



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: October 21, 2010 **REPORT NO. PC-10-085**

ATTENTION: Planning Commission, Agenda of October 28, 2010

SUBJECT: AT&T MOBILITY – RANCHO BERNARDO COMMUNITY PARK
PROJECT NO. 196483, PROCESS 4

**OWNER/
APPLICANT:** CITY OF SAN DIEGO
AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve an existing Wireless Communication Facility located at 18448 West Bernardo Drive within the Rancho Bernardo Community Planning Area?

Staff Recommendation:

1. **APPROVE** Neighborhood Use Permit No. 790466.
2. **APPROVE** Conditional Use Permit No. 790467.

Community Planning Group Recommendation: On August 19, 2010 the Rancho Bernardo Community Planning Board voted 18-0 to recommend approval of this project (Attachment 11).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 11, 2010, and the opportunity to appeal that determination ended February 26, 2010 (Attachment 13).

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: None with this action.

BACKGROUND

AT&T Mobility originally obtained permit No. 99-0464-49 (Attachment 10) for this Wireless Communication Facility (WCF) on September 29, 1999. The original approval consisted of a 70-foot high stadium light pole with a total of three (3) panel antennas extending no more than 7-inches from the surface of the pole. The facility also included a 180-square foot on-grade masonry equipment enclosure constructed to match the color and texture of the existing park's restroom facility. A ten year expiration date was added as a condition of approval. On October 16, 2009, AT&T Mobility submitted a new application to continue the use of this existing WCF.

All expired WCF shall be reviewed in accordance with the current City of San Diego Municipal Code regulations and application process. The project under the current regulations requires a Neighborhood Use Permit (NUP) and a Conditional Use Permit (CUP), consolidated Process 4, Planning Commission decision with appeal rights to the City Council. The property is zoned OP-1-1 and it is designated for park use in the Rancho Bernardo Community Plan. The site is currently completely surrounded with open space (Attachment 1).

DISCUSSION

Project Description - AT&T Mobility is proposing to paint the three (3) panel antennas and associated Tower Mounted Amplifiers (TMAs) to match the existing 70-foot high stadium light pole. The three (3) existing antennas will remain in the current location and will extend a maximum of 12-inches from the face of the pole (Attachment 5). No other changes are being proposed to the stadium light. AT&T Mobility will also be removing and replacing two existing equipment cabinets which will remain concealed inside the existing 180 square-foot CMU enclosure. The proposed replacement equipment will allow AT&T Mobility to upgrade its network to the latest technology and improved capacity to the general area.

Wireless Communication Facility(WCF) Regulation - An NUP is required per City of San Diego Municipal Code Section 141.0420(d)(4) which states that a Neighborhood Use Permit is required for all Wireless Communication Facilities in dedicated parkland where the antennas associated with the WCF are located more than 100 feet from the property line of day care(s), elementary and middle school, and single or multi-unit residential uses. A CUP is also required because the WCF is located in an Open Space Zone (Land Development Code 141.0420(f)(3)). After thoroughly reviewing this project, staff has determined that this WCF is appropriate and complies with City of San Diego Municipal Code section 141.0420.

Community Plan Analysis: The project location has been designated for park/open space use in the Rancho Bernardo Community Plan (Attachment 2). The Rancho Bernardo Community Plan does not contain specific policies on wireless communication facility development.

Council Policy 600-43 - The guidelines establish hierarchy from the most preferred locations (Preference 1) to the least preferred location (Preference 4) for WCFs. The project is proposed within a Preference 2 location according to Council Policy 600-43, which categorizes WCF's

according to land use in which they are located. In this case, the project is located in a Park and is considered to be a Preference 2 location. However, the park is zoned OP-1-1 and requires a CUP, Process 4 decision. The applicant is required to submit a site justification explaining why a Preference 2 site was selected over any lower Preference level sites. For this project, AT&T has elected to remain at its existing location and improve the overall appearance.


General Plan - The General Plan, Section UD-A.15, states that WCFs should be concealed in existing structures when possible, or otherwise use camouflage and screening techniques to hide or blend the facilities into the surrounding area. The design of the facility is to be aesthetically pleasing and respectful of the neighborhood context. The AT&T Mobility WCF design consists of three panel antennas façade mounted on an existing stadium ball field light, painted to match (Attachment 8). The equipment associated with this project is concealed inside an existing CMU enclosure, and will not be visible to the public. Therefore, staff has determined that the proposed WCF has been designed to the extent possible to be integrated and respectful to the neighborhood context.

Conclusion - The project has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code, which includes the development regulations from the OP-1-1 zone and the Wireless Communication Facilities Regulations Section 141.0420. Staff supports the Rancho Bernardo Planning Board's recommendation to support the existing AT&T Mobility project with the modification to paint the existing panel antennas and replace the existing equipment cabinets. The equipment, as stated earlier in the report is located inside an existing CMU enclosure, and has been designed to appear as an existing park facility. The project complies with all applicable zoning requirements and has been determined to be consistent with the General Plan and the Rancho Bernardo Community Plan. Staff recommends that the Planning Commission approve Conditional Use Permit No. 790467 and Neighborhood Use Permit No. 790466.

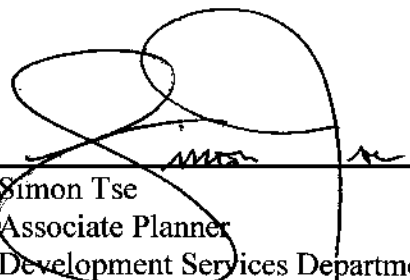
ALTERNATIVES

1. **APPROVE** Conditional Use Permit No. 790467 and Neighborhood Use Permit No. 790466, **with modifications.**
2. **DENY** Conditional Use Permit No. 790467 and Neighborhood Use Permit No. 790466, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Simon Tse
Associate Planner
Development Services Department

Attachments:

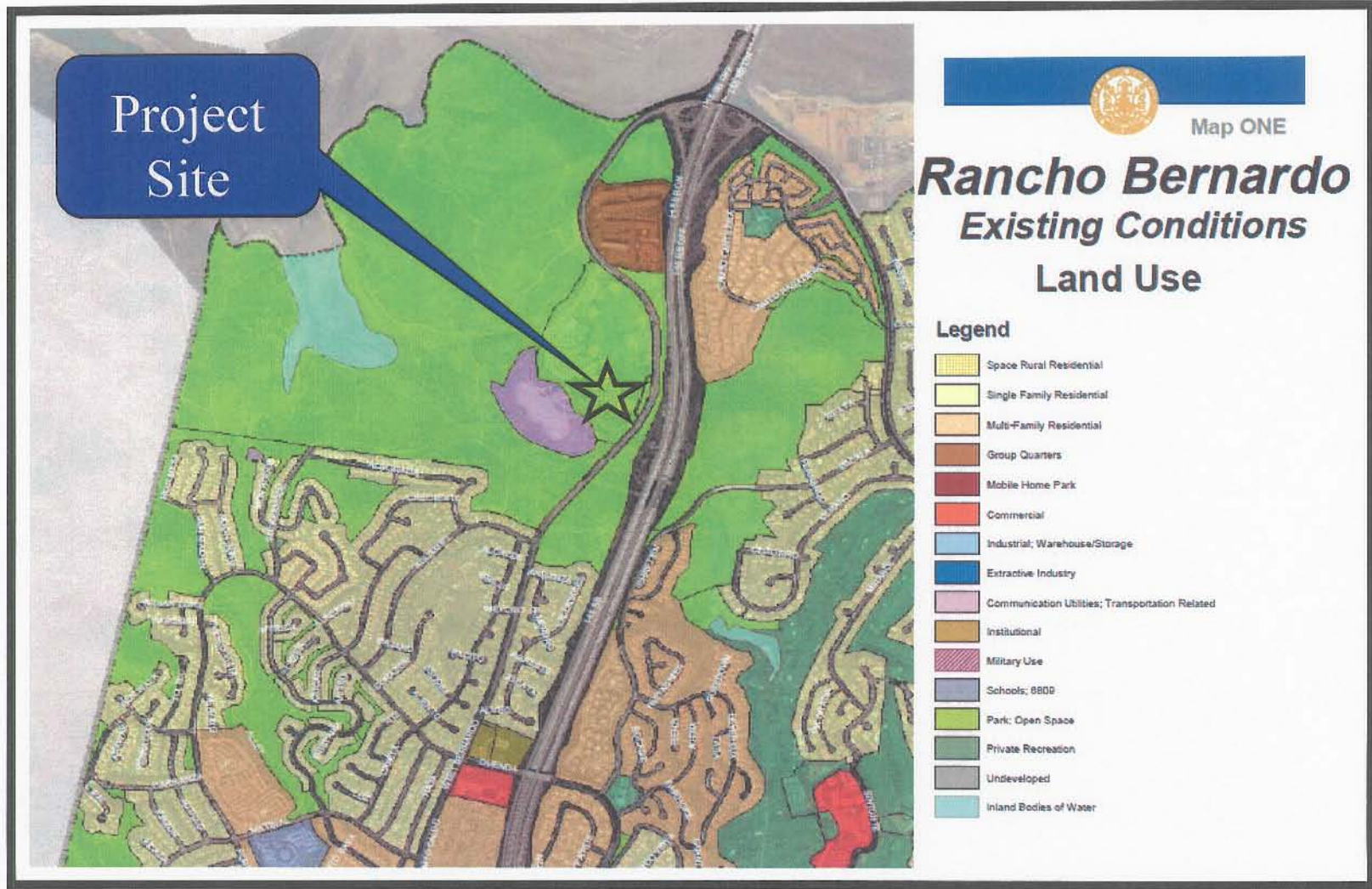
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Draft Resolution with Findings
7. Draft Permit with Conditions
8. Photo Simulation(s)
9. Project Site Photo(s)
10. Copy of Permit No. 99-0464-49
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Notice of Exemption
14. Notice of Hearing
15. Project Chronology



Aerial Photo

AT&T Mobility Rancho Bernardo Community Park - Project No. 196483
18448 West Bernardo Drive, San Diego, CA 92127





Community Land Use Map (Rancho Bernardo)

AT&T Mobility Rancho Bernardo Community Park - Project No. 196483
 18448 West Bernardo Drive, San Diego, CA 92127





Project Location Map

AT&T Mobility Rancho Bernardo Community Park - Project No. 196483
18448 West Bernardo Drive, San Diego, CA 92127



PROJECT DATA SHEET

PROJECT NAME:	AT&T Mobility Rancho Bernardo Community Park	
PROJECT DESCRIPTION:	An existing Wireless Communication Facility (WCF) consisting of three (3) panel antennas mounted on a 70-foot high stadium light. The equipment associated with this project is located inside a 180 square-foot equipment enclosure, not visible to the public.	
COMMUNITY PLAN AREA:	Rancho Bernardo	
DISCRETIONARY ACTIONS:	Neighborhood Use Permit & Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Open Space/Park	
<u>(OP-1-1) ZONING INFORMATION:</u>		
ZONE: OP-1-1 HEIGHT LIMIT: None FRONT SETBACK: None SIDE SETBACK: None REAR SETBACK: None		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Open Space/OP-1-1	Park
SOUTH:	Open Space/OP-1-1	Park
EAST:	Open Space/OP-1-1	Park
WEST:	Open Space/OP-1-1	Park
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On August 19, 2010, the Rancho Bernardo Community Board voted 18-0 to support the AT&T Mobility Rancho Bernardo Community Park project (Attachment 10).	

ENGINEERING

2006 INTERNATIONAL BUILDING CODE
 2005 NATIONAL ELECTRIC CODE
 TIA/EIA-222-F OR LATEST EDITION

CALIFORNIA BUILDING CODE, TITLE 24, 2007 EDITION
 CALIFORNIA ELECTRICAL CODE, 2007 EDITION
 CALIFORNIA PLUMBING CODE, 2007 EDITION
 CALIFORNIA MECHANICAL CODE, 2007 EDITION
 CALIFORNIA FIRE CODE, 2007 EDITION
 CALIFORNIA ENERGY CODE, 2005 EDITION, INCLUSIVE OF 1997 UBC,
 2000 UMC, 2000 UPC, 2002 NEC & 2004 CEC

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

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A
 TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE
 MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT
 DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER
 SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND
 NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE REPERMITTING OF AN EXISTING WCF.
 ANTENNAS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK
 WILL REMAIN IN PLACE. PROPOSED WORK INCLUDES THE FOLLOWING:
 EXISTING ANTENNAS AND TMMs TO BE PAINTED AND
 REMOVAL/REPLACEMENT OF (2) EXISTING EQUIPMENT CABINETS.

SITE INFORMATION

PROPERTY OWNER: CITY OF SAN DIEGO
 ADDRESS: 202 C STREET
 SAN DIEGO, CA 92101

SITE NAME: RANCHO BERNARDO COMMUNITY PARK
 USID: 14575

SITE CONTACT: KRISTAL PATTERSON
 (760) 715-8703

SITE ADDRESS: 18448 W. BERNARDO DRIVE
 SAN DIEGO, CA 92127

COUNTY: SAN DIEGO

LATITUDE (NAD 83): 33° 2' 50.100" N
 33.04725

LONGITUDE (NAD 83): 117° 4' 27.840" W
 -117.0744

GROUND ELEVATION: 368' AMSL

ANTENNA TIP HEIGHT: 65'-0" AGL

ZONING JURISDICTION: CITY OF SAN DIEGO

ZONING: OP-1-1

PLANNED DISTRICT: RANCHO BERNARDO

PERMIT PROCESS: CUP, PROCESS 4

OVERLAYS: NONE

PARCEL #: 272-110-43

OCCUPANCY GROUP: U

OTHER WIRELESS FACILITIES: NONE KNOWN

POWER COMPANY: SDG&E

TELEPHONE COMPANY: AT&T

RF ENGINEER: RAM JINDAL
 (619) 699-9254

SITE ACQUISITION CONTACT: KRISTAL PATTERSON
 (760) 715-8703

CONSTRUCTION MANAGER: GEOFF MARTINEZ
 (678) 413-0333

LEGAL DESCRIPTION

A PORTION OF RANCHO BERNARDO, IN THE CITY OF
 SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF
 CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED
 IN THE OFFICE OF THE COUNTY RECORDER OF SAN
 DIEGO COUNTY IN BOOK 2, PAGE 42 OF PATENTS.

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
 9820 WILLOW CREEK RD, SUITE 310
 SAN DIEGO, CA 92131

CONTACT: JAMES O'MALLEY

PHONE: (858) 603-7647



at&t

SD0058

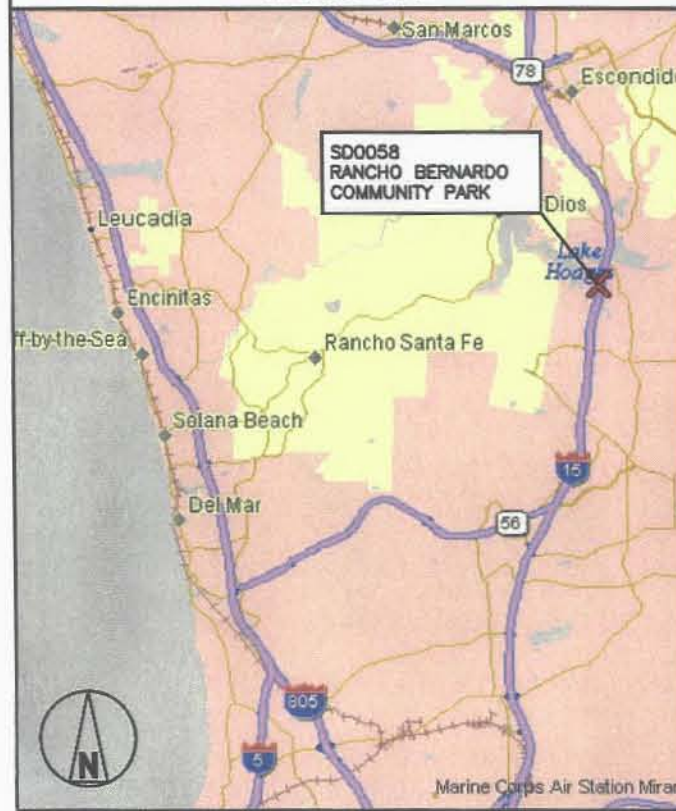
RANCHO BERNARDO COMMUNITY PARK

18448 W. BERNARDO DRIVE

SAN DIEGO, CA 92127

LOCATION MAPS

VICINITY MAP



LOCAL MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

FROM PACIFIC HEIGHTS BLVD, TURN RIGHT ONTO MIRA MESA BLVD, KEEP RIGHT ONTO I-15 NORTH RAMP, TURN LEFT ONTO CR S11,
 KEEP RIGHT ONTO RANCHO BERNARDO ROAD, KEEP RIGHT ONTO W BERNARDO DRIVE, SITE IS ON THE LEFT.

**NOT TO BE USED
 FOR CONSTRUCTION**

APPROVALS

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

AT&T RF: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

CM: _____ DATE: _____

KEVIN BECKER: _____ DATE: _____

RF INFORMATION

	GSM		UMTS	
Tx	869 - 874.6	MHz	874.6 - 879.6	MHz
	890 - 891.4	MHz	1945 - 1950	MHz
	1950 - 1952.8	MHz		
	1970 - 1980	MHz		
Rx	824 - 829.4	MHz	829.6 - 834.4	MHz
	845 - 846.4	MHz	1865 - 1869.8	MHz
	1870 - 1872.8	MHz		
	1890 - 1900	MHz		
MAX ERP:		850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS		

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	EQUIPMENT LAYOUT
Z-4	SITE ELEVATION
Z-5	SITE ELEVATION
D-1	SITE DETAILS
L-1	LANDSCAPE PLAN

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON
 THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES
 BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

11"X17" PLOT WILL BE HALF SCALE



**UNDERGROUND
 SERVICE ALERT**
 UTILITIES PROTECTION CENTER, INC.
 811

48 HOURS BEFORE YOU DIG



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
 OVERLAND PARK, KANSAS 66210
 (913) 458-2000

PROJECT NO: 163316

DRAWN BY: RMS

CHECKED BY: CWW

REV	DATE	DESCRIPTION
2	09/20/10	PER CITY COMMENTS
1	03/15/10	EQUIPMENT SWAP
0	12/10/08	ISSUED FOR ZONING

ENGINEER OF RECORD

PATRICK DOYLE
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SHEET TITLE
 TITLE SHEET

SHEET NUMBER
T-1

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FOR CONSTRUCTION



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SAN DIEGO, CA 92121



BLACK & VEATCH

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PROJECT NO: 183318
DRAWN BY: RMS
CHECKED BY: CWN

REV	DATE	DESCRIPTION
2	08/26/10	PER CITY COMMENTS
1	03/15/10	EQUIPMENT SHOP
0	12/10/09	ISSUED FOR ZONING

ENGINEER OF RECORD

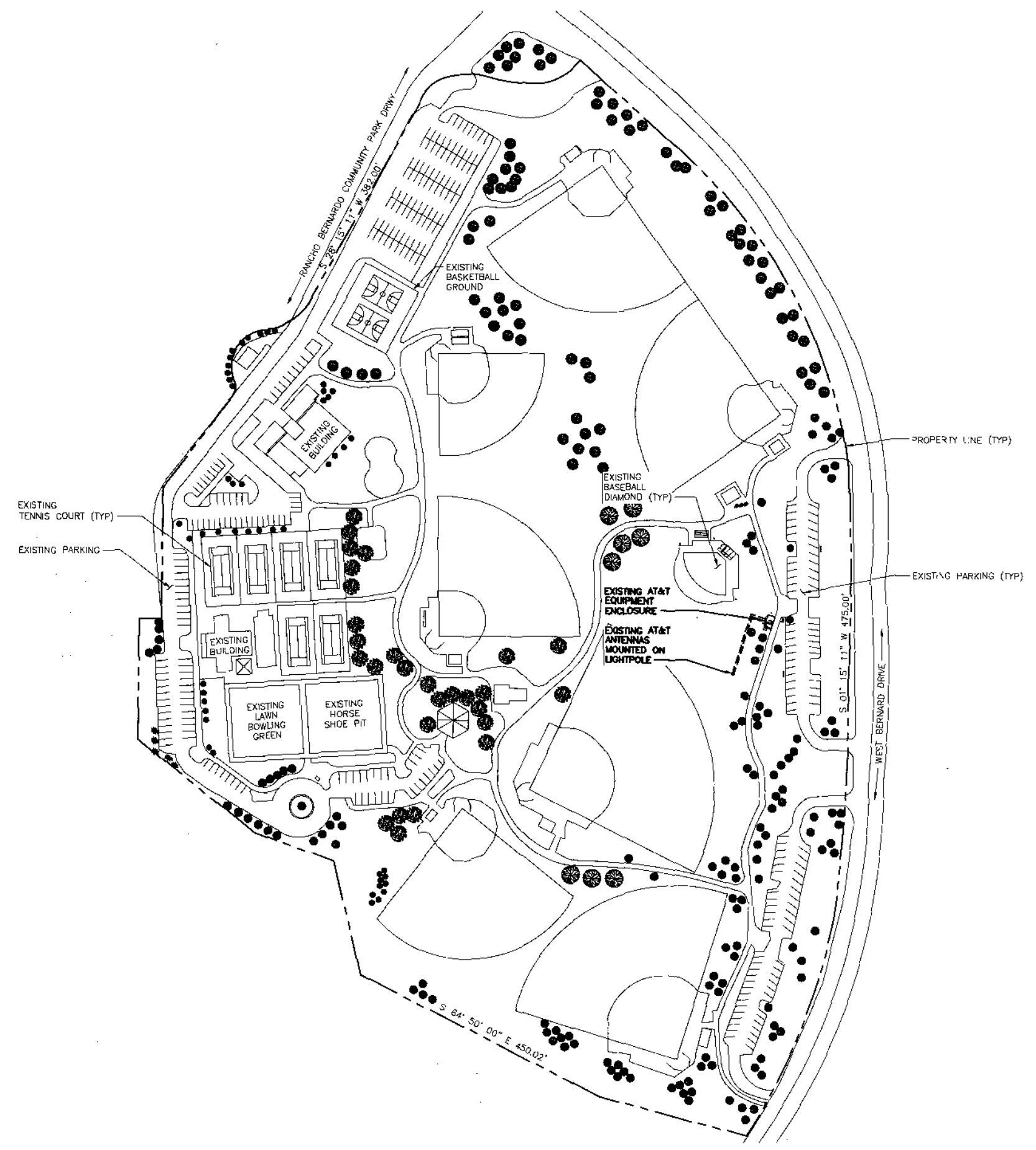
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SAN DIEGO, CA 92127
ZONING

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1



SITE PLAN


SCALE: 1"=100'

AT&T ANTENNA TABLE						
SECTOR	AZIMUTH	MODEL NO.	ANTENNA TIP HEIGHT	TMA	COAX CABLE	COAX LENGTH ±5'
A	350°	RA21.7752	65'-0"	ERICSSON KRY 112 75/1	1 5/8"	202'
B	120°	RA21.7752	65'-0"	ERICSSON KRY 112 75/1	1 5/8"	202'
C	220°	RA21.7752	65'-0"	ERICSSON KRY 112 75/1	1 5/8"	202'

NOT TO BE USED FOR CONSTRUCTION



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PROJECT NO:	163316
DRAWN BY:	RMS
CHECKED BY:	CWW

REV	DATE	DESCRIPTION
2	06/20/10	PER CITY COMMENTS
1	03/18/10	EQUIPMENT SHOP
0	12/10/08	ISSUED FOR ZONING

ENGINEER OF RECORD

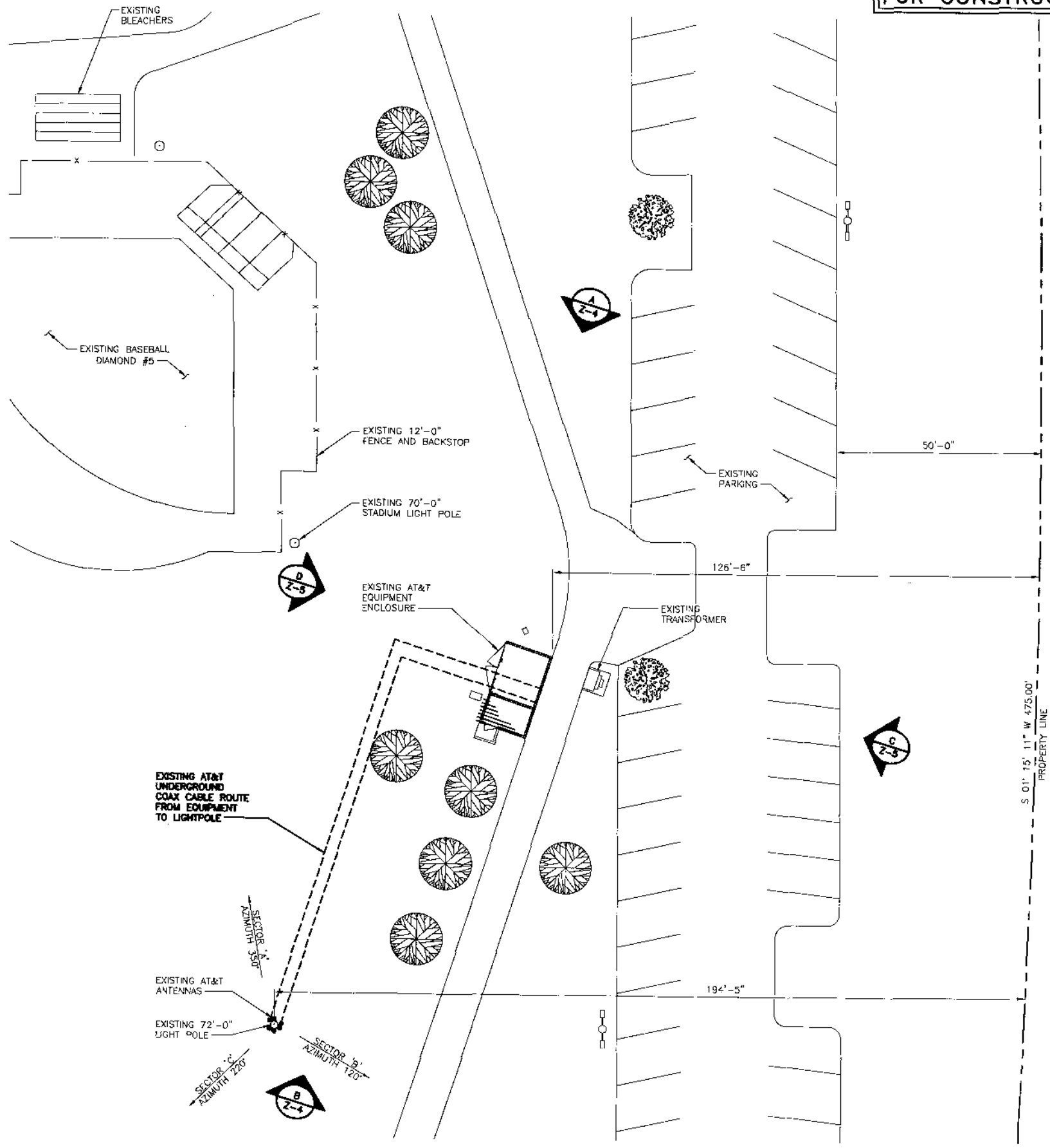
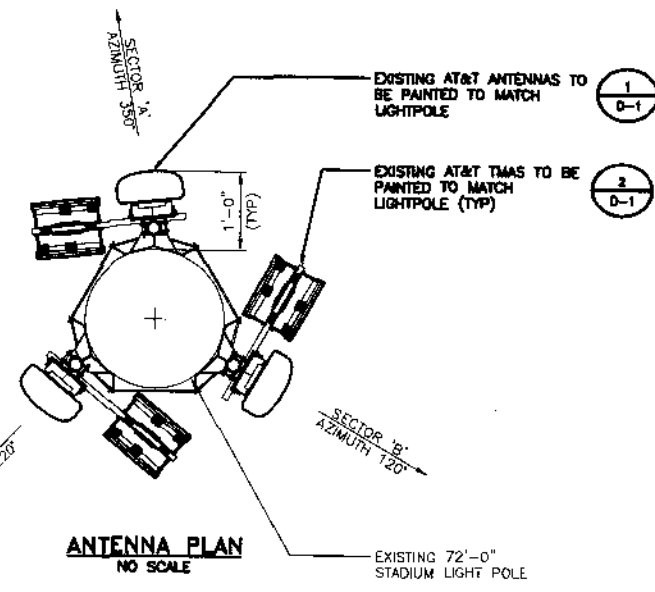
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ZONING

SHEET TITLE
ENLARGED SITE PLAN

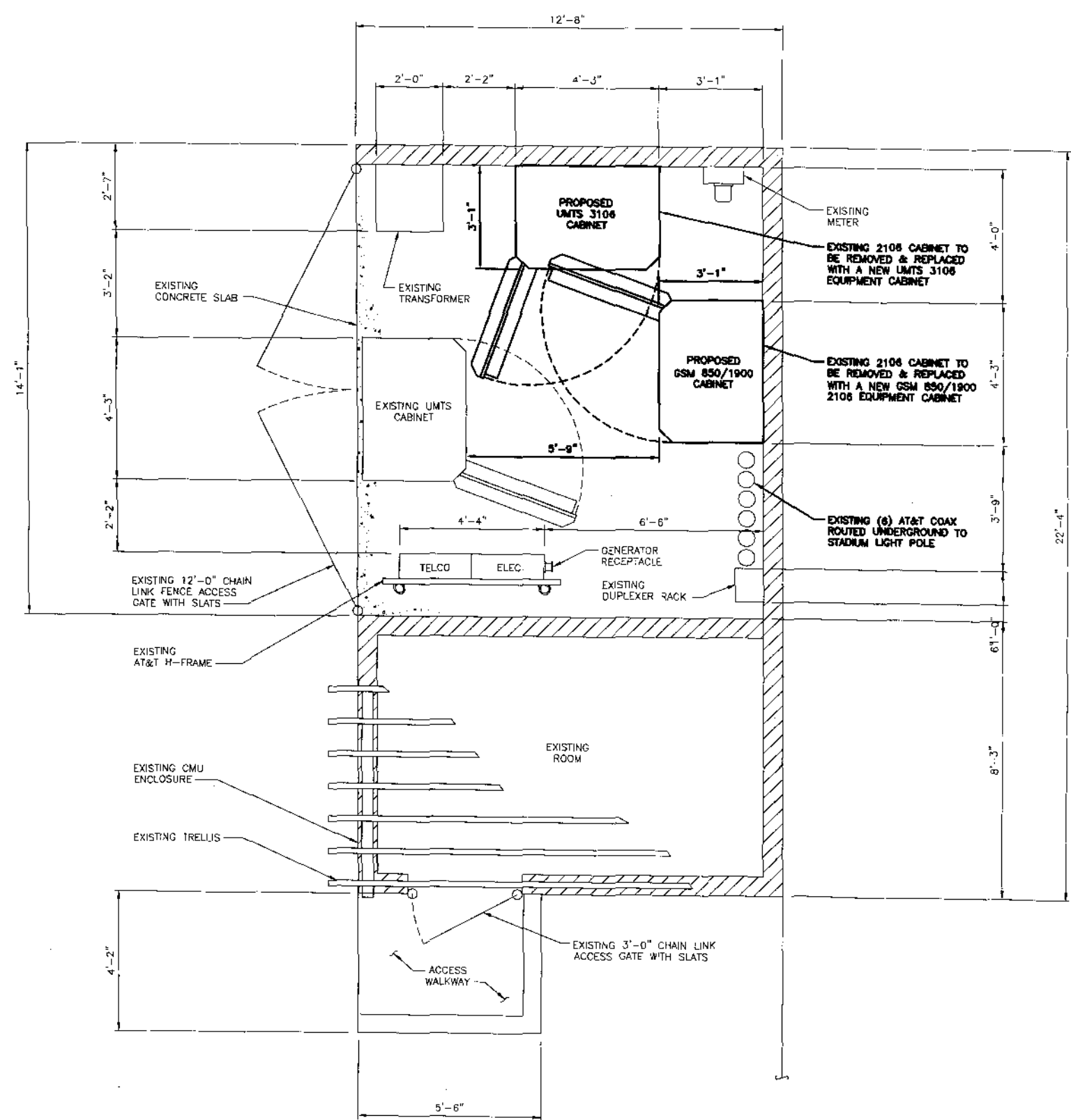
SHEET NUMBER
Z-2



ENLARGED SITE PLAN

SCALE: 1/16"=1'-0"

NOT TO BE USED FOR CONSTRUCTION



EQUIPMENT LAYOUT

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



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
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PROJECT NO:	183316
DRAWN BY:	RMS
CHECKED BY:	CWW

REV	DATE	DESCRIPTION
2	08/30/10	PER CITY COMMENTS
1	05/15/10	EQUIPMENT SHIP
0	12/10/08	ISSUED FOR ZONING

ENGINEER OF RECORD

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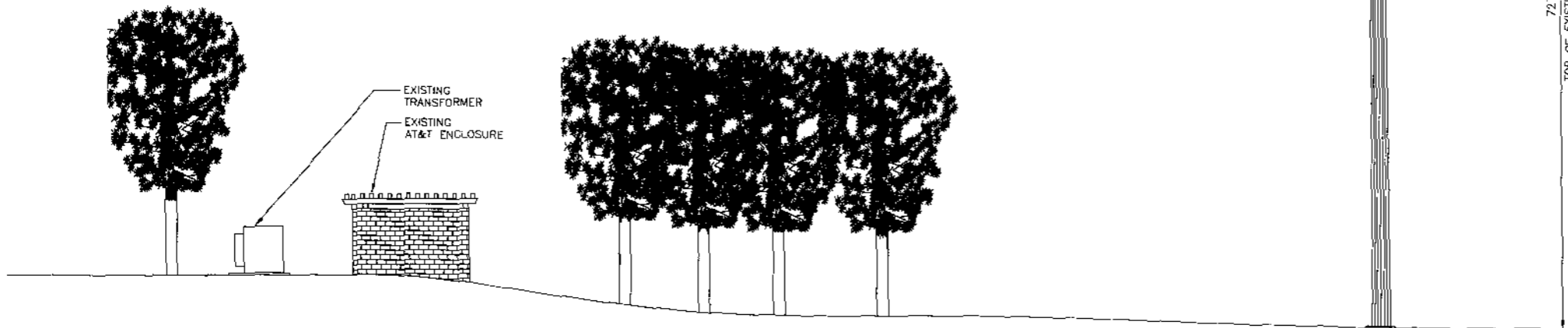
SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
Z-3

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EXISTING AT&T ANTENNAS
TIP @ ELEVATION 65'-0"

72'-0"
TOP OF EXISTING LIGHT POLE



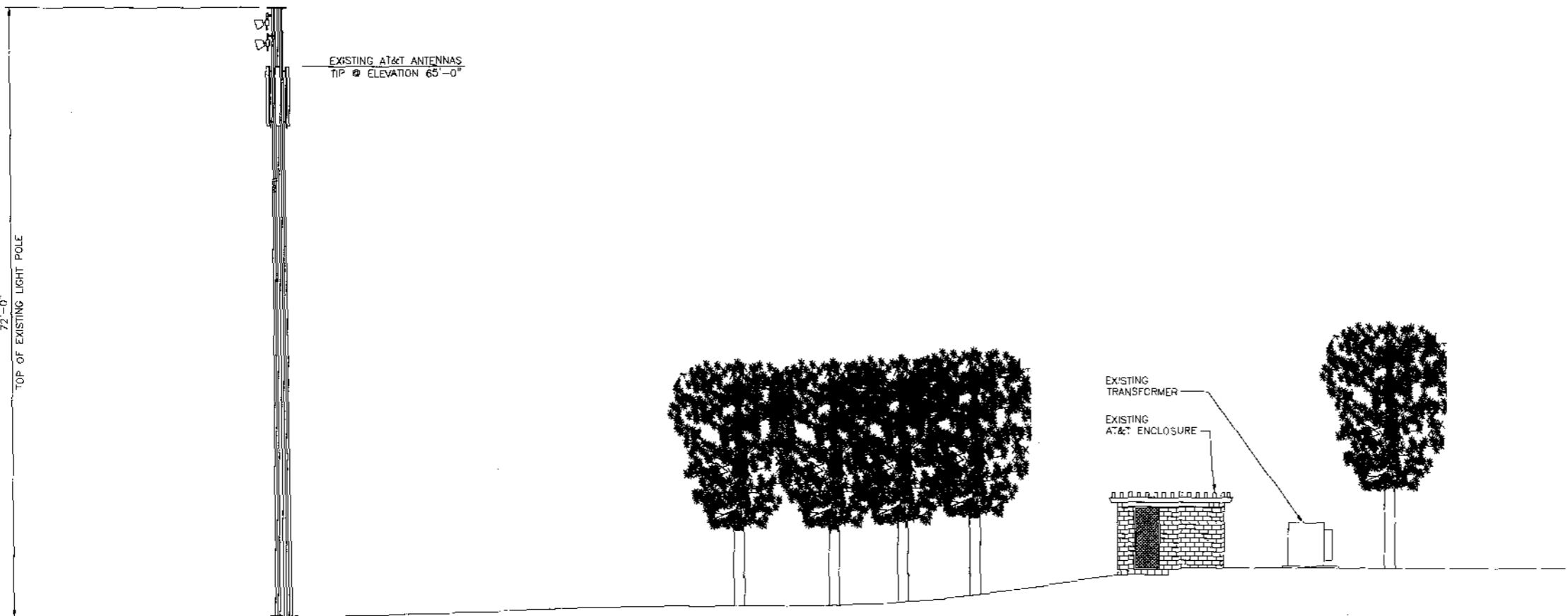
NORTH ELEVATION

NO SCALE

A

EXISTING AT&T ANTENNAS
TIP @ ELEVATION 65'-0"

72'-0"
TOP OF EXISTING LIGHT POLE



SOUTH ELEVATION

NO SCALE

B



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PROJECT NO: 163316
DRAWN BY: RMS
CHECKED BY: CWW

REV	DATE	DESCRIPTION
2	08/20/10	PER CITY COMMENTS
1	03/18/10	EQUIPMENT SHOP
0	12/10/09	ISSUED FOR ZONING

ENGINEER OF RECORD

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SHEET TITLE
SITE ELEVATION

SHEET NUMBER
Z-4

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PROJECT NO: 163316
DRAWN BY: RMS
CHECKED BY: CWW

REV	DATE	DESCRIPTION
2	08/20/10	PER CITY COMMENTS
1	03/15/10	EQUIPMENT SHOP
0	12/10/09	ISSUED FOR ZONING

ENGINEER OF RECORD

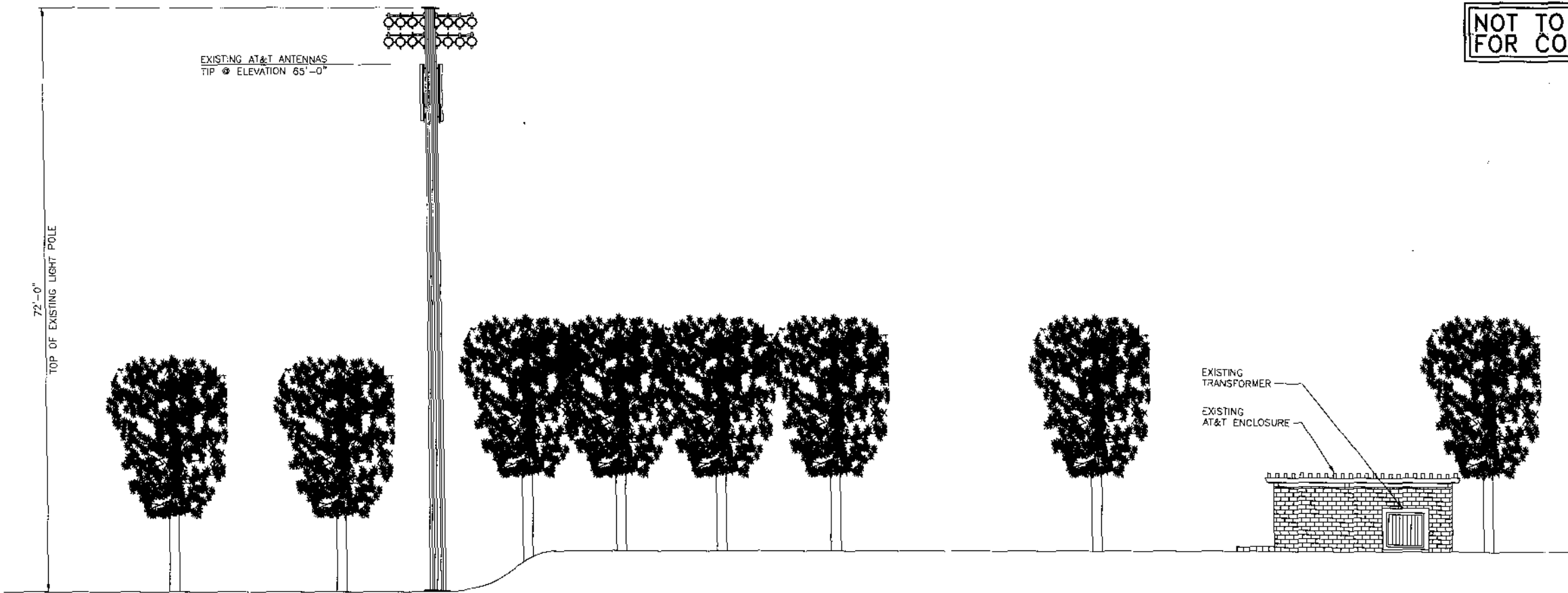
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ZONING

SHEET TITLE
SITE ELEVATION

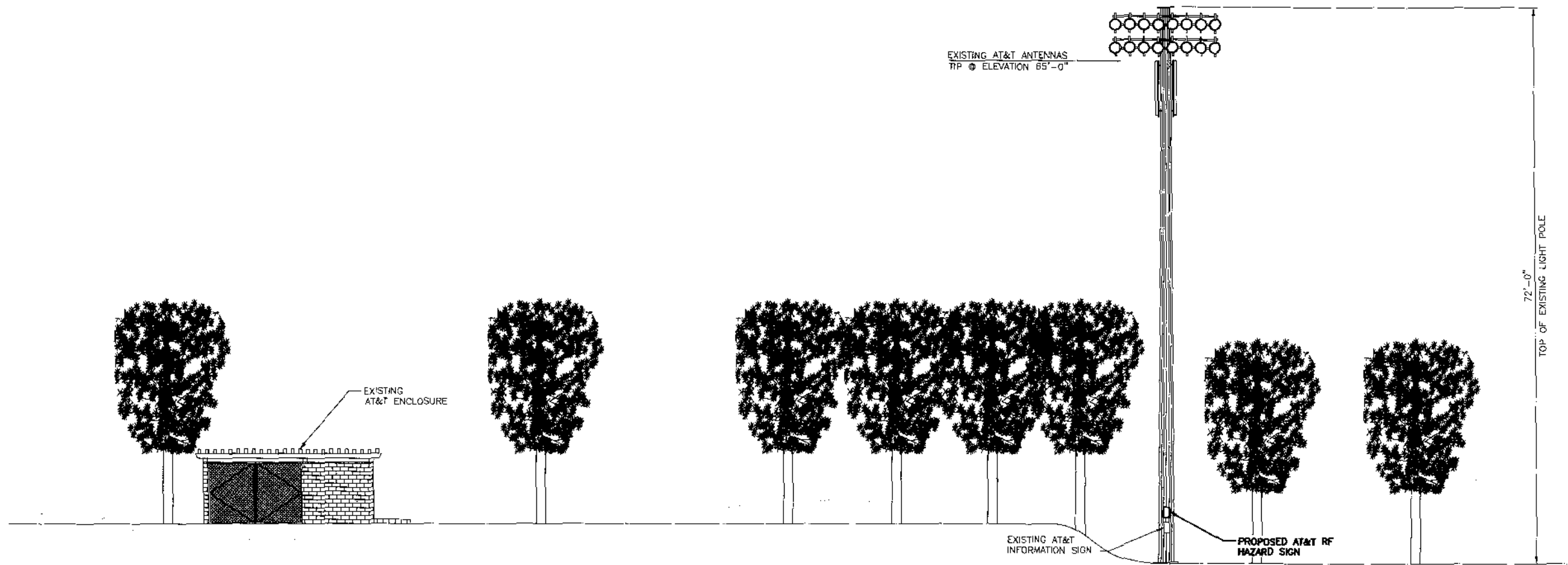
SHEET NUMBER
Z-5



EAST ELEVATION

NO SCALE

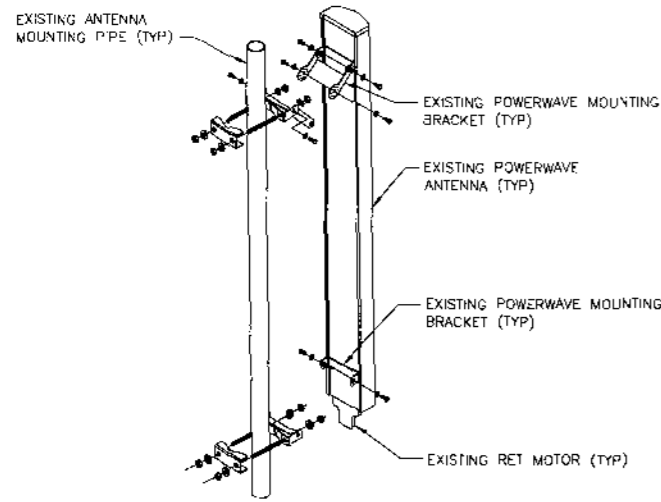
C



WEST ELEVATION

NO SCALE

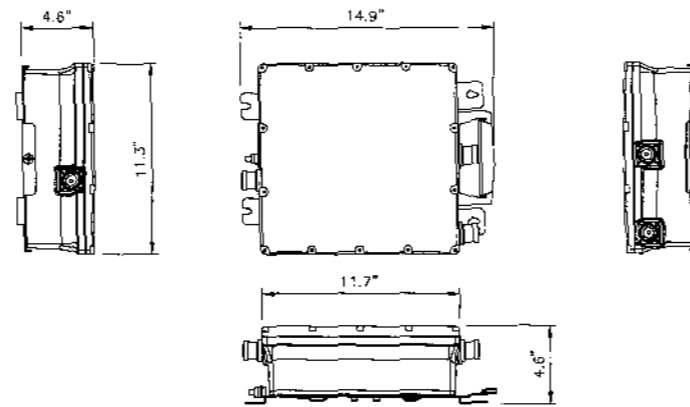
D



ERICSSON KRY 112 75/1

BANDWIDTH: 25 @ 800MHz, 60 @ 1900MHz
 WEIGHT: 13.5kg (30lbs)
 RF CONNECTORS: DIN 7/16 FEMALE

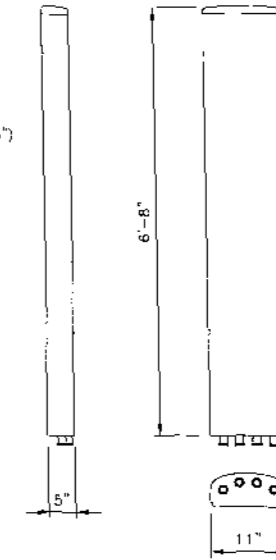
NOTE:
 AT&T TMAS WILL BE PAINTED TO MATCH THE EXISTING LIGHTPOLE COLOR.



POWERWAVE ANTENNA 7752

RADOME MATERIAL: GRP
 RADOME COLOR: LIGHT GRAY
 DIMENSIONS, HxWxD: 2033x280x125mm (6'-8"x11"x5")
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 44 lbs
 WIND LOAD, FRONTAL/LATERAL/REAR SIDE 95 mph, Cd=1: 147 lbs
 CONNECTOR: 7/16 DIN FEMALE

NOTE:
 AT&T ANTENNAS WILL BE PAINTED TO MATCH THE EXISTING LIGHTPOLE COLOR.



5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

10950 GRANDVIEW DRIVE
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PROJECT NO:	153318	
DRAWN BY:	RMS	
CHECKED BY:	CWW	
REV	DATE	DESCRIPTION
2	08/20/10	PER CITY COMMENTS
1	03/15/10	EQUIPMENT SWP
0	12/10/08	ISSUED FOR ZONING

ENGINEER OF RECORD

PATRICK DOYLE
 CA NO. 74198
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 (913) 458-2000

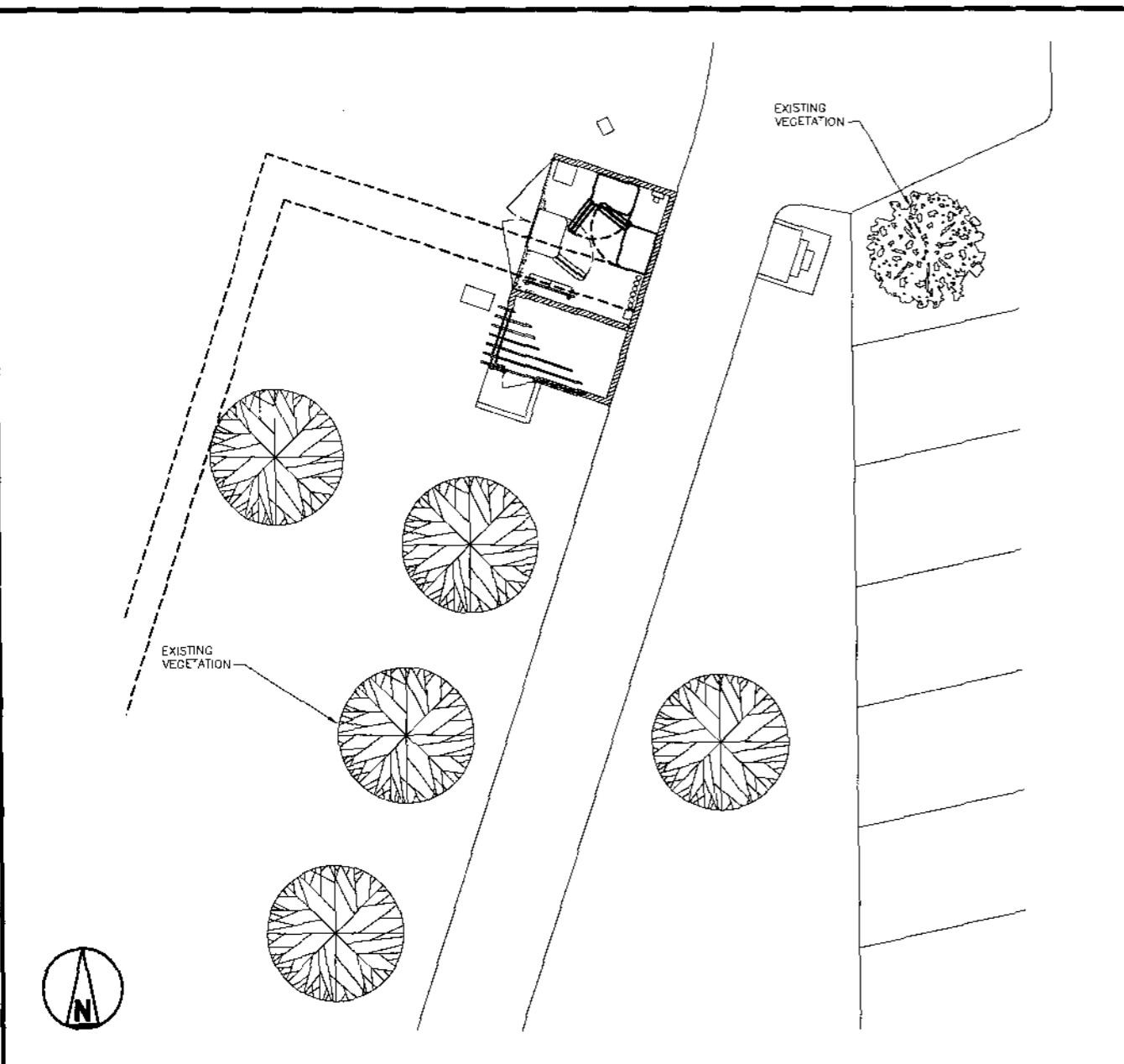
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 18448 W. BERNARDO DRIVE
 SAN DIEGO, CA 92127
 ZONING

SHEET TITLE
SITE DETAILS

SHEET NUMBER
D-1

ANTENNA MOUNTING	NO SCALE	1	TMA	NO SCALE	2	ANTENNA SPECIFICATIONS	NO SCALE	3
NOT USED	NO SCALE	4				NOT USED	NO SCALE	6
NOT USED	NO SCALE	7	NOT USED	NO SCALE	8	NOT USED	NO SCALE	9



1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY, AND HEALTH. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
3. PLANT COUNTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON THE PLAN.
4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM ALL BUILDING AND FINISH GRADES SMOOTHING TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND MAINTAIN DRAINAGE DURING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
5. LANDSCAPE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION, TRASH, CLIPPINGS, ROCK, AND OTHER DEBRIS IN PLANTING AREAS. RAKE AND FINE GRADE ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
6. PLANTING PITS SHALL BE PER PLANTING DETAIL.
7. PLANTING PITS AND PLANTERS SHALL BE BACKFILLED PER SOIL TEST PRIOR TO PLANTING. CONTRACTOR SHALL PROVIDE RESULTS OF AN AGRONOMIC SOIL TEST TO THE OWNER. CONTRACTOR SHALL ADD AMENDMENTS TO THE PLANTING AREAS PER SOILS TESTING RECOMMENDATIONS.
8. TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING WITH 21 GRAM AGRIFORM TABLETS AT THE FOLLOWING RATES:
 GROUNDCOVER - 1/2 TABLET
 1 GAL SIZE - 1 TABLET
 5 GAL SIZE - 3 TABLETS
 15 GAL SIZE - 5 TABLETS
 24" BOX - 8 TABLETS
 36" BOX - 10 TABLETS
 48" BOX - 12 TABLETS
9. VERIFY TREE PIT DRAINAGE WITH 24 HOUR WATER FILL TEST PRIOR TO PLANTING. ALL BOXED TREES NOT DRAINING ARE TO HAVE A 4" DIAMETER AUGER HOLE DRILLED THROUGH AND HARDPAN OR COMPACTED EARTH AS REQUIRED TO PROVIDE DRAINAGE IN 24 HOUR PERIOD.
10. POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, AND 90 DAYS AFTER PLANTING.
11. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF THREE HUNDRED AND SIXTY-FIVE (365) DAYS AFTER FINAL ACCEPTANCE OF THE BUILDING. ALL AREAS SHALL BE KEPT CLEAN, WATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS WATERED SHALL BE REPLACED WITHIN TWO (2) WEEKS. OWNER SHALL MAINTAIN SITE AFTER CONTRACTOR MAINTENANCE PERIOD.
12. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES - ONE YEAR; SHRUBS AND GROUNDCOVER - THREE MONTHS.
13. WHERE TREE TRUNKS ARE WITHIN 8' OF PAVING, CONTRACTOR SHALL INSTALL ROOT BARRIER BY 'BIO-BARRIER' PER MANUFACTURER'S SPECIFICATION.

NOT USED	NO SCALE	7																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SYMBOL</th> <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE</th> <th>QTY</th> <th>%</th> <th>MATURE HEIGHT/SPREAD</th> <th>FORM/FUNCTION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"></td> <td>EXISTING</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;"></td> <td>EXISTING</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	%	MATURE HEIGHT/SPREAD	FORM/FUNCTION		EXISTING								EXISTING						
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	EXISTING																									
	EXISTING																									

PLANTING PLAN	SCALE: 1/8" = 1'-0"	8
NOT USED	NO SCALE	11

PLANTING NOTES	NO SCALE	9
NOT USED	NO SCALE	12

PLANT LEGEND	NO SCALE	10
NOT USED	NO SCALE	13
NOT USED	NO SCALE	14

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

10950 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	163316	
DRAWN BY:	RMS	
CHECKED BY:	CWW	
REV	DATE	DESCRIPTION
2	05/26/10	PER CITY COMMENTS
1	03/15/10	EQUIPMENT SHOP
0	12/18/08	ISSUED FOR ZONING

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74198
BLACK & VEATCH
10950 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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

SD0058
RANCHO BERNARDO COMMUNITY PARK
18448 W. BERNARDO DRIVE
SAN DIEGO, CA 92127
ZONING

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1

PLANNING COMMISSION
RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 790467
NEIGHBORHOOD USE PERMIT NO. 790466
AT&T MOBILITY RANCHO BERNARDO COMMUNITY PARK
PROJECT NO. 196483
DRAFT

WHEREAS, CITY OF SAN DIEGO, Owner and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit for an existing Wireless Communication Facility (WCF) consisting of three (3) panel antennas mounted on a 70-foot high stadium light. The equipment associated with this project is located inside a 180-square foot equipment enclosure, not visible to the public (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 790467 and Neighborhood Use Permit No. 790466;

WHEREAS, the project site is located at 18448 West Bernardo Drive, San Diego CA 92127 in the OP-1-1 zone of the Rancho Bernardo Community Plan;

WHEREAS, the project site is legally described as a portion of Rancho Bernardo, in the City of San Diego, County of San Diego, State of California, according to the map thereof filed in the Office of the County Recorder of San Diego County in book 2 page 42 of patents;

WHEREAS, on October 28, 2010, the PLANNING COMMISSION of the City of San Diego considered CONDITIONAL USE PERMIT NO. 790467 and NEIGHBORHOOD USE PERMIT NO. 790466 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 11, 2010 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301, Existing Facilities and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 October 28, 2010.

FINDINGS:

Findings for Conditional Use Permit Approval – Section 126.0305

1. **The proposed *development* will not adversely affect the applicable *land use plan*;** The Rancho Bernardo Community Plan does not address wireless communication facilities as a specific land use. However, the City of San Diego General Plan addresses these facilities, recommending that they minimize visual impact by concealing the wireless facilities in existing structures when possible, designing facilities to be

aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. 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. The existing panel antennas are mounted to a 70-foot high stadium light. Using existing vertical elements are encouraged in Parks to avoid other potential obtrusive installations. Since this is an existing facility, no new antennas are actually being proposed; instead, AT&T will only be modifying and improving appearance of the antennas by painting them and associated brackets to match the existing stadium light. The associated equipment is concealed inside a 180-square foot equipment enclosure and will not be visible to the public. As a result, the proposed development would not adversely affect the Rancho Bernardo Community Plan or the City of San Diego General Plan.

2. **The proposed development will not be detrimental to the public health, safety, and welfare;** The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. AT&T Mobility submitted an RF Report to staff demonstrating compliance with the required FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City's jurisdiction.
3. **The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code;** and The project complies with all applicable regulations of the Land Development Code and the City of San Diego Wireless Communication Facility regulation (LDC 141.0420). This section of the code requires wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The antennas for this project are mounted on an existing 70-foot high stadium light. The project is located within the OP-1-1 zone, within dedicated parkland. Nevertheless, the antennas are mounted directly on the pole with a maximum of 12-inches separation resulting in minimum visual impact. The WCF regulation requires that panel antennas be mounted no more than 12-inches away from the structure. Therefore, the existing design complies with this section of the code. The associated equipment is located inside an existing CMU enclosure designed to appear as a park facility and will not be visible to the public. The proposed project will comply with the applicable regulations of the Land Development Code.
4. **The proposed use is appropriate at the proposed location.** The City of San Diego encourages wireless carriers to locate on non-residential properties whenever possible. In this situation, this existing WCF is located in a park with minor modification to improve the overall appearance of the existing panel antennas located on the stadium light pole. The antennas will be painted to match along with the Tower Mounted Amplifiers (TMAs). The antennas will extend a maximum of 12-inches from the face of the pole with minimal

visual impact. This is a prefer mounting method which helps reduce the bulk of the antennas. The equipment will continue to operate inside the existing CMU enclosure designed to appear as a park facility. Therefore, this project has been designed to comply with Section 141.0420 and the Wireless Communication Facility Guidelines. Additionally, this site will continue to provide AT&T's wireless coverage to the roadways, homes, and business located in the area. Thus, the proposed use is appropriate for this site.

Neighborhood Use Permit - Section 126.0205

- 1. The proposed development will not adversely affect the applicable land use plan;** The Rancho Bernardo Community Plan does not address wireless communication facilities as a specific land use. However, the City of San Diego General Plan addresses these facilities, recommending that they minimize visual impact by concealing the wireless facilities in existing structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in underground vaults or unobtrusive structures. 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. The existing panel antennas are mounted to a 70-foot high stadium light. Using existing vertical elements are encouraged in Parks to avoid other potential obtrusive installations. Since this is an existing facility, no new antennas are actually being proposed; instead, AT&T will only be modifying and improving appearance of the antennas by painting them and associated brackets to match the existing stadium light. The associated equipment is concealed inside a 180-square foot equipment enclosure and will not be visible to the public. As a result, the proposed development would not adversely affect the Rancho Bernardo Community Plan or the City of San Diego General Plan.
- 2. The proposed development will not be detrimental to the public health, safety, and welfare; and** The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) 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. AT&T Mobility submitted an RF Report to staff demonstrating compliance with the required FCC regulations. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area within matters of City's jurisdiction.
- 3. The proposed development will comply with the applicable regulations of the Land Development Code.** The project complies with all applicable regulations of the Land Development Code and the City of San Diego Wireless Communication Facility regulation (LDC 141.0420). This section of the code requires wireless communication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The antennas for this project are mounted on an existing 70-foot high stadium light. The project is located within the OP-1-1 zone, within dedicated parkland.

Nevertheless, the antennas are mounted directly on the pole with a maximum of 12-inches separation resulting in minimum visual impact. The WCF regulation requires that panel antennas be mounted no more than 12-inches away from the structure. Therefore, the existing design complies with this section of the code. The associated equipment is located inside an existing CMU enclosure designed to appear as a park facility and will not be visible to the public. The proposed project will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Conditional Use Permit No. 790467 and Neighborhood Use Permit No. 790466 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Conditional Use Permit No. 790467 and Neighborhood Use Permit No. 790466 copy of which is attached hereto and made a part hereof.

Simon Tse
Associate Planner
Development Services

Adopted on: October 28, 2010

Internal Order No. 24000344

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

WHEN RECORDED MAIL TO

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000344

CONDITIONAL USE PERMIT NO. 790467
NEIGHBORHOOD USE PERMIT NO. 790466
AT&T MOBILITY RANCHO BERNARDO COMMUNITY PARK
PROJECT NO. 196483
PLANNING COMMISSION
DRAFT

This Conditional Use Permit No. 790467 and Neighborhood Use Permit No. 790466 is granted by the Planning Commission of the City of San Diego to CITY OF SAN DIEGO, Owner, and AT&T MOBILITY, Permittee, pursuant to San Diego Municipal Code [SDMC] Chapter 1, Article 6, Division 2, and Chapter 12, Article 6, Division 3, and Land Development Code 141.0420. The site located at 18448 West Bernardo Drive in the OP-1-1 zone(s) of the Rancho Bernardo Community Plan. The project site is legally described as a portion of Rancho Bernardo, in the City of San Diego, County of San Diego, State of California, according to the map thereof filed in the Office of the County Recorder of San Diego County in book 2 page 42 of patents.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for a Wireless Communication Facility (WCF), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 28, 2010, on file in the Development Services Department.

The project shall include:

- a. An existing Wireless Communication Facility (WCF) consisting of three (3) panel antennas mounted on a 70-foot high stadium light. The equipment associated with this project is located inside a 180-square foot equipment enclosure, not visible to the public. And;
- b. 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. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Conditional Use Permit (CUP) and Neighborhood Use Permit (NUP) and corresponding use of this site shall expire on October 28, 2020. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Owner/Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for non-compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize AT&T Mobility 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. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

PLANNING/DESIGN REQUIREMENTS:

14. The existing panel antennas shall be painted to match to the satisfaction of the Development Services Department.
15. The existing Tower Mounted Amplifier (TMAs) shall be painted to match to the satisfaction of the Development Services Department.
16. The antennas may extend a maximum of 12-inches from the face of the pole.
17. A total of three (3) equipment cabinet shall continue to operate inside the 180-square foot equipment enclosure.
18. At no point in time, shall the approved Permittee antennas located on the building be different in sizes (Length, width, or height) other than the ones shown on the stamped approved plans.
19. Once this site is deemed complete from construction, AT&T Mobility is required to send a letter (Subject: Planning Inspection Project Number 196483) to the City of San Diego, Development Services Department requesting for a planning inspection. The site is officially deemed complete once the City Manager signs the letter. The applicant shall be provided with a copy of the signed letter for record purposes.
20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- Please note that an **Administrative Planning Hold** will be placed on the project prior to Final Clearance from the City's Building Inspector to ensure compliance with the approved plans and associated conditions. Prior to calling for your Final Inspection from your building inspection official, please contact the Project Manager listed below at **(619) 687-5984** to schedule an inspection of the completed facility. Please schedule this administrative inspection at least five working days ahead of the requested Final Inspection date.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 28, 2010 and
_____.

Conditional Use Permit No. 790467
Neighborhood Use Permit No. 790466
PTS No. 196483/Internal Order No. 2400344
Date of Approval: October 28, 2010

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse - Associate Planner

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

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

CITY OF SAN DIEGO
Owner

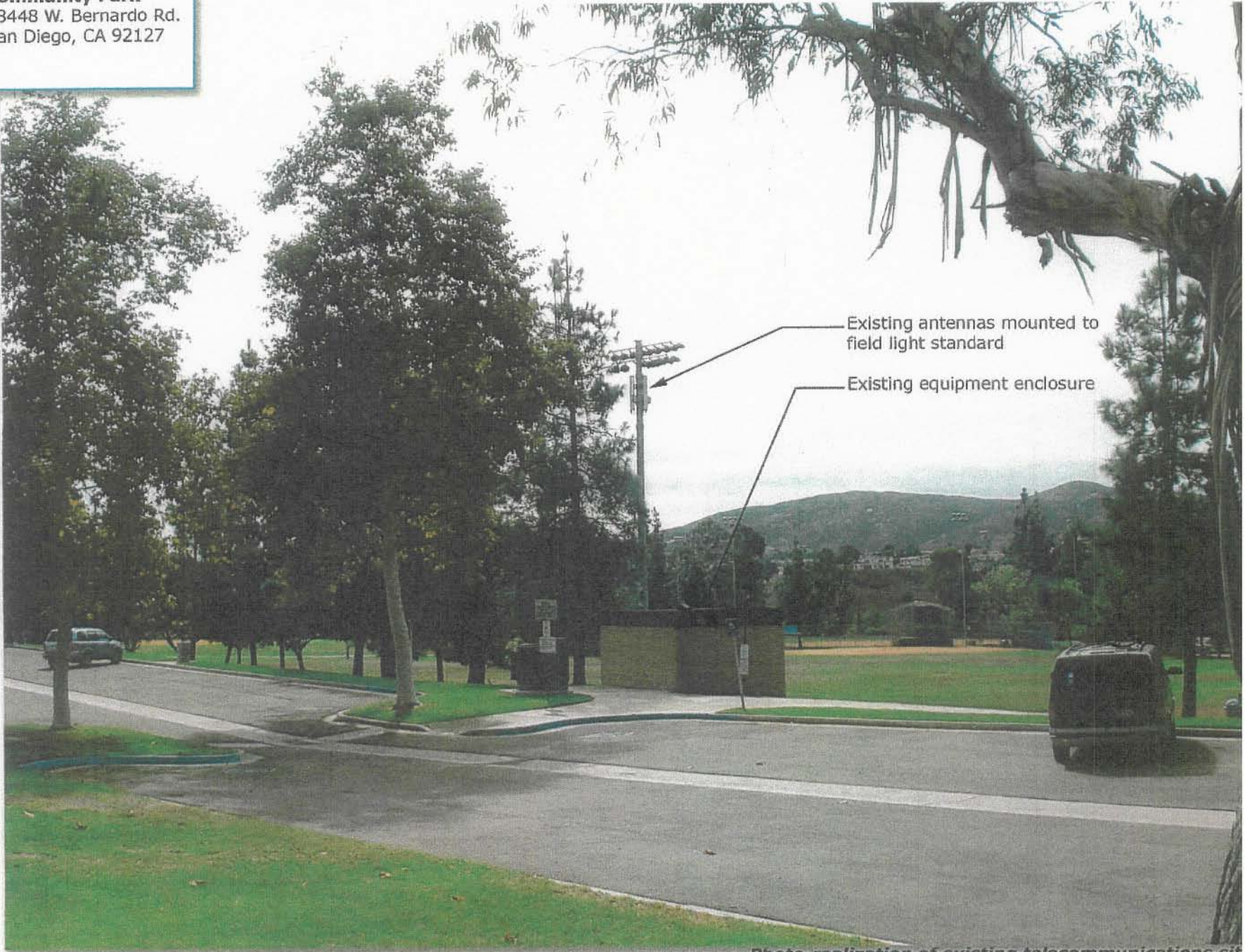
By _____
NAME
TITLE

AT&T MOBILITY
Permittee

By _____
NAME
TITLE

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

 **SD-058D**
Rancho Bernardo
Community Park
18448 W. Bernardo Rd.
San Diego, CA 92127



Existing antennas mounted to field light standard

Existing equipment enclosure

Photo-realization of existing telecommunications sit



PHOTO STUDY & KEY MAP

PROPOSAL TO ESTABLISH AND OPERATE A
NEW DIGITAL PCS
COMMUNICATIONS FACILITY

SD058

Rancho Bernardo Community Park
18448 W. Bernardo Drive
San Diego, CA 92127

Prepared for:

City of San Diego
Department of Planning
1222 First Avenue MS 301
San Diego, CA 92101

Prepared by:

PlanCom, Inc.
Contractor Representatives for
AT&T Wireless

302 State Place
Escondido, CA 92029
Contact: Shelly Kilbourn, Planning Consultant
(619) 208-4685

April 19, 2010



North Elevation



South Elevation



East Elevation



West Elevation



Looking to the South



Looking to the North



Looking to the East



Looking to the West



THE CITY OF SAN DIEGO

COPY

Date: September 29, 1999

Applicant: Wireless Facilities, Inc Agent for:
AT&T Wireless Services
9805 Scranton Road, Suite 245
San Diego, CA 92121
Attn: Doug Munson

Permit No.: 99-0464-49 Telecommunication Administration Review, SD-058D

Addresses: 18448 West Bernardo Road, San Diego, CA 92127

Subject: **PROPOSED MINOR TELECOMMUNICATION FACILITY**

PLANNING and DEVELOPMENT REVIEW ACTION:

It has been determined by **Planning & Development Review** that this proposal does not substantiate a major telecommunication facility and therefore will not be required to proceed with the Conditional Use Permit (Process Four). This decision is based on the City of San Diego's Telecommunication Antenna Policy, City Council Policy 600-43. This proposal has been reviewed with the California Environmental Quality Act (CEQA) and has been determined to be exempt per Section 15061 (b)(3).

Planning and Development Review grants **APPROVAL** of your application subject to the following:

- The facility shall be designed and constructed in accordance with the approved Exhibit "A", dated September 29, 1999. No modification or alteration shall be permitted to the approved Exhibit "A" unless revised plans are submitted and approved by Planning and Development Review.
- The facility will consist of a total of three (3) directional antennas (three arrays of one antenna) mounted on a proposed 70-foot high stadium light pole. Pursuant to the approved Exhibit "A" (sheet A2) "Antenna Mounting Detail" the antennas shall have a maximum width of eight-inches and at no point shall any portion of the



UNIVERSITY

Development Services

Development Services Center • 1222 First Avenue, MS 501 • San Diego, CA 92101-4155

- antenna face extend more than seven-inches from the surface of the pole.
- The facility shall include an approximate 180 square-foot, on-grade masonry equipment enclosure. The enclosure will be designed and constructed to match the color and texture of an existing park restroom facility. The equipment storage will house up to six equipment cabinets and associated electronic equipment.
- This Conditional Use Permit and corresponding use of this site **shall expire on September 29, 2009**. Upon expiration of this permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to it's original condition preceding approval of this permit.
- Prior to the expiration date of this Conditional Use Permit, the Permit Holder may submit a new Conditional Use Permit application to the City manager for consideration with review and a decision by the appropriate decision maker at that time

All work authorized by this permit shall be in conformance with the description of work contained herein and as indicated on the plans submitted to the Building Services Division and stamped with the Planning & Development Review "**CONFORMS**". All modifications to this structure or site not directly approved by this permit shall require further review by Planning and Development Review. Building permits must be obtained within six months from the date of this approval or this authorization shall be null and void.


Patrick Hooper
Associate Planner

Tse, Simon

From: Teri Denlinger [TeriD@san.rr.com]
Sent: Monday, October 04, 2010 4:09 PM
To: Tse, Simon
Cc: 'Ellen Willis'
Subject: RE: AT&T Rancho Bernardo Park PTS 196483

Simon:

The vote was unanimous – 18 yes votes, with 18 seated members.

Thanks.

Teri D.

Teri Denlinger, Vice Chair
Rancho Bernardo Community Planning Board

From: Tse, Simon [mailto:STse@san.rr.com]
Sent: Monday, October 04, 2010 3:43 PM
To: 'Teri Denlinger'; 'Ellen Willis'
Cc: 'John Woods'
Subject: RE: AT&T Rancho Bernardo Park PTS 196483

Thanks Teri-

Can you provide me the vote? Sorry, I have to include that information in my report.

From: Teri Denlinger [mailto:TeriD@san.rr.com]
Sent: Monday, October 04, 2010 3:39 PM
To: 'Ellen Willis'; Tse, Simon
Cc: 'John Woods'
Subject: RE: AT&T Rancho Bernardo Park PTS 196483

Ellen & Simon:

Yes, this project was voted on by the Planning Board and unanimously passed.

Teri D.

Teri Denlinger, Vice Chair
Rancho Community Planning Board

From: Ellen Willis [mailto:ebwet@gmail.com]
Sent: Monday, October 04, 2010 3:35 PM
To: Tse, Simon
Cc: John Woods; Teri Denlinger
Subject: Re: AT&T Rancho Bernardo Park PTS 196483

Hi Simon-

We are having a problem with the August minutes so ,John or Teri, can you provide ST the info he needs?

Thanks

ellen

On Mon, Oct 4, 2010 at 2:31 PM, Tse, Simon <STse@sandiego.gov> wrote:

Good afternoon Ellen

Can you please verify that this project was presented to the CPG in August and received support? If you have the minutes available, can you forward them to me? Thank you.

ST

Simon Tse Planner Office: 619.687.5984 Fax: 619.446.5499

Development Services Department

1222 First Avenue, 5th Floor San Diego, CA 92101-4155

Ownership Disclosure Statement



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 Votling Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title	Project No. For City Use Only
AT&T Mobility RB Community Park	196483
Project Address:	
18448 West Bernardo Drive	

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

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

Additional pages attached Yes No

Name of individual (type or print): City of San Diego/ READ	Name of individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address: 1200 3rd Avenue 17th Floor	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: 619-236-6722	Phone No:
Fax No:	Fax No:
Signature :	Signature :
Date:	Date:
Name of individual (type or print):	Name of individual (type or print):
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No:	Phone No:
Fax No:	Fax No:
Signature :	Signature :
Date:	Date:



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 8, 2010

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: October 28, 2010
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT TYPE: CONDITIONAL USE PERMIT & NEIGHBORHOOD USE
PERMIT - PROCESS LEVEL 4

PROJECT NUMBER: 196483
PROJECT NAME: AT&T MOBILITY RANCHO BERNARDO COMMUNITY
PARK

APPLICANT: Shelly Kilbourn

COMMUNITY PLAN AREA: Rancho Bernardo
COUNCIL DISTRICT: District 5

CITY PROJECT MANAGER: SIMON TSE, Development Project Manager
PHONE NUMBER: (619) 687-5984

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to approve, conditionally approve, or deny an application for an existing Wireless Communication Facility (WCF) consisting of three (3) panel antennas mounted on a 70-foot high stadium light. The equipment associated with this project is located inside a 180-square foot equipment enclosure, not visible to the public. The project is located at 18448 West Bernardo Drive in the OP-1-1 zone of the Rancho Bernardo Community Plan.

The decision of the Planning Commission is final unless the project is appealed to the City Council. In order to appeal the decision of the Planning Commission you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Planning Commission before the close of the public hearing. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the office of the City Clerk, 202 "C" Street, Second Floor. The appeal must be made within 10 working days of the Planning

Commission decision. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

This project was determined to be categorically exempt from the California Environmental Quality Act on February 11, 2010 and the opportunity to appeal that determination ended February 26, 2010.

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

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

Internal Order No. 24000344

Revised 12/5/08 RH

NOTICE OF EXEMPTION

(Check one or both)

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

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

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

PROJECT NO.: 196483

PROJECT TITLE: AT&T RANCHO BERNARDO COMMUNITY PARK

PROJECT LOCATION-SPECIFIC: 18448 West Bernardo Drive, San Diego, CA 92127

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

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Process 4, Conditional Use Permit and Neighborhood Use Permit for an existing Wireless Communication Facility (WCF) consisting of three panel antennas mounted on a 72-ft high ball field light. The equipment associated with the project will remain inside the existing 160-sq/ft equipment enclosure with an existing trellis design.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: AT&T Mobility
Shelly Kilbourn
PlanCom Inc.
302 State Place
Escondido, CA 92029

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: EXISTING FACILITIES [15301]
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: THE PROPOSED PROJECT WOULD NOT HAVE THE POTENTIAL FOR CAUSING SIGNIFICANT EFFECT ON THE ENVIRONMENT. NO CHANGES ARE BEING PROPOSED TO THE EXISTING WIRELESS COMMUNICATION FACILITY.

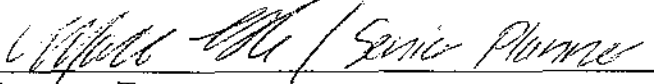
LEAD AGENCY CONTACT PERSON: Simon Tse

TELEPHONE: (619) 687-5984

IF FILED BY APPLICANT:

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

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


SIGNATURE/TITLE


DATE

- CHECK ONE:
- SIGNED BY LEAD AGENCY
- SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

AT&T Mobility Rancho Bernardo Community Park
PROJECT CHRONOLOGY
PTS #196483 INT #24000344

Date	Action	Description	City Review	Applicant Response
10.20.2009	First Submittal	Project Deemed Complete		
2.9.2010	First Assessment Letter		112 days	
5.17.2010	Second Submittal			98 days
6.18.2010	Second Assessment Letter		31 days	
9.9.2010	All issues resolved			83 days
10.28.2010	Scheduled for Planning Commission		49 days	
Total Staff Time:		Including City Holidays and Furlough	192 days	
Total Applicant Time:		Including City Holidays and Furlough		181 days
Total Project Running Time:		From Deemed Complete to PC Hearing	373 days	