

right-of-way. The address assigned to the project is 3310 1/3 Beyer Boulevard. (Attachments 1, 2, and 3)

WCF's are permitted in the public right-of-way, with above-ground equipment, with the processing of a Conditional Use Permit, Process 3. In this case, the project requests two deviations:

1. The equipment enclosure, at 610-square feet, exceeds the 250-square foot maximum permitted by the WCF Design Requirements, Land Development Code (LDC) section 141.0420(g)(3), and;
2. The project proposes 12 panel antennas mounted to the pole, where LDC section 141.0420(h)(3) limits this to four antennas per carrier.

To allow these two deviations, a San Ysidro Development Permit, processed as a Process 3, Site Development Permit, is also part of this application.

The existing facility was originally permitted by approval number 91-0303-50 which was issued February 4, 1998 and expired September 25, 2007. The current application is for a new permit to continue operation of the wireless facility. This application is subject to the current regulations in effect, including applicable zoning regulations, the Wireless Communication Facility Regulations (LDC section 141.0420), and the City's General Plan.

WCF's are required to use the smallest, least visually intrusive antennas, components, and other necessary equipment. Applicants are required to use all reasonable means to conceal or minimize the visual impacts of WCF's through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions.

In this particular case, the existing 64-foot high monopole no longer complies with the City's design requirements for WCF. Design suggestions were provided to the applicant, such as redesigning the WCF as a faux tree, such as a "monoecalyptus," to integrate and blend in with existing eucalyptus trees on site. The applicant cited concerns with expanding their lease area with Caltrans, which a faux tree would necessitate. As an alternative, the applicant enlisted a design firm, which presented three different concealment screen designs to the community group to review. The community group selected the "Birds on Vicw" design (Attachment 8). The proposed design is depicted on the plans (Attachments 15 and 16) and photo simulations (Attachment 10). Additional details and specifications for the concealment screens can be found in a letter from the design firm (Attachment 17).

The City's General Plan addresses Wireless Facilities in UD-A.15. The visual impact of WCF should be minimized by concealing WCF in existing structures, or utilizing camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located in underground vaults or unobtrusive structures. In

this case, the project is providing concealment screens on the monopole to screen the antennas and better integrate the facility with the surroundings. In addition, the equipment enclosure will be upgraded with higher quality materials to improve the appearance.

Based on the proposed design, the project complies with the WCF Regulations of the Land Development Code (LDC 141.0420) with the deviations processed as part of the Site Development Permit. The project has received support from the community planning group, and draft findings have been made in the affirmative to approve the CUP and SDP. Therefore, Staff recommends approval of CUP No. 1070514 and SDP No. 1066281.

ALTERNATIVES

1. Approve Site Development Permit No. 1066281 and Conditional Use Permit No. 1070514, with modifications.
2. Deny Site Development Permit No. 1066281 and Conditional Use Permit No. 1070514, if the Hearing Officer makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

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 Right to Appeal Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Photo Simulation
11. Photo Survey
12. Site Justification
13. Coverage Maps
14. Hearing Officer Hearing Public Notice
15. Project Plans
16. Project Plans – Concealment Screen Photo Sims
17. Concealment Screen Specifications
18. FAA Determination of No Hazard

Aerial Photo



Crown Castle – Beyer Blvd., Project No. 282673
3310 1/3 Beyer Blvd.

Community Plan Land Use Map



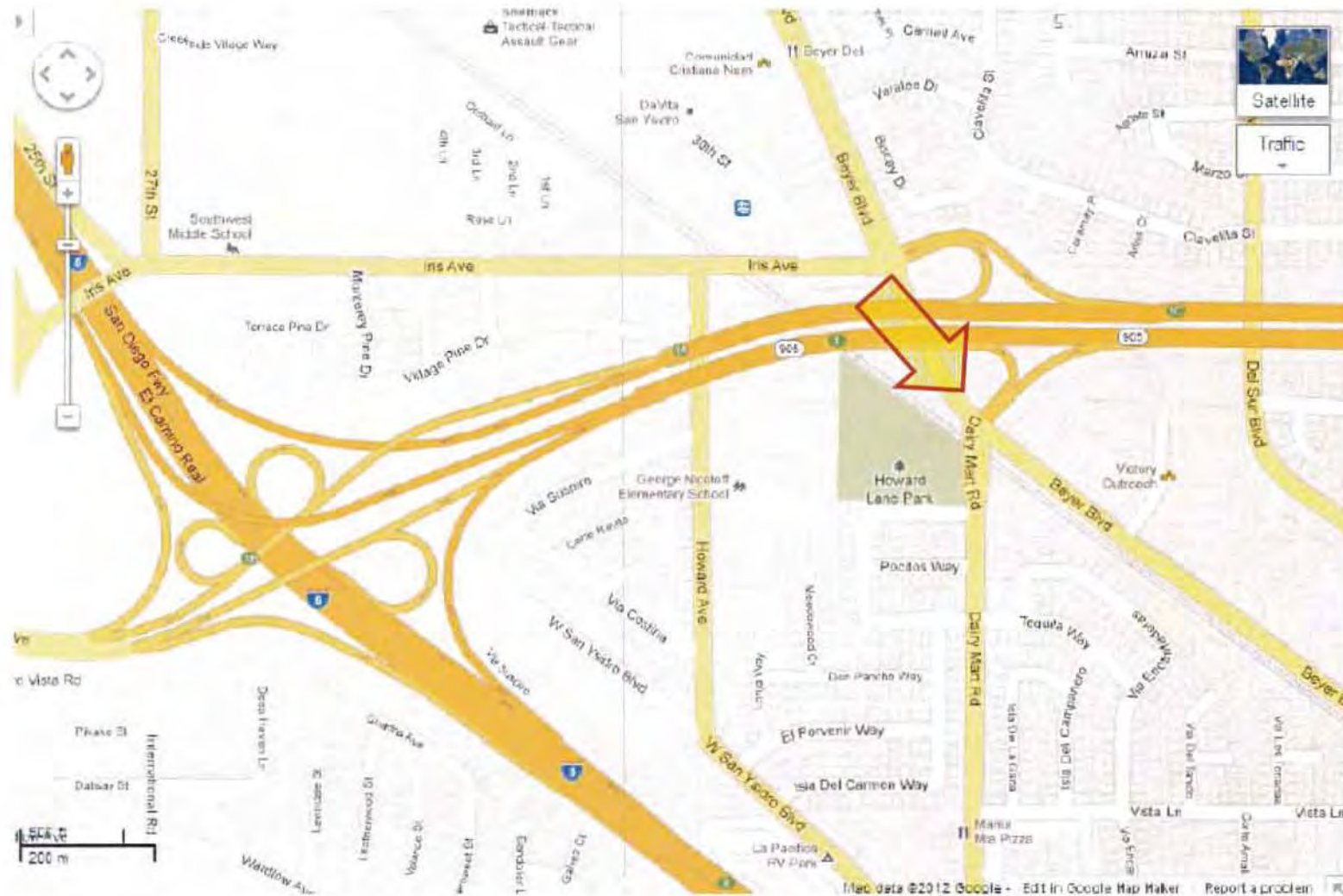
No land use designation; right-of-way.

- | | |
|-------------------------|-----------------|
| Residential Low | Industrial |
| 5-10 DU/NRA | School |
| Low-medium 10-15 DU/NRA | Park |
| Medium 15-30 DU/NRA | Open Space |
| Commercial community | Institutional |
| border | Storage |
| | Trolley Station |



Crown Castle – Beyer Blvd., Project No. 282673
 3310 1/3 Beyer Blvd.

Location Map



Crown Castle – Beyer Blvd., Project No. 282673
3310 1/3 Beyer Blvd.

PROJECT DATA SHEET		
PROJECT NAME:	Crown Castle – Beyer Blvd.	
PROJECT DESCRIPTION:	Conditional Use Permit (CUP) and Site Development Permit (SDP) for a Wireless Communication Facility consisting of antennas located on a 64-foot high monopole, behind concealment screens, and equipment located in an adjacent enclosure.	
COMMUNITY PLAN:	San Ysidro	
DISCRETIONARY ACTIONS:	Conditional Use Permit and Site Development Permit, Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	No designation; right-of-way	
<u>ZONING INFORMATION:</u>		
ZONE: SYIO-I-1		
HEIGHT LIMIT: None, or 30' for any portion of a building located on site within 200' of residentially zoned property		
LOT SIZE: -		
FLOOR AREA RATIO: -		
FRONT SETBACK: 10'		
SIDE SETBACK: 0'		
STREETSIDE SETBACK: 10'		
REAR SETBACK: 15'		
PARKING: -		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Highway, SYIO-I-1	Highway
SOUTH:	Park/Residential, AR-1-1/RS-1-7	Park/Residential
EAST:	Industrial, SYIO-I-1	Industrial
WEST:	Community Commercial, SYIO-CSF-2	Commercial
DEVIATIONS OR VARIANCES REQUESTED:	<ol style="list-style-type: none"> 1. The equipment enclosure, at 610 sq. ft., exceeds the 250 maximum permitted by the WCF Design Requirements. 2. The WCF Regulations, LDC Section 141.0420(h) provide specific requirements for WCF located in the public right-of-way. 141.0420(h)(3) states that "no more than four panel antennas or two omnidirectional antennas shall be mounted on any utility 	

	<p>pole by any one wireless communication facilities provider.” In this case, the antennas are concealed behind a proposed radio-frequency transparent screen and a total of 12 panel antennas are proposed from two wireless carriers.</p>
COMMUNITY PLANNING GROUP RECOMMENDATION:	<p>The San Ysidro Community Planning Group voted to approve this project at their January 23, 2012 meeting.</p>

HEARING OFFICER RESOLUTION NO. XXXX
SITE DEVELOPMENT PERMIT NO. 1066281
CONDITIONAL USE PERMIT NO. 1070514
CROWN CASTLE – BEYER BLVD., PROJECT NO. 282673

WHEREAS, the STATE OF CALIFORNIA (CALTRANS), Owner, and CROWN CASTLE GT COMPANY, LLC, 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. 1066281 and 1070514);

WHEREAS, the project site is located at 3310 Beyer Boulevard within a portion of state right-of-way in the San Ysidro Planned District I-1 of the San Ysidro community plan;

WHEREAS, the project site is legally described as a portion of the NW ¼ of Section 35, Township 18 South, Range 2 West, SBM, City and County of San Diego;

WHEREAS, on January 16, 2013, the Hearing Officer of the City of San Diego considered SITE DEVELOPMENT PERMIT NO. 1066281 and CONDITIONAL USE PERMIT NO. 1070514 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on November 27, 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 Section 15301 (Existing Facilities) 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 Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated January 16, 2013.

FINDINGS:

Conditional Use Permit - Section 126.0305

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

This project is located within State of California Right-of-Way and the San Ysidro Community Plan does not provide a land use designation for the project site. The existing monopole is industrial in appearance and at 64-feet in height, it is visually obtrusive. The location of the monopole, on property designated as State Public-Right-of-Way and used by Caltrans as a maintenance yard limits the size of the space Crown Castle can utilize for their WCF. Alternative designs, such as faux trees or architectural towers would require additional space and Caltrans was not amenable to this. In order to try to integrate the WCF into the facility without utilizing additional ground space, Crown Castle decided to propose a retrofit to include a radio-frequency transparent screen fabric designed with an artistic bird design element, titled "Birds on Blue," to soften the institutional appearance and add interest. The screening design added to the pole

(primarily in order to conceal the antennas), along with the repainting of the pole and removal of extraneous climbing pegs, will allow the facility to better relate to the neighborhood and perhaps even become a focal point or landmark. Page 120 of the San Ysidro Community Plan states that a community design objective is to “remove utility poles.” While the wireless facility antennas cannot be located underground, the application of a design element to the pole and improvements to its aesthetic character, contribute to the goal of removing utility poles. Existing trees, some required as part of the original wireless facility approval, aid in integrating and screening views of the wireless facility as viewed from the public right-of-way and help soften its appearance.

The City’s General Plan, in section UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. This project proposes to locate an artistic design element around the antennas to improve the appearance and act to camouflage the facility. The General Plan also calls for wireless facilities to be designed to be “aesthetically pleasing and respectful of the neighborhood context.” In this situation, the wireless facility is located in a Caltrans maintenance yard, which by nature, is an industrial/institutional use, distinctly conspicuous in the island created by the crossing of a State Route-905 off ramp and Beyer Boulevard. The proposed design elements added to the monopole will improve the appearance, which will be more respectful of the neighborhood context, as many pass by the facility daily. The Plan recommends that equipment associated with the facility be concealed or located in unobtrusive structures. In this case, the equipment is located in a block wall enclosure. Existing chain link fencing and gates will be replaced with block wall and wrought iron to improve the appearance. Based on the proposed design of this project, the development will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” 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 that requires that Crown Castle GT Company, LLC, submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City’s jurisdiction.

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

The project as proposed complies with the regulations of the San Ysidro Planned District, I-1 zone, along with most of the requirements of the Wireless Communication Facility Regulations (LDC Section 141.0420). The WCF Design Requirements limit the size of equipment enclosures to 250 square feet. This project proposes an equipment area of 610 square feet. This San Ysidro

Development Permit, processed as a Site Development Permit, will allow the equipment enclosure size deviation. The WCF Regulations, LDC 141.0420(h) limit the number of antennas on a pole within the public right-of-way to four. In this case, twelve antennas are proposed. The proposed WCF is not a typical public right-of-way design as the antennas are mounted to a 64-foot high monopole with a proposed radio-frequency transparent decorative screen to conceal the antennas from view. The deviation to the limit of four antennas, in this case allowing twelve antennas, is permitted with the processing of this Site Development Permit. The WCF Regulations allow wireless facilities, with above-ground equipment in the public right-of-way, with the processing of a Conditional Use Permit, Process 3, approval. The WCF Design Requirements state that, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the monopole will be retrofitted to include a radio-frequency transparent screen with an artistic bird design, improvements to the equipment enclosure, and repainting and streamlining of the monopole. These design improvements, along with existing landscape material on site, will act to minimize the visual impacts of the WCF. The project complies with the regulations of the Land Development Code, along with the deviations to the equipment area square footage limit and antenna quantity limit, which are being permitted with this permit.

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

WCF with above-ground equipment are permitted in the public right-of-way with the processing of a Conditional Use Permit, Process 3. This WCF is proposed in a Caltrans maintenance yard which is mapped as state public right-of-way. WCF are encouraged to be located in non-residential areas and the public right-of-way where possible. Industrial and commercially zoned property are more preferable locations for WCF than residentially zoned property, as identified in Council Policy 600-43. The proposed WCF is appropriate at this location.

Site Development Permit – LDC Section 126.0504

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

This project is located within State of California Right-of-Way and the San Ysidro Community Plan does not provide a land use designation for the project site. The existing monopole is industrial in appearance and at 64-feet in height, it is visually obtrusive. The location of the monopole, on property designated as State Public-Right-of-Way and used by Caltrans as a maintenance yard limits the size of the space Crown Castle can utilize for their WCF. Alternative designs, such as faux trees or architectural towers would require additional space and Caltrans was not amenable to this. In order to try to integrate the WCF into the facility without utilizing additional ground space, Crown Castle decided to propose a retrofit to include a radio-frequency transparent screen fabric designed with an artistic bird design element, titled "Birds on Blue," to soften the institutional appearance and add interest. The screening design added to the pole (primarily in order to conceal the antennas), along with the repainting of the pole and removal of extraneous climbing pegs, will allow the facility to better relate to the neighborhood and perhaps even become a focal point or landmark. Page 120 of the San Ysidro Community Plan states that a community design objective is to "remove utility poles." While the wireless facility antennas cannot be located underground, the application of a design element to the pole and improvements to its aesthetic character, contribute to the goal of removing utility poles. Existing trees, some

required as part of the original wireless facility approval, aid in integrating and screening views of the wireless facility as viewed from the public right-of-way and help soften its appearance.

The City's General Plan, in section UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. This project proposes to locate an artistic design element around the antennas to improve the appearance and act to camouflage the facility. The General Plan also calls for wireless facilities to be designed to be "aesthetically pleasing and respectful of the neighborhood context." In this situation, the wireless facility is located in a Caltrans maintenance yard, which by nature, is an industrial/institutional use, distinctly conspicuous in the island created by the crossing of a State Route-905 off ramp and Beyer Boulevard. The proposed design elements added to the monopole will improve the appearance, which will be more respectful of the neighborhood context, as many pass by the facility daily. The Plan recommends that equipment associated with the facility be concealed or located in unobtrusive structures. In this case, the equipment is located in a block wall enclosure. Existing chain link fencing and gates will be replaced with block wall and wrought iron to improve the appearance. Based on the proposed design of this project, the development will not adversely affect the applicable land use plan.

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

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." 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 that requires that Crown Castle GT Company, LLC, submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

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

The project as proposed complies with the regulations of the San Ysidro Planned District, I-1 zone, along with most of the requirements of the Wireless Communication Facility Regulations (LDC Section 141.0420). The WCF Design Requirements limit the size of equipment enclosures to 250 square feet. This project proposes an equipment area of 610 square feet. This San Ysidro Development Permit, processed as a Site Development Permit, will allow the equipment enclosure size deviation. The WCF Regulations, LDC 141.0420(h) limit the number of antennas on a pole within the public right-of-way to four. In this case, twelve antennas are proposed. The proposed WCF is not a typical public right-of-way design as the antennas are mounted to a 64-foot high monopole with a proposed radio-frequency transparent decorative screen to conceal the antennas from view. The deviation to the limit of four antennas, in this case allowing twelve antennas, is permitted with the processing of this Site Development Permit. The WCF

Regulations allow wireless facilities, with above-ground equipment in the public right-of-way, with the processing of a Conditional Use Permit, Process 3, approval. The WCF Design Requirements state that, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the monopole will be retrofitted to include a radio-frequency transparent screen with an artistic bird design, improvements to the equipment enclosure, and repainting and streamlining of the monopole. These design improvements, along with existing landscape material on site, will act to minimize the visual impacts of the WCF. The project complies with the regulations of the Land Development Code, along with the deviations to the equipment area square footage limit and antenna quantity limit, which are being permitted with this permit.

San Ysidro Development Permit Findings – LDC Section 1518.0202(c)

- 1. The proposed use and project design meet the purpose and intent of the San Ysidro Planned District Ordinance, comply with the recommendations of the San Ysidro Community Plan, and will not adversely affect the San Ysidro Community Plan, the General Plan or other applicable plans adopted by the City Council;**

This project is located within State of California Right-of-Way and the San Ysidro Community Plan does not provide a land use designation for the project site. The existing monopole is industrial in appearance and at 64-feet in height, it is visually obtrusive. The location of the monopole, on property designated as State Public-Right-of-Way and used by Caltrans as a maintenance yard limits the size of the space Crown Castle can utilize for their WCF. Alternative designs, such as faux trees or architectural towers would require additional space and Caltrans was not amenable to this. In order to try to integrate the WCF into the facility without utilizing additional ground space, Crown Castle decided to propose a retrofit to include a radio-frequency transparent screen fabric designed with an artistic bird design element, titled “Birds on Blue,” to soften the institutional appearance and add interest. The screening design added to the pole (primarily in order to conceal the antennas), along with the repainting of the pole and removal of extraneous climbing pegs, will allow the facility to better relate to the neighborhood and perhaps even become a focal point or landmark. Page 120 of the San Ysidro Community Plan states that a community design objective is to “remove utility poles.” While the wireless facility antennas cannot be located underground, the application of a design element to the pole and improvements to its aesthetic character, contribute to the goal of removing utility poles. Existing trees, some required as part of the original wireless facility approval, aid in integrating and screening views of the wireless facility as viewed from the public right-of-way and help soften its appearance.

The City’s General Plan, in section UD-A.15, states that the visual impact of wireless facilities should be minimized. This can be achieved by concealing wireless facilities in existing structures when possible, or by using camouflage and screening techniques to hide or blend them into the surrounding area. This project proposes to locate an artistic design element around the antennas to improve the appearance and act to camouflage the facility. The General Plan also calls for wireless facilities to be designed to be “aesthetically pleasing and respectful of the neighborhood context.” In this situation, the wireless facility is located in a Caltrans maintenance yard, which by nature, is an industrial/institutional use, distinctly conspicuous in the island created by the crossing of a State Route-905 off ramp and Beyer Boulevard. The proposed design elements added to the monopole will improve the appearance, which will be more respectful of the

neighborhood context, as many pass by the facility daily. The Plan recommends that equipment associated with the facility be concealed or located in unobtrusive structures. In this case, the equipment is located in a block wall enclosure. Existing chain link fencing and gates will be replaced with block wall and wrought iron to improve the appearance. Based on the proposed design of this project, the development will not adversely affect the applicable land use plan.

2. **The proposed development shall be compatible with existing and planned land use on adjoining properties and shall not constitute a disruptive element to the neighborhood and community. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved as far as practicable;**

The proposed wireless facility is compatible with existing and planned land uses and does not constitute a disruptive element to the neighborhood and community. The monopole, as it currently exists, is a disruptive element and does not contribute to architectural harmony with the surrounding neighborhood. With the proposed improvements, such as the "Birds on Blue" antenna screen design, the wireless facility will be more compatible with the neighborhood and will be in greater architectural harmony.

3. **The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and**

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." 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 that requires that Crown Castle GT Company, LLC, submit a cumulative RF study to demonstrate compliance with the applicable FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

4. **The proposed use will comply with the relevant regulations in the Municipal Code.**

The project as proposed complies with the regulations of the San Ysidro Planned District, I-1 zone, along with most of the requirements of the Wireless Communication Facility Regulations (LDC Section 141.0420). The WCF Design Requirements limit the size of equipment enclosures to 250 square feet. This project proposes an equipment area of 610 square feet. This San Ysidro Development Permit, processed as a Site Development Permit, will allow the equipment enclosure size deviation. The WCF Regulations, LDC 141.0420(h) limit the number of antennas on a pole within the public right-of-way to four. In this case, twelve antennas are proposed. The proposed WCF is not a typical public right-of-way design as the antennas are mounted to a 64-foot high monopole with a proposed radio-frequency transparent decorative screen to conceal the antennas from view. The deviation to the limit of four antennas, in this case allowing twelve antennas, is permitted with the processing of this Site Development Permit. The WCF Regulations allow wireless facilities, with above-ground equipment in the public right-of-way, with the processing of a Conditional Use Permit, Process 3, approval. The WCF Design

Requirements state that, the applicant shall use all reasonable means to conceal or minimize the visual impacts of the WCF through integration. Integration with existing structures or among existing uses shall be accomplished through the use of architecture, landscape, and siting solutions. In this case, the monopole will be retrofitted to include a radio-frequency transparent screen with an artistic bird design, improvements to the equipment enclosure, and repainting and streamlining of the monopole. These design improvements, along with existing landscape material on site, will act to minimize the visual impacts of the WCF. The project complies with the regulations of the Land Development Code, along with the deviations to the equipment area square footage limit and antenna quantity limit, which are being permitted with this permit.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, SITE DEVELOPMENT PERMIT NO. 1066281 and CONDITIONAL USE PERMIT NO. 1070514 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1066281 and 1070514, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: January 16, 2013

Internal Order No. 24002712

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

WHEN RECORDED MAIL TO
CITY CLERK

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24002712

SITE DEVELOPMENT PERMIT NO. 1066281
CONDITIONAL USE PERMIT NO. 1070514
CROWN CASTLE - BEYER BLVD., PROJECT NO. 282673
HEARING OFFICER

This SITE DEVELOPMENT PERMIT (SDP) NO. 1066281 and CONDITIONAL USE PERMIT NO. 1070514 are granted by the Hearing Officer of the City of San Diego to the STATE OF CALIFORNIA (CALTRANS), Owner, and CROWN CASTLE GT COMPANY, LLC, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 141.0420, 1519.0202, 126.0501, and 126.0301. The project site is located at 3310 Beyer Boulevard within a portion of state right-of-way in the San Ysidro Planned District I-1 zone of the San Ysidro community plan. The project site is legally described as: a portion of the NW ¼ of Section 35, Township 18 South, Range 2 West, SBM, City and County of San Diego.

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 16, 2013, on file in the Development Services Department.

The project shall include:

- a. A total of twelve (12) panel antennas (consisting of six (6) from T-Mobile and six (6) from AT&T Mobility) and amplifiers/remote radio units mounted to an existing 64' high monopole behind a new 3-sided 27'-5" high radio-frequency transparent screen with a "Birds on Blue" decorative design;
- b. A 610 square foot equipment enclosure consisting of an AT&T Mobility equipment shelter and four (4) T-Mobile equipment cabinets;

- c. The following deviations are requested as part of this permit. This San Ysidro Development Permit, processed as a Site Development Permit, permits these deviations:
1. The 610-square foot equipment enclosure exceeds the 250-square foot maximum permitted by the WCF Design Requirements, Land Development Code (LDC) Section 141.0420(g)(3).
 2. The WCF Regulations, LDC Section 141.0420(h) provide specific requirements for WCF located in the public right-of-way. 141.0420(h)(3) states that “no more than four panel antennas or two omni-directional antennas shall be mounted on any utility pole by any one wireless communication facilities provider.” In this case, the antennas are concealed behind a proposed radio-frequency transparent screen and a total of 12 panel antennas are proposed from two wireless carriers.
- d. Existing chain link fence shall be replaced with a concrete masonry unit (CMU) wall and existing gates shall be replaced with wrought iron as identified on Exhibit “A”;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer’s requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by January 31, 2016.
2. This Site Development Permit (SDP) and Conditional Use Permit (CUP) and corresponding use of this site shall **expire on January 16, 2023**. 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 the Owner, Permittee, or other wireless carriers 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 Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable,

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

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

AIRPORT REQUIREMENTS:

14. Prior to issuance of a building permit, grading permit, right-of way permit, installation of the radio-frequency transparent screening, or any other construction permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

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

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

PLANNING/DESIGN REQUIREMENTS:

17. 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.
18. 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.
19. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
20. 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.'
21. No overhead cabling is allowed for this project.
22. The antennas located on the structure shall be in substantial conformance with Exhibit "A." Antennas shall not extend above or below the screening structure.
23. 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.
24. 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.
25. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA.
26. Climbing pegs shall be removed and the pole shall be painted to be compatible with the proposed screen design.
27. Antennas must be completely concealed within the radio-frequency transparent screen. Antennas shall not extend above or below the screening.
28. The radio-frequency transparent antenna screen and design elements shall be maintained in good condition, free of rips and tears. Maintenance shall be conducted on an annual basis, or sooner as needed, to ensure that the screen structure is maintained in good condition, to the satisfaction of the City Manager.

29. Within 120 days, or no later than May 16, 2013, the Permittee shall submit construction plans to Development Services for review.

30. Within 360 days, or no later than January 11, 2014, the Permittee shall complete required WCF improvements and pass the final Telecom Planning inspection. (WCF improvements include: adding the radio-frequency transparent screens and design elements to the structure, repainting the pole, removing climbing pegs from the pole, replacing the gate with a wrought iron material, and replacing the chain link fencing with a CMU wall, as identified on Exhibit "A".)

31. **Fines and other penalties shall be imposed should the deadlines specified in this permit fail to be achieved.**

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.

APPROVED by the Hearing Officer of the City of San Diego on January 16, 2013 and
[Approved Resolution Number]

Permit Type/PTS Approval No.: SDP/1066281 & CUP/1070514
Date of Approval: 1/16/2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
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.**

STATE OF CALIFORNIA
Owner

By _____
David Olmsted
Right-of-Way Agent, Right-of-Way
Airspace & Wireless Program

CROWN CASTLE GT COMPANY, LLC
Permittee

By _____
Jon Dohm, AICP
Zoning Manager, West Area

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



THE CITY OF SAN DIEGO

Date of Notice: November 29, 2012

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002712

PROJECT NAME/NUMBER: Crown Castle Beyer Boulevard/282673

COMMUNITY PLAN AREA: San Ysidro

COUNCIL DISTRICT: 8

LOCATION: 3310 Beyer Boulevard, San Diego, CA 92173

PROJECT DESCRIPTION: The project is a Site Development Permit for a Wireless Communication Facility (WCF) consisting of the screening of existing antennas on an existing 64' monopole with a 3-sided design, composed of 3 panels, consisting of RF transparent fiberglass support arms (attached to the monopole) and a hinged RF friendly "screen door" (attached to the ends of the support arms) to allow for access for antennae maintenance. The screens will be approximately 6' wide and 5'6" tall. The screens do not exceed the height of the monopole.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: CEQA Exemption 15301 (Existing Facilities)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The proposed project is exempt from CEQA pursuant to Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private) involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, screening of existing antennas on an existing 64' monopole with a 3-sided design, composed of 3 panels, consisting of RF transparent fiberglass support arms (attached to the monopole) and a hinged RF friendly "screen door", is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

DEVELOPMENT PROJECT MANAGER: Alexander Hempton
MAILING ADDRESS: 1222 First Avenue, MS 501
San Diego, California 92101
PHONE NUMBER: (619) 446-5349

On November 27, 2012, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

SAN YSIDRO COMMUNITY PLANNING GROUP

Minutes from January 23, 2012

1. **Call to order:** At 5:35 p.m. Chairman Michael Freedman called meeting to order.

Roll Call: Present: I. Adato (5:45 pm), M. Aguirre; D. Flores (left at 7:05 pm); M. Freedman; B. Gonzalez (6:10 pm); J. Goudeau (5:40 pm); Y. Hernandez (left @ 6:30 pm); S. Otto; M. Paredes (left @ 6:30 pm); M. Paul (left @ 6:30 pm); A. Perez (left at 6:55 pm); J. Wyman.
Absent: T. Currie; R. Moran; C. Vasquez.
 Quorum of 9 present at Call to Order, 2.
 Quorum of 10 present Item #3.
 Quorum of 12 present Item # 6a.
 Quorum of 9 present Items #6b & 6c.
2. **Approval of Agenda:** A motion was made by S. Otto and seconded by D. Flores to approve the agenda. Motion Passed (9-0-0). Yes: M. Aguirre, D. Flores, M. Freedman, Y. Hernandez, S. Otto, M. Parades, M. Paul, A. Perez, J. Wyman. Noes: None. Abstain: None.
3. **Approval of Minutes of Previous Meeting:** A motion was made by D. Flores and seconded by M. Paredes to approve minutes as written. Motion Passed: 9-0-1. Yes: M. Aguirre, D. Flores, M. Freedman, J. Goudeau, Y. Hernandez, S. Otto, M. Parades, M. Paul, A. Perez. Noes: None. Abstain: J. Wyman.
4. **Announcements:**
 - a. **Vacancies:** None, Elections of 8 seats in March 2012.
 - b. **Chairman:** 2 published announcements: 1. Information for candidates and voters were attached to Agenda. (The 8 seats are currently held by I. Adato; M. Aguirre, T. Currie, D. Flores, B. Gonzalez, J. Goudeau, M. Paredes, J. Wyman). 2. Next Meeting will be moved to Monday, February 27, 2012 due to the Presidents Day holiday on February 20, 2012. DSD is holding a workshop on Neighborhood Code Compliance, Thursday at 6 pm. RSVP to 619.235.5200
 - c. **Group Members:**
 1. D. Flores -- D. Flores has been appointed to the San Diego Commission on Regional Infrastructure and Equity. See attached .
 2. M. Paredes- Community Plan Update is working on the Environmental Study.
 3. M. Aguirre – SANDAG issued the RFP for the Intermodal Transportation Facility.
 4. D. Flores – Tomorrow the PAC will be meeting at 6pm at the Front.
 5. US Border Patrol Town Hall Meeting on February 23rd 6-8 pm at 212 W Park Ave.
 6. M. Paredes – SANDAG is researching Bicycle access on Dairy Mart and Monument Roads.
 - d. **City Officials Announcements:** Rudy Lopez, District 8 – Council Member Alvarez will be attending the February 2012 Planning Group meeting to review the past year and the future.

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

Officer Carlos Lacarra, San Diego Police Department – Dillion's Trail, the homeless camping there have been removed and environmental services are busy cleaning. An arrest in the Nestor, Remington Hills and Ocean Hills burglary series was made and burglary is down. Chief Landsdown reported over-all crime is down 5%. The San Ysidro Chamber will be hosting a Robbery Seminar Series in conjunction with the SDPD.

e. Members of the Public: None

5. Public Comment: None.

6. Docket Items:

- a. Crown Castle Beyer (Continued from November 2011 meeting) (Michael Linman) Site Development Permit & Conditional Use Permit renewal (91-0303-50) for existing wireless communications facility at 3310 Beyer Blvd. (CALTRANS Maintenance Yard) at intersection of Dairy Mart Road and I-905 ramp. Consideration of alternatives for proposed screening of the existing antennas located on a 64-foot-high monopole. A presentation was made by Ron Pekar and Sandy McDaniel of Pekar-McDaniel. Three different variations of designs were presented which would be 3 panels measuring 5.5' by 11'. **A motion was made by J. Goudeau and seconded by Y. Hernandez to approve the bird design variation with many birds. Motion Passed: 10-2-0. Yes: M. Aguirre, D. Flores, M. Freedman, B. Gonzalez, J. Goudeau, Y. Hernandez, S. Otto, M. Parades, M. Paul, J. Wyman. Noes: I. Adato, A. Perez. Abstain: None.**
- b. A&A Holdings Map Waiver. (Michael Bitterlin) Tentative Map Waiver to allow 2 single story commercial condominium units on a 0.955 acre (41,602 sf) site at 4550-4590 Border Village Road in the CSR-3 zone. The two units are an existing O'Reilly's Auto Parts and a Baja Duty Free Store. No other land or properties are a part. This is estate planning for the current owners, who will be forming an HOA to maintain the common grounds. No visual difference in property from current use and ownership. **A motion was made by J. Goudeau and seconded by A. Perez to recommend the map waiver. Motion Passed: 9-0-0. Yes: I. Adato, M. Aguirre, D. Flores, M. Freedman, B. Gonzalez, J. Goudeau, S. Otto, A. Perez, J. Wyman. Noes: None. Abstain: None.**
- c. Establishment of an Election Committee: Chairman to appoint at least 3 but no more than 5 persons not standing for election in March 2012 as the Election Committee as required by Articles V and VII and Exhibit C of the SYCPG Bylaws of June 2009. Chairman appointed S. Otto, A. Perez and M. Paul as the Election Committee. **A motion was made by J. Goudeau and seconded by S. Otto to allow the Chairman to change/add to the Election Committee. Motion Passed: 9-0-0. Yes: I. Adato, M. Aguirre, D. Flores, M. Freedman, B. Gonzalez, J. Goudeau, S. Otto, A. Perez, J. Wyman. Noes: None. Abstain: None.**
- d. Commercial Land Use Designation: Continue discussion of the appropriate Commercial designations. Decide on the establishment of a subcommittee, or other method of inclusion, whose purpose will be to prepare recommendations for Neighborhood Commercial, Community Commercial, Regional Commercial, Office Commercial, Visitor Commercial and Heavy Commercial in San Ysidro. The San Ysidro Chamber, San Ysidro BID and Casa

DRAFT MINUTES SUBJECT TO CORRECTION & APPROVAL AT A SUBSEQUENT MEETING

Familiar will hold an Open Forum on Commercial Land Use Designations. **Continued to February meeting.**

7. Subcommittee Reports:

- a. Infrastructure & Public Improvements; S. Otto – No Meeting.
- b. San Ysidro Community Plan Update Advisory Committee: M. Freedman – See 6.d. Discussed the role of mobility and traffic. Also start of EIR technical studies. No February 2012 meeting scheduled.

8. Representative's Reports:

- a. SY POE Expansion & Reconfiguration (I. Adato): December meeting, discussed timeline. No funding for Phase 2 and Phase 3.
- b. SY Smart Border Coalition (Currie): No Report
- c. Community Planners Committee (M. Paredes/Wyman): No Report.
- d. Otay Mesa Planning Group (Gonzalez): No Report.
- e. Transportation Collaborative (J. Goudeau): No Meeting.
- f. SY Project Area Committee (Otto): No meeting. Next meeting Tuesday January 24th.

9. Adjournment – Meeting Adjourned at 7:20 p.m.

Minutes submitted by J. Goudeau



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 Crown Castle Beyer Blvd 282673

Project Address:
 3310 Beyer Blvd, San Diego, CA 92173

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

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

Additional pages attached Yes No

Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

Name of Individual (type or print):	Name of Individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

This information is available in alternative formats for persons with disabilities.
 Be sure to see us on the World Wide Web at www.sandiego.gov/development-services

DS-318 (5-05)

Project Title: Crown Castle Beyer Blvd	Project No. (For City Use Only) 282673
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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? _____ Corporate Identification No. _____
 Partnership

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

Corporate/Partnership Name (type or print):
State of California
 Owner Tenant/Lessee

Street Address:
4050 Taylor Street (MS 310)

City/State/Zip:
San Diego, CA 92110

Phone No: (619) 688-6091 Fax No: (619) 688-2569

Name of Corporate Officer/Partner (type or print):
David Olmsted

Title (type or print):
R/W Agent, R/W Airspace & Wireless Program

Signature : _____ Date: _____
See attached LOA

Corporate/Partnership Name (type or print):
Crown Castle GT Company LLC
 Owner Tenant/Lessee

Street Address:
510 Castillo Street, Suite 302

City/State/Zip:
Santa Barbara, CA 93101

Phone No: (805) 957-1629 Fax No: (724) 416-4739

Name of Corporate Officer/Partner (type or print):
Jon Dohm

Title (type or print):
Zoning Manager, West Area

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):
 Owner 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):
 Owner 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):
 Owner 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):
 Owner Tenant/Lessee

Street Address:

City/State/Zip:

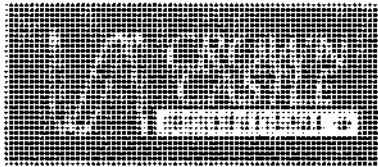
Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

ATTACHMENT 9



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INVESTORS

Management Team



Benjamin Moreland was appointed Crown Castle's Executive Officer in July 2008. Prior to this appointment, Mr. Moreland served as Crown Castle's Executive Vice President and Chief Financial Officer (2004-2008). Prior to that he served as Senior Vice President of Crown Castle and its domestic subsidiaries from October 2001 to 2004. Mr. Moreland joined Crown Castle following 15 years with Citicorp, primarily in corporate finance and real estate investment.



James D. Young was appointed Chief Operating Officer of Crown Castle in July 2008. Prior to this appointment, he served as President, U.S. Operations, from October 2005. He is responsible for the management of several business groups including the four Areas, Property Management, Delivery, Performance Improvement, Information Tech and Site Development. Mr. Young also sits on the Board of Directors of Crown Castle's business in Australia. With more than 21 years in the telecom industry, Mr. Young has served in several key positions in various organizations. Prior to joining Crown Castle, he served as Region Vice President of Network Operations for Sprint, spending several years with GTE in a variety of leadership roles across multiple disciplines.



Jay A. Brown was appointed Senior Vice President, Chief Financial Officer and Treasurer of Crown Castle in July 2008. Prior to this appointment, he served as Treasurer of Crown Castle from May 2004. Since joining Crown Castle in August 1999, he has served in a number of positions in the areas of development and corporate finance. Prior to joining Crown Castle, Mr. Brown worked for a start-up health care company and a consulting firm. He is responsible for general corporate financing and capital markets for Crown Castle. Mr. Brown is a Certified Public Accountant.

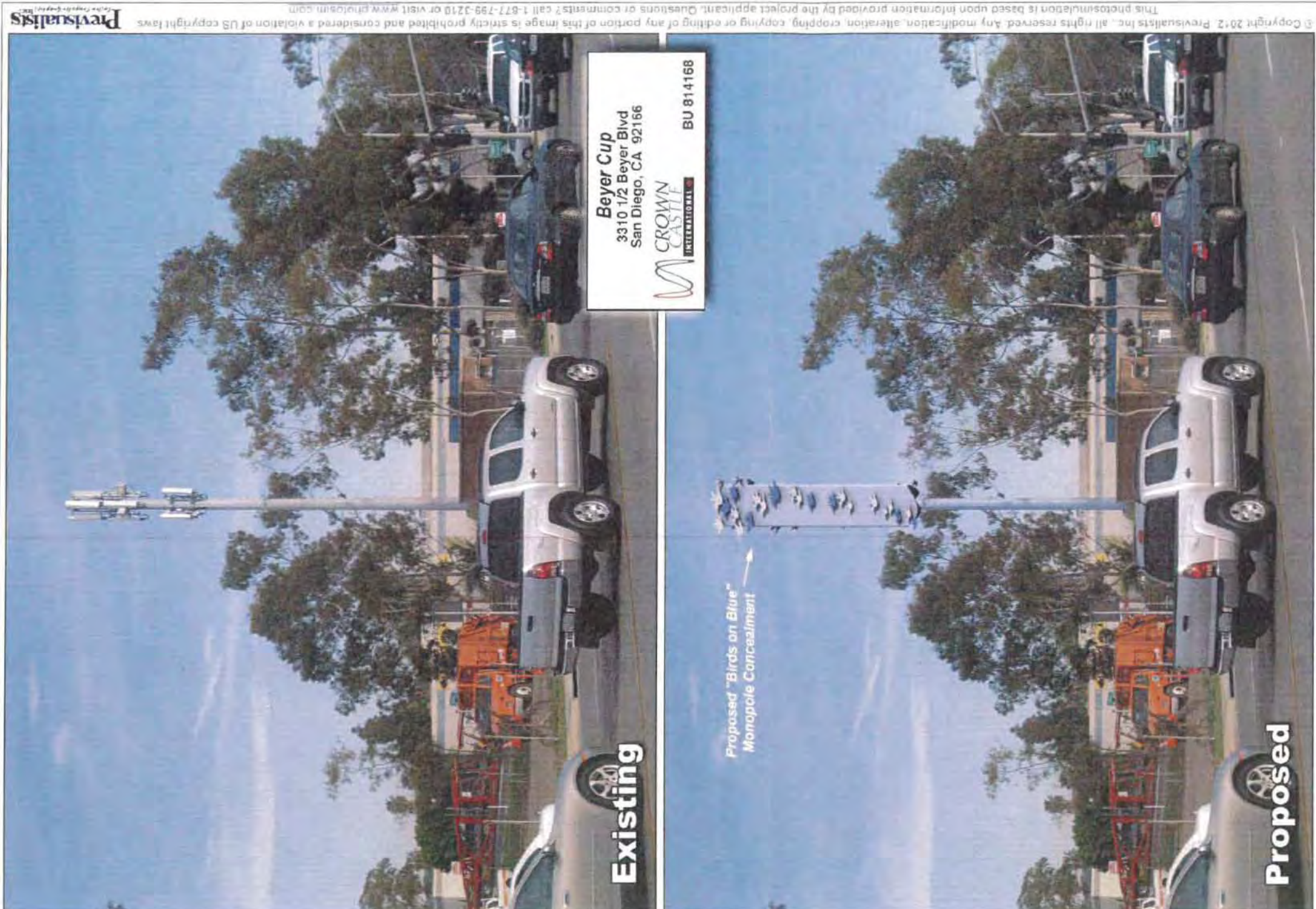
E. Blake Hawk has been Executive Vice President and General Counsel since July 2008. Mr. Hawk was an attorney with Brown, Parker & Leahy, LLP in Houston, Texas from 1999 and became a partner with the firm in 1986. Mr. Hawk has been licensed as an attorney in Texas since 1976 and is also a Certified Public Accountant since 1976.

ATTACHMENT 9



Richard Slowey was appointed Senior Vice President & General Manager of National Sales of Crown Castle USA. Mr. Slowey joined Crown Castle in 2000 as Vice President of Business Development. Before joining CCI, Mr. Slowey worked with the world's leading chemical and McCaw Communications (ATT Wireless), as well as Dow Chemicals, in various Sales and Operations Management roles.

Phil Kirby was appointed Senior Vice President, Corporate Strategy in September 2008. Prior to that appointment, he served as Managing Director of Crown Castle Australia. Before that he served as Vice-President of Crown Castle International with primary responsibility for the strategic oversight of Crown Castle International's operating companies and mergers and acquisitions efforts. Prior to joining Crown Castle International in April of 1997, Phil was a senior asset manager with Archon Group, a wholly-owned subsidiary of Citicorp Sachs of New York. He graduated cum laude from the University of California with a concentration in Economics.



Beyer Cup
 3310 1/2 Beyer Blvd
 San Diego, CA 92166

CROWN CASTLE INTERNATIONAL
 BU 814168

Photosimulation of view looking east from across Beyer Blvd.

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May 10, 2012

PHOTO SIMULATION

SCALE: 1" = 100'

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
 T 949 475-1000 | FAX 949 475-1001 F

CROWN CASTLE
 GT COMPANY LLC

PROJECT IDENTIFICATION:
BU 814168
BEYER CUP

3310 1/2 BEYER BLVD.
 SAN DIEGO, CA 92166

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APP:
JP	BOK	DND

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/09/11	REVISION PER 'CC' REQUIREMENTS	JGD
08/31/11	CITY COMMENT CYCLE #4	JGD
04/18/12	CITY COMMENT CYCLE #5	JGD
05/17/12	PHOTO SIMS ADDED	JGD
07/19/12	CITY COMMENTS	JGD
10/02/12	REVISION PER 'CC' REQUIREMENTS	JGD
10/08/12	REVISION PER 'CC' REQUIREMENTS	JGD

SHEET TITLE:
 PHOTO SIMULATION
 (EXISTING & PROPOSED)
 1 OF 2

SHEET NUMBER:
PS1

ISSUE LEVEL:
 ZONING RENEWAL
 BU 814168

Photostimulation of view looking south from the nearest point along the 905 freeway.

Beyer Cup
 3310 1/2 Beyer Blvd
 San Diego, CA 92166

CROWN CASTLE INTERNATIONAL
 BU 814168

Existing **Proposed**

Proposed "Birds on Blue" Monopole Concealment

SCALE: 1" = 100'

MAY 10, 2012

PHOTO SIMULATION

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DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
 T 949.475.1000 | 949.475.1001 F

CROWN CASTLE
GT COMPANY LLC

PROJECT IDENTIFICATION:
BU 814168
BEYER CUP

3310 N. BEYER BLVD.
 SAN DIEGO, CA 92166

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
JP	BOK	DKD

ISSUE STATUS:

△ DATE:	DESCRIPTION:	BY:
05/09/11	REVISION PER 'CC' REDLINES	JGD
06/31/11	CITY COMMENT CYCLE #4	JGD
04/19/12	CITY COMMENT CYCLE #8	JGD
05/17/12	PHOTO SIMS ADDED	JGD
07/19/12	CITY COMMENTS	JGD
10/03/12	REVISION PER 'CC' REDLINES	JGD
10/08/12	REVISION PER 'CC' REDLINES	JGD

SHEET TITLE:
PHOTO SIMULATION (EXISTING & PROPOSED)
 2 OF 2

SHEET NUMBER:	ISSUE LEVEL:
PS2	BEYER CUP RENEWAL 814168



Crown Castle - Beyer Blvd
Photo Location Map
3310 Beyer Blvd.
San Diego, CA 92173

Photo 1. View from Northwest



Photo 2. View from West

Photo 3. View from Southeast



Photo 4. View from Southeast



Photo 5. View from Southwest



Photo 6. View to the North



Mark J. Linman
Land Use and Development Consulting

**CROWN CASTLE INTERNATIONAL
SITE DESCRIPTION AND JUSTIFICATION
Beyer Boulevard
Site BU 814168**

PROJECT LOCATION

The project is an existing communications site is located near the northeast corner of Beyer Boulevard and Dairy Mart Road in the City of San Diego. The address of the site is 3310 Beyer Boulevard. The project site is in the San Ysidro Community Plan area. Zoning of the site is SYIO-I-1 (Industrial).

PROJECT BACKGROUND

The site currently operates under an existing Conditional Use Permit (CUP 91-0303-50) granted to GTE-Mobilnet on September 25, 1997. CUP 95-0316 expired on September 25, 2007. The applicant proposes to continue use of the site as a telecommunications facility and establish a new Conditional Use Permit for the site. Application is made pursuant to the Council Policy 600-43, "Wireless Communication Facilities," and Land Development Code Section 141.0420.

PROPOSED PROJECT

The applicant proposes to maintain the use and operation of the existing, previously permitted facility. The existing carriers that utilize the facility are AT&T Wireless and T-Mobile. The existing facility consists of a 64-foot tall mono-pole. There are three sets of antennas mounted to the mono-pole. The pole is located within an enclosure consisting of block walls and chain link fencing. The enclosure measures approximately 23 feet by 26.5 feet.

The project site is a portion of State of California right-of-way. Caltrans uses the property as a maintenance yard. There is one other existing structure on the property. Land uses surrounding the site include State Route 905 to the immediate north, industrial to the east, commercial across Beyer to the southwest.

The applicant proposes to maintain the existing mono-pole and equipment enclosure, with the addition of decorative panels added to conceal the antennas.

The applicant has worked extensively with the landlord, Caltrans, in an attempt to secure additional land so that a new facility could be constructed to replace the monopole. The

existing lease area does not provide enough space to accommodate an alternative design. Caltrans is not willing to provide any additional space.

SITE JUSTIFICATION

Project Objective

The primary coverage of the existing facility is along portions of State Route 905 located to the north of the site. Additional coverage and service is also provided within the surrounding community toward the north and south along Beyer Boulevard. Coverage plots for both users of the site are provided.

Proposed Location

The existing facility has provided wireless communications coverage for the surrounding community and travelers for over 10 years at this location. The height and location of the facility provide coverage to portions of the Interstate 905 corridor and Beyer Boulevard, in addition to the surrounding commercial and residential neighborhoods.

The project site is zoned industrial, which is a preferred zone, is separated from residential uses and is located in an area with numerous vertical elements and existing trees.

Alternative Sites

Since this is an existing facility, the first priority for the applicant and users of site is to maintain the existing facility in order to avoid loss of coverage or interruption of service. This is an established site within the carrier's networks and other sites have been developed in reliance on maintaining the existing site.

Alternatives to the existing facility would need to provide similar coverage in order to be considered feasible. There are numerous other properties within the coverage objective area that are zoned commercial or industrial.

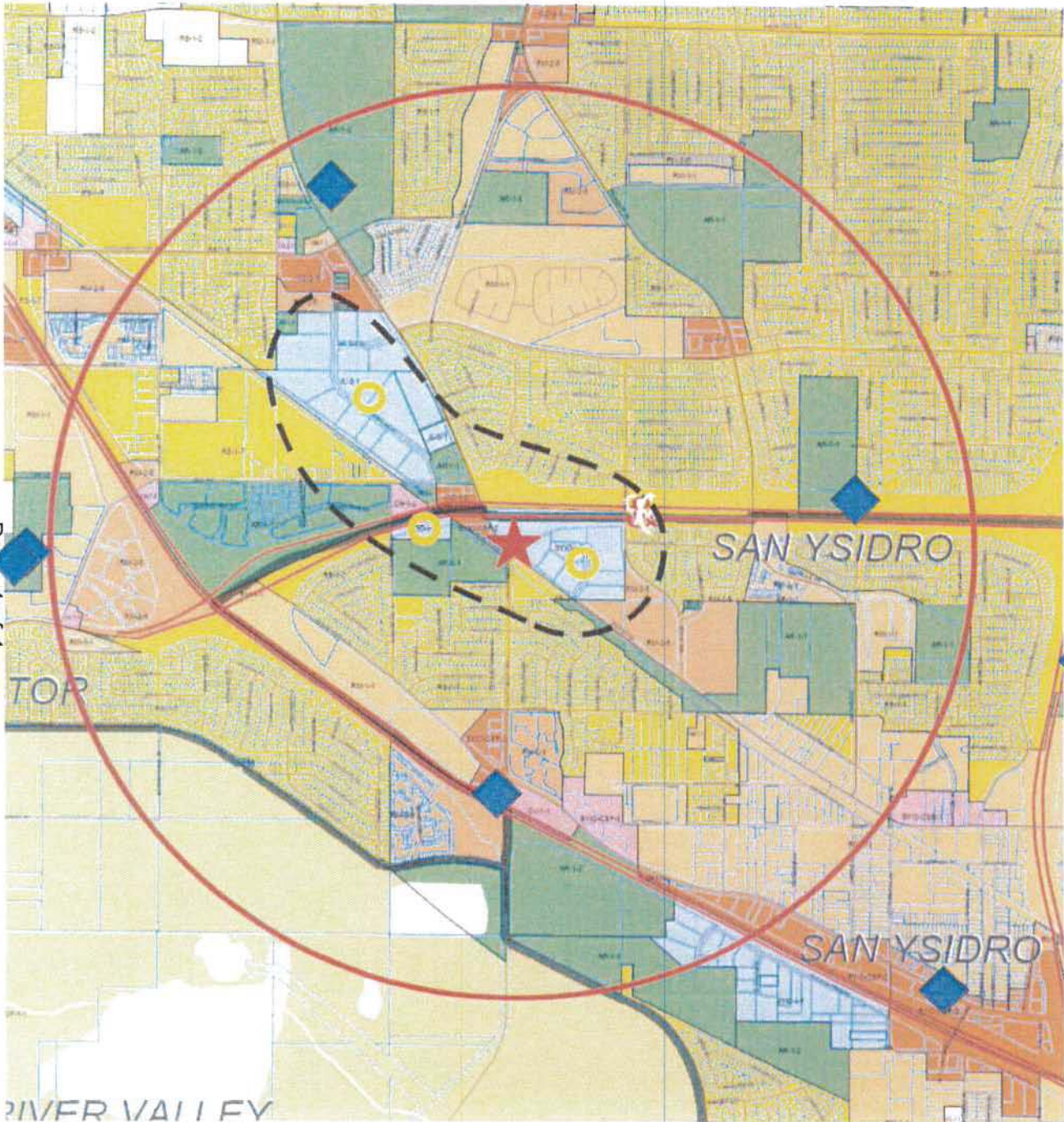
A large industrial park area is located to the northwest of the existing site along 30th Street that could provide space for a proposed facility. This area is slightly lower in elevation and is located further from the freeway. There are no existing structures of comparable height to the existing site. This area would not be considered feasible due to the loss of coverage due to the reduction in available height.

Two other areas could potentially provide similar coverage. A storage facility located to the west of the existing site, just north of the elementary school is similarly situated in proximity to the freeway but is about 10 feet lower in elevation. A taller structure would need to be constructed there in order to maintain existing coverage. The proximity to the elementary school could also raise issues.

The industrial area to the immediate east of the site has the same zoning, is similar in elevation and appears to have space to accommodate a facility. The portion of that site that is closest the freeway is also adjacent to existing residences. A structure of comparable height to the existing facility would need to be constructed here to maintain the existing coverage. This location would be less visible from Beyer Boulevard but more visible from Del Sol Boulevard and the neighboring residences. This location does not offer any advantage over the existing location.

Colocation

The existing site is currently shared by AT&T and T-Mobile and is already a collocation site.



Zoning

ZONE_NAME

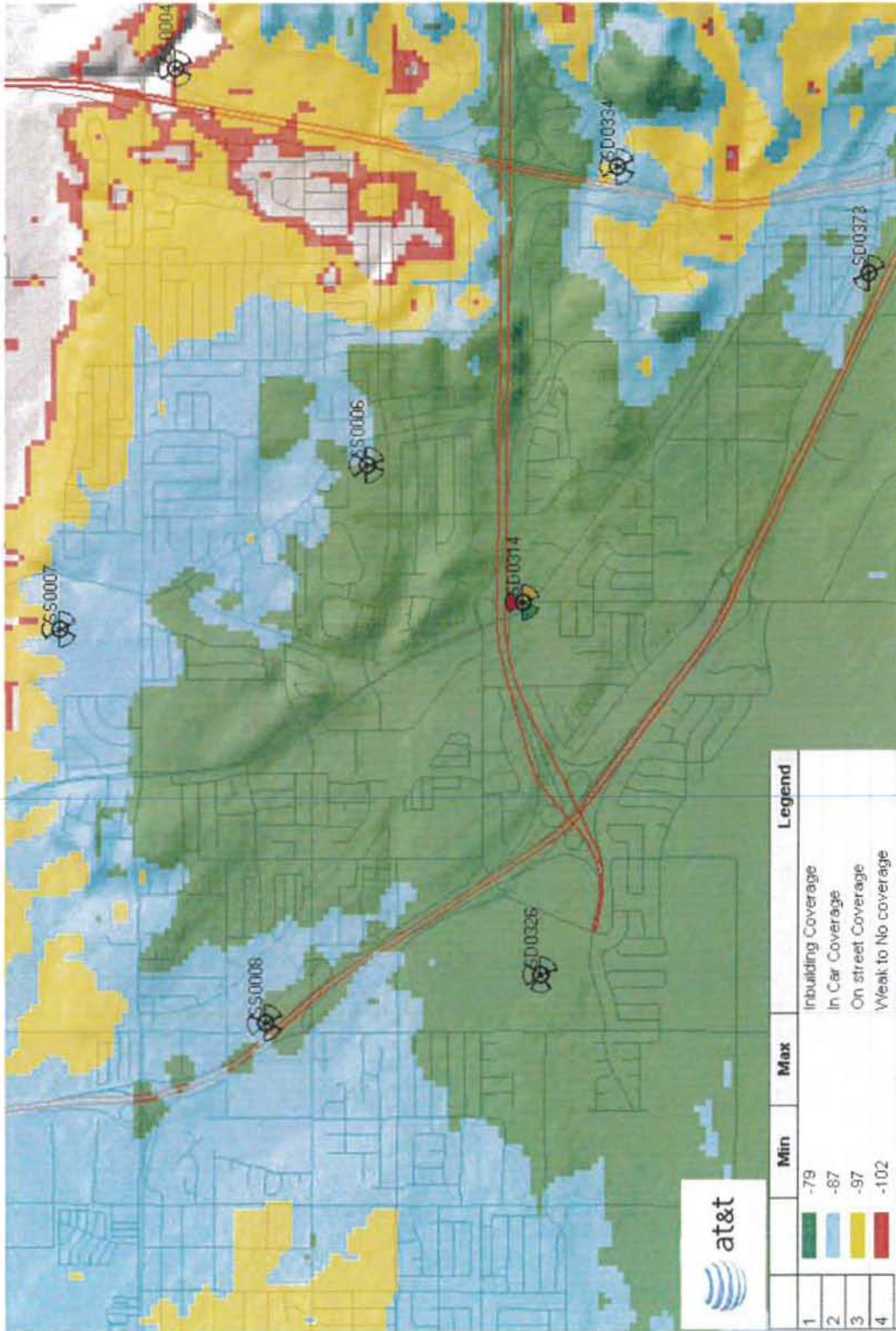
- AR-1-1
- AR-1-2
- CO-1-2
- CV-1-1
- IL-2-1
- IL-3-1
- OF-1-1
- OP-1-1
- RM-1-1
- RM-2-5
- RM-3-7
- RM-4-10
- RS-1-1
- RS-1-14
- RS-1-7
- SYIO-CSF-2
- SYIO-CSF-2-3
- SYIO-CSF-3
- SYIO-CSR-1
- SYIO-CSR-2
- SYIO-CSR-3
- SYIO-CT-2-3
- SYIO-I-1

- Proposed Site
- Existing WCF
- Alternative Site
- 1 Mile Radius
- Search Ring

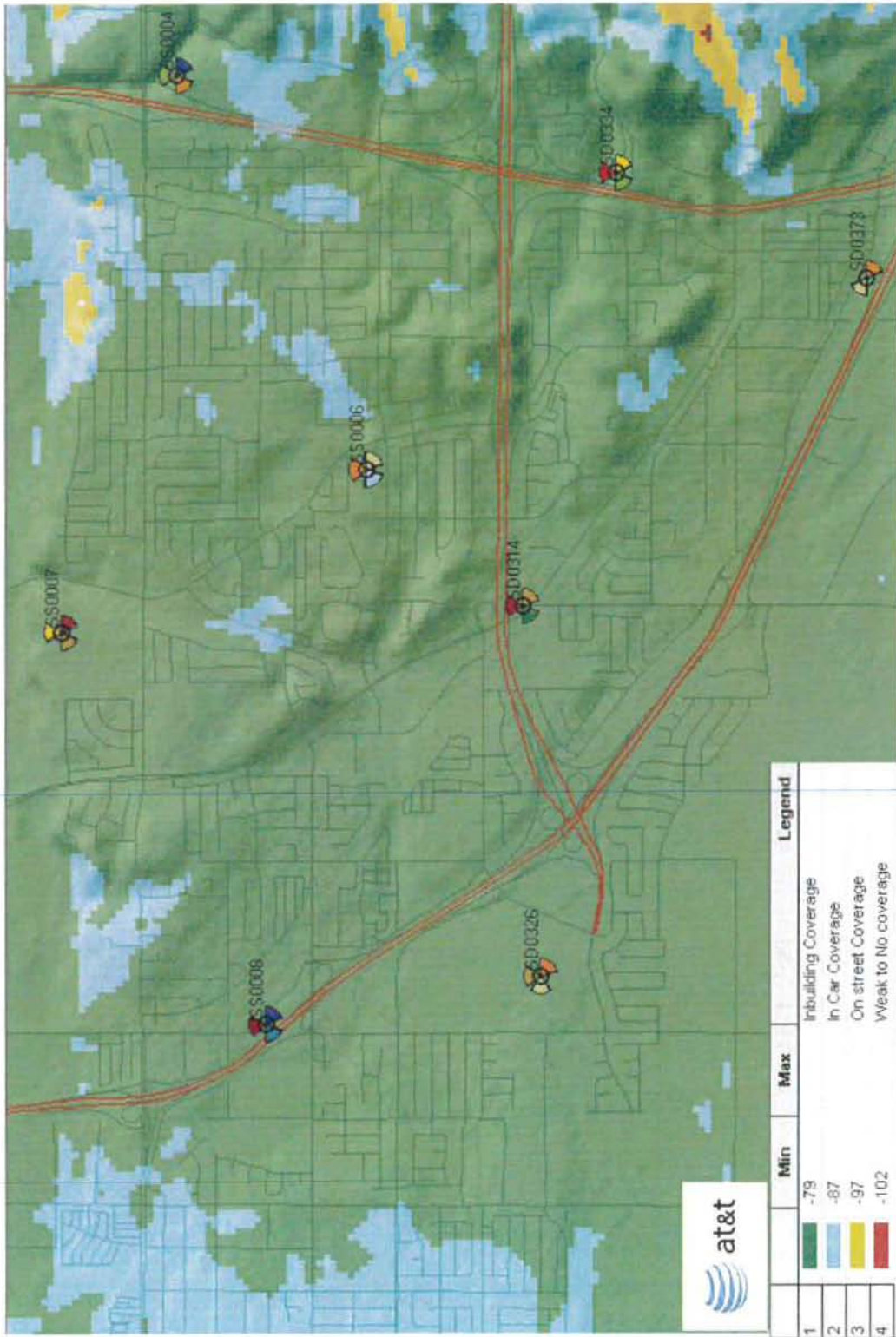
**Crown Castle – Beyer Blvd
Site Justification Map**

3310 Beyer Blvd.
San Diego, CA 92173

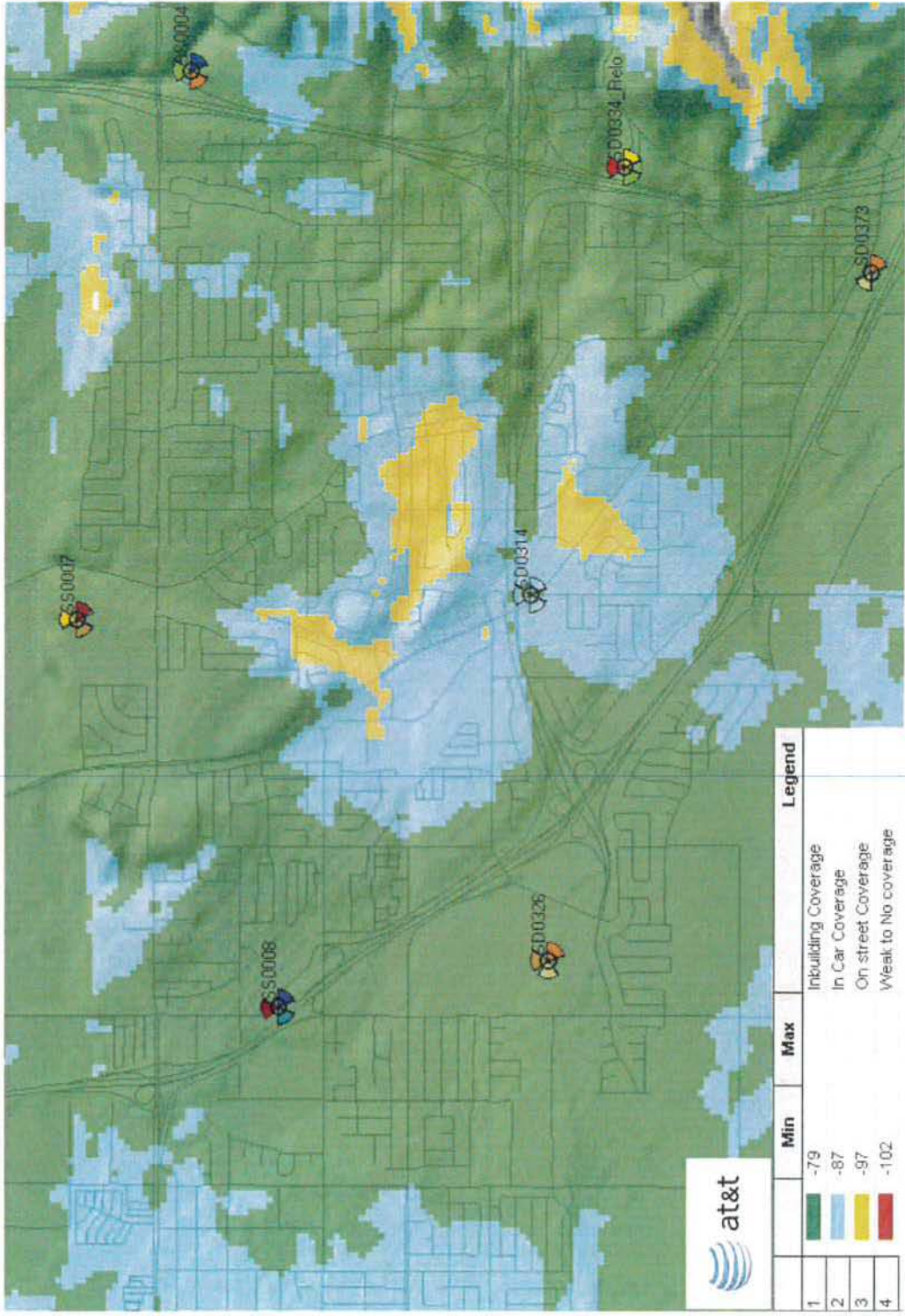
SD0314 AT EXISTING HT.



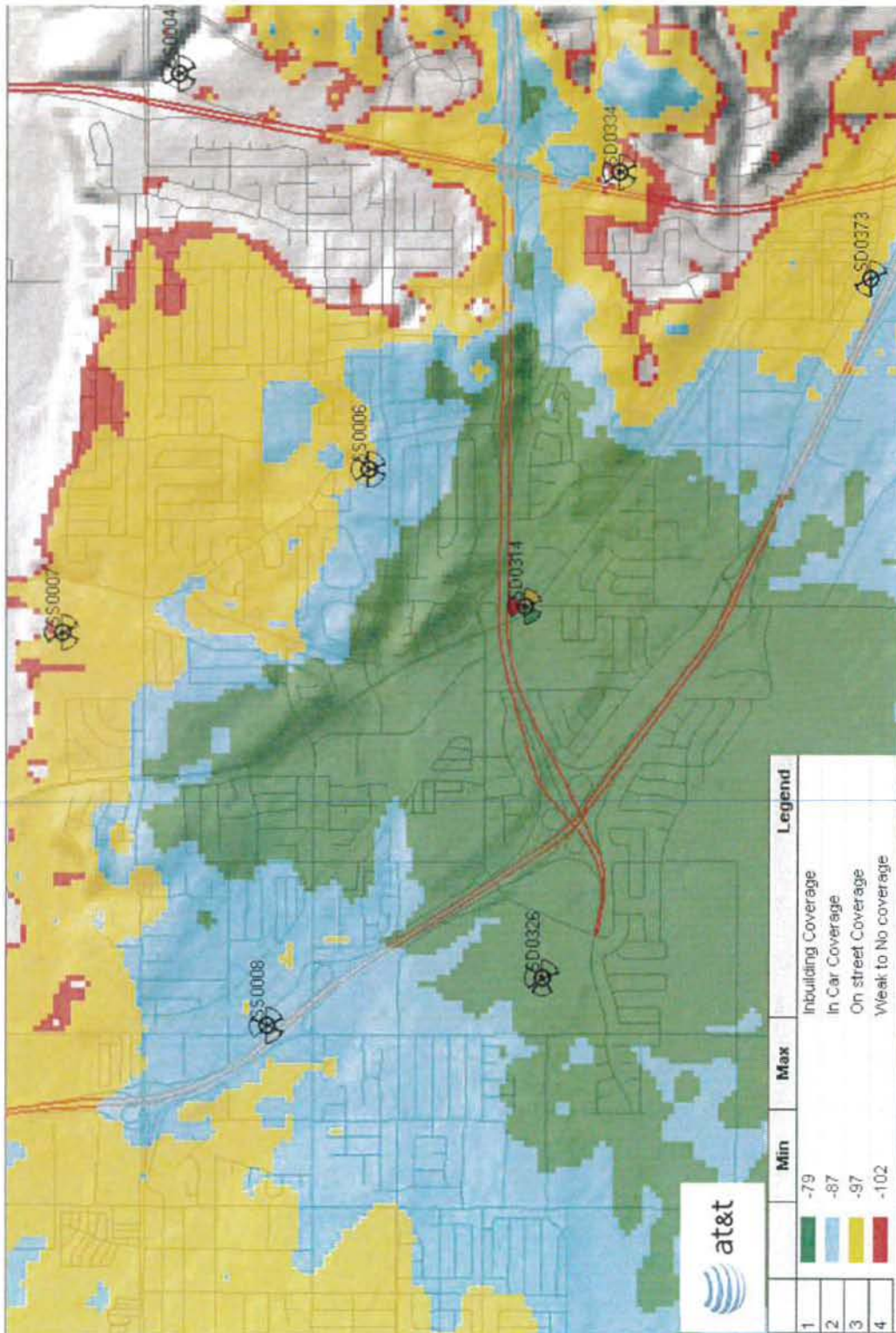
COMPOSITE COVERAGE WITH SD0314 AT EXISTING HT.



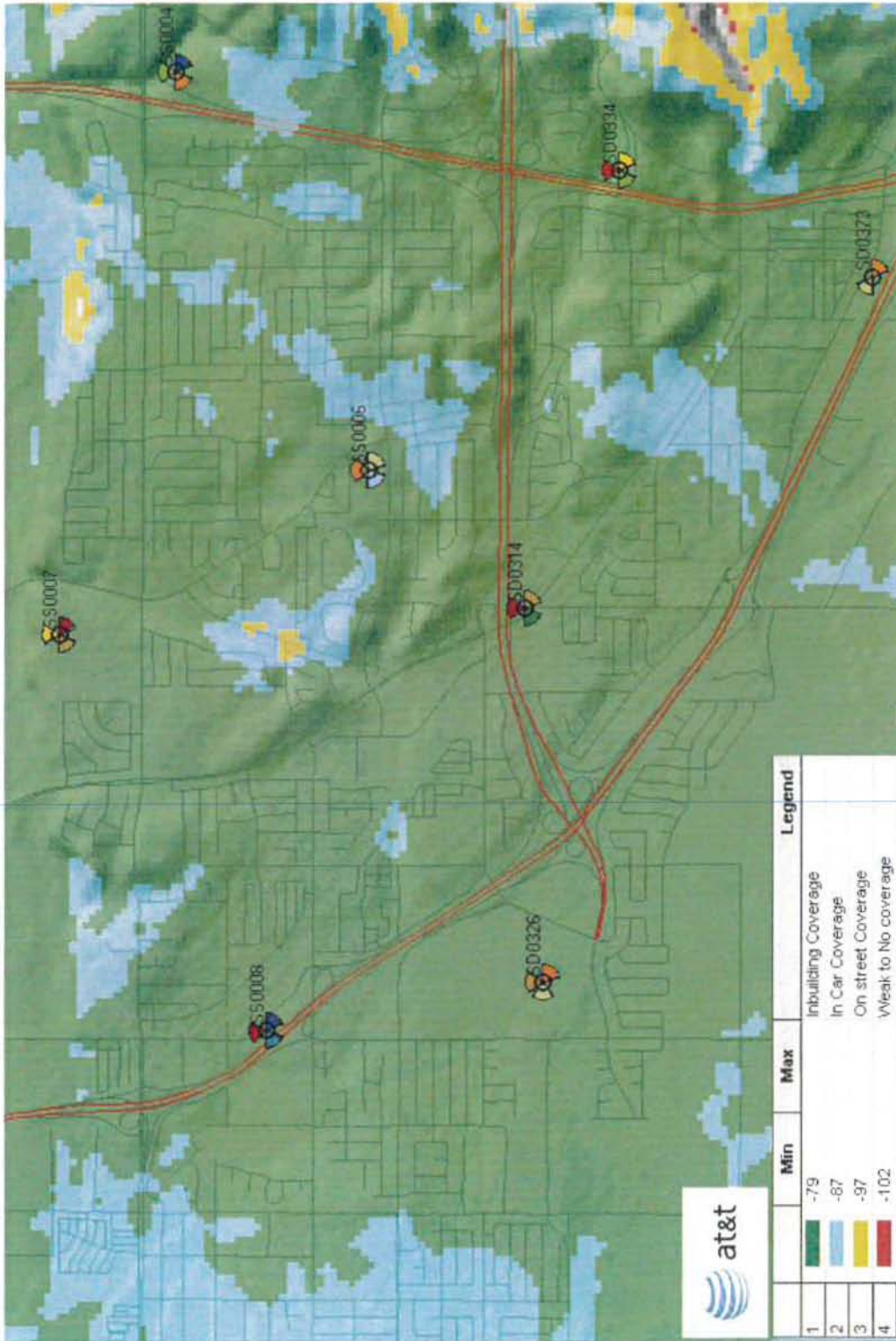
COMPOSITE COVERAGE WITHOUT SD0314



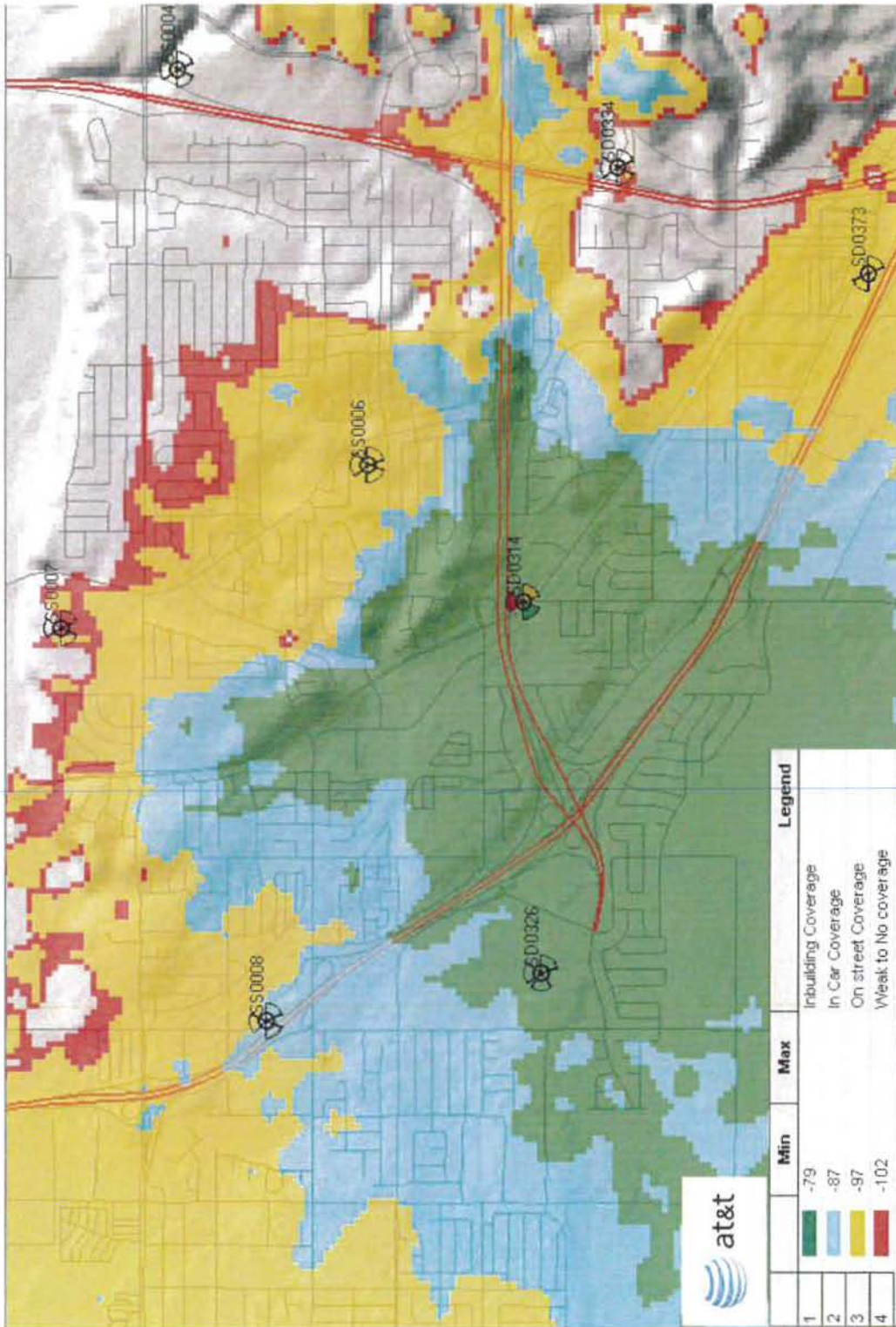
SD0314 AT HT. OF 55 FT.



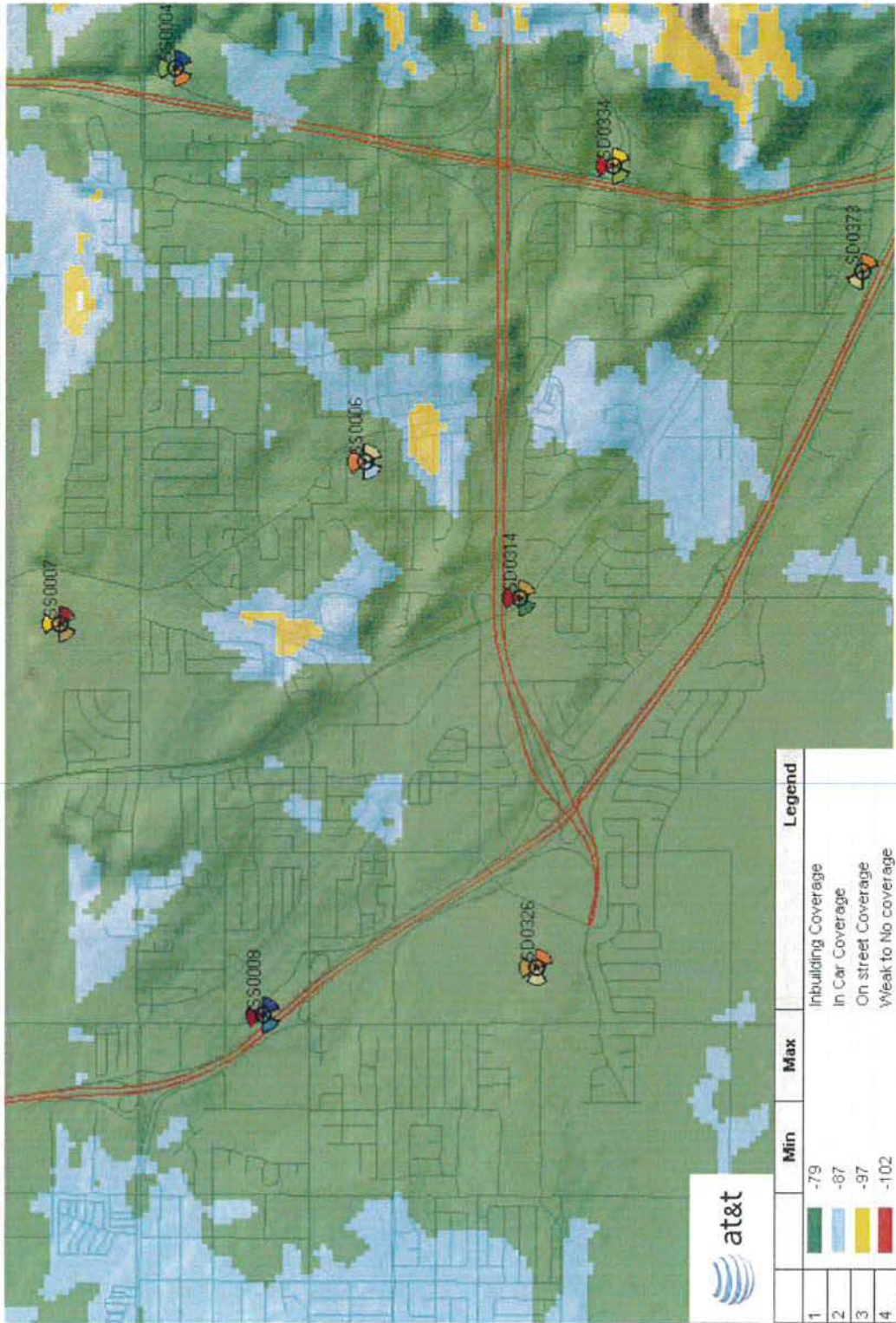
COMPOSITE COVERAGE WITH SD0314 AT HT. OF 55 FT.



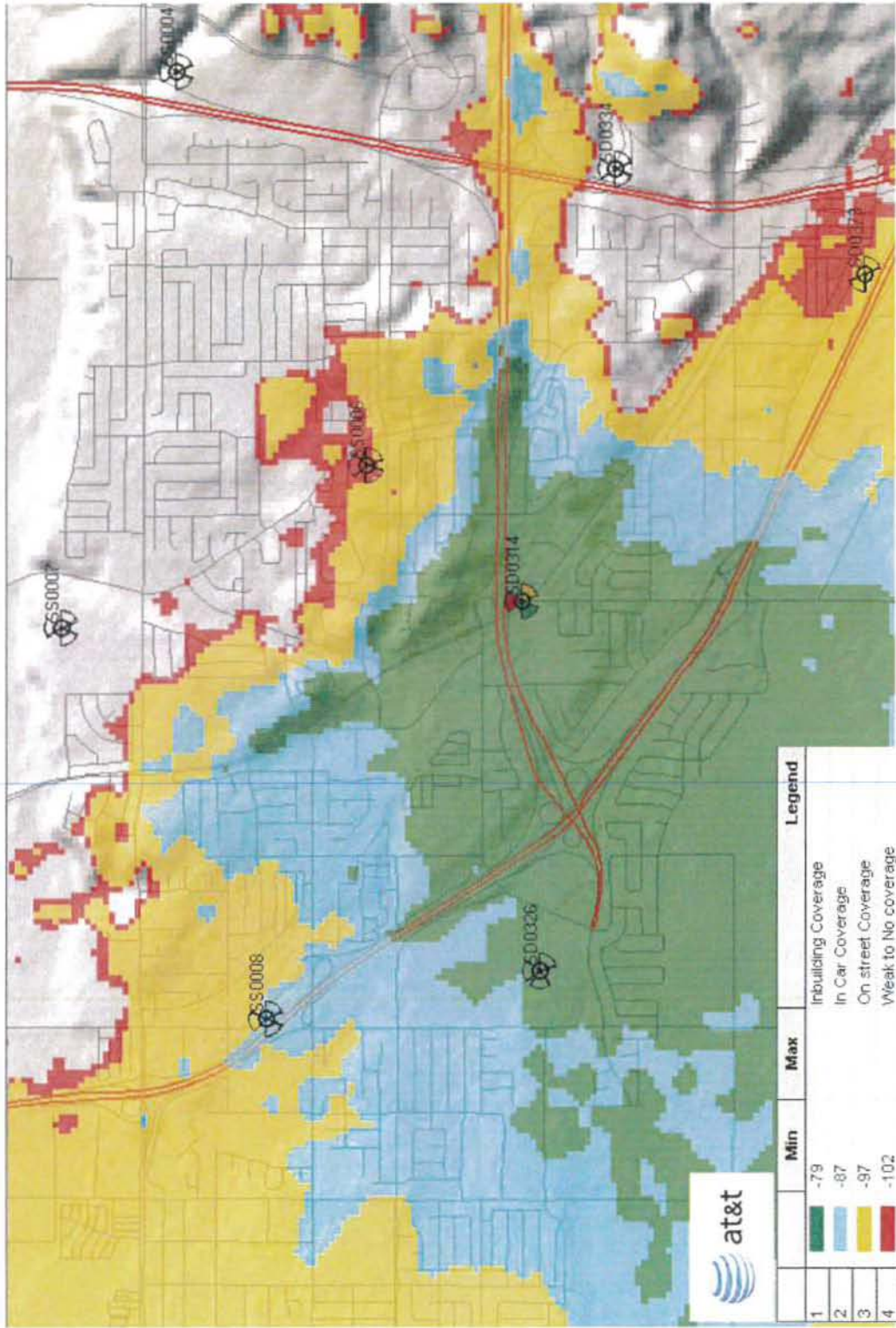
SD0314 AT HT. OF 50 FT.



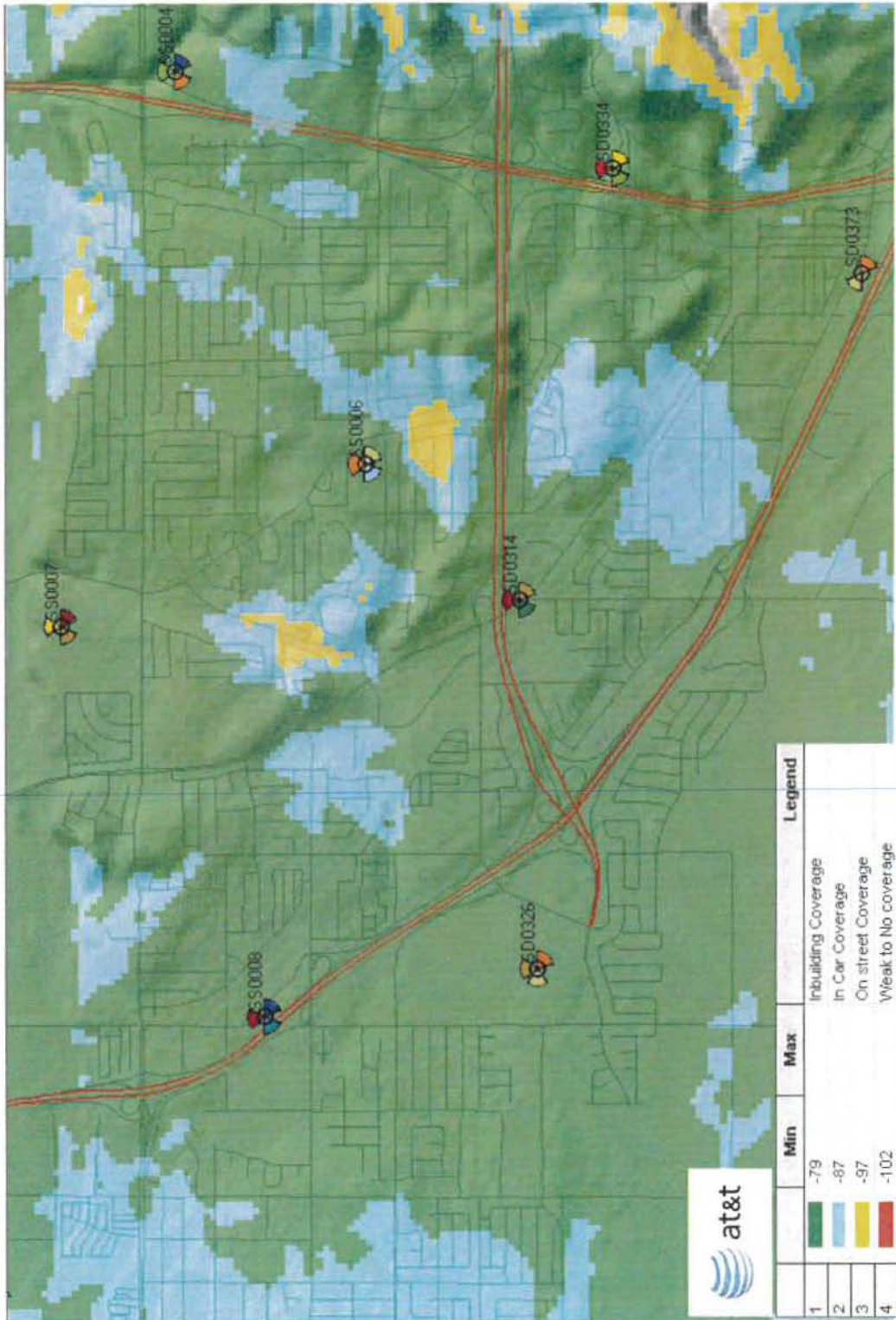
COMPOSITE COVERAGE WITH SD0314 AT HT. OF 50 FT.



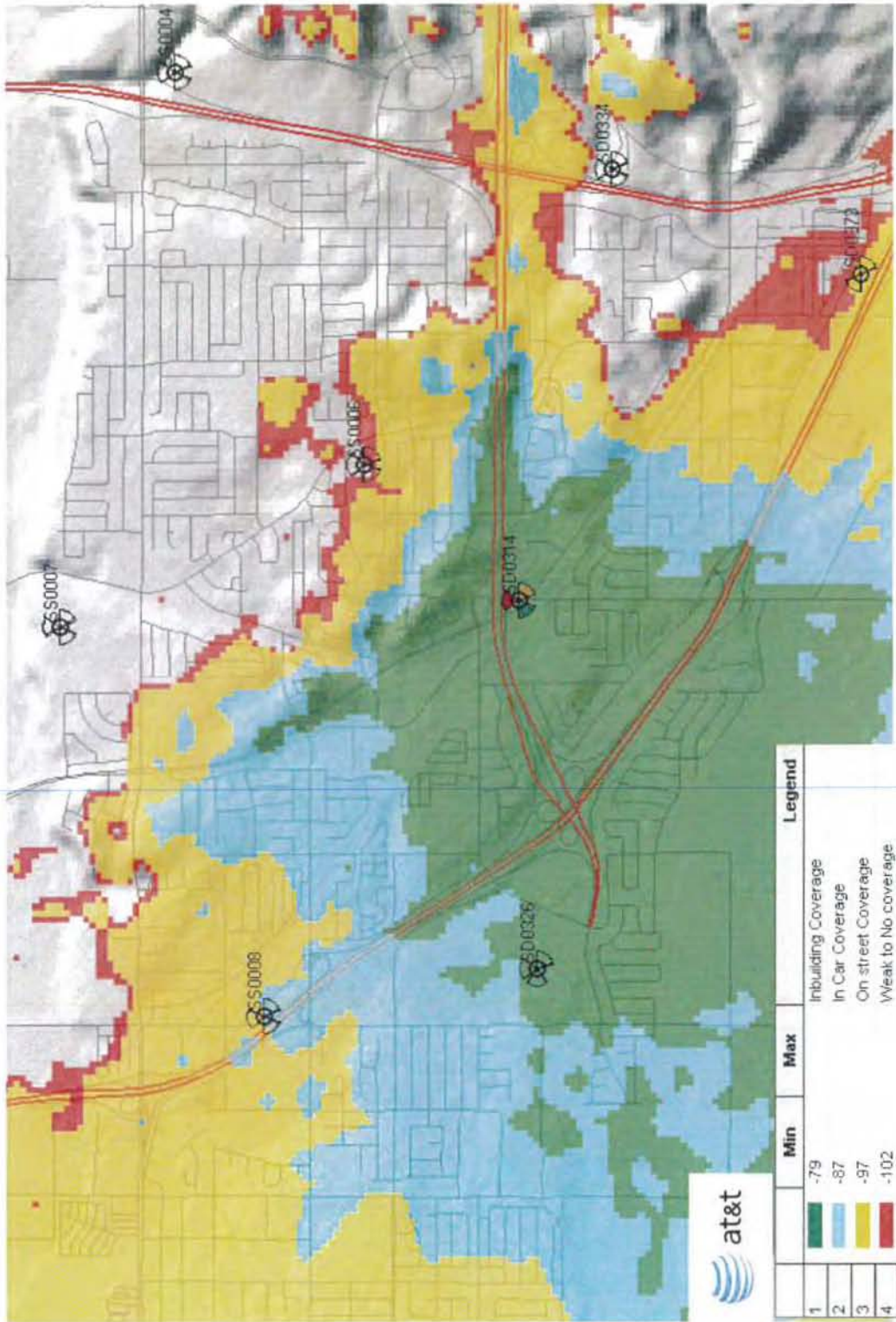
SD0314 AT HT. OF 45 FT.



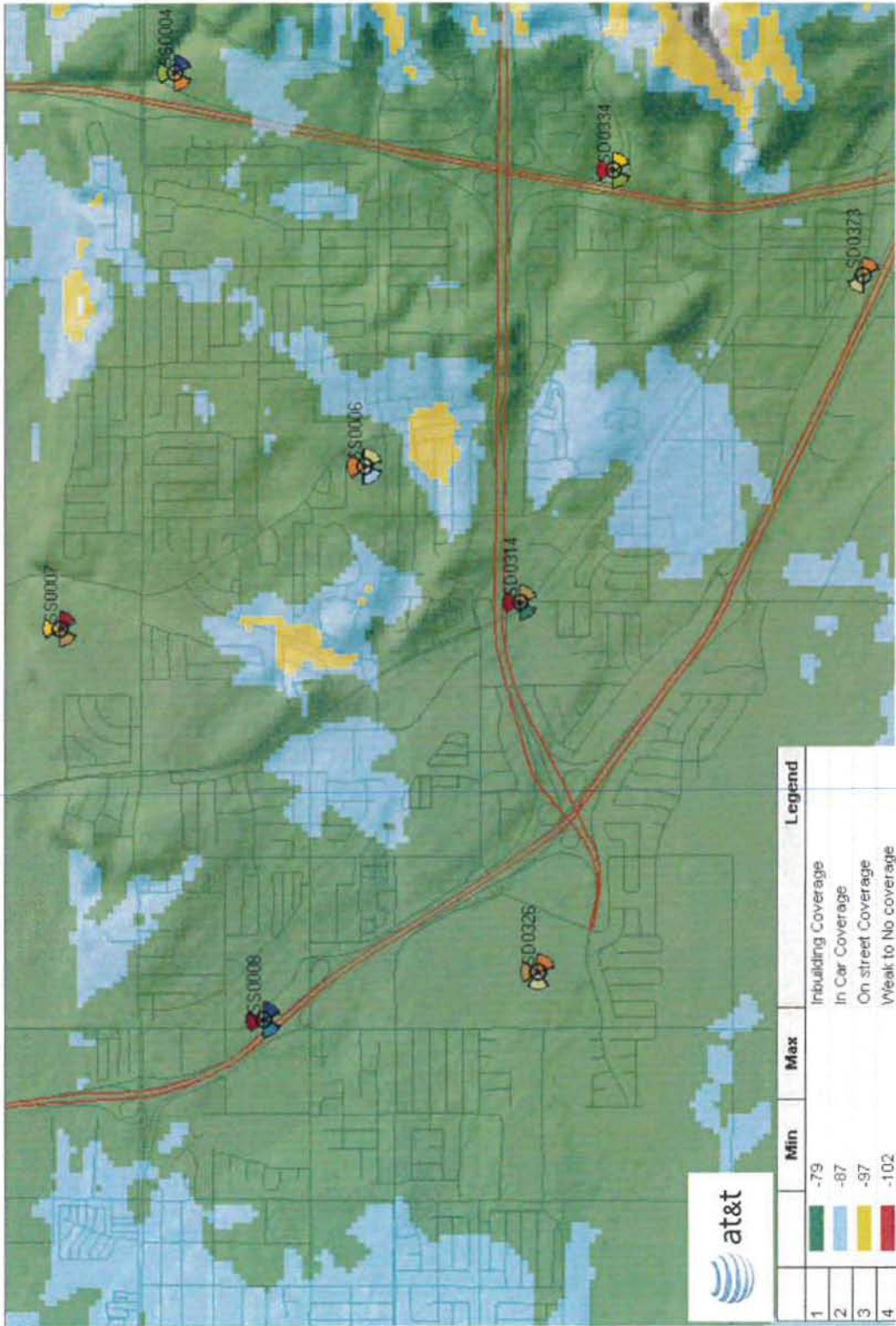
COMPOSITE COVERAGE WITH SD0314 AT HT. OF 45 FT.



SD0314 AT HT. OF 40 FT.



COMPOSITE COVERAGE WITH SD0314 AT HT. OF 40 FT.





SD066666 Coverage Map

RF Team San Diego Market
Sep 06, 2012

C.C. Bayer



Contents:

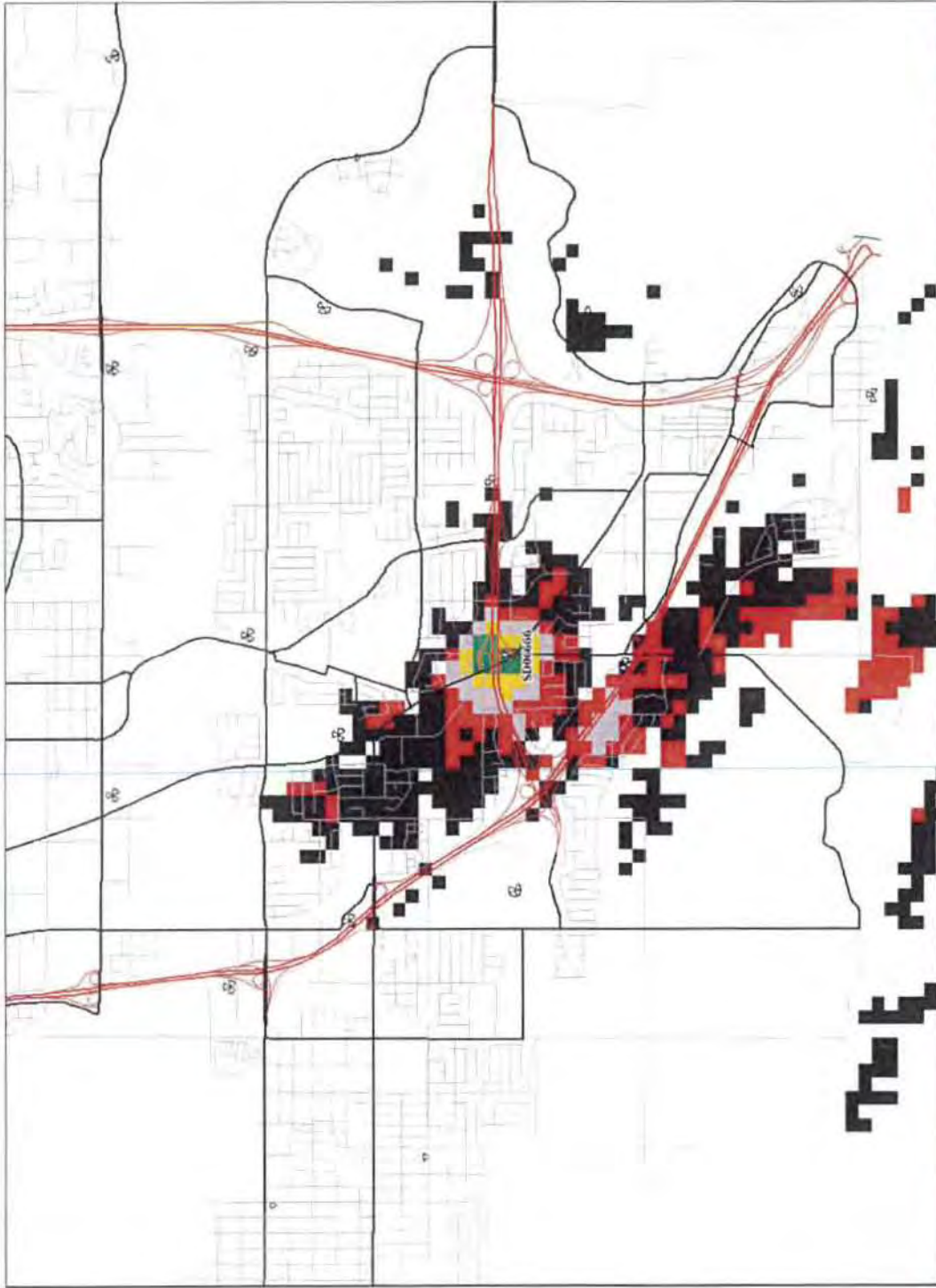
Plots:

- SD06666 @ 30ft coverage
- SD06666 On-Air neighbor sites coverage
- SD06666 @ 30ft with On-Air neighbor sites coverage
- SD06666 @ 40ft coverage
- SD06666 On-Air neighbor sites coverage
- SD06666 @ 40ft with On-Air neighbor sites coverage
- SD06666 @ 50ft coverage
- SD06666 On-Air neighbor sites coverage
- SD06666 @ 50ft with On-Air neighbor sites coverage



...T...Mobile

SD06666 @ 30ft coverage



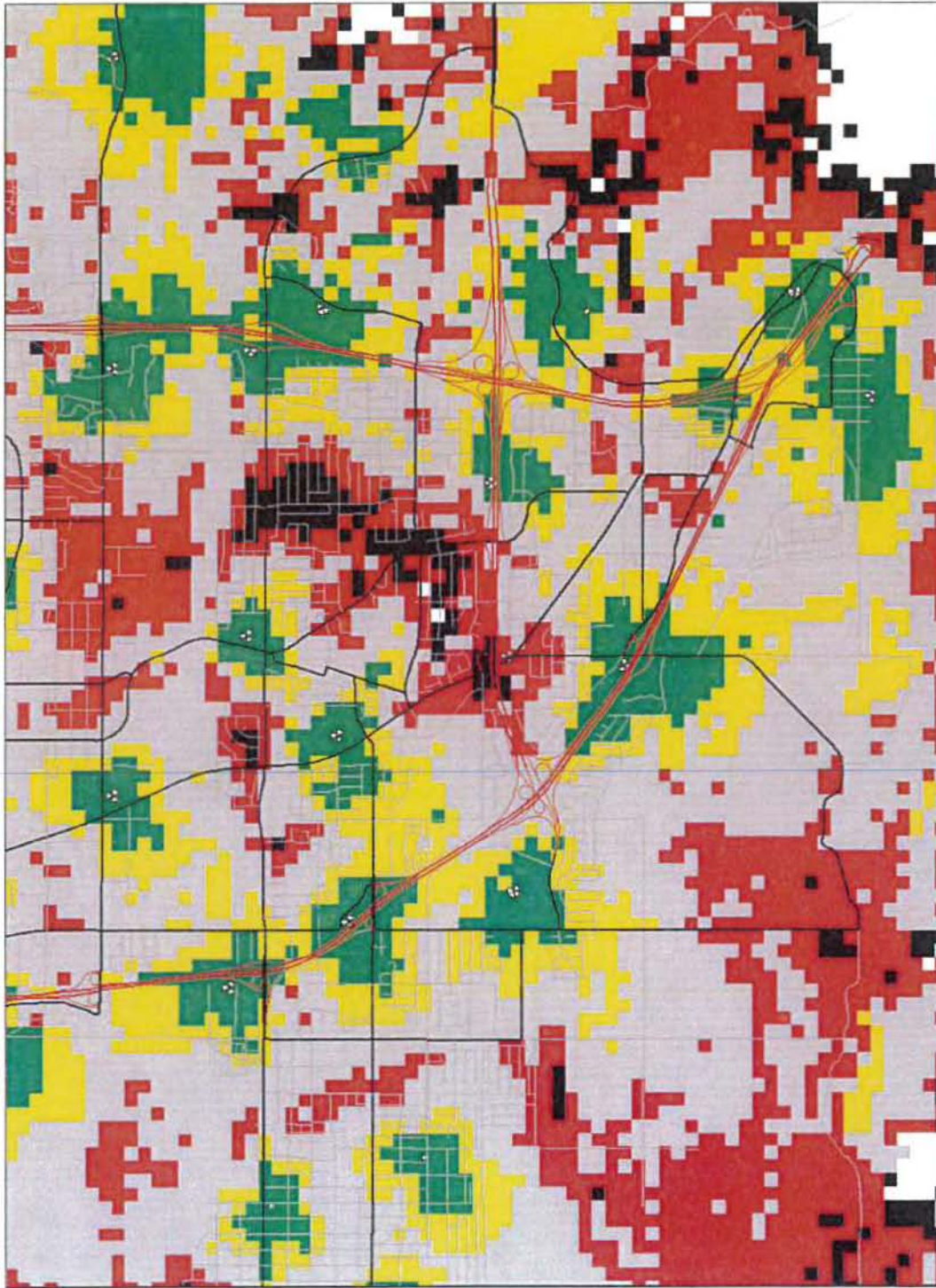
Legend: Coverage Level

- In Building Commercial
- In Building Residential
- Outdoor
- In Car
- Poor to No Signal
- No Coverage



...T...Mobile

On Air neighbor sites coverage



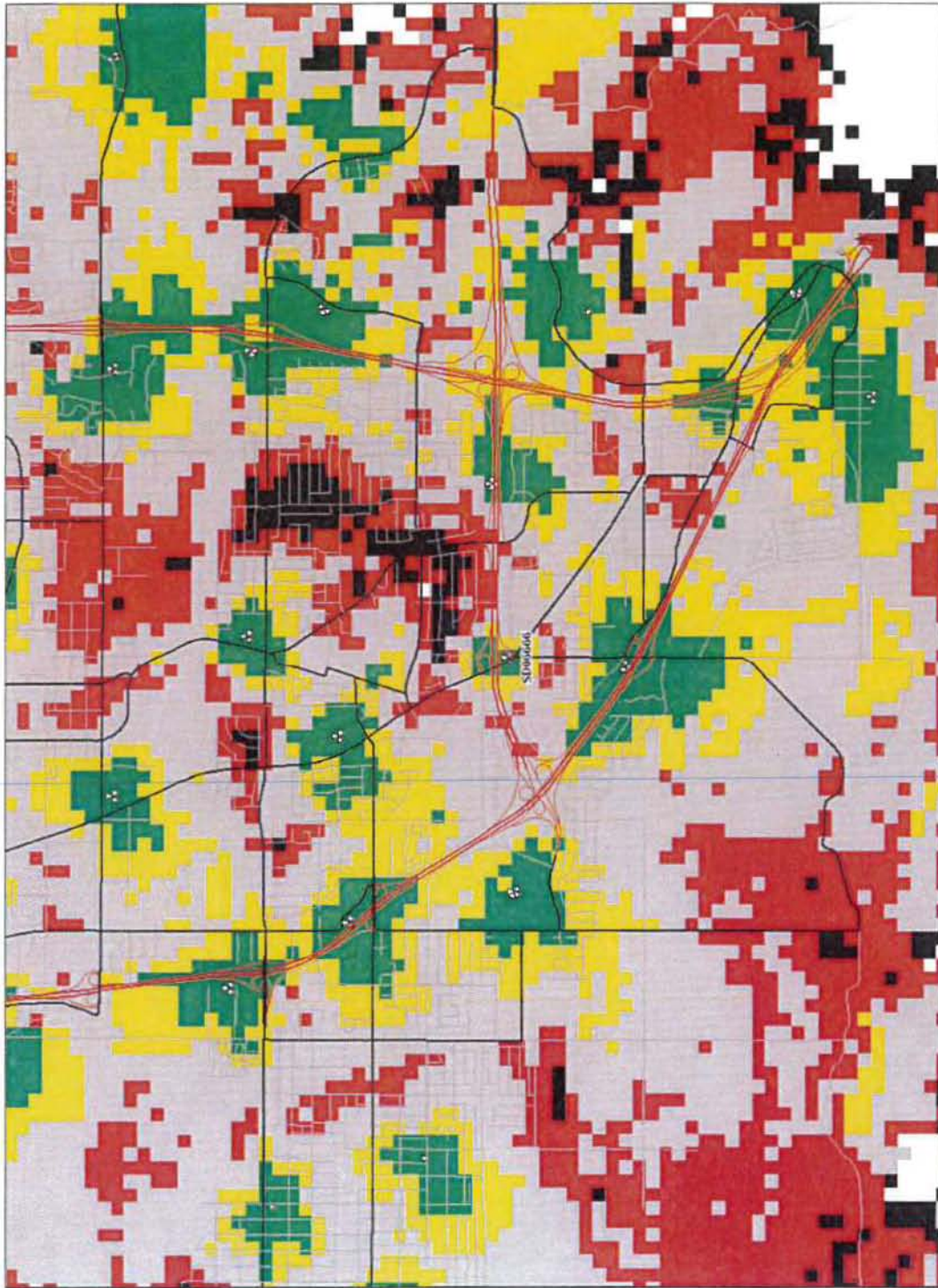
Legend: Coverage Level

- In Building Commercial (Green circle)
- In Building Residential (Yellow circle)
- Outdoor (Red circle)
- In Car (Grey circle)
- Poor to No Signal (Black circle)
- No Coverage (White circle)



T-Mobile

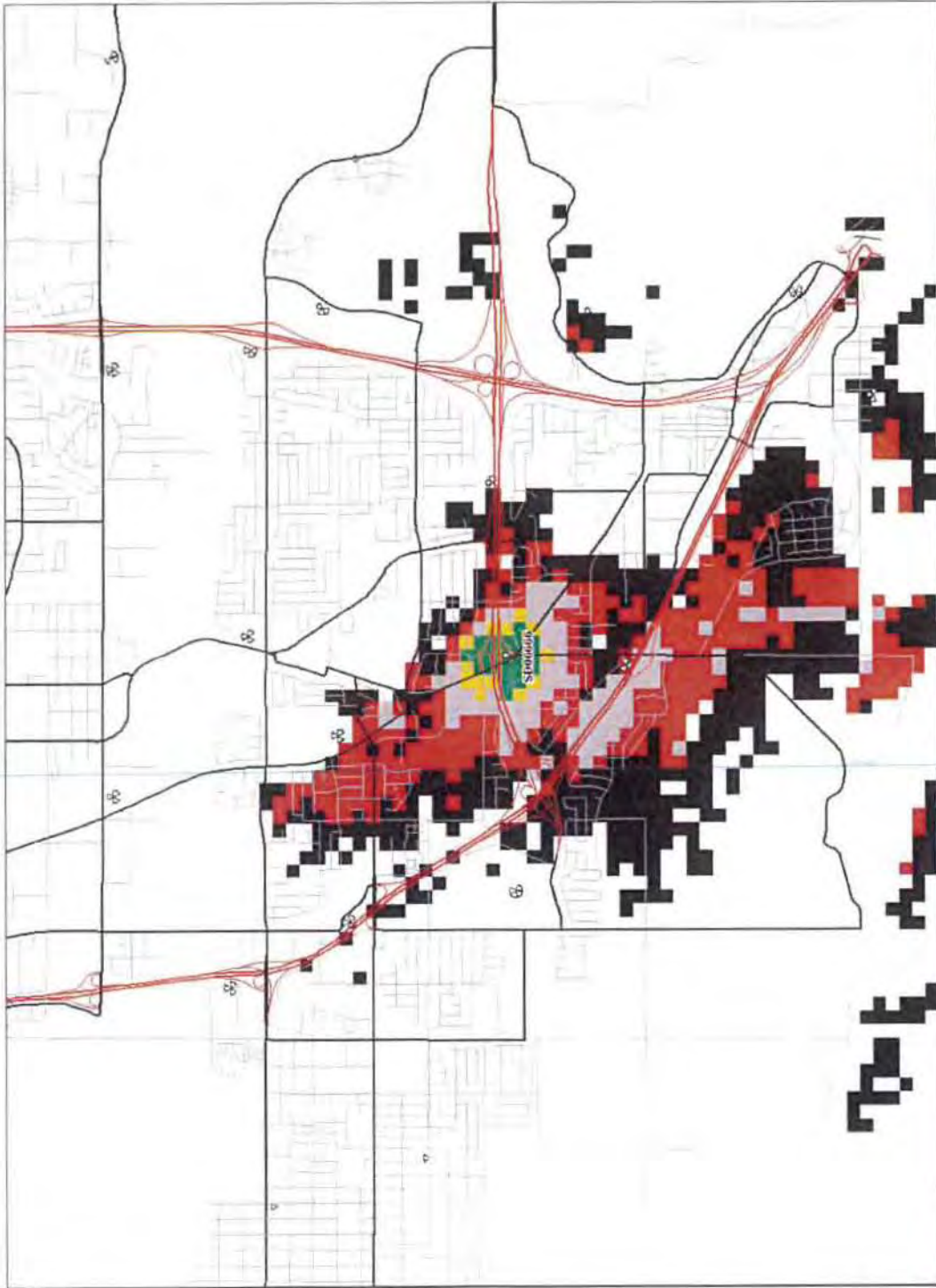
SD06666 @ 30ft with On Air neighbor sites coverage



- Legend: Coverage Level**
- In Building Commercial
 - In Building Residential
 - In Car
 - Outdoor
 - Poor to No Signal
 - No Coverage

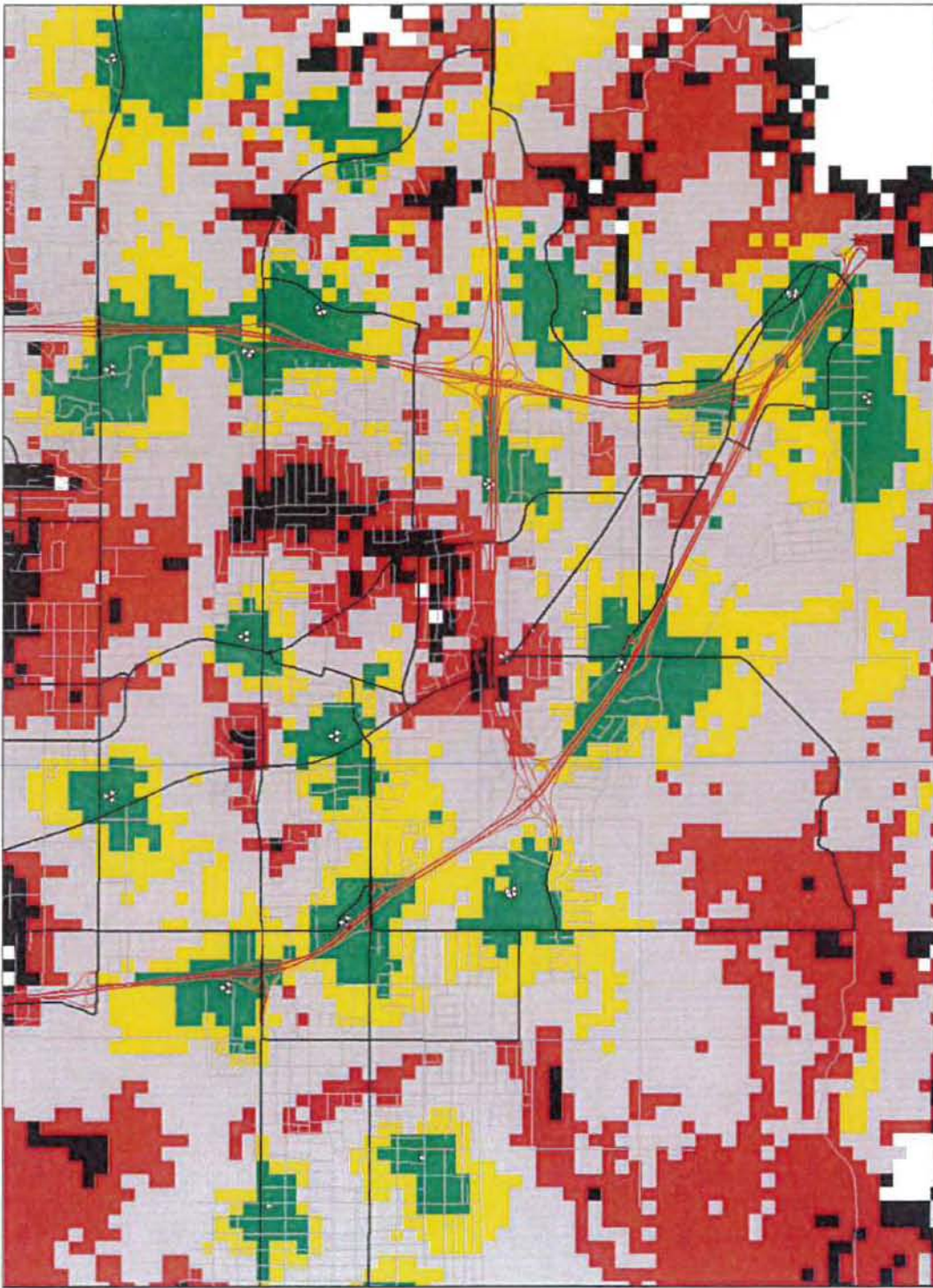


SD06666 @ 40ft coverage



...T-Mobile

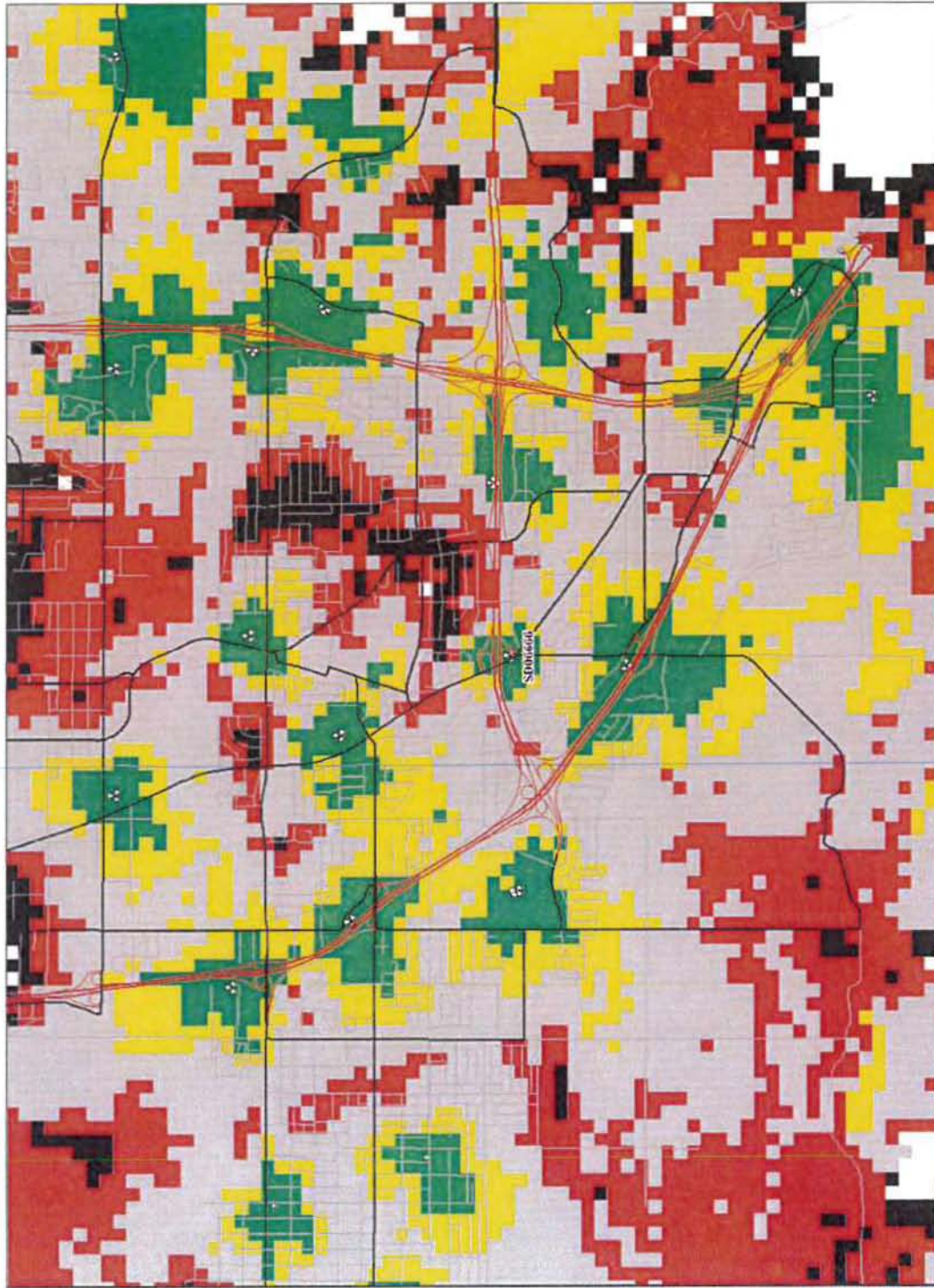
On Air neighbor sites coverage



Legend: Coverage Level

- In Building Commercial
- In Building Residential
- In Car
- Outdoor
- Poor to No Signal
- No Coverage

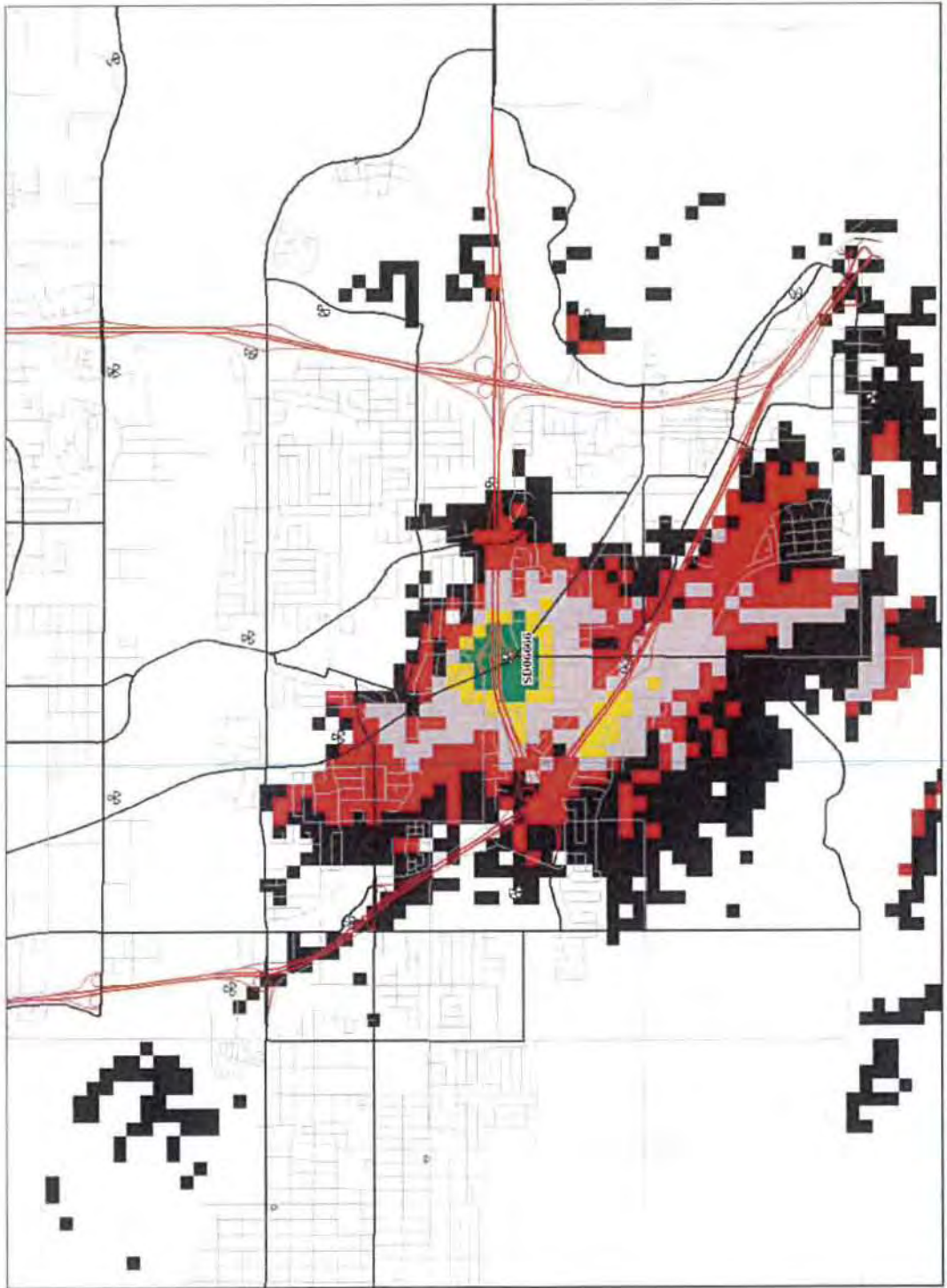




Legend: Coverage Level
● In Building Commercial
● In Building Residential
● In Car
● Outdoor
● Poor to No Signal
○ No Coverage

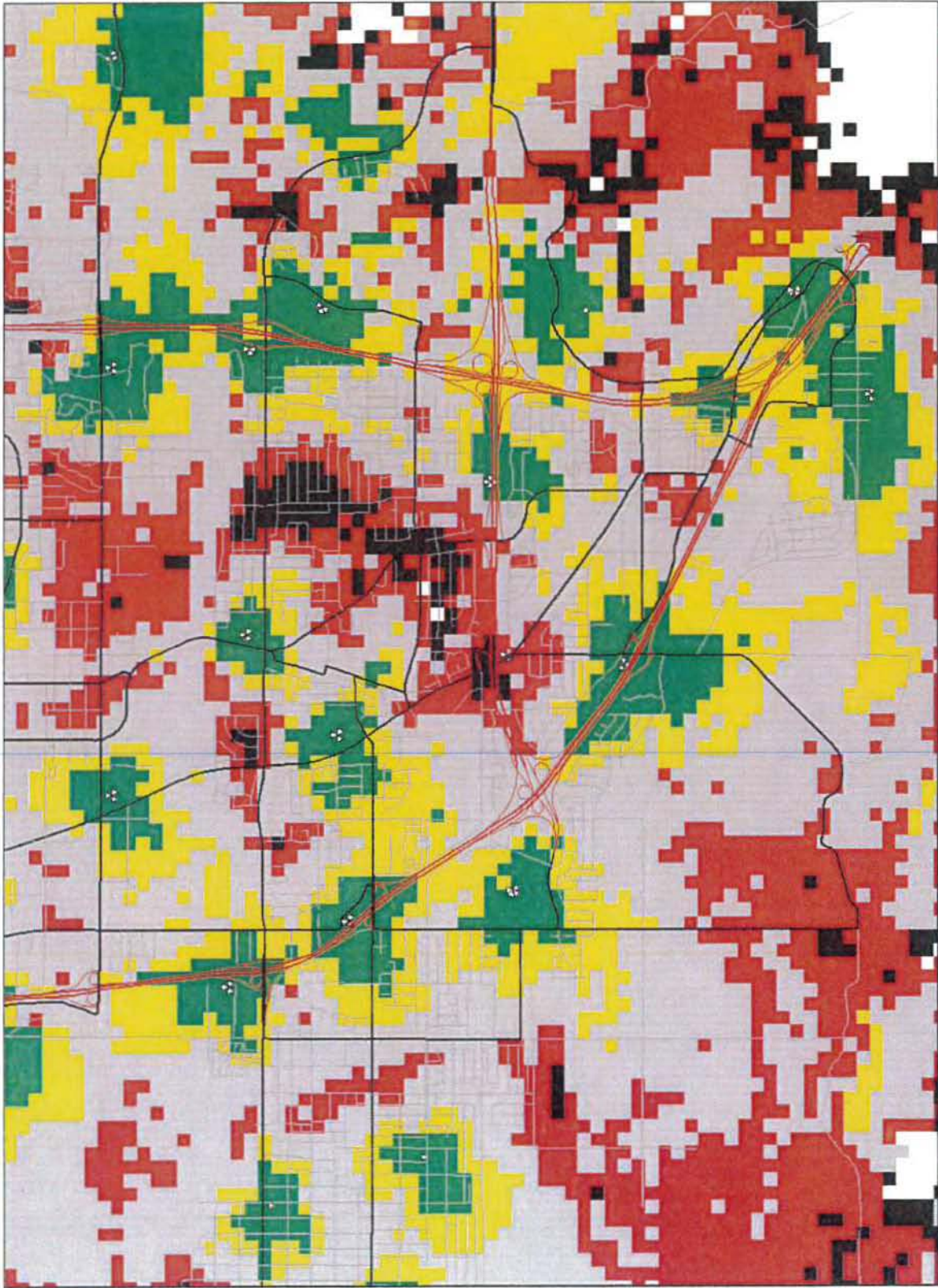


SD06666 @ 50ft coverage



- Legend: Coverage Level**
- In Building Commercial
 - In Building Residential
 - In Car
 - Outdoor
 - Poor to No Signal
 - No Coverage

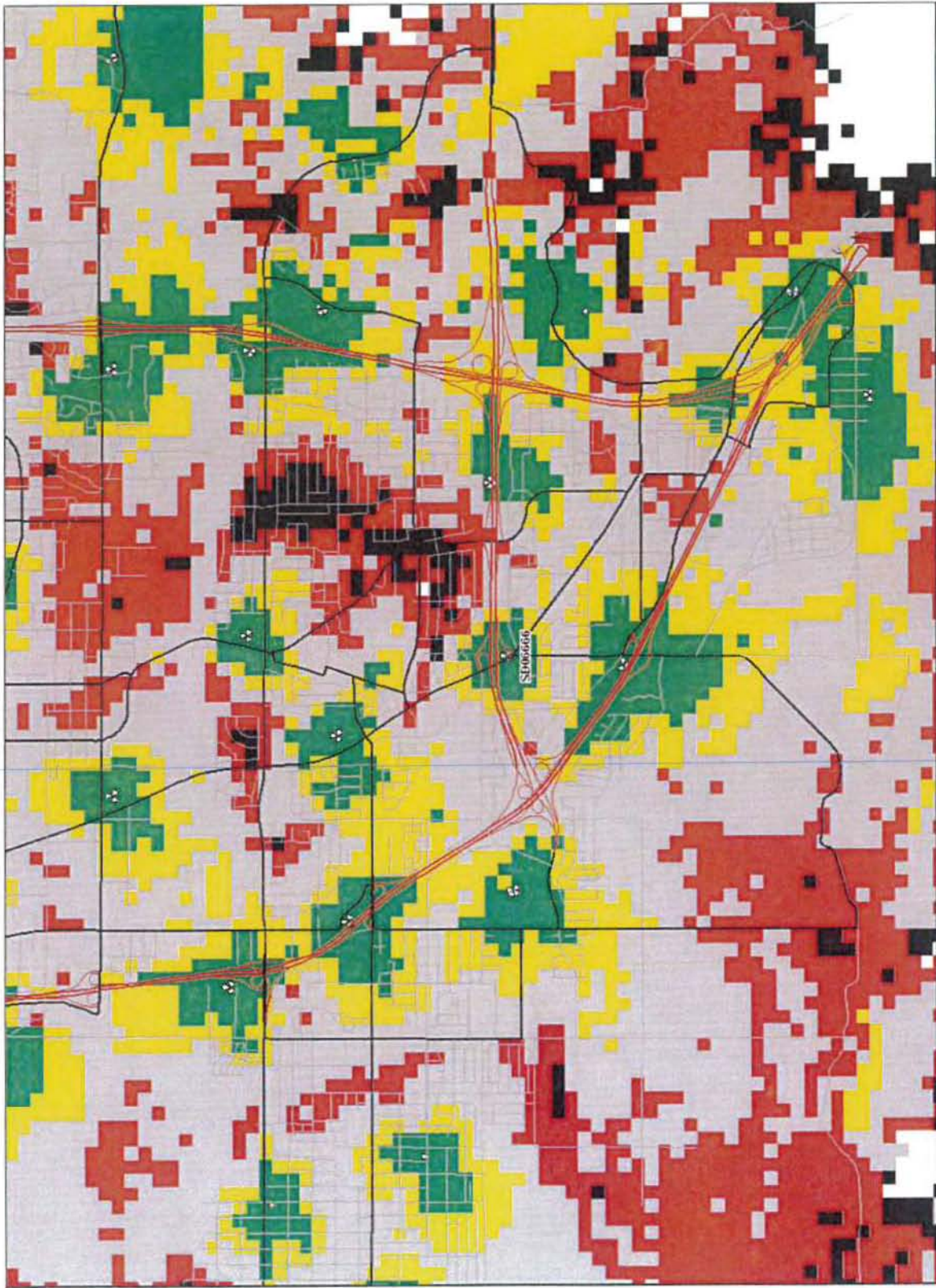




Legend: Coverage Level

- In Building Commercial (Green circle)
- In Building Residential (Yellow circle)
- Outdoor (Red circle)
- In Car (Grey circle)
- Poor to No Signal (Black circle)
- No Coverage (White circle with black outline)





- Legend: Coverage Level**
- In Building Commercial (Green circle)
 - In Building Residential (Yellow circle)
 - Outdoor (Red circle)
 - In Car (Grey circle)
 - Poor to No Signal (Black circle)
 - No Coverage (White circle)





THE CITY OF SAN DIEGO

DATE OF NOTICE: January 2, 2013

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	January 16, 2013
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	SITE DEVELOPMENT PERMIT and CONDITIONAL USE PERMIT, PROCESS 3
PROJECT NO:	<u>282673</u>
PROJECT NAME:	<u>CROWN CASTLE – BEYER BLVD.</u>
APPLICANT:	MARK J. LINMAN, LAND USE & DEVELOPMENT CONSULTING, REPRESENTING CROWN CASTLE GT COMPANY, LLC
COMMUNITY PLAN AREA:	SAN YSIDRO
COUNCIL DISTRICT:	District 8
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Site Development Permit (SDP) and Conditional Use Permit (CUP) for a Wireless Communication Facility (WCF) consisting of a 64-foot high monopole with 12 panel antennas. A three-sided radio-frequency transparent screen, approximately 28-feet tall, will be added to the pole to conceal the antennas and associated equipment mounted on the monopole. A decorative design, titled "Birds on Blue," consisting of a bird pattern applied to the screen, will be added to the structure. Equipment associated with the antennas is located in an enclosure adjacent to the monopole. The project is located in a Caltrans maintenance yard, within a portion of state public right-of-way, with an address of 3310 Beyer Boulevard.

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 working days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on November 29, 2012 and the opportunity to appeal that determination ended December 13, 2012.

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. If you have any questions after reviewing this notice, you can call 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.

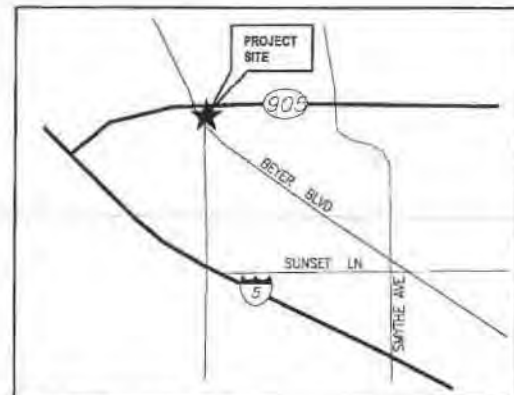
Internal Order Number: 24002712

Revised 04/08/10 HRD

CROWN CASTLE® GT COMPANY LLC

BEYER CUP BU 814168

3310 1/3 BEYER BLVD
SAN DIEGO, CA 92166



VICINITY MAP

START OUT GOING NORTHWEST ON EXECUTIVE PARK.
TURN RIGHT TO STAY ON EXECUTIVE PARK.
TAKE THE 3RD RIGHT ON MACARTHUR BLVD.
I-405 S BECOMES I-5 S.
KEEP LEFT TO TAKE I-805 S.
MERGE ONTO CA-15 S VIA EXIT 14 TOWARD CA-84 W/M L KING JR FWY.
CA-15 S BECOMES I-5 S.
MERGE ONTO CA-905 E VIA EXIT 3.
TAKE THE BEYER BLVD EXIT.
TURN LEFT ONTO BEYER BLVD.
3310 BEYER BLVD IS ON THE LEFT.

SITE DIRECTIONS

	GSM	UMTS
TX	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	874.8 - 879.6 MHz 1945 - 1950 MHz
RX	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz

RF INFORMATION

- PROJECT DESCRIPTION**
1. INSTALLATION OF NEW 3-SIDED FRP SCREEN ON EXISTING MONOPOLE TO CONCEAL EXISTING ANTENNAS
 2. INSTALLATION OF 3 NEW PANEL ANTENNAS BEHIND PROPOSED SCREENING (I-MOBILE)
 3. REPLACE EXISTING CHAIN LINK FENCE WITH CMU WALL TO MATCH EXISTING
 4. REPLACE EXISTING GATES WITH WROUGHT IRON GATES
 5. EXISTING EQUIPMENT SHELTER/CABINETS TO REMAIN INSIDE 'CROWN CASTLE' WIRELESS FACILITY (420 SQ FT)
 6. EXISTING 'CROWN CASTLE' LEASE AREA 810 SQUARE FEET

PROJECT DESCRIPTION

APPLICANT/LESSEE:
CROWN CASTLE GT COMPANY LLC PHONE: (209) 234-1699
510 CASTILLO STREET, SUITE 302 FAX: (724) 616-4901
SANTA BARBARA, CA 93101

CONTACT: JON DOHM, AICP PHONE: (805) 957-1629 FAX:
PHONE: (805) 957-1629 CELL: (805) 729-1715
E-MAIL: JON.DOHM@CROWNCASTLE.COM

PROPERTY INFORMATION:
OWNER: CALIFORNIA DEP. OF TRANSPORTATION
ADDRESS: P.O. BOX 85406
SAN DIEGO, CA 92186-5406

CONTACT: SHANNON STRUEBEL
PHONE: -
A.P.N.: N/A STATE RIGHT-OF-WAY

LEGAL DESCRIPTION:
A PORTION OF THE NW 1/4 OF SECTION 35,
TOWNSHIP 18 SOUTH, RANGE 2 WEST, SBM, CITY
AND COUNTY OF SAN DIEGO

PROJECT INFORMATION:
OCCUPANCY: (E) - S2
(P) - S2 (TELECOM FACILITY-UNMANNED)
CONSTRUCTION TYPE: VN (E)
CURRENT ZONING: I-1 INDUSTRIAL (NO OVERLAYS)
EXISTING APPROVAL: CUP 91-0303-50
COMMUNITY PLAN: SAN YSIDRO
ACCESSIBILITY REQ'D: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

ARCHITECT:
DCI PACIFIC
32 EXECUTIVE PARK, SUITE 110
IRVINE, CA 92614
CONTACT: O.K. DO E-MAIL: DK@DCIPACIFIC.COM
PHONE: (949) 475-1000 FAX: (949) 475-1001

APPLICANT REPRESENTATIVE:
CROWN CASTLE GT COMPANY LLC MARK J. LINDMAN
38 EXECUTIVE PARK, SUITE 310 LAND USE AND DEVELOPMENT CONSULTING
IRVINE, CA 92614 11318 ROLLING HILLS DRIVE
EL CAJON, CA 92020
CONTACT: JON DOHM, AICP PHONE: (619) 997-8288
PHONE: (805) 957-1629 FAX: (619) 579-8288
E-MAIL: JON.DOHM@CROWNCASTLE.COM E-MAIL: MJLINDMAN@COX.NET
FAX:

PROJECT TEAM

POWER:
COMPANY: SAN DIEGO GAS & ELECTRIC
CONTACT: 1-800-811-7343

TELCO:
COMPANY: PACIFIC BELL
CONTACT: 1-800-750-2355

UTILITY PROVIDERS

1. 2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2. 2010 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2009 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CALIFORNIA AMENDMENTS)
3. 2010 CALIFORNIA ELECTRICAL CODE (2008 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)
4. 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 EDITION IPMIO UNIFORM MECHANICAL CODE WITH 2010 CALIFORNIA AMENDMENTS)
5. 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
6. 2010 CALIFORNIA FIRE CODE (CFC) (2009 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
7. 2010 CALIFORNIA GREEN CODE
8. 2010 CALIFORNIA REFERENCES STANDARDS CODE

CODE COMPLIANCE

SHEET	DESCRIPTION	ISSUE LEVEL
T1	TITLE SHEET	---
T2	LESSEE'S CERTIFICATE	---
A1	SITE PLAN & EQUIPMENT PLAN	---
A2	ELEVATIONS	---
A3	ELEVATIONS	---
D1	DETAILS	---
D2	FRP SCREEN DETAIL	---
D3	FRP SCREEN DETAIL	---
L-1	LANDSCAPE INVENTORY (FOR REFERENCE ONLY)	---
PS1	PHOTO SIMULATION (EXISTING AND PROPOSED) 1 OF 2	---
PS2	PHOTO SIMULATION (EXISTING AND PROPOSED) 2 OF 2	---

11 SHEETS TOTAL	ISSUED FOR: ZONING RENEWAL
SUBMISSION: CITY OF SAN DIEGO	

DO NOT SCALE DRAWINGS

GENERAL CONTRACTOR NOTES

DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T: 949.475.1000 | F: 949.475.1001



PROJECT IDENTIFICATION:
BU 814168
BEYER CUP

3310 1/3 BEYER BLVD,
SAN DIEGO, CA 92166

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
DP		
DM		

DRAWN BY:	CHK:	APV:
IP	BM	DKC

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
---	05/09/11	REVISION PER '00' RESOLVES	JGD
---	06/21/11	CITY COMMENT CYCLE #1	JGD
---	04/19/12	CITY COMMENT CYCLE #2	JGD
---	05/17/12	PHOTO SWS ADDED	JGD
---	07/19/12	CITY COMMENTS	JGD
---	10/03/12	REVISION PER '00' RESOLVES	JGD
---	10/08/12	REVISION PER '00' RESOLVES	JGD

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T1

ISSUE LEVEL:

BEYER CUP RENEWAL
814168

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

I/we the undersigned, as lessee of a portion of the property described as:

3310 Beyer Boulevard
San Ysidro, CA 92173

LAT. 32° 34' 2.52" N (NAD83)
LON. 117° 03' 44.70" W (NAD83)

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

I certify to the best of my knowledge, that the pollutants anticipated by the proposed land use areas follows:

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

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

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

Additionally, I/we will:

- Minimize the use of pesticides
- Use efficient irrigation systems and landscape design, incorporating rain shutoff devices and flow reducers as needed.

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

Lessee Jonathan Dohm Company Name Crown Castle
(print name)
Lessee *Jonathan Dohm* Date 8/30/2011
(signature)

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | BEVERLY HILLS | CA 92014
T 310 475.1000 | F 310 475.1001



PROJECT IDENTIFICATION
BU 814168
BEYER CUP

3310 N BEYER BLVD.
SAN YSIDRO, CA 92163

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

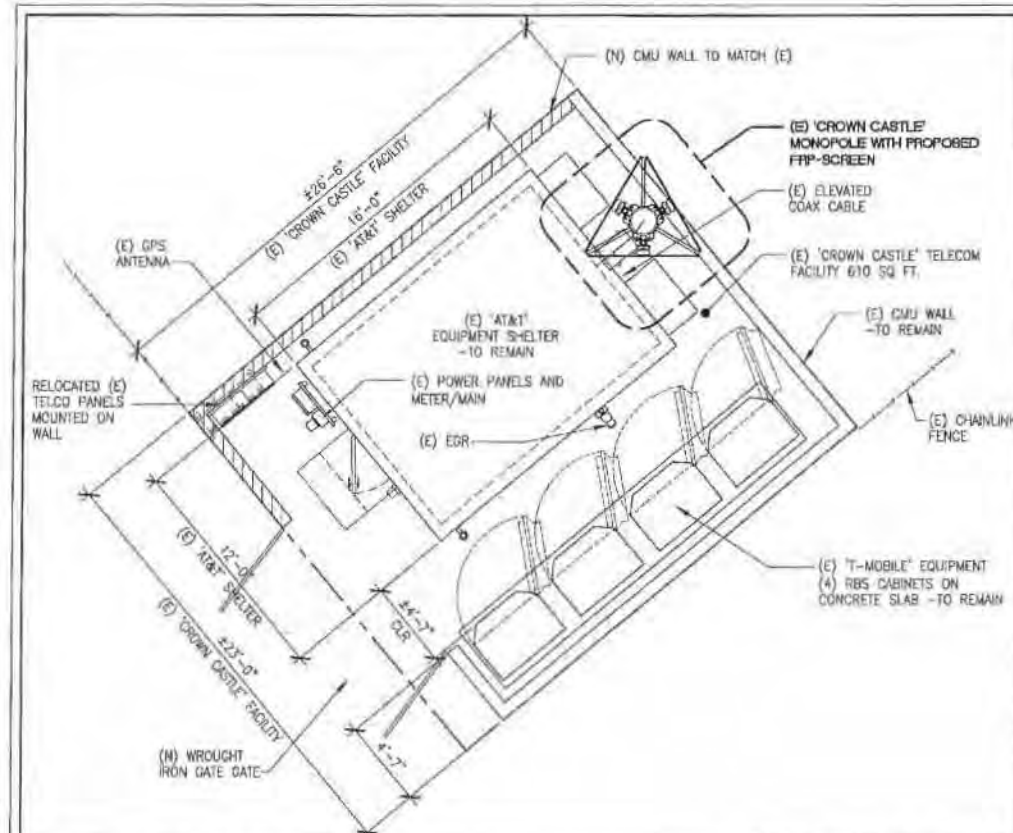
DRAWN BY:	CHKD:	APPV:
JP	BOK	DHD

ISSUE STATUS:

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—	05/09/11	REVISION PER 'CC' REDLINES	JDD
—	06/31/11	CITY COMMENT CYCLE #4	JDD
—	04/19/12	CITY COMMENT CYCLE #8	JDD
—	05/17/12	PHOTO SHOTS ADDED	JDD
—	07/19/12	CITY COMMENTS	JDD
—	10/03/12	REVISION PER 'CC' REDLINES	JDD
—	10/08/12	REVISION PER 'CC' REDLINES	JDD

SHEET TITLE:
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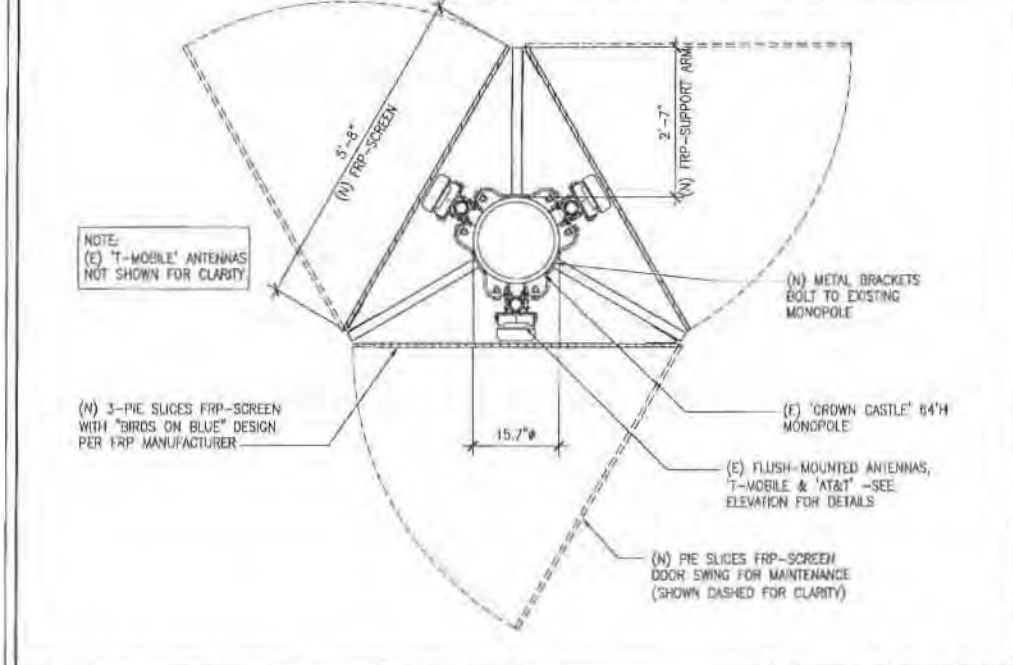
SHEET NUMBER:
T2
ISSUE IDENT:
BEYER CUP RENEWAL 814168



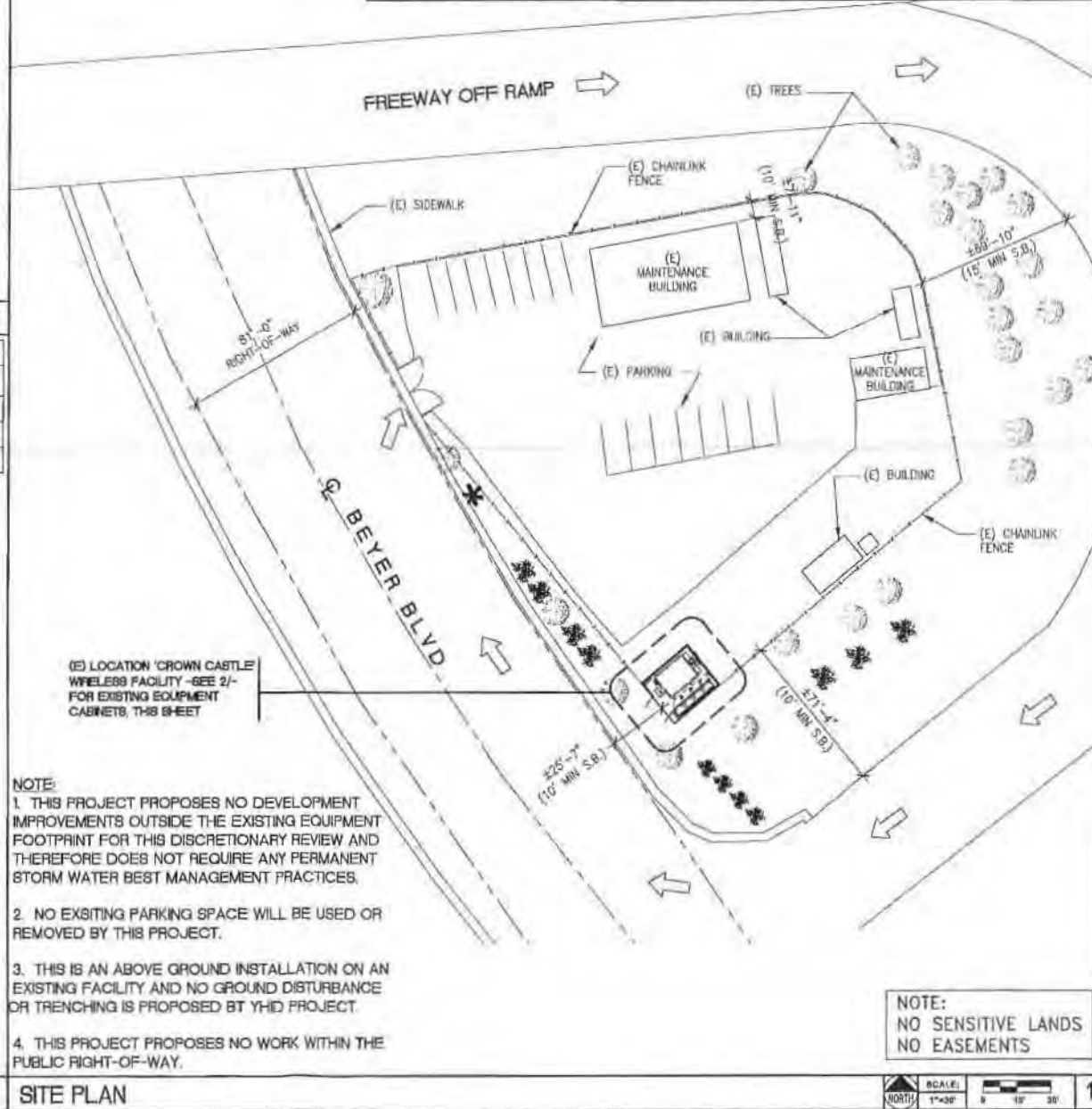
EXISTING EQUIPMENT CABINETS

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

SECTORS	AZIMUTH	RAD	NO. OF ANTENNA	ANTENNA MODEL#	# OF COAX	COAX SIZE	COAX LENGTH
A	0°	62'-0" / 55'-6"	1 / 1	RA31.7780	2/2	7/8"	85' / 75'
B	120°	62'-0" / 66'-6"	1 / 1	RA31.7780	2/2	7/8"	85' / 75'
C	240°	62'-0" / 55'-6"	1 / 1	RA31.7780	2/2	7/8"	85' / 75'



EXISTING ANTENNA WITH PROPOSED FRP-SCREEN



SITE PLAN

DCI PACIFIC
A|E|C WORKS
ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.425.1000 | F 949.425.1011

CROWN CASTLE
GT COMPANY LLC

PROJECT IDENTIFICATION
BU 814168
BEYER CUP
3310 S BEYER BLVD
SAN DIEGO, CA 92108

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:

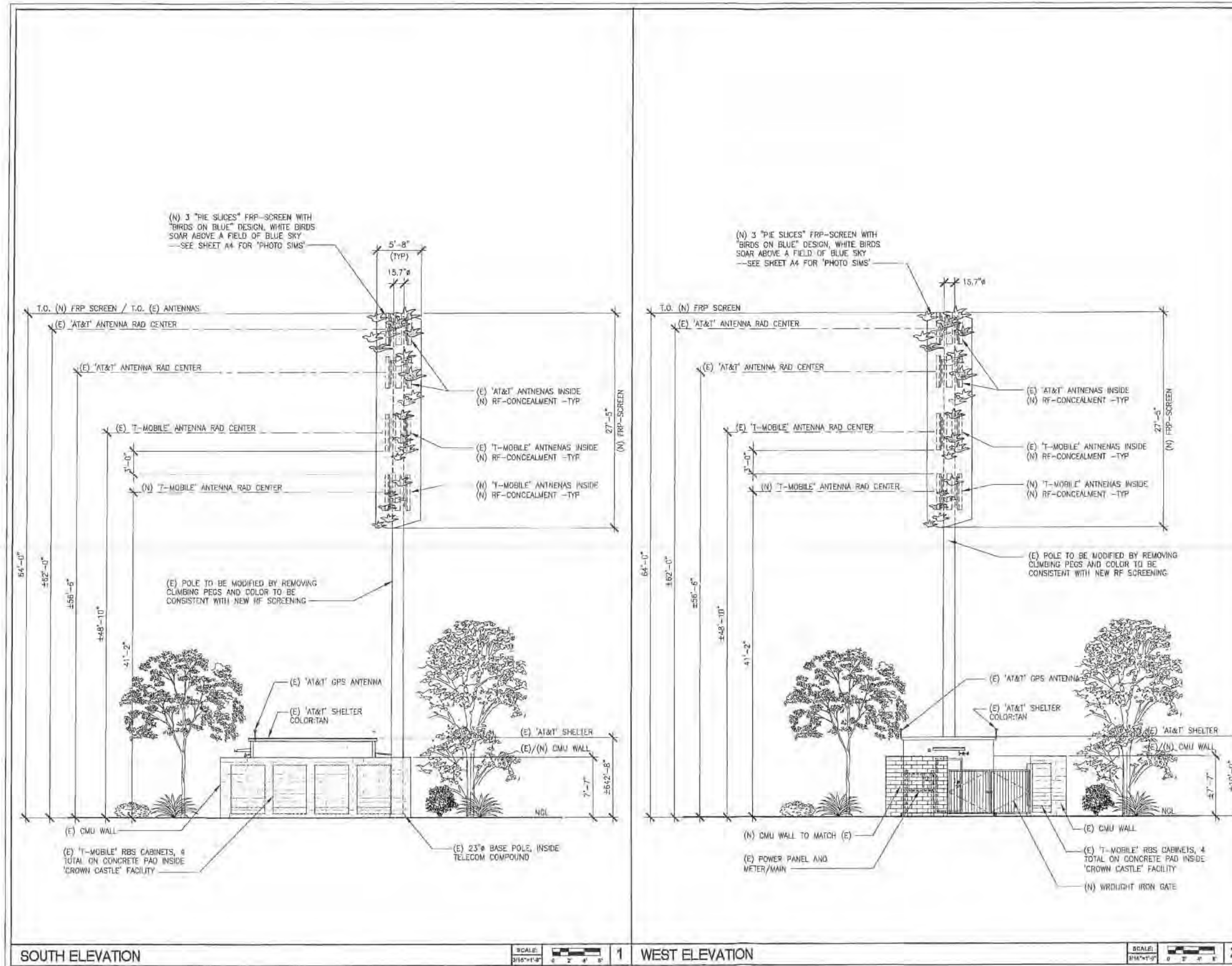
IP	BOH	DND
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ISSUE STATUS:

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07/19/12	CITY COMMENTS	JGD
10/03/12	REVISION PER 'CC' REQUIRE	JGD
10/08/12	REVISION PER 'CC' REQUIRE	JGD

SHEET TITLE:
SITE PLAN / EQUIPMENT AND ANTENNA PLAN

SHEET NUMBER:
A1



DCI PACIFIC
A/E/C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949 475.1000 | 949 475.1001 F

CROWN CASTLE
GT COMPANY LLC

PROJECT IDENTIFICATION:
BU 814168
BEYER CUP

3310 S BEYER BLVD.
SAN DIEGO, CA 92108

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHKD:	APPV:
IP	BOK	DKD

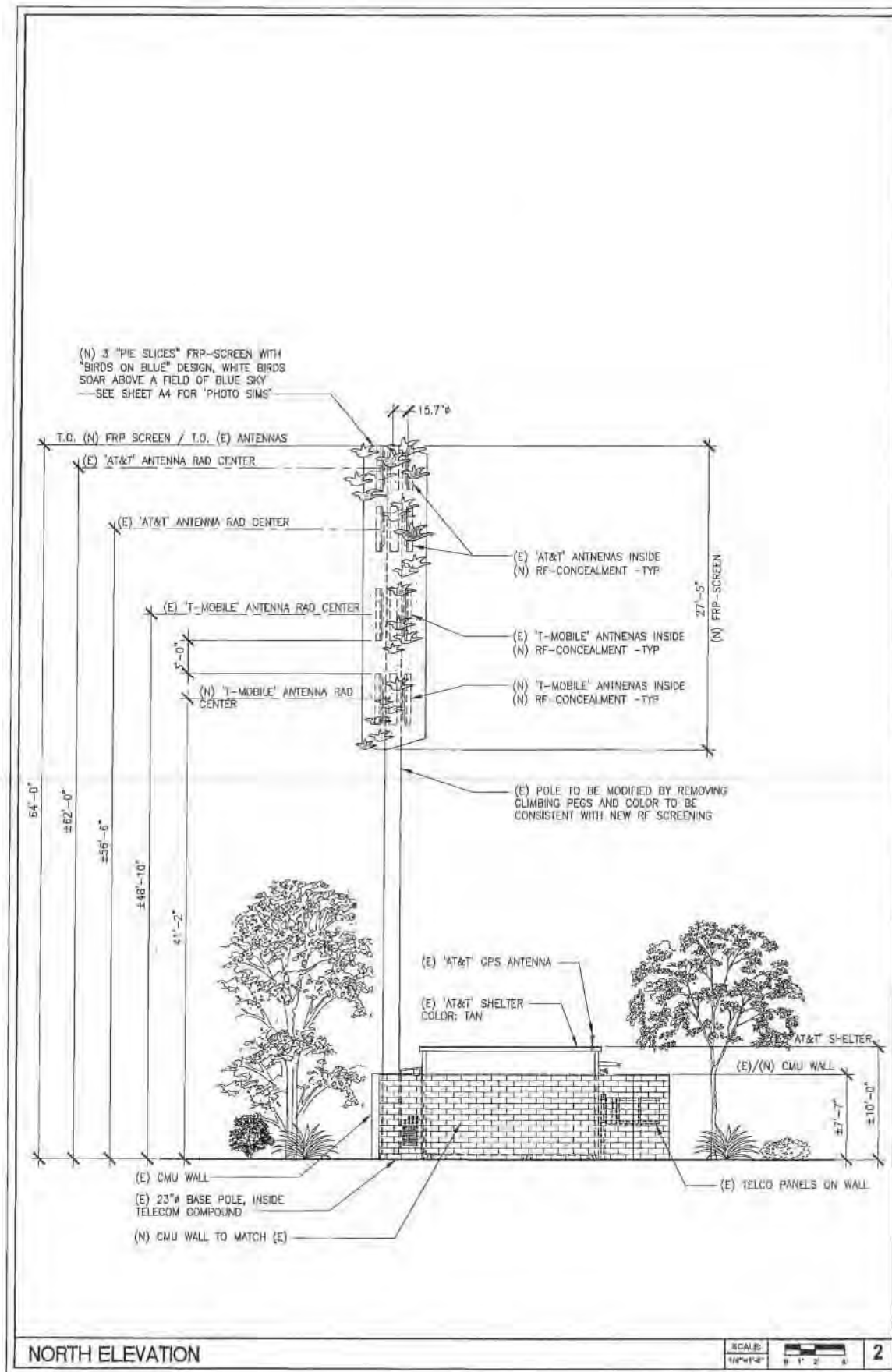
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07/19/12	CITY COMMENTS	JGD
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10/06/12	REVISION PER 'CCI' REGULINES	JGD

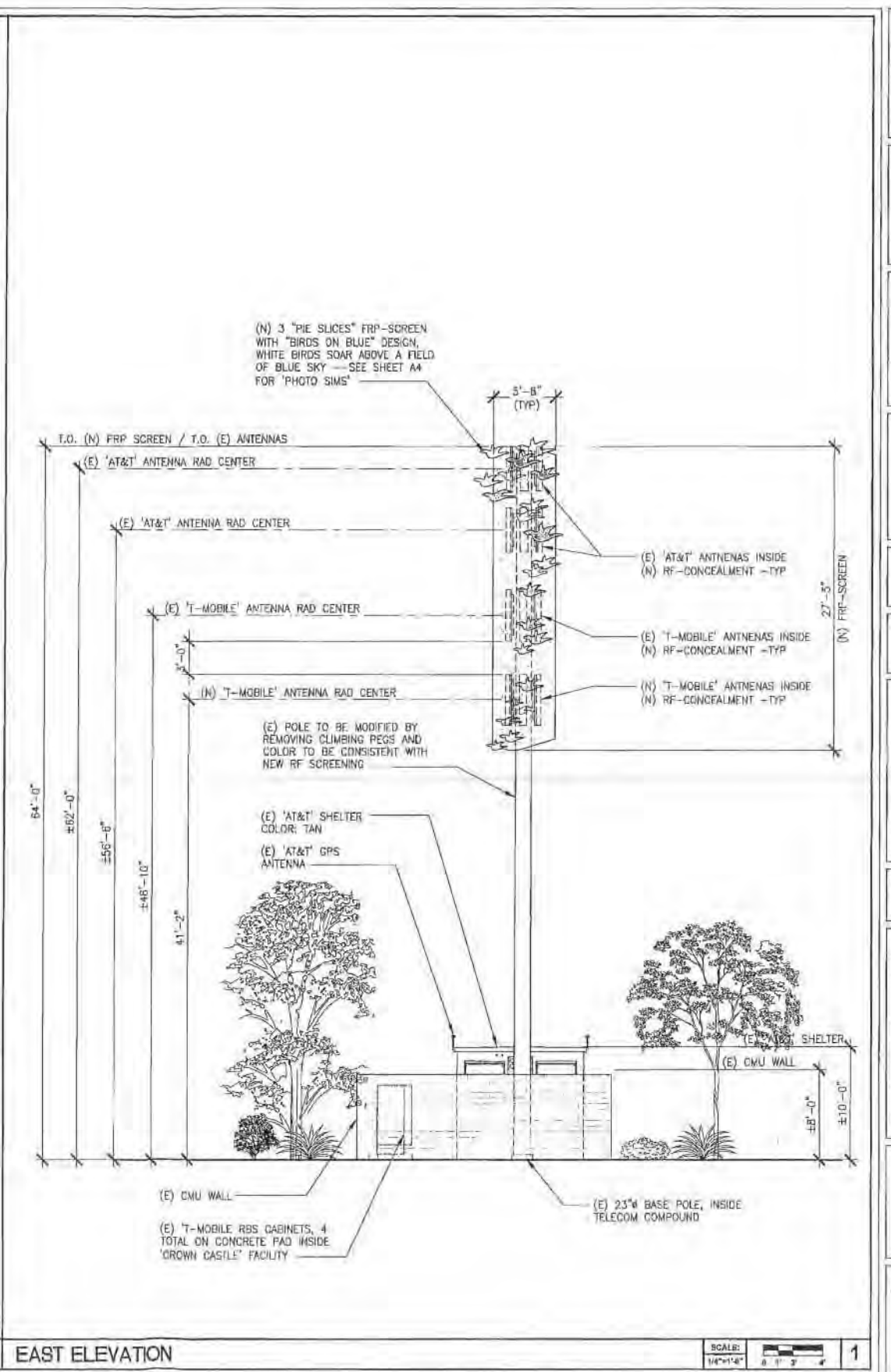
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A2

ISSUE LEVEL:
REVISED FROM 814168



NORTH ELEVATION



EAST ELEVATION

DCI PACIFIC
A|E|C WORKS

ARCHITECTURE | ENGINEERING | CONSULTING
32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
T 949.475.1000 | 949.475.1001 F

CROWN CASTLE
GT COMPANY LLC

PROJECT IDENTIFICATION:
BU 814168
BEYER CUP
3310 S BEYER BLVD.
SAN DIEGO, CA 92108

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY: IR
CHKD: BOK
APP'D: DKO

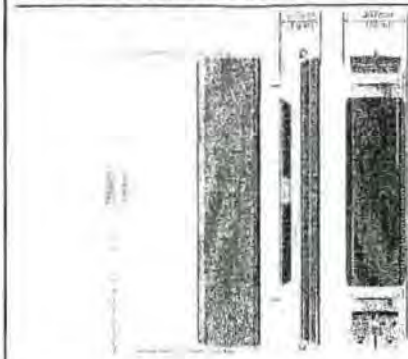
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04/19/12	CITY COMMENT CYCLE #8	JGD
05/17/12	PHOTO SMS ADDRQ	JGD
07/19/12	CITY COMMENTS	JGD
10/03/12	REVISION PER 'DCI' REDLINES	JGD
10/08/12	REVISION PER 'DCI' REDLINES	JGD

SHEET TITLE:
ELEVATIONS

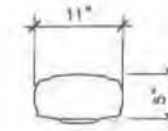
SHEET NUMBER:
A3
KEYS OFF BOOK: 814168

AIR 21 - Dimensions



MANUFACTURER: ERICSSON
 MODEL NO: TMRX-6516-R2M
 HEIGHT: 56" (1422mm)
 WIDTH: 12" (307mm)
 DEPTH: 7.9" (200mm)
 NET WEIGHT: 91 lbs

MANUFACTURER: POWERWAVE
 MODEL NO: RA-31.7780
 CONNECTOR: 6x7/16 DIN FEMALE
 HEIGHT: 5'-4" (1613mm)
 WIDTH: 11" (280mm)
 DEPTH: 5" (125mm)
 NET WEIGHT: 44 lbs
 MOUNTING: POLE MOUNTING BRACKETS



TOP VIEW



FRONT VIEW

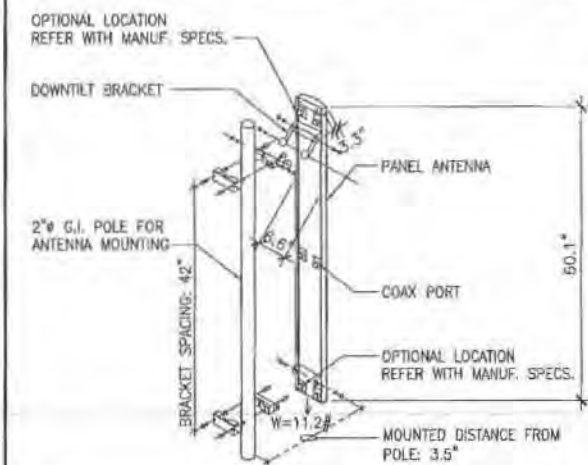
SEE MANUFACTURER'S SPECIFICATION

ANTENNA SPECIFICATION (T-MOBILE)

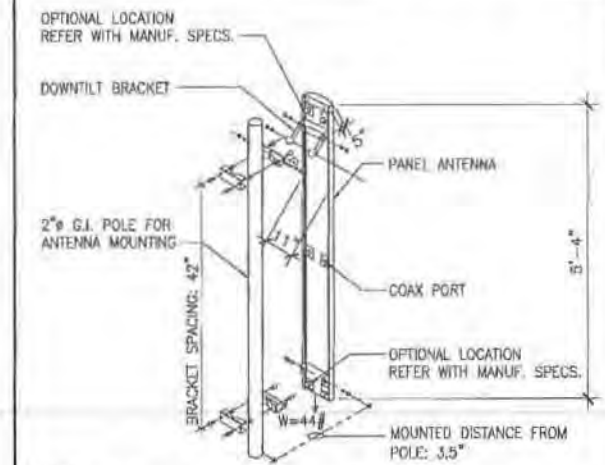
SCALE: 3"-1" 4

ANTENNA SPECIFICATION (AT&T)

SCALE: 3"-1" 1



NOTE:
 1. ANTENNA MOUNTING BRACKET IS PART OF THE ASSEMBLY, IT IS A PRE-FABRICATED HARDWARE.
 2. FOR ANTENNA TO MAST MOUNTING SEE DETAIL 2/D3.



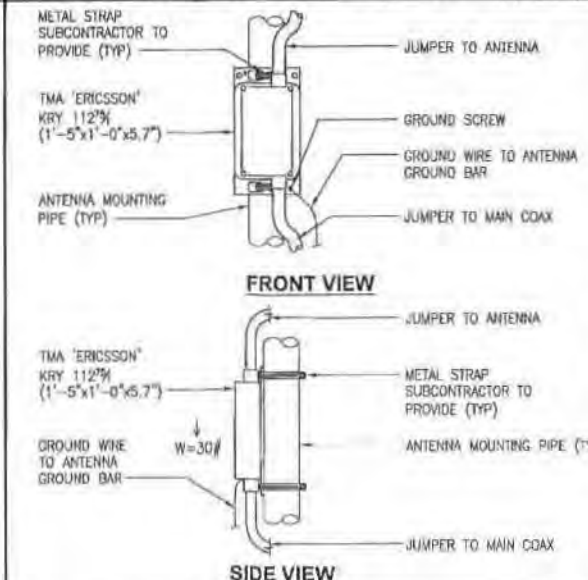
NOTE:
 1. ANTENNA MOUNTING BRACKET IS PART OF THE ASSEMBLY, IT IS A PRE-FABRICATED HARDWARE.
 2. FOR ANTENNA TO MAST MOUNTING SEE DETAIL 2/D3.

ANTENNA MOUNTING ASSEMBLY (T-MOBILE)

SCALE: 1/2"-1" 5

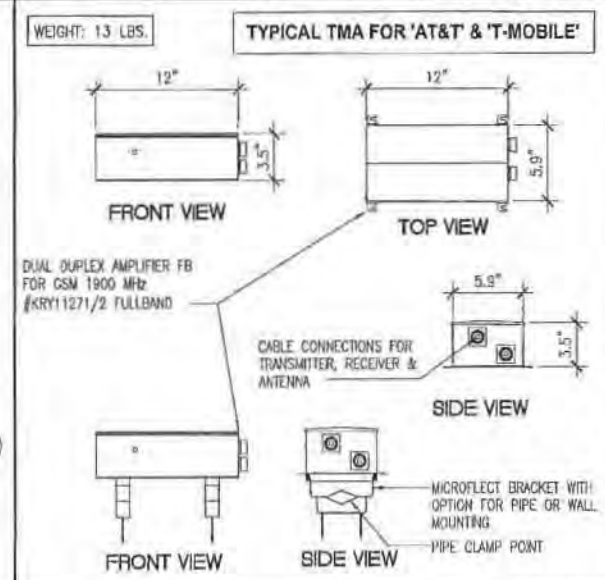
ANTENNA MOUNTING ASSEMBLY (AT&T)

SCALE: 1/2"-1" 2



TYPICAL TMA MOUNTING

SCALE: 1/2"-1" 6



ERICSSON TMA #KRY11271/2

SCALE: NTS 3

ATTACHMENT 15
DCI PACIFIC
 A|E|C WORKS
 ARCHITECTURE | ENGINEERING | CONSULTING
 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
 T 949.476.1000 | F 949.476.1001

CROWN CASTLE
 GT COMPANY LLC

PROJECT IDENTIFICATION:
BU 814168
BEYER CUP
 3310 N BEYER BLVD,
 SAN DIEGO, CA 92168

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CRK:	APV:
IP	BUR	DRK

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/09/11	REVISION PER 'CD' REDLINES	JGD
08/31/11	CITY COMMENT CYCLE #4	JGD
04/19/12	CITY COMMENT CYCLE #8	JGD
05/17/12	PHOTO SIMS ADDED	JGD
07/19/12	CITY COMMENTS	JGD
10/03/12	REVISION PER 'CD' REDLINES	JGD
10/08/12	REVISION PER 'CD' REDLINES	JGD

SHEET TITLE:
DETAILS

SHEET NUMBER:
D1
 ISSUE LEVEL:
 BUDY CUP RENEWAL
 814168



PROJECT IDENTIFICATION:
BU 814168
BEYER CUP

3310 Beyer Blvd,
 San Diego, CA 92186

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APV:
IP	BOK	DKD

ISSUE STATUS:

DATE:	DESCRIPTION:	BY:
05/09/11	REVISION PER 'CC' REDLINES	JGD
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04/19/12	CITY COMMENT CYCLE #8	JGD
05/17/12	PHOTO SAMS ADDED	JGD
07/19/12	CITY COMMENTS	JGD
10/03/12	REVISION PER 'DCI' REDLINES	JGD
10/08/12	REVISION PER 'CC' REDLINES	JGD

SHEET TITLE:
LANDSCAPE INVENTORY
(REFERENCE ONLY)

SHEET NUMBER:
L-1
 BEYER CUP RENEWAL
 814168



PROJECT NO: 16J316
 DRAWN BY: DHIJ
 CHECKED BY: GHW

NO.	DATE	ISSUED FOR REVISION	DESCRIPTION
1	10/29/08		

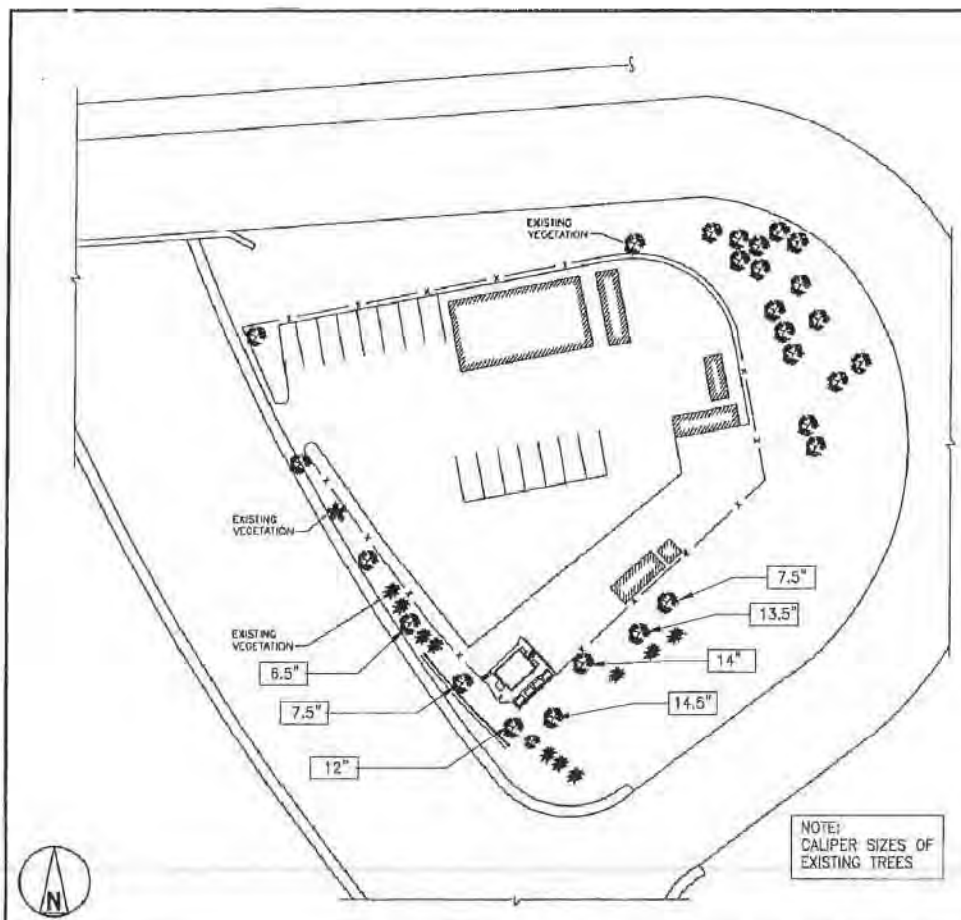
ENGINEER OF RECORD
 PATRICK H. DOYLE
 CA NO. 74199
 BLACK & VEATCH
 10950 GRANDVIEW DR.
 OVERLAND PARK, KS 66210
 (913) 458-2000

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

S00314
 BEYER BLVD
 3310 BEYER BOULEVARD
 SAN YSIDRO, CA 92173
 ZONING

SHEET TITLE:
LANDSCAPING PLAN

SHEET NUMBER:
L-1



NOTE:
 CALIPER SIZES OF
 EXISTING TREES

- THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
- PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE ARCHITECT IF SUBSTANTIATED IN SIZE, QUANTITY, AND HEALTH. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
- PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLAN.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 2X DRAINAGE AWAY FROM ALL BUILDING AND FINISH GRADES SMOOTHING TO ELIMINATE FLOODING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK, AND OTHER DEBRIS IN PLANTING AREAS. RAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- PLANTING PITS SHALL BE PER PLANTING DETAIL.
- PLANTING PITS AND PLANTERS SHALL BE BACKFILLED PER SOIL TEST PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE RESULTS OF AN AGRONOMIC SOIL TEST TO THE OWNER. CONTRACTOR SHALL ADD AMENDMENTS TO THE PLANTING AREAS PER SOILS TESTING RECOMMENDATIONS.
- TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING WITH 21 GRAM AGRIFORM TABLETS AT THE FOLLOWING RATES:
 GROUND COVER - 1/2 TABLET
 1 GAL SIZE - 1 TABLET
 5 GAL SIZE - 3 TABLETS
 15 GAL SIZE - 5 TABLETS
 24\" BOX - 6 TABLETS
 38\" BOX - 10 TABLETS
 48\" BOX - 12 TABLETS
- VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4\" DIAMETER AUGER HOLE DRILLED THROUGH AND WEDGED OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN 24 HOUR PERIOD.
- POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, AND 90 DAYS AFTER PLANTING.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF THREE HUNDRED AND SIXTY-TWO (362) DAYS AFTER FIRM ACCEPTANCE OF THE BUILDING. ALL AREAS SHALL BE KEPT CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS WATERED SHALL BE REPLACED WITHIN TWO (2) WEEKS. OWNER SHALL MAINTAIN SITE AFTER CONTRACTOR MAINTENANCE PERIOD.
- CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES - ONE YEAR; SHRUBS AND GROUND COVER - THREE MONTHS.
- WHERE TREE TRUNKS ARE WITHIN 6\" OF PAVING, CONTRACTOR SHALL INSTALL ROOT BARRIER BY 'O&O-CARRIER' FOR MANUFACTURER'S SPECIFICATION.

LANDSCAPE INVENTORY	SCALE: 1/32\" = 1'-0\"	6	PLANTING NOTES	NO SCALE	7	EXISTING PLANT LEGEND	NO SCALE	8
NOT USED	NO SCALE	9	NOT USED	NO SCALE	10	NOT USED	NO SCALE	11
NOT USED	NO SCALE	12	NOT USED	NO SCALE	13	NOT USED	NO SCALE	14



Existing monopole.



"Birds on Blue"
White and blue birds soar above a field of blue.

Monopole with antennas

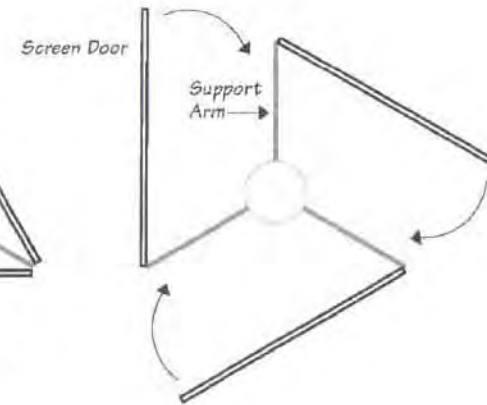
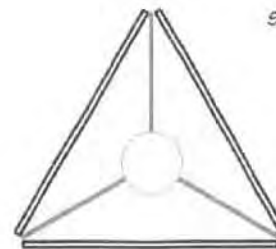


Plan View

The 3-sided design, composed of 3 "pie slices," creates a 360-degree concealment while still allowing access for maintenance.

Each pie slice consists of RF transparent fiberglass support arms (attached to the pole) and a hinged RF friendly "Screen Door" (attached to the ends of the support arms.)

The next pair of support arms acts as the latch side for the Screen Door. (Each of the 3 pairs of support arms function as both hinge support and latch support.)



Equipment Access

Each Screen Door swings open to provide access to the antennas. Door stop/leash prevents the Screen Door from over-extending.

Side View

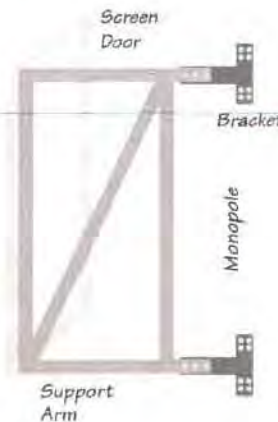
The Screen Doors are sized as needed. For instance, 3 Screen Doors, each approx. 6' wide by 5'-6" tall, together create a 5'-6" tall, 360-degree tier. Tiers are added to conceal as much of the monopole as needed. RF friendly and air permeable design elements are attached to the Screen Door. The cumulative effect is perceived as a cohesive, flowing design.

Monopole Attachment

Metal brackets bolt to existing monopole. Fiberglass angle support arms bolt to metal bracket angles.

Weight

Total weight rough approx.: 1,000-2,000 lbs. Bulk of weight comprised of metal brackets, fiberglass support structure, and Screen Door frame. Screen Door concealment materials are lighter and permeable to air flow.



Pekar • McDaniel
Ron Pekar
Sandy McDaniel
728 Arden Ave.
Glendale, CA 91202

Contacts:
Sandy McDaniel
618.247.3452
Fax: 618.242.3431

@2011 Pekar • McDaniel

Reference
2.0
Page 1 of 2

"Birds on Blue" Monopole Concealment - Design Concept - Beyer Project - Site: 814168

3310 Beyer Blvd., San Diego, CA 92166-5406
Scale: Not to Scale

PEKAR • McDANIEL 2-6-2012

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ARCHITECTURE | ENGINEERING | CONSULTING
22 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
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CROWN CASTLE
GT COMPANY LLC

PROJECT IDENTIFICATION
BU 814168
BEYER CUP
3310 B BEYER BLVD.
SAN DIEGO, CA 92166

CURRENT ISSUE DATE:
10/08/12

ISSUED FOR:
ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APPV:
JP	BOK	DWD

ISSUE STATUS:

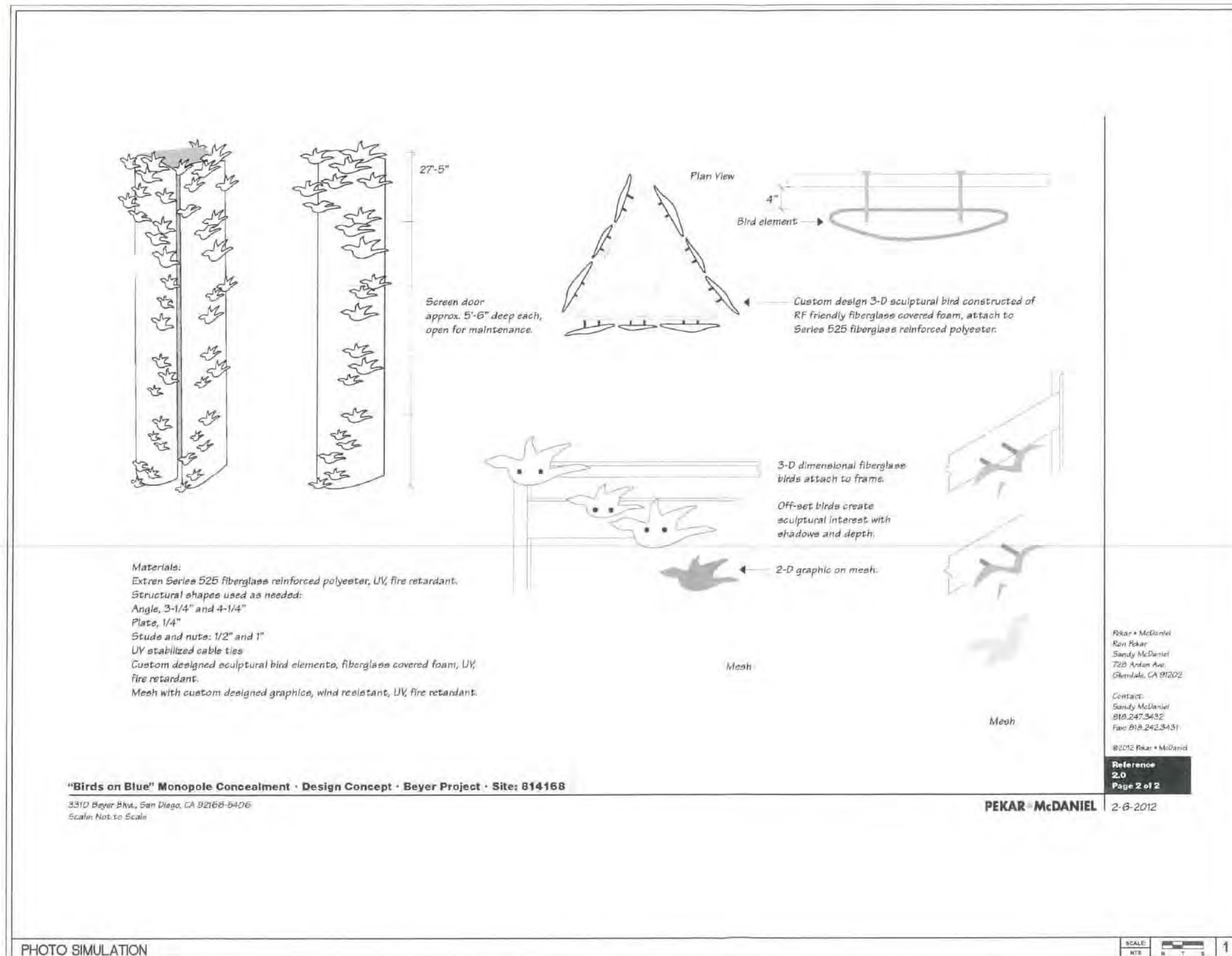
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05/17/12	PHOTO SMS ADDED	JCD
07/19/12	CITY COMMENTS	JCD
10/03/12	REVISION PER 'CO' REDLINES	JCD
10/08/12	REVISION PER 'CO' REDLINES	JCD

SHEET TITLE:
FRP SCREEN DETAILS

SHEET NUMBER: **D2** ISSUE LEVEL:
REVISED GENERAL
8/14/12

PHOTO SIMULATION

SCALE: NTS 1/4" = 1'-0" 1



"Birds on Blue" Monopole Concealment · Design Concept · Beyer Project · Site: 814168
 3310 Beyer Blvd., San Diego, CA 92168-5406
 Scale: Not to Scale

Rekar + McDaniel
 Ron Rekar
 Sandy McDaniel
 728 Arden Ave.
 Glendale, CA 91202
 Contact:
 Sandy McDaniel
 818.247.3432
 Fax: 818.242.3431
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Reference
 2.0
 Page 2 of 2

PEKAR + McDANIEL 2-6-2012

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 32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
 T 949 475 1000 | 949 475 1001 F

CROWN CASTLE
 GT COMPANY LLC

PROJECT IDENTIFICATION:
BU 814168
BEYER CUP
 3310 N. BEYER BLVD.
 SAN DIEGO, CA 92168

CURRENT ISSUE DATE:
10/08/12

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ZONING RENEWAL

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD		
LEASING		
ZONING		
RF		
CM		

DRAWN BY:	CHK:	APP:
RF	SDM	DKD

ISSUE STATUS:

Δ	DATE:	DESCRIPTION:	BY:
	05/06/11	REVISION PER '00' REDLINES	JGD
	06/31/11	CITY COMMENT CYCLE #4	JGD
	04/19/12	CITY COMMENT CYCLE #8	JGD
	05/17/12	PHOTO SWS ADDED	JGD
	07/18/12	CITY COMMENTS	JGD
	10/03/12	REVISION PER '00' REDLINES	JGD
	10/08/12	REVISION PER '00' REDLINES	JGD

SHEET TITLE:
FRP SCREEN DETAILS

SHEET NUMBER:
D3
 ISSUE LEVEL:
 1
 REVISIONS: 01/168



Project: **Beyer - BU 814168 Cell Tower Concealment**

Concealment Design: ***Birds on Blue***

RE: **Concealment materials**

Support structure and concealment components:

Extren Series 525

An all-purpose series utilizing a fire retardant isophthalic polyester resin system with a UV inhibitor.

Brochure summary:

EXTREN[®] is a proprietary combination of fiberglass reinforcements and thermoset polyester or vinyl ester resin systems. It is produced in more than 100 standard shapes. All EXTREN[®] shapes have a surface veil to protect against glass fibers penetrating the resin surface in service and to increase corrosion and UV resistance.

Extren Series 525 structural shapes used as needed:

Angle, 3-1/4" and 4-1/4"

Plate, 1/4"

Studs and nuts: 1/2" and 1"

UV stabilized cable ties

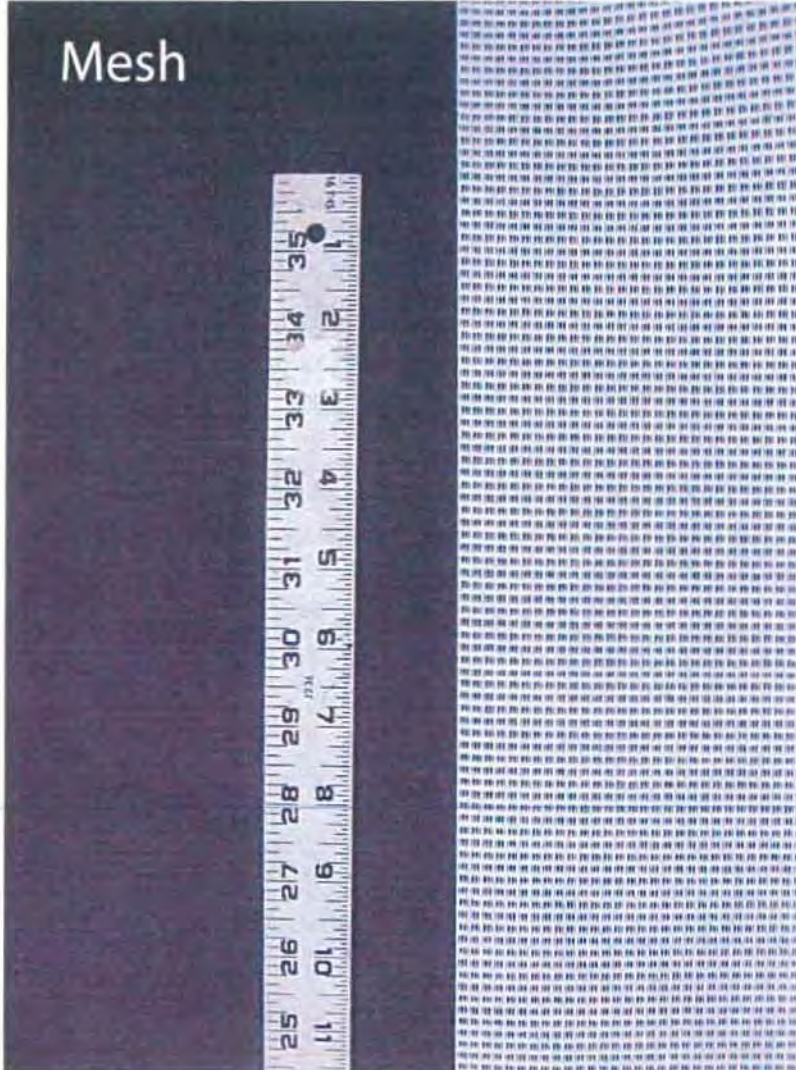
Concealment mesh as needed:

Seemee Mesh, stadium-style mesh with custom graphics.

Custom designed sculptural bird elements:

Fiberglass screening suspended within fiberglass epoxy resin encasing foam.

Seemee Mesh



Seemee Mesh *Examples of long-term outdoor usage.*



seemee® Mesh Supreme B3124

seemee® Mesh Supreme is the ideal solution for those applications requiring the highest quality of color brilliance and appearance. Its light weight and reduced wind resistance combined with brilliant precise color acceptance makes it ideal for in front of walls, on scaffolding, and backdrops for theater and television. It is a specially designed knitted fabric that has no distortion during welding, achieved by thermal fixation of the raw material during the coating procedure.

Applications

- Digital Printing

PROPERTIES	TEST METHOD	INTERNATIONAL	USA
Base Fabric	DIN 60001	Polyester	Polyester
Threads	DIN EN 1049-2	7.08/3.54 fd/cm, woven	18/9 fd/in. Woven
Yarn	DIN EN ISO 2060	1100 x 1100 dtex	1000 x 1000 denier
Base Fabric Weight	DIN EN ISO 2286-2	140 g/m ²	4oz /yd ²
Type of Coating	N/A	PVC Both sides	PVC Both sides
Total Weight	DIN EN ISO 2286-2	350 g/m ²	10.33 oz / yd ²
Width	DIN EN ISO 2286-1	320cm/500cm	10'6", 16'4"
Tensile Strength	DIN 53354	2500 / 1300 (N/5cm)	270 / 150 (lb/in)
Tear Strength	DIN 53363	750 / 250 (N)	165 / 55 (lbs)
Air Flow	N/A	1,130 l/m ² /sec.	
Flame Retardant	M1, M2, DIN 4102 B1	Passes	Passes

The above information on physical and chemical characteristics is based on laboratory tests and is believed to be reliable at the time of printing. The values are intended as a source of information and do not constitute a warranty. The producer should independently determine, prior to use, the suitability of this material for his/her specific purposes.

Verseidag seemee US, Inc.
 4 Aspen Drive
 Randolph, New Jersey 07869
 Phone: 800-252-1435 / Fax: 973-252-1100
www.seemecus.com



Air Flow
seemee® Mesh

seemee® Mesh Supreme (B3124)

Air Flow = 1130 l/m²/sec
9.5% at 10 PA low pressure

seemee® Mesh Premium (3127)

Air Flow = 1900 l/m²/sec
15.0% at 10 PA low pressure

seemee® Mesh Standard (B3129)

Air Flow = 5290 l/m²/sec
40.0% at 10 PA low pressure

10 PA = Physical unit of pressure

1 pascal (PA) = 1 N. m⁻² = 1 J. m⁻³ = 1 kg. m⁻¹. s⁻²



Federal Aviation Administration
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520

Aeronautical Study No.
 2007-AWP-6557-OE
 Prior Study No.
 2002-AWP-1293-OE

Issued Date: 10/30/2007

Melissa Hicks
 Crown Castle
 7400 W. Detroit St.
 Chandler, AZ 85226

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna - Side Mount Beyer Blvd - 814168
Location:	Chula Vista, CA
Latitude:	32-34-02.600N NAD 83
Longitude:	117-03-44.800W
Heights:	66 feet above ground level (AGL) 159 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2007-AWP-6557-OE.

Signature Control No: 544574-100844566

(DNE)

Karen McDonald
Specialist

Attachment(s)
Frequency Data
Map(s)

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
1710	1755	MHz	1000	W

