



November 12, 2012

Enza Morero
City of San Diego
1200 Third Avenue, Suite 700
San Diego, CA 92101

RE: AT&T Site ID#: SD0343 East Scripps Ranch
Site Address: 12225 Spring Canyon Road, San Diego, CA 92131

Dear Enza:

As a courtesy, AT&T would like to inform you of a material site change that will take place in the next few months. Due to the ever-changing pace of technology, periodically equipment needs to be modified and/or replaced. The purpose of the modification is to improve cellular traffic capacity for businesses and residents within the surrounding community.

Please accept this correspondence as AT&T's request to modify its site at the above-referenced location. Attached is a copy of the zoning approval and signed and stamped drawings dated September 27, 2012 for your reference.

Please indicate your acknowledgement and consent of the AT&T site modifications by signing below and returning this document to us at your earliest convenience via facsimile (866-208-7916) or email (lynn.sivertsen@mmtelecominc.com), and the original copies returned to me at the below address. If you have any questions, do not hesitate to contact me at (858) 663-3593.

Thank you for your assistance in this matter.

Sincerely,

Lynn Sivertsen
M&M Telecom, Inc., representing AT&T

Acknowledgement & Consent:

Signature

DAVID SANDOVAL DEPUTY DIRECTOR REAL ESTATE
Print Name and Date 12/3/12

6886 Mimosa Drive, Carlsbad, California 92011

**RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501**

**PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501**

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON NOV 28, 2012
DOCUMENT NUMBER 2012-0742600
Ernest J. Dronenburg, Jr., COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 8:48 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002279

**CONDITIONAL USE PERMIT NO. 1015141
PLANNED DEVELOPMENT PERMIT NO. 1015143
AT&T - EAST SCRIPPS RANCH
PROJECT NO. 261080
PLANNING COMMISSION**

This Conditional Use Permit No. 1015141 and Planned Development Permit No. 1015143 is granted by the Planning Commission of the City of San Diego to the City of San Diego, Owner, and AT&T, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0420 and Chapter 12, Article 6, Divisions 3 and 6. The 1.67-acre site is located at 12225 Spring Canyon Road in the RS-1-8 zone of the Scripps Miramar Ranch Community Planning Area. The project site is legally described as: Lot 891 of Scripps Ranch Unit No. 11 according to Map thereof No. 8223 in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a wireless communication facility as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 27, 2012, on file in the Development Services Department.

The project shall include:

- a. A total of twelve panel antennas, twelve Remote Radio Heads (RRU's), twelve Tower Mounted Amplifiers (TMA's), and seven DC Surge Suppressors façade mounted to the existing reservoir. A 560-square foot equipment enclosure will house seven outdoor equipment cabinets and other associated components. Two GPS antennas will be mounted on the enclosure;

ORIGINAL

- b. A deviation for the equipment enclosure size of 560-square feet, where 250-square feet is permitted;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

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 October 11, 2015.
2. This Conditional Use Permit (CUP) and corresponding use of this site shall expire on October 11, 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.
3. 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.
4. Under no circumstances does approval of this permit authorize AT&T 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.
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 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 Permittee shall secure all necessary building permits. The 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 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 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 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 Permittee of any claim, action, or proceeding and, if the City

should fail to cooperate fully in the defense, the 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, 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 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 Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

ENGINEERING REQUIREMENTS:

14. 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.

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

PLANNING/DESIGN REQUIREMENTS:

16. 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 Permittee.

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

18. The 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 requiring the removal and the restoration of this site to its original condition.

19. The photosimulation(s) for the proposed project shall be printed (not stapled) on the building plans. This is to ensure the construction team building the project is in compliance with approved the 'Exhibit A.'

20. No overhead cabling is allowed for this project.

21. Exposed mounting apparatus shall be removed and shall not remain on a façade absent antennas.

22. The Permittee shall not cause or allow the antennas located on the building to be different sizes (length, width, or height) than as shown on the stamped approved plans.
23. The final product shall conform to the stamp approved plans and approved photosimulations prior to final inspection approval.
24. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Permittee shall be responsible for complying with all State and Federal regulations, as applicable.
25. All conduits related to this project shall be concealed inside the proposed side and bottom skirts painted to match the surface to which they are attached to the satisfaction of the Development Services Department.
26. Prior to the issuance of a construction permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.
27. All equipment, including transformers, emergency generators and air conditioners belonging to AT&T 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.

WATER REQUIREMENTS:

28. Construction Documents must be reviewed and approved by the Public Utilities Department, Water Operations prior to issuance of Building Permits.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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.

- Please note that an Administrative Planning Hold will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at (619) 446-5351 to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final.

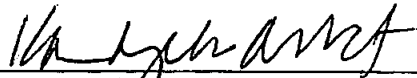
APPROVED by the Planning Commission of the City of San Diego on September 27, 2012 and approved by Resolution No. 4841-PC.

Permit Type/PTS Approval No.:

CUP No. 1015141 and PDP No. 1015143

Date of Approval: September 27, 2012

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

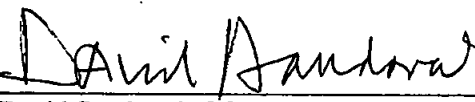


Karen Lynch Ashcraft
Development Project Manager

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

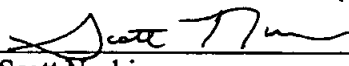
The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego
Owner

By 

David Sandoval, CCIM
Deputy Director,
Real Estate Assets

AT&T
Permittee

By 

Scott Nuskin
Project Manager Network Services
San Diego

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

ACKNOWLEDGMENT

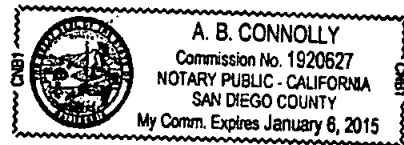
State of California
County of San Diego

On 11/13/2012 before me, A.B. Connolly, notary public
(insert name and title of the officer)

personally appeared Scott Nuskis
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature A.B. Connolly (Seal)

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego

On November 20, 2012 before me, Georgette Ocariza Manela, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

Karen Lynch-Ashcraft

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Georgette Manela

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: AT&T - East Scripps Ranch - PTS#: 261080

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

San Diego

On November 16, 2012 before me,

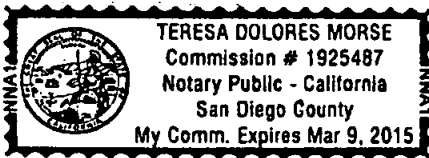
Teresa Dolores Morse, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Dario A. Sandoval

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~ies~~, and that by ~~his/her/their~~ signature~~s~~ on the instrument the person~~s~~ or the entity upon behalf of which the person~~s~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Teresa Dolores Morse

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: CUP # 1015141 ; POP # 1015143

Document Date: September 27, 2012

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

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**PLANNING COMMISSION
RESOLUTION NO. 4841-PC
CONDITIONAL USE PERMIT NO. 1015141
PLANNED DEVELOPMENT PERMIT NO. 1015143
AT&T – EAST SCRIPPS RANCH
PROJECT NO. 261080**

WHEREAS, the City of San Diego, Owner and /Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No.'s 1015141 and 1015143, on portions of a 1.67-acre site;

WHEREAS, the project site is located at 12225 Spring Canyon Road in the RS-1-8 zone of the Scripps Miramar Ranch Community Planning Area;

WHEREAS, the project site is legally described as Lot 891 of Scripps Ranch Unit No. 11 according to Map thereof No. 8223 in the City of San Diego, County of San Diego, State of California;

WHEREAS, on September 27, 2012, the Planning Commission of the City of San Diego considered Conditional Use Permit No. 1015141 and Planned Development Permit No. 1015143, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 9, 2012, 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 Sections 15301 and 15303 and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 September 27, 2012.

FINDINGS:

Conditional Use Permit – Section §126.0305

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

The Scripps Miramar Ranch Community Plan does not address wireless communication facilities, however, the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this

case, the project is located on a City of San Diego reservoir property, which is elevated approximately 40-feet higher than the surrounding residential homes. Additionally, the property

is surrounded by mature eucalyptus trees. AT&T currently has twelve panel antennas mounted on the exterior of the reservoir. They are proposing to replace six of those antennas and add twelve Remote Radio Units (RRU's), seven DC surge suppressors and maintain the existing twelve Tower Mounted Amplifiers (TMA's) on the reservoir. New skirts and chin straps will be added to the antennas in order to conceal the attachment brackets and cables. The outdoor equipment enclosure is 560-square feet, made out of cement blocks and contains seven outdoor cabinets in addition to other related WCF components. Because of the difference in topography between the reservoir property and the surrounding residential uses, in addition to the mature eucalyptus trees surrounding the property, the antennas and equipment will have no visual impact on the community and 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." AT&T has submitted a cumulative RF Compliance report for the project site, indicating that the AT&T project will comply with FCC standards. 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

Except for the equipment size limit in the WCF Regulations, LDC 141.0420, this project complies with the regulations of the Land Development Code. WCF's are permitted in residential zones with a non-residential use with the processing of a Conditional Use Permit. The project deviates from the WCF Regulations which allow a maximum 250- square foot equipment enclosure. In this case, the project has an existing 560-square foot equipment area. The project is processing a Planned Development Permit to allow these deviations.

The WCF Design Requirements state that WCF's shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF's through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the antennas are located on the exterior surface of the reservoir. AT&T proposes to replace six of the exiting twelve façade mounted antennas and include additional components that will enhance the network upgrade to 4G technology. All of the antennas will include skirts and chin straps to conceal the coaxial cables. Two new outdoor equipment cabinets are also proposed within the equipment enclosure. The reservoir is elevated approximately 40-feet above the surrounding residential area and is surrounded by mature eucalyptus trees. There will be no visual impact associated with the

project. Based on the design of the facility, the project complies with the applicable regulations of the Land Development Code, including the allowed deviation being processed with the PDP.

(4) The proposed use is appropriate at the proposed location.

WCF's are permitted in residential zones, with a non-residential use with the processing of a Conditional Use Permit. Additionally, Council Policy 600-43 encourages that carriers locate WCF in non-residential areas. In this case, AT&T already provides coverage in this area, but with the proposed upgrades, they will be able to increase capacity and afford 4G technology at the same time to an area, which is surrounded by residential uses. The reservoir – a non-residential use – is a more preferable use to locate this facility than in the surrounding residentially zoned areas. The elevated height of the property and the densely growing perimeter eucalyptus trees provide the necessary technological requirements while also providing an excellent screen that works to integrate with existing development in the neighborhood. The WCF is appropriate at this location.

Planned Development Permit - Section 126.0604

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

The Scripps Miramar Ranch Community Plan does not address wireless communication facilities, however, the City's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. In this case, the project is located on a City of San Diego reservoir property, which is elevated approximately 40-feet higher than the surrounding residential homes. Additionally, the property is surrounded by mature eucalyptus trees. AT&T currently has twelve panel antennas mounted on the exterior of the reservoir. They are proposing to replace six of those antennas and add twelve Remote Radio Units (RRU's), seven DC surge suppressors and maintain the existing twelve Tower Mounted Amplifiers (TMA's) on the reservoir. New skirts and chin straps will be added to the antennas in order to conceal the attachment brackets and cables. The outdoor equipment enclosure is 560-square feet, made out of cement blocks and contains seven outdoor cabinets in addition to other related WCF components. Because of the difference in topography between the reservoir property and the surrounding residential uses, in addition to the mature eucalyptus trees surrounding the property, the antennas and equipment will have no visual impact on the community and 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." AT&T has submitted a cumulative RF Compliance report for the project site, indicating that the AT&T project will comply with FCC standards. 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.**

Except for the equipment size limit in the WCF Regulations, LDC 141.0420, this project complies with the regulations of the Land Development Code. WCF's are permitted in residential zones with a non-residential use with the processing of a Conditional Use Permit. The project deviates from the WCF Regulations which allow a maximum 250- square foot equipment enclosure. In this case, the project has an existing 560-square foot equipment area. The project is processing a Planned Development Permit to allow these deviations.

The WCF Design Requirements state that WCF's shall utilize the smallest, least visually intrusive antennas, components, and other necessary equipment. Furthermore, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF's through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the antennas are located on the exterior surface of the reservoir. AT&T proposes to replace six of the exiting twelve façade mounted antennas and include additional components that will enhance the network upgrade to 4G technology. All of the antennas will include skirts and chin straps to conceal the coaxial cables. Two new outdoor equipment cabinets are also proposed within the equipment enclosure. The reservoir is elevated approximately 40-feet above the surrounding residential area and is surrounded by mature eucalyptus trees. There will be no visual impact associated with the project. Based on the design of the facility, the project complies with the applicable regulations of the Land Development Code, including the allowed deviation being processed with the PDP.

The deviation requested is appropriate for this location and will result in a more desirable project than would be achieved if the project was designed in strict conformance with the WCF regulations. The 560-square foot equipment area, in excess of the 250-square foot maximum allowed, is appropriate for this project as the equipment building integrates effectively with the project setting and allows AT&T enough space to accommodate all required equipment for the WCF to operate at the designed capacity and to provide 4G technology to its customers. The project site is approximately 40-feet higher than surrounding properties and mature eucalyptus trees line the perimeter of the project site. There will be no visual impact associated with this project.

Based on these considerations, the requested deviation is appropriate for this location and based on the design of the project, results in a more desirable project than would be achieved if the project was designed in strict conformance with the LDC.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, CUP No. 1015141 and PDP No. 1015143 are hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1015141/1015143, a copy of which is attached hereto and made a part hereof.


Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: September 27, 2012

Job Order No. 24002279

ORIGINAL



**CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES**

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 261080
Approval Date: 9/27/12
Signed (1st Sheet): [Signature]

1	CONCRETE	13.1	VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN
2	CONCRETE INSTALLED IN CONCRETE	13.2	CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
3	CONCRETE MOUNT-ANCHORING SPACE FRAM	13.3	VERIFY THAT FOUNDATIONS EXISTENCE EXTEND TO
4	CONCRETE, REINFORCED AND NON-REINFORCED STEEL	13.4	THE REQUIRED DEPTHS
5	ALL STRUCTURAL ELEMENTS	13.5	PROVIDE SOIL COMPRESSION TEST RESULTS, DETERMINE
6	WELDS REINFORCE BOLTING-ANCHERING STEEL FRAM	13.6	FULL RELATIVE CEMENT, BONDING VALUES
7	WELDS REINFORCE STEEL	13.7	AND PROVIDE SOIL COMPRESSION TEST RESULTS, DETERMINE
8	NON-REINFORCED BOLTING-ANCHERING STEEL FRAM	13.8	SOIL COMPRESSION TEST RESULTS, DETERMINE
9	STRUCTURAL ELEMENTS	13.9	FLOOR SLAB DESIGN FOR EACH BUILDING SITE
10	REINFORCED CYRAN CONCRETE	14	CONCRETE COVER
11	REINFORCED CONCRETE FILL	15	CONCRETE COVER
12	DRIFT-ANCHORING PRECASTING	16	OFF-SITE FABRICATION OF BUILDING COMPONENTS
13	DEEP FOUNDATIONS (PILLS, DRILLED & CASTINGS)	17	OTHER SPECIAL ASPECTS AS REQUIRED BY

[illegible]

CLIENTS REPRESENTATIVE:

BLACK & VEATCH
6280 WILLOW CREEK ROAD
SUITE: 310
SAN DIEGO, CALIFORNIA 92131
PHONE: (604) 371-1881
CONTACT: ZACH KRIEGER

ARCHITECTS:

JEFFREY ROME & ASSOCIATES
1 SAN JORDAN PLAZA
SUITE 250
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (848) 760-3829
FAX: (848) 760-3831
CONTACT: JEFFREY ROME

SITE ACQUISITION & ZONING:

8886 TELECOM, INC.
8886 MUOCHA DRIVE
CARLSBAD, CALIFORNIA 92011
PHONE: (714) 761-8843
FAX: (866) 208-7918
CONTACT: FELISA PHELPS

APPLICANT: AZAT WIRELESS
3738 PACIFIC CENTER BOULEVARD, 2ND FLOOR
SAN DIEGO, CALIFORNIA 92121

CITY OF SAN DIEGO
1200 JACO AVENUE, SUITE 1700
SAN DIEGO, CALIFORNIA 92101
ATTN: CAROL YOUNG
(619) 236-8081

OWNER 800-WTE TELEPHONE FACILITIES	YES
ASSIGNORS PARCEL NUMBER	319-211-3500
EXISTING ZONING	RS-1-B
PROPOSED PROJECT AREA	NO CHANGE IN LEASE AREA
EXISTING TYPE OF CONSTRUCTION	TYPE V-B
PROPOSED TYPE OF CONSTRUCTION	TYPE V-B
EXISTING OCCUPANCY	U-2
PROPOSED OCCUPANCY	U-2
JURISDICTION	CITY OF SAN DIEGO

7-1 TITLE SHEET
 7-2 (X) WATER LINE AS-BUILT (FOR REFERENCE ONLY)
 7-3 (X) SEWER LINE AS-BUILT (FOR REFERENCE ONLY)
 A-0 SITE PLANS
 A-1 EQUIPMENT FLOOR PLAN
 A-2 ELEVATIONS
 A-2.1 ELEVATIONS
 A-3 ANTENNA DETAILS
 A-4 DETAILS
 WPCP WPCP PLAN

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA BUILDING CODE, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA GREEN BUILDING CODE, 2010 EDITION

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

ASAI WIRELESS PROPOSES TO MODIFY AN EXISTING SITE, THE SCOPE WILL CONSIST OF THE FOLLOWING:

- * INSTALL (2) (3) LITE OUTDOOR EQUIPMENT CABINETS.
- * INSTALL (6) (8) 8'-0" LITE ANTENNAS TO REPLACE PREVIOUSLY APPROVED ANTENNAS.
- * (8) (8) ANTENNAS TO REMAIN
- * INSTALL (12) (6) RMR's.
- * INSTALL (7) (6) DC SURGE SUPPRESSORS.
- * INSTALL (1) (4) GPS ANTENNA.
- * INSTALL (2) (4) CONCRETE PADS.
- * (12) (6) RMR'S TO REMAIN
- * (6) CABLE TRENCH.

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

THIS PROJECT IS AN UNCLASSIFIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND IS EXEMPT FROM DISCLOSED ACCESS REQUIREMENTS.

	GSM	UMTS	LTE
Tx	880 - 874.6 MHz 890 - 895.4 MHz 1920 - 1932.8 MHz 1870 - 1880 MHz	874.6 - 879.6 MHz 1943 - 1950 MHz	704 - 718 MHz
Rx	874 - 879.6 MHz 845 - 848.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.8 - 834.4 MHz 1865 - 1869.8 MHz	734 - 748 MHz
MAX ERP:	250 MHz: 34 WATTS 1900 MHz: 24.5 WATTS		500 WATTS

JRA

Jeffrey Renna & Associates, Inc.
Arizono • California • Nevada

Arlington	(802)	234-6578
Cambridge	(603)	788-3028
Hartford	(203)	733-8058

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WITHOUT IS STRICTLY PROHIBITED.



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



APPENDIX 2

U.

FORMING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

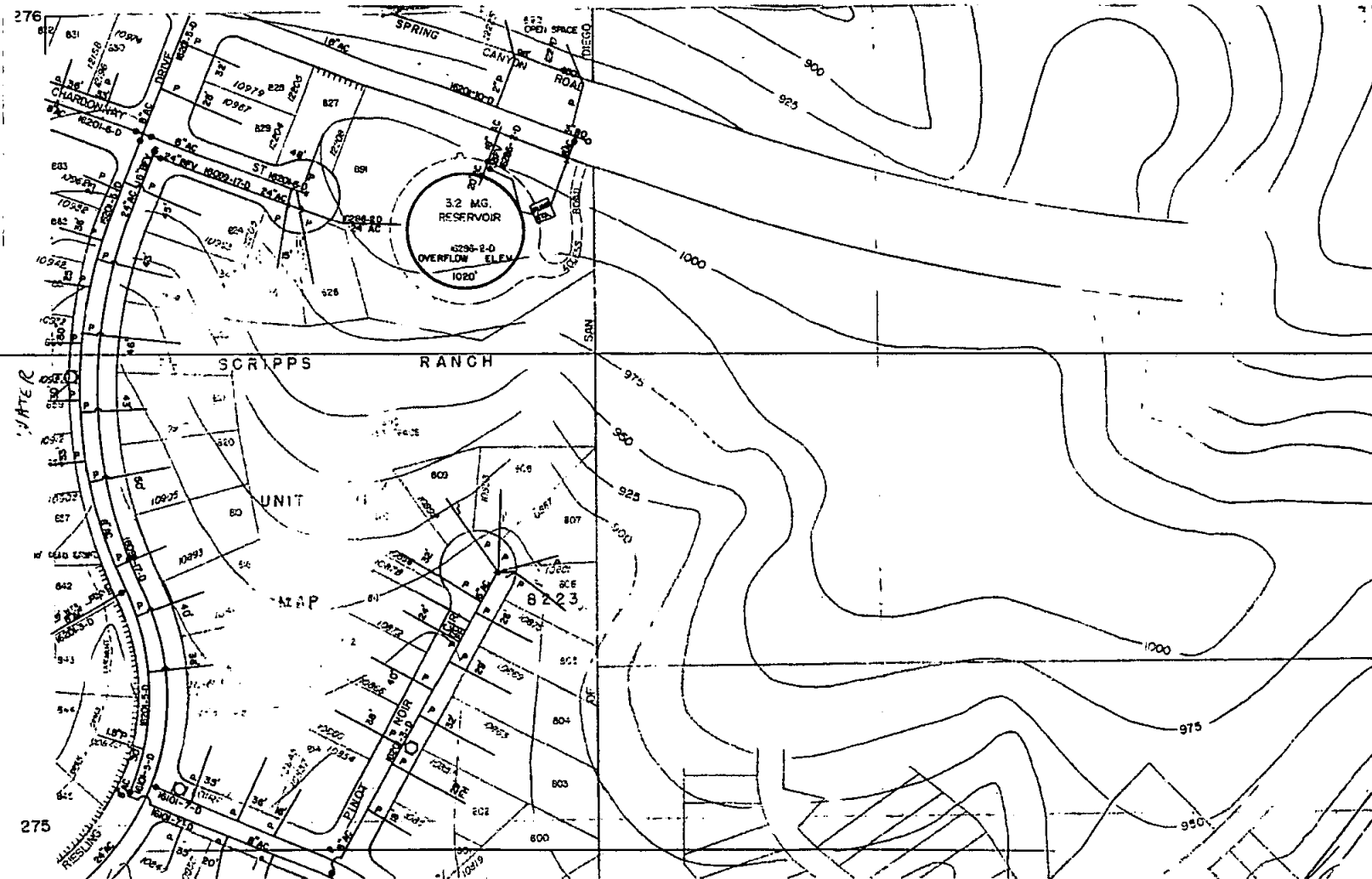
SITE NAME
EAST SCRIPPS RANCH
PROJECT NUMBER
SD0343 LTE OPTIMAL
12223 SPRING CANYON ROAD
SAN DIEGO, CALIFORNIA

DRAWING DATES	
09/30/10	PHASE 20'S (P1)
12/07/10	100% FINAL 20'S (P2)
12/21/10	DRAW COMMENTS (P3)
12/07/11	PLANNING COMMENTS (P4)
12/23/11	PLANNING COMMENTS (P5)
03/18/12	PLANNING COMMENTS (P6)
06/14/12	CL DET COMMENTS (P7)
06/19/12	RF COMMENTS (P8)
07/03/12	WATER DEPT. COMMENTS (P9)

END PAGE

TITLE SHEET

T-1



JRA

Jeffrey Rame & Associates, Inc.
 Arizona • California • Nevada

Arizona (602) 398-1179
 California (949) 790-8229
 Nevada (702) 790-8008

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6738 PACIFIC CENTER BOULEVARD
 2ND FLOOR
 SAN DIEGO, CALIFORNIA 92121



APPROVALS

R.F.

ENGINEER

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
EAST SCRIPPS RANCH
 PROJECT NUMBER
SD0343 LTE OPTIMAL
 1223 SPRING CANYON ROAD
 SAN DIEGO, CALIFORNIA

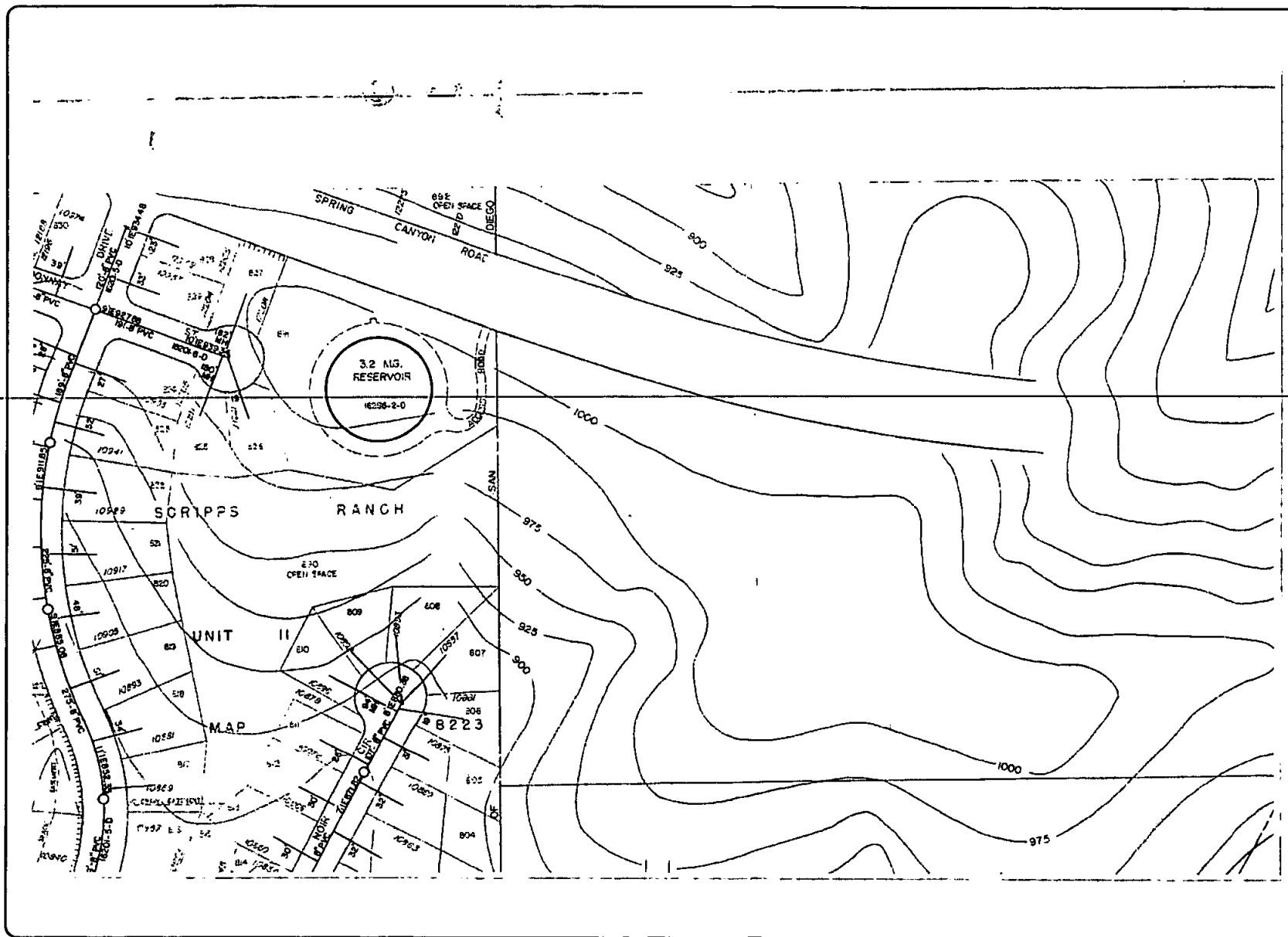
DRAWING DATES
 09/20/10 PRELIM 20% (P1)
 12/07/10 100% FINAL 20% (P2)
 12/21/10 DRN COMMENTS (P3)
 12/30/11 PLANNING COMMENTS (P4)
 12/23/11 PLANNING COMMENTS (P5)
 03/16/12 PLANNING COMMENTS (P6)
 06/11/12 CLIENT COMMENTS (P7)
 09/18/12 RF COMMENTS (P8)
 07/02/12 WATER SUPPLY COMMENTS (P9)

SHEET TITLE

(E) WATER LINE AS-BUILTS
 (FOR REFERENCE ONLY)

T-2

JRA JOB NUMBER: 101271



JRA

Jeffrey Rame & Associates, Inc.
Arizona • California • Nevada

Arizona (602) 290-5579
California (949) 780-3829
Nevada (702) 750-0059

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



APPROVALS

EJ.

JOHNS

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME

EAST SCRIPPS RANCH

PROJECT NUMBER

SD0343 LTE OPTIMAL

12225 SPRING CANYON ROAD
SAN DIEGO, CALIFORNIA

DRAWING DATES

08/30/10 PRELIM 2/2 (P1)
11/07/10 100% PLAN 2/2 (P2)
12/21/10 0% COMMENTS (P3)
12/21/10 PLANNING COMMENTS (P4)
12/21/10 PLANNING COMMENTS (P5)
03/19/12 PLANNING COMMENTS (P6)
06/14/12 CLIENT COMMENTS (P7)
06/14/12 RF COMMENTS (P8)
07/04/12 WORKER DEPT. COMMENTS (P9)

SHEET TITLE

(E) SEWER LINE AS-BUILTS
(FOR REFERENCE ONLY)

T-3

SA-JR-NAME-10127

SITE PLAN KEYNOTES

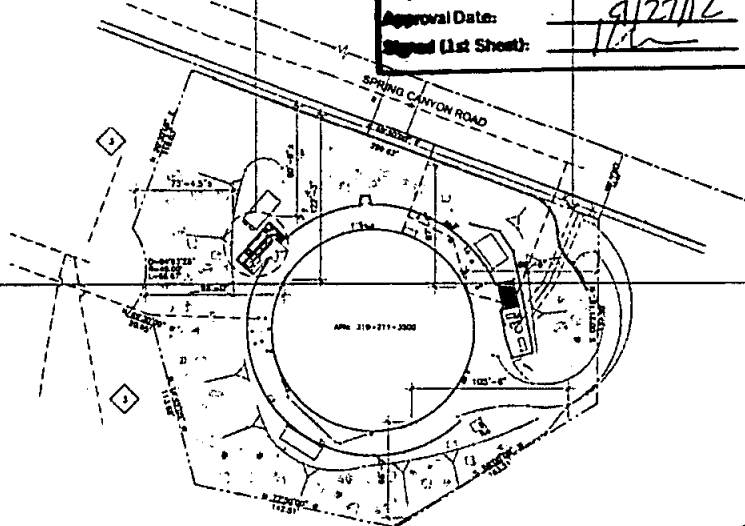
- 1 (1) AT&T LEASE AREA. SEE DETAIL 1/A-0.
- 2 (2) PROPERTY LINE.
- 3 (3) RESIDENTIAL.

CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT
ENTR 1 - WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A" PROCESS APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 201080
Approval Date: 9/27/12
Signed (List Sheet): 1/A



STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMITS, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION (ORDER NO. 2001.01 NPDES NO. C4010879) (<http://www.san-diego-cadswater.com/programs/rd/stormwater.html>) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://planning.sandiego.gov/development/land/>) (<http://planning.sandiego.gov/development/land/>) (<http://planning.sandiego.gov/development/land/>) (<http://planning.sandiego.gov/development/land/>)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT DIRT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED AND THE ADJACENT STREETS OR STORM WATER DRAINAGE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 50% OR GREATER.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE PLACED IN PLACE ON THE SITE.
4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PROPER ORDER AT ALL TIMES.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

SITE PLAN GENERAL NOTES

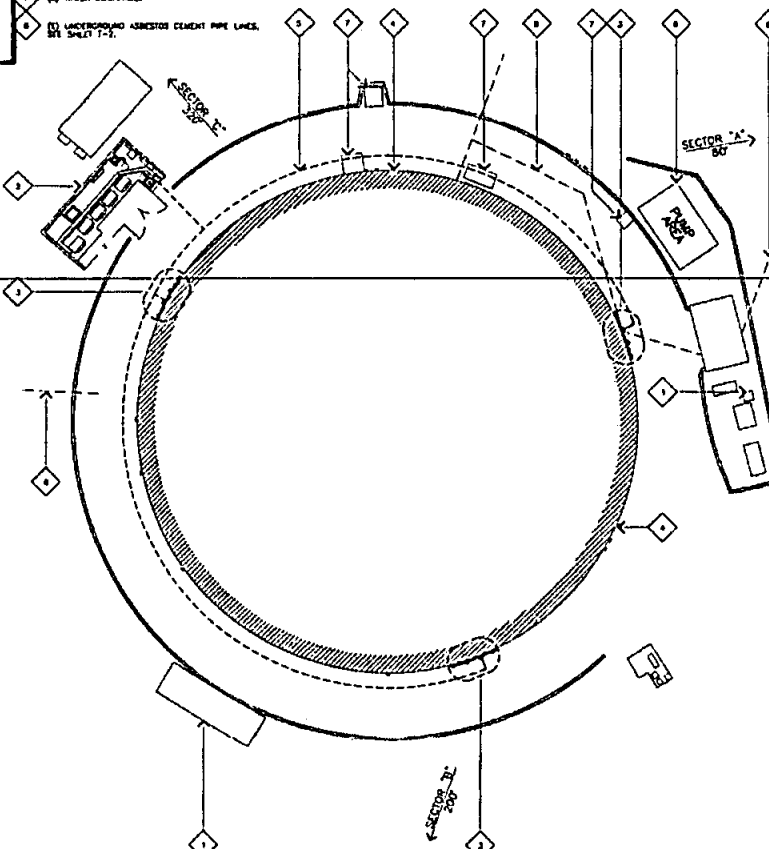
NOTES:

- FRONT YARD = 100
- BACK YARD = 100
- SIDE YARDS = 100

1. SITE CONTRACTOR TO CALL DIO ALERT (1-800-227-2802) TO LOCATE ANY AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL FACILITIES TO BE INSTALLED ARE UNIMPAVED. NO EXISTING PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (CAUSING REDUPLICATION) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP). THE WPP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
5. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
6. THIS PROJECT PROPOSES NO BORN WITHIN THE PUBLIC RIGHT-OF-WAY.
7. THE OWNER/PERMITEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 143.0407. IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY THEN, THE OWNER/PERMITEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.

ENLARGED SITE PLAN KEYNOTES

- 1 (1) EQUIPMENT ENCLOSURE.
- 2 (2) AT&T EQUIPMENT ENCLOSURE. SEE SHEET A-1.
- 3 (3) AND (4) AT&T LITE ANTENNAS MOUNTED TO (1) WATER TANK PARTIAL TO MARCH (2) WATER TANK. SEE DETAILS 1/A-1.
- 4 (4) OTHER CARRIER ANTENNAS MOUNTED TO (1) WATER TANK.
- 5 (5) AT&T UNDERGROUND TRENCH PARALLEL TO (2) WITH 3 1/2" CONDUITS.
- 6 (6) WATER SUPPLY.
- 7 (7) WATER DISCHARGE.
- 8 (8) UNDERGROUND ASBESTOS CEMENT PIPE LINES. SEE SHEET 1-A-1.



ENLARGED SITE PLAN NOTES

4. NO WELDING ON TANK, EXCEPT ONLY.

0 IMPORTED DIRT
25.4 CU. YD. EXPORTED DIRT

SECTOR	AZIMUTH	COAX CABLE LENGTH	COAX SIZE
A	80°	180'	1.5/8"
B	200°	290'	1.5/8"
C	320°	70'	7/8"

SITE PLAN

SCALE:

1"=40'

2

ENLARGED SITE PLAN

SCALE:

1/16"=1'-0"

1

JRA

Jeffrey R. Jones & Associates, Inc.
Arizona • California • Nevada
Phoenix (602) 224-5579
Salt Lake City (801) 780-2325
Las Vegas (702) 790-0000

PROPRIETARY INFORMATION
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PREPARED FOR
at&t
5738 PACIFIC CENTER BOULEVARD
2ND FLOOR
SAN DIEGO, CALIFORNIA 92121



APPROVED

R.T.

CONNO

CONSTRUCTION

SITE ACQUISITION

OTHER APPROVAL

SITE NAME
EAST SCRIPPS RANCH
PROJECT NUMBER
S00343 LTE OPTIMAL
1222 SPRING CANYON ROAD
SAN DIEGO, CALIFORNIA

DRAWING DATES
08/26/10 PRELIM 2279 (P1)
10/02/10 ISSUE FROM 2279 (P2)
10/20/10 ORW COMMENTS (P3)
11/02/10 PLANNING COMMENTS (P4)
11/23/10 PLANNING COMMENTS (P5)
03/16/11 PLANNING COMMENTS (P6)
06/11/11 CLIENT COMMENTS (P7)
06/16/11 ORW COMMENTS (P8)
07/06/11 MARCH DEPT. COMMENTS (P9)

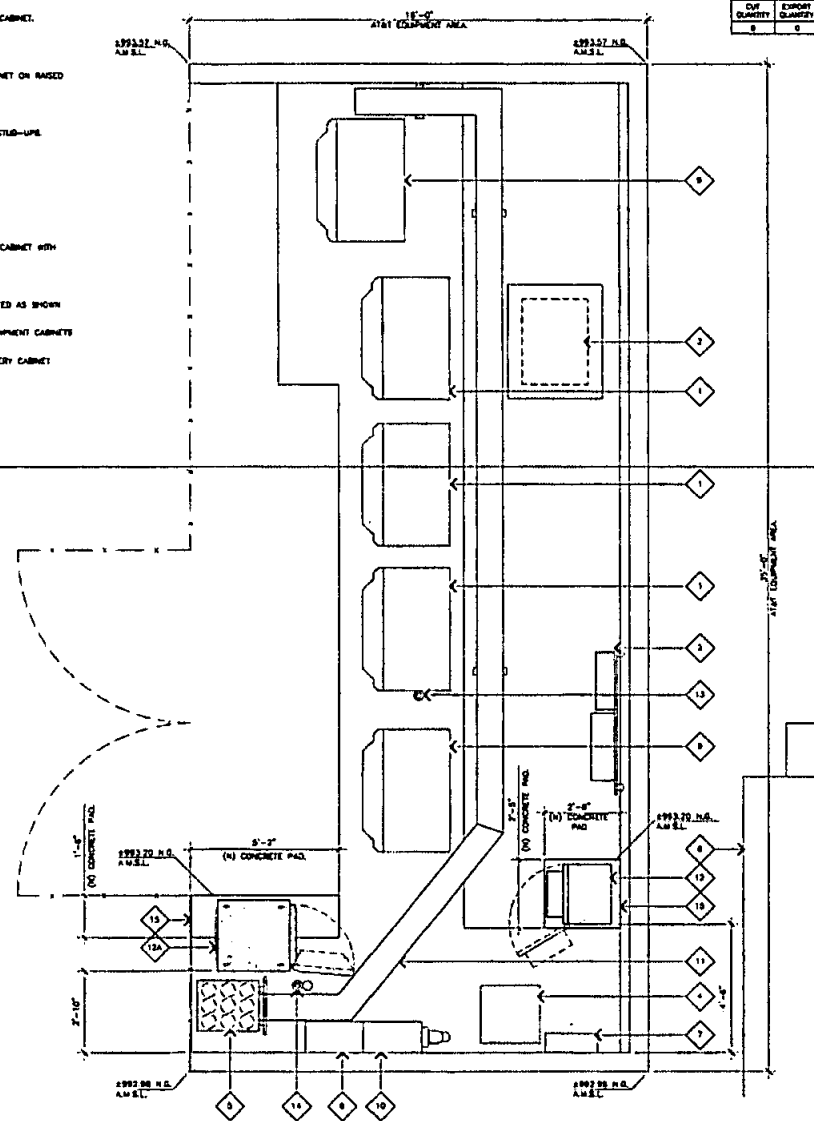
SHEET TITLE

SITE PLANS

A-0

- 1 (E) AT&T 2106 OUTDOOR EQUIPMENT CABINET.
- 2 (E) AT&T TELCO CABINET.
- 3 (E) AT&T MICROPHONE EQUIPMENT CABINET ON RAISED PLATFORM TO BE REMOVED.
- 4 (E) AT&T ELECTRICAL TRANSFORMER.
- 5 (E) AT&T COAX CABLE SPOOL AND STUD-LINE.
- 6 (E) AT&T PPC CABINET.
- 7 (E) AT&T ELECTRICAL DISCONNECT.
- 8 (E) MEXTEL EQUIPMENT SHELTER.
- 9 (E) AT&T 3108 OUTDOOR EQUIPMENT CABINET WITH BEL BASE.
- 10 (E) AT&T ELECTRICAL PANEL.
- 11 (E) AT&T CABLE TRAY TO BE RELOCATED AS SHOWN.
- 12 (N) AT&T PURCELL LTD OUTDOOR EQUIPMENT CABINET TO BE MOVED TO (N) CONCRETE PAD.
- 13 (N) AT&T OPS ROOMS AND BATTERY CABINET TO BE MOVED TO (N) CONCRETE PAD.
- 14 (E) AT&T OPS ANTENNA.
- 15 (E) AT&T OPS ANTENNA.
- 16 (E) AT&T CONCRETE PAD.

(NG) NATURAL GROUND
(AMSL) ABOVE MEAN SEA LEVEL



SPACING DATA TABLE	
CUT QUANTITY	EXPORT QUANTITY
0	0

$$1/2'' = 1' - 0''$$

0 1'

--	--

Artists: (622) 296-6379
Cuthers: (348) 765-2829
Harris: (707) 788-9080

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PREPARED FOR

 at&t

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



APPROPRIATE

R.F. _____

 ZONING _____

 CONSTRUCTION _____

 SITE ACQUISITION _____

 OWNER APPROVAL _____

SITE NAME
EAST SCRIPPS RANCH
PROJECT NUMBER
SD0343 LTE OPTIMAL
12223 BIRTHING CANYON ROAD
SAN DIEGO, CALIFORNIA

DRAWING DATES	
08/30/10	PRELIM ZD'S (P1)
12/07/10	100% FINAL ZD'S (P2)
12/21/10	DRW COMMENTS (P3)
12/07/11	PLANNING COMMENTS (P4)
12/22/11	PLANNING COMMENTS (P5)
03/18/12	PLANNING COMMENTS (P6)
06/16/12	CLIENT COMMENTS (P7)
06/18/12	RF COMMENTS (P8)
07/02/12	WATER DEPT. COMMENTS (P9)

Sheet 111C

EQUIPMENT PLAN

A-1

SLA JOB NUMBER: 101237

CITY OF SAN DIEGO-DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENTS-WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A"
PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 260590

Approval Date: 9/27/12

Signed (1st Sheet): TL

ELEVATION KEYNOTES

- 1 (1) 8'-0" AND (2) 8'-0" AT&T LITE ANTENNAS MOUNTED TO (1) WATER TANK PAINTED TO MATCH (1) WATER TANK.
- 2 (1) OTHER CARRIER EQUIPMENT ENCLOSURE.
- 3 (1) OTHER CARRIER ANTENNAS.
- 4 (1) CABLE TRAY MOUNTED TO (1) WATER TANK.
- 5 (1) CABLE TRAY MOUNTED TO (1) WATER TANK PAINTED TO MATCH (1) WATER TANK.
- 6 (1) AT&T DE SURGE SUPPRESSOR MOUNTED ABOVE (1) CABLE TRAY PAINTED TO MATCH (1) WATER TANK.
- 7 (1) AT&T ANTENNA MOUNTED TO (1) WATER TANK. PAINT RAIL COVER TO MATCH (1) WATER TANK.
- 8 (1) AT&T BRACKET MOUNTED UNDER (1) ANTENNA PAINTED TO MATCH (1) WATER TANK.

CITY OF SAN DIEGO
ENTITLEMENTS WIRELESS

APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

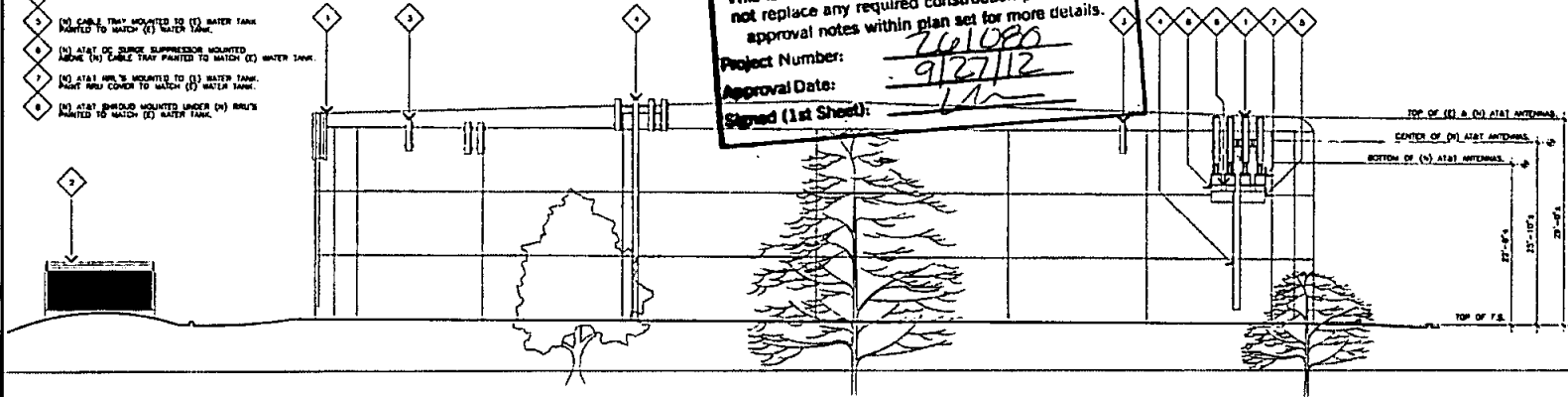
Project Number:

Approval Date:

Signed (1st Sheet):

NOTE

PAINT ALL (1) AND (2) COAT TO MATCH (1) WATER TANK.



SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4'

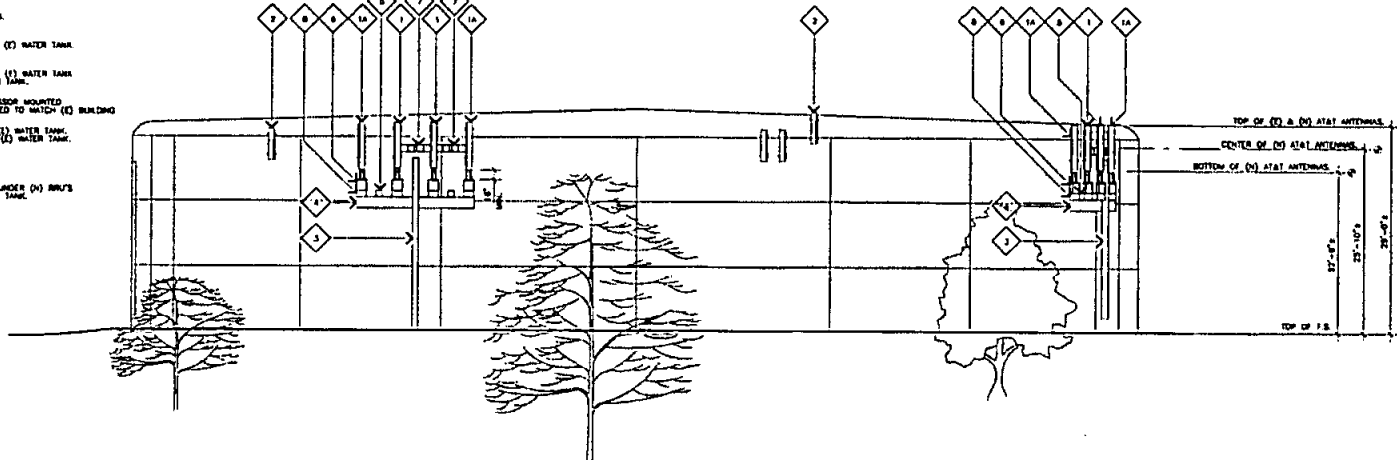
2

ELEVATION KEYNOTES

- 1 (1) 8'-0" AT&T LITE ANTENNA WITH (1) SIDE SKIRTS MOUNTED TO (1) WATER TANK PAINTED TO MATCH (1) WATER TANK.
- 2 (1) 8'-0" AT&T ANTENNA WITH (1) SIDE SKIRTS PAINTED TO MATCH (1) BUILDING.
- 3 (1) OTHER CARRIER ANTENNAS.
- 4 (1) CABLE TRAY MOUNTED TO (1) WATER TANK.
- 5 (1) CABLE TRAY MOUNTED TO (1) WATER TANK PAINTED TO MATCH (1) WATER TANK.
- 6 (1) AT&T DE SURGE SUPPRESSOR MOUNTED ABOVE (1) CABLE TRAY PAINTED TO MATCH (1) BUILDING.
- 7 (1) AT&T ANTENNA MOUNTED TO (1) WATER TANK. PAINT RAIL COVER TO MATCH (1) WATER TANK.
- 8 (1) AT&T ANTENNA.
- 9 (1) AT&T BRACKET MOUNTED UNDER (1) ANTENNA PAINTED TO MATCH (1) WATER TANK.

NOTE

PAINT ALL (1) AND (2) COAT TO MATCH (1) WATER TANK.



SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4'

1

JRA

Jeffrey Rame & Associates, Inc.
Arizona • California • Nevada

Address: (602) 390-5579
California: (949) 780-3828
Nevada: (702) 750-0058

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1738 PACIFIC CENTER BOULEVARD
2ND FLOOR
SAN DIEGO, CALIFORNIA 92121



APPROVALS

AT:

TOWNS:

CONSTRUCTION:

SITE ACQUISITION:

OWNER APPROVAL:

SITE NAME
EAST SCRIPPS RANCH
PROJECT NUMBER
SD0343 LTE OPTIMAL
1225 SPRING CANYON ROAD
SAN DIEGO, CALIFORNIA

DRAWING DATES
09/20/10 PRELIM 22'S (P1)
10/27/10 100% FINAL 20'S (P2)
12/21/10 DCA COMMENTS (P3)
12/21/11 PLANNING COMMENTS (P4)
12/21/11 PLANNING COMMENTS (P5)
02/19/12 PLANNING COMMENTS (P6)
06/14/12 CLIENT COMMENTS (P7)
06/13/12 RF COMMENTS (P8)
07/02/12 WATER DEPT. COMMENTS (P9)

SHEET TITLE

ELEVATIONS

A-2

ELEVATION KEYNOTES

- 1 (1) 8'-2" AND (4) 8'-4" AT&T LTE ANTENNAS MOUNTED TO (2) WATER TANK PAINTED TO MATCH (2) WATER TANK.
- 2 (2) AT&T EQUIPMENT ENCLOSURE.
- 3 (3) OTHER CARRIER EQUIPMENT SHELTER.
- 4 (4) OTHER CARRIER ANTENNAS.
- 5 (5) CABLE TRAY MOUNTED TO (2) WATER TANK.
- 6 (6) CABLE TRAY MOUNTED TO (2) WATER TANK PAINTED TO MATCH (2) WATER TANK.
- 7 (7) AT&T MICROWAVE ANTENNA TO BE REMOVED.
- 8 (8) AT&T DC SOURCE SUPPRESSOR MOUNTED ABOVE (6) CABLE TRAY PAINTED TO MATCH (2) WATER TANK.
- 9 (9) AT&T RW'S MOUNTED TO (2) WATER TANK. PAINT RW COVER TO MATCH (2) WATER TANK.
- 10 (10) AT&T TANK'S.
- 11 (11) AT&T SHROUD MOUNTED UNDER (9) RW'S PAINTED TO MATCH (2) WATER TANK.

CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT
ENTITLEMENT'S WIRELESS COMMUNICATION FACILITIES

APPROVED EXHIBIT "A" PROCESS 1 APPROVAL

This is a Zoning Use Certificate approval. This does not replace any required construction permits. See approval notes within plan set for more details.

Project Number: 261086
Approval Date: 9/27/12
Signed (1st Sheet): [Signature]

NOTE

PAINT ALL (2) AND (4) COAT TO MATCH (2) WATER TANK.

JRA

Jeffrey Rame & Associates, Inc.
Arizona • California • Nevada

Address: (805) 356-5279
California: (949) 780-3030
Nevada: (702) 795-0099

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO JRA. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.

PREPARED FOR



5735 PACIFIC CENTER BOULEVARD
2ND FLOOR
SAN DIEGO, CALIFORNIA 92121



APPROVALS

R.T.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
EAST SCRIPPS RANCH
PROJECT NUMBER
S00343 LTE OPTIMAL
12225 SPRING CANYON ROAD
SAN DIEGO, CALIFORNIA

DRAWING DATES
09/30/10 PRELIM 227'S (P1)
12/07/10 100% FINAL, CD'S (P2)
12/11/10 DPM COMMENTS (P3)
12/07/11 PLANNING COMMENTS (P4)
12/13/11 PLANNING COMMENTS (P4)
02/18/12 PLANNING COMMENTS (P4)
06/14/12 CLIENT COMMENTS (P5)
06/15/12 RF COMMENTS (P6)
07/02/12 WATER DEPT. COMMENTS (P7)

SHEET TITLE

ELEVATIONS

A-2.1

JRA JOB NUMBER: 101371

NORTHEAST ELEVATION

ELEVATION KEYNOTES

- 1 (1) 8'-2" AND (4) 8'-4" AT&T LTE ANTENNAS MOUNTED TO (2) WATER TANK PAINTED TO MATCH (2) WATER TANK.
- 2 (2) AT&T EQUIPMENT ENCLOSURE.
- 3 (3) OTHER CARRIER EQUIPMENT SHELTER.
- 4 (4) OTHER CARRIER ANTENNAS.
- 5 (5) CABLE TRAY MOUNTED TO (2) WATER TANK.
- 6 (6) CABLE TRAY MOUNTED TO (2) WATER TANK PAINTED TO MATCH (2) WATER TANK.
- 7 (7) AT&T MICROWAVE ANTENNA TO BE REMOVED.
- 8 (8) AT&T DC SOURCE SUPPRESSOR MOUNTED ABOVE (6) CABLE TRAY PAINTED TO MATCH (2) WATER TANK.
- 9 (9) AT&T RW'S MOUNTED TO (2) WATER TANK. PAINT RW COVER TO MATCH (2) WATER TANK.
- 10 (10) AT&T TANK'S.
- 11 (11) AT&T SHROUD MOUNTED UNDER (9) RW'S PAINTED TO MATCH (2) WATER TANK.

NOTE

PAINT ALL (2) AND (4) COAT TO MATCH (2) WATER TANK.

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

0 2' 4'

2

NORTHWEST ELEVATION

ELEVATION KEYNOTES

- 1 (1) 8'-2" AND (4) 8'-4" AT&T LTE ANTENNAS MOUNTED TO (2) WATER TANK PAINTED TO MATCH (2) WATER TANK.
- 2 (2) AT&T EQUIPMENT ENCLOSURE.
- 3 (3) OTHER CARRIER EQUIPMENT SHELTER.
- 4 (4) OTHER CARRIER ANTENNAS.
- 5 (5) CABLE TRAY MOUNTED TO (2) WATER TANK.
- 6 (6) CABLE TRAY MOUNTED TO (2) WATER TANK PAINTED TO MATCH (2) WATER TANK.
- 7 (7) AT&T MICROWAVE ANTENNA TO BE REMOVED.
- 8 (8) AT&T DC SOURCE SUPPRESSOR MOUNTED ABOVE (6) CABLE TRAY PAINTED TO MATCH (2) WATER TANK.
- 9 (9) AT&T RW'S MOUNTED TO (2) WATER TANK. PAINT RW COVER TO MATCH (2) WATER TANK.
- 10 (10) AT&T TANK'S.
- 11 (11) AT&T SHROUD MOUNTED UNDER (9) RW'S PAINTED TO MATCH (2) WATER TANK.

NOTE

PAINT ALL (2) AND (4) COAT TO MATCH (2) WATER TANK.

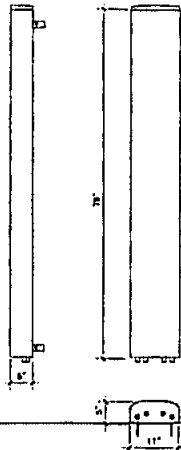
SCALE:
1/8"=1'-0"

0 2' 4'

1

ANTENNA COLOR:
DIMENSIONS, MIN+MAX:
WEIGHT, WITH PRE-MOUNTED BRACKETS:
WIND LOAD, FRONTAL/LATERAL/REAR
SIDE 42 m/s, C_{pe}=1.0 (N):
CONNECTOR:

LIGHT GREY
203x280x123mm (8" x 11" x 5")
44 lbs
628
(4) 7/16 DIN FEMALE



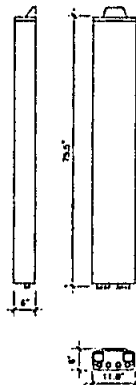
PER RFDS 02/06/10

(E) ANTENNA SPECIFICATION

SCALE:
NONE 5

ANTENNA MATERIAL:
ANTENNA COLOR:
DIMENSIONS, MIN+MAX:
WEIGHT:
WIND LOAD, FRONTAL/LATERAL/REAR
231 m/s/61 m/s/ 230 m/s
CONNECTOR:

GRP
LIGHT GREY
181x300x152mm (7x 9" x 6")
51.8 lbs
7/16 DIN FEMALE

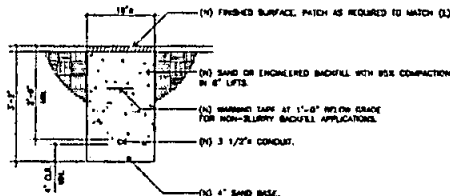


(N) ANTENNA SPECIFICATION

SCALE:
NONE 4

TANK ANTENNA DETAIL

SCALE:
NONE 3

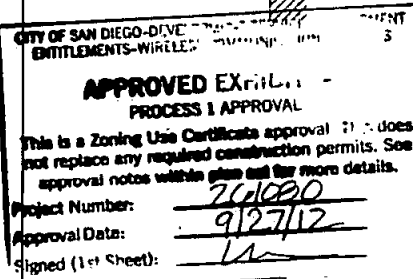
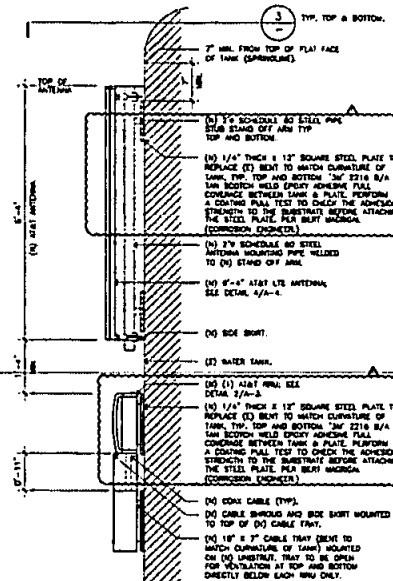


TRENCHING BACKFILL GENERAL NOTES:

1. CONTRACTOR CAN INSTALL (2) BACK SLURRY INSTEAD OF SAND BACKFILL IN ALL LOCATIONS.
2. AT FINED AREAS, (2) BACK SLURRY MUST BE USED.
3. WHEN CONDUITS GO BELOW FOOTING OR BELOW CONCRETE, CONDUITS MUST BE INCASED IN 3,000 PSI CONCRETE.

SCALE:
NONE 2

TRENCH DETAIL



NOTE:

1. DO NOT GALVANIZE OR PAINT ANY SURFACE TO BE ATTACHED TO TANK WITH ADHESIVE.
2. SEE SURFACE PREPARATION REQUIREMENTS.
3. PRIME AND PAINT FINISHED MOUNTING ASSEMBLY TO MATCH EXISTING COLOR AND SPECIFICATIONS ON EXPOSED PLATE SURFACES AND SUPPORT MEMBERS.

SCALE:
NONE 1

ANTENNA SECTION

JRA
Jeffrey Rame & Associates, Inc.
Arizona • California • Nevada

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California: (415) 780-8828
Nevada: (702) 780-8828

PROPRIETARY INFORMATION
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PREPARED FOR
at&t
5736 PACIFIC CENTER BOULEVARD
2ND FLOOR
SAN DIEGO, CALIFORNIA 92121



APPROVALS

S.F.

TOWN

CONSTRUCTION

SITE ACQUISITION

CARRIER APPROVAL

SITE NAME
EAST SCRIPPS RANCH
PROJECT NUMBER
SD0343 LITE OPTIMAL
12225 SPRING CANYON ROAD
SAN DIEGO, CALIFORNIA

DRAWING DATES
09/26/10 PRELIM 22'S (P1)
12/21/10 12225 FINAL 22'S (P2)
12/21/10 DRAW COMMENTS (P3)
12/21/11 PLANNING COMMENTS (P4)
12/21/11 PLANNING COMMENTS (P5)
02/16/12 PLANNING COMMENTS (P6)
06/14/12 CLIENT COMMENTS (P7)
06/14/12 RF COMMENTS (P8)
07/20/12 NOTES DEPT. COMMENTS (P9)

SHEET TITLE

DETAILS

A-4

JRA JOB NUMBER: 101287

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CAPACITY AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHALL BE SEMI-PERMANENT STRUCTURES THAT WILL REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.

- ### EMERGENCY EROSION CONTROL MEASURES NOTES

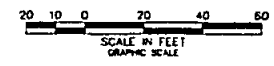
- ### STORMWATER PROTECTION NOTES:

- ### PLAN NOTE

SEE 'A' SHEET SERIES FOR SPECIFIC SITE DESIGN DATA

SITE MAP
N15

SIAK: 1-800-



WET MANAGEMENT	POLLUTION	REUSE/RECYCLE	SL	WATER
SE-4	SE-4	GRAVEL AND SAND	60% LF	
SE-5	SE-5	FIBER WOLLS	N/A	
TR-1	TR-1	STABILIZED CONSTRUCTION ENTRANCE	N/A	
WM-1		WINDROW SOLID WASTE STORAGE	N/A	
WM-3		SLURRY WASTE MANAGEMENT	N/A	
WM-6		PAVEMENT WASTE MANAGEMENT	N/A	
WM-8		CONCRETE WASTE MANAGEMENT	N/A	
WM-9		SMARTPAVE/PEPTE WASTE MANAGEMENT	N/A	
		DECONTAMINATION OF SURFACE FLOW	N/A	
SP-7	PHYSICAL STABILIZATION	CONSTRUCTION DEBRIS TO BE RECYCLED		
SP-2-2	PHYSICAL STABILIZATION	CONSTRUCTION DEBRIS TO BE RECYCLED		
	HEAVY METAL	CONSTRUCTION DEBRIS TO BE RECYCLED		
	FLAT SLAB	CONSTRUCTION DEBRIS TO BE RECYCLED		

1 PLANNING PRACTICES
 - DRAINAGE CONSTRUCTION - SOIL CONSTRUCTION IS LIMITED TO THE
 EXPOSED FACILITIES WHICH HAVE A SMALL FOOTPRINT NO CONCRETE OR
 PAVE OR SLUG LAYING IS APPLICABLE
 - DRAINAGE CONSTRUCTION - SURFACES TO PERVIOUS AREAS
 - ALL PROOF FROM IMPVIOUS SURFACES IS DIRECTED TO THE
 SURROUNDING PERVIOUS AREAS

2 PLANNING PRACTICES
 - DRAINAGE SIDEWALK AND BIKEPATH DESIGN - THE SITE
 UTILITIES EXISTING DRIVEWAY, SIDEWALK AND PATHS WHICH ARE
 PERVIOUS

Figure 1 is a cross-sectional diagram of a road construction. It shows a 'TRAVELED WAY' on top of a 'COARSE AGGREGATE CLASS 10' layer. Below the aggregate is a 'FILTER FABRIC' layer. The diagram indicates a '50' MIN' thickness for the aggregate layer and an '8' MIN' thickness for the filter fabric. Below the filter fabric is the 'EXISTING GROUND'. A 'PROFILE' line is shown at the interface between the filter fabric and the existing ground. The diagram also shows a 'TRAVELED WAY' on the right side, which is separated from the main road by a '16' MIN' gap. The bottom of the diagram is labeled 'PLAN'.

475



42



JRA
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PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN
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OTHER THAN THAT WHICH RELATES
TO THIS PROJECT IS PROHIBITED.

PROJECT CONTACT (ENGINEER)
CRL ENGINEERS
16333 45 RANCH Parkway
San Diego, CA 92131
Tel: (760) 313-0027
Fax: (805) 483-7801



PREPARED FOR
 **at&t**
5738 Pacific Center Boulevard, 2nd Floor
San Diego, California 92121

APPROVALS

R.F.

ZONING

CONSTRUCTION

SITE ACQUISITION

OWNER APPROVAL

SITE NAME
EAST SCRIPPS RANCH

PROJECT NUMBER
SD0343 LTE OPTIMAL

12225 SPRING CANYON ROAD
SAN DIEGO, CALIFORNIA

DRAWING DATES
03/27/12 WPCP

SHEET TITLE
WPCP PLAN
WPCP-01