



THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 19, 2012 **REPORT NO. PC-12-032**

ATTENTION: Planning Commission, Agenda of April 26, 2012

SUBJECT: AT&T MOBILITY - RANCHO BERNARDO COMMUNITY PARK LTE PROJECT NO. 238695, PROCESS FOUR

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

SUMMARY

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

Staff Recommendation:

1. **APPROVE** Planned Development Permit No. 911711 and;
2. **APPROVE** Conditional Use Permit No. 911712 and;
3. **APPROVE** Neighborhood Use Permit No. 856347.

Community Planning Group Recommendation: On February 16, 2012 the Rancho Bernardo Community Planning Board voted 18-0 to recommend approval of this project (Attachment 10).

Environmental Review: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Sections 15301 (Existing Facilities), 15302 (Replacement and Reconstruction), and 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on January 24, 2012, and the opportunity to appeal that determination ended February 8, 2012 (Attachment 12).

Fiscal Impact Statement: None with this action. All costs associated with the

Council Policy 600-43 - The guidelines establish hierarchy from the most preferred location (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. The park is zoned OP-1-1 and requires a CUP, and a PDP for the proposed deviation which results in a Process 4 level 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 current location utilizing existing vertical elements.

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 modification would result in two 72-foot tall ball field lights (one existing and one replacement) with a total of six antennas installed per pole. Consistent with the WCF Guidelines, and the General Plan, existing vertical elements such as ball field light standards are encouraged as an appropriate form of design for WCFs. The expansion to the equipment enclosure associated with this project is appropriately designed to minimize any potential visual impacts to the park setting. Therefore, staff has determined that the proposed WCF has been designed 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 of the OP-1-1 zone and the Wireless Communication Facilities Regulations Section 141.0420, with the exception to the proposed deviation to exceed the equipment size limitation of 250-square feet and to continue to operate with an above ground enclosure within a dedicated City park. The expansion to the equipment enclosure has been determined by staff to be appropriately designed to match the existing enclosure, resulting in minimal visual impacts to the park setting. These deviations can be supported by staff considering how AT&T's enclosure is located in an area that is away from park use and has been designed to integrate with the park's existing restroom facilities. Utilizing existing vertical elements such as ball fields are encouraged and can be supported by staff. Therefore, staff recommends that the Planning Commission approve Planned Development Permit No. 911711, Conditional Use Permit No. 911712 and Neighborhood Use Permit No. 856347.

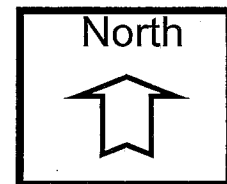
ALTERNATIVES

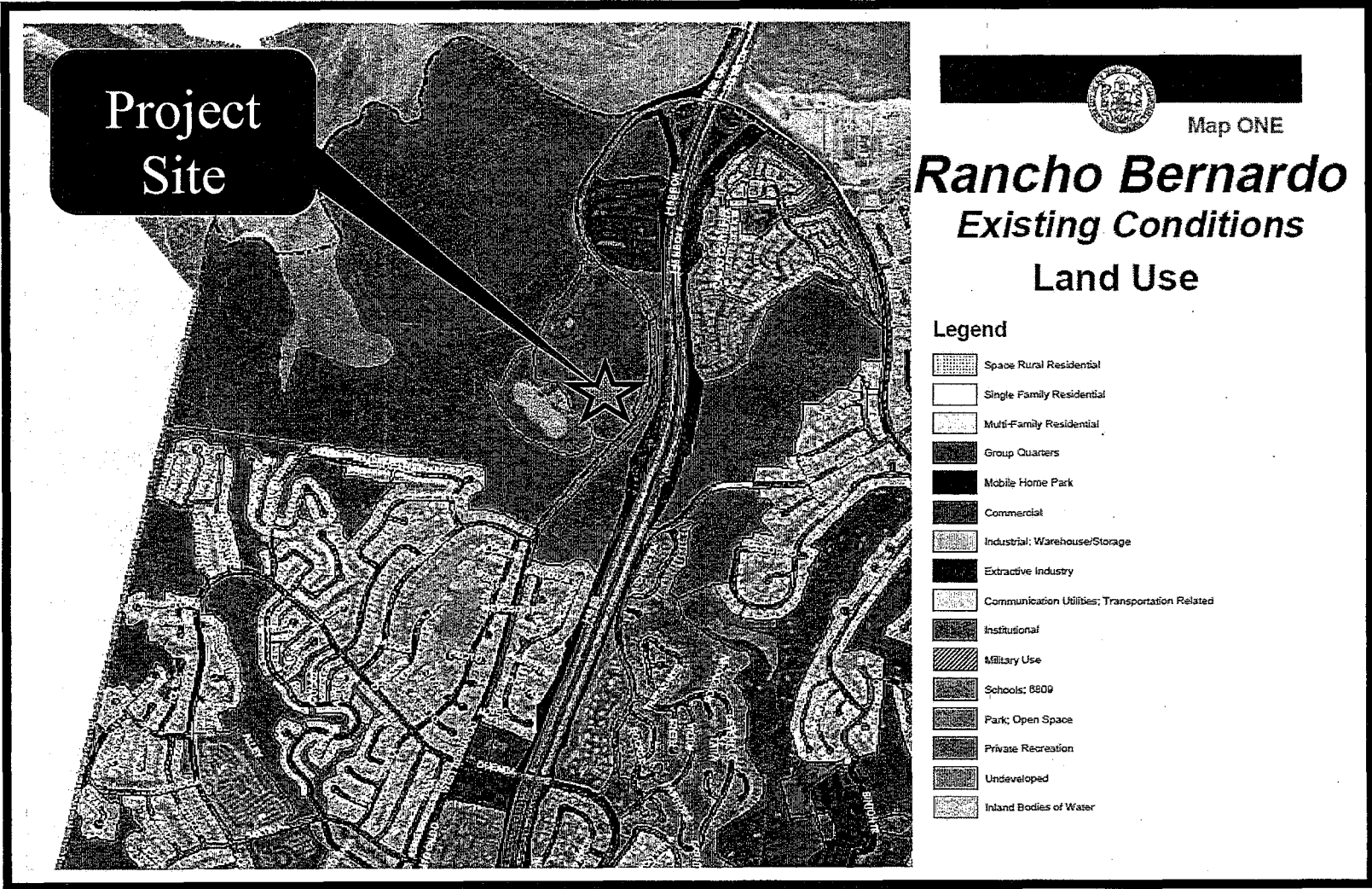
1. **APPROVE** Planned Development Permit No. 911711 Conditional Use Permit No. 911712 and Neighborhood Use Permit No. 856347, **with modifications.**
2. **DENY** Planned Development Permit No. 911711 Conditional Use Permit No. 911712 and Neighborhood Use Permit No. 856347, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law**



Aerial Photo

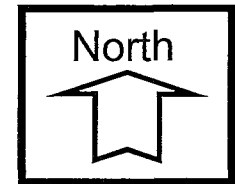
AT&T Mobility Rancho Bernardo Community Park LTE - Project No. 238695
18448 West Bernardo Drive, San Diego, CA 92127

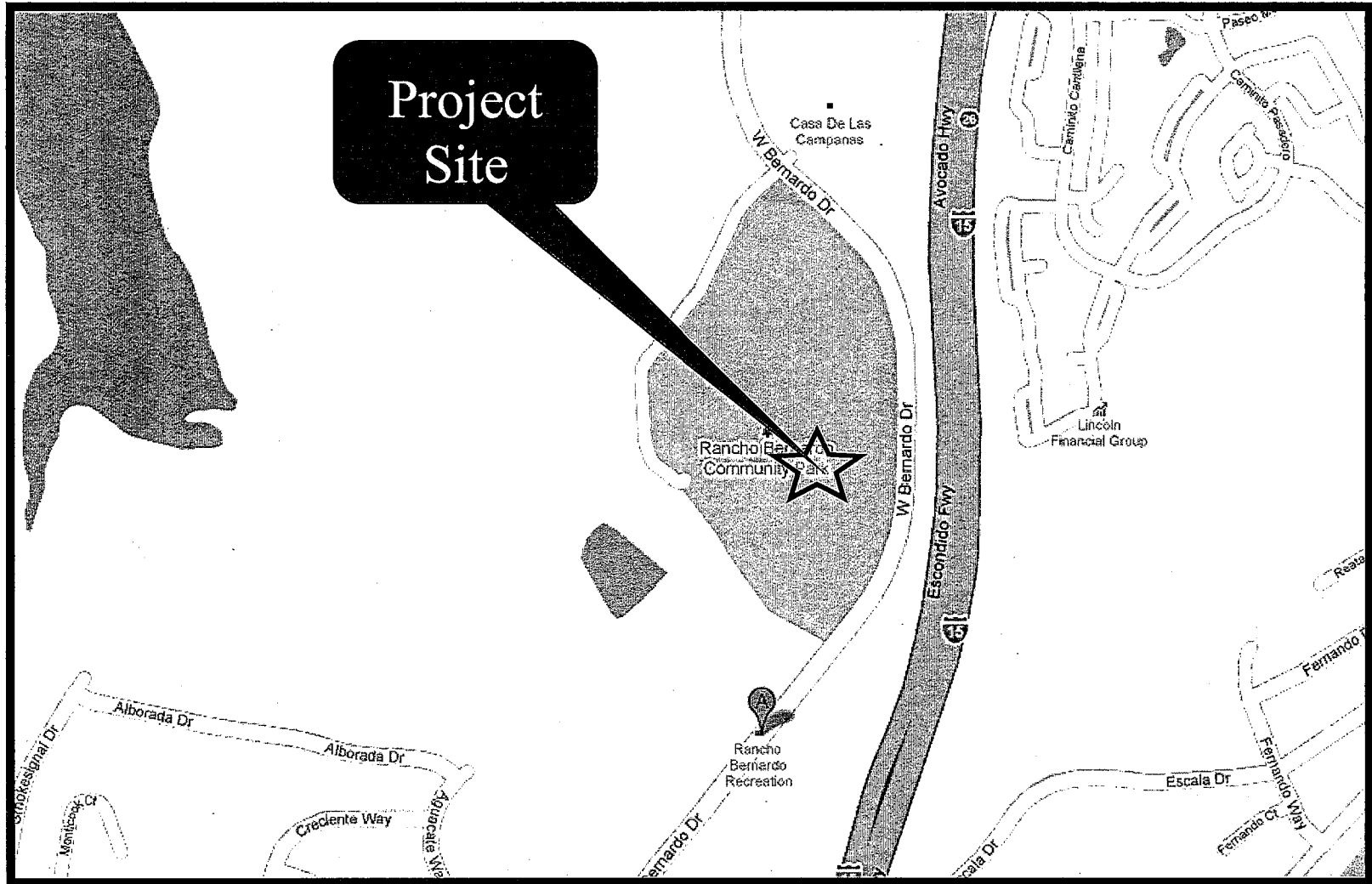




Community Land Use Map (Rancho Bernardo)

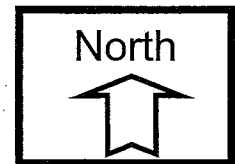
AT&T Mobility Rancho Bernardo Community Park LTE - Project No. 238695
 18448 West Bernardo Drive, San Diego, CA 92127





Project Location Map

AT&T Mobility Rancho Bernardo Community Park LTE - Project No. 238695
18448 West Bernardo Drive, San Diego, CA 92127



PROJECT DATA SHEET

PROJECT NAME:	AT&T Mobility Rancho Bernardo Community Park LTE	
PROJECT DESCRIPTION:	A modification to an existing Wireless Communication Facility (WCF) consisting of a replacement 72-foot tall replacement ball field light and a combination of twelve new and replacement antennas. The equipment associated with this project will be expanded a total of 200-square feet (total of 384-square feet).	
COMMUNITY PLAN AREA:	Rancho Bernardo	
DISCRETIONARY ACTIONS:	Planned Development Permit, Neighborhood Use Permit & Conditional Use Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Open Space/Park	
<u>(OP-1-1)/LDC 141.0420 ZONING INFORMATION:</u>		
ZONE: OP-1-1 HEIGHT LIMIT: None FRONT SETBACK: None SIDE SETBACK: None REAR SETBACK: None LDC 141.0420(g)(3): 250-square feet Proposed: 384-square feet		
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:	AT&T Mobility is proposing to expand the existing enclosure an additional 200-square feet for a total of 384-square feet. The equipment expansion exceeds the 250-square foot equipment limitation per LDC 141.0420(g)(3) and requires a Planned Development Permit for the deviation.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 16, 2012, the Rancho Bernardo Community Board voted 18-0 to support the AT&T Mobility Rancho Bernardo Community Park project (Attachment 10).	

**PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 911711
CONDITIONAL USE PERMIT NO. 911712
NEIGHBORHOOD USE PERMIT NO. 856347
AMENDMENT TO PROJECT NO. 196483 (NUP NO. 790466 & CUP NO. 790467)
AT&T MOBILITY RANCHO BERNARDO COMMUNITY PARK LTE
PROJECT NO. 238695**

WHEREAS, CITY OF SAN DIEGO, Owner and AT&T MOBILITY, Permittee, filed an application with the City of San Diego for a permit to modify an existing Wireless Communication Facility (WCF). The modification would result in the installation of six antennas on an existing 72-foot high stadium light and six antennas on one replacement 72-foot high stadium light for a total of twelve antennas at this location. The equipment associated with this project is located inside a 384-square foot equipment enclosure designed to match the existing park's restroom facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 911711, Conditional Use Permit No. 911712, and Neighborhood Use Permit No. 856347;

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 April 26, 2012, the PLANNING COMMISSION of the City of San Diego considered Planned Development Permit No. 911711, Conditional Use Permit No. 911712 and Neighborhood Use Permit No. 856347 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on January 24, 2012 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301 (Existing Facilities), Section 15302 (Replacement and Reconstruction), and Section 15303 (New Construction), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

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 April 26, 2012.

FINDINGS:

Findings for a Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits (OUTSIDE THE COASTAL ZONE)

The proposed WCF has been designed to comply with the regulations of the OP-1-1 zone and the Wireless Communication Facility Regulation Section 141.0420 with the exception of the 250-square foot equipment size limitation. Due to the size of the proposed expansion resulting in a 384-square foot equipment enclosure, the project requires a deviation to exceed the equipment limitation of 250-square feet per Land Development Code (LDC) Section 141.0420(g)(3). The proposed expansion is consistent with the previously approved design to match the park's restroom facility. Access to and from the park will not be affected by the proposed enclosure.

Per LDC Section 141.0420(i)(1)(B), equipment enclosures shall be placed underground. Due to concerns with potential impacts related to park activities, staff can support the proposed deviation to allow the continued operation and expansion of an above ground enclosure. Replacing the existing enclosure with a subterranean vault would result in a significant amount of excavation for an enclosure of this size and would eliminate significant landscaping. In terms of park activity-related concerns, undergrounding the equipment would require heavy machinery and reduce access to at least one side of the park for an extended period of time. This impact can be avoided with the expansion of the existing enclosure, which would preserve park activities with minimal impacts, resulting in a more desirable project.

The proposed and replacement ball field lights supporting the antennas comply with the WCF regulations. The antennas will extend a maximum of 12-inches from the face of the pole and the associated conduits will be concealed inside antenna chin covers and routed directly into the pole to prevent any exposed conduits. The proposed TMAs and the RRUs are concealed behind a new 8-foot long and 4-foot 1-inch diameter raydome. Both the antennas and the raydomes will be painted to match the ball field light.

Findings for Conditional Use Permit Approval – Section 126.0305

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

Section A-15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities 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. In this particular case, the proposed ball field lights (one existing and one replacement ball field light) are compatible with the existing park use.

The ball field light poles supporting the antennas comply with the WCF regulations. The antennas will extend a maximum of 12-inches from the face of the pole and the associated conduits will be concealed inside antenna chin covers and routed directly into the pole to prevent any exposed conduits. The proposed Tower Mounted Amplifiers (TMAs) and the Remote Radio Units (RRUs) are concealed behind a new 8-foot long and 4-foot 1-inch diameter raydome. Both the antennas and the raydomes will be painted to match the ball field light. The WCF Guidelines and the WCF Council Policy 600-43 recommend utilizing existing vertical elements to support these types of facilities. In this case, the intent is that the addition of antennas to a ball field light that already supports a rack of lights and other associated components will not be a significant visual impact. AT&T's design to mount the antennas as close to the pole as possible and covering the other components and cables with a raydome effectively integrates the WCF into the ball field light standard.

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

Utilizing existing ball field lights are encouraged in parks as illustrated in the WCF's guidelines. Ball field lights are ideal support structures because they are tall and already serve a need within the park, eliminating the need to erect a new vertical element which may negatively impact the park use. Additionally, new vertical elements may not be appropriate in park settings depending on the proposed design. Aesthetically, AT&T's design to install no more than six antennas per pole would help reduce the overall bulk at the top of the pole. Meanwhile, the proposed modification would increase AT&T's service reliability for the residents and visitors of the surrounding area. The height of the ball field lights are unchanged per MUSCO's (the light manufacturer) recommendation in an effort to continue to provide required lighting for softball games. Therefore, the proposed WCF is appropriate at the proposed park location.

Neighborhood Use Permit - Section 126.0205

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

Section A.15 of the Urban Design section of the City of San Diego's General Plan addresses Wireless Facilities. The intent is to minimize the visual impact of wireless facilities. The General Plan states that wireless facilities 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. In this particular case, the proposed ball field lights (one existing and one replacement ball field light) are compatible with the existing park use.

The ball field light poles supporting the antennas comply with the WCF regulations. The antennas will extend a maximum of 12-inches from the face of the pole and the associated conduits will be concealed inside antenna chin covers and routed directly into the pole to prevent any exposed conduits. The proposed Tower Mounted Amplifiers (TMAs) and the Remote Radio Units (RRUs) are concealed behind a new 8-foot long and 4-foot 1-inch diameter raydome. Both the antennas and the raydomes will be painted to match the ball field light. The WCF Guidelines and the WCF Council Policy 600-43 recommend utilizing existing vertical elements to support these types of facilities. In this case, the intent is that the addition of antennas to a ball field light that already supports a rack of lights and other associated components will not be a significant visual impact. AT&T's design to mount the antennas as close to the pole as possible and covering the other components and cables with a raydome effectively integrates the WCF into the ball field light standard.

The Rancho Bernardo Community Plan does not address WCF's as a specific land use. However, the General Plan also states that facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context" The proposed equipment expansion will match the existing enclosure and will result in minimal impact to the overall park setting. Access to and from the park would not be affected by the expansion. As a result, the proposed WCF design would be compatible with the existing park use and respectful to the neighborhood context.

Simon Tse
Associate Planner
Development Services

Adopted on: April 26, 2012

Internal Order No. 24001763

Draft

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: 24001763

PLANNED DEVELOPMENT PERMIT NO. 911711
CONDITIONAL USE PERMIT NO. 911712
NEIGHBORHOOD USE PERMIT NO. 856347
AT&T MOBILITY RANCHO BERNARDO COMMUNITY PARK LTE
AMENDMENT TO PROJECT NO. 196483 (CUP NO. 790467 & NUP NO. 790466)
PROJECT NO. 238695
PLANNING COMMISSION

This Planned Development Permit No. 911711, Conditional Use Permit No. 911712 and Neighborhood Use Permit No. 856347 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] section 126.0201, 126.0301, 126.0601, 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 April 26, 2012, on file in the Development Services Department.

The project shall include:

- a. A Wireless Communication Facility (WCF) consisting of two (one replacement and one existing) 72-foot high stadium light poles supporting six antennas each and;
- b. One 8-foot long and 4-foot 1-inch diameter raydome for each ball field light concealing all associated Remote Radio Units (RRUs) and Tower Mounted Amplifiers (TMAs) and;

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 Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City

21. Permittee shall not cause or allow the antennas located on the WCF to be different sizes (length, width, or height) than as shown on the stamped approved plans and as listed here:

a. Twelve (12) antennas with the following dimensions: 75.5" by 11.8" by 6"

22. The WCF shall conform to the stamped approved plans and approved photosimulations prior to final Telecom Planning Inspection approval.

23. Photosimulations for the WCF shall be printed (not stapled) on the construction plans. This helps ensure that the construction team building the project constructs the project in compliance with approved the Exhibit "A."

24. The Permittee shall place appropriate signage on the WCF as required by CAL-OSHA/FCC to the satisfaction of the Development Services Department. The Permittee shall be responsible for complying with all State and Federal regulations, as applicable.

25. All equipment, including transformers, emergency generators and air conditioners belonging to the Permittee 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.

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

27. Antennas shall be painted and textured to match the light pole to the satisfaction of the Development Services Department.

28. All antennas shall include bottom chin covers, painted to match the light pole to the satisfaction of the Development Services Department.

29. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.

30. The antennas may not extend more than a maximum of 12-inches from the face of the pole.

31. All conduits are to be routed directly underneath the pole without the use of a "doghouse".

32. 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

Planned Development Permit No. 911711
Conditional Use Permit No. 911712
Neighborhood Use Permit No. 856347
Date of Approval: April 26, 2012

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.**

ENGINEERING

2009 INTERNATIONAL BUILDING CODE
 2008 NATIONAL ELECTRIC CODE
 TIA/EIA-222-G OR LATEST EDITION
 CALIFORNIA BUILDING CODE, TITLE 24, 2010 EDITION
 CALIFORNIA ELECTRICAL CODE, 2010 EDITION BASED ON 2008 N.E.C.
 CALIFORNIA PLUMBING CODE, 2010 EDITION BASED ON 2009 U.P.C.
 CALIFORNIA MECHANICAL CODE, 2010 EDITION BASED ON 2009 I.M.C.
 CALIFORNIA FIRE CODE, 2010 EDITION BASED ON 2009 I.F.C.
 CALIFORNIA ENERGY CODE, 2010 EDITION

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

AT&T WIRELESS PROPOSES TO MODIFY AN EXISTING WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:
 • MODIFY (1) (E) 72'-0" LIGHT STANDARD
 • REMOVE (1) (E) 72'-0" STADIUM LIGHT POLE
 • INSTALL (1) (N) 72'-0" AT&T LIGHT STANDARD
 • INSTALL (2) (N) LTE EQUIPMENT CABINETS
 • REMOVE (3) (E) 6' ANTENNAS FROM (E) SITE
 • REMOVE (8) (E) TMA'S FROM (E) SITE
 • INSTALL (12) (N) 6' ANTENNAS (6 PER POLE)
 • INSTALL (12) (N) RRU'S (6 PER POLE)
 • INSTALL (12) (N) TMA'S (6 PER POLE)
 • INSTALL (2) (N) DC SURGE SUPPRESSORS
 • INSTALL (1) (N) GPS ANTENNA
 • INSTALL (2) (N) CONDUIT FOR FIBER ROUTE
 • INSTALL (1) (N) 200 SQ FT BRICK ENCLOSURE EXTENSION

SITE INFORMATION

PROPERTY OWNER: THE CITY OF SAN DIEGO
 ADDRESS: 1200 3RD AVE SUITE 1700 MS 51A SAN DIEGO, CA 92101
 SITE NAME: RANCHO BERNARDO COMMUNITY PARK
 SITE ADDRESS: 18448 W. BERNARDO DRIVE SAN DIEGO, CA 92127
 SITE CONTACT: CAROL YOUNG (619) 236-9081
 COUNTY: SAN DIEGO
 LATITUDE (NAD 83): 33° 2' 50.100" N 33.04725
 LONGITUDE (NAD 83): 117° 4' 27.840" W -117.0774
 GROUND ELEVATION: 365' AMSL
 ANTENNA TIP HEIGHT: 65'-0" AGL
 ZONING JURISDICTION: CITY OF SAN DIEGO
 ZONING DISTRICT: OP-1-1
 EXISTING PERMITS: NUP (790466) & CUP (790467)
 PARCEL #: 272-110-43
 PROCESS: NEIGHBORHOOD USE PERMIT, CONDITIONAL USE PERMIT, & PLANNED DEVELOPMENT PERMIT
 OCCUPANCY GROUP: S-1
 CONSTRUCTION TYPE: V-8
 OTHER WIRELESS FACILITIES: AT&T
 POWER COMPANY: SDG&E
 TELEPHONE COMPANY: AT&T
 RF ENGINEER: RAW JINCHAL (619) 822-4394
 PLANCOM ZONING AGENT: KRISTAL PATTERSON (760) 715-8703
 PLANCOM LEASING AGENT: RODNEY PHILPOWER (619) 200-2250
 CONSTRUCTION MANAGER: CRAIG MCNUITY (619) 200-9884

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 IN BOOK 2, PAGE 42 OF PATENTS.

CONTACT INFORMATION

ENGINEER: BLACK & VEATCH CORPORATION
 8620 WILLOW CREEK RD, SUITE 310
 SAN DIEGO, CA 92131
 CONTACT: MAHD MURADI (619) 302-5358



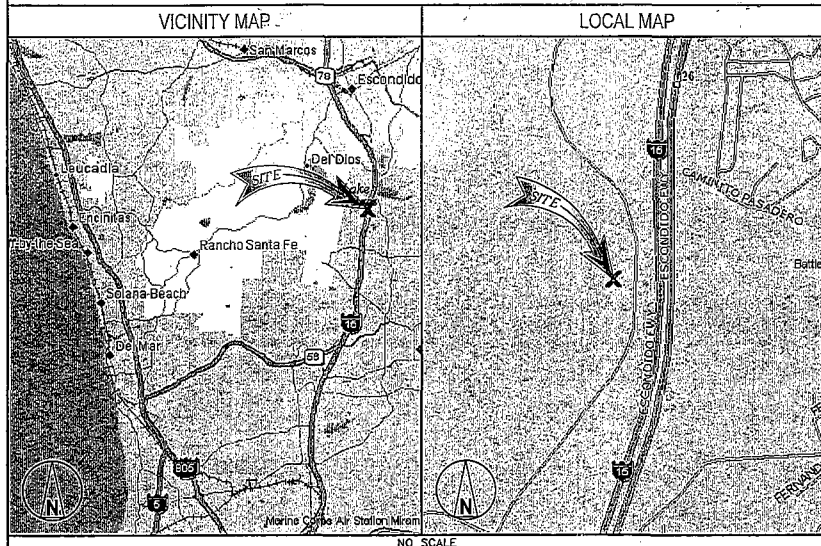
at&t

SD0058

RANCHO BERNARDO COMMUNITY PARK

LTE OPTIMAL
 18448 W. BERNARDO DRIVE
 SAN DIEGO, CA 92127

LOCATION MAPS



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

HEAD SOUTHWEST ON PACIFIC CENTER BLVD. TOWARD MCKELLAR CT; GO 404 FT. MAKE A U-TURN AT MCKELLAR CT.; GO 0.3 MI. TAKE THE 2ND RIGHT ONTO PACIFIC HEIGHTS BLVD.; GO 0.5 MI. TURN LEFT AT MIRA MESA BLVD.; GO 4.6 MI. TAKE RAMP ONTO I-15 NORTH; GO 7.8 MI. TAKE EXIT 24 FOR RANCHO BERNARDO RD.; GO 0.2 MI. TURN RIGHT AT RANCHO BERNARDO RD.; GO 0.2 MI. TAKE THE 1ST LEFT ONTO BERNARDO CENTER DR.; GO 1.0 MI. TURN RIGHT AT WEST BERNARDO DR.; GO 0.7 MI. SITE WILL BE ON THE LEFT.

APPROVALS

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

AT&T RF: _____ DATE: _____
 SITE ACQUISITION: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____
 CM: _____ DATE: _____
 AT&T PM: _____ DATE: _____

RF INFORMATION

	LTE	GSM	UMTS
TX	704.0 - 716.0 MHz	869 - 874.6 MHz 890 - 891.4 MHz 1950 - 1952.8 MHz 1970 - 1980 MHz	974.6 - 879.6 MHz 1945 - 1950 MHz
Rx	734.0 - 746.0 MHz	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1890 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz
MAX EIRP:	500.0 WATTS	MAX EIRP:	850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-2.1	UTILITY RELOCATION
Z-3	(E) EQUIPMENT LAYOUT
Z-3.1	(N) EQUIPMENT LAYOUT
Z-4	ANTENNA LAYOUT (LIGHT STANDARD "A")
Z-4.1	ANTENNA LAYOUT (LIGHT STANDARD "B")
Z-5	SITE ELEVATION
Z-6	SITE ELEVATION
Z-7	SITE DETAILS
Z-8	SITE DETAILS

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: 168151
 DRAWN BY: AW
 CHECKED BY: VLH

REV	DATE	DESCRIPTION
C	11/07/11	ISSUED FOR ZONING
F	06/16/11	ISSUED FOR ZONING
E	04/27/11	ISSUED FOR ZONING
D	04/19/11	ISSUED FOR ZONING
C	04/07/11	ISSUED FOR REVIEW (ZONING)
B	12/09/10	EXTEND LEASE AREA
A	11/16/10	ISSUED FOR ZONING

ENGINEER OF RECORD

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

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE SUPERVISION 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
 TITLE SHEET

SHEET NUMBER
T-1

NOTES:

1. NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT.
2. THIS PROJECT PROPOSES NO WORK IN THE PUBLIC RIGHT-OF-WAY.
3. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
4. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO CONSTRUCTION PLANS OR SPECIFICATIONS.
5. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP), THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

GRADING DATA TABLE		
DESCRIPTION	VOLUME (CU. FT.)	MINIMUM COMPACTION (%)
EXCAVATION	±105	N/A
BACKFILL	±105	95%

**LESSEE'S CERTIFICATE
STANDARD WIRELESS FACILITY PROJECT
FOR POST CONSTRUCTION BMP'S**

I/WE THE UNDERSIGNED, AS A LESSEE OF A PORTION OF THE PROPERTY DESCRIBED AS
18448 W. BERNARDO DRIVE, SAN DIEGO, CA 92127
(ADDRESS OR LEGAL DESCRIPTION)

UNDERSTAND THAT, IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO "IDENTIFY POLLUTANTS FROM THE PROJECT AREA" AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP'S.

I CERTIFY TO THE BEST OF MY KNOWLEDGE, THAT THE POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:

- SEDIMENTS
- NUTRIENTS
- TRASH AND DEBRIS
- OXYGEN DEMANDING SUBSTANCE
- OIL AND GREASE
- BACTERIA AND VIRUSES
- PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN:

- * MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS;
- * MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES;
- * CONSERVE NATURAL AREAS;
- * USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS;
- * DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM;
- * PRESERVE EXISTING NATIVE TREES AND SHRUBS;
- * PROTECT ALL SLOPES FROM EROSION.

ADDITIONALLY, I/WE WILL:

- * MINIMIZE THE USE OF PESTICIDES;
- * USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN, INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS AS NEEDED.

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S FOR THE DURATION OF THE LEASE.

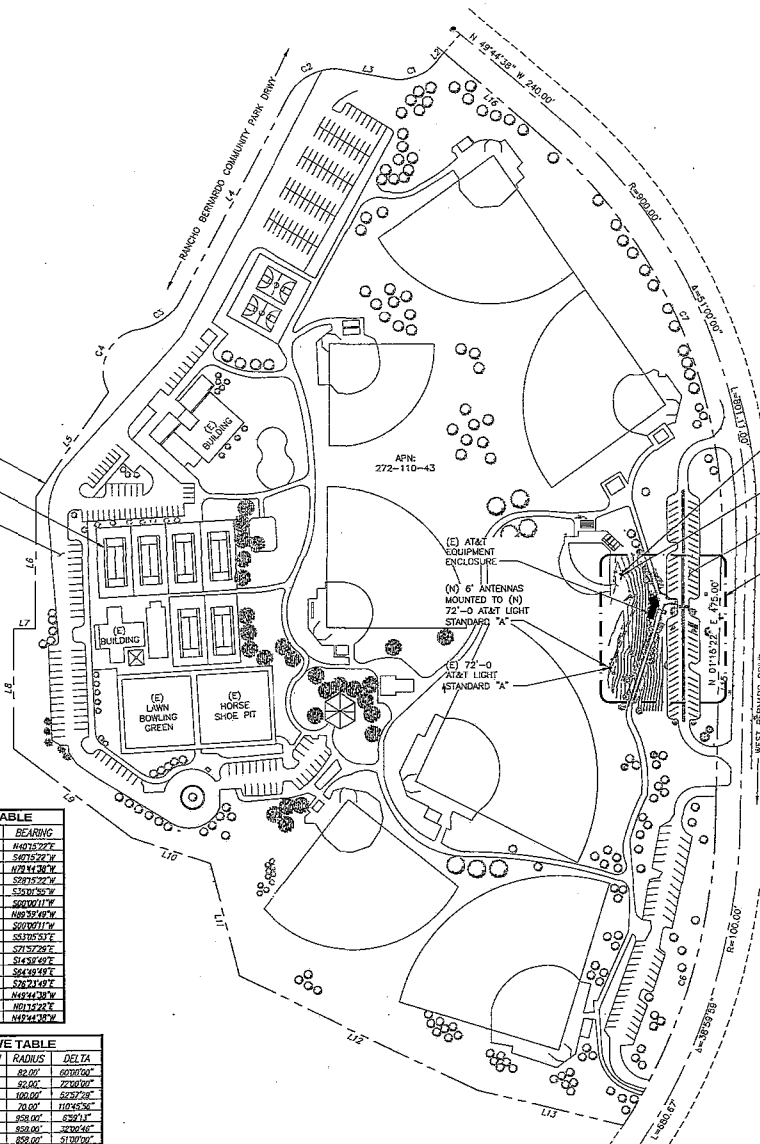
LESSEE KEVIN C BECKER COMPANY NAME AT&T MOBILITY
(PRINT NAME)

LESSEE K C B DATE _____
(SIGNATURE)

LINE	LENGTH	BEARING
L1	42.00'	N42°44'30"W
L2	71.14'	S87°52'22"W
L3	80.00'	N72°14'30"W
L4	82.00'	S87°52'22"W
L5	71.14'	S37°00'30"W
L6	223.00'	S60°00'11"W
L7	37.00'	N68°35'49"W
L8	223.00'	S27°00'11"W
L9	256.00'	S37°00'31"E
L10	140.00'	S73°27'28"E
L11	155.00'	S43°00'49"E
L12	450.00'	S84°49'19"E
L13	254.50'	S38°24'49"E
L14	42.00'	N42°44'30"W
L15	425.00'	N72°14'30"W
L16	224.25'	N42°44'30"W

CURVE	LENGTH	RADIUS	DELTA
C1	83.87'	82.00'	60°00'00"
C2	116.61'	82.00'	72°00'00"
C3	82.43'	100.00'	52°27'00"
C4	130.33'	70.00'	112°45'00"
C5	116.61'	82.00'	82°11'00"
C6	235.16'	528.00'	33°00'00"
C7	78.77'	828.00'	51°00'00"

- (E) PROPERTY LINE (TYP)
- (E) TENNIS COURT (TYP)
- (E) PARKING



- (N) 6' ANTENNAS MOUNTED TO (N) 72'-0 AT&T LIGHT STANDARD "B"
- (N) 72'-0 AT&T LIGHT STANDARD "B"
- (E) PARKING (TYP)
- SEE ENLARGED SITE PLAN (SHEET Z-2)



SITE PLAN

SCALE: 1"=100'

5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121

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

PROJECT NO:	168151
DRAWN BY:	AW
CHECKED BY:	VLH

REV	DATE	DESCRIPTION
C	11/07/11	ISSUED FOR ZONING
F	08/15/11	ISSUED FOR ZONING
G	04/22/11	ISSUED FOR ZONING
D	04/19/11	ISSUED FOR ZONING
O	04/07/11	ISSUED FOR REVIEW (ZONING)
B	12/09/10	EXTEND LEASE AREA
A	11/16/10	ISSUED FOR ZONING

ENGINEER OF RECORD

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

**NOT TO BE USED
FOR CONSTRUCTION**

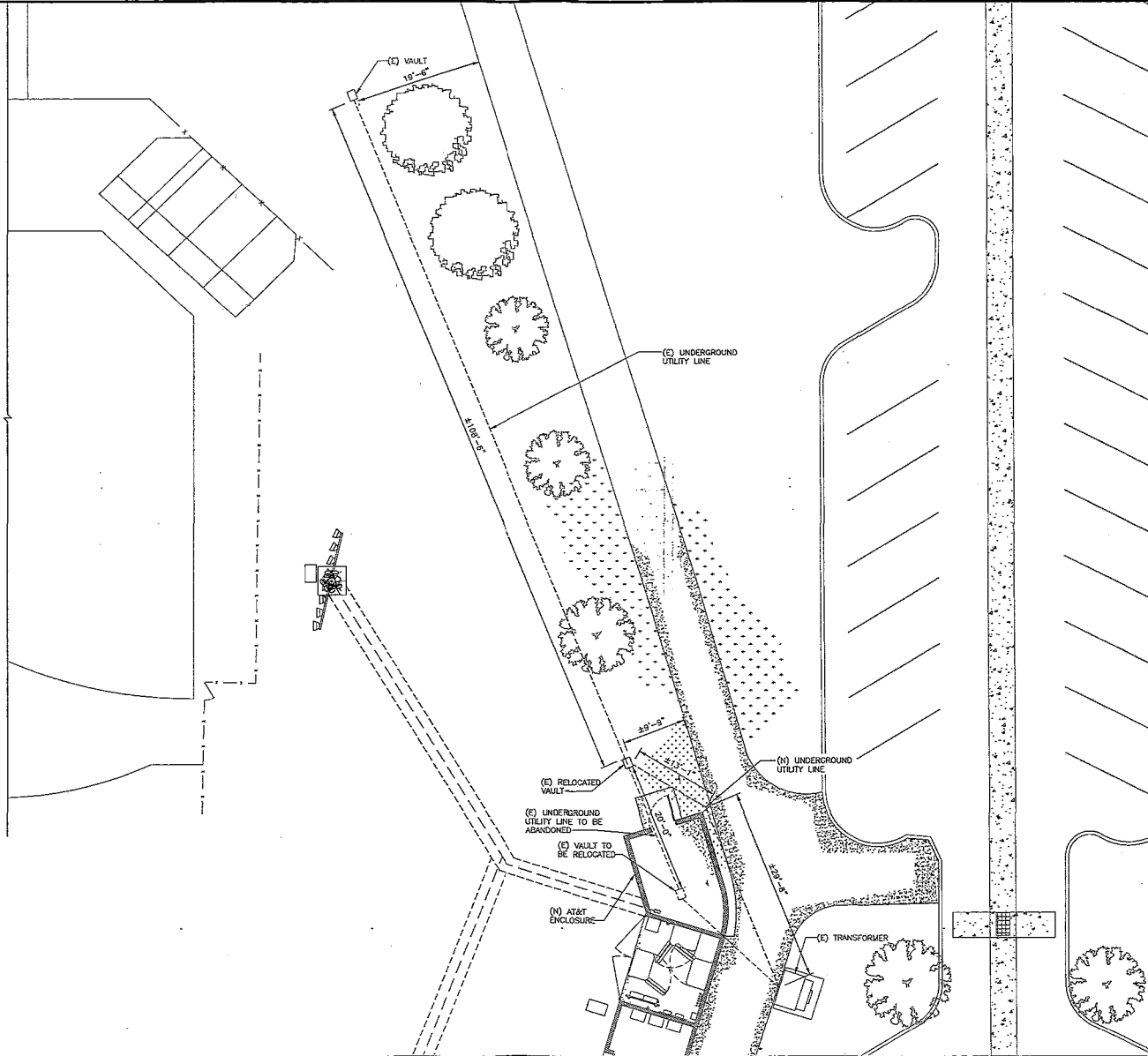
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

S00058
RANCHO BERNARDO COMMUNITY PARK
18448 W. BERNARDO DRIVE
SAN DIEGO, CA 92127
ZONING

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

- NOTES:**
1. ALL UTILITY DIMENSIONS GIVEN ARE APPROXIMATIONS.
 2. RELOCATION OF THE ELECTRICAL VAULT IS TO BE FIELD VERIFIED WITH THE UTILITY COMPANY FOR THE EXACT LOCATION.
 3. PLACEMENT OF NEW UTILITY LINE IS TO BE COORDINATED WITH UTILITY COMPANY.
 4. TRELLIS ROOF AND NEW EQUIPMENT NOT SHOW FOR CLARITY.



UTILITY RELOCATION

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



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

10850 GRANDVIEW DRIVE
OVERLAND PARK, KANSAS 66210
(913) 458-2000

PROJECT NO:	188151
DRAWN BY:	AW
CHECKED BY:	VLH

REV	DATE	DESCRIPTION
G	11/07/11	ISSUED FOR ZONING
F	08/18/11	ISSUED FOR ZONING
E	04/22/11	ISSUED FOR ZONING
D	04/19/11	ISSUED FOR ZONING
C	04/07/11	ISSUED FOR RENDW (ZONING)
B	12/09/10	DEVELOP LEASE AREA
A	11/16/10	ISSUED FOR ZONING

ENGINEER OF RECORD

PATRICK DOYLE
CA NO. 74199
BLACK & VEATCH
10850 GRANDVIEW DR.
OVERLAND PARK, KS 66210
(913) 458-2000

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

SHEET TITLE
UTILITY RELOCATION

SHEET NUMBER
Z-2.1



5738 PACIFIC CENTER BLVD
SAN DIEGO, CA 92121



BLACK & VEATCH

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

PROJECT NO: 168151

DRAWN BY: AW

CHECKED BY: VLJH

REV	DATE	DESCRIPTION
D	11/07/11	ISSUED FOR ZONING
F	08/16/11	ISSUED FOR ZONING
E	04/22/11	ISSUED FOR ZONING
D	04/14/11	ISSUED FOR ZONING
C	04/02/11	ISSUED FOR REVIEW (ZONING)
B	12/09/10	EXTEND LEASE AREA
A	11/16/10	ISSUED FOR ZONING

ENGINEER OF RECORD

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

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FOR CONSTRUCTION**

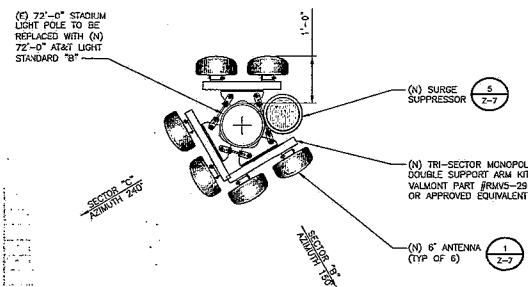
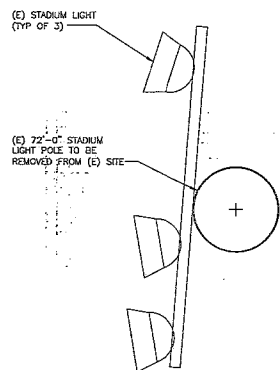
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SD0058
RANCHO BERNARDO COMMUNITY PARK
18448 W. BERNARDO DRIVE
SAN DIEGO, CA 92127
ZONING

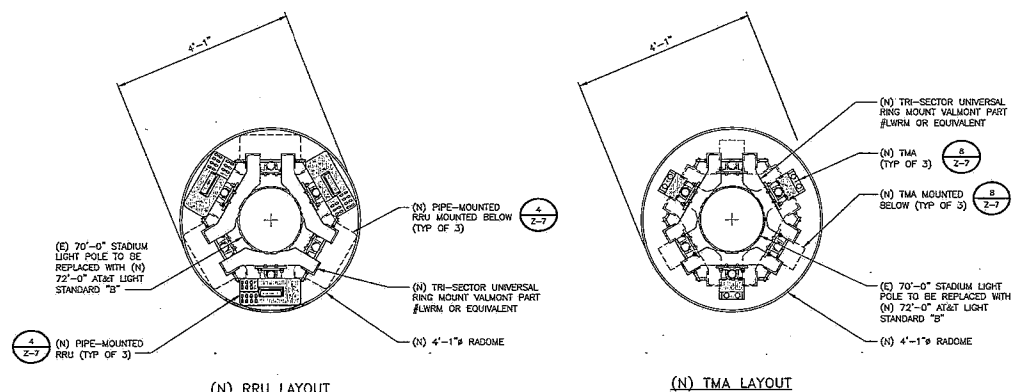
SHEET TITLE
ANTENNA LAYOUT
(LIGHT STANDARD "B")

SHEET NUMBER
Z-4.1

NOTE:
THE PROPOSED ANTENNAS AND RADOMES SHALL BE PAINTED
TO MATCH THE EXISTING/REPLACEMENT LIGHT STANDARDS.



(N) ANTENNA LAYOUT



(N) RRU LAYOUT

(N) TMA LAYOUT

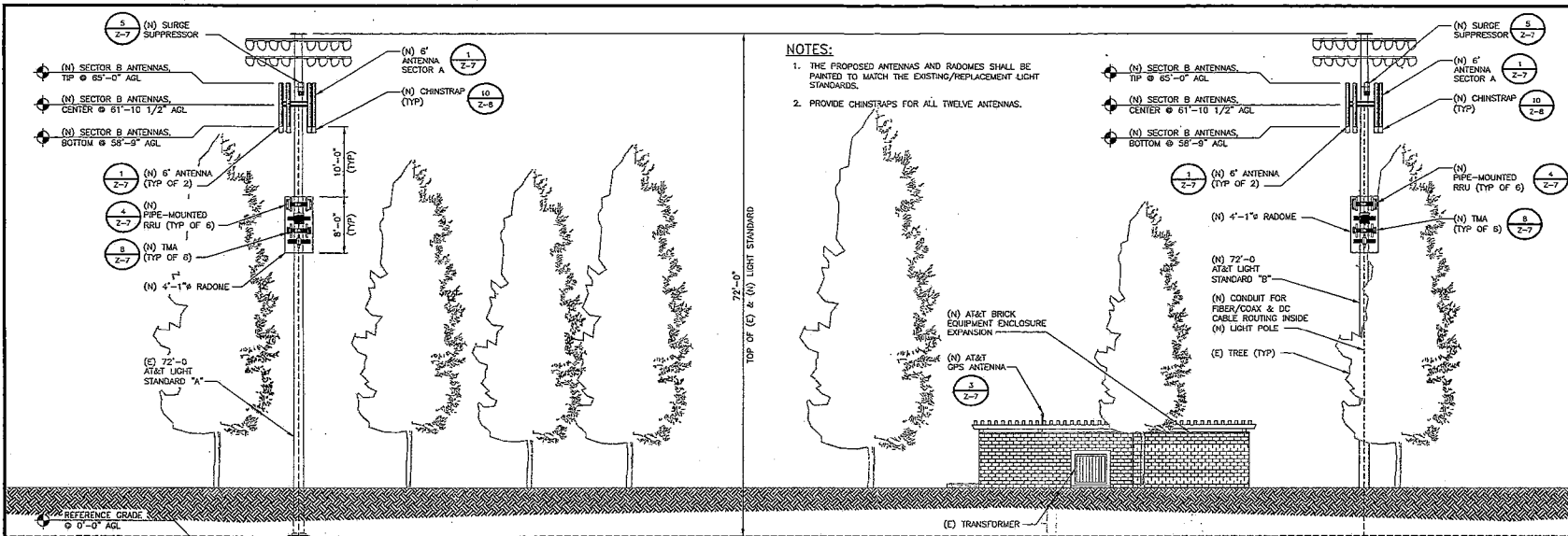


(E) 70'-0" STADIUM LIGHT POLE

SCALE: 3/4"=1'-0"

(N) ANTENNA LAYOUT (N) LIGHT STANDARD "B"

SCALE: 3/4"=1'-0"

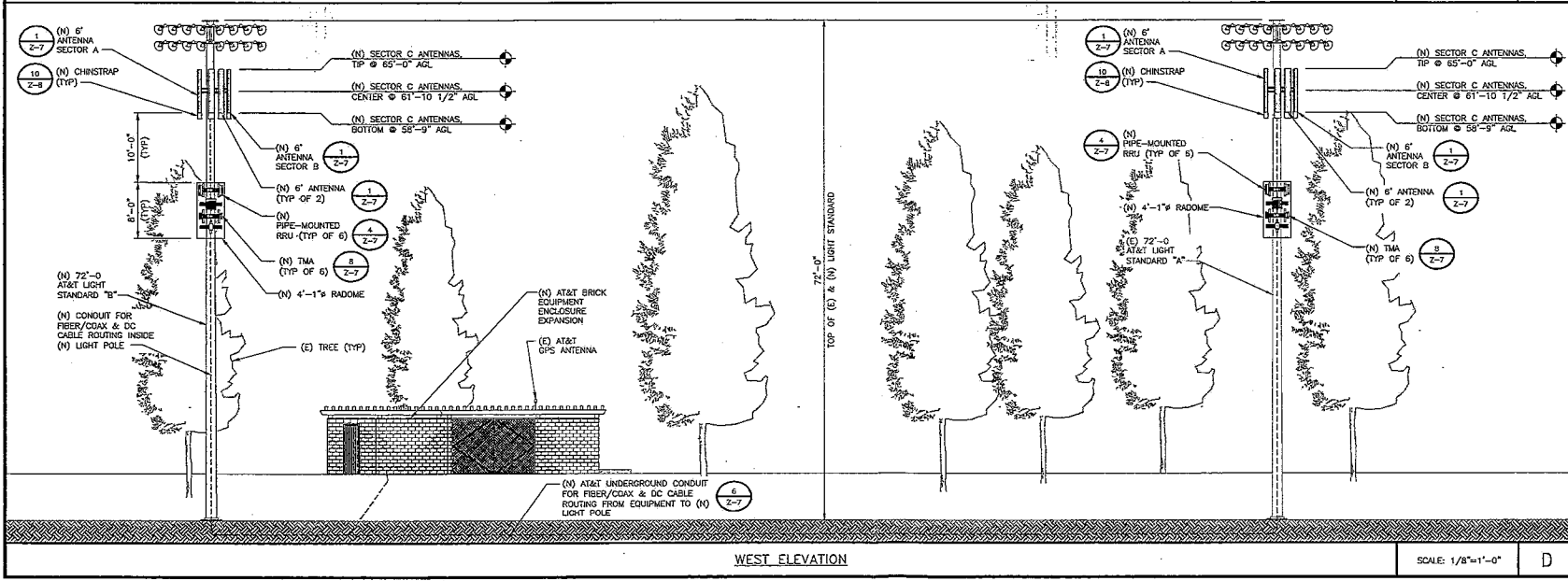


NOTES:
 1. THE PROPOSED ANTENNAS AND RADOMES SHALL BE PAINTED TO MATCH THE EXISTING/REPLACEMENT LIGHT STANDARDS.
 2. PROVIDE CHINSTRAPS FOR ALL TWELVE ANTENNAS.

TOP OF (E) & (N) LIGHT STANDARD
 72'-0"

EAST ELEVATION

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



TOP OF (E) & (N) LIGHT STANDARD
 72'-0"

WEST ELEVATION

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

5738 PACIFIC CENTER BLVD
 SAN DIEGO, CA 92121

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

PROJECT NO:	186151
DRAWN BY:	AW
CHECKED BY:	VLH

REV	DATE	DESCRIPTION
C	11/02/11	ISSUED FOR ZONING
F	08/15/11	ISSUED FOR ZONING
D	04/22/11	ISSUED FOR ZONING
C	04/19/11	ISSUED FOR ZONING
B	04/07/11	ISSUED FOR REVIEW (ZONING)
B	12/09/10	EXTENDED LEASE AREA
A	11/16/10	ISSUED FOR ZONING

ENGINEER OF RECORD

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

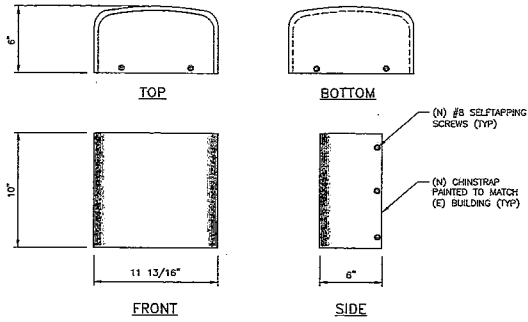
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SD0058
 RANCHO BERNARDO COMMUNITY PARK
 18448 W. BERNARDO DRIVE
 SAN DIEGO, CA 92127
 ZONING

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
Z-6



PROJECT NO: 108151
DRAWN BY: AW
CHECKED BY: VLH

REV	DATE	DESCRIPTION
G	11/27/11	ISSUED FOR ZONING
F	08/15/11	ISSUED FOR ZONING
E	04/27/11	ISSUED FOR ZONING
D	04/19/11	ISSUED FOR ZONING
C	04/07/11	ISSUED FOR REVIEW (ZONING)
B	12/09/10	EXTEND LEASE AREA
A	11/16/10	ISSUED FOR ZONING

ENGINEER OF RECORD

PATRICK DOYLE
CA. NO. 74199
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SD0058
RANCHO BERNARDO COMMUNITY PARK
18448 W. BERNARDO DRIVE
SAN DIEGO, CA 92127
ZONING

SHEET TITLE
SITE DETAILS

SHEET NUMBER
Z-8

CHINSTRAP DETAIL	NO SCALE	10	NOT USED	NO SCALE	11	NOT USED	NO SCALE	12
NOT USED	NO SCALE	13	NOT USED	NO SCALE	14	NOT USED	NO SCALE	15
NOT USED	NO SCALE	16	NOT USED	NO SCALE	17	NOT USED	NO SCALE	18

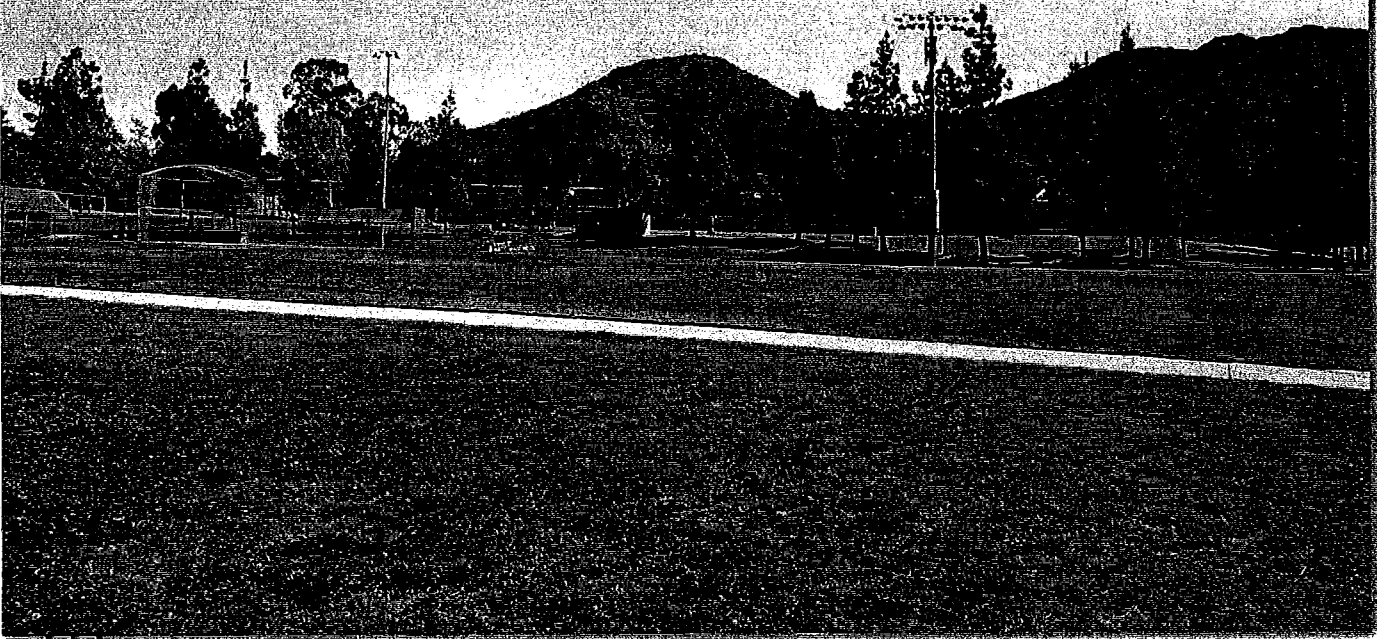
EXISTING

ATTACHMENT 8

SD0058



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



Proposed new and replacement antennas and proposed RRUs and TMAs within new radome on existing light standard

Proposed equipment enclosure expansion to match existing enclosure

Proposed antennas and radome covered RRUs and TMAs mounted to proposed light standard



PROPOSED

Photosimulation of proposed telecommunications site



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

May 4, 2011



East Elevation



West Elevation



Looking to the East



Looking to the West

Tse, Simon

From: Kerrigan Diehl [kerrigan.plancom@sbcglobal.net]
Sent: Friday, February 17, 2012 12:37 PM
To: Tse, Simon
Subject: RB Park - CPG Approved 2/16/12

Hey Simon,
The RB CPG unanimously approved the project as proposed last night.

Thanks,
kd



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

THE CITY OF SAN DIEGO

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** _____

AT&T Mobility Rancho Bernardo Community Park LTE

Project Address:

18448 West Bernardo Drive, San Diego, CA 92127

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):
 City of San Diego - Real Estate Assets Department (READ)
 Owner Tenant/Lessee Redevelopment Agency

Street Address:
 1200 Third Avenue, Suite 1700

City/State/Zip:
 San Diego, CA 92101

Phone No: (619) 236-6081 Fax No: (619) 236-6706
 Signature : _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency

Street Address: _____

City/State/Zip: _____

Phone No: _____ Fax No: _____
 Signature : _____ Date: _____

NOTICE OF EXEMPTION

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

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

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

PROJECT NO.: 238695

PROJECT TITLE: AT&T RANCHO BERNARDO COMMUNITY PARK LTE

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

PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT (PDP), CONDITIONAL USE PERMIT, AND NEIGHBORHOOD USE PERMIT (NUP) and for modifications to an existing Wireless Communication Facility (WCF). The project would remove an existing 72' stadium light standard, replacing it with an AT&T light standard. The project would also remove three (3) existing antennas and six (6) TMAs from the existing site. Modifications would be made to a second, existing 72' light standard. The project would install the following new equipment: two (2) LTE equipment cabinets; twelve (12) 6' antennas (6 per pole); twelve (12) RRUs (6 per pole); twelve (12) TMAs (6 per pole); two (2) DC surge suppressors; one (1) GPS antenna; two (2) conduits for fiber routing; and one (1) 200-square-foot brick enclosure extension. The project site is located in the OP-1-1 zone within the Rancho Bernardo Community Plan area.

NAME OF PUBLIC AGENCY APPROVING PROJECT: CITY OF SAN DIEGO

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: KEVIN BECKER, AT&T MOBILITY, 7337 TRADE STREET, 3 EAST ROOM 3684, SAN DIEGO, CA 92121; 858-717-7908.

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))
 (X) CATEGORICAL EXEMPTION: SECTIONS 15301 (EXISTING FACILITIES); 15302 (REPLACEMENT/RECONSTRUCTION); AND 15303 (NEW CONSTRUCTION)

REASONS WHY PROJECT IS EXEMPT: Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing or minor alterations of existing public or private structures or facilities involving negligible or no expansion of use. Section 15302 allows for the replacement or reconstruction of existing facilities where the new facility will be located on the same site as that replaced and will have substantially the same purpose and capacity as that being replaced. Section 15303 allows for the construction and location of limited numbers of new, small facilities and the installation of small, new equipment and facilities including, but not limited to, accessory structures. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore these exemptions are applicable to the proposed project..

LEAD AGENCY CONTACT PERSON: M.BLAKE

TELEPHONE: (619) 446-5375

IF FILED BY APPLICANT:

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

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

Mark Blake / Senior Planner
 SIGNATURE/TITLE

1/24/2012
 DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
 () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 11, 2012

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

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

PROJECT TYPE: PLANNED DEVELOPMENT PERMIT, CONDITIONAL
USE PERMIT & NEIGHBORHOOD USE PERMIT
PROCESS LEVEL 4

PROJECT NUMBER: 238695
PROJECT NAME: AT&T MOBILITY RANCHO BERNARDO COMMUNITY PARK LTE
APPLICANT: Shelly Kilbourn

COMMUNITY PLAN AREA: Rancho Bernardo
COUNCIL DISTRICT: District 5

CITY PROJECT MANAGER: SIMON TSE, Associate Planner
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 a modification to an existing Wireless Communication Facility (WCF). The equipment associated with this project is located inside a 384-square foot equipment enclosure. 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,

AT&T Mobility Rancho Bernardo Community Park LTE

PROJECT CHRONOLOGY
 PTS #238695 INT #24001763

Date	Action	Description	City Review	Applicant Response
5.6.2011	First Submittal	Project Deemed Complete		
7.12.2011	First Assessment Letter		67 days	
11.21.2011	Second Submittal			101 days
12.23.2011	Second Assessment Letter		32 days	
2.16.2012	All issues resolved			55 days
4.26.2012	Scheduled for Planning Commission		39 days	
Total Staff Time:		Including City Holidays and Furlough	138days	
Total Applicant Time:		Including City Holidays and Furlough		156 days
Total Project Running Time:		From Deemed Complete to PC Hearing	294 days	