	JSP	JC
1	02/11/11	100% ZONING	JB	AGN	MM

SHEET TITLE:	
<b>SITE PLAN</b>	
SCALE:	SHEET NUMBER:
AS NOTED	<b>A-1</b>

**NOTES:**  
 1. PROPOSED AT&T FIBER FROM EQUIPMENT TO PROPOSED AT&T ANTENNAS FOLLOW EXISTING FIBER ROUTE (FIELD VERIFY)



**ENLARGED EQUIPMENT PLAN**

0 3/6" 1" SCALE: 3/4" = 1'-0" (24x36)  
 (OR) 3/8" = 1'-0" (11x17) **1**

**ENLARGED ANTENNA PLAN**

0 6" 1" 2" SCALE: 1/2" = 1'-0" (24x36)  
 (OR) 1/4" = 1'-0" (11x17) **2**

**SAC WIRELESS**  
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 SUITE 142B  
 CARLSBAD, CA 92008  
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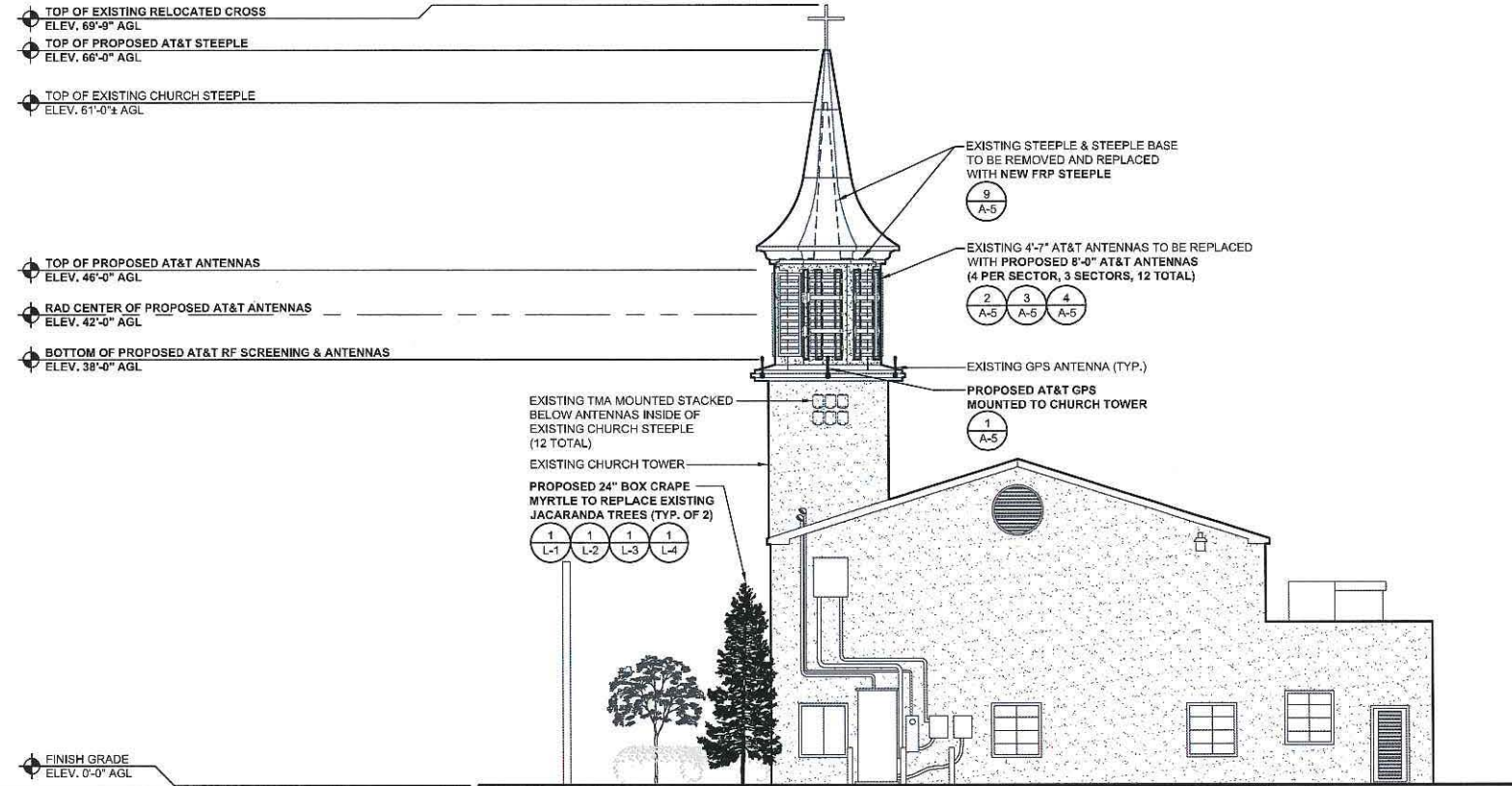
**at&t**  
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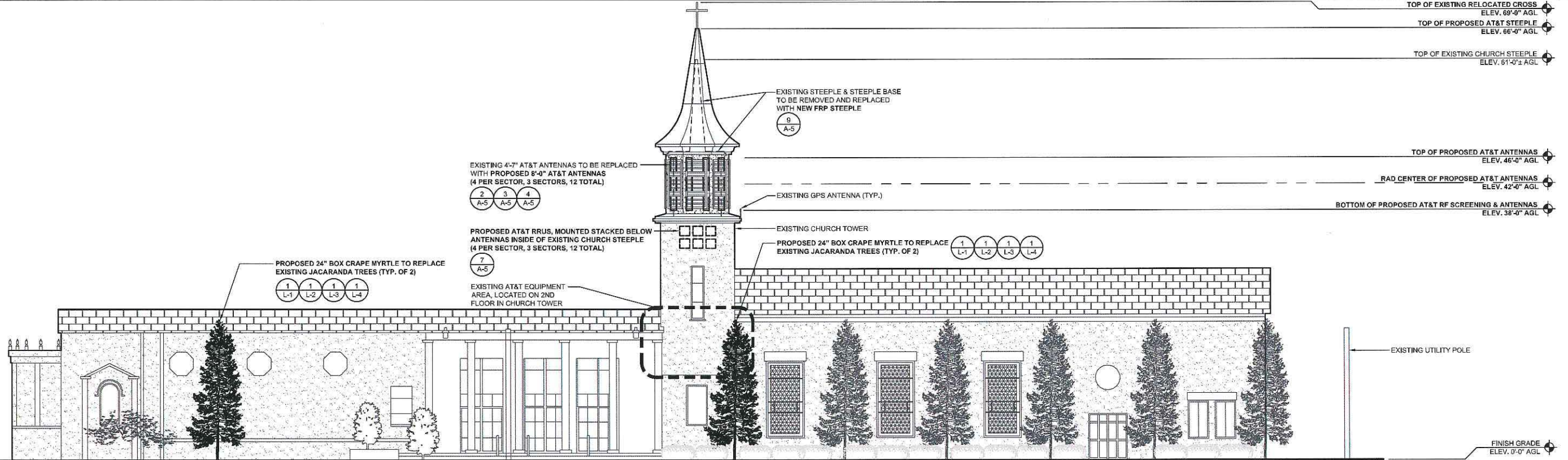
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**ENLARGED EQUIPMENT & ANTENNA PLAN**

**SCALE:** AS NOTED  
**SHEET NUMBER:** A-2



**SOUTH ELEVATION**

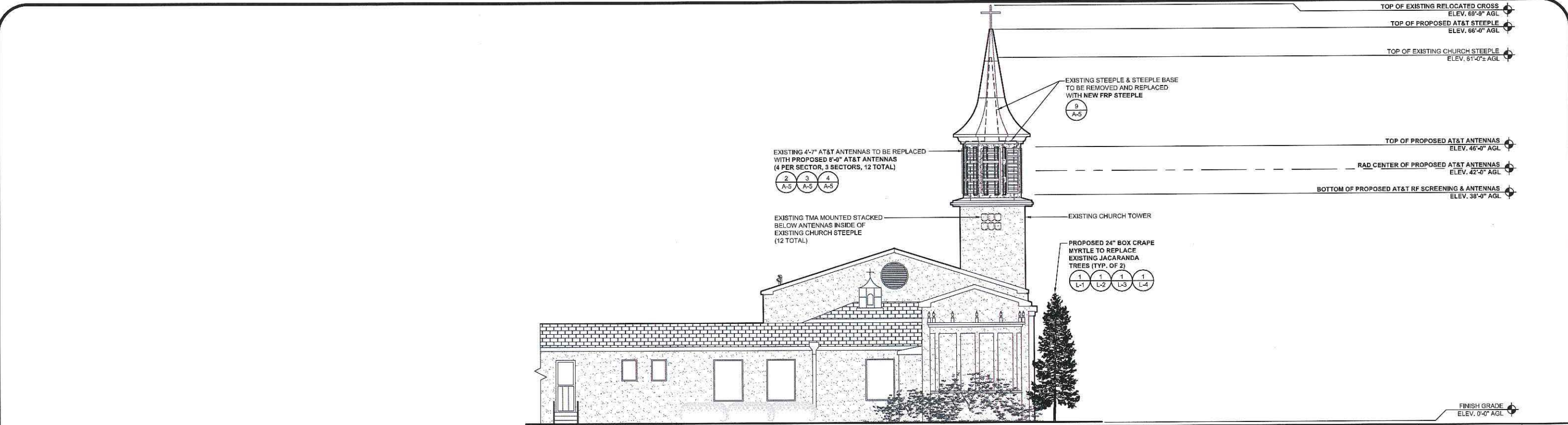
0 2' 4' 8" SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17) **1**



**WEST ELEVATION**

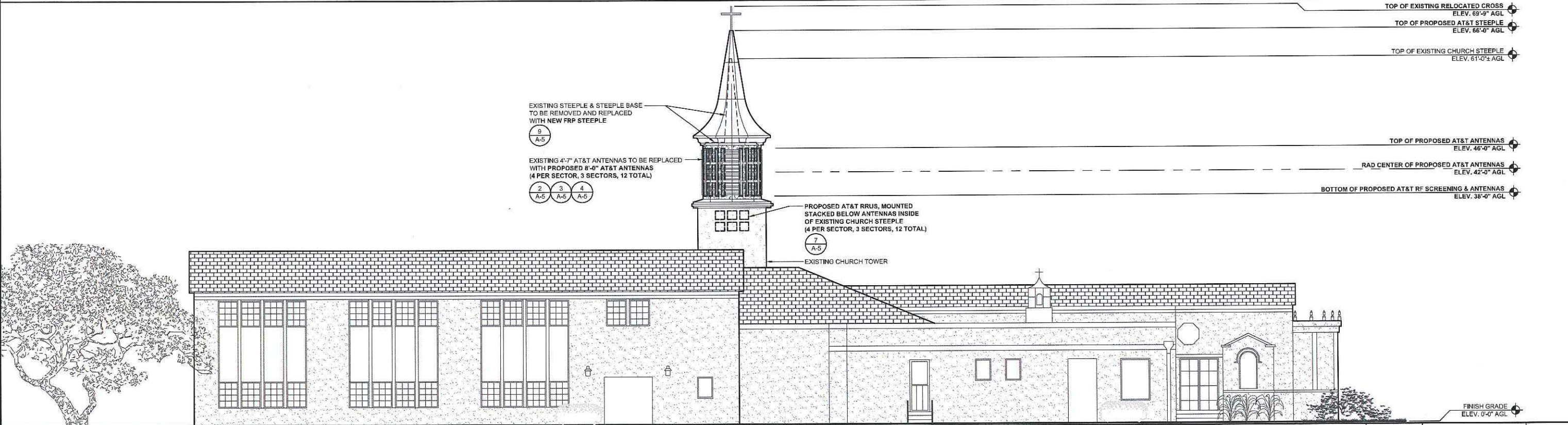
0 2' 4' 8" SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17) **2**

 <p>5865 AVENIDA ENCINAS SUITE 142B CARLSBAD, CA 92008 www.sacw.com</p>	 <p>5738 PACIFIC CENTER BOULEVARD 2ND FLOOR SAN DIEGO, CA 92121</p>	<p><b>SD0539</b> <b>EL CAJON BLVD.</b> <b>&amp; SEMINOLE DR.</b> 4855 SEMINOLE DRIVE SAN DIEGO, CA 92115</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>6</td><td>12/06/11</td><td>REVISED BMP DRAWINGS</td><td>DR</td><td>JC</td><td>JC</td></tr> <tr><td>5</td><td>11/16/11</td><td>REVISED LANDSCAPE DRAWINGS</td><td>JE</td><td>JC</td><td>JC</td></tr> <tr><td>4</td><td>10/11/11</td><td>CITY COMMENTS</td><td>DR</td><td>JC</td><td>JC</td></tr> <tr><td>3</td><td>09/28/11</td><td>CITY COMMENTS</td><td>JE</td><td>JC</td><td>JC</td></tr> <tr><td>2</td><td>07/08/11</td><td>CITY COMMENTS</td><td>AF</td><td>JSP</td><td>JC</td></tr> <tr><td>1</td><td>02/11/11</td><td>100% ZONING</td><td>JB</td><td>AGN</td><td>MM</td></tr> <tr><td>REV.</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td><td>CHK</td><td>APPD</td></tr> </table>	6	12/06/11	REVISED BMP DRAWINGS	DR	JC	JC	5	11/16/11	REVISED LANDSCAPE DRAWINGS	JE	JC	JC	4	10/11/11	CITY COMMENTS	DR	JC	JC	3	09/28/11	CITY COMMENTS	JE	JC	JC	2	07/08/11	CITY COMMENTS	AF	JSP	JC	1	02/11/11	100% ZONING	JB	AGN	MM	REV.	DATE	DESCRIPTION	BY	CHK	APPD	<p><b>SHEET TITLE:</b></p> <p><b>SOUTH &amp; WEST ELEVATIONS</b></p> <p><b>SCALE:</b> AS NOTED      <b>SHEET NUMBER:</b> <b>A-3</b></p>
6	12/06/11	REVISED BMP DRAWINGS	DR	JC	JC																																									
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REV.	DATE	DESCRIPTION	BY	CHK	APPD																																									



**NORTH ELEVATION**

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17) **1**

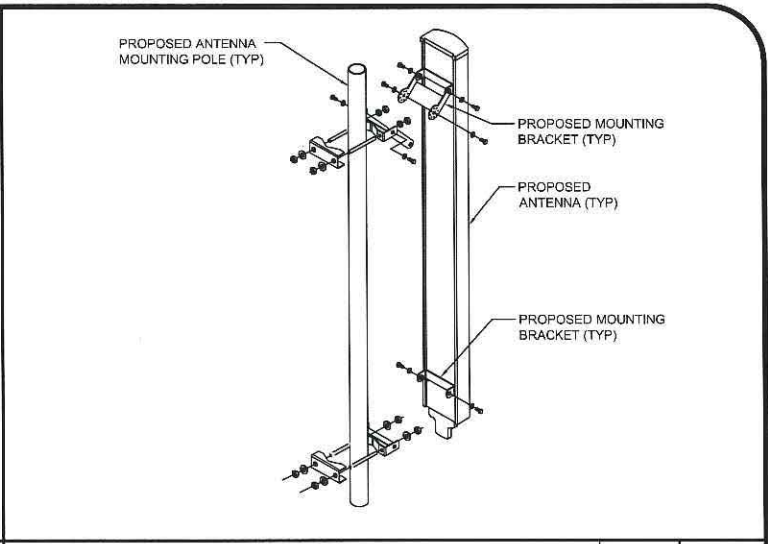
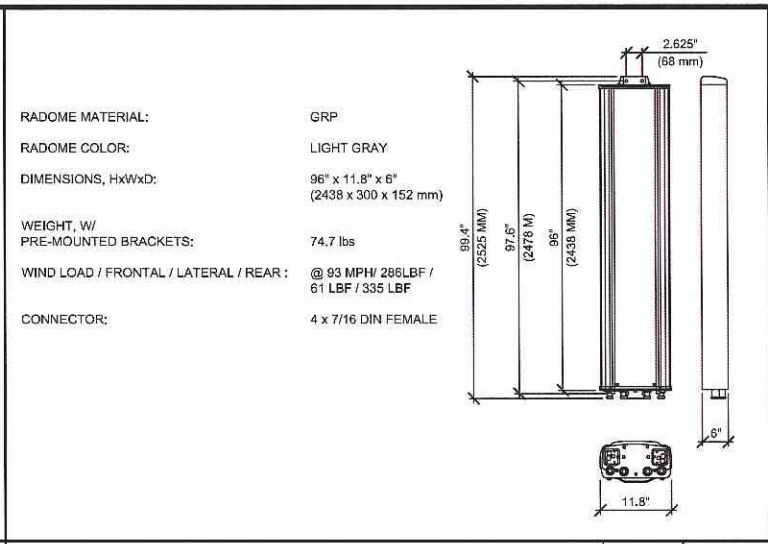
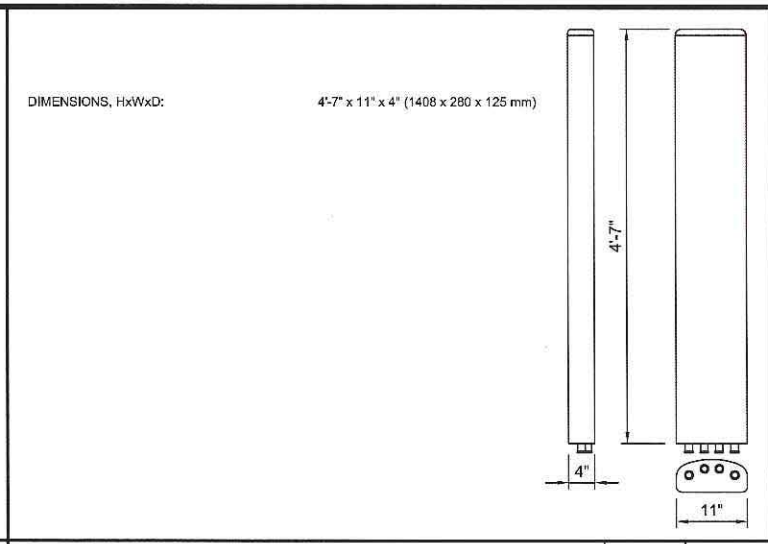
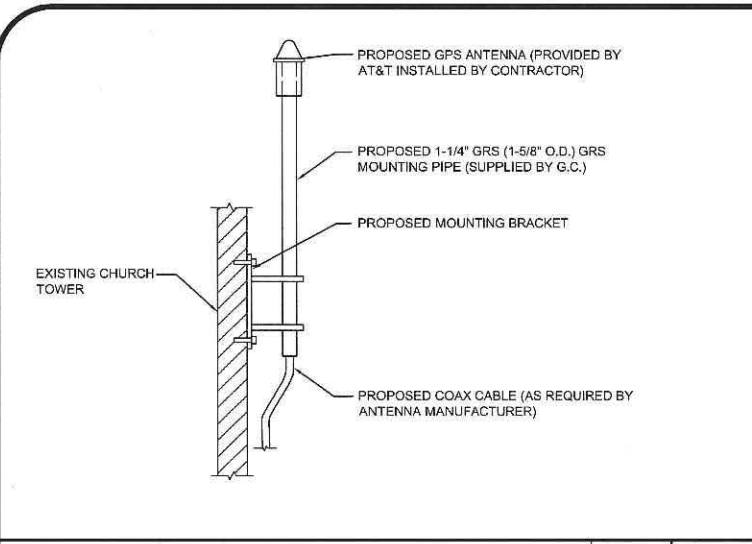


**EAST ELEVATION**

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)  
(OR) 1/16" = 1'-0" (11x17) **2**

 <p>5865 AVENIDA ENCINAS SUITE 142B CARLSBAD, CA 92008 www.sacw.com</p>	 <p>5738 PACIFIC CENTER BOULEVARD 2ND FLOOR SAN DIEGO, CA 92121</p>	<p><b>SD0539</b> <b>EL CAJON BLVD.</b> <b>&amp; SEMINOLE DR.</b> 4855 SEMINOLE DRIVE SAN DIEGO, CA 92115</p>	<table border="1" style="width:100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>12/06/11</td> <td>REVISED BMP DRAWINGS</td> <td>DR</td> <td>JC</td> <td>JC</td> </tr> <tr> <td>5</td> <td>11/16/11</td> <td>REVISED LANDSCAPE DRAWINGS</td> <td>JE</td> <td>JC</td> <td>JC</td> </tr> <tr> <td>4</td> <td>10/11/11</td> <td>CITY COMMENTS</td> <td>DR</td> <td>JC</td> <td>JC</td> </tr> <tr> <td>3</td> <td>09/28/11</td> <td>CITY COMMENTS</td> <td>JE</td> <td>JC</td> <td>JC</td> </tr> <tr> <td>2</td> <td>07/08/11</td> <td>CITY COMMENTS</td> <td>AF</td> <td>JSP</td> <td>JC</td> </tr> <tr> <td>1</td> <td>02/11/11</td> <td>100% ZONING</td> <td>JB</td> <td>AGN</td> <td>MM</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY	CHK	APP'D	6	12/06/11	REVISED BMP DRAWINGS	DR	JC	JC	5	11/16/11	REVISED LANDSCAPE DRAWINGS	JE	JC	JC	4	10/11/11	CITY COMMENTS	DR	JC	JC	3	09/28/11	CITY COMMENTS	JE	JC	JC	2	07/08/11	CITY COMMENTS	AF	JSP	JC	1	02/11/11	100% ZONING	JB	AGN	MM	<p><b>SHEET TITLE:</b> <b>NORTH &amp; EAST ELEVATIONS</b></p> <p><b>SCALE:</b> AS NOTED</p> <p><b>SHEET NUMBER:</b> <b>A-4</b></p>
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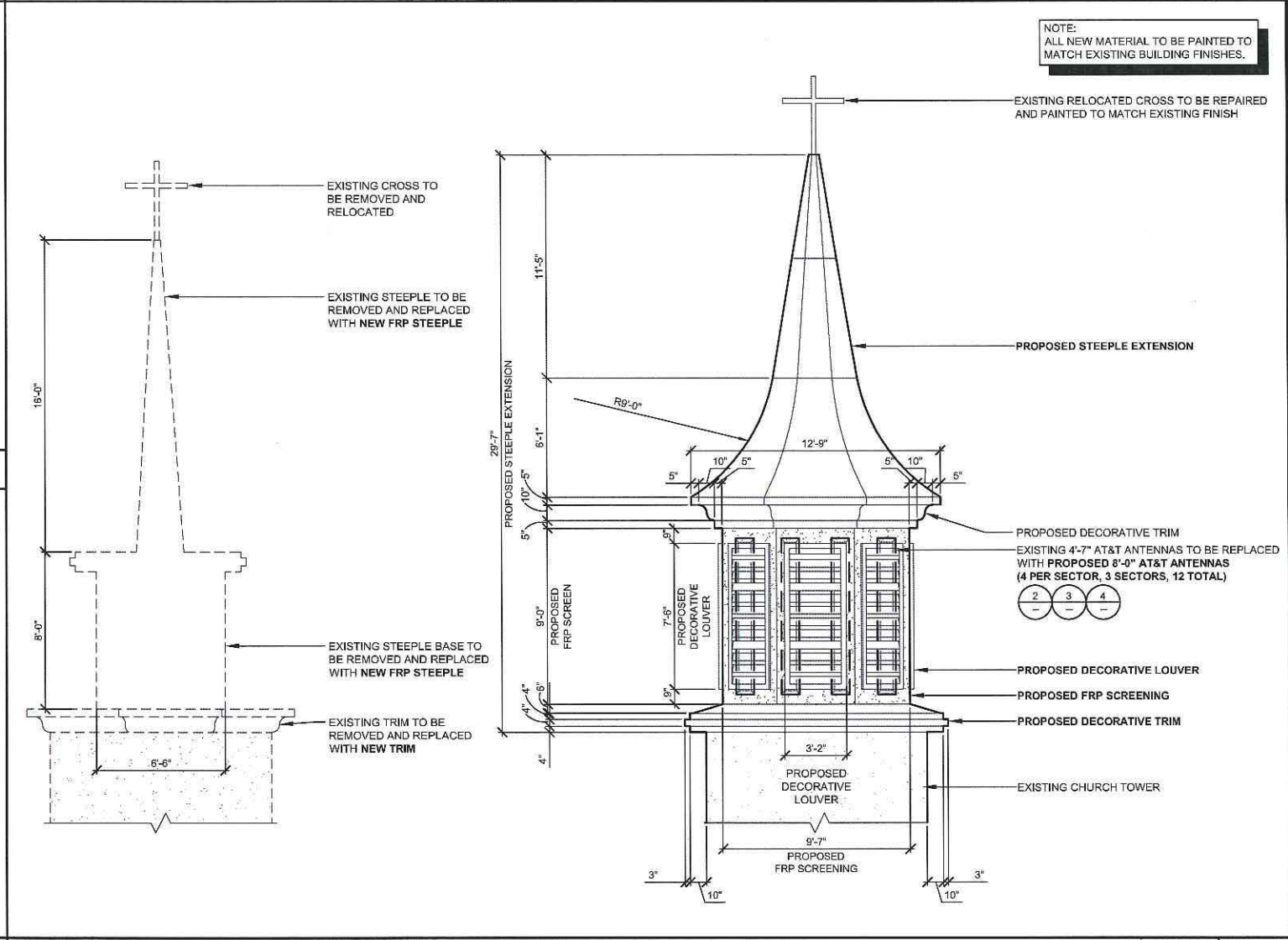
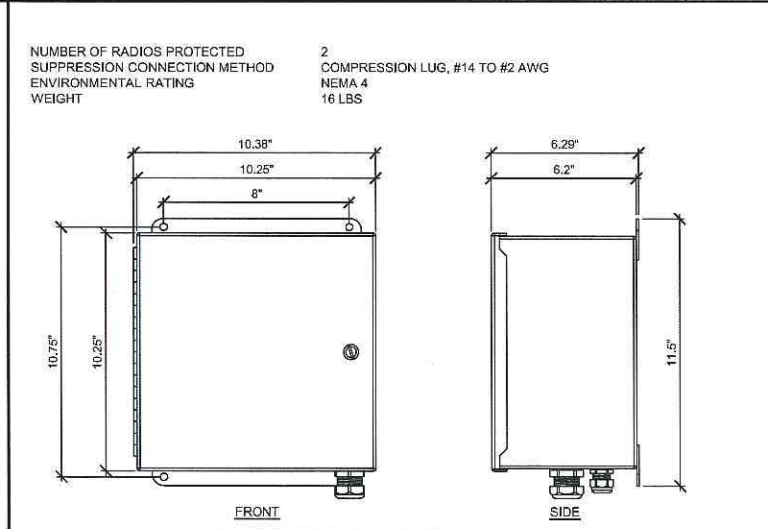
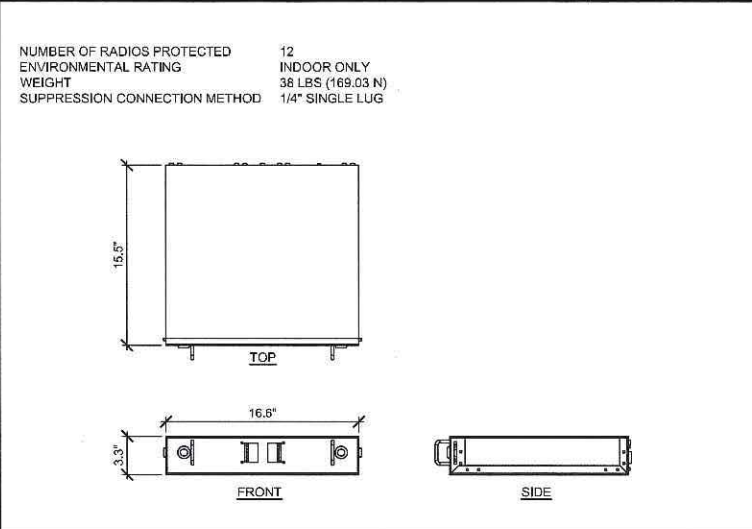


**GPS MOUNTING DETAIL** SCALE N.T.S. 1

**EXISTING PANEL ANTENNA** SCALE N.T.S. 2

**ANTENNA SPECIFICATIONS** SCALE N.T.S. 3

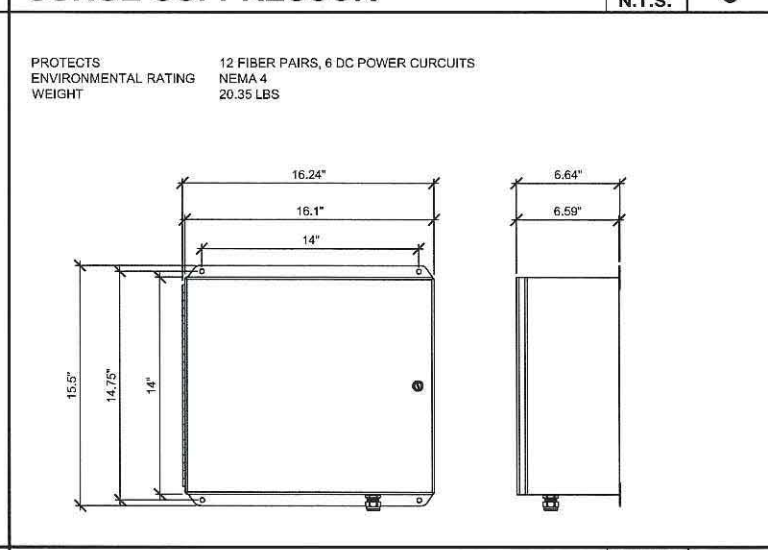
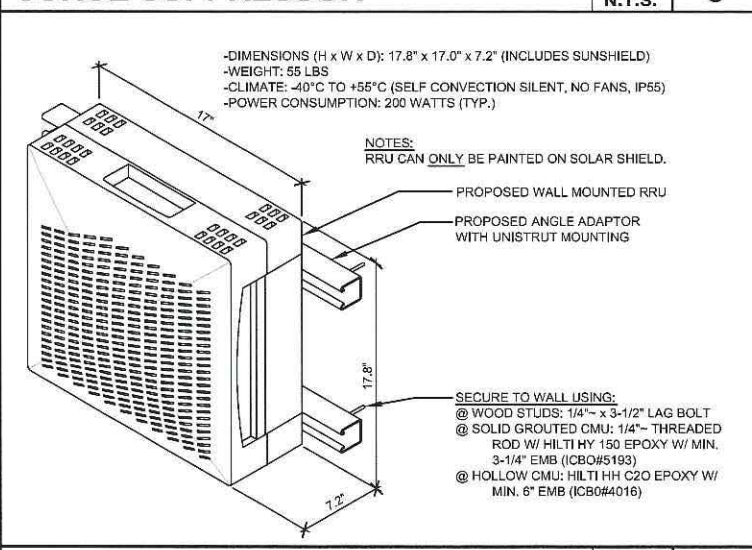
**ANTENNA MOUNTING** SCALE N.T.S. 4



**SURGE SUPPRESSOR** SCALE N.T.S. 5

**SURGE SUPPRESSOR** SCALE N.T.S. 6

**STEEPLE EXTENSION** SCALE 1/4"=1'-0" 9



**RRUS WALL MOUNT DETAIL** SCALE N.T.S. 7

**SURGE SUPPRESSOR** SCALE N.T.S. 8

**STEEPLE EXTENSION** SCALE 1/4"=1'-0" 9

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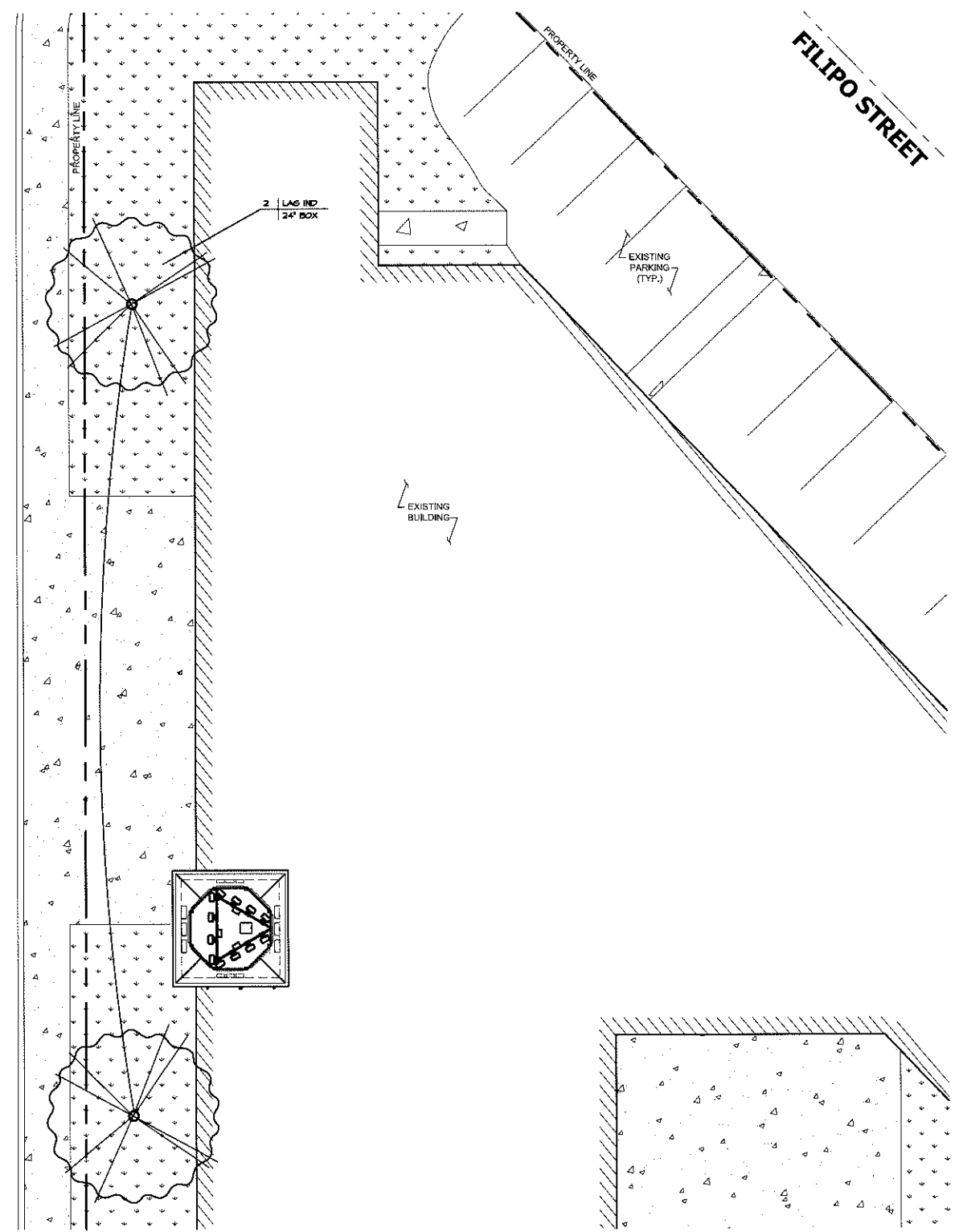
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SHEET TITLE:	
<b>DETAILS</b>	
SCALE:	SHEET NUMBER:
AS NOTED	A-5

SEMINOLE DRIVE

FILIPO STREET



NOTE:  
 \*ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS\*

MINIMUM TREE SEPARATION DISTANCE  
 IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE  
 TRAFFIC SIGNALS (STOP SIGN)-20 FEET  
 UNDERGROUND UTILITY LINES-3 FEET (6" FOR 6" OR 8" DIA)  
 ABOVE GROUND UTILITY STRUCTURES- 10 FEET  
 DRIVEWAY (ENTRIES)-10 FEET  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)-25 FEET

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LANDSCAPE DEVELOPMENT MANUAL, [(142-04)(g)]

MAINTENANCE:  
 \*ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY:  
 LANDLORD  
 LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY:  
 LANDLORD

THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

NOTE:  
 \*IF ANY LANDSCAPE MATERIAL OR IRRIGATION SYSTEMS ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED AND REPAIRED IN-KIND\*

PLANTING LEGEND

SYMBOL	BOTANICAL COMMON NAME	ROWSPAN	SIZE	QTY.	DETAIL
	LAG IND LAGERSTROEMIA INDICA		24" BOX	2	H
	GRAPE HYDRLE				

GENERAL NOTES

- THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- THE CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWINGS BEFORE SUBMITTING A BID.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS G-21.
- THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LITIGATION.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR, FAMILIAR WITH THE TYPE OF WORK AND THE CONTRACT DOCUMENTS, ON SITE AT ALL TIMES DURING INSTALLATION OF THE WORK AND PRIMARY MAINTENANCE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND LICENSES AND ASSURE THAT ALL WORK TO BE PERFORMED MEETS OR EXCEEDS ALL APPLICABLE CODES AND ORDINANCES OF PRIVATE OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES AND PAVING, ETC.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, OF BRANDS AND TYPES SHOWN AND DESCRIBED IN THESE DRAWINGS.
- THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING ALL EQUIPMENT AND MATERIALS. ALL MATERIALS AND EQUIPMENT THAT IS DAMAGED WILL BE DISCARDED, EVEN IF INSTALLED, AND SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) AT NO EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL PROTECT ALL PLANTING AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING MATERIALS AND EQUIPMENT TO AND WITHIN THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO MATERIALS ONCE DELIVERED TO JOB SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- ALL PROGRESS INSPECTIONS SHALL BE COMPLETED BEFORE SUCCEEDING WORK IS STARTED. ANY WORK COVERED UP BEFORE REQUIRED INSPECTIONS ARE COMPLETED WILL BE EXPOSED FOR REVIEW AT THE CONTRACTOR'S EXPENSE.
- CLEAN-UP SHALL BE DONE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE. ALL WALKS AND PAVING SHALL BE BROOKED AND ANY DAMAGE OCCURRING TO THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITION.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- THE CONTRACTOR'S WORK SHALL BE FULLY GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED AT NO COST TO THE OWNER.
- UNLESS NOTED OTHERWISE ALL STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO IRRIGATION AND PLANTING OPERATIONS.
- IN THE CASE WHERE EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE CONTRACTOR SHALL FIRST RECEIVE THE OWNER'S EXPRESSED WRITTEN APPROVAL FOR SUCH ADDITIONAL FUNDS PRIOR TO PURCHASING MATERIALS OR DOING THE WORK/CHANGES.

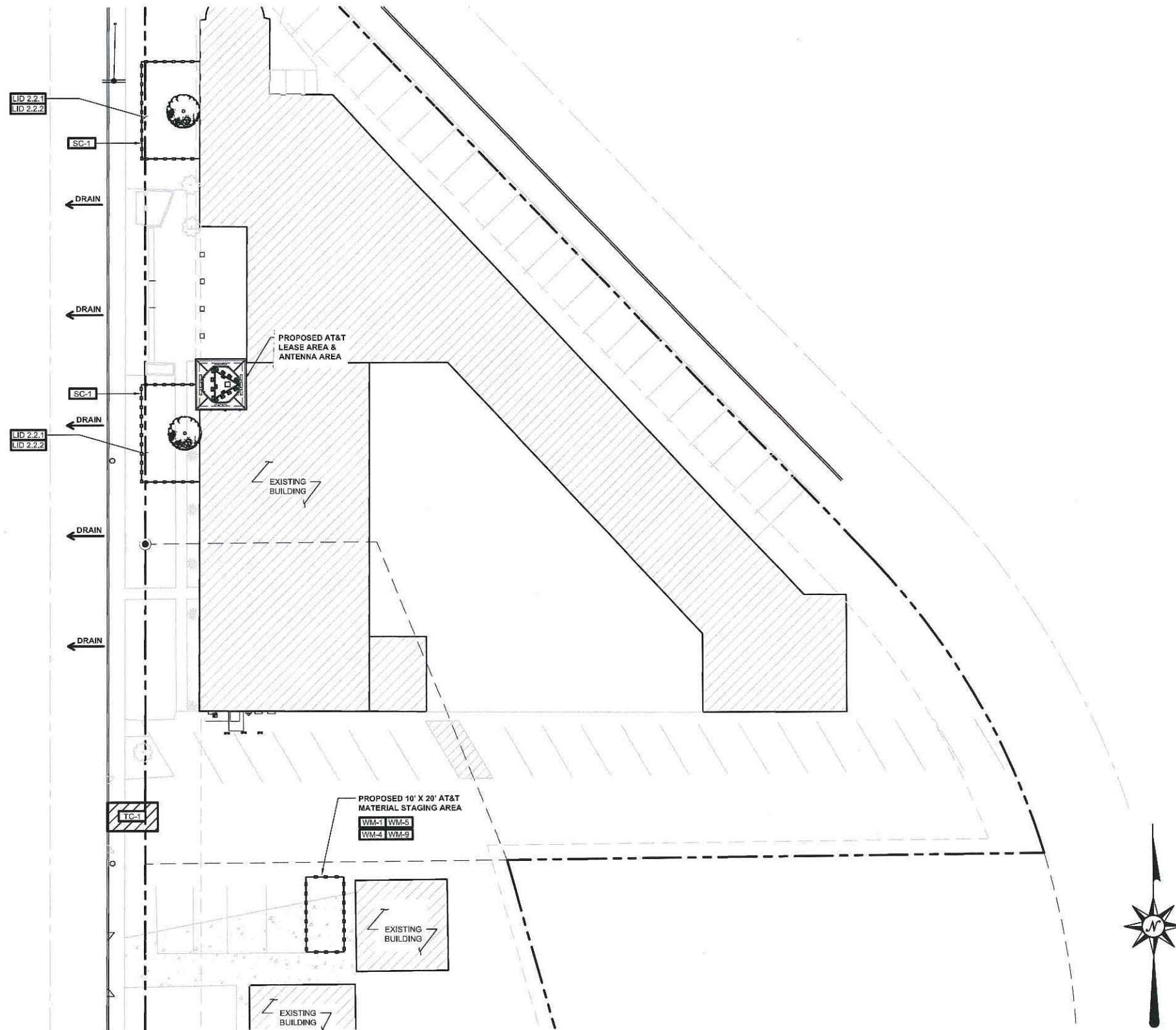


PLANTING PLAN

SCALE: 1" = 8'-0" (24x36)  
 (OR) 1/2" = 8'-0" (11x17)

1

<p>5865 AVENIDA ENCINAS                  SUITE 142B                  CARLSBAD, CA 92008                  www.sdcw.com</p>	<p>5738 PACIFIC CENTER BOULEVARD                  2ND FLOOR                  SAN DIEGO, CA 92121</p>	<p><b>SD0539</b>  <b>EL CAJON BLVD.</b>  <b>&amp; SEMINOLE DR.</b>                  4855 SEMINOLE DRIVE                  SAN DIEGO, CA 92115</p>	<table border="1"> <tr> <td>1</td> <td>02/11/11</td> <td>100% ZONING</td> <td>JB</td> <td>AGN</td> <td>MM</td> </tr> <tr> <td>0</td> <td>01/05/11</td> <td>90% ZONING</td> <td>JB</td> <td>AGN</td> <td>MM</td> </tr> <tr> <td>REV.</td> <td>DATE</td> <td>DESCRIPTION</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> </table>	1	02/11/11	100% ZONING	JB	AGN	MM	0	01/05/11	90% ZONING	JB	AGN	MM	REV.	DATE	DESCRIPTION	BY	CHK	APP'D		SHEET TITLE: <p><b>PLANTING PLAN</b></p>
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REV.	DATE	DESCRIPTION	BY	CHK	APP'D																		
SCALE: AS NOTED	SHEET NUMBER: <p><b>L-1</b></p>																						



### BMP LEGEND

DPLU 659	BROW DITCH	
DPLU 659	BERN	
DIRECTION OF LOT DRAINAGE		
<b>MATERIALS &amp; WASTE MANAGEMENT CONTROL BMPs:</b>		
WM-1	MATERIAL DELIVERY AND STORAGE	
WM-4	SPILL PREVENTION AND CONTROL	
WM-8	CONCRETE WASTE MANAGEMENT	
WM-5	SOLID WASTE MANAGEMENT	
WM-9	SANITARY WASTE MANAGEMENT	
WM-6	HAZARDOUS WASTE MANAGEMENT	
<b>TEMPORARY RUNOFF CONTROL BMPs:</b>		
SS-2	PRESERVATION OF EXISTING VEGETATION	
SS-3	BONDED OR STABILIZED FIBER MATRIX (WINTER)	
SS-4	HYDROSEEDING (SUMMER)	
SS-4	SS-8 STRAW OR WOOD MULCH	
SS-7	PHYSICAL STABILIZATION (WINTER)	
SS-10	ENERGY DISSIPATOR	
SC-1	SILT FENCE	
SC-2	SEDIMENT / DESILTING BASIN	
SC-5	FIBER ROLLS	
SC-5	SC-8 GRAVEL OR SAND BAGS	
SC-7	STREET SWEEPING AND VACUUMING	
SC-10	STORM DRAIN INLET PROTECTION	
NS-2	DEWATERING FILTRATION	
TC-1	STABILIZED CONSTRUCTION ENTRANCE	
TC-2	CONSTRUCTION ROAD STABILIZATION	
TC-3	ENTRANCE / EXIT TIRE WASH	
<b>PERMANENT BMPs:</b>		
SD-10	PROTECTION OF CHANNEL BANKS/ MANUFACTURED SLOPES AND FLAT PAD AREA COVERAGE	
SD-12	IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS	
SD-13	STORM DRAIN STENCILING AND POSTING OF SIGNAGE	
SD-32	PROPER DESIGN OF TRASH STORAGE AREAS	
SD-34	PROPER DESIGN OF OUTDOOR MATERIAL STORAGE AREAS	
EC-10	OUTLET PROTECTION	
TC-10	UNDERGROUND INFILTRATION TRENCH	
<b>LOW IMPACT DEVELOPMENT BMPs:</b>		
LID 2.2.1	CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS AND SIGNIFICANT VEGETATION	
LID 2.2.2	MINIMIZE DISTURBANCES TO NATURAL DRAINAGES	
LID 2.2.3	MINIMIZE AND DISCONNECT IMPERVIOUS SURFACES	
LID 2.2.4	MINIMIZE SOIL COMPACTION	
LID 2.2.5	DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS SURFACES	
LID 3.1	HYDROLOGIC DESIGN	
LID 3.2	PERMEABLE PAVEMENT DESIGN	
LID 3.3	L.I.D. ROAD DESIGN	
LID 3.4	L.I.D. PARKING LOT DESIGN	
LID 3.5	L.I.D. DRIVEWAY, SIDEWALK, AND BIKE PATH DESIGN	
LID 3.6	L.I.D. BUILDING DESIGN	
LID 3.7	L.I.D. LANDSCAPING DESIGN	

**BMP SITE PLAN**

0 4' 8' 16' SCALE: 1/16" = 1'-0" (24x36)  
(OR) 1/64" = 1'-0" (11x17) **1**

5865 AVENIDA ENCINAS  
SUITE 142B  
CARLSBAD, CA 92008  
www.sacw.com

5738 PACIFIC CENTER BOULEVARD  
2ND FLOOR  
SAN DIEGO, CA 92121

**SD0539**  
**EL CAJON BLVD.**  
**& SEMINOLE DR.**  
4855 SEMINOLE DRIVE  
SAN DIEGO, CA 92115

REV.	DATE	DESCRIPTION	BY	CHK	APPD
6	12/06/11	REVISED BMP DRAWINGS	DR	JC	JC
5	11/16/11	REVISED LANDSCAPE DRAWINGS	JE	JC	JC
4	10/11/11	CITY COMMENTS	DR	JC	JC
3	09/28/11	CITY COMMENTS	JE	JC	JC
2	07/08/11	CITY COMMENTS	AF	JSP	JC
1	02/11/11	100% ZONING	JB	AGN	MM

**SHEET TITLE:**  
**BEST MANAGEMENT PRACTICES (BMP SITE PLAN)**

**SCALE:** AS NOTED  
**SHEET NUMBER:** **BMP-1**

**EASTERN AREA COMMUNITIES PLANNING COMMITTEE  
DEVELOPMENT RECOMMENDATION**

**PROJECT NO: 235444**

**DATE OF EACPC MEETING: NOVEMBER 8, 2011**

**TITLE: AT&T SEMINOLE MODIFICATION/UPGRADE**

**ADDRESS: 4855 SEMINOLE DRIVE, SD, CA 92115  
ROLANDO UNITED METHODIST CHURCH**

**DEVELOPMENT: REMOVE AND REPLACE 4' 7" AT&T ATENNEA WITH 8' ANTENNEA TO UPGRADE AND IMPROVE CUSTOMER SERVICE**

**WILL REMOVE AND REPLACE EXSITING STEEPLE TO ENCLOSE NEW ANTENNEAS BUT STEEPLE AND CROSS TOPPING STEEPLE WILL BE SAME HEIGHTS AS NOW. WILL ALSO PLANT TWO TREES ONSITE.**

**EACPC RECOMMENDATION: TO APPROVE THE MODIFICATION/UPGRADE O OF AT&T ANTENNEAS AND STEEPLE MODICATION.**

**PROPOSED TREES WERE JACARANDA HOWEVER EACPC RECOMMENDS CREPE MYRTLE TREES INSTEAD, AS THEY ARE LESS MESSY, STILL FLOWERING AND PROVIDE BENEFITS OF TREES AND BEAUTIFICATION TO THE AREA.**

**EACPC FURTHER RECOMMENDS A LOCKED PROTECTIVE CAGE BOX TO ENCLOSE THE BACKFLOW IRRIGATION.**

**THE EACPC VOTE WAS TO APPROVE THE MODIFICATION/UPGRADE PROJECT WITH THE ABOVE MODIFICATIONS.**

**VOTE WAS 5 FOR APPROVAL, 1 AGAINST, CHAIR ABSTAINED (CHAIR ONLY VOTES TO BREAK OR MAKE A TIE.  
FOUR MEMBERS WERE ABSENT FROM THE MEETING.**



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

# Ownership Disclosure Statement

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

**Project:** ATSD0539 / El Cajon & Seminole Drive **Project No. For City Use Only**

**Project Address:**  
475 Seminole Drive, San Diego, CA 92115

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

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

Additional pages attached  Yes  No

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

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

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

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

Project Title:	Project No. (For City Use Only)
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**Part II - To be completed when property is held by a corporation or partnership**

**Legal Status (please check):**  
 Corporation     Limited Liability -or-     General) What State? CA    Corporate Identification No. C0190519  
 Partnership

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

Corporate/Partnership Name (type or print): <u>Rolando United Methodist Church</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: <u>4799 Semiole Drive</u> City/State/Zip: <u>San Diego, CA 92115</u> Phone No:    Fax No: <u>(619) 582-2823</u> <u>(619) 582-2824</u> Name of Corporate Officer/Partner (type or print): <u>George Swanson</u> Title (type or print): <u>President of Trustees</u> Signature:    Date: <u>George B. Swanson</u> <u>3/24/10</u>	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No:    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature:    Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No:    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature:    Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No:    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature:    Date: _____
Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No:    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature:    Date: _____	Corporate/Partnership Name (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee Street Address: _____ City/State/Zip: _____ Phone No:    Fax No: _____ Name of Corporate Officer/Partner (type or print): _____ Title (type or print): _____ Signature:    Date: _____

Nov. 23. 2010 11:18AM

ATTACHMENT 13

No. 1869 P. 1



# Rolando

**United Methodist Church**

4799 Seminole Drive  
(6500 block of El Cajon Blvd)  
San Diego, CA 92115  
619 582-2823 fax 619 582-2824  
[www.rolandoumc.org](http://www.rolandoumc.org) [office@rolandoumc.org](mailto:office@rolandoumc.org)

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November 23, 2010

Ms. Courtney Hall  
AT&T  
Via fax 858) 300-2353

Re: Board members

Dear Courtney,

Rolando United Methodist Church does not have a Board of Directors. We do have a Board of Trustees and the members for 2010 are as follows:

George Swanson, President  
Steve Rubin, Secretary  
Gerri Ross, Treasurer  
Kathy Gatewood  
Robert Peters  
Mark Webber

If you require anything else, please call me at 619) 582-2823.

Very truly yours,

A handwritten signature in cursive script that reads "Melanie Webber".

Melanie Webber  
Office Manager and Treasurer  
Rolando United Methodist Church

**Randall L. Stephenson, 48** <sup>(4)</sup>



Chairman of the Board,  
Chief Executive Officer  
and President  
AT&T Inc.

Dallas, Texas

Director since June 2005

Background: Telecommunications

**Gilbert F. Amelio, Ph.D., 66** <sup>(4,6,7)</sup>



**Lead Director**  
Senior Partner  
Sienna Ventures  
Director since February 2001

Advisory Director 1997–2001

Pacific Telesis Director 1995–1997

Background: Technology, electronics engineering

**William F. Aldinger III, 61** <sup>(1,6)</sup>



Retired Chairman and  
Chief Executive Officer  
Capmark Financial Group Inc.  
Director since November 2005

AT&T Corp. Director 2003–2005

Background: Financial services

**Reuben V. Anderson, 66** <sup>(4,5,7)</sup>



Senior Partner  
Phelps Dunbar, LLP  
Director since December 2006  
BellSouth Corporation

Director 1994–2006

Background: Law

**James H. Blanchard, 67** <sup>(2,4,6)</sup>



Retired Chairman of the Board  
and Chief Executive Officer  
Synovus Financial Corp.  
Director since December 2006

BellSouth Corporation Director 1994–2006

BellSouth Telecommunications Director 1988–1994

Background: Financial services

**August A. Busch III, 71** <sup>(2,3,4)</sup>



Retired Chairman of the Board  
Anheuser-Busch Companies, Inc.  
Director since October 1983  
Southwestern Bell Telephone

Director 1980–1983

Background: Brewing, family entertainment,  
manufacturer of aluminum beverage containers

**Jaime Chico Pardo, 59** <sup>(1)</sup>



Chairman of the Board  
Teléfonos de México, S.A.B. de C.V.  
Director since September 2008  
Background: Telecommunications

**James P. Kelly, 65** <sup>(1,3)</sup>



Retired Chairman of the Board and  
Chief Executive Officer  
United Parcel Service, Inc.  
Director since December 2006

BellSouth Corporation Director 2000–2006

Background: Air delivery and freight services

**Jon C. Madonna, 65** <sup>(1,2,4)</sup>



Retired Chairman and  
Chief Executive Officer  
KPMG

Director since November 2005

AT&T Corp. Director 2002–2005

Background: Public accounting

**Lynn M. Martin, 69** <sup>(1,5)</sup>



President  
The Martin Hall Group, LLC  
Director since October 1999  
Ameritech Director 1993–1999

Background: Consulting, former

Congresswoman and Secretary of Labor

**John B. McCoy, 65** <sup>(3,4,5)</sup>



Retired Chairman and  
Chief Executive Officer  
Bank One Corporation  
Director since October 1999

Ameritech Director 1991–1999

Background: Banking

**Mary S. Metz, Ph.D., 71** <sup>(3,7)</sup>



Chair Emerita of the Board of Trustees  
American Conservatory Theater  
Director since April 1997  
Pacific Telesis Director 1986–1997

Background: Education, administration

**Joyce M. Roché, 61** <sup>(3,7)</sup>



President and  
Chief Executive Officer  
Girls Incorporated  
Director since October 1998

Southern New England Telecommunications

Director 1997–1998

Background: Marketing

**Dr. Laura D'Andrea Tyson, 61** <sup>(2,5)</sup>



S. K. and Angela Chan Professor  
of Global Management  
Walter A. Haas School of Business  
University of California at Berkeley

Director since October 1999

Ameritech Director 1997–1999

Background: Economics, education

**Patricia P. Upton, 70** <sup>(6,7)</sup>



President and  
Chief Executive Officer  
Aromatique, Inc.  
Director since June 1993

Background: Manufacturing and

marketing of decorative fragrances

**Committees of the Board:**

- (1) Audit
- (2) Corporate Development
- (3) Corporate Governance and Nominating
- (4) Executive
- (5) Finance/Pension
- (6) Human Resources
- (7) Public Policy



**Randall Stephenson, 48**

Chairman of the Board,  
Chief Executive Officer and President

**Cathy Coughlin, 51**

Senior Executive Vice President  
and Global Marketing Officer

**Ron Spears, 60**

President and Chief Executive Officer,  
AT&T Business Solutions

**Bill Blase Jr., 53**

Senior Executive Vice President-  
Human Resources

**Ralph de la Vega, 57**

President and Chief Executive Officer,  
AT&T Mobility and Consumer Markets

**John Stankey, 46**

President and Chief Executive Officer,  
AT&T Operations, Inc.

**Jim Callaway, 62**

Senior Executive Vice President-  
Executive Operations

**Rick Lindner, 54**

Senior Executive Vice President  
and Chief Financial Officer

**Wayne Watts, 55**

Senior Executive Vice President  
and General Counsel

**Jim Cicconi, 56**

Senior Executive Vice President-External  
and Legislative Affairs, AT&T Services, Inc.

**Forrest Miller, 56**

Group President-Corporate Strategy  
and Development

**Ray Wilkins Jr., 57**

Chief Executive Officer-AT&T Diversified  
Businesses

## Project Chronology

AT&T – Seminole Drive – Project No. 235444

Date	Action	Description	City Review Time	Applicant Response Time
8/16/2011	First Submittal	Project Deemed Complete		
9/19/2011	First Assessment Letter		34	
11/17/2011	Second Submittal			59
12/13/2011	All issues resolved, pending Community Planning Group recommendation		26	
1/26/2012	Public Hearing – Planning Commission		44	
TOTAL STAFF TIME			104	
TOTAL APPLICANT TIME				59
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	163 (in calendar days)	



THE CITY OF SAN DIEGO

DATE OF NOTICE: January 11, 2012

# NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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**DATE OF HEARING:** January 26, 2012  
**TIME OF HEARING:** 9:00 A.M.  
**LOCATION OF HEARING:** Council Chambers, 12th Floor, City Administration Building,  
 202 C Street, San Diego, California 92101

**PROJECT TYPE:** CONDITIONAL USE PERMIT and PLANNED  
 DEVELOPMENT PERMIT, PROCESS 4  
**PROJECT NUMBER:** 235444  
**PROJECT NAME:** AT&T – SEMINOLE DRIVE  
**APPLICANT:** MONICA MORETTA-SWING, TAIC,  
 AGENTS REPRESENTING AT&T MOBILITY

**COMMUNITY PLAN AREA:** Mid-City: Eastern Area  
**COUNCIL DISTRICT:** 7

**CITY PROJECT MANAGER:** Alex Hempton, Associate Planner  
**PHONE NUMBER/E-MAIL:** (619) 446-5349 / ahempton@sandiego.gov

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As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for a Conditional Use Permit (CUP) and Planned Development Permit (PDP) for a Wireless Communication Facility (WCF). The project proposes to enlarge and increase the height of an existing steeple structure in order to conceal larger AT&T antennas. Equipment associated with the antennas is located within the existing building. A CUP is required because the WCF is proposed in a residential zone with a non-residential containing a day care. The PDP is required because the steeple structure exceeds the zone height limit and encroaches into the setback. The project is located within the RS-1-7 zone, with an address of 4855 Seminole Drive.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning

Commission before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services) or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on 12/15/11 and the opportunity to appeal that determination ended 1/6/12.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24001651

Revised 7-27-11 HMD