



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 19, 2008 **REPORT NO. PC-08-110**

ATTENTION: Planning Commission, Agenda of September 25, 2008

SUBJECT: **BLACK MOUNTAIN MIDDLE SCHOOL – WIRELESS COMMUNICATION FACILITIES**
• **SPRINT NEXTEL – PROJECT NO. 16218**
• **AT&T – PROJECT NO. 10860**
• **T-MOBILE – PROJECT NO. 6749**
APPEAL OF PROCESS 2 DECISION

**OWNER/
APPLICANT:** Poway Unified School District/
Sprint Nextel and AT&T, T-Mobile (See Attachment 17)

SUMMARY

Issue: Should the Planning Commission approve or deny an appeal of the Development Services Department's decision to approve Neighborhood Use Permits for three wireless communication facilities on the sports field of Black Mountain Middle School located at 9353 Oviedo Street within the Rancho Penasquitos Community Planning area?

Staff Recommendation:

1. **Deny** the appeal and **Uphold** the Development Services Department's decision to **Approve** Neighborhood Use Permit No. 520535 (T-Mobile – Project No. 6749); and
2. **Deny** the appeal and **Uphold** the Development Services Department's decision to **Approve** Neighborhood Use permit No. 520536 (Sprint Nextel – Project No. 16218); and
3. **Deny** the appeal and **Uphold** the Development Services Department's decision to **Approve** Neighborhood Use Permit No. 520534 (AT&T – Project No. 10860).

Community Planning Group Recommendation:

First Recommendation:

Sprint Nextel – (Reviewed originally as Sprint.) On October 1, 2003, the Rancho Penasquitos Planning Board voted 15-1-0 to recommend approval of the Sprint project, which included a collocation facility on the existing Verizon faux tree and an associated equipment enclosure. Conditions included modifying the existing Verizon tree to appear more realistic, planting six to ten pine trees to assist in blending, and providing revegetation of the trench associated with the Sprint and Verizon facilities.

AT&T Mobility– (Pre-Cingular and reviewed originally as AT&T) On August 6, 2003, the Rancho Penasquitos Planning Board voted 10-4 to recommend approval of the AT&T project, which included a new 35 foot high faux tree and an associated equipment enclosure. Conditions included requiring a realistic looking tree, allowing collocation on the tree and planting a sufficient number of pines around the faux tree to aid in blending the tree.

T-Mobile – (Submitted originally as Cingular.) On August 6, 2003, the Rancho Penasquitos Planning Board voted 11-3 to recommend approval of the T-Mobile project, which included a 35 foot high faux tree and an associated equipment enclosure. Conditions included requiring a realistic looking pine tree and additional landscape.

Second Recommendation:

Sprint Nextel – On May 3, 2006, the Rancho Penasquitos Planning Board voted 13-0-0 to rescind their original recommendation of approval and recommended denial of the revised project.

AT&T – On May 3, 2006, the Rancho Penasquitos Planning Board voted 13-0-0 to rescind their original recommendation of approval and recommended denial of the revised project.

T-Mobile – On May 3, 2006, the Rancho Penasquitos Planning Board voted 10-3-0 to rescind the original recommendation and voted 11-2-0 to recommend denial of the T-Mobile project. (This project was not legally docketed for review by the planning group.) The project was reviewed again on September 3, 2008 and denied. No details were available at the time this report was being printed.

Environmental Review:

Sprint Nextel – Negative Declaration No. 16218 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

AT&T – Negative Declaration No. 10860 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

T-Mobile – Negative Declaration No. 6749 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

The Notices of Right to Appeal were posted on January 8, 2008 according to Land Development Code Section 112.0310. The Notices of Decision were filed with the County Recorder on February 1, 2008 and consequently the environmental documents may not be appealed.

Fiscal Impact Statement: All costs associated with the processing of this appeal will be paid from deposit accounts maintained by the applicants.

Code Enforcement Impact: None.

Housing Impact Statement: None.

BACKGROUND

This project includes three separate applications for Wireless Communication Facilities (WCF's) on the northwest corner of the sports field at Black Mountain Middle School (Attachment 1). Currently, there is one existing 44 foot high faux pine tree ("monopine") on the property that supports panel antennas for Verizon Wireless. Sprint Nextel is proposing to add panel antennas to the existing monopine. Sprint will install additional branches to enhance the appearance of the tree and better screen the antennas. An additional monopine, 35 feet tall, is being proposed by T-Mobile and will support their panel antennas as well as AT&T's. Three equipment enclosures are included in these applications ranging in size from 240 square feet to 466 square feet. (Attachments 5 and 6) Verizon's equipment enclosure is existing, previously permitted, and located on the lower field at Sunset Hills Elementary School below the monopine.

The project site is located at 9353 Oviedo Street in the Rancho Penasquitos Community Planning area (Attachments 1,2 and 3). This portion of the property is zoned RS-1-14 and is designated for school use in the community plan (Attachment 2). Surrounding land uses include single unit residential to the west across Black Mountain Road, Mt. Carmel High School to the east, Sunset Hills Elementary School to the north and single unit residential and commercial below to the south (Attachments 1 and 4). The portion of the sports field where the WCF's are proposed sits approximately 50 feet above the adjacent street level.

The overall scope of the project has changed over the years since each project was originally submitted in 2003 (Attachment 18), making these projects subject to the previous regulations – Section 141.0405 of the Land Development Code (LDC), Communication Antennas (Attachment 20). Company mergers and buyouts resulting in name changes have stimulated project

modifications.

Original Project Scope:

AT&T (Pre-Cingular) originally proposed a new faux tree as well, supporting 12 antennas with associated equipment located in a 408 square foot enclosure. During the processing of the project, AT&T sold their network to Cingular who took over the processing of the application and eliminated the need for the tree by agreeing to collocate with T-Mobile on their proposed tree and increasing the size of their equipment enclosure to 466 square feet. Cingular has since changed their name to AT&T Mobility.

Prior to the Sprint Nextel merger, Nextel's application proposed to add 12 antennas to the Cingular (now T-Mobile) tree and construct a 460 square foot enclosure. Sprint originally proposed to locate six antennas on the Verizon tree and construct a 180 square foot enclosure. Sprint and Nextel merged in 2005 and as a result dropped the Nextel application in pursuit of a single Sprint Nextel application to collocate on the Verizon tree.

Cingular originally submitted an application for a 30 foot high faux tree supporting 12 antennas and an associated 466 square foot enclosure. During the processing of the project, Cingular sold their network to T-Mobile who took over the processing of the application. The T-Mobile tree is the only new faux tree being proposed as part of this project.

The original project scope consisted of two monopines in addition to the existing Verizon monopine all supporting a variety of antennas. A total of four new equipment enclosures (Sprint, Cingular, T-Mobile, and Nextel) would have supported the proposed antenna facilities.

New Project Scope:

The new project scope consists of one new monopine in addition to the existing Verizon monopine. A total of three equipment enclosures will be located at the northwest corner of the sports field adjacent to the monopines. The facilities are visible from the field and from Black Mountain Road, but with the additional landscape proposed on site and the adjacent slope, the facilities will be well integrated into the setting. Because these projects were submitted and deemed complete in 2003, they are subject to the previous Communication Antenna regulations (Section 141.0405), which require facilities to be minimally visible through the use of architecture, landscape architecture, and siting solutions.

Locating a wireless communication facility on a residentially zoned property that contains a non-residential use required a Neighborhood Use Permit (NUP) Process 2. The projects were reviewed and found to be consistent with the Communication Antenna regulations. On January 7, 2008, the Development Services Division approved the three NUP's. The appeal period ended at the close of business January 23, 2008. The permits were signed and recorded and the school district initiated improvement activities that were contingent on approval of the NUP's. On July 7, 2008, staff discovered that an appeal of the projects had actually been filed by Charles Sellers, Chair of the Rancho Penasquitos Planning Board. Due to a clerical error, the appeal had been

misrouted and never came to the attention of the project manager.

DISCUSSION

Project Description:

The current project consists of the addition of one monopine located near the existing Verizon monopine on the northwest corner of the Black Mountain Middle School sports fields. Each monopine will support a total of 24 antennas, consisting of 12 per carrier.

- Sprint Nextel – collocate 12 antennas on to the existing Verizon monopine and add a 240 square foot equipment enclosure.
- AT&T – collocate 12 antennas on to the proposed T-Mobile monopine and add a 466 square foot enclosure.
- T-Mobile - 35 foot high monopine supporting 12 antennas and a 466 square foot equipment enclosure.

Not only are the facilities situated 50 feet above the street level, the actual location of the facilities is far removed from any residential structures and from the surrounding school classrooms.

Community Plan Analysis:

The Rancho Penasquitos Community Plan does not specifically address wireless communication facilities, however the Community Appearance and Design Element does recommend that new development be sensitive to the environment. Additionally, the City's General Plan requires that wireless facilities be minimally visible and be visually respectful and compatible with the community. Rancho Peñasquitos is a community physically characterized by a unique system of canyons, hillsides and ridges. As a consequence, most of the neighborhoods in the community possess substantial open space areas and views into canyons. A major issue in the community is the preservation of open space and significant environmental resources including major canyon systems, sensitive slopes and tree grove areas. One of most sensitive environmental resources in the community includes Black Mountain and its surrounding hillsides. The proposed project will be located at the foothill of Black Mountain.

The antennas associated with these facilities are proposed to be mounted on monopines located on the perimeter of a sports field. The addition of landscape material adjacent to the wireless facilities, as well as on the nearby slope, will serve to blend the monopines into the surroundings. Equipment associated with the monopines will be located within enclosures, surrounded by block walls with trellis structures. The design of the enclosures will be consistent between the three carriers. Based on the project's design, it can be determined that the proposed wireless communication facilities are compatible with the City's General Plan and meets the intent of Community Appearance and Design section of the Rancho Penasquitos Community Plan.

Environmental Analysis:

Environmental Initial Studies, prepared in accordance with the California Environmental Quality Act (CEQA), were conducted for each of the proposed projects. Potential adverse impacts to biology, health and public safety and geology were identified and analyzed during the review process. Separate Negative Declarations were prepared for each of the projects in accordance with CEQA.

Appeal:

On January 15, 2008, Charles Sellers, Chair of the Rancho Penasquitos Planning Board appealed the Development Services Department decision to approve all three NUP's, siting that the decision was in direct conflict with the planning group's vote of May 3, 2006 recommending denial of all three projects (Attachment 21).

On May 3, 2006, the planning group reviewed the Cingular (now AT&T) and Sprint Nextel projects and voted to recommend denial of the projects based on the following:

1. The carriers did not provide alternate locations for situating their facilities.
2. The equipment should be located underground.
3. The location of equipment shelters should be modified.
4. If equipment is not vaulted underground, then locate all equipment in one building.
5. Use of soccer fields is being eliminated.
6. The carriers did not communicate with the community.

The planning group also voted to reconsider the original approval of the T-Mobile project. Contrary to Council Policy 600-24 (Standard Operating Procedures and Responsibilities of Recognized Community Planning Groups) the project was not published in the agenda for May 3, 2006 and therefore, the group's action is not considered to be a valid recommendation. They proceeded to vote to recommend denial of the facility stating that it was intermingled both physically and conceptually with the AT&T (Cingular) project, which had changed since the first vote and that the T-Mobile monopine could no longer stand on its own.

It has come to staffs attention that the Rancho Penasquitos Planning Board scheduled the T-Mobile project for their September 3, 2008 meeting and voted to deny the project. No details were available at the time this report was printed.

Staff Response:

Site justifications submitted by the carriers indicate that this site is the only one of four non-residential sites within the search ring area which meet the carrier's coverage objectives (Attachment 8). Three of the four sites are schools and one is commercial. The commercial property sits approximately 20 feet below the proposed project site and coverage to Black

Mountain Road and Highway 56 would be very limited due to the lower elevation. The proposed project site achieves the coverage objective for all three carriers. All other land uses within the search ring are residential. As an institutional use, the proposed project site is a Preference 2 location, which the City considers more preferable for these types of facilities over the other lower preference land uses. LDC Section 141.0405 (Communication Antennas, Attachment 20) also encourages collocation achieved by this application, which includes three additional carriers where one already exists. The addition of a variety of shrubs and trees will help to blend the facilities into the surroundings.

The Poway Unified School District has indicated that the impacts to the school and its everyday activities would be significant if the equipment were to be vaulted underground. The limits of construction would greatly increase in order to accommodate the area needed for a vault and that would affect timing and the duration of the activities as well as school operations. As it is, the enclosures would be minimally visible from the surrounding properties due to the elevation differences. The trellis structures above the enclosures and added landscape material will work to screen the facilities and enhance views of the project site. The equipment enclosures are proposed to be located on the northwest corner of the sports field away from the activities that occur on the field. The field is not currently being utilized by soccer clubs, but in the past when soccer tournaments have occurred on site, the fields have not been impacted by the existing Verizon monopine.

In terms of communication between the carriers and the community, the planning group has been involved in the review of these projects over the years. A wireless subcommittee was initiated as a result of community interest several years back. These projects have received two different recommendations from the group within a three-year span.

Conclusion:

Staff has reviewed the projects separately and has determined that each one not only complies with the development regulations for the RS-1-14 zone, but the overall project also complies with the Communication Antenna regulations and Council Policy 600-43. The facilities are proposed at a Preference 2 location on the perimeter of a sports field, which is at a higher elevation than the surrounding neighborhood. Additional landscape will enhance the project area and will allow the facilities to blend into the setting in which they are proposed. It should also be noted that the Telecommunication Act of 1996 precludes local jurisdictions from unreasonably discriminating among providers of functionally equivalent services. The fact that a Verizon facility exists at the site should highlight the fact that, as with any wireless project, it is imperative to make detailed and concrete findings. Staff recommends that the Planning Commission deny the appeal and uphold the Development Services Department's decision to approve the Neighborhood Use Permits.

ALTERNATIVE

1. **Approve** Neighborhood Use Permits **with modifications.**
2. **Deny** Neighborhood Use Permits, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Karen Lynch-Ashcraft
Project Manager
Development Services Department

BROUGHTON/kla

Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Location Map
4. Data Sheet
5. Enlarged Site Plan
6. Photo Sims
7. Coverage Maps
8. Site Justification
9. Site Photos
10. T-Mobile Permit
11. T-Mobile Resolution
12. AT&T Permit
13. AT&T Resolution
14. Sprint Nextel Permit
15. Sprint Nextel Resolution
16. Community Planning Group Recommendations
17. Ownership Disclosure Statement and Corporate Officers
18. Project Chronology
19. Planning Commission Notices
20. LDC 141.0405
21. Copy of Appeals
22. Plans

Project Site

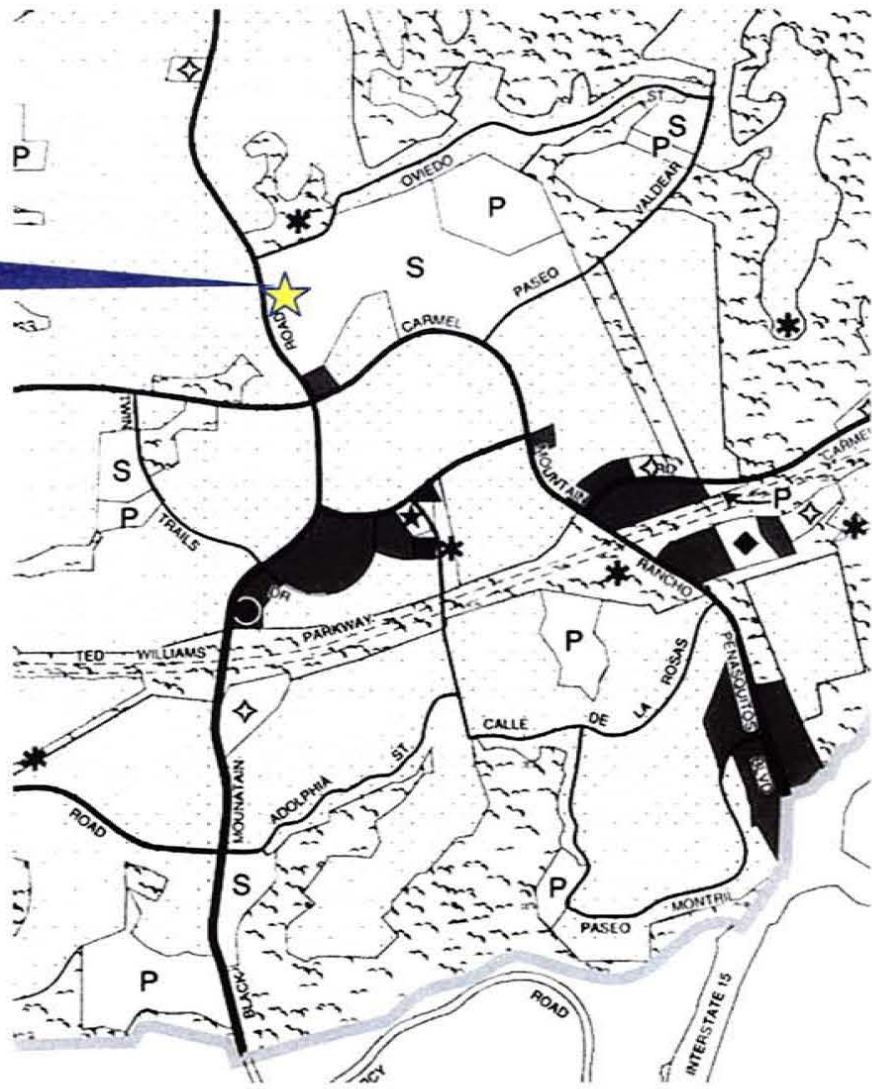


Aerial Photo

Black Mountain Middle School Wireless Communication Facilities

9353 Oviedo Street

Project Site



Designated as "Schools"

- Residential
- Industrial
- Commercial
- Open Space
- P** Parks
- S** Schools
- Religious Facility
- Special Treatment Areas
- Major Utility Facility
- Library
- Post Office
- Police
- Fire



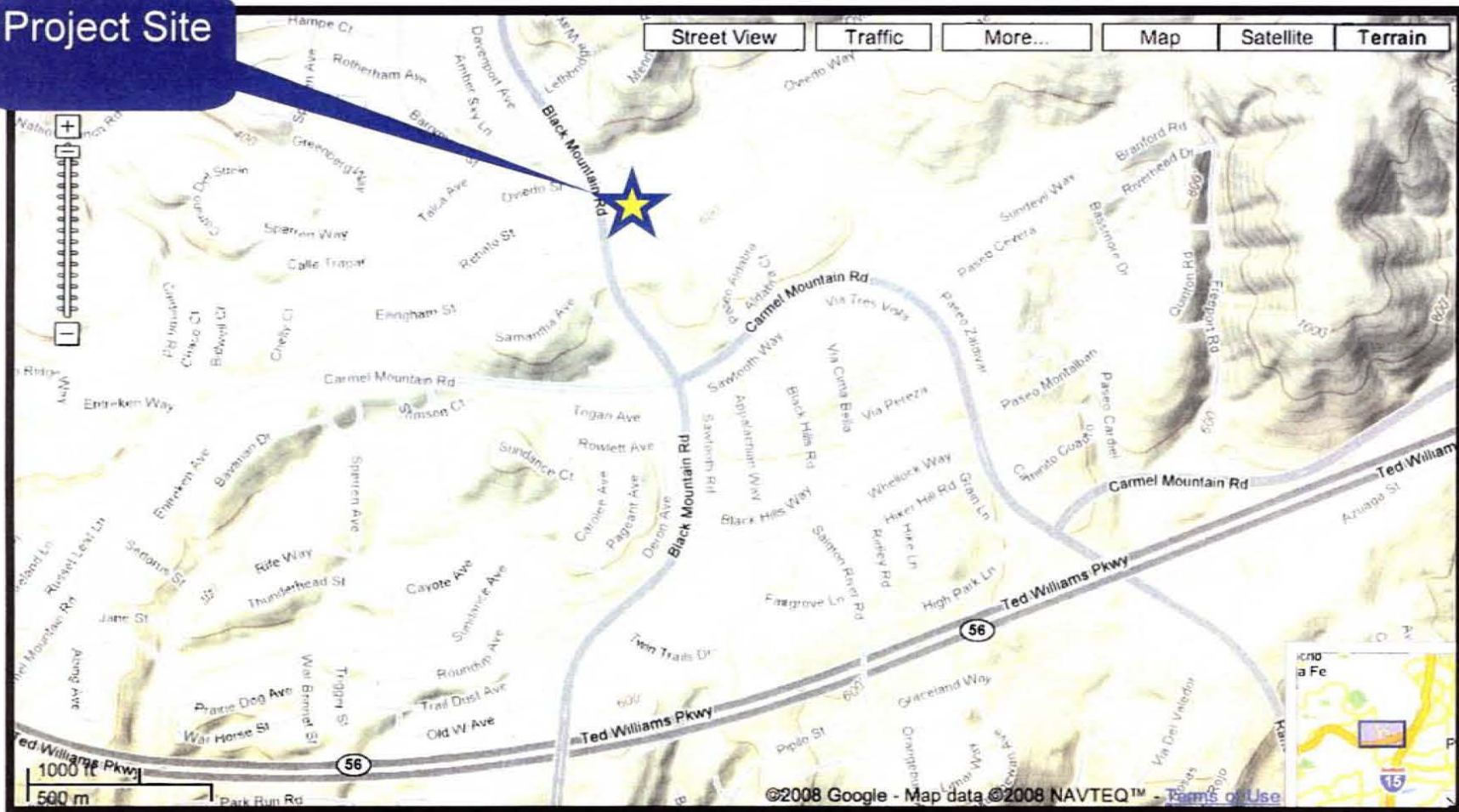
Community Plan Land Use Designation

Black Mountain Middle School Wireless Communication Facilities

9353 Oviedo Street



Project Site



Page 1 of 1



Project Location Map

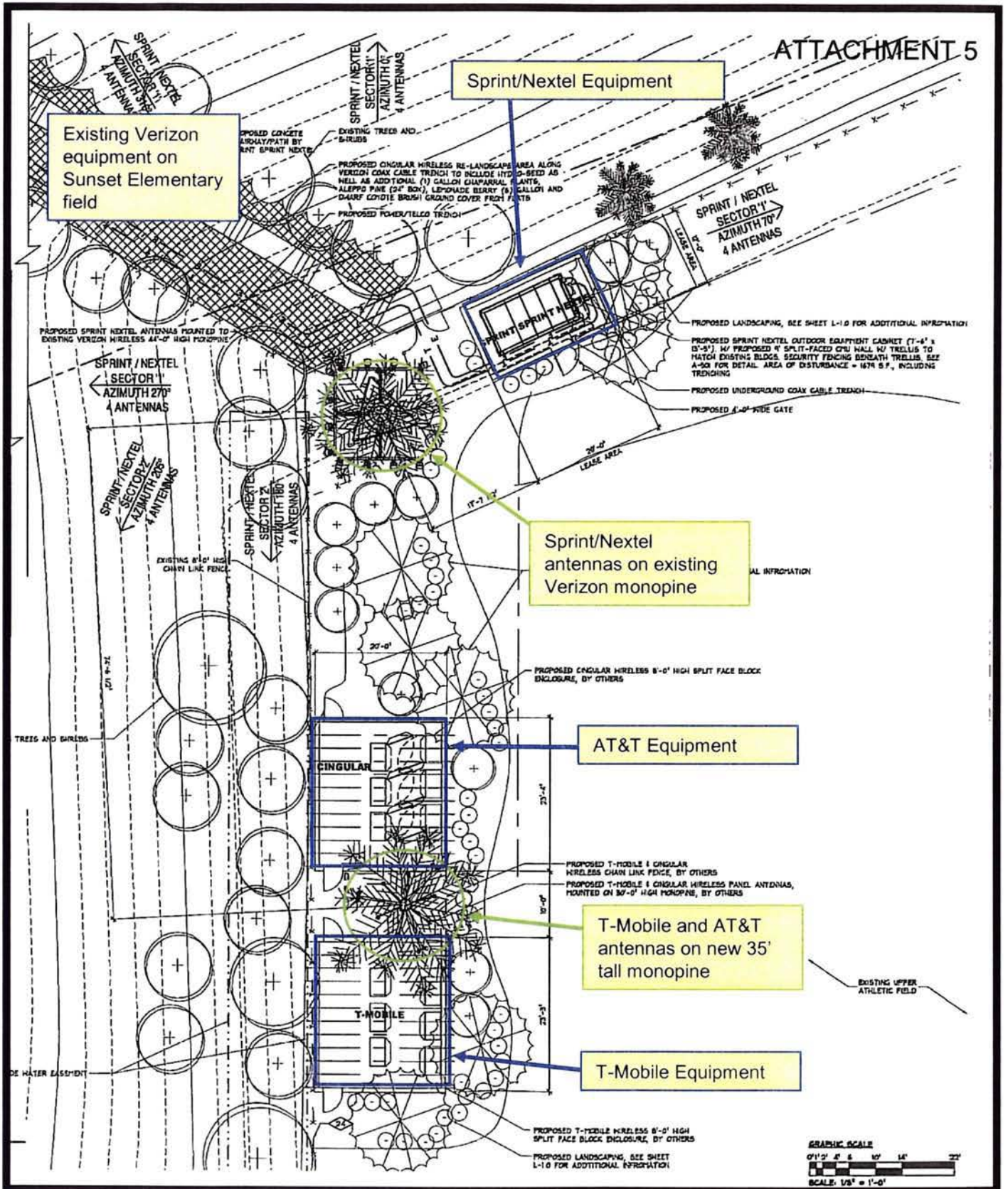
Black Mountain Middle School Wireless Communication Facilities

9353 Oviedo Street



ATTACHMENT 3

PROJECT DATA SHEET		
PROJECT NAME:	Black Mountain Middle School Wireless Communication Facilities	
PROJECT DESCRIPTION:	Wireless Communication Facilities consisting of: 12 Sprint/Nextel antennas located on an existing Verizon monopine and 24 AT&T and T-Mobile antennas located on a new 35' tall monopine. Associated equipment will be located adjacent to the monopines.	
COMMUNITY PLAN AREA:	Rancho Penasquitos	
DISCRETIONARY ACTIONS:	Neighborhood Use Permits (one permit per carrier)	
COMMUNITY PLAN LAND USE DESIGNATION:	School	
<u>ZONING INFORMATION:</u>		
ZONE: RS-1-14		
HEIGHT LIMIT: 35 feet		
FRONT SETBACK: 15 feet		
SIDE SETBACK: 4 feet		
STREETSIDE SETBACK: 10 feet		
REAR SETBACK: 10 feet		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	School AR-1-1	School/Sports Fields
SOUTH:	Residential RS-1-14	School/Sports Fields
EAST:	Residential RS-1-14	School/Residential
WEST:	Residential RS-1-14	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	See Attachment 12.	



Enlarged Site Plan

Black Mountain Middle School Wireless Communication Facilities

9353 Oviedo Street

EXISTING

ATTACHMENT 6

SD06698
Black Mountain Middle School
9353 Oviedo St.
San Diego, CA 92129



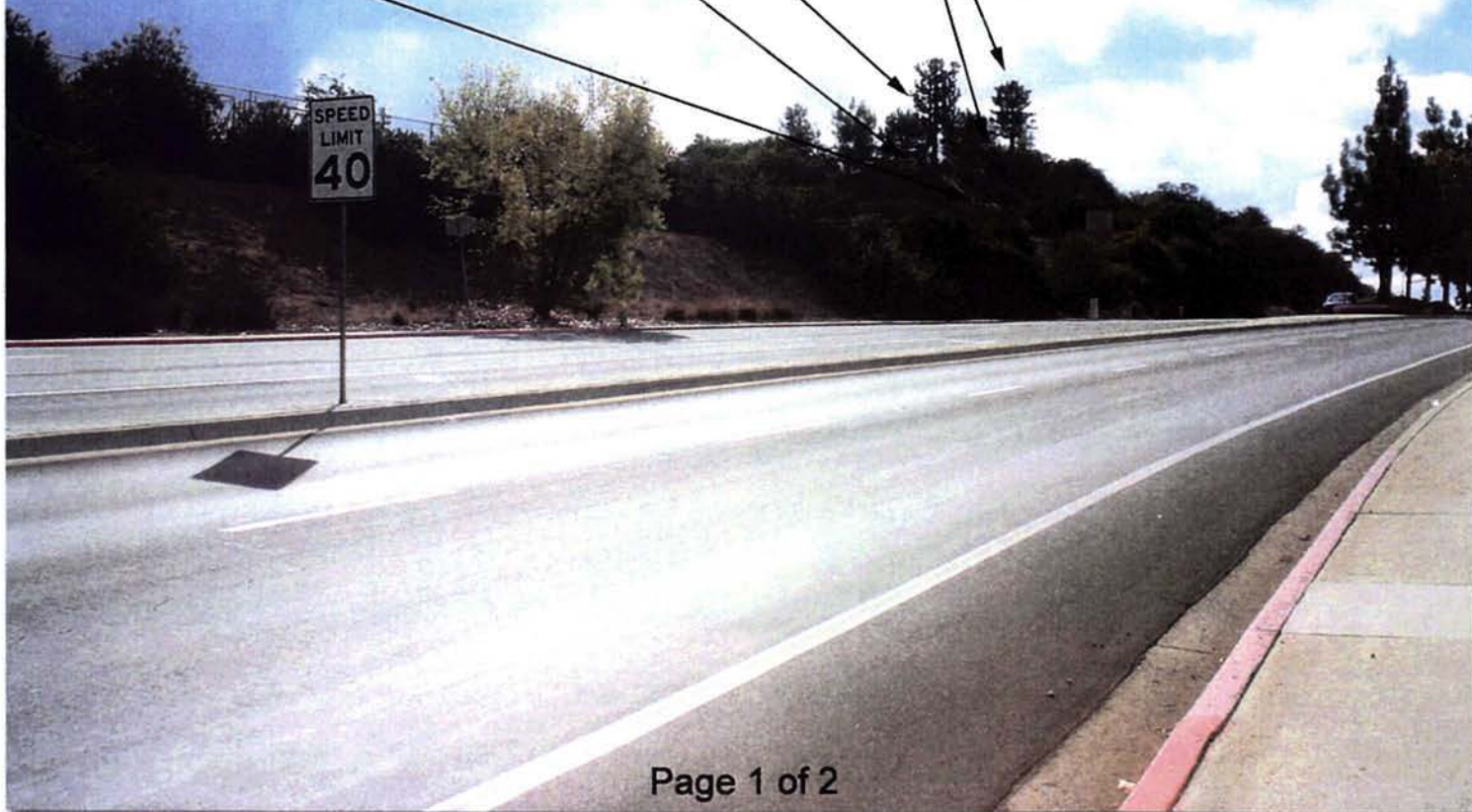
Proposed 35' Cingular and T-Mobile monopine, equipment shelters and surrounding landscaping

Future Sprint antennas added to existing 44' Verizon monopine

Future Sprint equipment enclosure

Proposed concrete stairs and landscaping

PROPOSED



EXISTING

ATTACHMENT 6

SD06698
Black Mountain Middle School
9353 Oviedo St.
San Diego, CA 92129

T-Mobile



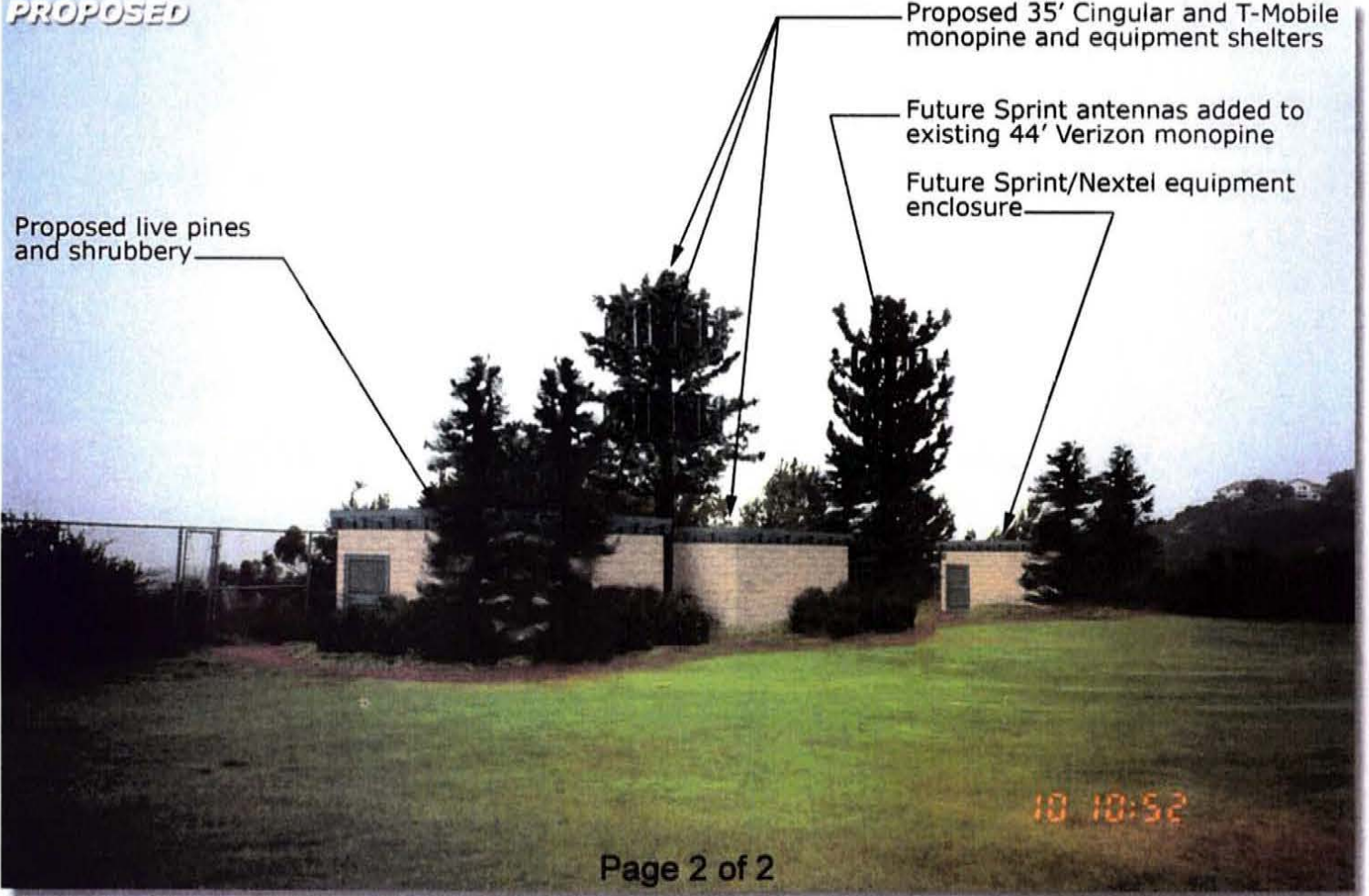
PROPOSED

Proposed live pines and shrubbery

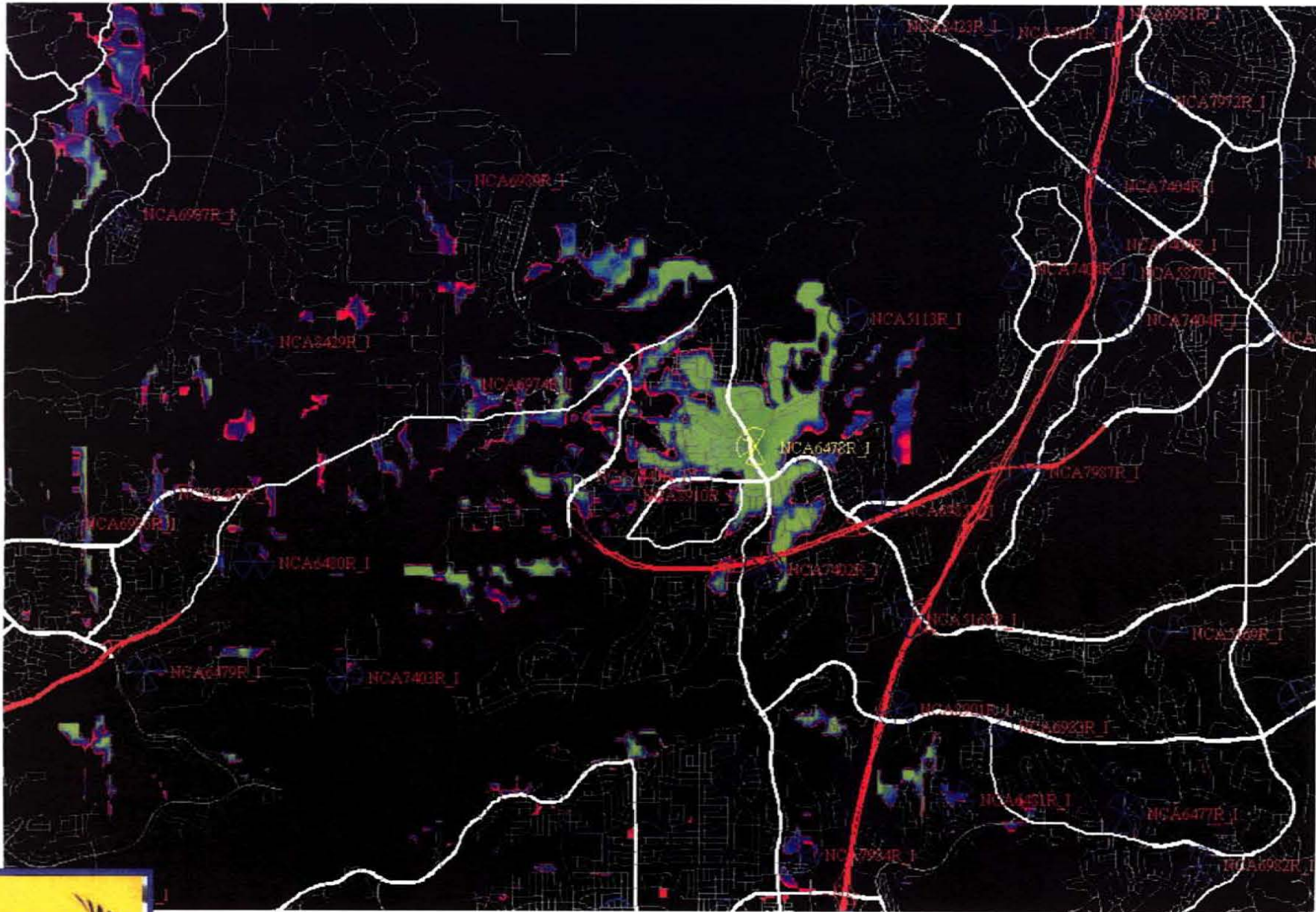
Proposed 35' Cingular and T-Mobile monopine and equipment shelters

Future Sprint antennas added to existing 44' Verizon monopine

Future Sprint/Nextel equipment enclosure

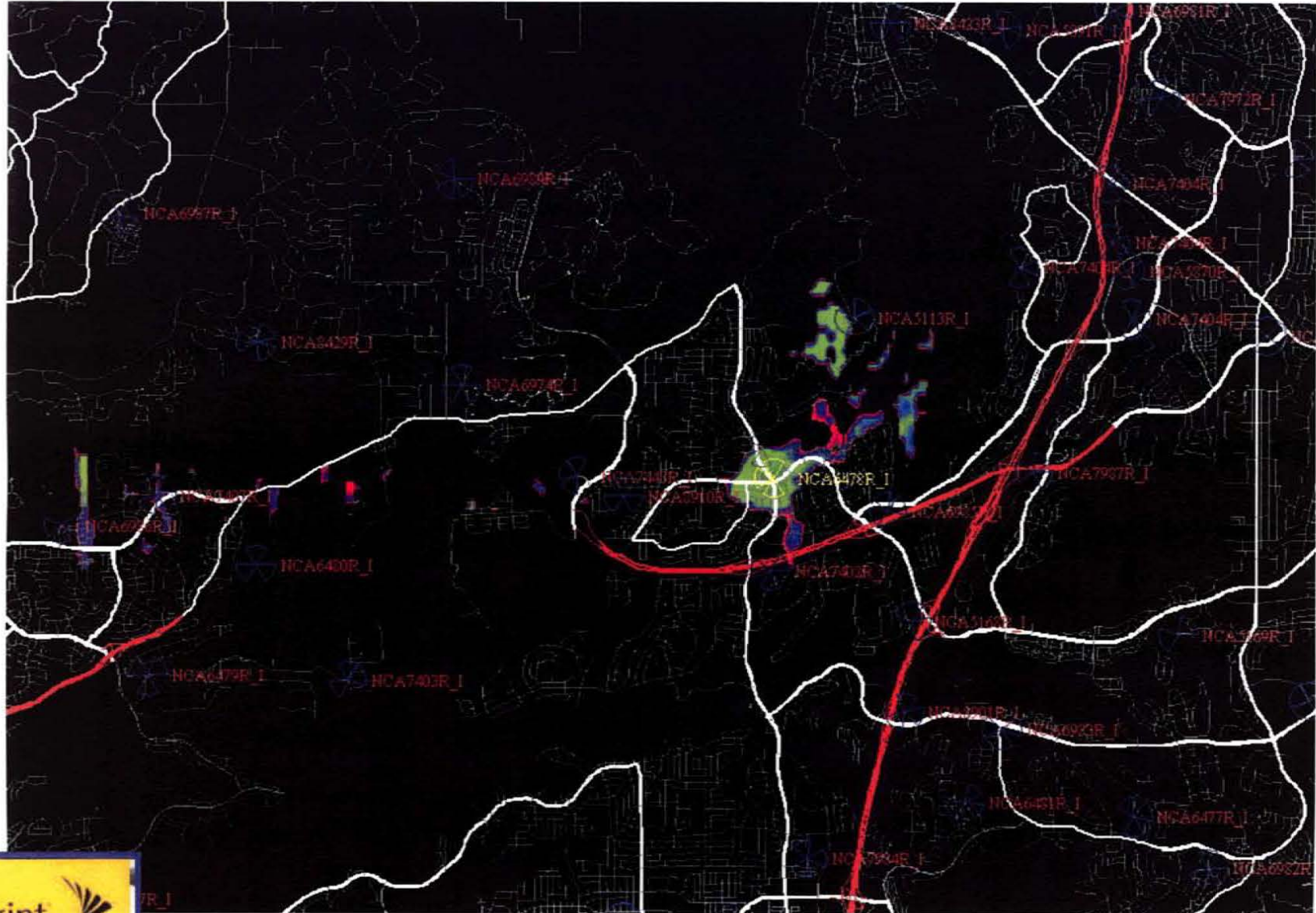


Coverage Map - Black Mountain School:



Coverage Map -

Commercial area @ the northeast corner of Black Mtn. Rd and Carmel Mtn. Rd.:

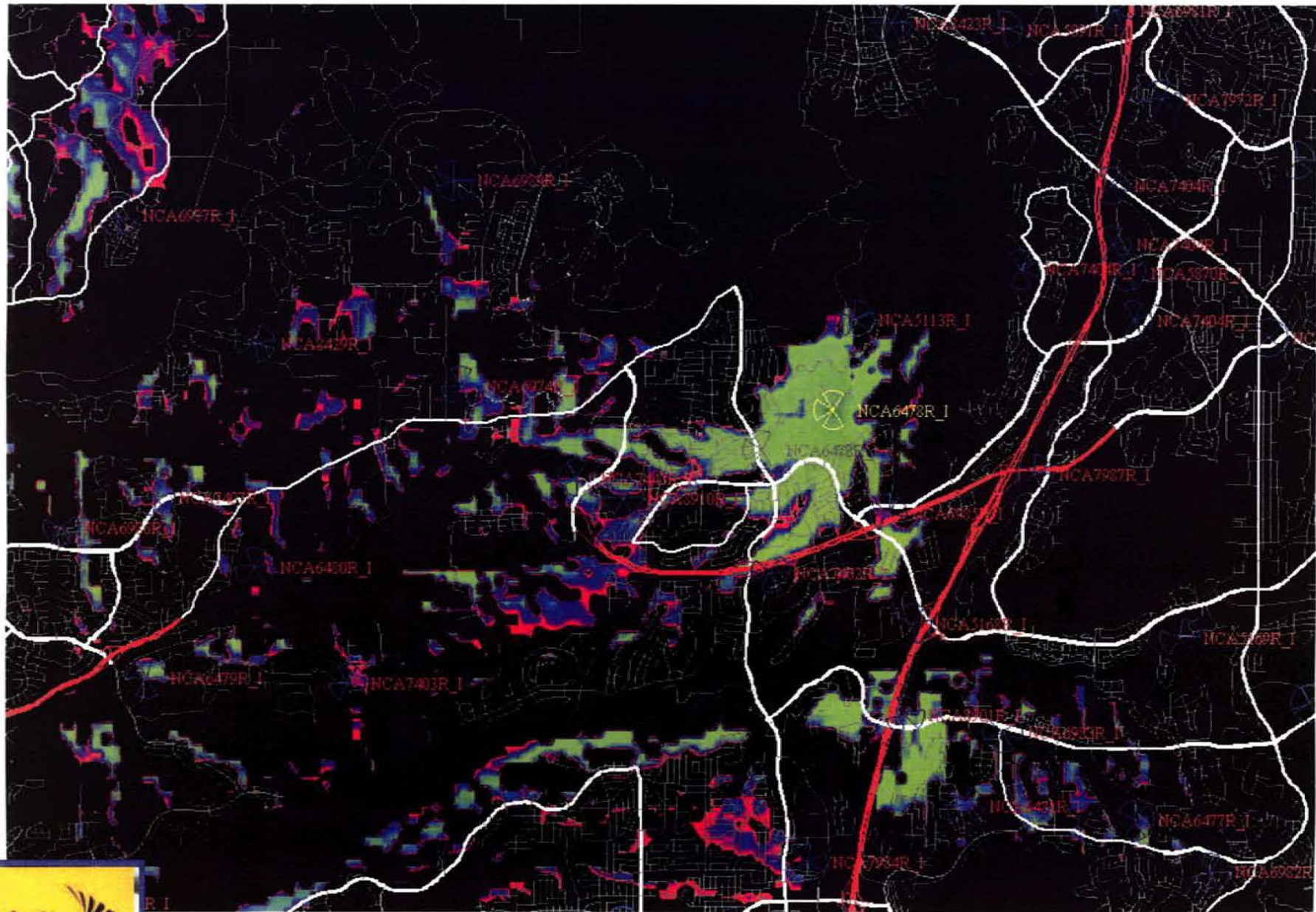


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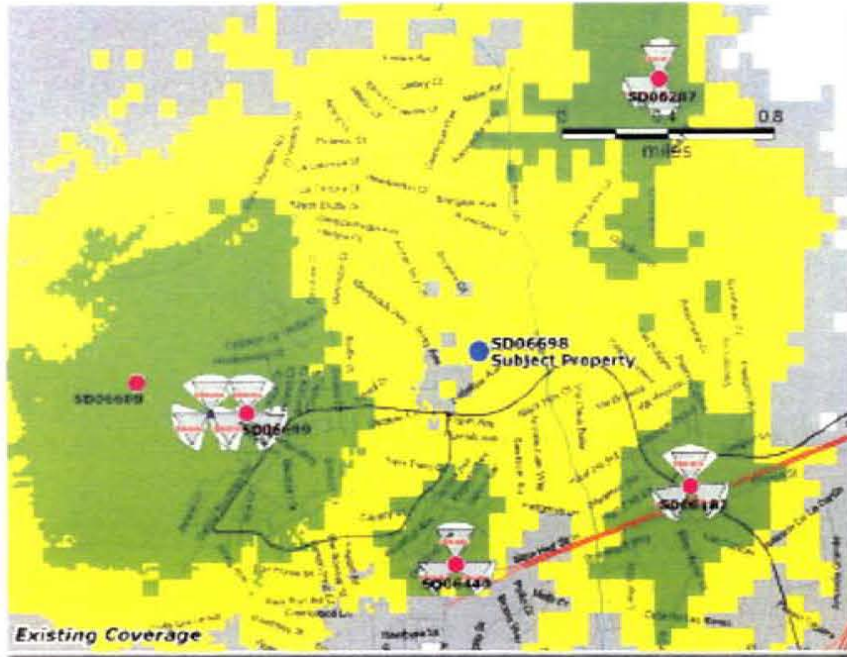


ATTACHMENT 7

Coverage Map - Hilltop Park:



SD06698
Black Mountain Middle School
 9351 Oviedo St.
 San Diego, CA 92129



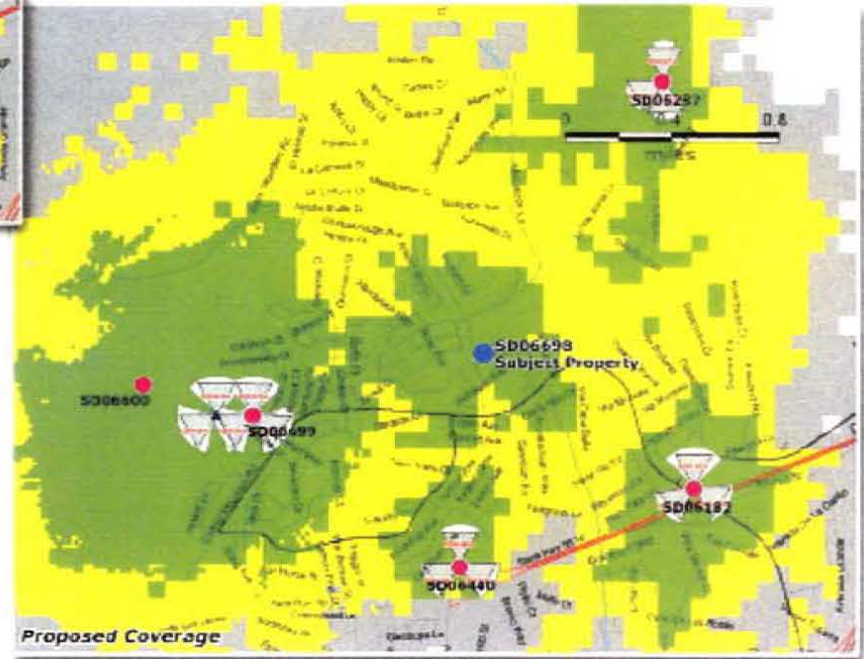
Existing Coverage

Subject Property:

- SD06698 Black Mountain Middle School

Adjacent Facilities:

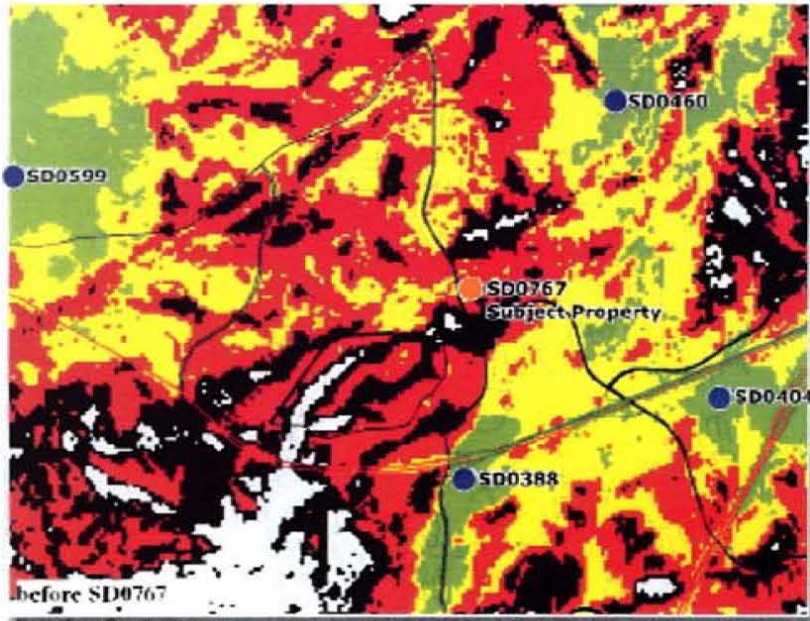
- SD06699 Mesa Verde Middle School
- SD06287 Black Mountain
- SD06440 Rancho Penaditos Post Office
- SD06182 Penaditos Plaza
- SD06600 Westview High School



Proposed Coverage

Colors:
 ● Good
 ● Intermediate
 ● Poor

SD0767
Black Mountain Middle School
 9353 Oviedo St.
 San Diego, CA 92129



Subject Property:

● SD0767

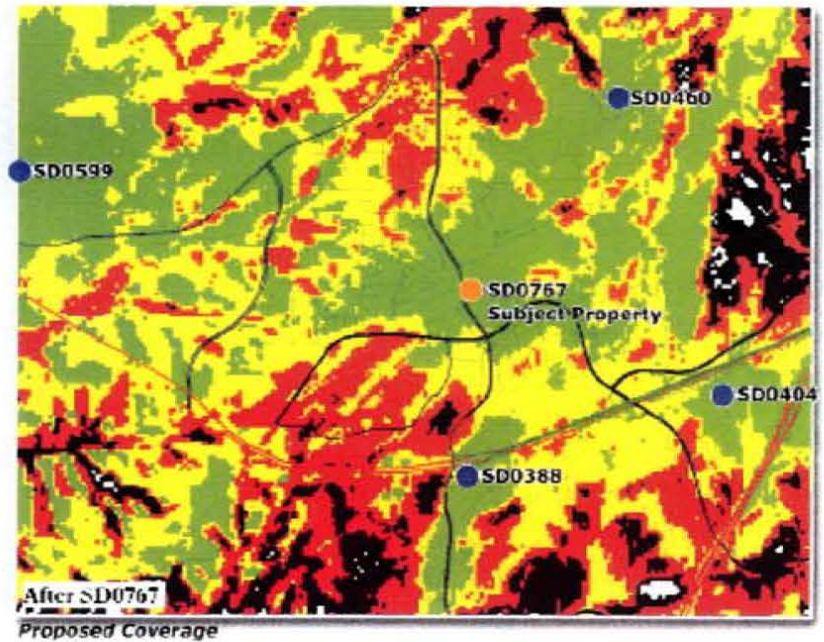
Adjacent Sites:

● SD0599

● SD0388

● SD0404

● SD0460



SITE JUSTIFICATION AND INVESTIGATION

The first step in determining a wireless telecommunication site is to determine the need. This is done through two processes.

- 1) The carrier determines there is a need based on the location of the sales of the handsets and user addresses either at work or home. Additionally, the carrier receives calls from users complaining of dropped calls or low coverage.
- 2) The radio frequency team determines a need by use of their design tool, which will show an area of low coverage. Additionally, the technicians at the switch may determine the capacity is overloaded within a given area, which can also dictate a need for either additional radios at an existing site.

Once the need has been determined the radio frequency engineers review the data supplied by the design tool. They have to take into account the design of the surrounding sites so as to not interfere with those sites or to optimize those sites so that the new site will not interfere with the existing signal.

The radio frequency engineers submit a search ring to the site acquisition team. This search ring is a set of parameters that must be met in order for the site to be acceptable based on the theoretical design. The search ring has a varied radius and may be elliptical in shape. The site acquisition team must find an acceptable site within the search ring that meets the design criteria.

The design criteria include location, height, and lack of clutter such as buildings and vertical landscape, and ability to see into the coverage objective area.

The site acquisition team gravitates toward zoning in the search ring that is commensurate to the installation of the facility such as commercial and industrial type zoning. The team also looks for existing structures to support the antenna system so as to limit the visual impact within any view shed.

SPRINT/NEXTEL

The search ring for this proposed facility consists mainly of residentially zoned property. There are limited properties that would be considered preferred zones within this geographical area and there are no preferred structures that meet the coverage objectives.

The search ring was investigated thoroughly and only one property zoned commercial was identified. The topography and existing uses within the search ring area makes Black Mountain Middle School (BMMS) the only viable candidate for this particular wireless facility. Specifically, the areas surrounding the two school properties are largely residential, with the exception of Hilltop Community Park, and the commercial site to the south, at Carmel Mountain Road and Black Mountain Road. The commercial site is too far south to be effective for the search rings and too low to accommodate antennas without adding significant height to a structure. As such, while the property lends itself to providing a stealth installation, the ability to locate equipment was limited and the elevation of the property denied any ability to provide

coverage to the north and very limited ability to provide coverage to the east. Additionally, there is much vertical landscape on-site to interfere with coverage to the west and south. The park is on the furthest east boundary of the search ring, and has limited coverage to the west. The remaining uses are residential with little or no space for equipment and reasonable antenna locations. The high site migration from the Black Mountain telecommunications site for required network operations frequency re-use necessitates the lower siting into the community identified in the search ring.

This site was chosen because of its ability to see the coverage area, existing access and existing vertical landscape to help screen the installation. Additionally, the site was chosen because of the existing Verizon installation, which provided a collocation opportunity and willingness for other carriers to collocate. Due to the merger of the Sprint and Nextel companies, we are able to combine the technologies onto the existing Verizon tree, and reduce the area of equipment to one enclosure that is only slightly larger than the originally proposed Sprint-only site. The Nextel facility area has been abandoned in favor of Cingular for collocation on the T-Mobile tree.

Furthermore, the City has discouraged locations within residential use areas, especially when there is a viable non-residential use alternative. BMMS not only provides that location, but Verizon is already located on-site, and Cingular and T-Mobile have received approval from the Community Planning Group to locate there. The proposed equipment siting is in line with the other carriers' facilities, and will not be visible to the surrounding community by virtue of the existing and proposed landscaping.

Vaulting was proposed by the community and the City as an option, but one that SprintNextel cannot accommodate. Not only does vaulting present ongoing maintenance and operational problems that frequently result in having to dig up the vault and replace with conventional equipment enclosures, the prospect of vaulting along the toe of the slope on either the north or western sides of the upper field is made impossible due to the retaining system that would be required and the easement that runs on the western end of the property.

CINGULAR

Originally the AT&T location, Cingular purchased this project and has proceeded with obtaining approval. Siting issues for this site are similar to those described by Sprint and Nextel, with the resulting selection of BMMS as the logical and most appropriate location within their coverage search ring area.

T-MOBILE

T-Mobile purchased their location at BMMS from Cingular and has obtained approval for this installation. Cingular's original selection of this location is based upon the same general criteria as the preceding carriers, as the residential nature of the search ring precludes alternatives. The additional elevation of the BMMS ball field allows for meeting the coverage objectives and allows the site to be located on non-residential use property.



Existing Verizon monopine.



Existing Verizon monopine.



Adjacent sports fields.



Existing monopine and adjacent existing vegetation.



Monopine as viewed from the road.

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 004451

Neighborhood Use Permit No. 520535
T-Mobile – Black Mountain Middle School
Planning Commission
PTS No. 6749

This Neighborhood Use Permit is granted by the Planning Commission of the City of San Diego to the Poway Unified School District, Owner, and Omnipoint Communications dba T-Mobile, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0405. The 44.80 acre site is located at 9353 Oviedo Street in the RS-1-14 zone of the Rancho Penasquitos Community Plan. The project site is legally described as Lot 2 of Penasquitos School Sites, according to Map No. 7582

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to install a wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 7, 2008, on file in the Development Services Department.

The project shall include:

- a. The construction of a 35 foot high faux monopine supporting 12 panel antennas for T-Mobile. An additional 12 panel antennas will be installed by AT&T Mobility as part of this project (approved under NUP No. 520534) and the construction of an 8 foot high concrete block enclosure measuring approximately 20 feet by 23 feet that will contain the associated wireless communication equipment;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s),

conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. This Neighborhood Use Permit [NUP] and corresponding use of this site shall **expire on August 7, 2018**. 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize T-Mobile or their tenants to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

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

ENGINEERING REQUIREMENTS:

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

15. Prior to the issuance of any construction permits, the applicant 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.

16. Any party on whom fees, dedications, reservations or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

21. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

22. No overhead cabling is permitted.
23. No pipes absent antennas are permitted on the faux tree at any time. All pipes must be no longer than the antenna and all pipes, arms, cabling and mounting hardware must be painted the same color as the branches.
24. No exposed cabling shall be permitted. All cabling must be pulled taught so as to avoid looping above or below the antennas.
25. All antennas shall be covered with mesh antenna socks that maintain the same pine needles as the tree.
26. 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.
27. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.
28. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
29. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
30. All private outdoor lighting installed by carrier (T-Mobile or Cingular) shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on August 7, 2008 by Resolution No. XXXXX.

Permit Type/PTS Approval No.: NUP No. 520535
Date of Approval: August 7, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 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.**

**Omnipoint Communications dba
T-Mobile
Owner/Permittee**

By _____
NAME
TITLE

**Poway Unified School District
Owner/Permittee**

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 520535
T-Mobile – BLACK MOUNTAIN MIDDLE SCHOOL
Project No. 6749

WHEREAS, Poway Unified School District, Owner and Omnipoint Communications dba T-Mobile, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 520535, on portions of a 44.80 acre site;

WHEREAS, the project site is located at 9353 Oviedo Street in the RS-1-14 zone of the Rancho Penasquitos Community Plan area;

WHEREAS, the project site is legally described as Lot 2 of Penasquitos School Sites, according to Map No. 7582;

WHEREAS, on January 7, 2008, the Development Services Department of the City of San Diego approved Neighborhood Use Permit No. 520535 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 15, 2008, Charles Sellers, Chair of the Rancho Penasquitos Planning Board appealed the decision of the Development Services Department to approve Neighborhood Use Permit No. 520535 pursuant to the Land Development Code;

WHEREAS, on August 7, 2008, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 520535 pursuant to the Land Development Code of the City of San Diego, NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated August 7, 2008.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

The Rancho Penasquitos Community Plan does not address wireless communication facilities as a specific land use, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this wireless facility are proposed to be mounted on a monopine located on the perimeter of the sports field. The addition of landscape

material adjacent to the facility, and on the nearby slope, will serve to blend the project into the surroundings. Equipment associated with this facility will be located within enclosures, surrounded by block walls with trellis structures. The design of the enclosure will be consistent between the three carriers. Therefore, this facility will not adversely affect the applicable land use plan.

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. T-Mobile is proposing to construct a 35 foot high monopine that will support 12 panel antennas as well 12 panel antennas for AT&T Mobility (approved under NUP No. 520534) In this case, the facility will be located on the perimeter of a sports field of a middle school adjacent to an existing Verizon monopine. All of the antennas will be covered with mesh pine needle socks to camouflage the antennas . The associated equipment is located within a concrete block enclosure that will be accented with a wood lattice cover. The addition of landscape materials adjacent to the communication facilities as well as on the neighboring slope will help to integrate and camouflage the installation. The overall project is designed to blend in with the existing and proposed landscaping. Additionally, the Communication Antenna regulations state that an antenna facility will considered minor if the facility including the equipment is concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement, unique design solutions or accessory use structures. The project complies with the development regulations for the RS-1-14 zone and the Communication Antenna regulations. Therefore, the proposed development would not adversely affect the Rancho Penasquitos Community Plan nor the City of San Diego General Plan and Progress Guide.

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require T-Mobile to perform a cumulative RF study and submit the finding in a report to the City of San Diego within 30 days of approval of this permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project complies with all applicable development regulations including the RS-1-14 development regulations of the Land Development Code and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section of the code requires architectural integration and/or enhancements with the existing buildings or landscape on the property. The monopine is proposed to be 35 feet high and will be a collocation

facility with AT&T Mobility. It is located adjacent to an existing monopine on the perimeter of a middle school sports field. The addition of antenna socks as well as a landscape planting palette for the project site and neighboring slope will minimize any potential visual impacts. The existing use of the property as a school requires that a Neighborhood Use Permit be obtained for the wireless communication facility. There are no deviations from the development regulations or variances requested with this application. Therefore, the project is in full compliance with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Use Permit No. 520535 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 520535, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: August 7, 2008
Job Order No. 004451

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 004450

Neighborhood Use Permit No. 520534
AT&T (Cingular) – Black Mountain Middle School
Planning Commission
PTS No. 10860

This Neighborhood Use Permit is granted by the Planning Commission of the City of San Diego to the Poway Unified School District, Owner, and AT&T Mobility, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0405. The 44.80 acre site is located at 9353 Oviedo Street in the RS-1-14 zone of the Rancho Penasquitos Community Plan. The project site is legally described as Lot 2 of Penasquitos School Sites, according to Map No. 7582

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to install a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 7, 2008, on file in the Development Services Department.

The project shall include:

- a. The installation of 12 panel antennas on to a 35 foot high faux monopine (owned and constructed by T-Mobile – NUP No. 520535) and the construction of an 8 foot high concrete block enclosure measuring approximately 20 feet by 23 feet that will contain the associated wireless communication equipment;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Neighborhood Use Permit [NUP] and corresponding use of this site shall **expire on August 7, 2018**. 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Cingular Wireless to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies

including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

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

ENGINEERING REQUIREMENTS:

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

15. Prior to the issuance of any construction permits, the applicant 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.

16. Any party on whom fees, dedications, reservations or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

LANDSCAPE REQUIREMENTS:

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

21. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises are below the federal standards.

22. 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.
23. Branches must extend a minimum of 24 inches beyond all antennas.
24. No overhead cabling is permitted.
25. No pipes absent antennas are permitted on the faux tree at any time. All pipes must be no longer than the antenna and all pipes, arms, cabling and mounting hardware must be painted the same color as the branches.
26. No exposed cabling shall be permitted. All cabling must be pulled taught so as to avoid looping above or below the antennas.
27. All antennas shall be covered with mesh antenna socks that maintain the same pine needles as the tree.
28. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.
29. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.
30. This wireless communication facility shall be removed or replaced if it is determined that the facility or components of the facility are obsolete.
31. All private outdoor lighting installed by the carrier (AT&T or T-Mobile) shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on August 7, 2008 by Resolution No. XXXXX.

Permit Type/PTS Approval No.: NUP No. 520534
Date of Approval: January 7, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 et seq.**

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

AT&T Mobility
Owner/Permittee

By _____
NAME
TITLE

Poway Unified School District
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 520534
AT&T Mobility (Cingular) – BLACK MOUNTAIN MIDDLE SCHOOL
Project No. 10860

WHEREAS, Poway Unified School District, Owner and AT&T Mobility, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 520534, on portions of a 44.80 acre site;

WHEREAS, the project site is located at 9353 Oviedo Street in the RS-1-14 zone of the Rancho Penasquitos Community Plan area;

WHEREAS, the project site is legally described as Lot 2 of Penasquitos School Sites, according to Map No. 7582;

WHEREAS, on January 7, 2008, the Development Services Department of the City of San Diego approved Neighborhood Use Permit No. 520534 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 15, 2008, Charles Sellers, Chair of the Rancho Penasquitos Planning Board appealed the decision of the Development Services Department to approve Neighborhood Use Permit No. 520534 pursuant to the Land Development Code;

WHEREAS, on August 7, 2008, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 520534 pursuant to the Land Development Code of the City of San Diego, NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated August 7, 2008.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

The Rancho Penasquitos Community Plan does not address wireless communication facilities as a specific land use, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities in existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities be concealed from view. The antennas associated with this wireless facility are proposed to be mounted on a monopine located on the perimeter of the sports field. The addition of landscape

material adjacent to the facility, and on the nearby slope, will serve to blend the project into the surroundings. Equipment associated with this facility will be located within enclosures, surrounded by block walls with trellis structures. The design of the enclosure will be consistent between the three carriers. Therefore, this facility will not adversely affect the applicable land use plan.

Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. AT&T is proposing to install 12 panel antennas on to a T-Mobile monopine (approved under NUP No. 520535). In this case, the facility will be located on the perimeter of a sports field of a middle school adjacent to an existing Verizon monopine. All of the antennas will be covered with mesh pine needle socks to camouflage the antennas. The associated equipment is located within a concrete block enclosure that will be accented with a wood lattice cover. The addition of landscape materials adjacent to the communication facilities as well as on the neighboring slope will help to integrate and camouflage the installation. The overall project is designed to blend in with the existing and proposed landscaping. Additionally, the Communication Antenna regulations state that an antenna facility will be considered minor if the facility including the equipment is concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement, unique design solutions or accessory use structures. The project complies with the development regulations for the RS-1-14 zone and the Communication Antenna regulations. Therefore, the proposed development would not adversely affect the Rancho Penasquitos Community Plan nor the City of San Diego General Plan and Progress Guide.

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require AT&T Mobility to perform a cumulative RF study and submit the finding in a report to the City of San Diego within 30 days of approval of this permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project complies with all applicable development regulations including the RS-1-14 development regulations of the Land Development Code and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section of the code requires architectural integration and/or enhancements with the existing buildings or landscape on the property. The installation of 12 panel antennas on to a new monopine will meet the intent of the Communication Antenna regulations to encourage collocation. The addition of

antenna socks as well as a landscape planting palette for the project site and neighboring slope will minimize any potential visual impacts. The existing use of the property as a school requires that a Neighborhood Use Permit be obtained for the wireless communication facility. There are no deviations from the development regulations or variances requested with this application. Therefore, the project is in full compliance with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Use Permit No. 520534 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 520534, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: August 7, 2008
Job Order No. 004450

DRAFT

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 004452

Neighborhood Use Permit No. 520536
Sprint Nextel – Black Mountain Middle School
Planning Commission
PTS No. 16218

This Neighborhood Use Permit is granted by the Planning Commission of the City of San Diego to the Poway Unified School District, Owner, and Sprint Nextel Communications, Permittee, pursuant to San Diego Municipal Code [SDMC] section 141.0405. The 44.80 acre site is located at 9353 Oviedo Street in the RS-1-14 zone of the Rancho Penasquitos Community Plan. The project site is legally described as Lot 2 of Penasquitos School Sites, according to Map No. 7582

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to install a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 7, 2008, on file in the Development Services Department.

The project shall include:

- a. The installation of 12 panel antennas to an existing Verizon monopine located on the sports field at Black Mountain Middle School and the construction of a nine foot high concrete block enclosure measuring approximately 12 feet by 20 feet that will contain the associated wireless communication equipment;
- b. Landscaping (planting, irrigation and landscape related improvements); and
- c. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Neighborhood Use Permit [NUP] and corresponding use of this site shall **expire on September 12, 2010** along with the Verizon faux tree upon which these antennas are to be collocated. If Verizon or its successor does not file an application for a new permit, then 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 unless the applicant of record files a new application for a facility which will be subject to compliance with all regulations in effect at the time.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for non-compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Sprint Nextel to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective 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. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

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

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permits, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
15. Prior to the issuance of any construction permits, the applicant 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.
16. Any party on whom fees, dedications, reservations or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.
17. Prior to issuance of any construction permits, the applicant shall add the Lessee's Certificate for Post-construction BMP's and have it signed by the company on sheet A-101.
18. Prior to issuance of any construction permits, complete and submit the Storm Water Requirements Applicability Checklist (available from the City's website at: <http://www.sandiego.gov/development-services/news/pdf/ds-5601stormwtr.pdf>) in order to determine the project's storm water Best Management Practices (BMPs) requirements during construction and post construction.

LANDSCAPE REQUIREMENTS:

19. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.
20. Prior to issuance of any construction permits for buildings (including shell), complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to Development Services for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.
21. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

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

PLANNING/DESIGN REQUIREMENTS:

23. Prior to the issuance of a construction permit, the telecommunication provider shall provide certification describing evidence that the cumulative field measurements of radio frequency power densities for all antennas installed on the premises comply with FCC regulations.

24. This project is likely to cause interference with public safety radio systems. The proposed antennas may not be high enough to avoid this interference. The carrier should consider the possibility of this interference and shall utilize best practices to reduce the interference potential.

25. The carrier shall submit a statement that review has been made to ensure the site will not cause harmful interference to public safety radios. If interference is detected after installation, the carrier shall follow all FCC required procedures to mitigate interference.

26. Color of added branches and type of needles must be a precise match to the existing tree. If there is a discrepancy in either the color or type of branches, all existing branches must be removed and replaced with new branches. Branches must extend a minimum of 24" beyond all antennas. Branches shall be attached to the monopine starting at 12 feet above ground level.

27. No overhead cabling is permitted.

28. No pipes absent antennas are permitted on the faux tree at any time. All pipes must be no longer than the antenna and all pipes, arms, cabling and mounting hardware must be painted the same color as the branches.

29. No exposed cabling shall be permitted. All cabling must be pulled taught so as to avoid looping above or below the antennas.

30. All antennas shall be covered with mesh antenna socks that maintain the same pine needles as the tree.

31. If upon completion of structural calculations, it is determined that the existing pole cannot support the additional weight of branches, this permit will be voided.

32. 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.

33. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable

runs, bridges, dog houses and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

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

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

36. All private outdoor lighting installed by Sprint Nextel shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on August 7, 2008 by Resolution No. XXXXX.

Permit Type/PTS Approval No.: NUP No. 520536
Date of Approval: August 7, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

Karen Lynch-Ashcraft
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 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.**

Sprint Nextel
Owner/Permittee

By _____
NAME
TITLE

Poway Unified School District
Owner/Permittee

By _____
NAME
TITLE

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

PLANNING COMMISSION
RESOLUTION NO. PC-XXXX
NEIGHBORHOOD USE PERMIT NO. 520536
SPRINT NEXTEL – BLACK MOUNTAIN MIDDLE SCHOOL
Project No. 16218

WHEREAS, Poway Unified School District, Owner and Sprint Nextel, Permittee, filed an application with the City of San Diego for a permit for a wireless communication facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 520536, on portions of a 44.80 acre site;

WHEREAS, the project site is located at 9353 Oviedo Street in the RS-1-14 zone of the Rancho Penasquitos Community Plan area;

WHEREAS, the project site is legally described as Lot 2 of Penasquitos School Sites, according to Map No. 7582;

WHEREAS, on January 7, 2008, the Development Services Department of the City of San Diego considered Neighborhood Use Permit No. 520536 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 15, 2008, Charles Sellers, Chair of the Rancho Penasquitos Planning Board appealed the decision of the Development Services Department to approve Neighborhood Use Permit No. 520536 pursuant to the Land Development Code;

WHEREAS, on August 7, 2008, the Planning Commission of the City of San Diego considered Neighborhood Use Permit No. 520536 pursuant to the Land Development Code of the City of San Diego, NOW, THEREFORE,

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

That the Planning Commission adopts the following written Findings, dated August 7, 2008.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

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

Neither the City of San Diego General Plan nor the Rancho Penasquitos Community Plan addresses wireless communication facilities as a specific land use. Pursuant to the San Diego Land Development Code, wireless communication facilities are permitted in all zones citywide with the appropriate permit process. Wireless communication facilities are separately regulated uses, which have limitations or require compliance with conditions in order to minimize potential impacts. The intent of the regulations is to camouflage facilities from public view. In this case, the antennas will be located on an existing monopine located on the perimeter of a sports field of a middle school.

Branches will be added to the tree to help integrate the antennas better and the antennas will be covered with mesh pine needle socks to camouflage the antennas. The associated equipment is located within a concrete block enclosure that will be accented with a wood lattice cover. The addition of landscape materials adjacent to the communication facilities as well as on the neighboring slope will help to integrate and camouflage the installation. The Communication Antenna regulations encourages collocation and the addition of panel antennas to the existing tree, which will also be enhanced with additional branches, complies with this requirement. The overall project is designed to blend in with the existing and proposed landscaping. Additionally, the Communication Antenna regulations state that an antenna facility will be considered minor if the facility including the equipment is concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement, unique design solutions or accessory use structures. The project complies with the development regulations for the RS-1-14 zone and the Communication Antenna regulations. Therefore, the proposed development would not adversely affect the Rancho Penasquitos Community Plan nor the City of San Diego General Plan and Progress Guide.

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) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit to require Sprint Nextel to perform a cumulative RF study and submit the finding in a report to the City of San Diego within 30 days of approval of this permit. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project complies with all applicable development regulations including the RS-1-14 development regulations of the Land Development Code and the City of San Diego Communication Antenna Regulations (Land Development Code Section 141.0405). This section of the code requires architectural integration and/or enhancements with the existing buildings or landscape on the property. The additional panel antennas on the Verizon tree meets the intent of the Communication Antenna regulations, which encourage collocation. The addition of branches and antenna socks as well as a landscape planting palette for the project site and neighboring slope will minimize any potential visual impacts. The existing use of the property as a school requires that a Neighborhood Use Permit be obtained for the wireless communication facility. There are no deviations from the development regulations or variances requested with this application. Therefore, the project is in full compliance with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Neighborhood Use Permit No. 520536 is hereby GRANTED by the Planning Commission

to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 520536, a copy of which is attached hereto and made a part hereof.

Karen Lynch-Ashcraft
Development Project Manager
Development Services

Adopted on: August 7, 2008
Job Order No. 004452

DRAFT

**RANCHO PEÑASQUITOS PLANNING BOARD
MEETING MINUTES**

Wednesday August 6, 2003 (7:30 PM)
Sandpiper Room, DoubleTree Golf Resort
14455 Peñasquitos Drive, San Diego, CA 92129

Call To Order:

The meeting was called to order on Wednesday, August 6, 2003 at 7:30 p.m.

Present: Lee, Egbert, Lemker, Pehaim, Berg, Shimansky, Bende, Verfurth, Bell, Sellers, Rhodes, Flanagan, Kaneyuki and Thalheimer.

Excused: Bill Diehl, John Keating, Lynn Murphy and Jeanette Waltz.

Agenda Additions or Deletions:

There were no agenda additions or deletions.

Approval of Minutes: (June and July)

Approval of the minutes for June and July was tabled until September for lack of same (14-0).

Chair Report: Joost Bende**Secretary Report: Jeanette Waltz**

There were no reports given by either the Chair or the Secretary.

Public Forum: (limit 3 minutes per person / 10 minutes per topic)

1. Fred McManus spoke at length during the Public Forum about the ongoing Rodriguez fiasco. As did Christine W. who lives across the street from subject property and commented that the situation is going from bad to worse. A hearing is scheduled for this month at which the City Attorney may ask the Superior Court to sanction Mr. Rodriguez for his failure to comply with its earlier rulings to return the property to its original state. Mr. McManus urged us all to stay tuned for further details.

Announcements / Information Items:

- City of San Diego Council District One Report (Tyler Sherer)
Tyler Sherer distributed the San Diego City Council District One report. The SDCC will be on hiatus until Tuesday, September 2, 2003. Its last order of business was to approve an extension of the negotiating window on the Charger stadium lease until Saturday, May 1, 2004.
- City of San Diego Mayoral Report (Gayle Hom Zemen)
Gayle Hom Zemen was not present to deliver the San Diego Mayoral Report.
- City of San Diego P&D Report (Dan Joyce)
Dan Joyce stated in his P&D report that the Mormon and Catholic church projects were progressing through the planning process. He also commented that the Mormon church design was particularly attractive.
- Assemblyman George Plescia (Aaron)
Aaron from Assemblymember George Plescia's office passed out copies of their News & Notes. It stated that AM Plescia voted against the compromise budget which recently passed the State Legislature. He did assure us, however, that the completion of State Route 56 and the Interstate 15 Improvement Project will continue to be funded.
- Sewer Pump Station #62 - 90% Design Review (Sue Blackman)
San Diego City representatives gave an update on the progress of Sewer Pump Station 62. Construction begins in January 2005, with projected completion by June 2006. Several members expressed concern that this project might overlap the construction of seven new residences scheduled for Alamazon Drive, thus inconveniencing nearby residents even further.

Old Business:

ATTACHMENT 16

- Cingular Wireless at Black Mtn. Middle School – **REVISED PLANS** (Shelly Kilbourne) (Action Item)
The revised Cingular Wireless site at Black Mountain Middle School was approved (11-3). Please see the minutes of the July meeting for the conditions of the approval.
- AT&T Cellular facility at Black Mtn. Middle School (Action Item)
The AT&T Wireless site at Black Mountain Middle School was also approved (10-4). Approval was conditioned upon AT&T's installation of a realistic looking monopine, such as the one just approved for Cingular, as opposed to the existing Verizon monopine. AT&T also agreed to install a monopine suitable to accept a second carrier, should one come forward, with all additional branches needed to conceal a second carrier's equipment already in place. AT&T also agreed to plant a sufficient number of live pines around their monopine so as to blend it into the surrounding landscape, a la Cingular's site.
- Alamazon Residences (7 homes on 7 lots) (Kam Ashegian) (Action Item)
The aforementioned Alamazon residence project of seven proposed homes was remanded to the September LUSC meeting, pending issuance of its environmental document (14-0).
- Torrey Highlands Village Center PDP Amendment Application (Action Item)
The Torrey Highlands Village Center PDP Amendment was approved (12-2) after some members commented that, with only ten residential over commercial units, it was a pretty sorry excuse for a village to begin with. But now that the R/C units have been reduced to just four, it sounds pitiful to even call this project a village at all.
- Torrey Highlands Day Care (Erin Bishop) (Action Item)
The Torrey Highlands Daycare Center was also remanded to the September LUSC meeting (14-0), based upon a scheduling error by the Chair.
- Skate Park at Carmel Mtn. Road and SR56 (Action Item)
Final design plans for the Rancho Peñasquitos Skate Park, to be located at Freeport Road and Carmel Mountain Road, were approved (14-0).
- Rhodes Crossing (Tentative Action Item)
No action was taken on the Rhodes Crossing Project. There was discussion of the project by the Board and the public.
- Planning Board Vacancies (Renter, Commercial)
 - o No action was taken to fill current vacancies at this time.

New Business:

There was no New Business to transact.

Subcommittee / Ranch Organization Reports:

- Bylaws/Election Subcommittee (Steve Egbert)
- Community Fund Subcommittee (Jeanette Waltz)
- COMPACT ()
- Land Use Subcommittee (Dan Lee)
- Traffic Subcommittee (John Keating)
- Black Mountain Open Space (Kelly Lemker)
- HOOPA (Dick Flanagan)
- Peñasquitos Canyon CAC ()
- Peñasquitos East MAD (Dick Flanagan)
- Recreation Council (Wayne Kaneyuki)
- SR 56 Subcommittee (Charles Sellers)
- Town Council (Phil Thalheimer)
- Wireless Subcommittee (Dick Flanagan)

The Subcommittee and Organization reports were given.

Adjourn:

The meeting was adjourned on Wednesday, August 6, 2003 at 9:20 p.m.

Respectfully submitted by Charles Sellers, RPPB Vice-Chair and Acting Secretary.

**RANCHO PEÑASQUITOS PLANNING BOARD
MEETING MINUTES**

Wednesday July 2, 2003 (7:30 PM)

**Sandpiper Room, DoubleTree Golf Resort
14455 Peñasquitos Drive, San Diego, CA 92129**

Call To Order:

The meeting was called to order on Wednesday, July 2, 2003 at 8:05 p.m. (instead of 7:30) because the LUSC meeting had finished late.

Agenda Additions or Deletions:

Present: Lee, Egbert, Lemker, Pehaim, Berg, Shimansky, Bende, Diehl, Verfurth, Bell, Sellers, Rhodes, Flanagan and Kaneyuki.

Excused: Lynn Murphy and John Keating, Jeanette Waltz

Approval of Minutes:

Chair Report: Joost Bende

Up coming Projects: Lady of Mt Carmel Church, Skate Park, Torrey Pines Daycare should come to Land use in August

CWA: to hold meeting on Pressure Control Station at Mercy Road, Dick Flanagan to attend as rep. of Board, on 10 July at 4pm at Topaz road

Secretary Report: Jeanette Waltz

No report due to absence.

Public Forum: (limit 3 minutes per person / 10 minutes per topic)

1. Mary Fox
 - a. Rhodes much happier
 - b. 4 homes back to 1
 - i. is it feasible
 - c. jhbdsqns@aol.com
 - i. email for suggestions and comments
2. Cheryl Bamuker
 - a. Plan for bridge over highway
 - b. On Carmel Mt. Road
 - c. Storage, what really is the benefit
3. MaryAnn Issly
 - a. More pedestrian friendly for commercial
 - b. KR is better but not good enough
 - c. Reduce behind Senda Panacea
4. Linda Schalmen
 - a. Board doing good job.
 - i. Not enough give on units
 - ii. Want the good schools
 1. We are going to get lots of kids from this project
 - iii. Traffic still a problem on 56
 - iv. Median not good enough
 1. Don't do for family with kids
 - a. How about playground equipment
 - v. Get sample of unites we can see
5.
 - a. Stop signs on Sedoras
 1. How about stoplights without KR project

6. Cynthia O'Neal
 a. Will they all go to West View

Announcements / Information Items:

- City of San Diego Council District One Report (Tyler Sherer)
 1. Skats Park approved design approved 24 to 1 by Rec Council.
 - a. Mitigated negative Dec. on EIR
 2. Tote Lot opening, some vandalism
 3. Canyon side drainage
 - a. Working on it
 4. Black Mt Road pipeline
 - a. Getting fixed
 - i. Should be next ten days
 5. Budget impacts
 - a. Parks lose of hours
 - l. Not after school or weekend
 6. Granny Flats allowed on only double average lot size of community
- City of San Diego Mayoral Report (Gayle Hom, Zemen)
 - Budget adopted
 - 2 million found by manager
 - Fire Rescue
 - Library to remain open on Sunday s
- City of San Diego P&D Report (Dan Joyce)

Not here tonight
- Assemblyman George Plascia (Aaron)
 1. Focus on Transportation and Health care
 3. Vehicle license fees up
 - a. About \$276 from 76.00
- FBA/Community Fund Update (Jennifer Carroll)
 - o Not here tonight

Old Business:

- Amazon Residences (7 homes on 7 lots) (Kam Ashegian) (Action Item)
 - o Not here
- Cingular Wireless at Black Mtn. Middle School (Shelly Kilbourne) (Action Item)
 - o 30 foot mono pine
 - 60 feet apart from the existing one
 - New equipment building
 - City comments
 - Relocate equipment building from Black Mt road
 - o To Hide it better
 - Not to Look like the Verizon one
 - Branches 4ft past the antenna
 - Better making
 - Problem with building view of Black Mt.
 - Done by school not provider
 - Can not look at health issues due to Federal Law
 - PUSD approved the site
 - Motion to approve with conditions.
 - o Fine looks like pine—i.e. use use Cingulars mono-pine
 - o Landscape and clean up
 - o Motion passed 11-3-0
- Future Cingular Wireless projects:
 - o Penasquitos Water Tank
 - Existing Nextel site
 - Same as existing site

- o Will fit into existing landscaping
 - o Canyon Side Park
 - Through all park boards
 - Is now moving forward
 - 6 antennas
 - o Flush with pole of existing light standards
 - 3rd base side of field 1
 - o Still in city
 - o Some light study and noise study
 - 20k benefit to the City Parks
- Planning Board Vacancies (Renter, Commercial) / COW Training; July 12, 2003

Subcommittee / Ranch Organization Reports:

- Bylaws/Election Subcommittee (Steve Egbert)
- Community Fund Subcommittee (Jeanette Waltz)
- COMPACT ()
- Land Use Subcommittee (Dan Lee)
- Traffic Subcommittee (John Kenting)
- Black Mountain Open Space ()
- HOOPA (Dick Flanagan)
 - a. Question about fences on road and poor taste of owner along Blank Mt Road
- Peñasquitos Canyon CAC ()
- Peñasquitos East MAD (Dick Flanagan)
 - a. Looking at the vote next year.
For the wish list items
- Recreation Council (Wayne)
 - 3 hours on Skate Park approval
 - Concert in park
Not very good attendance
 - Fireworks 3 July
 - Celebrate the Family 29 August—Time Warner sponsoring
- SR 56 Subcommittee (Charles Sellers)
 - o Has driven it
 - He has seen it
- Town Council (Phil Thalheimer)
 - I. Election
 - a. The Corridor listed it
 - B. TJ Zane the new chair
- Wireless Subcommittee (Dick Flanagan)
 - o Revised draft policy out
 - o Will be going back to CC sometime

Adjourn:

The meeting was adjourned at 10:45pm

Respectfully submitted by Phil Thalheimer, Board Member and Acting Secretary



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5210

Community Planning Committee Distribution Form Part 1

THE CITY OF SAN DIEGO

Project Name : BLACK MOUNTAIN SCHOOL SPRINT		Project Number 16218	Distribution Date 9/11/03
Project Scope : Rancho Penasquitos. JO# 42-0942. NUP - Process Two. A wireless communication facility consisting of 6 panel antennas mounted on an existing monopine. Associated equipment is proposed inside an approximately 180-square-foot concrete block wall with a trellis cover adjacent to the monopine. The project site is located at 9353 Oviedo Street in the Rancho Penasquitos Community Plan area and is zoned RS-1-14. Council District 1. Provide 3 posted notice cards.			
Project Location 9353 Oviedo Street		MOBILE # - [- 619 957-5894 -] -	
Applicant Name: Alex Hadley		Applicant Phone No. (858) 547-0394	
Related Projects			
Project Manager Firouzeh Tirandazi	Phone Number (619) 446-5370	Fax Number (619) 446-5499	E-mail Address FTirandazi@sandiego.gov
Community Plan Rancho Penasquitos	Council District	Existing Zone	Proposed Zone
Project Issues (To be completed by Community Planning Committee for initial review): <u>CONDITIONS OF APPROVAL</u> 1. MODIFY EXISTING VERIZON TRENCH TO APPEAR MORE REALISTIC (SIMILAR TO RECENTLY APPROVED CINGULAR + ATT) 2. PROVIDE 6-10 LIVE PINE TREES TO BE PLANTED NEAR TREE TO BLEND MONOPINE. 3. REVEGETATE BOTH THE SPRINT AND VERIZON TRENCHES. (VERIZON PER PHOTOSIM #3).			
Attach Additional Pages If Necessary.		Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	

Printed on recycled paper. This information is available in alternative formats for persons with disabilities.
 To request this document in alternative format, call (619) 446-5446 or (800) 735-2929 (TT).
 Be sure to see us on the WorldWide Web at www.sandiego.gov/development-services



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5210

Community Planning Committee Distribution Form Part 2

Project Name : BLACK MOUNTAIN SCHOOL SPRINT	Project Number 16218	Distribution Date 9/11/03
--	--------------------------------	-------------------------------------

Project Scope : Rancho Penasquitos. JO# 42-0942. NUP - Process Two. A wireless communication facility consisting of 6 panel antennas mounted on an existing monopine . Associated equipment is proposed inside an approximately 180-square-foot concrete block wall with a trellis cover adjacent to the monopine. The project site is located at 9353 Oviedo Street in the Rancho Penasquitos Community Plan area and is zoned RS-1-14. Council District 1. Provide 3 posted notice cards.

Project Location 9353 Oviedo Street

Applicant Name: Alex Hadley	Applicant Phone No. (858) 547-0394
------------------------------------	---

Related Projects

Project Manager Firouzeh Tirandazi	Phone Number (619) 446-5370	Fax Number (619) 446-5499	E-mail Address FTirandazi@sandiego.gov
---	---------------------------------------	-------------------------------------	--

Community Plan Rancho Penasquitos	Council District
--	------------------

Existing Zone	Proposed Zone	Building Height	Number of Stories	FAR
---------------	---------------	-----------------	-------------------	-----

Committee Recommendations (To be completed for Initial Review):

	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve			
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	15	1	0
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below			
<input type="checkbox"/> Vote to Deny			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued

CONDITIONS: SEE PAGE 1.

NAME <u>JAMES H. BENDE</u>	TITLE <u>CHAIR</u>
SIGNATURE <u>[Signature]</u>	DATE <u>10.21.2003</u>

Attach Additional Pages If Necessary.

Please Return Within 30 Days of Distribution of Project Plans To:
 Project Management Division
 City Of San Diego
 Development Services Department
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 San Diego, CA 92101

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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: Sprint/Nextel wireless telecommunications facility. Project No. For City Use Only

Project Address: 9553 Ovlêdo Street, San Diego, CA 92129-2198

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):
 Poway Unified School District **Doug Mann**
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 13626 Twin Peaks Road
 City/State/Zip:
 Poway, CA, 92064
 Phone No: (858) 679-2522 Fax No: (858) 668-2711
 Signature: *Doug Mann* Date: Jul 15, 2008

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

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

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 Street Address:
 City/State/Zip:
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 Signature: Date:



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 _____

T-Mobile Telecommunications Facility

Project Address:

9553 Ovlêdo Street, San Diego, CA 92129-2198

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.

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 Poway Unified School District - Doug Mann
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 13626 Twin Peaks Road
 City/State/Zip:
 Poway, CA, 92064
 Phone No: (858)679-2522 Fax No: (858)668-2711
 Signature: *Doug Mann* Date: Jul 16, 2008

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

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

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



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: ATT Wireless Telecommunications Facility
 Project No. For City Use Only: _____
 Project Address: 9353 Oviédo Street, San Diego, CA 92129

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.

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 Poway Unified School District - Doug Mann
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 Phone No: Fax No:
 Signature: Date:

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

AT&T Mobility Executives**Ralph de la Vega**

President and Chief Executive Officer-
AT&T Mobility

Paul R. Roth

President-Sales and Marketing

Kristin S. Rinne

Senior Vice President-Architecture &
Planning

Kathleen L. Dowling

Senior Vice President-Customer Service

Peter A. Ritcher

Senior Vice President and Wireless
Chief Financial Officer

John Dwyer

Senior Vice President, Sales Operations
and Customer Experience

Martin E. Grambow

Senior Vice President and General
Counsel AT&T Mobility/ and Senior Vice
President & Assistant General Counsel -
Southeast AT&T Services, Inc.

Kent Mathy

President-Small Business

Glenn Lurie

President-National Distribution

Fred Devereux

President - Wireless Operations/West

Steve Hodges

Regional President-Northeast

Bill Hague

Executive Vice President - International

Stephen A. McGaw

Senior Vice President - Wireless
Strategy

LeAnn Priebe

Regional President-Central

William Hogg

President, Network Services

Pam Parisian

Senior Vice President-IT, AT&T Mobility
(Wireless)

Steve Sitton

Regional President-Southeast

David Christopher

Chief Marketing Officer-Wireless

Sprint Nextel Executives



[Dan Hesse](#)
Chief Executive Officer
Sprint Nextel Corporation
[Recent Speeches](#)



[Robert H. Brust](#)
Chief Financial Officer



[Danny Bowman](#)
President, iDEN Business Unit



[Paget L. Aves](#)
President, Sales & Distribution



[Keith Cowan](#)
President, Strategy and Corporate Development



[Daniel P. Dooley III](#)
President, Wireline Business Unit



[Steve Elfman](#)
President, Network Operations and Wholesale



[John A. Garcia](#)
President, CDMA business unit



[Bob Johnson](#)
Chief Service Officer



[Len Kennedy](#)
General Counsel and Secretary

Sprint Nextel Executives



[James Patterson](#)
President, Wholesale Services



[Sandra J. Price](#)
Senior Vice President, Human Resources



[Kathy Walker](#)
Chief Network Officer



[Barry West](#)
President, Xohm Business Unit



[Bill White](#)
Senior Vice President, Corporate
Communications

T-Mobile Executives

Robert Dotson

President and Chief Executive Officer

Cole Brodman

Chief Technology and Innovation Officer

Brian Kirkpatrick

Executive Vice President and Chief Financial Officer

David Miller

Senior Vice President, General Counsel and Interim Chief People Officer

Susan Nokes

Chief Customer and Operations Officer

Neville Ray

Senior Vice President, Engineering Operations

Rob Strickland

Senior Vice President and Chief Information Officer

DEVELOPMENT SERVICES

Project Chronology**T-Mobile – Black Mountain Middle School Wireless Communication Facility****Project No. 6749**

Date	Action	Description	City Review Time	Applicant Response
5/29/03	First Submittal	Project Deemed Complete		
6/20/03	First Assessment Letter		22	
8/6/2003	CPG Recommendation	Recommendation to Approve		
9/2/03	Second Submittal			74
9/23/03	Second Assessment Letter		21	
1/28/04	Third Submittal			127
2/13/04	Third Assessment Letter		16	
5/10/04	Fourth Submittal			87
9/14/04	Fourth Assessment Letter		127	
12/17/04	Final Neg Dec		94	
5/3/2006	2nd CPG Recommendation	Invalid recommendation to deny		
10/9/06	Fifth Submittal			755
10/18/06	Fifth Assessment Letter		9	
2/8/07	Sixth Submittal			113
3/28/07	Sixth Assessment Letter		48	
9/18/07	Seventh Submittal			174
11/2/2007	Final Neg Dec Update		45	
1/5/08	All Issues Resolved		109	
1/7/08	DSD Decision - Project Approved		2	
1/15/08	Project Appealed			
8/7/08	Public Hearing – Planning Commission		213	
TOTAL STAFF TIME			565	
TOTAL APPLICANT TIME				1,330

DEVELOPMENT SERVICES

Project Chronology**AT&T – Black Mountain Middle School Wireless Communication Facility****Project No. 10860**

Date	Action	Description	City Review Time	Applicant Response
7/1/03	First Submittal	Project Deemed Complete		
8/1/03	First Assessment Letter		31	
8/6/2003	First CPG Recommendation	Recommendation to Approve		
10/10/03	Second Submittal			70
10/31/03	Second Assessment Letter		21	
2/19/04	Third Submittal			111
3/23/04	Third Assessment Letter		33	
5/3/2006	2 nd CPG Recommendation	Recommendation to Deny		
10/11/06	Fourth Submittal			932
11/29/06	Fourth Assessment Letter		49	
2/6/07	Fifth Submittal			69
4/18/07	Fifth Assessment Letter		71	
9/18/07	Sixth Submittal			153
12/19/2007	Neg Dec Finaled		153	
1/5/08	All Issues Resolved		109	
1/7/08	DSD Decision – Project Approved		2	
1/15/08	Project Appealed			
8/7/08	Public Hearing – Planning Commission		213	
TOTAL STAFF TIME			529	
TOTAL APPLICANT TIME				1,335
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	5 years, 1 month, 6 days	

DEVELOPMENT SERVICES

Project Chronology

**Sprint/Nextel – Black Mountain Middle School Wireless Communication Facility
Project No. 16218**

Date	Action	Description	City Review Time	Applicant Response
9/10/03	First Submittal	Project Deemed Complete		
10/9/03	First Assessment Letter		29	
10/1/2003	First CPG Recommendation	Recommendation to Approve		
1/23/04	Second Submittal			106
2/24/04	Second Assessment Letter		32	
3/24/04	Third Submittal			29
9/14/04	Third Assessment Letter		174	
9/13/06	Fourth Submittal			729
10/14/06	Fourth Assessment Letter		31	
5/3/2006	2 nd CPG Recommendation	Recommendation to Deny		
10/2/07	Fifth Submittal			353
12/19/2007	Neg Dec Finaled		78	
1/5/08	All Issues Resolved		95	
1/7/08	Public Hearing – Hearing Officer – Project Approved		2	
1/15/08	Project Appealed			
8/7/08	Public Hearing – Planning Commission		213	
TOTAL STAFF TIME			576	
TOTAL APPLICANT TIME				1,217
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Planning Commission Hearing	4 years, 10 months, 28 days	



THE CITY OF SAN DIEGO

Date of Notice: July 24, 2008

**NOTICE OF PUBLIC HEARING
APPEAL TO PLANNING COMMISSION**

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an appeal on an application for a wireless communication facility consisting of 12 panel antennas located on a proposed 35 foot high faux pine tree (T-Mobile application PTS No. 6749) and a 466 square foot equipment enclosure located on the northwest corner of the perimeter of the sports field at Black Mountain Middle School at 9353 Oviedo Street.

DATE OF HEARING:	August 7, 2008
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	City Administration Building 202 C Street, 12th floor City Council Chambers
PROJECT TYPE/PROJECT NUMBER:	Neighborhood Use Permit PTS No. 10860
PROJECT NAME:	<u>AT&T (CINGULAR) – BLACK MOUNTAIN MIDDLE SCHOOL</u>
APPLICANT NAME:	Shelly Kilbourn, PlanCom, Inc. Agent for AT&T
COMMUNITY PLAN AREA:	Rancho Penasquitos
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Karen LynchAshcraft, Development Project Manager
PHONE NUMBER:	(619) 446-5351

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

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.

The certification of an Environmental Impact Report, adoption of a Mitigated Negative Declaration or Negative Declaration, or determination that the project is exempt from the California Environmental Quality may be appealed to the City Council **after all other appeal rights have been exhausted**. All such appeals must be filed by 5:00 PM within ten (10) business days from the date of the Planning Commission's certification/adoption of the environmental document. The proper forms are available from the City Clerk's Office, located on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101.

If you have any questions about this matter, you can contact the City Project Manager listed above. This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services

Program Coordinator at 236-5979, at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.



THE CITY OF SAN DIEGO

Date of Notice: July 24, 2008

**NOTICE OF PUBLIC HEARING
APPEAL TO PLANNING COMMISSION**

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an appeal on an application for a wireless communication facility consisting of 12 panel antennas located on the existing 42 foot high Verizon faux pine tree and a 240 square foot equipment enclosure located on the northwest corner of the perimeter of the sports field at Black Mountain Middle School at 9353 Oviedo Street.

DATE OF HEARING:	August 7, 2008
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	City Administration Building 202 C Street, 12th floor City Council Chambers
PROJECT TYPE/PROJECT NUMBER:	Neighborhood Use Permit PTS No. 16218
PROJECT NAME:	<u>SPRINT NEXTEL – BLACK MOUNTAIN MIDDLE SCHOOL</u>
APPLICANT NAME:	Anne Ford, Sprint Nextel
COMMUNITY PLAN AREA:	Rancho Penasquitos
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Karen LynchAshcraft, Development Project Manager
PHONE NUMBER:	(619) 446-5351

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Program Coordinator at 236-5979, at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.



THE CITY OF SAN DIEGO

Date of Notice: July 24, 2008

NOTICE OF PUBLIC HEARING APPEAL TO PLANNING COMMISSION

As a property owner, tenant, or person who has requested notice, you should know that a public hearing will be held by the Planning Commission to consider an appeal on an application for a wireless communication facility consisting of a new 35 foot high faux pine tree supporting 12 T-Mobile antennas and twelve AT&T antennas (processed separately under PTS No. 10860) and a 466 square foot equipment enclosure located on the northwest corner of the perimeter of the sports field at Black Mountain Middle School at 9353 Oviedo Street.

DATE OF HEARING:	August 7, 2008
TIME OF HEARING:	9:00 A.M.
LOCATION OF HEARING:	City Administration Building 202 C Street, 12th floor City Council Chambers
PROJECT TYPE/PROJECT NUMBER:	Neighborhood Use Permit PTS No. 6749
PROJECT NAME:	<u>T-MOBILE – BLACK MOUNTAIN MIDDLE SCHOOL</u>
APPLICANT NAME:	Shelly Kilbourn, PlanCom, Inc. Agent for T-Mobile
COMMUNITY PLAN AREA:	Rancho Penasquitos
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Karen LynchAshcraft, Development Project Manager
PHONE NUMBER:	(619) 446-5351

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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.

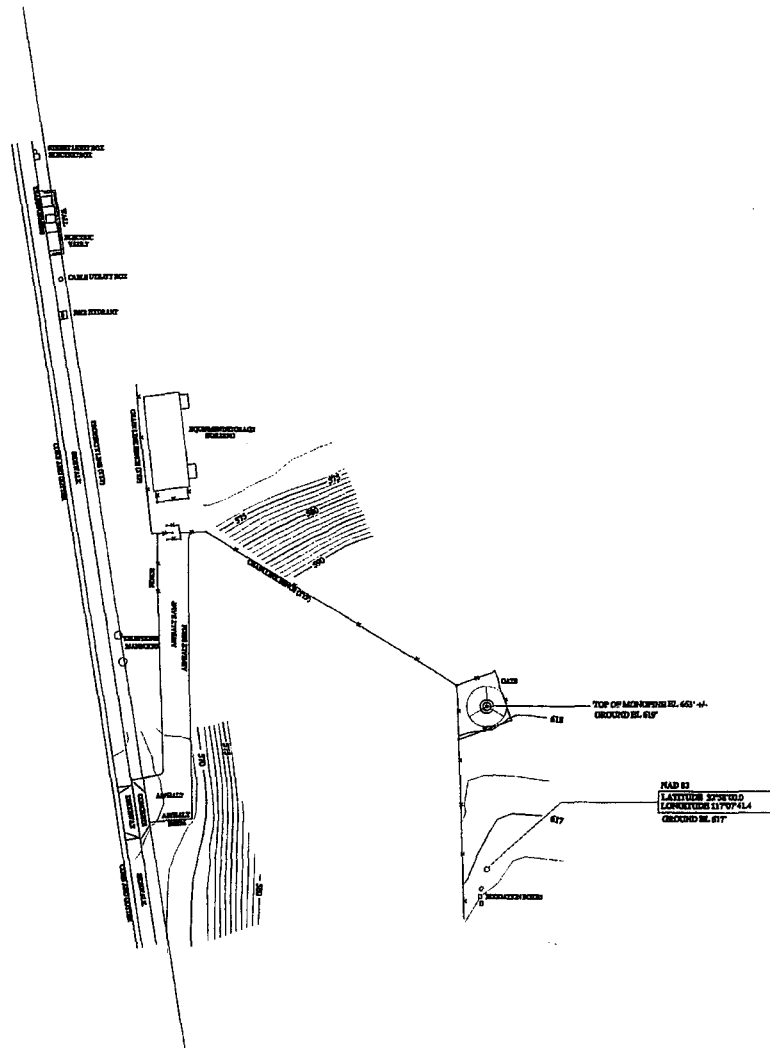
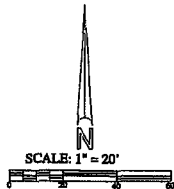
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TOPOGRAPHY

SHEET 1 OF 1 SHEET

CINGULAR WIRELESS
BLACK MOUNTAIN MIDDLE SCHOOL
 SNDG-CA-0767
 9353 OVIEDO STREET
 SAN DIEGO, CA 92129



LEGAL DESCRIPTION

LOT 3 OF PIMA HEIGHTS SCHOOL SITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NUMBER NO. 7582, FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY MARCH 15, 1974. LEGAL DESCRIPTION FOR SUBJECT PROPERTY NOT PROVIDED.

BASIS OF BEARINGS

IS A PORTION OF BLACK MOUNTAIN ROAD AS SHOWN ON MAP NO. 7582, SEE NOTES ON P. 12 OF 12.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTHWEST CORNER OF BLACK MOUNTAIN ROAD AND OVIEDO STREET. ELEVATION IS BY MEAN SEA LEVEL, P.L.V. 2, 1929.

TITLE NOTES

TITLE REPORT NOT PROVIDED.

NOTES

1. NEIGHBORLY AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE DETERMINED. TITLE REPORT NOT PROVIDED.
2. THE PRESENT LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. CHECK TO ANY RELEVANT UTILITY COMPANIES WILL NEED TO MARK-OUT EXACT UTILITY LOCATIONS.
3. THE SUBJECT PROPERTY IS LOCATED AT 9353 OVIEDO STREET, SAN DIEGO, CA 92129.
4. THE ASSessor PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 513-050-01.
5. THE AREA OF THE SUBJECT PARCEL IS 4.6 ACRES.

SURVEYOR'S STATEMENT

CHRISTENSEN ENGINEERING & SURVEYING HEREBY STATES THAT THE SURVEYING DATA PROVIDED FOR THIS REPORT WERE OBTAINED BY ACCORDANCE WITH GENERALLY ACCEPTED LAND SURVEYING PRACTICES UNDER THE SUPERVISION OF A REGISTERED CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.

Exhibit "A"
 Approved: *[Signature]*
 (date)
 Permit No. *NUPH0705-2#*
PT-SAN DIEGO



CHARLES W. CHRISTENSEN, R.C.E. No. 200 FEBRUARY 4, 2003

ABBREVIATIONS

BL - BENCHMARK
 ROAD IS HEIGHT AMERICAN DATUM 1983
 TYP - TYPICAL

C-1

DRAWING REVISIONS	
DATE	DESCRIPTION

NOTE: THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED UPON RECORD DATA AND DOES NOT REPRESENT A FULL SURVEY OF THE PROPERTY.

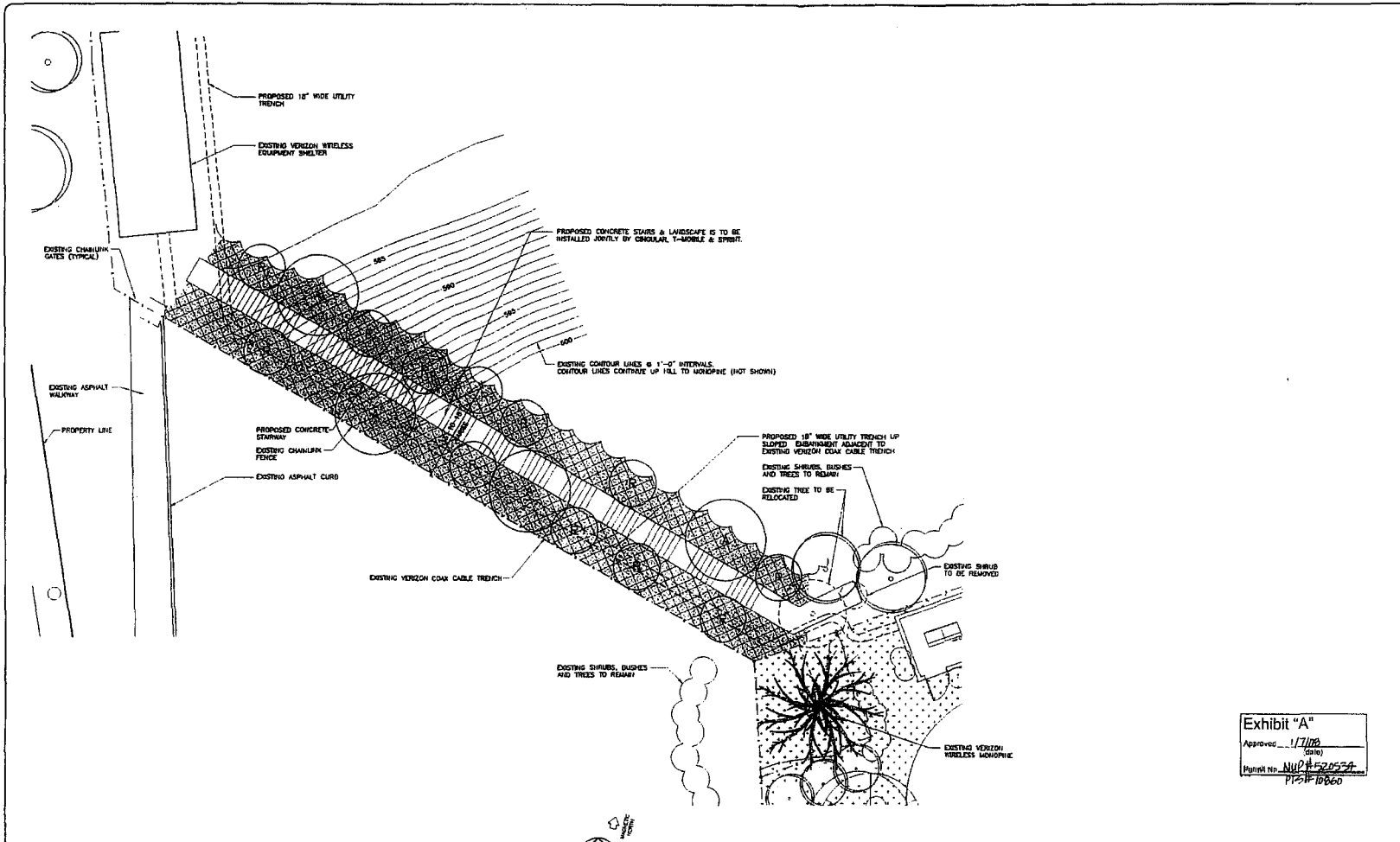


Exhibit "A"
 Approved: 1/7/08
 (Date)
 Permit No. NUP#52057A
 P125#10660

LANDSCAPE DEVELOPMENT PLAN

SCALE: 1/4" = 1'-0"
 DESIGN INTENT: THE SHRUB MATERIAL CHOSEN WILL MATURE IN 3 YEARS TO SCREEN THE SITE WALLS AND BLEND INTO THE EXISTING LANDSCAPE. THE TREES SELECTED WILL MATURE IN 6 TO 10 YEARS AND GROW TO A HEIGHT OF 20 TO 30 FEET. THE TREES WILL SCREEN THE TOWER. ALL PLANT MATERIAL IS BROUGHT TOLERANT WITH HOTTER SPRAY HEADS.



PLANTING LEGEND

SYMBOL	SIZE	QTY	FORM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD
(A)	100% 24" BOX	4	COLUMNAR EVERGREEN PINE	CANNY ISLAND PINE ELMURCA PINE ALEPPO PINE	PIUS CANNIERS PIUS ELMURCA PIUS HALKOPUSIS	20'-40' HT 10'-12' W.
(R)	100% 5 GALLON	12	LARGE EVERGREEN SHRUB	COBUM FASTOSUM HEPHERALLES SERRIFOLIA RIVIS INTERFOLIA	PRIDE OF MADRA TOWER LEMONADE BERRY	5'-10' HT 8'-10' W.
(S)	100% FLATS @ 24" O.C.	-	LOW GROUNDING EVERGREEN	BACCHARIS PALMIS, "TWIN PEAKS" HYPOPHYLLON PACIFICUM	DWARF COYOTE BRUSH HYPOPHYLLON GROUNDCOVER	-

BOOTH & SUAREZ
 ARCHITECTURE & PLANNING

WALTER H. BOOTH ARCHITECT 1881 L STREET, SUITE 100
 1400 W. VALLEY CENTER CA 92122 (760) 411-0114



LANDSCAPE ARCHITECT 1818
 JAMES F. IVERSEN
 1415 BALCHINCHON AVENUE
 CARDIFF, CALIFORNIA 92007
 (760) 942-1742

PREPARED FOR
cingular
 WIRELESS
 6170 CORNERSTONE CT., SUITE 180
 SAN DIEGO, CA 92121

APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

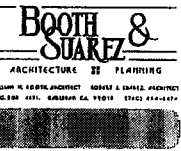
PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL
 PROJECT NUMBER
SD0767-01
 9353 OVIEDO STREET
 SAN DIEGO, CA 92129
 SAN DIEGO

DRAWING DATES

07/11/05	PRELIM 2D REVIEW (P)
07/18/05	FINAL 2D REVIEW (F)
01/20/06	REVISED 2D REVIEW (R)
02/06/06	REVISED 2D REVIEW (R)
02/20/06	MONOPOLE (M)
01/12/07	REVISED 2D (R)

SHEET TITLE
CONCEPT LANDSCAPE PLAN

PROJECT: cingular\051104\051104L2.DWG



LANDSCAPE ARCHITECT 1018
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PREPARED FOR
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 WIRELESS
 6170 CORNERSTONE CT, SUITE 180
 SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
CIRCULAR APPROVAL	DATE
LANDSCAPE APPROVAL	DATE

PROJECT NAME
**BLACK MOUNTAIN
 MIDDLE SCHOOL**

PROJECT NUMBER
SD0767-01

9353 OVIEDO STREET
 SAN DIEGO, CA 92129
 SAN DIEGO

DRAWING DATES

07/11/06	PRELIM 2D REVIEW (rev)
07/18/06	FINAL 2D REVIEW (rev)
01/08/08	REVISED 2D REVIEW (rev)
02/08/08	REVISED 2D REVIEW (rev)
03/25/08	MONOPHIC (rev)
01/12/07	REVISED 2D (rev)

SHEET TITLE
**LANDSCAPE
 DEVELOPMENT
 PLAN**

PROJECT: cingular\wp\051102\051102.dwg

L-1

**CITY OF SAN DIEGO
 LANDSCAPE & IRRIGATION NOTES:**

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
- MINIMUM TREE SPACING DISTANCE APPROXIMATE/MINIMUM DISTANCE TO STREET TREE TRAFFIC SIGNALS (STOP SIGN) - 20 FEET UNDERGROUND UTILITY LINES - 10 FEET (10' FOR BENCH) ABOVE GROUND UTILITY STRUCTURES - 10 FEET OVERHEAD (CABLES) - 10 FEET INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- ALL GRADED, DISTURBED OR EXPOSED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND SPRINKLED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.0411(a)].
- IRRIGATION AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER PROTECTION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALSO, INDICATE THE TYPES OF IRRIGATION SYSTEMS PROPOSED, I.E. SPRAY, DRIP, ETC.
- MAINTENANCE ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY CIRCULAR WIRELESS. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. BRACKEN OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. (NO HIGH LANDSCAPE IS PROPOSED WITHIN PUBLIC RIGHT OF WAY).
- ALL REQUIRED PLANTED AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THE MINIMUM DEPTH.

PLANTING & IRRIGATION NOTES:

- DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. MAKE EXCAVATE AS REQUIRED.
- TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SERVICE, CURB, WALL, OR CONCRETE MOW STRIP.
- TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY PAVING SERVICE, CURB, WALL, OR CONCRETE MOW STRIP.
- ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES, WHERE A PAVING SURFACE IS LOCATED WITHIN 5' OF A TREE TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE COVER OF THE TRUNK, FOR A TOTAL EXTENT OF 8 FEET. UPDOLLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
- PLANTING INSTALLATION CRITERIA:
 ALL PROPOSED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEVELOPED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
 BRUSH MANAGEMENT REQUIRES THE PROPOSED DEVELOPMENT BE ADJACENT TO NATIVE OR NATURALIZED VEGETATION. BECAUSE OF THIS SITUATION A BRUSH MANAGEMENT PROGRAM IS NORMALLY REQUIRED.
- PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
- LANDSCAPE DESIGN OBJECTIVES WILL INCLUDE PRESERVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND PROGRESS PLANT GROWTH.
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
- SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMUM PERFORMANCE. THIS SHALL INCLUDE THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, FOGGING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO MEET THESE CONDITIONS.
- SPRINKLER HEADS SHALL BE LOCATED OR ADJUSTED TO AVOID OVER-SPRAYING OR SPRAYING ON SIDE WALKS, STREETS AND NON-DESIGNATED USE AREAS.
- BEST IRRIGATION MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE PONDING, RUN-OFF, OVER-SPRAY AND WASTING.

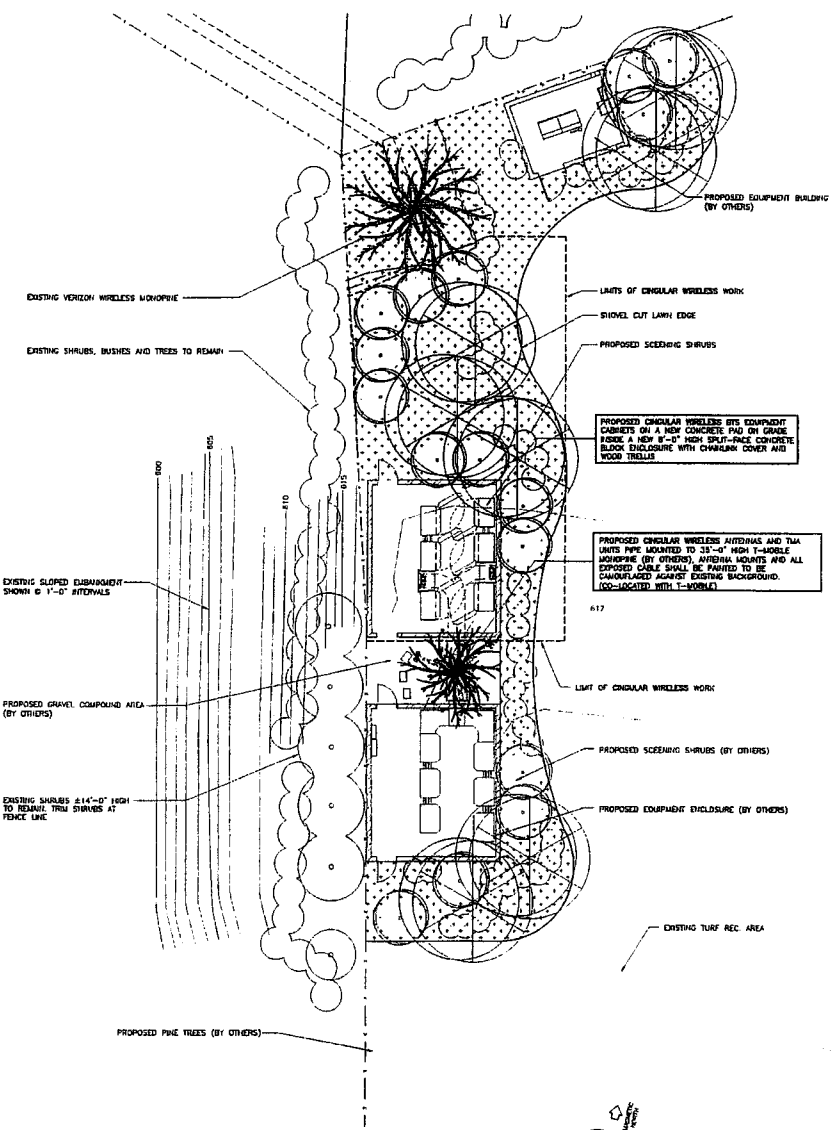
REVEGETATION REQUIREMENTS

- GRADED AREAS SHALL BE HYDRO-SEED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF STRUCTURES DOES NOT OCCUR WITHIN 30 DAYS OF GRADING, HYDRO-SEED SHALL BE REAPPLIED OR REGRATED AS NECESSARY TO ESTABLISH GROWTH.
- ALL GRADED, DISTURBED OR EXPOSED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND SPRINKLED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS BY THE LAND DEVELOPMENT MANUAL.

Exhibit "r"
 Approved: 1/7/08
 Permit No. N104-021538
 PPG-10860

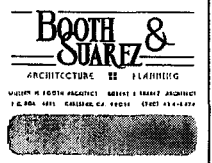
PLANTING LEGEND

SYMBOL	SIZE	CITY	FORM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD
	50" 24" BOX 50" 15 GALLON	7	CALLIANDRA EVERGREEN PINE BARK (UP RIGHT, GREED)	CALLIANDRA PINE ELDMANCA PINE ALPINO PINE	PIRUS CAHARRIENSIS PIRUS ELDMANCA PIRUS HALEPENSIENS	20'-80' HT 10'-12' W.
	100" 5 GALLON	18	LARGE EVERGREEN SHRUB	SCORPUS FASTUOSUM STEREBULUS ARBUTIFOLIA PIRUS INTEGRIFOLIA	PIRUS OF MADIRA TITCH LEMONADE BERRY	5'-10' HT 8'-10' W.
	100" 3 GALLON	53	MEDIUM FLOWERING SHRUB	BACCHARIS PALMARE "TWIN PEAKS" LYOPHORUM PACIFICUM	DRYER COYOTE BRUSH HYPOPHORUM GROUNDCOVER	3'-4' HT 3'-4' W.
				BARK MULCH - SEE NOTE ABOVE		



LANDSCAPE DEVELOPMENT PLAN
 SCALE: 1/4" = 1'-0"

DESIGN INTENT: THE SHRUB MATERIAL CHOSEN WILL MATURE IN 3 YEARS TO SCREEN THE SITE WALLS AND BLEND INTO THE EXISTING LANDSCAPE. THE TREES SELECTED WILL MATURE IN 8 TO 10 YEARS AND GROW TO A HEIGHT OF 20 TO 60 FEET. THE TREES WILL SCREEN THE TOWER. ALL PLANT MATERIAL IS DROUGHT TOLERANT, WITH BURBLEN IRRIGATION SYSTEM.



PREPARED FOR



6925 LUSH BOULEVARD
SAN DIEGO, CA 92121

APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT NAME

**BLACK MOUNTAIN
MIDDLE SCHOOL**

PROJECT NUMBER

SD0787-01

9353 OVIEDO STREET
SAN DIEGO, CA 92129
SAN DIEGO

DRAWING DATES

07/11/05	PRELIM 2D REVIEW (en)
07/18/05	FINAL 2D REVIEW (en)
01/20/06	REVISED 2D REVIEW (en)
02/08/06	REVISED 2D REVIEW (en)
03/20/06	MONOPINE (en)
04/10/06	MONOPINE IFO (en)
01/12/07	REVISED 2D (en)

SHEET TITLE

**MONOPINE
DETAILS**

PROJECTS\Cingular\051102\051102A3.dwg

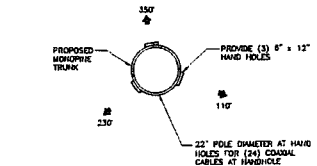
A-3

MONOPINE SPECIFICATIONS:

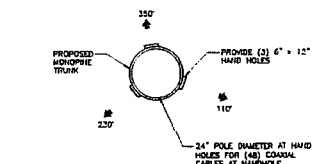
- ANTENNA SUPPORT ARMS SHALL NOT EXTEND OFF FACE OF POLE BY MORE THAN 5'-7"
- ANTENNAS SHALL BE SCREENED WITH PINE NEEDLE "SOCK" COVER
- MONOPINE ARMS, ANTENNAS, ANTENNA MOUNTS & ALL EXPOSED CABLE SHALL BE PAINTED TO BE CAMOUFLAGED AGAINST BACKGROUND OF MONOPINE BRANCHES & TEXTURED TRUNK

MONOPINE INSTALLATION NOTES:

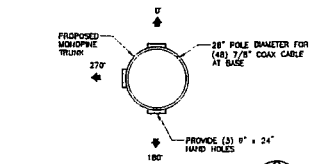
- ANTENNAS MOUNTING PIPE SHALL BE REMOVED WHILE ANTENNAS ARE NOT INSTALLED. (VACANT PIPES ARE NOT PERMITTED)
- ALL EXPOSED CABLE MUST BE PULLED TIGHT TO AVOID ANY LOOPING



(B) POLE PLAN AT UPPER HAND HOLES

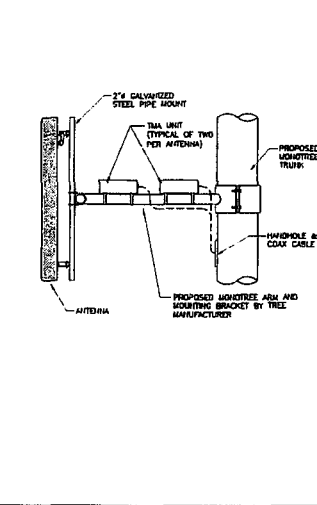


(B) POLE PLAN AT LOWER HAND HOLES

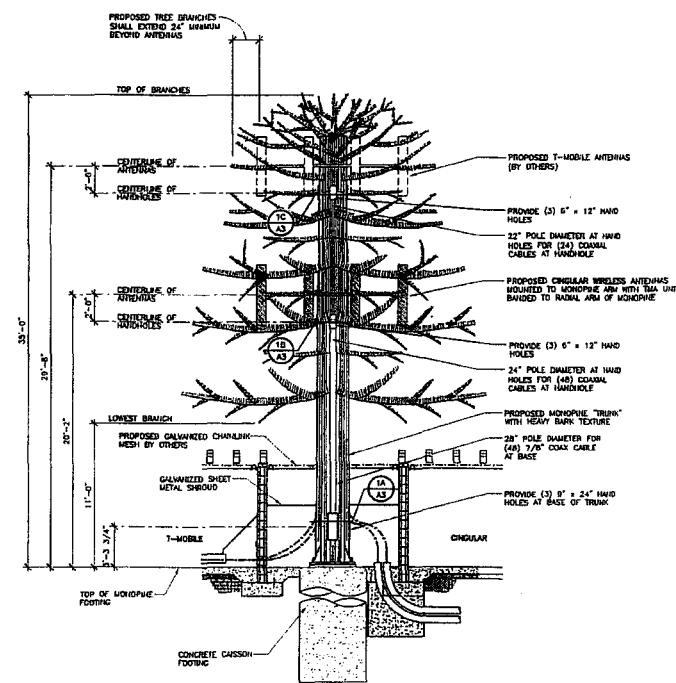


(A) POLE PLAN AT CABLE SHROUD

MONOPINE DETAIL SCALE 1/4" = 1'-0"



ANTENNA DETAIL SCALE 1/4" = 1'-0"



MONOPINE DETAIL
SCALE: 1/4" = 1'-0"

Exhibit "A"
Approved: 1/17/07
Date: 1/17/07
Permit No: NUP# 05022A
PPE# 10660



PREPARED FOR
cingular[™]
 WIRELESS

6925 LUSK BOULEVARD
 SAN DIEGO, CA 92121

APPROVALS

ALT.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
CINGULAR APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME
**BLACK MOUNTAIN
 MIDDLE SCHOOL**
 PROJECT NUMBER
SD0767-01
 9353 OVIEDO STREET
 SAN DIEGO, CA 92129
 SAN DIEGO

DRAWING DATES

07/11/05	PRELIM 2D REVIEW (ml)
07/18/05	FINAL 2D REVIEW (mcs)
01/20/06	REVISED 2D REVIEW (ml)
02/06/06	REVISED 2D REVIEW (ml)
03/28/06	MONOPINE (m)
04/18/06	MONOPINE RFS (ml)
01/12/07	REVISED 2D (ml)

SHEET TITLE

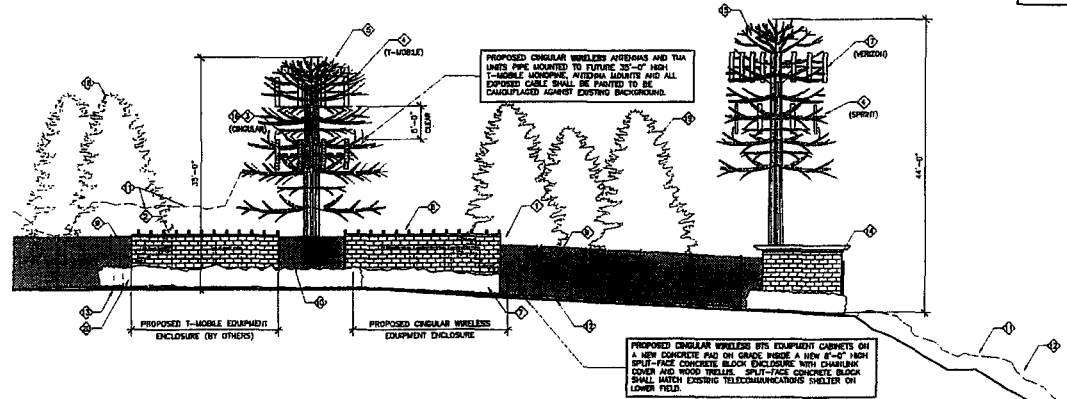
EXTERIOR
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PROJECT: cingular\031102a\051102a2.dwg

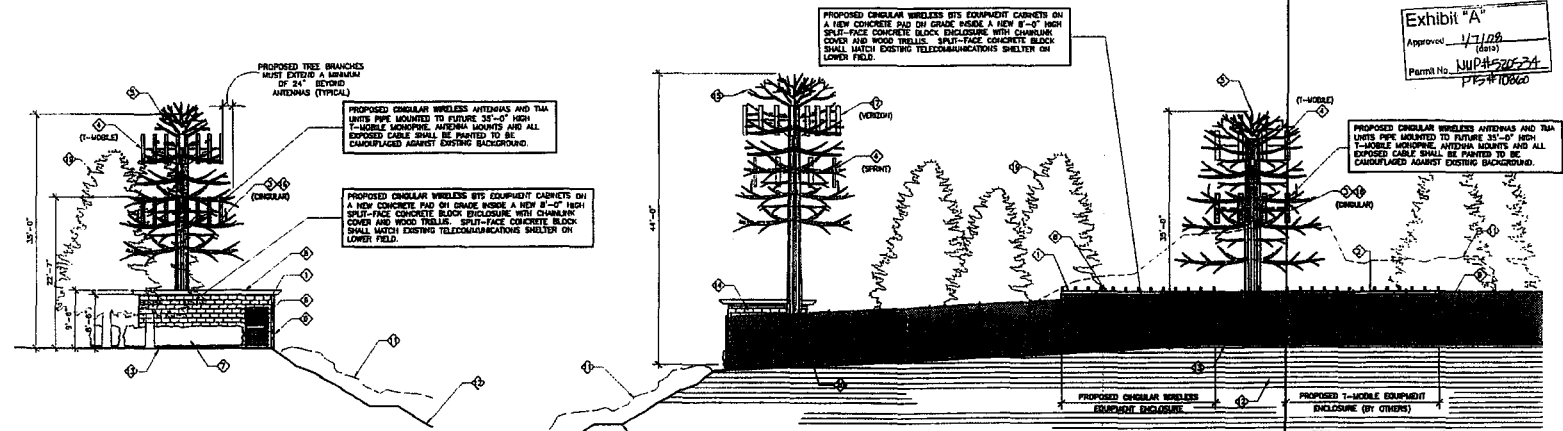
A-2

- MONOPINE SPECIFICATIONS:**
- ANTENNA SUPPORT ARMS SHALL NOT EXTEND OFF FACE OF POLE BY MORE THAN 5'-0"
 - ANTENNAS SHALL BE SCREENED WITH FINE MESHLE "SOCK" COVER
 - MONOPINE ARMS, ANTENNAS, ANTENNA MOUNTS AND ALL EXPOSED CABLE SHALL BE PAINTED TO BE CAMOUFLAGED AGAINST BACKGROUND OF MONOPINE BRANCHES & TEXTURED TRUNK
- MONOPINE INSTALLATION NOTES:**
- ANTENNAS MOUNTING PIPE SHALL BE REMOVED WHILE ANTENNAS ARE NOT INSTALLED. (VACATE PIPES ARE NOT PERMITTED)
 - ALL EXPOSED CABLE MUST BE PULLED TIGHT TO AVOID ANY LOOPING

- KEYED NOTES:**
- PROPOSED CINGULAR WIRELESS SPLIT-FACE CONCRETE BLOCK ENCLOSURE
 - PROPOSED "T-MOBILE" SPLIT-FACE CONCRETE BLOCK ENCLOSURE (BY OTHERS)
 - PROPOSED CINGULAR WIRELESS ANTENNAS & TRIA UNITS PIPE MOUNTED TO PROPOSED MONOPINE
 - PROPOSED ANTENNAS (BY OTHERS)
 - PROPOSED T-MOBILE 35'-0" HIGH MONOPINE (BY OTHERS)
 - PROPOSED METAL GATE & FRAMING WITH EXPANDED METAL MESH SCREENING
 - PROPOSED LANDSCAPE SCREENING TREES & SHRUBS. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN.
 - PROPOSED WOOD TRELLIS
 - EXISTING 8'-0" HIGH CHAINLINK FENCE. REPAIR AND REPLACE 24-INCHES WHERE DAMAGED DURING WALL CONSTRUCTION
 - PROPOSED CHAINLINK FENCE TO MATCH EXISTING
 - EXISTING LANDSCAPE TREES AND SHRUBS TO REMAIN (SHOWN DASHED FOR CLARITY)
 - EXISTING SLOPED SUBBASEMENT
 - EXISTING CURB (TYPICAL)
 - PROPOSED SPLIT-FACE CONCRETE BLOCK ENCLOSURE (BY OTHERS)
 - EXISTING 44'-0" HIGH VERDEAN MONOPINE
 - PROVIDE FINE MESHLE "SOCK" COVER AT EACH CINGULAR WIRELESS ANTENNA
 - EXISTING VERDEAN ANTENNAS
 - PROPOSED PINE TREE (BY OTHERS) SHOWN DASHED
 - PROPOSED PINE TREE (SHOWN LIGHT FOR CLARITY)
 - PROPOSED LANDSCAPE TREES & SHRUBS (BY OTHERS)



EAST ELEVATION
 SCALE 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

WEST ELEVATION
 SCALE 1/8" = 1'-0"

Booth & Suarez
 ARCHITECTURE & PLANNING
 1400 AVENUE OF THE STARS, SUITE 1000
 FORT MYERS, FLORIDA 33907

PREPARED FOR

cingular
 WIRELESS

6025 LUSK BOULEVARD
 SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
CIRCULAR APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME

BLACK MOUNTAIN MIDDLE SCHOOL

PROJECT NUMBER
SD0767-01

9353 OVIEDO STREET
 SAN DIEGO, CA 92129
 SAN DIEGO

DRAWING DATES

07/11/05	PRELIM 2D REVIEW (ms)
07/16/05	PRELIM 2D REVIEW (rw)
07/20/05	REVISED 2D REVIEW (ms)
02/06/06	REVISED 2D REVIEW (ms)
03/20/06	MONOPHORE (m)
04/10/06	MONOPHORE RFG (rw)
01/12/07	REVISED 2D (ms)

SHEET TITLE

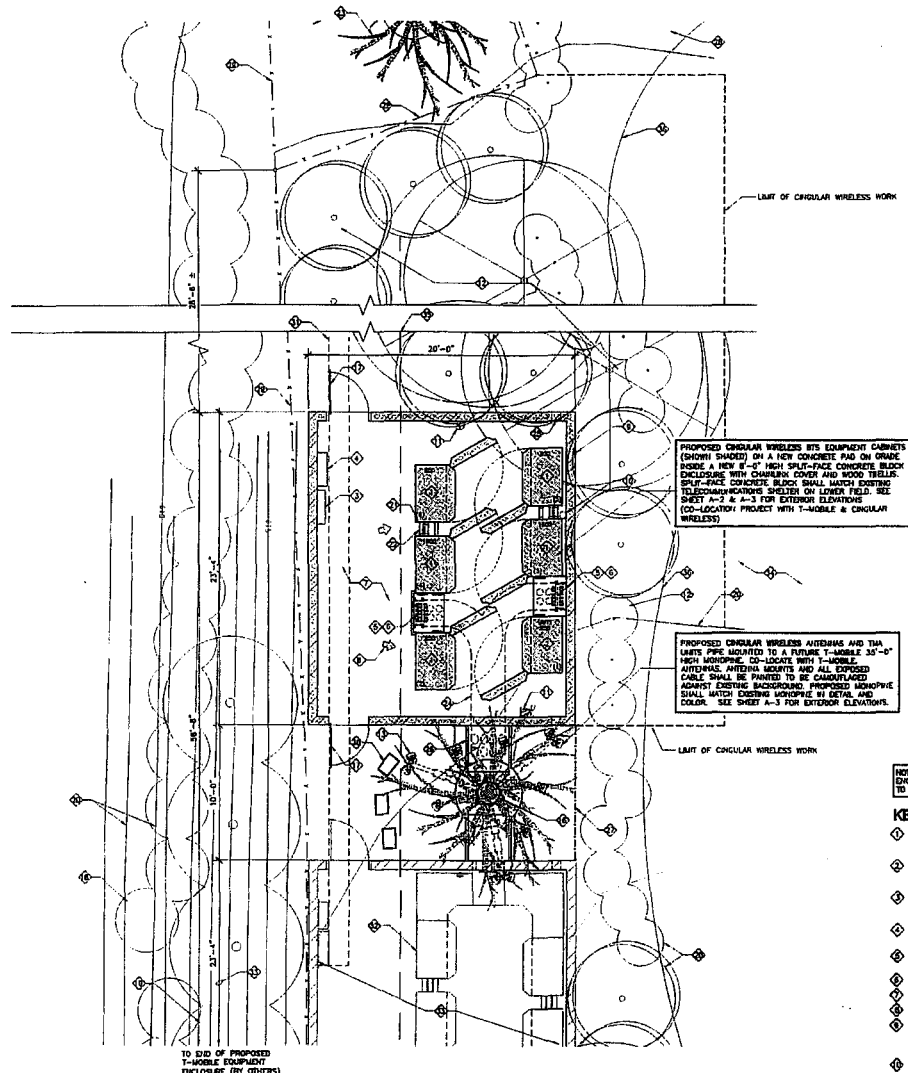
EQUIPMENT ENCLOSURE & ANTENNA PLANS

PROJECTS: cingular\051107\05110001.dwg

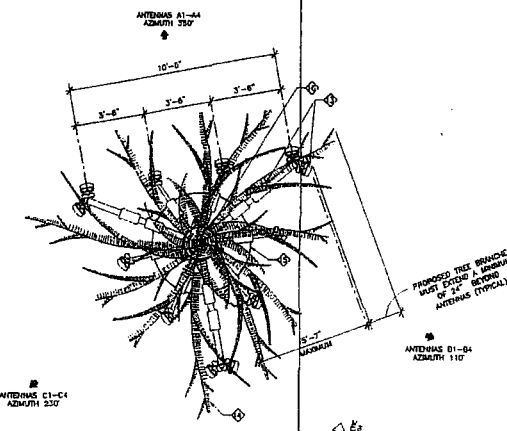
A-1

SECTOR	ANTENNA	HEIGHT	LENGTH	ANTENNA MODEL NUMBER	DIAMETER	SIZE	SEPAR. SPACING	NUMBER OF CABLES PER SECTOR	TOTAL CABLE LENGTH (L x N)	SPACING (L x N)	COAX SIZE
A1	A1			DE 10488000VAL_012							
A2	A2			DE 10488000VAL_012							
A3	A3	350'		DE 10488000VAL_012	0'	N/A		8	27'-0"	8'-0"	7/8"
A4	A4			DE 10488000VAL_012							
B1	B1			DE 10488000VAL_012							
B2	B2			DE 10488000VAL_012							
B3	B3			DE 10488000VAL_012							
B4	B4			DE 10488000VAL_012							
C1	C1			DE 10488000VAL_012							
C2	C2	230'		DE 10488000VAL_012	0'	N/A		8	27'-0"	8'-0"	7/8"
C3	C3			DE 10488000VAL_012							
C4	C4			DE 10488000VAL_012							
D5	D5			DE 10488000VAL_012							
GPS	GPS			COMMON CS-200-100-0P-4				2	18'	-	1/2"

NOTES:
 1. FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING CABLE.
 2. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. CLEARANCE INDICATED ROUTE IS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.
 3. VERIFY MODEL NUMBER OF ANTENNA WITH CIRCULAR WIRELESS.



EQUIPMENT ENCLOSURE PLAN
 SCALE: 1/8" = 1'-0"
 N



ANTENNA PLAN
 SCALE: 3/8" = 1'-0"
 N

NOTE: ALL EXISTING & PROPOSED EQUIPMENT ENCLOSURE, TRENCH, & EQUIPMENT CABINETS ARE TO MATCH IN COLOR & MATERIAL TYPE.

KEYED NOTES:

- 1. PROPOSED CIRCULAR WIRELESS RFS EQUIPMENT CABINET ON A BATTERY BASE FRAME SHOWN SHADDED (TYPICAL OF 4) CABINET HEIGHT 2619 LBS. EACH
- 2. PROPOSED CIRCULAR WIRELESS RFS EQUIPMENT CABINET WITH BATTERY BASE & USED EQUIPMENT SHOWN SHADDED CABINET HEIGHT 2714 LBS. EACH
- 3. PROPOSED "REDUANT" COMBINATION ELECTRICAL SUB-PANEL, GENERATOR ILC CONNECTION, AND MANUAL TRANSFER SWITCH MOUNTED TO ENCLOSURE WALL
- 4. PROPOSED TELCO SPLICE BOX UNSTRUT MOUNTED TO ENCLOSURE WALL
- 5. PROPOSED GROUND BUS BAR & DUPLEX FILTERS INSIDE CABLE SHROUD
- 6. PROPOSED CONCRETE PAD FOR CIRCULAR WIRELESS RFS EQUIPMENT SLOPE CONCRETE PAD MINIMUM 1% FOR DRAINAGE
- 7. PROPOSED 8'-0" HIGH SPLIT-FACE CONCRETE BLOCK ENCLOSURE WITH CHANNEL COVER AND WOOD TRELLIS. SPLIT-FACE CONCRETE BLOCK SHALL MATCH EXISTING TELECOMMUNICATIONS SHELTER ON LOWER FIELD
- 8. PROPOSED 1-811/PCS ANTENNA MOUNTED TO WOOD TRELLIS SWITCH OPERATED LIGHT FIXTURE MOUNTED TO WALL (TYPICAL OF 2)
- 9. PROPOSED LANDSCAPE SCREENING TREES & SHRUBS. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
- 10. PROPOSED CIRCULAR WIRELESS ANTENNAS AND TIA LIMITS MOUNTED TO T-MOBILE 35'-0" HIGH MONOPHORE
- 11. APPROXIMATE OUTLINE OF MONOPHORE AT ANTENNA LEVEL
- 12. APPROXIMATE CONCRETE FOOTING
- 13. PROPOSED T-MOBILE 35'-0" HIGH MONOPHORE (BY OTHERS)
- 14. PROPOSED METAL GATES & FRAMES WITH EXPANDED METAL MESH SCREENING (TYPICAL OF 2)
- 15. EXISTING SHRUBS AND BUSHES TO REMAIN
- 16. EXISTING SIGNAGE APPROX. 14'-0" HIGH
- 17. EXISTING 02 HOURS SHOWING @ 1'-0" INTERVALS
- 18. CIRCULAR WIRELESS CABINET INSTALLATION SEQUENCE
- 19. (1) 3/4" RIGID CONDUIT BETWEEN RFS CABINETS (TYPICAL)
- 20. EXISTING VERIZON WIRELESS MONOPHORE TO REMAIN
- 21. PROPOSED COAX CABLE TRENCH (SHOWN DASHED)
- 22. PROVIDE 8" x 8" OPENING THROUGH BLOCK WALL FOR DRAINAGE
- 23. PROPOSED COAX CABLE SHROUD AT TRANSITION OF CABLE FROM MONOPHORE TO CABLE TRENCH WITH (8) 5/8" COAX CABLE CONDUITS
- 24. PROPOSED 1'-0" HIGH CHANNEL FENCE (BY OTHERS)
- 25. PROPOSED LANDSCAPE SCREENING TREES & SHRUBS. (BY OTHERS)
- 26. EXISTING 8'-0" CHANNEL FENCE
- 27. EXISTING REGISTRATION BOXES TO REMAIN (TYPICAL OF 3)
- 28. SWITCH OPERATED LIGHT FIXTURE MOUNTED TO WALL (TYPICAL OF 2)
- 29. PROPOSED T-MOBILE EQUIPMENT CABINETS (BY OTHERS)
- 30. PROPOSED T-MOBILE 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHANNEL COVER AND WOOD TRELLIS (BY OTHERS)
- 31. EXISTING SCHOOL TURF FIELD
- 32. EXISTING UTILIZATION LINE TO REMAIN (VERIFY EXACT LOCATION)
- 33. SHOW/CLL LAWN EDGE. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN

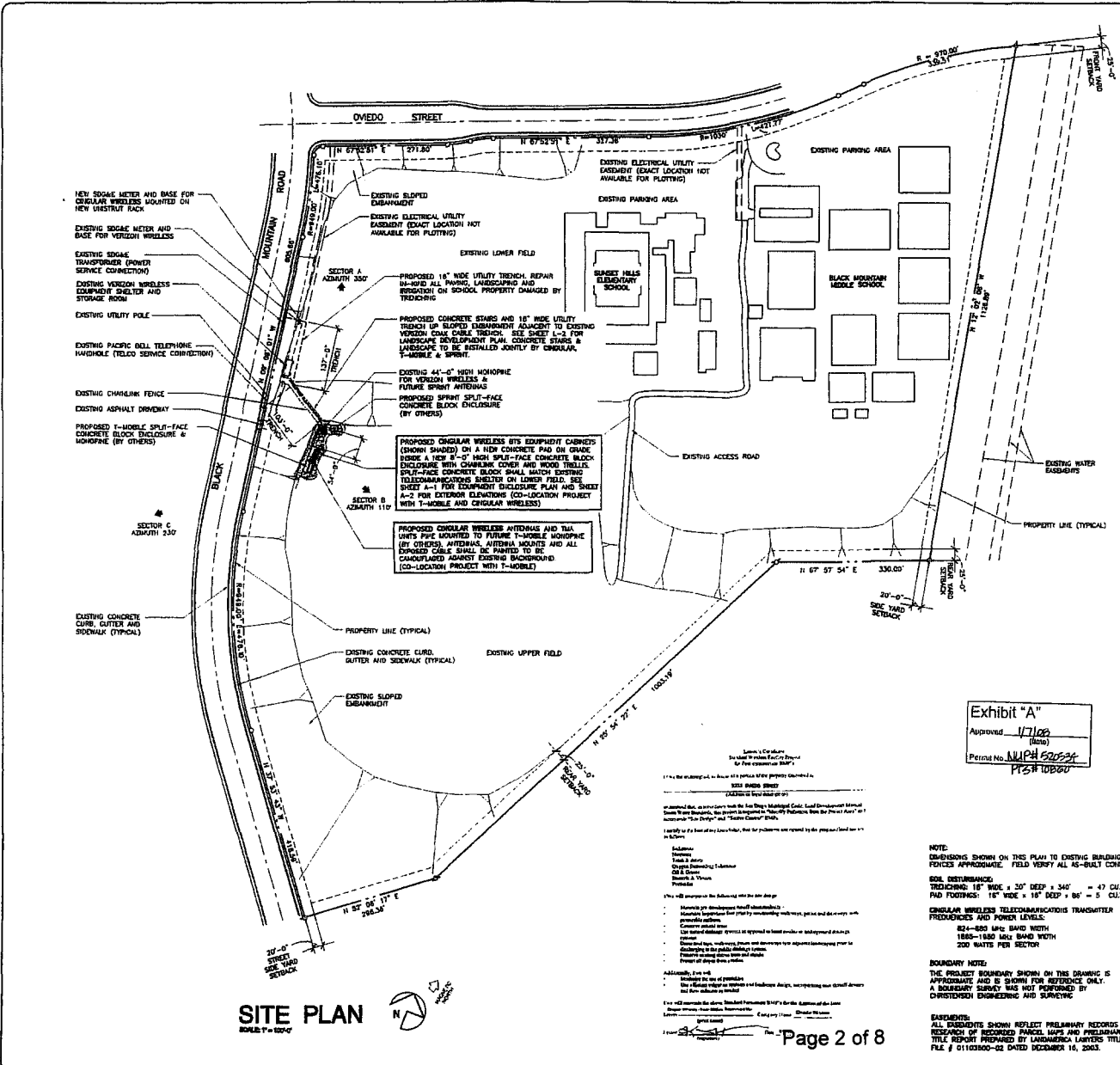


Exhibit "A"
Approved 1/17/05
By NUPH 520534
PPS# 10830

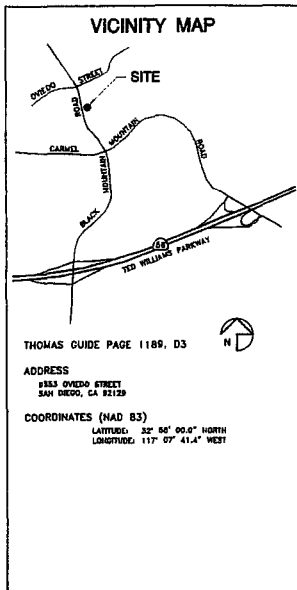
GENERAL SPECIFICATIONS

- 1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS...
2. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
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11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
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25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

Booth & Suarez ARCHITECTURE PLANNING
PREPARED FOR
cingular WIRELESS
9325 LUSK BOULEVARD SAN DIEGO, CA 92121
APPROVALS
PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL
PROJECT NUMBER
SD0767-01
9353 OVIEDO STREET SAN DIEGO, CA 92129
DRAWING DATES
SHEET TITLE
SITE PLAN & GENERAL SPECIFICATIONS
PROJECT: cingular\051106\051106SAB.dwg
A-0



BLACK MOUNTAIN MIDDLE SCHOOL
9353 OVIEDO STREET
SAN DIEGO, CA 92129
SD0767-01



ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

CONSULTANT TEAM

ARCHITECT:
 WILLIAM BOOTH & ROBERT SUAREZ
 ARCHITECTURE & PLANNING
 P.O. BOX 4651
 CARLSBAD, CA 92018
 (760) 434-8474
 (760) 434-8566 (FAX)

ELECTRICAL CONSULTANT:
 WALTER D. CAMP, ELECTRICAL ENGINEER, PE
 1880 SHERIDAN RANCH LOOP
 OAKLA VISTA, CA 91913
 (619) 634-1816

SURVEYOR:
 CHRISTOPHER ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE J
 SAN DIEGO CA, 92128
 (619) 271-9901
 (619) 271-8812 (FAX)

PROJECT SUMMARY

APPLICANT: CINGULAR WIRELESS
 6925 LUSK BOULEVARD
 SAN DIEGO, CA 92121
 (619) 483-3380

OWNER: POWAY UNIFIED SCHOOL DISTRICT
 13922 TWIN PEAKS ROAD
 POWAY, CA 92084
 SITE CONTACT: GEORGE GREER
 (619) 679-2818

DEVELOPMENT SUMMARY:

- INSTALLATION OF DIRT BASE STATION TRANSCIVER EQUIPMENT CABINETS ON A NEW CONCRETE PAD INSIDE AN 8'-0" HIGH SPILT-FACE CONCRETE BLOCK ENCLOSURE WITH WOOD TRELLIS (CO-LOCATE WITH T-MOBILE)
- INSTALLATION OF THREE T-MOBILE ANTENNA SECTORS, OF FIBER ANTENNAS EACH (TOTAL OF 12 ANTENNAS) TO BE COLOCATED ON FUTURE MONOPINE BY T-MOBILE.
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE.
- PROVIDE NEW UNDERGROUND TELCO SERVICE CONNECTION FROM EXISTING UTILITY POLE.
- INSTALLATION OF CONCRETE STAIR
- INSTALLATION OF LANDSCAPE STUCCO AND VINES

LEGAL DESCRIPTION:
 LOT 3 OF FISHBASKET SCHOOL SITES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THROUGH REG. 7568, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 19, 1975.

PROJECT ADDRESS: 9353 OVIEDO STREET
 SAN DIEGO, CA 92129

ASSESSORS PARCEL NUMBER: 312-080-02

EXISTING ZONING: RS 1-14

TOTAL SITE AREA: 1,850,888 SF
 = 42.49 ACRES

PROPOSED BUILDING AREA: 467 SF
 CINGULAR WIRELESS

TYPE OF CONSTRUCTION: TYPE V, NON-RATED UNSPRINKLED

EXISTING BUILDING OCCUPANCY & USE:

SCHOOL	1
STORAGE	0
TELECOMMUNICATION FACILITY	0

NOTE: THERE IS ONE EXISTING VERMONT TELECOMMUNICATION FACILITY ON SITE WITH ADDITIONAL FACILITIES PROPOSED BY T-MOBILE & SPRINT

PROPOSED BLDG. OCCUPANCY: NONE (EXTERIOR RADIO EQUIPMENT CABINETS ONLY)

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN & GENERAL SPECIFICATIONS
A-1	EQUIPMENT ENCLOSURE PLAN
A-2	EXTERIOR ELEVATIONS
A-3	MONOPINE DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
L-2	LANDSCAPE DEVELOPMENT PLAN
C-1	SURVEY

SCALE

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATIC BUILDING CODE, TITLE 24, 2001 EDITION
 CALIFORNIA PLUMBING CODE, 2001 EDITION
 CALIFORNIA MECHANICAL CODE, 2001 EDITION
 CALIFORNIA ELECTRICAL CODE, 2001 EDITION

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

Exhibit "A"
 Approved: 1/7/06
 Permit No. N104-220554
 PPS #1080

Booth & Suarez
 ARCHITECTURE & PLANNING
 WILLIAM B. BOOTH ARCHITECT 1645 L. ST. #100, SAN DIEGO, CA 92101
 R.O. SUAREZ ARCHITECT 1501 S. LA JOLLA VILLAGE, SAN DIEGO, CA 92108

PREPARED FOR

cingular
 WIRELESS

6925 LUSK BOULEVARD
 SAN DIEGO, CA, 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
CINGULAR APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL

PROJECT NUMBER
SD0767-01

9353 OVIEDO STREET
 SAN DIEGO, CA 92129
 SAN DIEGO

DRAWING DATES

07/11/05	PREDM ZD REVIEW (re)
07/19/05	FINAL ZD REVIEW (re)
01/30/06	REVISED ZD REVIEW (re)
02/09/06	REVISED ZD REVIEW (re)
03/20/06	MONOPINE (re)
04/19/06	MONOPINE 870 (re)
05/31/06	PLUMBING SUBMITTAL (re)
01/12/07	REVISED ZD (re)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS\cingular\051106\05110611.c

T-1

- (B) Limitations on the number of on-premises fund-raising or social activities to a specific number of occurrences each year.
(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

§141.0405 Communication Antennas

- (a) Section 141.0405 regulates the following communication antennas. Amateur (HAM) radio facilities or temporary telecommunication facilities necessitated by natural or man-made disasters are not regulated as communication antennas. Section 141.0405 does not apply to single dish antennas smaller than 24 inches in diameter or to remote panel antennas less than 24 inches in length and in width, except when associated with another telecommunication facility.
- (1) Minor telecommunication facilities: Antenna facilities used in wireless telephone services, paging systems, or similar services that comply with all development regulations of the underlying zone and overlay(s) and that meet the criteria in Section 141.0405(e)(1) or (2).
 - (2) Major telecommunication facilities: Antenna facilities that do not meet the criteria for minor telecommunication facilities in Section 141.0405(e)(1) or (2).
 - (3) Satellite antennas: Antennas capable of transmitting or receiving signals to or from a transmitter or a transmitter relay located in a planetary orbit. Satellite antennas include satellite earth stations, television-reception-only satellite antennas, and satellite microwave antennas.
- (b) **General Rules for Telecommunication Facilities**
All telecommunication facilities must comply with the following requirements:
- (1) All approved telecommunication facilities must comply with the Federal standards for RF radiation in accordance with the Telecommunication Act of 1996 or any subsequent amendment to the Act pertaining to RF radiation. Documentation shall be submitted to the City providing evidence that the cumulative field measurements of radiofrequency power densities for all antennas installed on the *premises* are below the Federal standards.

- (2) Except in the event of an emergency, routine maintenance and inspection of telecommunication facilities located on residentially zoned *premises*, including all of the system components, shall occur during normal business hours between 8:00 a.m. and 5:00 p.m. Monday through Friday.
 - (3) Antenna facilities or associated equipment proposed for installation in the *public right-of-way* are subject to the following regulations:
 - (A) Antennas or associated equipment located in *public right-of-way* which is adjacent to a residentially zoned *premises* may be permitted with a Neighborhood Use Permit.
 - (B) Antennas and associated equipment located in the *public right-of-way* adjacent to non-residentially zoned *premises* are subject to review and approval by the City Manager.
 - (C) All equipment associated with antenna facilities shall be undergrounded, except for small services connection boxes or as permitted in Section 141.0405(b)(4).
 - (D) A construction plan must be submitted to and is subject to review and approval by the City Engineer in accordance with Chapter 6, Article 2.
 - (4) Antennas and associated equipment located in the *public right-of-way* may be placed above ground only if the equipment is integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, enhanced landscape architecture, or complementary siting solutions to minimize visual or pedestrian impacts. These facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three.
- (c) Temporary facilities that provide services to public events and are limited to a one-time maximum duration of 90 calendar days are subject to the temporary use permit procedures in Chapter 12, Article 3, Division 4.
 - (d) All telecommunication facilities that are required to obtain encroachment authorization to locate on city-owned dedicated or designated parkland or open space areas shall comply with the following:

- (1) The City Manager shall determine that the proposed facility would not be detrimental to the City's property interest; would not preclude other appropriate uses; would not change or interfere with the use or purpose of the parkland or open space; and would not violate any deed restrictions related to City property, map requirements or other land use regulations.
- (2) The proposed facility shall be integrated with existing park facilities or open space; shall not disturb the environmental integrity of the parkland or open space; and shall be disguised such that it does not detract from the recreational or natural character of the parkland or open space.
- (3) The proposed facility shall be consistent with The City of San Diego Progress Guide and General Plan.

(e) Minor Telecommunication Facilities

Minor telecommunication facilities are permitted as a limited use or may be permitted with a Neighborhood Use Permit in the zones indicated with an "L" or an "N", respectively, in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) An antenna facility will be considered a minor telecommunication facility if the facility, including equipment and *structures*, is concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, or *accessory use structures*.
- (2) In an effort to encourage collocation and to recognize that some telecommunication facilities are minimally visible, the following shall be considered minor telecommunication facilities:
 - (A) Additions or modifications to telecommunication facilities that do not increase the area occupied by the antennas or the existing antenna enclosure by more than 100 percent of the originally approved facility and do not increase the area occupied by an outdoor equipment unit more than 150 feet beyond the originally approved facility, if the additions and modifications are designed to minimize visibility.

- (B) Panel-shaped antennas that are flush-mounted to an existing *building facade* on at least one edge, extend a maximum of 18 inches from the *building facade* at any edge, do not exceed the height of the building, and are designed to blend with the color and texture of the existing building.
- (C) Whip antennas if the number of antennas that are visible from the *public right-of-way* does not exceed six, if the antennas measure 4 inches or less in diameter, and if they have a mounting apparatus that is concealed from public view.
- (3) Minor telecommunication facilities are not permitted in the following locations:
 - (A) On *premises* that are developed with residential uses in residential zones;
 - (B) On vacant *premises* zoned for residential development;
 - (C) On *premises* that have been designated as *historical resources*;
 - (D) On *premises* that have been designated or mapped as containing sensitive resources;
 - (E) On *premises* within the *MHPA*; or
 - (F) On *premises* that are leased for billboard use.
- (4) The installation of a minor telecommunication facility shall not result in the elimination of required parking spaces.
- (5) Minor telecommunication facilities that terminate operation shall be removed by the operator within 90 calendar days of termination.
- (f) Major Telecommunication Facilities

Major telecommunication facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three, except that major telecommunication facilities on dedicated or designated parkland and open space may be permitted with a Conditional Use Permit decided in accordance with Process Five, in the zones indicated with a "C" in the Use Regulations

Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (1) Major telecommunication facilities are not permitted in the following locations:
 - (A) On *premises* containing designated *historical resources*;
 - (B) Within viewsheds of designated and recommended State Scenic Highways and City Scenic Routes; or
 - (C) Within ½ mile of another major telecommunication facility, unless the proposed facility will be concealed from public view or integrated into the architecture or surrounding environment through architectural enhancement (enhancements that complement the scale, texture, color, and style), unique design solutions, and *accessory use structures*.
 - (D) Within the Coastal Overlay Zone, on *premises* within the MHPA and/or containing *steep hillsides* with *sensitive biological resources*, or within public view corridors or view sheds identified in applicable *land use plans*.
- (2) Major telecommunication facilities shall be designed to be minimally visible through the use of architecture, landscape architecture, and siting solutions.
- (3) Major telecommunication facilities shall use the smallest and least visually intrusive antennas and components that meet the requirements of the facility.

(g) Satellite Antennas

Satellite antennas are permitted as a limited use subject to Section 141.0405(g)(2), and may be permitted with a Neighborhood Use Permit subject to Section 141.0405(g)(3), or with a Conditional Use Permit decided in accordance with Process Three subject to Section 141.0405(g)(4).

- (1) Exemption. Satellite antennas that are 5 feet in diameter or smaller are permitted in all zones and are exempt from this section.

- (2) Limited Use Regulations. Satellite antennas that exceed 5 feet in diameter are permitted as a limited use in the zones indicated with an "L" in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.
- (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* that have been designated as *historical resources*.
 - (C) Satellite antennas shall not exceed 10 feet in diameter.
 - (D) Ground-mounted satellite antennas shall not exceed 15 feet in *structure height*.
 - (E) Ground-mounted satellite antennas shall not be located in the *street yard, front yard, or street side yard* of a *premises*.
 - (F) Satellite antennas shall not be light-reflective.
 - (G) Satellite antennas shall not have any *sign copy* on them nor shall they be illuminated.
 - (H) Ground-, roof-, and pole-mounted satellite antennas shall be *screened* by fencing, buildings, or parapets that appear to be an integral part of the building, or by landscaping so that not more than 25 percent of the antenna height is visible from the *grade* level of adjacent *premises* and adjacent *public rights-of-way*.
- (3) Neighborhood Use Permit Regulations. Proposed satellite antennas that do not comply with Section 141.0405(b)(2) may be permitted with a Neighborhood Use Permit subject to the following regulations.
- (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* that have been designated as *historical resources*.
 - (C) Satellite antennas shall not exceed 10 feet in diameter.
 - (D) Satellite antennas shall not be light-reflective.

- (E) Satellite antennas shall not have any *sign copy* on them nor shall they be illuminated.
 - (F) The visual impacts of the antenna to adjacent *premises* and adjacent *public rights-of-way* shall be minimized by the positioning of the antenna on the site and the use of landscape or other *screening*.
- (4) Conditional Use Permit Regulations. Except for proposed satellite antennas which are *accessory uses* in industrial zones, proposed satellite antennas that exceed 10 feet in diameter may be permitted only with a Conditional Use Permit decided in accordance with Process Three subject to the following regulations.
- (A) Satellite antennas are not permitted within the *MHPA*.
 - (B) Satellite antennas are not permitted on *premises* or its appurtenances that have been designated as *historical resources*.
 - (C) The visual impacts of the antenna to adjacent *premises* and adjacent *public rights-of-way* shall be minimized by the positioning of the antenna on the site and the use of landscaping or other *screening*.

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)

§141.0406 Correctional Placement Centers

Correctional placement centers may be permitted with a Conditional Use Permit decided in accordance with Process Four in the zones indicated with a “C” in the Use Regulations Tables in Chapter 13, Article 1 (Base Zones) subject to the following regulations.

- (a) Correctional placement centers are not permitted in any of the following locations:
 - (1) Within the beach impact area of the Parking Impact Overlay Zone;
 - (2) Within 1/4 mile of any type of residential care facility, *social service institution*, welfare institution, or similar type of facility, measured from *property line to property line* in accordance with Section 113.0225;

 City of San Diego Development Services 1222 First Ave. 3rd Floor San Diego, CA 92101 (619) 448-5210 <small>The City of San Diego</small>	<h2 style="margin:0;">Development Permit/ Environmental Determination Appeal Application</h2>	FORM DS-3031 MARCH 2007
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See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:
- | | |
|--|--|
| <input checked="" type="checkbox"/> Process Two Decision - Appeal to Planning Commission | <input type="checkbox"/> Environmental Determination - Appeal to City Council |
| <input type="checkbox"/> Process Three Decision - Appeal to Planning Commission | <input type="checkbox"/> Appeal of a Hearing Officer Decision to revoke a permit |
| <input type="checkbox"/> Process Four Decision - Appeal to City Council | |

2. Appellant Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)

Name
 Rancho Penasquitos Planning Board (Charles Sellers, Chair)

Address 8931 Oviedo Street	City San Diego	State CA	Zip Code 92129-2149	Telephone (658) 484-3911
-------------------------------	-------------------	-------------	------------------------	-----------------------------

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Shelly Kilbourn of PlanComm, Inc. for T-Mobile

4. Project Information Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
PTS # 06749 (T-Mobile at Black Mountain Middle School)	January 7, 2006	Karen Lynch-Ashcraft

Decision (describe the permit/approval decision):

Approval for the construction of a wireless communications facility consisting of antennae and an associated equipment enclosure.

5. Grounds for Appeal (Please check all that apply)
- | | |
|--|--|
| <input type="checkbox"/> Factual Error (Process Three and Four decisions only) | <input type="checkbox"/> New Information (Process Three and Four decisions only) |
| <input type="checkbox"/> Conflict with other matters (Process Three and Four decisions only) | <input type="checkbox"/> City-wide Significance (Process Four decisions only) |
| <input type="checkbox"/> Findings Not Supported (Process Three and Four decisions only) | |

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

This approval is in direct conflict with the unanimous recommendation for denial made to the City by the responsible Community Planning Group on May 3, 2006 and communicated thereafter to the Project Manager named above.

Rec'd 1/15/08
Yes Waived

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Charles Sellers Date: January 10, 2007

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101
(619) 448-5210

**Development Permit/
Environmental Determination
Appeal Application**

**FORM
DS-3031
MARCH 2007**

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- Process Two Decision - Appeal to Planning Commission
- Process Three Decision - Appeal to Planning Commission
- Process Four Decision - Appeal to City Council
- Environmental Determination - Appeal to City Council
- Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)

Name
Rancho Penasquitos Planning Board (Charles Sellers, Chair)

Address **City** **State** **Zip Code** **Telephone**
8931 Owydo Street San Diego CA 92129-2149 (658) 484-3911.

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Shelby Kilbourn of PlanComm, Inc. for Cingular

4. Project Information

Permit/Environmental Determination & Permit/Document No.: PTS # 10860 (Cingular - Black Mountain Middle School)	Date of Decision/Determination: January 7, 2006	City Project Manager: Karen Lynch-Ashcraft
---	---	--

Decision (describe the permit/approval decision):

Approval for the construction of a wireless communications facility consisting of antennas and an associated equipment enclosure.

5. Grounds for Appeal (Please check all that apply)

- Factual Error (Process Three and Four decisions only)
- Conflict with other matters (Process Three and Four decisions only)
- Findings Not Supported (Process Three and Four decisions only)
- New Information (Process Three and Four decisions only)
- City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

This approval is in direct conflict with the unanimous recommendation for denial made to the City by the responsible Community Planning Group on May 3, 2006 and communicated thereafter to the Project Manager named above.

Dec'd 1/15/06.
Fee Waived.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Charles Sellers **Date:** January 10, 2007

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-3031 (03-07)



City of San Diego
Development Services
1222 First Ave. 3rd Floor
San Diego, CA 92101
(619) 448-5210

**Development Permit/
Environmental Determination
Appeal Application**

**FORM
DS-3031
March 2007**

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:
- Process Two Decision - Appeal to Planning Commission
 - Process Three Decision - Appeal to Planning Commission
 - Process Four Decision - Appeal to City Council
 - Environmental Determination - Appeal to City Council
 - Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)

Name
Rancho Penasquitos Planning Board (Charles Sellers, Chair)

Address City State Zip Code Telephone
8931 Cayado Street San Diego CA 92129-2149 (656) 464-3911.

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Anne Ford for Sprint/Nextel

4. Project Information

Permit/Environmental Determination & Permit/Document No.:	Date of Decision/Determination:	City Project Manager:
PTS # 16218 (Sprint/Nextel - Black Mtn. Middle School)	January 7, 2008	Karen Lynch-Ashcraft

Decision (describe the permit/approval decision):

Approval for the construction of a wireless communications facility consisting of antennas and an associated equipment enclosure.

5. Grounds for Appeal (Please check all that apply)

- Factual Error (Process Three and Four decisions only)
- Conflict with other matters (Process Three and Four decisions only)
- Findings Not Supported (Process Three and Four decisions only)
- New Information (Process Three and Four decisions only)
- City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

This approval is in direct conflict with the unanimous recommendation for denial made to the City by the responsible Community Planning Group on May 3, 2008 and communicated thereafter to the Project Manager named above.

Rec'd 1/15/08.
Fee Waived.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.


Signature: Charles Sellers Date: January 10, 2007.

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.

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DS-3031 (03-07)

sent 1/3



Sprint

Together with NEXTEL

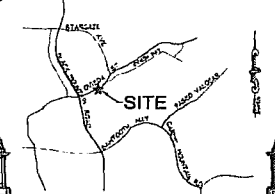
CA6478A / SD55XC038 / STARGAZE

9291 OVIEDO ST "D", SAN DIEGO, CA 92129

DIRECTIONS TO SITE

FROM I-15, EXIT AT RANCHO PENASQUITOS BLVD. PROCEED EAST ON I-15 TO FRONT OF EASTERN ROAD. TURN RIGHT AND CONTINUE UNPAVEMENT BLVD FOR 1/2 MILE. BEAR RIGHT AND CONTINUE WESTWARD ON STREET TO EASTERN ROAD. TURN RIGHT ON OVIEDO STREET. BLACK MOUNTAIN ROAD BRIDGE IS THE SECOND BRIDGE ON STREET. TURN INTO BRIDGEWAY. ENTRANCE TO SITE IS ON THE RIGHT SIDE OF BRIDGE. BLACK TRUCK POINT AT TRUCK POINT AND LEFT ONTO A ROADST END LEADING TO THE STREETS. HOLD LEFT TO EXTEND ROAD AND DRIVE BEHIND THE CLASSICAL BACKSTOP. KEEPING ALONG DRIVE PROCEED TO CORNER.

VICINITY MAP



RF INITIALS

DATE: _____ DATE: _____

ARCHITECT INITIALS

DATE: _____ DATE: _____

SITE ACQUISITION INITIALS

DATE: _____ DATE: _____

ZONING PLANNING INITIALS:

DATE: _____ DATE: _____

CONSTRUCTION INITIALS

DATE: _____ DATE: _____

LANDLORD INITIALS

DATE: _____ DATE: _____

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INFORMATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

DIRECTIONS TO SITE

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES. REGULATIONS NOT LISTED ARE:

- CALIFORNIA BUILDING CODE - 320 (TITLE 24)
- UNIFORM FIREHAZARD CODE - 322
- UNIFORM PLUMBING CODE - 320
- NATIONAL ELECTRICAL CODE - 320
- LIFE SAFETY CODE - IFC 101 - 103 & 104
- NATIONAL BOARD OF FIRE UNDERWRITERS (NFPA) RULES AND REGULATIONS OF PRIVATE AND PUBLIC UTILITIES AGREEMENT
- NATIONAL STANDARDS INSTITUTE (ANSI)
- AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
- FEDERAL SPECIFICATIONS (FED SPEC)
- UNDERWRITERS LABORATORIES
- NATIONAL FIREPROTECTION ASSOCIATION (NFPA) (AS ADOPTED BY THE STATE ARCHITECT)

LEGAL DESCRIPTION

BEINGING AS THE CENTER OF INTERSECTION OF OVIEDO STREET AND BLACK MOUNTAIN ROAD AS SHOWN ON SAN MAP 7923, SAID POINT BEING 4 FEET OR A FEET OR MORE EITHER FROM THE CENTERLINE OF BLACK MOUNTAIN ROAD, ORGAVE WESTBURY TO NEAR A RADIAL LINE BEARING NORTH 45° 00' 00" EAST, THENCE SOUTHWEST ALONG THE CENTERLINE OF SAID BLACK MOUNTAIN ROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC LENGTH OF 204 FEET, THENCE CONTINUING ALONG SAID CENTERLINE AND TANGENT TO SAID CURVE SOUTH 45° 00' 00" EAST 487.7 FEET, THENCE ALONG SAID CENTERLINE NORTH 45° 00' 00" EAST (PART), 88.70 FEET TO THE TIE POINT OF BEGINNING, THENCE CONTINUING NORTH 45° 00' 00" EAST, 21.15 FEET, THENCE SOUTH 0° 00' 00" EAST (PART), 30.86 FEET, THENCE SOUTH 45° 00' 00" WEST (PART), 2.50 FEET, THENCE NORTH 45° 00' 00" WEST (PART), 30.00 FEET TO THE TIE POINT OF BEGINNING.

TELECOMMUNICATIONS CURSORS

SITE NUMBER

SITE ADDRESS

LANDLORD

APPLICANT

LANDLORD CONTACT

ASSESSOR'S PARCEL NUMBER

CURRENT ZONING

(E) OCCUPANCY

(N) OCCUPANCY

(R) TYPE OF CONSTRUCTION

(S) TYPE OF CONSTRUCTION

PROJECT DESCRIPTION

SMART WIRELESS TECHNOLOGY TO SUPPORT, OPERATE AND MAINTAIN AN UNOCCUPIED DIGITAL MOBILE RADIO COMMUNICATIONS FACILITY AT THIS SITE. THE FACILITY WILL CONSIST OF APPROPRIATELY SIZED 4 FT BY 4 FT AREA BY APPROX. 20 SQUARE FEET OF EQUIPMENT. THE FACILITY WILL BE INSTALLED ON EXISTING WIRELESS MOUNTING ANTENNAS TO BE PROVIDED BY THE WIRELESS SERVICE PROVIDER. THE FACILITY WILL BE INSTALLED ON EXISTING WIRELESS MOUNTING ANTENNAS TO BE PROVIDED BY THE WIRELESS SERVICE PROVIDER. THE FACILITY WILL BE INSTALLED ON EXISTING WIRELESS MOUNTING ANTENNAS TO BE PROVIDED BY THE WIRELESS SERVICE PROVIDER. THE FACILITY WILL BE INSTALLED ON EXISTING WIRELESS MOUNTING ANTENNAS TO BE PROVIDED BY THE WIRELESS SERVICE PROVIDER.

ARCHITECTS

SURVEYOR

LANDSCAPE

UTILITY

NOTE

ATTN

LONG CONNECTION

UTILITY METER ADDRESS

CLIENT APPROVALS

TITLE 24 COMPLIANCE

Sheet Number	Sheet Title
A-00	TITLE SHEET - PROJECT INFORMATION & WORKY PLAN
A-01	SITE PLAN & NOTES
A-02	EXTERIOR ELEVATIONS
A-03	ENLARGED SITE PLAN
A-04	ANTENNA LAYOUT & GABRIEL ELEVATIONS
D-00	EXISTING FLOORING CALCULATIONS
L-01	LANDSCAPE DEVELOPMENT PLAN
C-01	SITE SURVEY
C-02	SITE SURVEY

Exhibit "A"

Approved: 1/7/08 (Date)

Permit No. NUP No. 520536

PTS# 16218

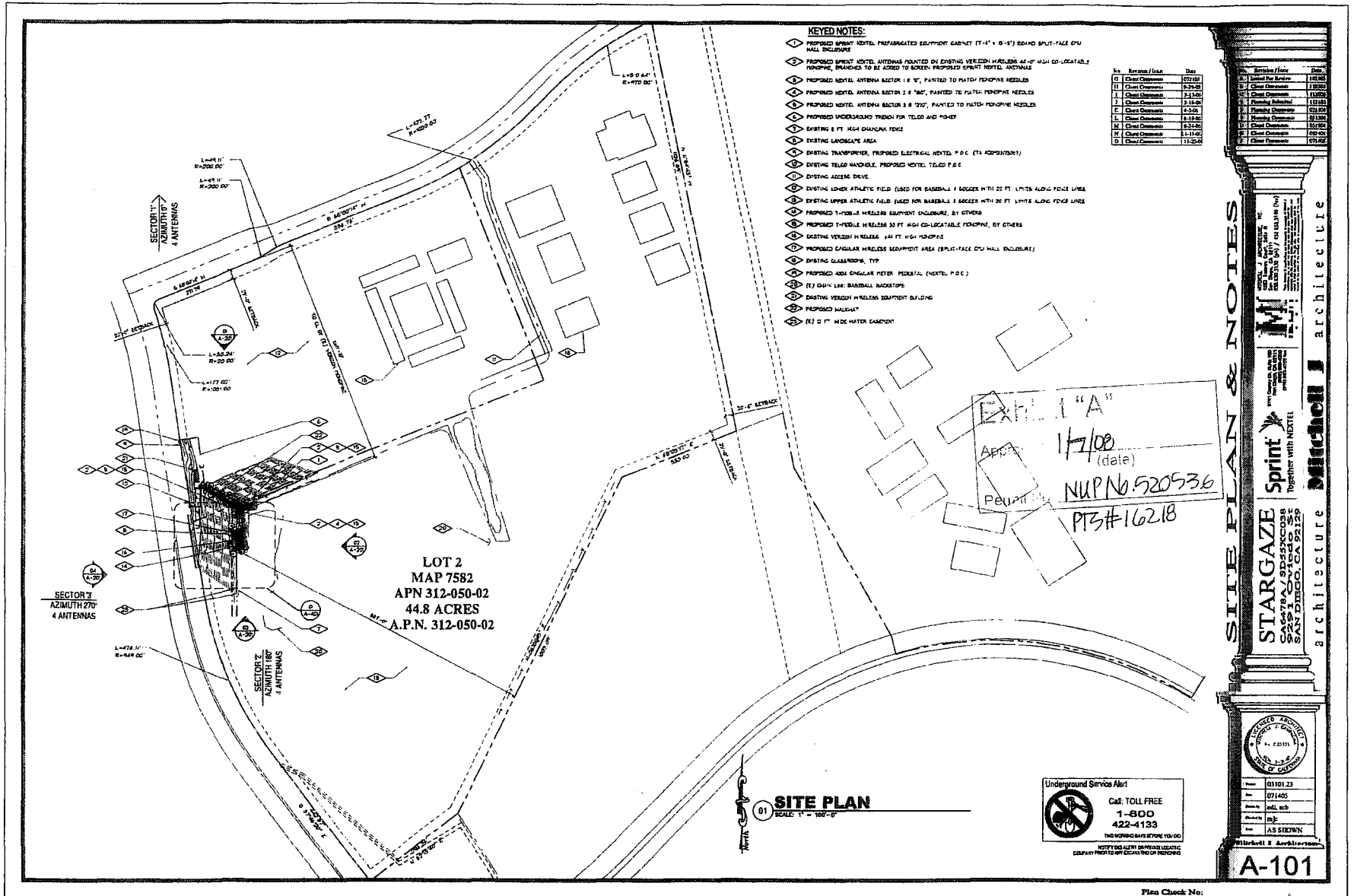
APPLICABLE CODES

PROJECT SUMMARY

CONSULTANT TEAM

SHEET INDEX

G-001



01 NORTH ELEVATION
SCALE 1/8" = 1'-0"

02 EAST ELEVATION
SCALE 1/8" = 1'-0"

03 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

04 WEST ELEVATION
SCALE 1/8" = 1'-0"

NOTES:

1. ENGINEERED DESIGNERS INC. - CLEARPATH DESIGNED STRUCTURES - PINE POLE FACE 8'-0" FOR STRUCTURAL CALCULATIONS.
2. ANTENNA, ANTENNA MOUNTING BRACKET & ANY EXPOSED WIRING/EQUIPMENT MOUNTED ON THE PROPOSED PINE POLE WILL BE PAINTED TO MATCH THE PINE BRANCHES.
3. TOTAL BRANCH COUNT - 40 BRANCHES HOIST FROM GROUND TO NET HEIGHT BRANCH - 4 FT.

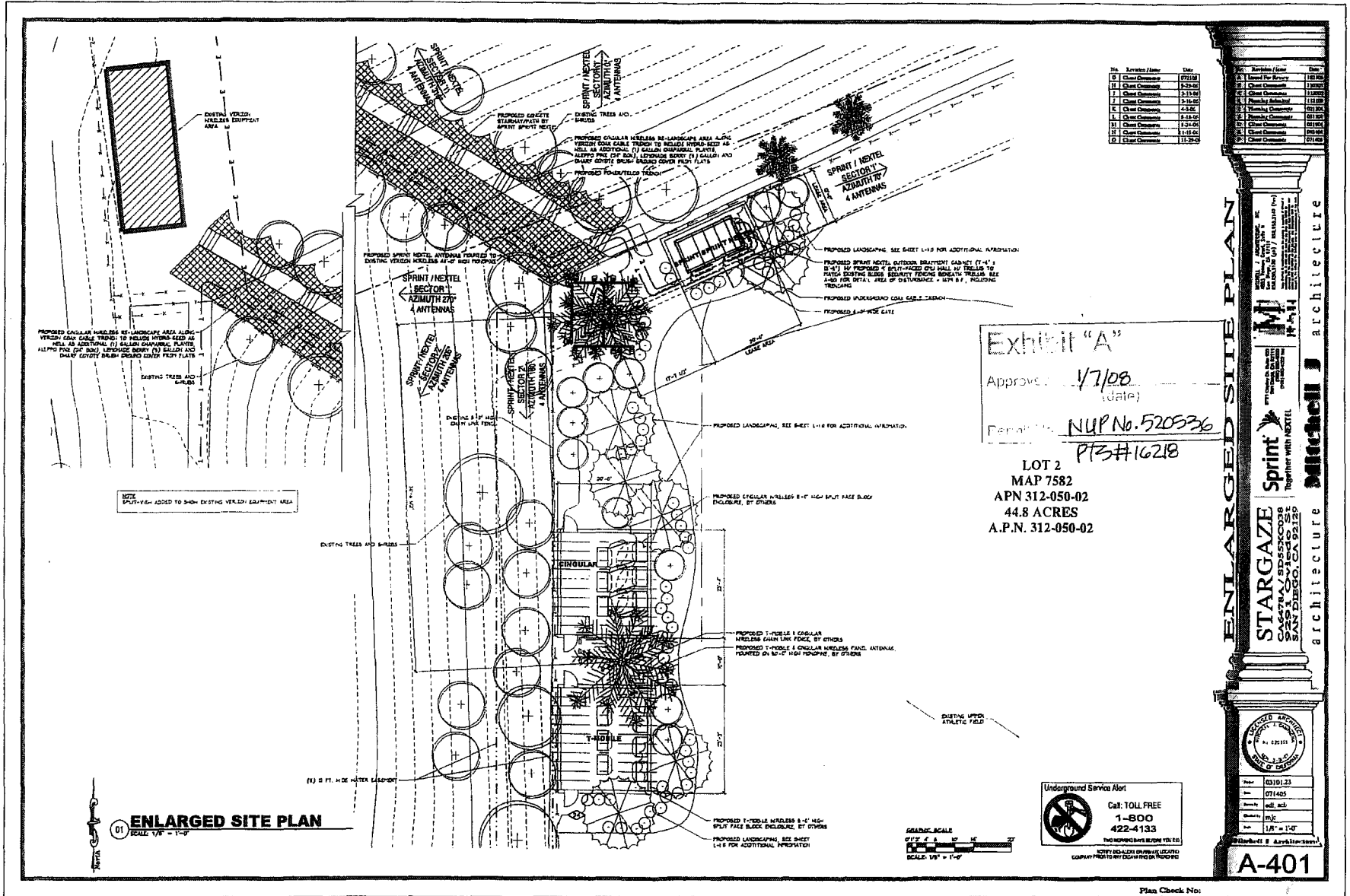
No.	Revision/Issue	Date
0	Client Comments	07/11/08
1	Client Comments	09-28-08
2	Client Comments	11-11-08
3	Client Comments	1-16-09
4	Client Comments	4-3-09
5	Client Comments	1-16-09
6	Client Comments	3-24-09
7	Client Comments	09/04/09
8	Client Comments	11-11-09
9	Client Comments	11-29-09

GRAPHIC SCALE
0 2 4 6 8 10 FT
SCALE 1/8" = 1'-0"

EXHIBIT "A"
Approved 1/7/08
(date)
Permit No. NUP No. 520536
PTZ# 16218

EXTERIOR ELEVATIONS
STARGAZE
SANTA ANA SPRINGS
SAN DIEGO, CA 92126
architect
Mitchell architect

A-201



CENTER OF PROPOSED ANTENNA CLUSTER @ EXISTING MONOPINE
 LATITUDE: NORTH 32°58'00.52"
 LONGITUDE: WEST 117°07'41.48"
 NAD 83 N 193285.31 E 6292319.63
 GROUND ELEVATION: 620.0 (NAVD 88)
 TOP TOWER ELEV: 664.0 (44' AGL)

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF TOWER LOCATION FALLS WITHIN FIFTY-FIVE (15) FEET. THE VERTICAL ACCURACY AT THE BASE OF THE TOWER FALLS WITHIN THREE (3) FEET.

DATE OF SURVEY: 10/17/03 AND 05/10/04

BASIS OF BEARINGS

THE BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983. PLANE COORDINATES SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983, ZONE 8.

TITLE REPORT IDENTIFICATION:

TICOR TITLE COMPANY
 ORDER NO. 1502938-15 DATED 10/01/03

ASSESSORS IDENTIFICATION:

APN: 312-050-02

OWNER:

POMAY UNIFIED SCHOOL DISTRICT

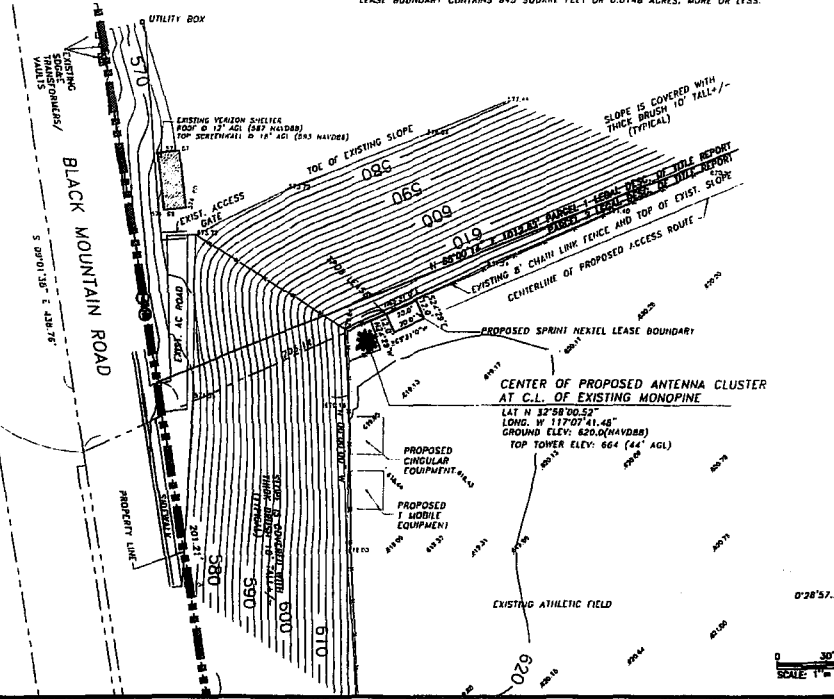
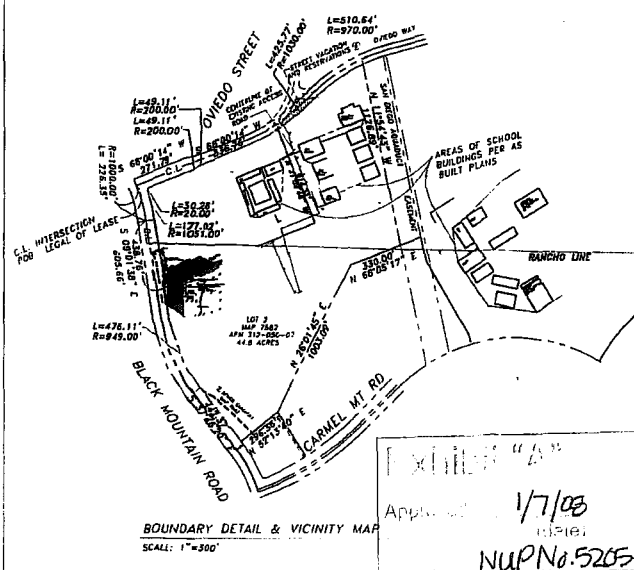
LEGAL DESCRIPTION PER TITLE REPORT:

PARCEL A:
 LOT 2, PENASQUITOS SCHOOL SITES PER MAP NO. 7582, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA ON MARCH 19, 1973 DESCRIBED IN TWO PARTS AS FOLLOWS:
 (SEE TITLE REPORT FOR DESCRIPTIONS WITHIN LOT 2).

PARCEL B:
 A PORTION OF OVIEDO STREET AS DEDICATED ON PENASQUITOS SCHOOL SITE ACCORDING TO MAP NO. 7582 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND AS SHOWN ON THE CITY OF SAN DIEGO STREET VACATION PLAT NO. 15351-B, APPROVED JUNE 11, 1981 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 (SEE TITLE REPORT FOR LEGAL DESCRIPTION)

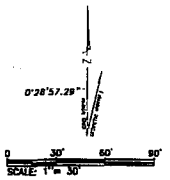
LEGAL DESCRIPTION LEASE BOUNDARY:

A PORTION OF LOT 2 ACCORDING TO MAP NO. 7582 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CENTERLINE INTERSECTION OF OVIEDO STREET AND BLACK MOUNTAIN ROAD AS SHOWN ON SAID MAP 7582, SAID POINT BEING A POINT ON A 1000.00 FOOT RADIIUS CURVE IN THE CENTERLINE OF BLACK MOUNTAIN ROAD, CONCEIVE WESTERLY TO WHICH A RADIAL LINE BEARS NORTH 89°00'14" EAST, THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID BLACK MOUNTAIN ROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'00" AN ARC LENGTH OF 228.35; THENCE CONTINUING ALONG SAID CENTERLINE AND TANGENT TO SAID CURVE SOUTH 09°01'38" EAST 388.74 FEET; THENCE LEAVING SAID CENTERLINE NORTH 90°00'00" EAST (EAST), 171.67 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 90°00'00" EAST, 21.50 FEET; THENCE SOUTH 00°00'00" EAST (SOUTH), 30.00 FEET; THENCE SOUTH 90°00'00" WEST (WEST), 21.50 FEET; THENCE NORTH 00°00'00" WEST (NORTH), 30.00 FEET TO THE TRUE POINT OF BEGINNING.
 LEASE BOUNDARY CONTAINS 645 SQUARE FEET OR 0.0148 ACRES, MORE OR LESS.



EXEMPTION ITEMS PER TITLE REPORT

EXEMPTION DESCRIPTION	REC. DATE	REC. INFORMATION	LOCATION
1. PROPERTY TAXES	-	-	(N/D) PLOTTABLE (NP)
2. SUPPLEMENTAL TAXES	-	-	NP
3. RIGHTS OF PUBLIC TO STREETS	-	-	BLACK MT. ROAD/OVIEDO ST
4. RECORD OF SURVEY 6204	04/22/1963	T/P 68974	PANCHO PEN BOUNDARY SHOWN
5. SEWER EASEMENT	-	-	MAP 7582
6. ELECTRIC EASEMENT	04/16/1972	F/P 74-093704	EXACT LOCATION NOT GIVEN
7. STREET NAME CHANGE	04/17/1985	F/P 85-0131596	OVIEDO STREET
8. RESERVATIONS PER VACATION DOC.	03/01/1986	F/P 86-0180248	UTILITIES WITHIN VACATION AREA
9. SOCIAL EASEMENT	12/15/2002	F/P 02-1137088	EXACT LOC. NOT GIVEN (12'x8' NEAR MV COR. AT H2926373081)



IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT-SCALE REDUCED ACCORDINGLY

SEE SHEET C-102 FOR LARGE SITE PLAN (DISTANCES FROM SCHOOLS TO NEXTEL SITE AND OTHER DATA REQUESTED PER COUNTY COMMENTS)

30 ENGINEER PER STATE / ARCHITECT
HIRSCH & COMPANY
 CONSULTING ENGINEERS
 2415 BROADWAY, SUITE 100
 SAN DIEGO, CALIFORNIA 92108
 TEL: (619) 594-7200 FAX: (619) 594-8800
 JAMES A. TAYLOR, L.S. 7130

5761 COPLEY DRIVE, STE. 100
 SAN DIEGO, CALIFORNIA 92111
 PHONE: (619) 655-4233
 FAX: (619) 650-3315

STARGAZE
 CA-6478A

9291 OVIEDO STREET
 SAN DIEGO, CA 92129
 COUNTY OF SAN DIEGO

CURRENT ISSUE DATE:
 03/15/06
 ISSUED FOR:
 ZONING



APPROVALS
 LEASING: DATE: _____
 DRAWN: DATE: _____
 CHECKED: DATE: _____
 CONTRIBUTOR: DATE: _____
 TAD CHECK: DATE: _____
 OWNER: DATE: _____

PROJECT NO. CA-6478A
 DRAWN BY: DR

CHECKED BY: JT

NO.	DATE	ISSUE
△	10/20/03	PRELIMINARY
△	11/20/03	REV. PRELIM
△	11/26/03	FINAL
△	5/11/04	ADD SHEET 10 (SEE COMMENTS)
△	5/11/04	LOCAL/TOPOG LOCATION
△	1/15/06	LOCAL/TOPOG LOCATION

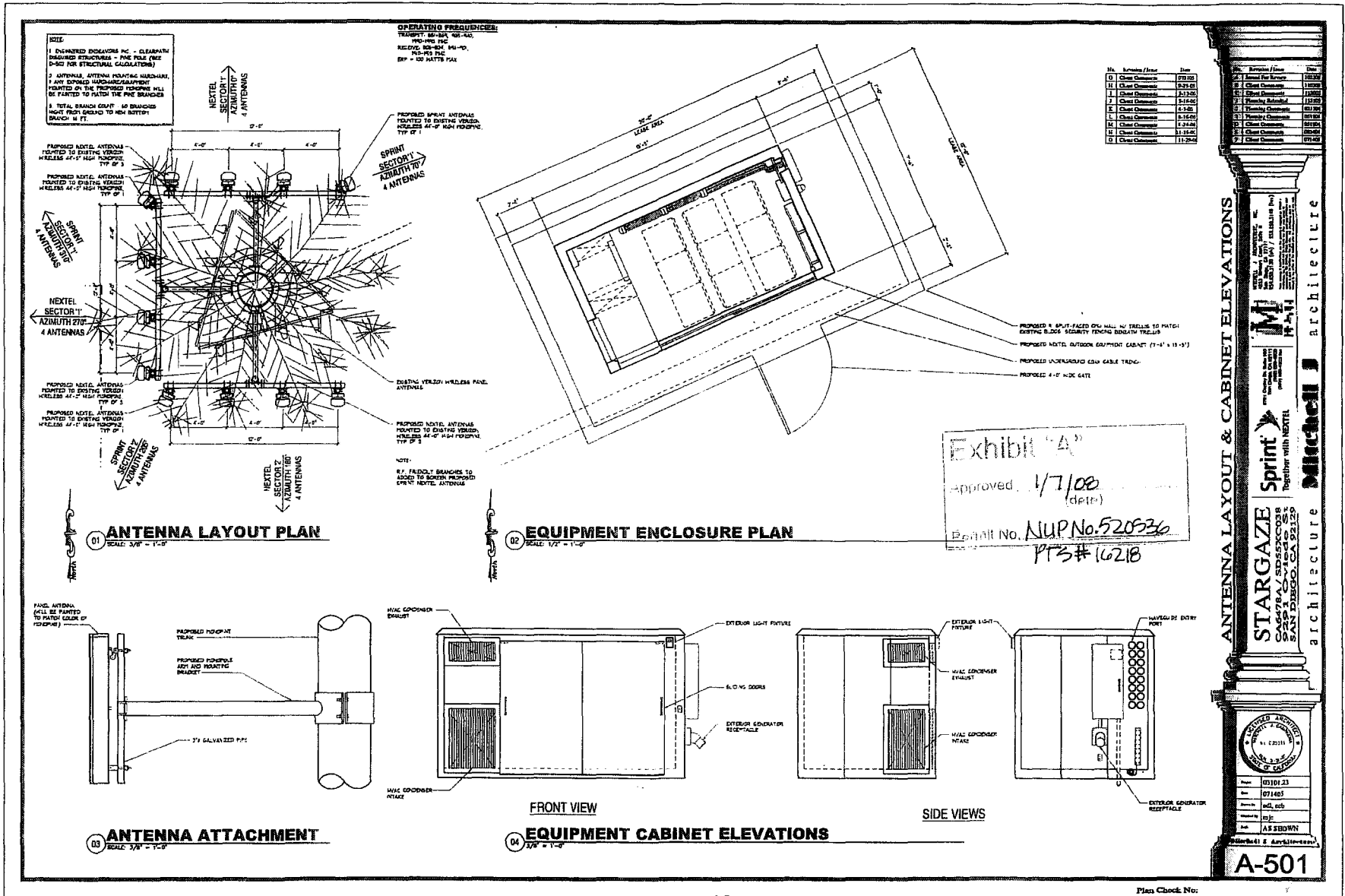
SHEET TITLE

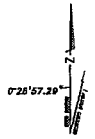
SITE SURVEY

SHEET NUMBER

C-101

1st SUBMITTAL: _____
 2nd SUBMITTAL: _____
 FILE NAME: SITE SURVEY

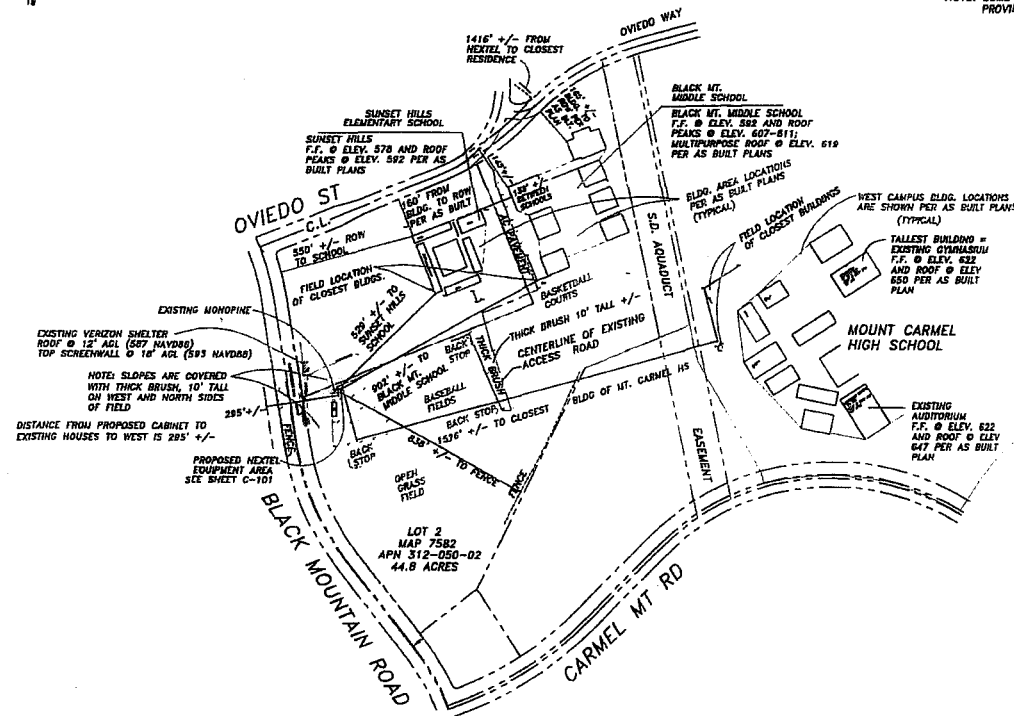




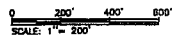
REVISED SUMMARY OF SITE DISTANCES*

	APPROXIMATE DISTANCE TO NEXTEL LEASE	APPROXIMATE DISTANCE TO PROPERTY LINES
SUNSET HILLS ELEMENTARY SCHOOL	529'	550' TO WEST, 160' TO NORTH
BLACK MOUNTAIN MIDDLE SCHOOL	802'	145' TO NORTH AT CLOSEST POINT
MOUNT CARMEL HIGH SCHOOL	1526'	
RESIDENCES TO WEST OF BLACK MT. ROAD	295'	
RESIDENCES TO NORTH OF SCHOOLS	1416'	
FENCE TO SOUTH	838'	
BETWEEN ELEM. AND MIDDLE SCHOOLS	139'	

*NOTE: SOME DISTANCES WERE TAKEN FROM AS BUILT PLANS PROVIDED BY THE POWAY UNIFIED SCHOOL DISTRICT



IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT--SCALE REDUCED ACCORDINGLY



LARGE SITE PLAN SCALE: 1"=200'

Exhibit "A"
 Approved: 4/7/08
 (11/11/08)
 Permit No: NUP No 520536
 PLS # 16218

38 DOCUMENT FOR REVIEW / APPROVAL
HIRSCH & COMPANY
 CONSULTING ENGINEERS
 2435 UNIVERSITY PLACE
 SAN DIEGO, CALIFORNIA 92111
 TEL (619) 594-4338 FAX (619) 594-4315
 JAMES A. TAYLOR, LS 7130

5781 COPLEY DRIVE, STE. 100
 SAN DIEGO, CALIFORNIA 92111
 PHONE (619) 655-4338
 FAX (619) 655-4315

STARGAZE
 CA-6478A

9281 OVIEDO STREET
 SAN DIEGO, CA 92128
 COUNTY OF SAN DIEGO

CURRENT ISSUE DATE:
 03/15/06
 ISSUED FOR:
 ZONING



APPROVALS

LEADER:	DATE:
INCHG:	DATE:
IC DESIGN:	DATE:
CONSTRUCTION:	DATE:
INS. CHECK:	DATE:
OFFICER:	DATE:

PROJECT NO CA-6478A

DRAWN BY DR

CHECKED BY JT

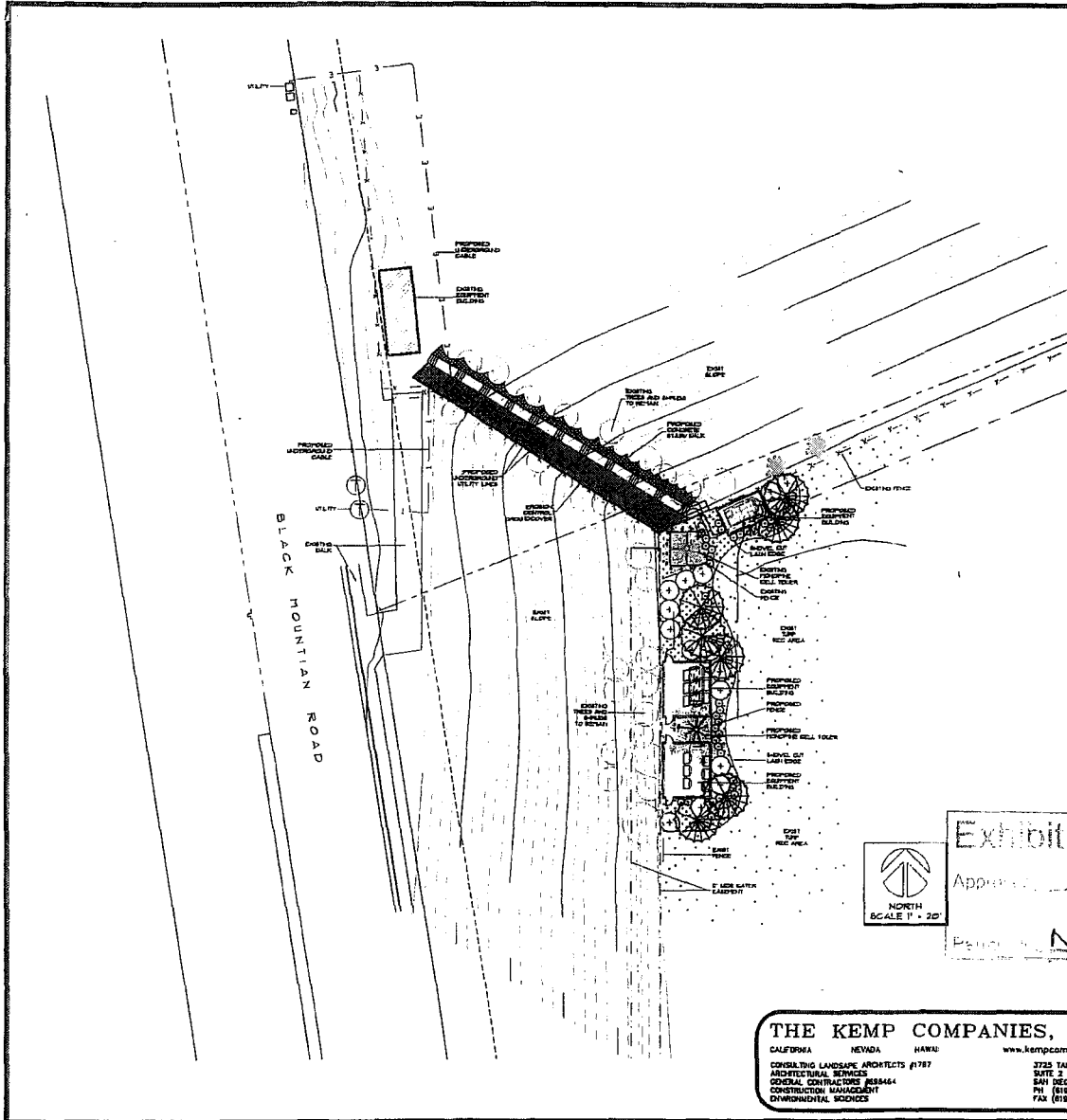
NO.	DATE	ISSUE
▲	10/29/03	PRELIMINARY
▲	11/03/03	REV. PRELIM
▲	11/24/03	REV.
▲	2/11/04	ADD SKECH OF CITY ORDINANCE
▲	2/11/04	UPDATE/REVISE LOCATION
▲	3/15/06	UPDATE/REVISE LOCATION

SHEET TITLE
 SITE SURVEY

SHEET NUMBER
 C-102

1st SUBMITTAL:
 2nd SUBMITTAL:
 FILE NAME: SITE SURVEY

SEE SHEET C101 FOR SITE PLAN AND TITLE INFORMATION



PLANTING SCHEME

Design Intent: The shrub material chosen will mature in 3 years to screen the site walls and blend into the existing landscape. The trees selected will mature in 6 to 10 years and grow to a height of 20 to 30 ft. The trees will screen the tower. All plant material is drought tolerant.

SYMBOL	SIZE	QTY	FORM	BOTANICAL NAME	COMMON NAME
	80% 2 1/2" BOX 80% 15 GALLON	7	COLUMBIA EVINGREEN PINK	DANAY BLAID PINE ELABORATA PINE ALIPPO PINE	PINK DANAY/BLISS PINK ELABORATA PINK ALIPPO PINE
	100% 5 GALLON	15	LARGE EVERGREEN SHRUB	EDNAI FASTIGIUM HETEROPHYLLA RICE INTENSIVOLA	PRIDE OF MADRERA TOTOBI LEUCODE BERRY
	100% 5 GALLON	53	MEDIUM FLOWERING SHRUB	CRISTUS PURPUREUS CRISTUS TRIVERTI MELBAI CLEARER HETEROPHYLLA SP. SALVA LEUCANTHA	CRISTUS ROSEUS SUNSET ROSE DWARF OLEANDER HETEROPHYLLA MEXICAN BUSH SAGE
	100% 1 1/2" D.E. 2 1/2" D.E.		LOW DRIVING EVERGREEN	MACHAON FL. TWIG PEACH LYOPORUM PACTICOLA	DWARF EDDYOTE BUSH LYOPORUM DRUMMOYNERI (F)

BAR: MULCH - SEE NOTE BELOW

GENERAL NOTES

Compliance: All landscape and irrigation shall be installed and maintained in accordance with the City of San Diego's Landscape Regulations, the Land Development Manual Landscape Standards, and all other landscape related City and Regional Standards as of the approved date of these plans.

Maintenance: This project shall be maintained by the Owner who shall assume responsibility for the long term landscape maintenance including the landscaping in the adjoining public right of way. The landscape areas shall be free of debris and litter and all plant material shall be maintained in a healthy growing condition.

MINIMUM TREE/IMPROVEMENT SEPARATION DISTANCE:
 TRAFFIC SIGNALS (STOP SIGNS) - 20 FT.
 UNDERGROUND UTILITY LINES - 5 FT. (10 FT. FOR SEWER)
 ABOVE GROUND UTILITY LINES - 10 FT.
 DRIVEWAYS (ENTRIBED) - 10 FT.
 INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS) - 25 FT.

Root Barriers: "Bio-Barrier" root barriers (or equal) shall be provided for all newly installed trees within 5 ft. of any landscape, pavement, wall, building or curb. Root barriers will not be wrapped around the rootball and shall be 24" deep and 12' in length. Length to be centered on rootball.

Edging: Install 2" deep bark mulch chips in all planting areas, including slopes requiring revegetation and areas planted with groundcover or lawn. All exposed soil areas without vegetation shall also be mulched to this minimum depth.

Irrigation:
 1. An automatic, electrically controlled irrigation system shall be provided as required for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.
 2. All planting areas shall be irrigated by an automatic below grade system featuring a combination of spray heads, orifices, nozzles, and bubblers.

Disturbed Areas: All graded, disturbed or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as shown in Table M2-D-22 and in accordance with the standards in the Land Development Manual M442-D-41(a) & (b).

No.	Revision / Issue	Date

LANDSCAPE DEVELOPMENT PLAN
STARGAZE
 3547 AVIS DRIVE
 SAN DIEGO, CA 92120
 (619) 594-2200
Sprint
 Together with NEXTEL
 (619) 594-2200
 SAN DIEGO, CA 92120

Exhibit "A"
 Approved: 1/7/08
 (date)
 Project: NUP No. 520536
 Plan: PPS# 16218



THE KEMP COMPANIES, INC.
 CALIFORNIA NEVADA HAWAII www.kempcompanies.net
 CONSULTING LANDSCAPE ARCHITECTS (1787)
 ARCHITECTURAL SERVICES
 GENERAL CONTRACTORS (88464)
 CONSTRUCTION MANAGEMENT
 ENVIRONMENTAL SCOPING

2723 TALBOT STREET
 SUITE 2
 SAN DIEGO, CA 92108
 PH (619) 224-3888
 FAX (619) 224-3886



Prepared By: _____
 Title: The Kemp Companies, Inc.
 Address: 3728 Talbot Street, Suite 2, San Diego, CA 92106
 Phone: (619) 224-3888, Fax: (619) 224-3886
 Project Address: 3728 Talbot Street, San Diego, CA 92105
 Project Name: Stargaze Cell Tower
 Sheet Title: Landscape Development Plan

Revision 11	_____
Revision 12	_____
Revision 13	_____
Revision 14	_____
Revision 15	_____
Revision 16	_____
Revision 17	_____
Revision 18	_____
Revision 19	_____
Revision 20	_____

Original Date: 02/26/08
 Date: _____ of _____ 20____
 Drawn: _____
 Checked: _____
 Title: _____



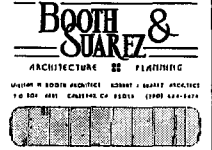
Project	03101
Date	11-29-05
Drawn By	002/07
Checked By	Kemp
Scale	1" = 20'

L-1.0

T-Mobile®

Exhibit "A"
 Approved 1/7/08
 (date)
 Permit No. NUP No. 520535
PTSN. 6149

BLACK MOUNTAIN MIDDLE SCHOOL
9353 OVIEDO STREET
SAN DIEGO, CA 92129
SD06698



PREPARED FOR
T-Mobile®
 10180 TELESIS COURT, SUITE 333
 SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL
 PROJECT NUMBER
SD06698
 9353 OVIEDO STREET
 SAN DIEGO, CA 92129

DRAWING DATES

2/12/03	PRELIM 2D REVIEW (m)
2/19/03	REVISED PRELIM 2D (m)
4/2/03	FINAL 2D REVIEW (ACS)
4/4/03	2D SUBMITTAL (M&L)
4/28/03	2D SUBMITTAL REVISIONS (DUP)
6/9/03	2D SUBMITTAL REVISIONS (DUP)
9/9/03	2D SUBMITTAL REVISIONS (ACS)
7/16/03	DESIGN STUDY (M&L)
7/23/03	REVISED 2D SUBMITTAL (m)
10/28/03	REVISED 2D SUBMITTAL 2 (DUP)
12/15/03	REVISED 2D SUBMITTAL 3 (m)
12/19/03	REVISED 2D SUBMITTAL 4 (m)
02/24/04	REVISED 2D SUBMITTAL 5 (m)
11/28/04	REVISED 2D SUBMITTAL 6 (M&L)
05/18/06	CARRIER NAME CHANGE
6/12/07	REVISED 2D (M)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECT ID: \\msb\A\02161\02161\02161\02161.DWG

T-1

VICINITY MAP

THOMAS GUIDE PAGE 1189, D3

ADDRESS
 8888 OVIEDO STREET
 SAN DIEGO, CA 92129

COORDINATES (NAD 83)
 LATITUDE: 32° 54' 06.0" NORTH
 LONGITUDE: 117° 07' 41.4" WEST

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE STATE ARCHITECT, IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

CONSULTANT TEAM

ARCHITECT:
 WILLIAM BOOTH & ROBERT SUAREZ
 ARCHITECTURE & PLANNING
 P.O. BOX 4831
 CARLSBAD, CA 92008
 (760) 434-0674
 (760) 434-2598 (FAX)

ELECTRICAL CONSULTANT:
 WALTER D. CAMP, ELECTRICAL ENGINEER, PE
 1889 SHEEP RANCH LOOP
 CHULA VISTA, CA 91913
 (619) 524-1818

SURVEYOR:
 CHRISTENSEN ENGINEERING & SURVEYING
 7884 SILVERTON AVENUE, SUITE J
 SAN DIEGO CA, 92126
 (619) 271-1901
 (619) 271-8912 (FAX)

PROJECT SUMMARY

APPLICANT: T-MOBILE
 10180 TELESIS COURT, SUITE 333
 SAN DIEGO, CA 92121
 (619) 534-8116

OWNER: POWAY UNITED SCHOOL DISTRICT
 12825 TOWN PLEAS ROAD
 POWAY, CA 92084
 SITE CONTACT: RESERVE GREEN
 (619) 579-2818

DEVELOPMENT SUMMARY:

- INSTALLATION OF EIGHT BASE STATION TRANSCIVER EQUIPMENT CABINETS ON A NEW CONCRETE PAD INSIDE AN 8'-0" HIGH SPIR-FACE CONCRETE BLOCK ENCLOSURE WITH WOOD TRELLIS (CO-LOCATE WITH CIRCULAR)
- INSTALLATION OF THREE T-MOBILE ANTENNA SECTORS, OF FOUR ANTENNAS EACH (TOTAL OF 12 ANTENNAS) TO BE COLOCATED ON 55'-0" MASTROPS
- INSTALLATION OF NEW 200 AMP ELECTRICAL SERVICE.
- PROVIDE NEW UNDERGROUND TELCO SERVICE CONNECTION FROM EXISTING UTILITY POLE.
- INSTALLATION OF CONCRETE STAIR
- INSTALLATION OF LANDSCAPING BOUNDS AND VINES

LEGAL DESCRIPTION:
 LOT 2 OF PINARROTIOS SCHOOL SITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 7942, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 19, 1975.

PROJECT ADDRESS: 8888 OVIEDO STREET
 SAN DIEGO, CA 92129

ASSESSORS PARCEL NUMBER: 312-060-02

EXISTING ZONING: RS 1-14

TOTAL SITE AREA: 1,854,888 SF
 = 42.80 ACRES

PROPOSED BUILDING AREA: 487 SF
 T-MOBILE

TYPE OF CONSTRUCTION: TYPE V, NON-WATER BEHINDLED

EXISTING BUILDING OCCUPANCY & USE:
 SCHOOL E
 STORAGE U
 TELECOMMUNICATION FACILITY B

NOTE: THERE IS ONE EXISTING WIRELESS TELECOMMUNICATION FACILITY ON SITE WITH ADDITIONAL FACILITIES PROPOSED BY CIRCULAR & SPIRIT

PROPOSED BLDG. OCCUPANCY: HOME (EXTERIOR RADIO EQUIPMENT CABINETS ONLY)

SHEET SCHEDULE

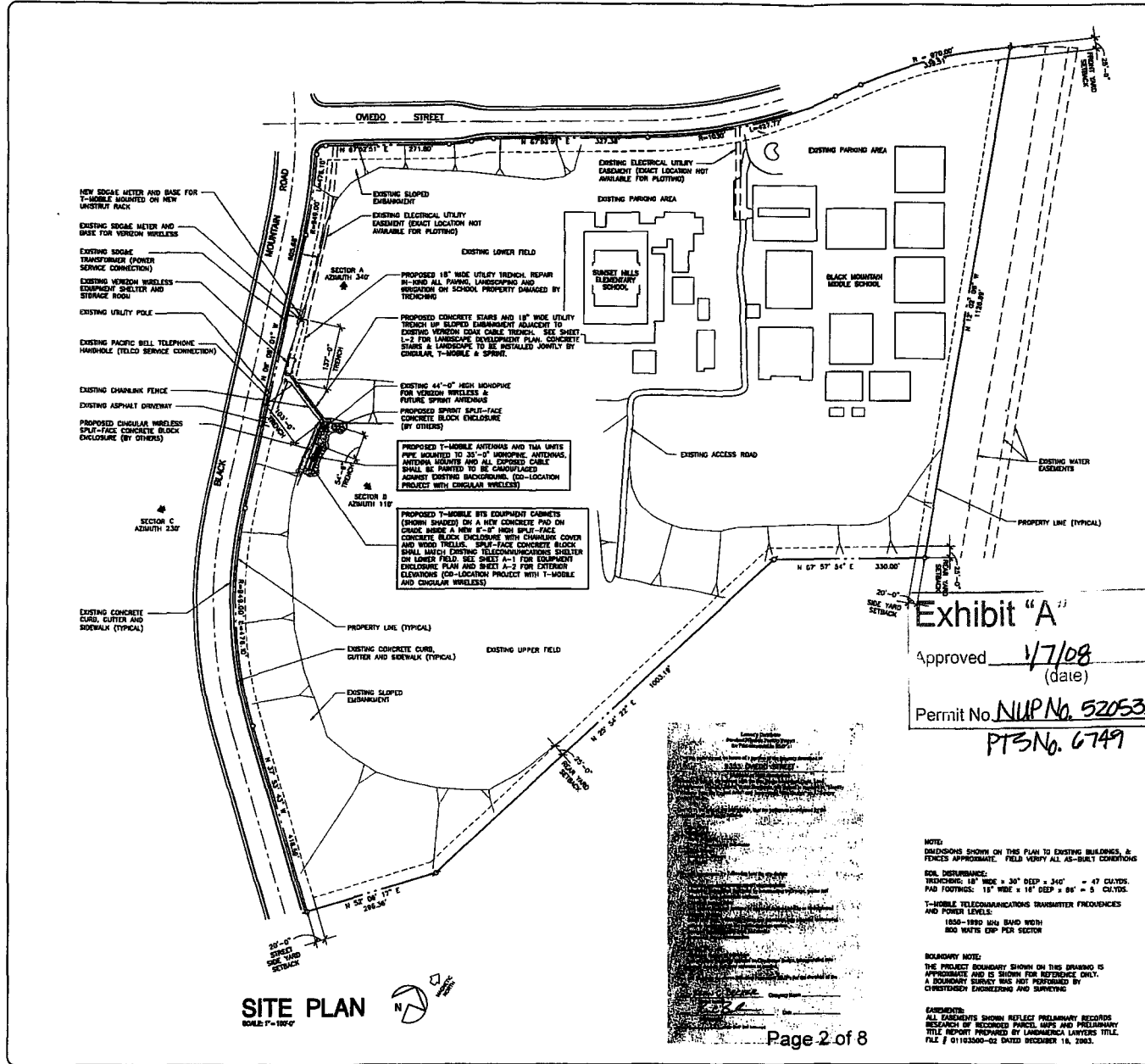
T-1	TITLE SHEET & PROJECT DATA
A-0	SITE PLAN & GENERAL SPECIFICATIONS
A-1	EQUIPMENT ENCLOSURE PLAN
A-2	EXTERIOR ELEVATIONS
A-3	MONOPINE DETAILS
L-1	LANDSCAPE DEVELOPMENT PLAN
L-2	LANDSCAPE DEVELOPMENT PLAN
C-1	SURVEY

SCALE

THE DRAWING SCALES SHOWN IN THIS KEY REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

APPLICABLE CODES

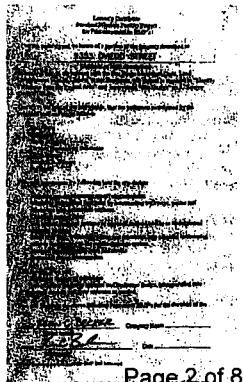
ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 CALIFORNIA STATE BUILDING CODE, TITLE 24, 2001 EDITION
 CALIFORNIA PLUMBING CODE, 2001 EDITION
 CALIFORNIA MECHANICAL CODE, 2001 EDITION
 CALIFORNIA ELECTRICAL CODE, 2001 EDITION
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.



GENERAL SPECIFICATIONS

1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS BROADCAST AND CONSTRUCTION OF THE CODES FOR CONSTRUCTION AND PRACTICE IN THE PROFESSION OF ARCHITECTURE SHALL BE USED.
2. THE PROJECT IS AN UNLICENSED TELECOMMUNICATIONS SITE AND IS EXEMPT FROM GENERAL ORDER REGULATIONS.
3. PRIOR TO THE SUBMISSION OF THIS THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SAN DIEGO AND THE COUNTY OF SAN DIEGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN DIEGO AND THE COUNTY OF SAN DIEGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN DIEGO AND THE COUNTY OF SAN DIEGO.
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Exhibit "A"
 Approved 1/7/08
 (date)
 Permit No. NUP No. 520535
 PTS No. 6749



NOTES:
 DIMENSIONS SHOWN ON THIS PLAN TO EXISTING BUILDINGS, & FENCES APPROXIMATE. FIELD VERIFY ALL AS-BUILT CONDITIONS.

SOIL SURVEILLANCE:
 TRENCHING: 18" WIDE x 30" DEEP x 340' = 47 CUBIC YDS.
 PAD FOOTINGS: 18" WIDE x 18" DEEP x 84' = 5 CUBIC YDS.

T-MOBILE TELECOMMUNICATIONS TRANSMITTER FREQUENCIES AND POWER LEVELS:
 1850-1920 MHz BAND WIDTH
 800 WATTS ERP PER SECTOR

BOUNDARY NOTE:
 THE PROPERTY BOUNDARY SHOWN ON THIS DRAWING IS APPROXIMATE AND IS SHOWN FOR REFERENCE ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED BY A REGISTERED ENGINEER AND SURVEYOR.

EASEMENTS:
 ALL EASEMENTS SHOWN REFLECT PRELIMINARY RECORDS RESEARCH OF RECORDED PARCELS MAPS AND PRELIMINARY TITLE REPORT PREPARED BY LANDMARCIA LAWYERS TITLE, FILE # 01103500-02 DATED DECEMBER 18, 2003.

SITE PLAN
 SCALE: 1" = 100'



PREPARED FOR
T-Mobile
 10180 TELEVIS COURT, SUITE 333
 SAN DIEGO, CA 92121

APPROVALS

DATE	NAME

PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL

PROJECT NUMBER
SD08698
 9353 OMEDO STREET
 SAN DIEGO, CA 92129
 SAN DIEGO

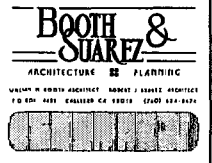
DRAWING DATES

DATE	REVISION
2/12/03	PRELIM 2D REVIEW (PWA)
3/11/03	REVISED PRELIM 2D (PWA)
4/2/03	FINAL 2D REVIEW (ACS)
4/14/03	2D SUBMITTAL (CAL)
4/25/03	2D SUBMITTAL REVISIONS (RPT)
8/9/03	2D SUBMITTAL REVISIONS (RPT)
8/19/03	2D SUBMITTAL REVISIONS (ACS)
7/16/03	DESIGN STUDY (A&B)
7/22/03	REVISED 2D SUBMITTAL (PWA)
10/21/03	REVISED 2D SUBMITTAL 2 (PWA)
10/19/03	REVISED 2D SUBMITTAL 3 (PWA)
11/19/03	REVISED 2D SUBMITTAL 4 (PWA)
02/19/04	REVISED 2D SUBMITTAL 5 (PWA)
11/29/04	REVISED 2D SUBMITTAL 6 (A&B)
03/15/05	CARRIER MARK CHANGE (PWA)
01/12/07	REVISED 2D (A)

SHEET TITLE
SITE PLAN & GENERAL SPECIFICATIONS

PROJECTS\1-maha\021819\A\02181911.DWG

A-0



PREPARED FOR
T-Mobile
 10180 TELEVIS COURT, SUITE 333
 SAN DIEGO, CA 92121

APPROVALS
 R.F. _____ DATE _____
 ZONING _____ DATE _____
 CONSTRUCTION _____ DATE _____
 SITE ACQUISITION _____ DATE _____
 OTHER APPROVAL _____ DATE _____

PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL
 PROJECT NUMBER
SD06698
 9353 OVIEDO STREET
 SAN DIEGO, CA 92129
 SAN DIEGO

DRAWING DATES
 2/12/03 PRELIM 2D REVIEW (mk)
 2/19/03 REVERSED PRELIM 2D (mk)
 4/23/03 FINAL 2D REVIEW (ACK)
 4/4/03 2D SUBMITTAL (KAL)
 4/23/03 2D SUBMITTAL REVISIONS (MPT)
 5/8/03 2D SUBMITTAL REVISIONS (MPT)
 5/8/03 2D SUBMITTAL REVISIONS (ACK)
 7/18/03 DESIGN STUDY (JAG)
 7/25/03 REVERSED 2D SUBMITTAL (MPT)
 10/29/03 REVERSED 2D SUBMITTAL 2 (MPT)
 12/15/03 REVERSED 2D SUBMITTAL 3 (MPT)
 12/18/03 REVERSED 2D SUBMITTAL 4 (MPT)
 02/24/04 REVERSED 2D SUBMITTAL 5 (MPT)
 11/29/04 REVERSED 2D SUBMITTAL 6 (AKS)
 03/15/05 CHANGES NAME CHANGE (MPT)
 01/12/07 REVERSED 2D (MPT)

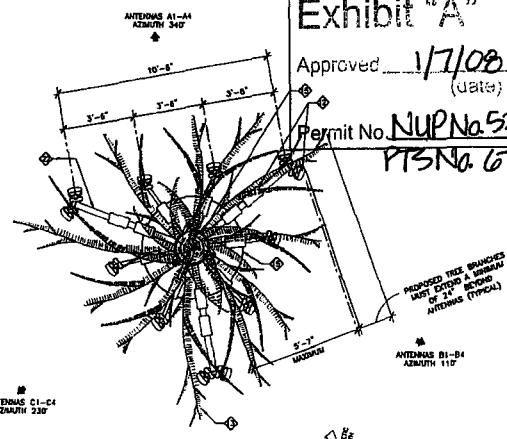
SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECTS:\t-mobile\021812\021812A1.DWG
A-1

SECTOR (FROM)	DIRECTION	AZIMUTH	ANTENNA MODEL NUMBER	DOWNWIND	ANGLE OFF WALL	SERIAL NUMBER	COAX CABLE LENGTH (6' / - 5')	WAVELENGTH (6' / - 3')	COAX SIZE
A1			CG WIRELESS 88-09-17-020P1						
A2	SOUTHEAST	110°	CG WIRELESS 88-09-17-020P1	0'	N/A		85'	5'	7/8"
A3			CG WIRELESS 88-09-17-020P1						
A4			CG WIRELESS 88-09-17-020P1						
B1			CG WIRELESS 88-09-17-020P1						
B2	SOUTHWEST	230°	CG WIRELESS 88-09-17-020P1	0'	N/A		85'	5'	7/8"
B3			CG WIRELESS 88-09-17-020P1						
B4			CG WIRELESS 88-09-17-020P1						
C1			CG WIRELESS 88-09-17-020P1						
C2	NORTHEAST	340°	CG WIRELESS 88-09-17-020P1	0'	N/A		85'	5'	7/8"
C3			CG WIRELESS 88-09-17-020P1						
C4			CG WIRELESS 88-09-17-020P1						

- NOTES:
 1. FIELD VERIFY ALL CABLE LENGTHS PRIOR TO ORDERING CABLE.
 2. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE OF EXISTING EQUIPMENT.
 3. VERIFY MODEL NUMBER OF ANTENNA WITH T-MOBILE.

Exhibit "A"
 Approved 1/7/08 (date)
 Permit No. NUP No. 520535
PTSN 6749



ANTENNA PLAN
 SCALE 3/4" = 1'-0"

PROPOSED T-MOBILE ANTENNAS AND TIA UNITS PIPE MOUNTED TO A 35'-0" HIGH MONOPINE. CO-LOCATE WITH CIRCULAR WIRELESS ANTENNAS. ANTENNA MOUNTS AND ALL EXPOSED CABLE SHALL BE PAINTED TO BE CAMOUFLAGED AGAINST EXISTING BACKGROUND. PROPOSED MONOPINE SHALL MATCH EXISTING MONOPINE IN DETAIL AND COLOR. SEE SHEET A-3 FOR EXTERIOR ELEVATIONS.

LIMIT OF T-MOBILE WORK (SHOWN DASHED)

PROPOSED T-MOBILE BTS EQUIPMENT CABINETS (SHOWN SHARED) ON A NEW CONCRETE PAD ON GRADE INSIDE A NEW 8'-0" HIGH SPLIT-FACE CONCRETE BLOCK ENCLOSURE WITH CHAINLINK COVER AND WOOD TRELLIS. SPLIT-FACE CONCRETE BLOCK SHALL MATCH EXISTING TELECOMMUNICATIONS SHELTER ON LOWER FIELD. SEE SHEET A-2 FOR EXTERIOR ELEVATIONS (CO-LOCATION PROJECT WITH T-MOBILE & CIRCULAR WIRELESS).

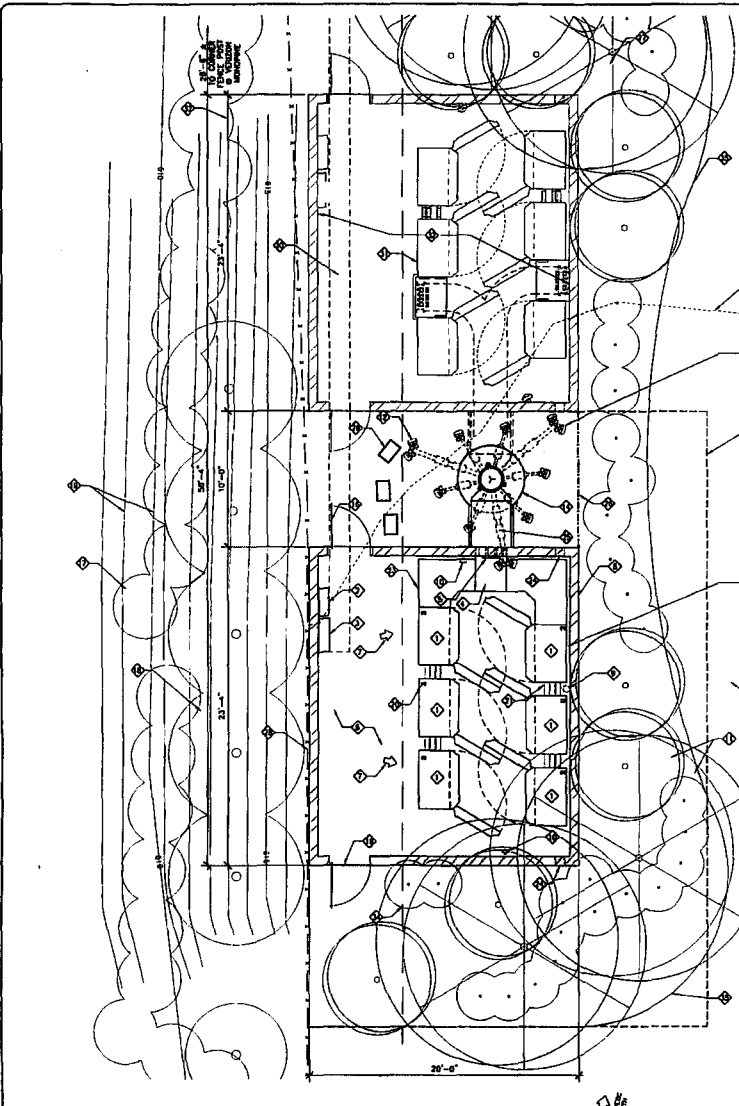
NOTE: ALL EXISTING & PROPOSED EQUIPMENT ENCLOSURE, TRELLIS & EQUIPMENT CABINETS ARE TO MATCH IN COLOR & MATERIAL TYPE.

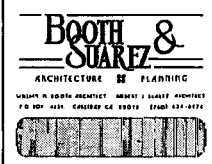
KEYED NOTES:

- ⬆ PROPOSED T-MOBILE BTS EQUIPMENT CABINET ON AN "INCESSION" BTS SUPPORT FRAME SHOWN SHARED (TYPICAL OF 8) CABINET WEIGHT 1831 LBS
- ⬆ PROPOSED "SOLARSHIELD" COMBINATION ELECTRICAL SUB-PANEL, GENERATOR USE CONNECTION, AND MANUAL TRANSFER SWITCH MOUNTED TO ENCLOSURE WALL
- ⬆ PROPOSED TELCO SPLICE BOX UNSTRUT MOUNTED TO ENCLOSURE WALL
- ⬆ PROPOSED SHEET METAL SHROUD AT TRANSITION OF COAX CABLE FROM CABINETS TO CONDUIT SLEEVES
- ⬆ WALL MOUNTED GROUND BUS BAR INSIDE CABLE SHROUD
- ⬆ PROPOSED CONCRETE PAD FOR T-MOBILE BTS EQUIPMENT
- ⬆ SLOPE CONCRETE PAD INWARD 1% FOR DRAINAGE
- ⬆ PROPOSED 8'-0" HIGH SPLIT-FACE CONCRETE BLOCK ENCLOSURE WITH CHAINLINK COVER AND WOOD TRELLIS. SPLIT-FACE CONCRETE BLOCK SHALL MATCH EXISTING TELECOMMUNICATIONS SHELTER ON LOWER FIELD
- ⬆ PROPOSED 6-011/0P3 ANTENNA MOUNTED TO WOOD TRELLIS
- ⬆ SWITCH OPERATED LIGHT FIXTURE MOUNTED TO WALL (TYPICAL OF 2)
- ⬆ PROPOSED LANDSCAPE SCREENING TREES & SHRUBS. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN
- ⬆ PROPOSED T-MOBILE ANTENNAS AND TIA UNITS MOUNTED TO 35'-0" IRON MONOPINE
- ⬆ APPROXIMATE OUTLINE OF MONOPINE AT ANTENNA LEVEL
- ⬆ PROPOSED CONCRETE FOOTING
- ⬆ PROPOSED 35'-0" HIGH MONOPINE
- ⬆ PROPOSED METAL PANELS OF 8' SPANDED METAL MESH SCREENING (TYPICAL OF 2)

- ⬆ EXISTING SHRUBS AND BUSHES TO REMAIN
- ⬆ EXISTING SHRUBS APPROX. 14'-0" HIGH
- ⬆ EXISTING CONTOURS SHOWN @ 1'-0" INTERVALS
- ⬆ T-MOBILE CABINET INSTALLATION SEQUENCE
- ⬆ (3) 3" RIGID CONDUIT BETWEEN BTS CABINETS (TYPICAL)
- ⬆ PROPOSED MONOPINE ANTENNA SUPPORT CROSS ARMS & BRACES
- ⬆ COAX CABLE 1/4"
- ⬆ PROVIDE 6" x 8" OPENING THROUGH BLOCK WALL FOR DRAINAGE
- ⬆ PROPOSED SHEET METAL SHROUD ON A CONCRETE APRON AT BASE OF MONOPINE
- ⬆ PROPOSED 8'-0" HIGH CHAINLINK FENCE
- ⬆ PROPOSED LANDSCAPE SCREENING TREES & SHRUBS (BY OTHERS)
- ⬆ EXISTING 8'-0" CHAINLINK FENCE
- ⬆ EXISTING IRRIGATION BOXES TO REMAIN (TYPICAL OF 3)
- ⬆ PROPOSED 18" UTILITY TRENCH (TELCO & ELECTRICAL)
- ⬆ PROPOSED CIRCULAR WIRELESS EQUIPMENT CABINETS (BY OTHERS)
- ⬆ PROPOSED CIRCULAR WIRELESS 8'-0" HIGH CONCRETE BLOCK EQUIPMENT ENCLOSURE WITH CHAINLINK COVER AND WOOD TRELLIS (BY OTHERS)
- ⬆ EXISTING SCHOOL TURF FIELD
- ⬆ EXISTING MAIN IRRIGATION LINE TO REMAIN. VERIFY EXACT LOCATION
- ⬆ SHOVEL CUT LAWN EDGE.
- ⬆ SHOVEL CUT LAWN EDGE. SEE SHEET L-1 FOR LANDSCAPE DEVELOPMENT PLAN

EQUIPMENT ENCLOSURE PLAN
 SCALE 1/4" = 1'-0"





PREPARED FOR
T-Mobile
 10180 TELEIS COURT, SUITE 333
 SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
BOARD	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL

PROJECT NUMBER
SD06698

8355 OVIEDO STREET
 SAN DIEGO, CA 92129

DRAWING DATES

2/12/03	PRELIM 2D REVIEW (mm)
2/19/03	REVISED PRELIM 2D (mm)
3/14/03	FINAL 2D REVIEW (ACS)
4/4/03	2D SUBMITTAL (RAL)
4/23/03	2D SUBMITTAL REVISIONS (PR)
5/3/03	2D SUBMITTAL REVISIONS (PR)
5/9/03	2D SUBMITTAL REVISIONS (ACS)
5/16/03	DESIGN STUDY (JAD)
7/13/03	REVISED 2D SUBMITTAL (mm)
10/29/03	REVISED 2D SUBMITTAL 2 (mm)
12/19/03	REVISED 2D SUBMITTAL 3 (mm)
12/18/03	REVISED 2D SUBMITTAL 4 (mm)
02/24/04	REVISED 2D SUBMITTAL 5 (mm)
11/29/04	REVISED 2D SUBMITTAL 6 (JAD)
02/19/06	CARRIER NAME CHANGE (mm)
01/12/07	REVISED 2D (L)

SHEET TITLE
EXTERIOR ELEVATIONS

A-2

- MONOPINE SPECIFICATIONS:**
- MANUFACTURE: BARRIE COMMUNICATIONS CORPORATION
 - TYPE: 32.75 MONOPINE (20'-0" HGT.) JOB NO. 07-07840
 - BRANCH COATING: 38 BRANCHES
 - ODDITY: HEAVY
 - TAPERED POLE WITH 30" @ BASE OF POLE AND 24" @ TOP OF POLE.
 - BRANCHES SHALL VARY IN LENGTH FROM 10'-0" LENGTH AT LOWER BRANCHES AND 3'-0" LENGTH AT TOP
 - ANTENNA SUPPORT ARMS SHALL NOT EXTEND OFF FACE OF POLE BY MORE THAN 8'-7"
 - ANTENNAS SHALL BE SCREWHED WITH PINE NEEDLE "ROCK" COVER
 - MONOPINE AND ANTENNAS, ANTENNA MOUNTS & ALL EXPOSED CABLE SHALL BE PAINTED TO BE CAMOUFLAGED AGAINST BACKGROUND OF MONOPINE BRANCHES & TEXTURED TRUNK
- MONOPINE INSTALLATION NOTES:**
- ANTENNAS MOUNTING PIPE SHALL BE REMOVED WHILE ANTENNAS ARE NOT INSTALLED. (VACANT PIPES ARE NOT PERMITTED)
 - ALL EXPOSED CABLE MUST BE PULLED TAUGHT TO AVOID ANY LOOPING

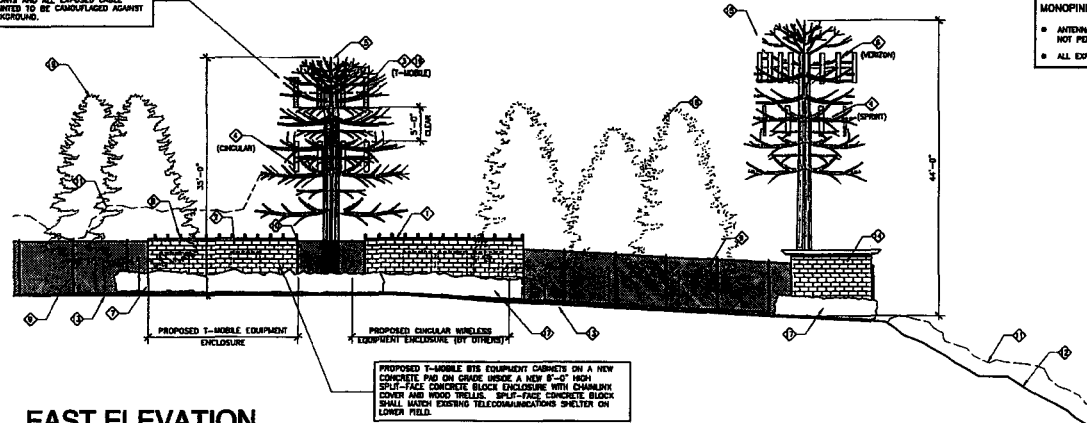
- KEYED NOTES:**
- PROPOSED BIRCH/ALDER WIRELESS SPLIT-FACE CONCRETE BLOCK ENCLOSURE (BY OTHERS)
 - PROPOSED T-MOBILE WIRELESS SPLIT-FACE CONCRETE BLOCK ENCLOSURE
 - PROPOSED T-MOBILE ANTENNAS & TMA UNITS PIPE MOUNTED TO MONOPINE
 - PROPOSED ANTENNAS (BY OTHERS)
 - PROPOSED 35'-0" HIGH MONOPINE
 - EXISTING VERDEON ANTENNAS
 - PROPOSED LANDSCAPE SCREENING TREES & SHRUBS. SEE SHEET 1-1 FOR LANDSCAPE DEVELOPMENT PLAN.
 - PROPOSED WOOD TRELLIS
 - EXISTING 8'-0" HIGH CHAINLINK FENCE. REPAIR AND REPLACE IN-AND WHERE DAMAGED DURING WALL CONSTRUCTION.
 - PROPOSED CHAINLINK FENCE TO MATCH EXISTING
 - EXISTING LANDSCAPE TREES AND SHRUBS TO REMAIN (SHOWN BARRIED FOR CLARITY)
 - EXISTING SLOPED EMBANKMENT
 - EXISTING GRADE (TYPICAL)
 - PROPOSED SPRINK SPLIT-FACE CONCRETE BLOCK ENCLOSURE (BY OTHERS)
 - EXISTING 44'-0" HIGH VERDEON MONOPINE
 - PROPOSED PINE NEEDLE "ROCK" COVER AT EACH T-MOBILE ANTENNA
 - PROPOSED LANDSCAPE SCREENING SHRUBS (BY OTHERS)
 - PROPOSED PINE TREES (BY OTHERS) SHOWN BARRIED
 - PROPOSED PINE TREES (SHOWN LIGHT FOR CLARITY)
 - PROPOSED METAL-GATE-W FRAME WITH EXPANDED METAL MESH SCREENING

Exhibit

Approved 1/7/08

Permit No. NUP No. 520535

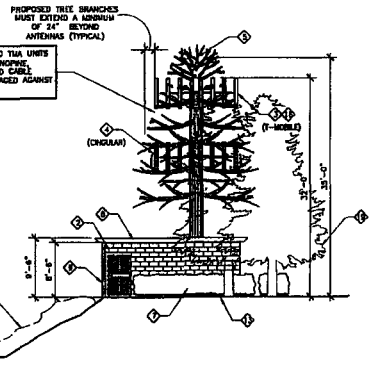
PROPOSED T-MOBILE ANTENNAS AND TMA UNITS PIPE MOUNTED TO 35'-0" HIGH MONOPINE. ANTENNA MOUNTS AND ALL EXPOSED CABLE SHALL BE PAINTED TO BE CAMOUFLAGED AGAINST EXISTING BACKGROUND.



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

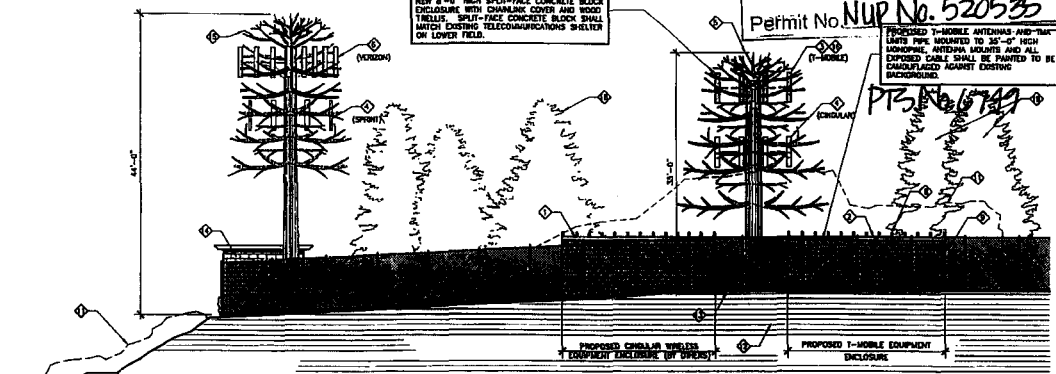
PROPOSED T-MOBILE BTS EQUIPMENT CABINETS ON A NEW CONCRETE PAD ON GRADE INSIDE A NEW 8'-0" HIGH SPLIT-FACE CONCRETE BLOCK ENCLOSURE WITH CHAINLINK COVER AND WOOD TRELLIS. SPLIT-FACE CONCRETE BLOCK SHALL MATCH EXISTING TELECOMMUNICATIONS SHELTER ON LOWER FIELD.

PROPOSED T-MOBILE ANTENNAS AND TMA UNITS PIPE MOUNTED TO 35'-0" HIGH MONOPINE. ANTENNA MOUNTS AND ALL EXPOSED CABLE SHALL BE PAINTED TO BE CAMOUFLAGED AGAINST EXISTING BACKGROUND.

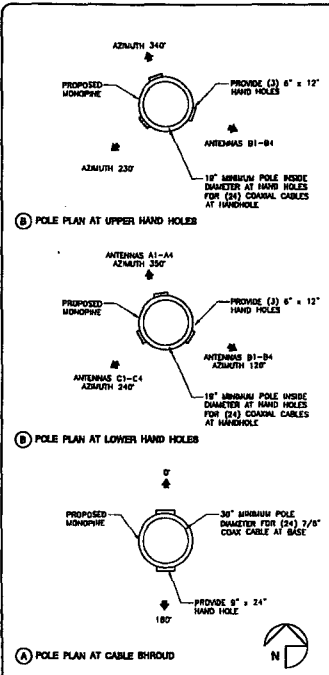


SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

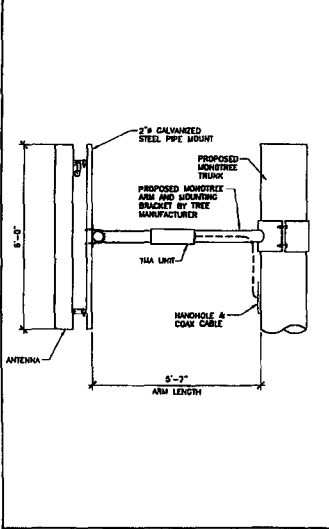
PROPOSED T-MOBILE BTS EQUIPMENT CABINETS ON A NEW CONCRETE PAD ON GRADE INSIDE A NEW 8'-0" HIGH SPLIT-FACE CONCRETE BLOCK ENCLOSURE WITH CHAINLINK COVER AND WOOD TRELLIS. SPLIT-FACE CONCRETE BLOCK SHALL MATCH EXISTING TELECOMMUNICATIONS SHELTER ON LOWER FIELD.



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

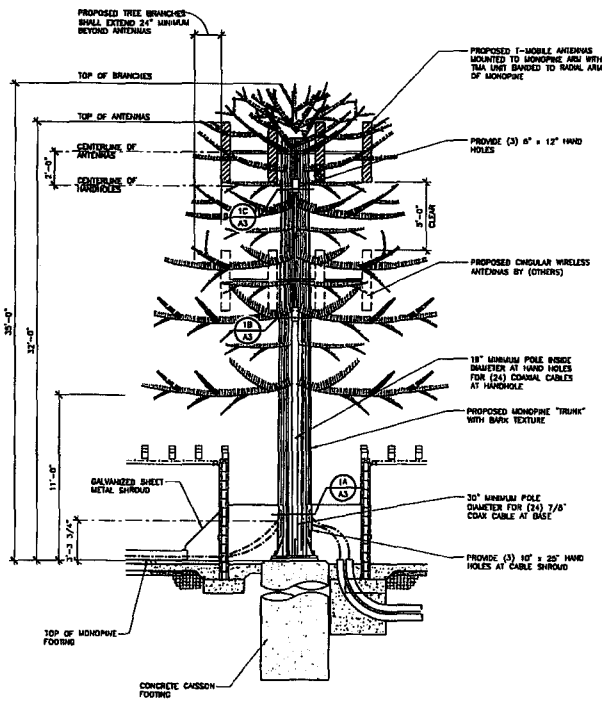


MONOPINE DETAIL SCALE N.T.S. 1



ANTENNA DETAIL SCALE N.T.S. 2

- MONOPINE SPECIFICATIONS:**
- MANUFACTURE: SHURE COMMUNICATIONS CORPORATION
 - TYPE: 33.75 MONOPINE (30"-0" HGT.) JOB NO. 07-07840
 - BRACKET COLOR: 88 BRANCHES
 - DENSITY: HEAVY
 - TAPERED POLE WITH 30" @ BASE OF POLE AND 24" @ TOP OF POLE.
 - BRANCHES SHALL VARY IN LENGTH FROM 10"-6" LENGTH AT LOWER BRANCHES AND 3"-0" LENGTH AT TOP
 - ANTENNA SUPPORT ARMS SHALL NOT EXTEND OFF FACE OF POLE BY MORE THAN 5'-7"
 - ANTENNAS SHALL BE SCREENED WITH PINE NEEDLE "DOCK" COVER
 - MONOPINE ARMS, ANTENNAS, ANTENNA MOUNTS & ALL EXPOSED CABLE SHALL BE PAINTED TO BE CAMOUFLAGED AGAINST BACKGROUND OF MONOPINE BRANCHES & TEXTURED TRUNK
- MONOPINE INSTALLATION NOTES:**
- ANTENNAS MOUNTING PIPE SHALL BE REMOVED WHILE ANTENNAS ARE NOT INSTALLED. (VACANT PIPES ARE NOT PERMITTED)
 - ALL EXPOSED CABLE MUST BE PULLED TIGHT TO AVOID ANY LOOPING



MONOPINE DETAIL
SCALE: 1/4" = 1'-0"

Exhibit "A"
 Approved 7/7/08
 Permit No. NUP No. 520535
PTB No. 6749

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 SAN DIEGO, CA 92121

PREPARED FOR
T-Mobile
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APPROVALS

R.T.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL

PROJECT NUMBER
SD06688

9353 OVIEDO STREET
 SAN DIEGO, CA 92129

DRAWING DATES

3/13/03	PRELIM 2D REVIEW (mmk)
3/19/03	REVISED PRELIM 2D (mmk)
4/23/03	FINAL 2D REVIEW (ACS)
4/24/03	2D SUBMITTAL (MIL)
4/25/03	2D SUBMITTAL REVISIONS (RJR)
5/8/03	2D SUBMITTAL REVISIONS (DGP)
5/8/03	2D SUBMITTAL REVISIONS (ACS)
7/16/03	DESIGN STUDY (JAB)
7/28/03	REVISED 2D SUBMITTAL (mmk)
10/29/03	REVISED 2D SUBMITTAL 2 (RJR)
12/18/03	REVISED 2D SUBMITTAL 3 (RJR)
12/18/03	REVISED 2D SUBMITTAL 4 (mmk)
02/24/04	REVISED 2D SUBMITTAL 5 (mmk)
11/20/04	REVISED 2D SUBMITTAL 6 (JAB)
03/19/06	CABLES NAME CHANGE (mmk)
01/12/07	REVISED 2D (r-l)

SHEET TITLE
MONOPINE DETAILS

PROJECTS:\r-mmk\021517\A\021517.dwg

A-3

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LANDSCAPE ARCHITECT 1818
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APPROVALS
 R.F. DATE
 ZONING DATE
 CONSTRUCTION DATE
 SITE ACQUISITION DATE
 OTHER APPROVAL DATE

PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL
 PROJECT NUMBER
SD08698
 9353 OVIEDO STREET
 SAN DIEGO, CA 92129
 SAN DIEGO

DRAWING DATES
 2/12/03 PRELIM 3D REVIEW (P+M)
 2/19/03 REVISION PRELIM 2D (SM)
 4/2/03 FINAL 2D REVIEW (ATS)
 4/4/03 2D SUBMITTAL (SAL)
 4/25/03 2D SUBMITTAL REVISIONS (DP)
 5/9/03 2D SUBMITTAL REVISIONS (DP)
 6/2/03 2D SUBMITTAL REVISIONS (ATS)
 7/16/03 DESIGN STUDY (AB)
 7/22/03 REVISION 2D SUBMITTAL (M)
 10/23/03 REVISION 2D SUBMITTAL 2 (DP)
 12/15/03 REVISION 2D SUBMITTAL 3 (M)
 12/16/03 REVISION 2D SUBMITTAL 4 (M)
 02/21/04 REVISION 2D SUBMITTAL 5 (M)
 11/29/04 REVISION 2D SUBMITTAL 6 (AB)
 03/15/05 CABINET SHOP DRAWING (M)
 01/12/07 REVISION 2D (S)

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECT: \\msa\p0218\2m\021811.dwg

L-1

**CITY OF SAN DIEGO
 LANDSCAPE & IRRIGATION NOTES:**

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-NEE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE, STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
- MINIMUM TREE SPACING REQUIREMENTS: APPROVED/FURNISH DISTANCE TO STREET TREE TRAFFIC SIGNALS (STOP SIGN) - 30 FEET UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SENSITIVE AREAS) GROUND UTILITY STRUCTURES - 10 FEET (SHEATHY CONDUIT) - 10 FEET INTERSECTIONS (UNDERCROSSING CURB LINES OF TWO STREETS) - 25 FEET
- ALL GRASSES, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-047 AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.041(A)].
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER PROTECTION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE "VEGETATION SELECTED". ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED (I.E. SPRIAY, DRIP, ETC).
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY T-MOBILE. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. (NO HOT LANDSCAPE IS PROPOSED WITHIN PUBLIC RIGHT OF WAY).
- ALL REQUIRED PLAYING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPED REVEGETATION AREAS PLANTED WITH GROUNDCOVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THE MINIMUM DEPTH.

PLANTING & IRRIGATION NOTES:

- DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE IRRIGATION OF ANY WORK. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO UTILITIES. HAND EXCAVATE AS REQUIRED.
- TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY DRAINAGE FLOW LINE, SEWER LINE, WATER LINE, GAS LINE, OR ELECTRICAL CONDUIT. TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY FINISH SERVICE CURB, WALL, OR CONCRETE HOW STOP.
- TREES WILL BE LOCATED A MINIMUM DISTANCE OF 3 FEET FROM ANY FINISH SERVICE CURB, WALL, OR CONCRETE HOW STOP.
- ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL FINISH SURFACES, WHERE A FINISH SURFACE IS LOCATED WITHIN 1' OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FOUR FEET IN EACH DIRECTION FROM THE CENTER LINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 8 FEET. INSTALLING ROOT BARRIERS AROUND THE ROOT BALL IS UNACCEPTABLE.
- PLANTING INSTALLATION CRITERIA: ALL PROVIDED TREES SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEVELOPED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
- IRRIGATION MANAGEMENT REQUIREMENTS: THE PROPOSED DEVELOPMENT IS ADJACENT TO MAJOR OR NEARBY MAJOR VEGETATION. BECAUSE OF THIS SITUATION A BRUSH MANAGEMENT PROGRAM IS NORMALLY REQUIRED.
- PLANT MATERIAL SELECTED FOR THIS PROJECT WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
- LANDSCAPE FINISH GRADING OPERATIONS WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE PROJECT AREA.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
- ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
- SPRINKLER HEADS SHALL BE ADJUSTED FOR OPTIMAL PERFORMANCE. THIS SHALL INCLUDE TIGHTENING THE FLOW CONTROL, AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. CONDITIONS THAT CAUSE OVER-SPRAY, FLOODING, OR RUN-OFF SHALL BE ELIMINATED. ADJUST SYSTEM TO AVOID THESE CONDITIONS.
- SPRINKLER HEADS SHALL BE LOCATED OR ADJUSTED TO MINIMIZE OR ELIMINATE OVER-SPRAYING OR SIDE WALKS, STREETS AND NON-DESIGNATED USE AREAS.
- BEST PRACTICE MANAGEMENT PRACTICES SHALL BE USED TO ELIMINATE OR CONTROL TO THE BEST EXTENT POSSIBLE FLOODING, RUN-OFF, OVER-SPRAY AND WASTING.

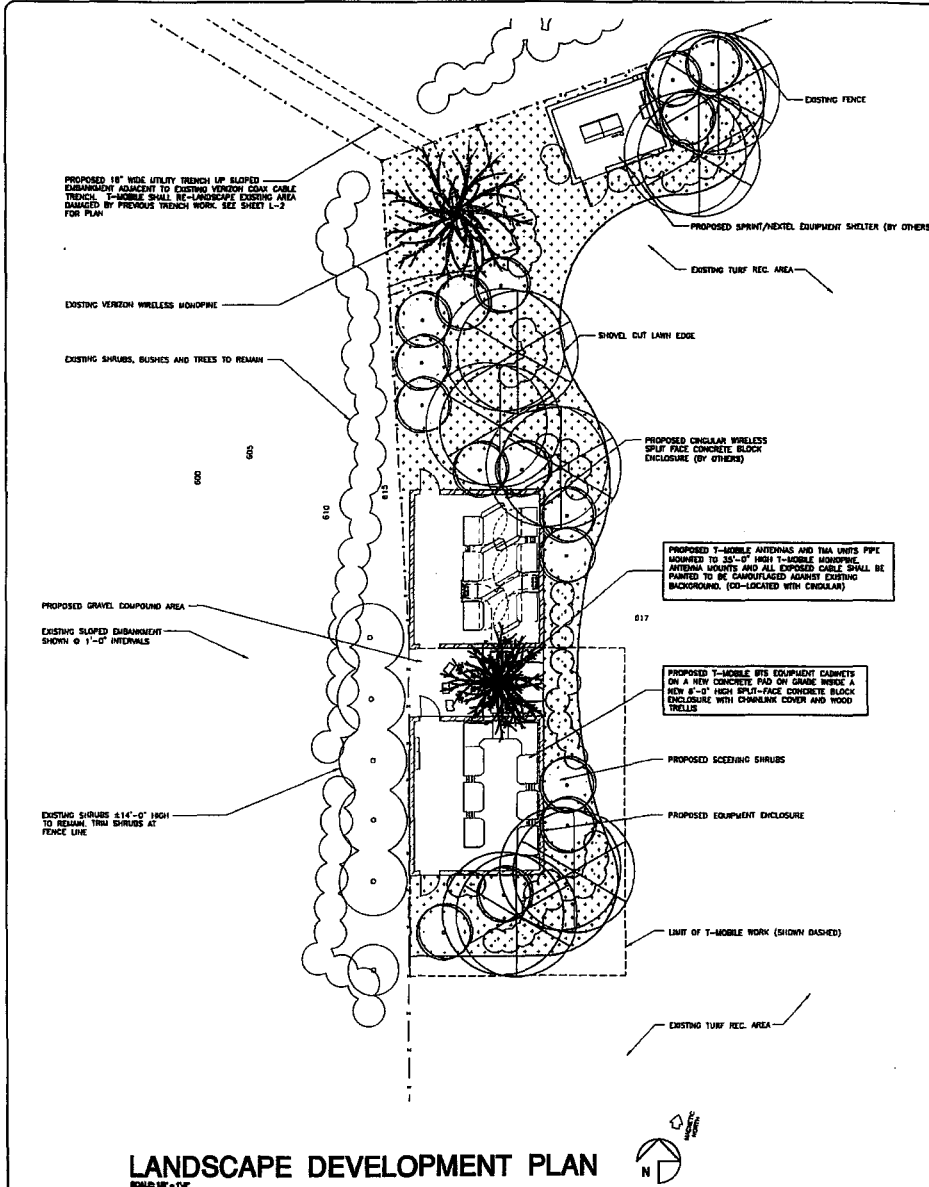
REVEGETATION REQUIREMENTS

- GRADED AREAS SHALL BE HYDRO-SEED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF STRUCTURE(S) DOES NOT OCCUR WITHIN 30 DAYS OF GRADING, HYDRO-SEED SHALL BE REAPPLIED OR IRRIGATED AS NECESSARY TO ESTABLISH GROWTH.
- ALL GRASSES, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURE SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-047 AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.

Exhibit "A"
 Approved 1/7/08
 (Date)
 Permit No. NHP No. 520535

PLANTING LEGEND

SYMBOL	SIZE	QTY	FORM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD
	30K 24" BOX 50K 18 GALLON	7	COLLAGER EVERGREEN PINE LINK (UP BROWN, GREEN)	CANARY ISLAND PINE ELONORA PINE ALEPPO PINE	PAIS CHAMPAGNE PAIS ELONORA PAIS MALEPIS	20'-30' HT 10'-12' W.
	10K GALLON	18	LARGE EVERGREEN SHRUB	EUCALYPTUS PARVIFLORA HYDRANGEA RUBUS	PRIDE OF MADARA TITON LINDORGE BUSH	8'-10' HT 8'-10' W.
	10K 5 GALLON	53	MEDIUM FLOWERING SHRUB	BACCHARIS PALMARB "TWIN PEAKS" HYDRANGEA PARVIFLORA	SMALL COYOTE BUSH PROPRIONA GROUNDCOVER	3'-4' HT 3'-4' W.
					BANK MULCH - SEE NOTE ABOVE	



LANDSCAPE DEVELOPMENT PLAN

NOTES: THE PERMIT APPLICANT SHALL MAINTAIN IN 3 YEARS TO REVEGETATE THE SITE WALLS AND BLEND INTO THE EXISTING LANDSCAPE. THE TREES SELECTED WILL MATURE IN 8 TO 10 YEARS AND GROW TO A HEIGHT OF 20 TO 30 FEET. THE TREES WILL SCREEN THE TOWER. ALL PLANT MATERIAL IS DROUGHT TOLERANT.

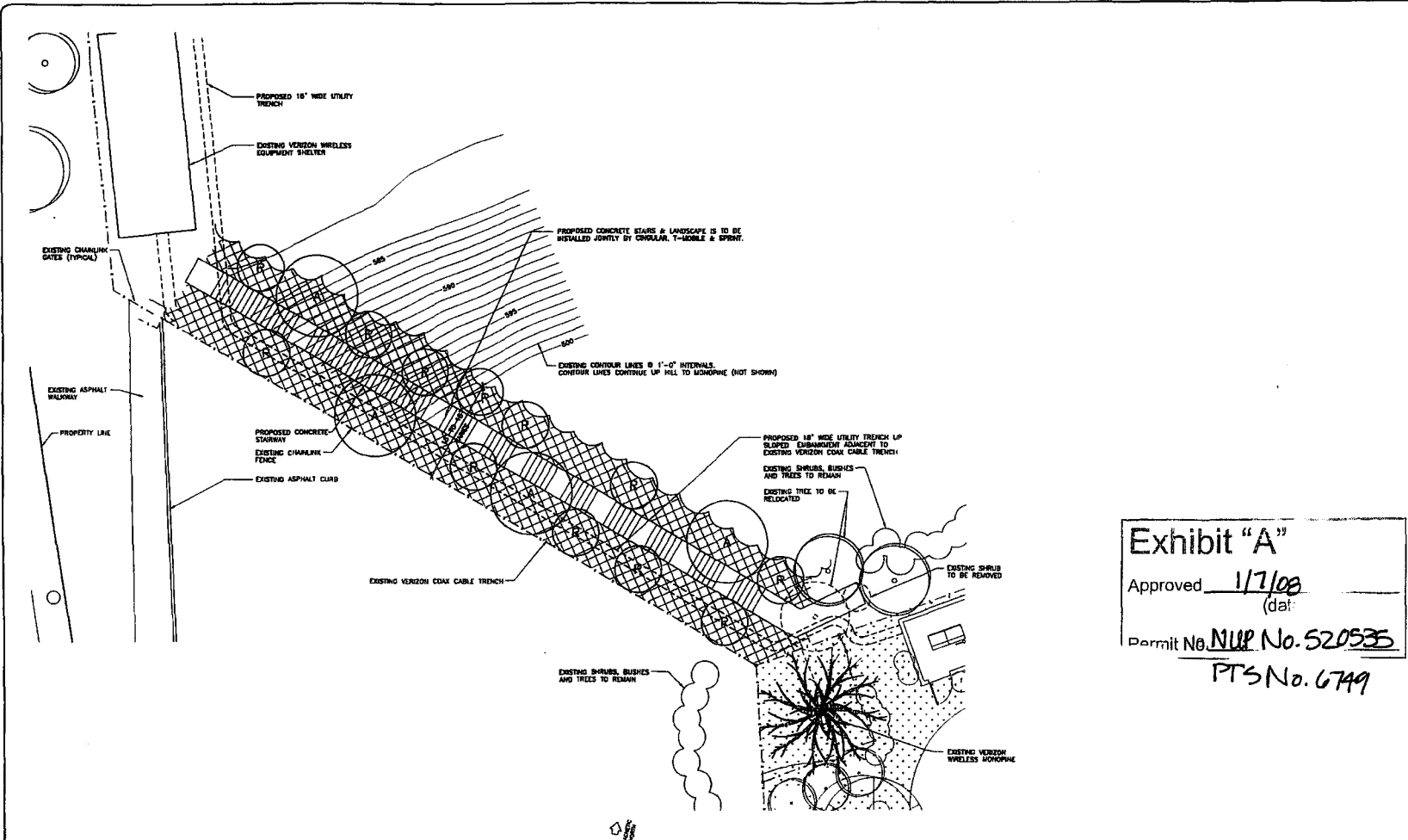


Exhibit "A"
 Approved 1/7/08
 (date)
 Permit No. NUP No. 520535
 PTS No. 6749

LANDSCAPE DEVELOPMENT PLAN

SCALE: 1/8" = 1'-0"
 DESIGN INTENT: THE SHRUB MATERIAL CHOSSEN WILL MATURE IN 3 YEARS TO SCREEN THE SITE WALLS AND BLEND INTO THE EXISTING LANDSCAPE. THE TREES SELECTED WILL MATURE IN 8 TO 10 YEARS AND GROW TO A HEIGHT OF 20 TO 30 FEET. THE TREES WILL SCREEN THE TOWER. ALL PLANT MATERIAL IS DROUGHT TOLERANT WITH MOTOR SPRAY HEADS.



PLANTING LEGEND

SYMBOL	SIZE	QTY	FORM	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT & SPREAD
(A)	100K 24" BOX	4	COLUMBIA EVERGREEN PINE	CANARY ISLAND PINE ELMIRA PINE ALEPPO PINE	PIÑON CANNABENSIS PIÑON ELMIRA PIÑON HALEDENSIS	20'-30' HT 10'-12' W.
(R)	100K 5 GALLON	12	LARGE EVERGREEN SHRUB	EDHIA FISTULOSA NORTHWOODS ARBUTIFOLIA PRINCE VICTORIA	PRIDE OF MADRID YOUTH LICHNIDE BERRY	5'-10' HT 8'-10' W.
(Hatched Box)	100K FLATS @ 24" O.C.	-	LOW DROPPING EVERGREEN	BACCHARIS PALMARS "TWIN PEAKS" MYOPORUM PACIFICUM	DRYER COYOTE BUSH MYOPORUM GROUNDCOVER	-



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APPROVALS

R.T.	DATE
CONVID	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME
BLACK MOUNTAIN MIDDLE SCHOOL
 PROJECT NUMBER
SD08698
 9353 OVIEDO STREET
 SAN DIEGO, CA 92129
 SAN DIEGO

DRAWING DATES

2/12/03	PRELIM 2D REVIEW (rmb)
2/19/03	REVISED PRELIM 2D (rmb)
4/22/03	FINAL 2D REVIEW (ACS)
4/4/03	2D SUBMITTAL (DAL)
4/25/03	2D SUBMITTAL REVISIONS (DPR)
4/8/03	2D SUBMITTAL REVISIONS (DPR)
5/8/03	2D SUBMITTAL REVISIONS (ACS)
7/16/03	DESIGN STUDY (JAB)
7/22/03	REVISED 2D SUBMITTAL (rmb)
10/24/03	REVISED 2D SUBMITTAL 2 (rmb)
12/16/03	REVISED 2D SUBMITTAL 3 (rmb)
12/18/03	REVISED 2D SUBMITTAL 4 (rmb)
02/24/04	REVISED 2D SUBMITTAL 5 (rmb)
11/26/04	REVISED 2D SUBMITTAL 6 (JAB)
02/18/06	CARRIER NAME CHANGE (rmb)
01/12/07	REVISED 2D (rmb)

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

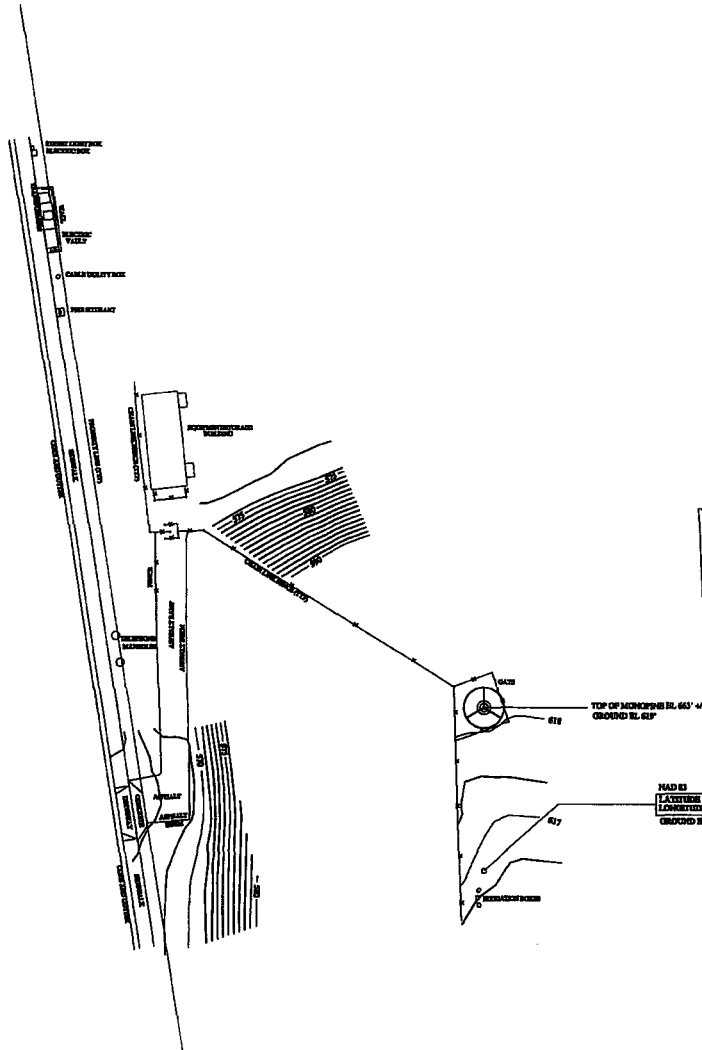
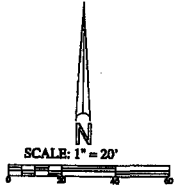
PROJECTS:\msh\A021810\A021810.LDW

TOPOGRAPHY

SHEET 1 OF 1 SHEET

T-MOBILE

BLACK MOUNTAIN MIDDLE SCHOOL
SD06698
 9353 OVIEDO STREET
 SAN DIEGO, CA 92129



LEGAL DESCRIPTION

LOT 2 OF PERMANENT SCHOOL SITE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP "PERMANENT TOL FIELD" IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARSH 19, 1972. LEGAL DESCRIPTION FOR SUBJECT PROPERTY NOT PROVIDED.

BASIS OF BEARINGS

IS A PORTION OF BLACK MOUNTAIN ROAD AS SHOWN ON MAP NO. 282.1.R. NORTH 89°0' WEST.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTHWEST CORNER OF BLACK MOUNTAIN ROAD AND OVIEDO STREET, ELEVATION MEAN SEA LEVEL, N.A.S.D. 1929.

TITLE NOTES

TITLE REPORT NOT PROVIDED.

NOTES

1. BARRIERS, ADJACENTS, ENCUMBRANCES AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY BEING SET FORTH IN TITLE REPORT NOT PROVIDED.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PERKS TO ANY RELOCATION UTILITY COMPANIES WILL NEED TO MARK-OUT EXACT UTILITY LOCATIONS.
3. THE SUBJECT PROPERTY IS LOCATED AT 9353 OVIEDO STREET, SAN DIEGO, CA 92129.
4. THE ASSessor PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 315-000-02.
5. THE AREA OF THE SUBJECT PARCEL IS 456 ACRES.

Exhibit "A"
 Approved 1/7/08
 (date)
 Permit No. NUP No. 520535
PTN No. 6749

SURVEYOR'S STATEMENT

CERTIFYING SURVEYOR & SURVEYOR'S STATEMENT THAT THE SURVEYING AND DATA PROVIDED FOR THIS REPORT WERE OBTAINED IN ACCORDANCE WITH USUALLY ACCEPTED LAND SURVEYING PRACTICES UNDER THE SUPERVISION OF A REGISTERED CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.



CHARLES W. CHRISTENSEN, S.C.E. 2155 Date FEBRUARY 4, 2003

ABBREVIATIONS

BL. ELEVATION
 HAD IS. HORIZONTAL ANGLE DATUM 1983
 TYP. TYPICAL

C-1

DRAWING REVISIONS	
NO.	DESCRIPTION

NOTE: THE BOUNDARY OF THIS PROPERTY SHOWN HEREON IS BASED UPON RECORD DATA AND DOES NOT REPRESENT A FULL SURVEY OF THIS PROPERTY.