



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 18, 2013 REPORT NO. PC-13-046

ATTENTION: Planning Commission, Agenda of April 25, 2013

SUBJECT: AT&T MOBILITY SAN YSIDRO HS LTE - PROJECT NO. 227207
PROCESS FOUR

OWNER/
APPLICANT: SWEETWATER UNION HIGH SCHOOL DISTRICT
AT&T MOBILITY

SUMMARY

Issue(s): Should the Planning Commission approve a modification to an existing Wireless Communication Facility (WCF) at 5353 Airway Road in the Otay Mesa Community Plan?

Staff Recommendation:

1. Approve Planned Development Permit (PDP) No. 942574; and
2. Approve Neighborhood Use Permit (NUP) No. 942575.

Community Planning Group Recommendation: On February 20, 2013, the Otay Mesa Community Planning Group voted to support the AT&T Mobility San Ysidro HS LTE project (Attachment 11).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on February 2, 2012 and the opportunity to appeal that determination ended February 16, 2012. (Attachment 7).

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: Not applicable.



BACKGROUND

The project site is located at 5353 Airway Road in the RM-1-1 zone of the Otay Mesa Community Planning area (Attachment 2). The original permit No. 287527 issued to Cingular Wireless was approved on December 21, 2005. This Wireless Communication Facility (WCF) was acquired by AT&T Mobility shortly after their joint venture with Cingular Wireless. The original permit consisted of three antennas and associated Tower Mounted Amplifiers (TMAs) concealed inside a 4'-6" sheet metal shroud. This project also included a 298-square foot enclosure behind the existing west bleachers.

Due to the increased demand for Long Term Evolution (LTE) 4g technology, this site can no longer operate using the current amount of antennas. The proposed twelve LTE antennas would help alleviate the current capacity and LTE coverage issues in the surrounding area. (Attachment 16). Furthermore, the existing 4'-6" long sheet metal shroud would be replaced with a 15-foot long concealment shroud. Extending the metal shroud was necessary to help conceal a total of twelve (12) Remote Radio Units (RRUs) and the twelve (12) TMAs. The project is located on an existing ball field light in the San Ysidro High School track/football field. The project site is surrounded by two existing baseball fields to the west and to the south, San Ysidro High School campus to the east and residential use to the north, across from Otay Mesa Road.

DISCUSSION

Project Description:

This modification consists of the removal of the three existing antennas and the installation of twelve new LTE antennas, configured with four stacked antennas per sector. The associated RRU's and TMA's are concealed inside a 46-inch diameter shroud, painted to match the ball field light. Each antenna contains chin covers to reduce the visibility of the bottom fed conduits to and from the antennas. Two additional equipment racks will be installed inside the 298-square foot equipment enclosure.

Wireless Communication Facility located on premises containing a non-residential use within a Residential zone where the antennas associated with the wireless communication facility are located more than 100-feet from the property line of the following primary uses: day care, elementary and middle schools, single or multi-unit residences, can be processed as a Neighborhood Use Permit (NUP). The 100-feet shall be measured from the two closest points.

However, the equipment enclosure associated with this project exceeds the maximum equipment enclosure size of 250-square feet. Per Municipal Code Section 141.0420(g)(3), "The *wireless communication facility's* equipment shall be located within an existing building envelope, whenever possible. If a new equipment enclosure is necessary, it shall be of a height minimally necessary to accommodate the equipment, not to exceed 250-square feet." This is a permit amendment application that requires compliance with the current regulations. Therefore, the project as proposed requires a deviation to exceed the equipment enclosure envelope resulting in a Planned Development Permit (PDP). Both the PDP and NUP will be processed as a consolidated Process 4, Planning Commission decision.

Community Plan Analysis: The project location has been designated for school use in the current Otay Mesa Community Land Use Plan (Attachment 2). The Otay Mesa Community Plan does not contain specific policies on wireless communication facility development.

General Plan: The General Plan, Section UD-A.15, states that WCF's 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 proposed WCF modification is located on an existing 96-foot tall ball field light supporting a total of twelve antennas. To minimize the standoff distance typically required for a four antenna per sector site; AT&T has proposed to pursue a two-antenna stacked configuration. The associated RRU's and TMA's are concealed inside the proposed 15-foot long shroud, painted to match the existing ball field light. The equipment enclosure will continue to operate without any changes, behind the existing west bleacher. Based on this, staff has determined that the proposed WCF modification is respectful and compatible with the existing San Ysidro High School Track/Football field.

Conclusion: The proposed WCF has been determined by staff to be consistent with the purpose and intent of the applicable development regulations of the San Diego Municipal Code. This includes the development regulations from the RM-1-1 zone, Section 131.0431 and the Wireless Communication Facilities Regulations Section 141.0420 with exception to the equipment enclosure envelope limitation of 250-square feet. This deviation can be supported by staff since the equipment enclosure is located behind an existing bleacher with minimal visual impacts. Additionally, the proposed antenna modification would result in no additional vertical elements or a height increase to the existing pole. The WCF has been determined to be consistent with the General Plan and the Otay Mesa Community Plan. Staff recommends that the Planning Commission approve PDP No. 942574 and NUP No. 942575.

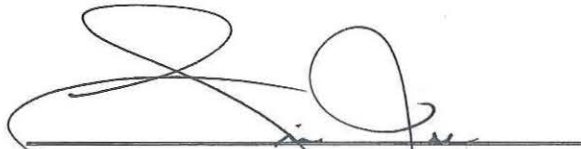
ALTERNATIVES

1. **Approve** Planned Development Permit (PDP) No. 942574 and Neighborhood Use Permit (NUP) No. 942575, **with modifications.**
2. **Deny** Planned Development Permit (PDP) No. 942574 and Neighborhood Use Permit (NUP) No. 942575, **if the Planning Commission makes written findings based on substantial evidence that the approval is not authorized by state or local zoning law.**

Respectfully submitted,



Mike Westlake
Assistant Deputy Director
Development Services Department



Simon Tse
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Project Plans
9. Photosimulations
10. Site Photos
11. Community Planning Group Recommendation
12. Ownership Disclosure Statement
13. Project Chronology
14. Notice of Planning Commission Hearing
15. Justification Letter
16. Coverage Maps

Rev 01-06/11 hmd



Project Site

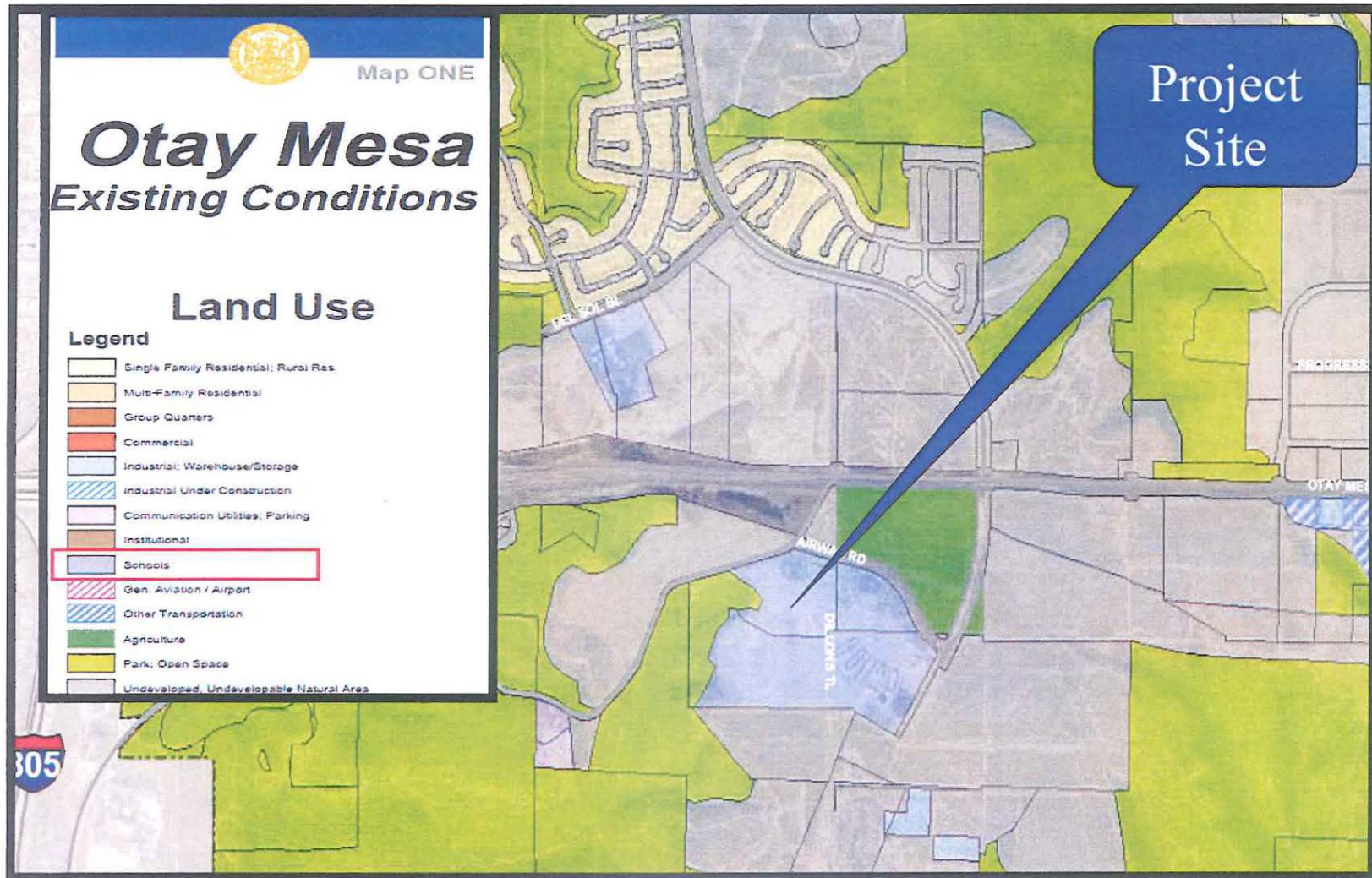


Aerial Photo

AT&T Mobility San Ysidro HS LTE - Project No. 227207
5353 Airway Road, San Diego, CA 92154



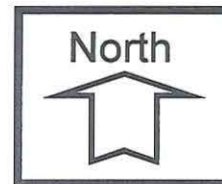
ATTACHMENT 1

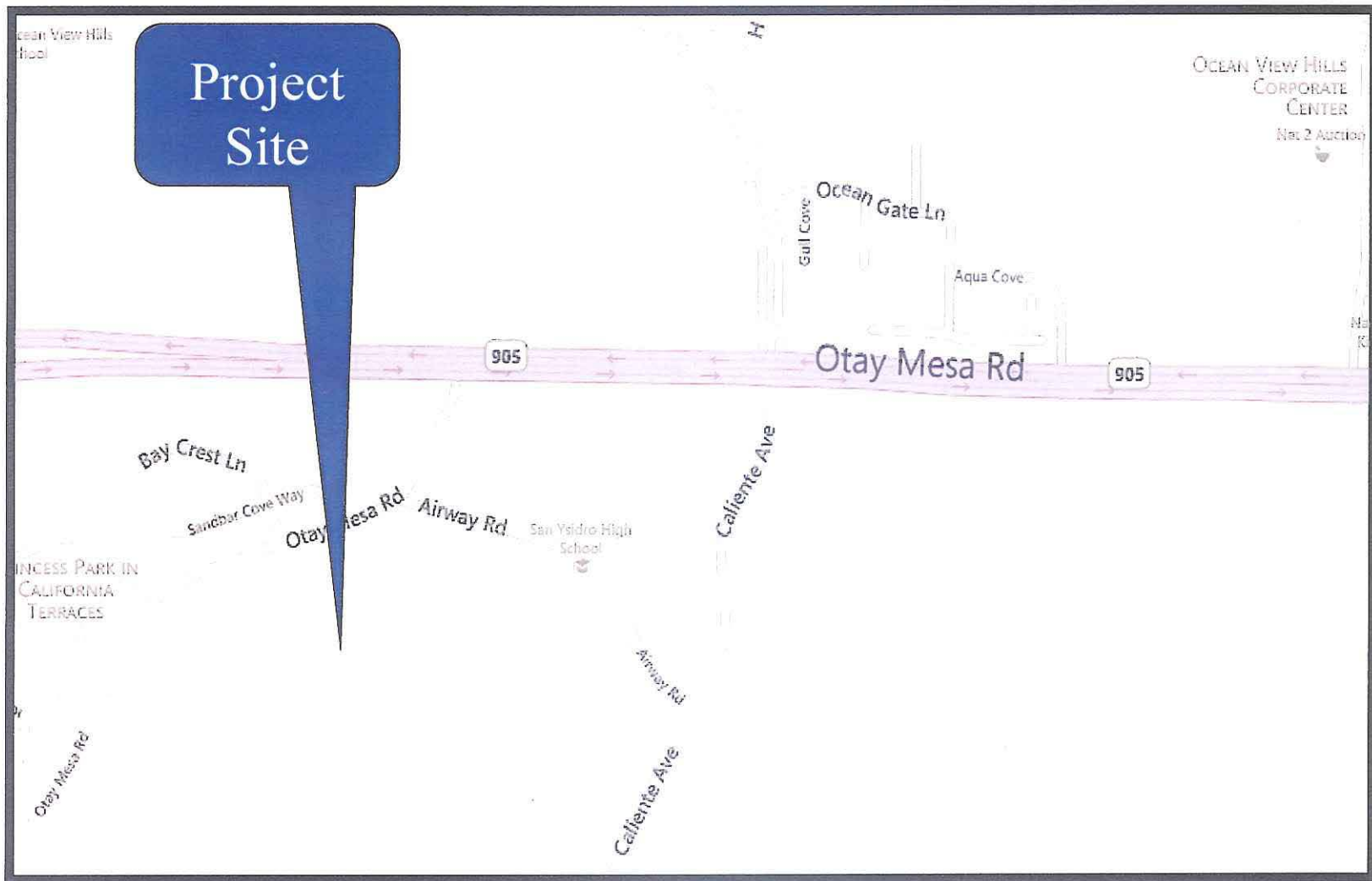


Community Land Use Map (Otay Mesa)

AT&T Mobility San Ysidro HS LTE - Project No. 227207

5353 Airway Road, San Diego, CA 92154





Project Location Map

AT&T Mobility San Ysidro HS LTE - Project No. 227207
5353 Airway Road, San Diego, CA 92154



PROJECT DATA SHEET				
PROJECT NAME:	AT&T Mobility San Ysidro HS LTE			
PROJECT DESCRIPTION:	A modification to an existing Wireless Communication Facility (WCF) located at 5353 Airway Road in the RM-1-1 zone of the Otay Mesa Community Planning area. The project consists of twelve (12) antennas on an existing 96-foot tall ball field light pole. The associated Remote Radio Units (RRUs) and Tower Mounted Amplifiers (TMAs) are concealed inside a new 15-foot long (46-inch diameter) sheet metal shroud, painted to match the ball field light pole. Two equipment racks will also be installed inside the existing 298-square foot equipment enclosure behind the westerly bleachers. As designed, the project requires a Planned Development Permit (PDP) and a Neighborhood Use Permit (NUP), consolidated Process 4, Planning Commission decision.			
COMMUNITY PLAN AREA:	Otay Mesa			
DISCRETIONARY ACTIONS:	Planned Development Permit and Neighborhood Use Permit			
COMMUNITY PLAN LAND USE DESIGNATION:	School			
<p>ZONE: RM-1-1 R = Required; P = Proposed</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><u>Requirements:</u></p> <p>(R) HEIGHT LIMIT: 30' (R) MIN FRONT SETBACK: 15' (R) MIN STREET SIDE SETBACK: 10' (R) MIN SIDE SETBACK : 5' (R) MIN REAR SETBACK: 15'</p> </td> <td style="width: 50%; vertical-align: top;"> <p><u>Proposed:</u></p> <p>(P) HEIGHT LIMIT: No Change (P) FRONT SETBACK: No change (P) OPTIONAL SIDE SETBACK: No change (P) MIN INTERIOR SIDE SETBACK : No Change (P) OPTIONAL REAR SETBACK: No change</p> </td> </tr> </table>			<p><u>Requirements:</u></p> <p>(R) HEIGHT LIMIT: 30' (R) MIN FRONT SETBACK: 15' (R) MIN STREET SIDE SETBACK: 10' (R) MIN SIDE SETBACK : 5' (R) MIN REAR SETBACK: 15'</p>	<p><u>Proposed:</u></p> <p>(P) HEIGHT LIMIT: No Change (P) FRONT SETBACK: No change (P) OPTIONAL SIDE SETBACK: No change (P) MIN INTERIOR SIDE SETBACK : No Change (P) OPTIONAL REAR SETBACK: No change</p>
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ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE		
NORTH:	School - AR-1-1	Parking Lot		
SOUTH:	School - RM-1-1	Baseball Field		
EAST:	School - AR-1-1	San Ysidro High School		
WEST	School - RM-1-1	Baseball Field		
DEVIATIONS OR VARIANCES REQUESTED:	AT&T is requesting an equipment size deviation to exceed the maximum 250-square feet limitation pursuant to LDC 141.0420(g)(3). The AT&T equipment enclosure size is 298-square feet.			
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 20, 2013, the Otay Mesa Community Planning group voted unanimously to support the AT&T WCF (Attachment 11).			

PLANNING COMMISSION
RESOLUTION NO. PENDING
PLANNED DEVELOPMENT PERMIT NO. 942574
NEIGHBORHOOD USE PERMIT NO. 942575
AT&T MOBILITY SAN YSIDRO HIGH SCHOOL LTE PTS 227207

WHEREAS, SWEETWATER UNION HIGH SCHOOL DISTRICT, 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) that consists of twelve (12) Long Term Evolution (LTE) antennas mounted on an existing 96-foot tall ball field light pole. The existing metal shroud is replaced with a 15-foot long metal shroud concealing a total of twelve (12) Remote Radio Units (RRUs) and twelve (12) Tower Mounted Amplifiers (TMAs). Two equipment racks will also be installed inside the existing 250-square foot equipment enclosure (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Planned Development Permit No. 942574 and Neighborhood Use Permit No. 942575).

WHEREAS, the project site is located at 5353 Airway Road in the RM-1-1 zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as being a portion of the northeast quarter of the northeast quarter of section 31, township 18 south, range 1 west, San Bernardino meridian in the City of San Diego, County of San Diego, State of California;

WHEREAS, on April 25, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 942574 and Neighborhood Use Permit No. 942575 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on February 2, 2012, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15301 (Existing Facilities), 15302 (Replacement/Reconstruction) and 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 25, 2013.

FINDINGS:

Findings for Planned Development Permit - Section 126.0604

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

The project site is located on an existing 96-foot tall ball field light pole adjacent to the San Ysidro High School track and football field. Additionally, the associated equipment enclosure is located behind the west bleachers. The project location is 5353 Airway Road in the RM-1-1 zone of the Otay Mesa Community Plan. The property is zoned for school use in the Otay Mesa

Community Plan and is surrounded by two existing baseball fields to the west and to the south, San Ysidro High School campus to the east and residential use to the north, across from Otay Mesa Road.

The proposed modification consists of the removal of the three existing antennas and the installation of twelve new Long Term Evolution (LTE) antennas in a stacked configuration. A total of twelve (12) Remote Radio Units (RRU's) and twelve (12) Tower Mounted Amplifiers (TMA's) are concealed inside the proposed 15-foot long metal shroud, painted to match the existing ball field light. Two additional equipment racks will also be installed inside the existing equipment enclosure that is located behind the west bleachers.

The Otay Mesa Plan does not address WCF's as a specific land use, however, the General Plan states that the facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." As designed, the additional antennas have been configured and designed to minimize the distance between the face of the antennas to the front of the pole. Chin covers are also being installed to better screen the bottom fed antennas. More importantly, the existing use of the ball field light will not be affected as part of the modification. As a result, the proposed WCF would not adversely affect the Otay Mesa Community Plan and will be compatible with the existing school use.

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." A statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study concluding that the FCC standards are being met.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone; and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The WCF is located on an existing 96-foot tall ball field light pole adjacent to the San Ysidro High School track and football field. As designed, the project complies with the Land Development Code (LDC) Section 141.0420 Wireless Communication Facility Regulations which requires the applicant to use all reasonable means to conceal or minimize the visual impacts of the *wireless communication facilities* through integration. Integration with existing *structures* or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. The proposed modification is located on an existing vertical element that provides lighting to the San Ysidro High School track and football field. By utilizing this existing vertical element, the WCF has been incorporated into the design to minimize the visual impacts. A total of twelve antennas are proposed on the existing ball field light pole. To minimize the standoff distance between the face of the antennas to the front of the pole, AT&T is

proposing to utilize a stacked antenna configuration. This type of design configuration would reduce the mounting arms resulting in an evenly distributed structure.

Due to the overall equipment enclosure envelope, the project requires a deviation to LDC Section 141.0420(g)(3) to exceed the 250-square feet equipment size limitation. The existing equipment location behind the westerly bleachers has a minimal effect on the existing usage of the field and reducing the footprint of the enclosure would not enhance the appearance of this WCF. Instead, a new enclosure may result in a potential and unnecessary disruption to the field use. After considering these items, staff determined that the proposed development will comply with the regulations of the Land Development Code including the proposed equipment size deviation. The WCF is appropriate for this location and would result in more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone

Findings for Neighborhood Use Permit – Section 126.0205

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

The project site is located on an existing 96-foot tall ball field light pole adjacent to the San Ysidro High School track and football field. Additionally, the associated equipment enclosure is located behind the west bleachers. The project location is 5353 Airway Road in the RM-1-1 zone of the Otay Mesa Community Plan. The property is zoned for school use in the Otay Mesa Community Plan and is surrounded by two existing baseball fields to the west and to the south, San Ysidro High School campus to the east and residential use to the north, across from Otay Mesa Road.

The proposed modification consists of the removal of the three existing antennas and the installation of twelve new Long Term Evolution (LTE) antennas in a stacked configuration. A total of twelve (12) Remote Radio Units (RRU's) and twelve (12) Tower Mounted Amplifiers (TMA's) are concealed inside the proposed 15-foot long metal shroud, painted to match the existing ball field light. Two additional equipment racks will also be installed inside the existing equipment enclosure that is located behind the west bleachers.

The Otay Mesa Plan does not address WCF's as a specific land use, however, the General Plan states that the facilities should be designed to be "aesthetically pleasing and respectful to the neighborhood context." As designed, the additional antennas have been configured and designed to minimize the distance between the face of the antennas to the front of the pole. Chin covers are also being installed to better screen the bottom fed antennas. More importantly, the existing use of the ball field light will not be affected as part of the modification. As a result, the proposed WCF would not adversely affect the Otay Mesa Community Plan and will be compatible with the existing school use.

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." A

statement has been included on the plans indicating that the WCF complies with federal standards for radio frequency in accordance with Telecommunication Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies. The Permittee submitted a Radio Frequency Study concluding that the FCC standards are being met.

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

The proposed WCF complies with the RM-1-1 zone development regulations and the WCF regulations LDC Section 141.0420 with the exception of the equipment size limitation which exceeds 250-square feet. The WCF consisting of twelve antennas on an existing 96-foot tall ball field light pole has been designed to minimize all visual impacts through creative antenna configuration and by modifying the existing sheet metal shroud. The proposed stacked antenna configuration will reduce the standoff distance between the antennas to the front of the pole to eliminate bulk. Additionally, the proposed RRU's and TMA's associated with the LTE technology will all be concealed inside a 15-foot long metal shroud, painted to match the ball field light pole. The equipment enclosure is appropriately screened by the westerly bleachers despite exceeding the equipment size limitation. Therefore, the project development will comply with the regulations of the Land Development Code and the proposed deviation to exceed the equipment enclosure size of 250-square feet.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 942574 and Neighborhood Use Permit No. 942575 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Planned Development Permit No. 942574 and Neighborhood Use Permit No. 942575 a copy of which is attached hereto and made a part hereof.

Simon Tse
Development Project Manager
Development Services

Adopted on: April 25, 2013

Internal Order No. 24001362

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: 24001362

PLANNED DEVELOPMENT PERMIT NO. 942574
NEIGHBORHOOD USE PERMIT NO. 942575
AT&T MOBILITY SAN YSIDRO HS LTE PTS 227207
PLANNING COMMISSION

This Planned Development Permit No. 942574 and Neighborhood Use Permit No. 942575 is granted by the Planning Commission of the City of San Diego to **SWEETWATER UNION HIGH SCHOOL DISTRICT**, Owner, and **AT&T MOBILITY**, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0201, 126.0601, 131.0431 and 141.0420. The site is located at 5353 Airway Road in the RM-1-1 zone of the Otay Mesa Community Plan. The site is legally described as being a portion of the northeast quarter of the northeast quarter of section 31, township 18 south, range 1 west, San Bernardino meridian in the City of San Diego, County of San Diego, State of California.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner 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 25, 2013, on file in the Development Services Department.

The project shall include:

- a. A WCF that consists of twelve (12) Long Term Evolution (LTE) antennas mounted in a stacked configuration with four (4) antennas per sector with chin covers on an existing 96-foot tall ball field light pole; and
- b. Installation of twelve (12) Remote Radio Units (RRU's) and twelve (12) Tower Mounted Amplifiers (TMA's) inside a new 15-foot long/46-inch diameter sheet metal shroud, painted to match the ball field light pole; and

- c. Installation of two (2) equipment racks inside the existing 298-square foot equipment enclosure which exceeds the equipment size limitation of 250-square feet pursuant to LDC Section 141.0420(g)(3); and
- d. Installation of one (1) Global Positioning System (GPS) antenna; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by May 9, 2016.
2. This Planned Development Permit [PDP] and Neighborhood Use Permit [NUP] corresponding use of this site shall **expire on April 25, 2023**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this permit, the Permittee may submit a new application to the City Manager for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize the Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Use of this permit beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

AIRPORT REQUIREMENTS:

14. Prior to issuance of building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

PLANNING/DESIGN REQUIREMENTS:

15. Permit No. 287527 (PTS No. 89798) shall be null and void.

16. This approval permits the following as illustrated on the approved Exhibit "A":

- a. Twelve (12) antennas with the following dimensions:
(8) 47.4" by 11.2" by 5" and (4) 48.5" by 6" by 4.5".

The Owner/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 above.

17. The face of the antennas shall not extend more than a maximum of 18-inches from the front of the ball field light pole (Field measurement may be required by staff during Planning Inspection).

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

19. 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."

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

21. Antennas shall be painted and textured to match the building to the satisfaction of the Development Services Department.

22. No exposed pipes or mounting apparatus absent antennas shall be present at any time. Mounting pipes shall not be longer than the antennas.
23. 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.
24. All facilities and related equipment shall be maintained in good working order and free from trash, debris, graffiti and designed to discourage vandalism. Any damaged equipment shall be repaired or replaced within thirty (30) calendar days of notification by the City of San Diego.
25. The Owner/Permittee shall notify the City within 30 days of the sale or transfer of this site to any other provider or if the site is no longer operational requiring the removal and the restoration of this site to its original condition.
26. This Light Pole is for the primary purpose of providing light, but may have the secondary purpose of accommodating Permittee's Operations on the Premises.

INFORMATION ONLY:

- Please note that a **Telecom Planning Inspection Issue** 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.
- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of

the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on April 25, 2013 and Pending Resolution Number.

Planned Development Permit No. 942574
Neighborhood Use Permit No. 942575
PTS 227207/Approved on April 25, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Simon Tse
Development Project Manager

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

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

SWEETWATER UNION HIGH SCHOOL DISTRICT

Owner

By _____
NAME
TITLE

AT&T MOBILITY

Permittee

By _____
NAME
TITLE

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

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.: 227207 PROJECT TITLE: AT&T SAN YSIDRO HIGH LTE

PROJECT LOCATION-SPECIFIC: 5353 Airway Road, San Diego, CA 92154
PROJECT LOCATION-CITY/COUNTY: SAN DIEGO/SAN DIEGO

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: PLANNED DEVELOPMENT PERMIT (PDP) for modifications to an existing Wireless Communication Facility (WCF). The project would remove three (3) existing 8'-8" panel antennas from an existing 96'-tall stadium light standard. The project would install two (2) indoor equipment racks inside an existing equipment building; twelve (12) 8'-8" panel antennas on the 96'-tall light standard; twelve (12) RRUs and twelve (12) TMA units also to the light standard behind concealment shrouding; and one (1) GPS antennas. The project site is located in the AR-1-1 and RM-1-1 zones within the Otay Mesa 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; 858-824-9853.

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

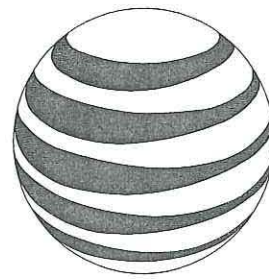
Marla Blake / Senior Planner
SIGNATURE/TITLE

Feb. 2, 2012
DATE

CHECK ONE:

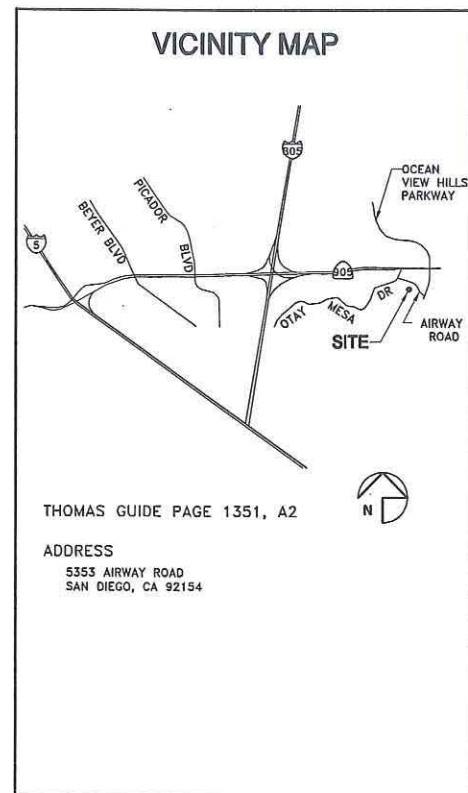
- (X) SIGNED BY LEAD AGENCY
- () SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



at&t
MOBILITY

SAN YSIDRO HIGH SCHOOL LTE
5353 AIRWAY ROAD
SAN DIEGO, CA 92154
SS0005
OPTIMAL



ACCESSIBILITY DISCLAIMER

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

CONSULTANT TEAM

ARCHITECT:
WILLIAM BOOTH & ROBERT SUAREZ
ARCHITECTURE & PLANNING
P.O. BOX 4651
CARLSBAD, CA 92018
(760) 434-8474
(760) 434-8596 (FAX)

LEASING/PLANNING
PLANCON, INC.
KERRIGAN DIEHL
302 STATE PLACE
ESCONDIDO, CA 92029
(760) 587-3003
(602) 297-4065 (FAX)

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	874.6 - 879.6 MHz 1945 - 1950 MHz
Rx	734.0 - 746.0 MHz	824 - 829.4 MHz 845 - 846.4 MHz 1870 - 1872.8 MHz 1880 - 1900 MHz	829.6 - 834.4 MHz 1865 - 1869.8 MHz
MAX EIRP:		LTE: 500 WATTS 850 MHz: 54 WATTS 1900 MHz: 54.5 WATTS	

PROJECT SUMMARY

APPLICANT: AT&T MOBILITY
5738 PACIFIC CENTER BOULEVARD
SAN DIEGO, CA 92121
(858) 642-9441
CONTACT: KERRIGAN DIEHL
PHONE: (760) 587-3003

OWNER: SWEETWATER UNION SCHOOL DISTRICT
1130 5TH AVENUE
CHULA VISTA, CA 91911

PROJECT DESCRIPTION:

- INSTALL (2) AT&T MOBILITY INDOOR EQUIPMENT RACKS INSIDE AN EXISTING AT&T MOBILITY EQUIPMENT BUILDING
- REMOVE (3) EXISTING 8'-8" HIGH AT&T MOBILITY PANEL ANTENNAS FROM EXISTING 96'-0" HIGH LIGHT STANDARD
- INSTALL (12) 9'-0" AT&T MOBILITY PANEL ANTENNAS MOUNTED ON AN EXISTING 96'-0" HIGH LIGHT STANDARD
- INSTALL (12) IIRU-11 UNITS AND (12) TMA UNITS MOUNTED ON AN EXISTING 96'-0" HIGH LIGHT STANDARD INSIDE A NEW CONCEALMENT SHROUD
- INSTALL (1) GPS ANTENNA

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PROJECT ADDRESS: 5353 AIRWAY ROAD
SAN DIEGO, CA 92154

ASSESSORS PARCEL NUMBER: 645-060-34 & 37

EXISTING ZONING: AR-1-1 & RM-1-1

EXISTING BUILDING AREA: 299 SF

EXISTING TYPE OF CONSTRUCTION: TYPE VB

EXISTING OCCUPANCY: B

SHEET SCHEDULE

T-1 TITLE SHEET AND PROJECT DATA
A-1 SITE PLAN
A-2 EQUIPMENT SHELTER, ANTENNA & RRU PLANS
A-3 EXTERIOR & LIGHT STANDARD ELEVATIONS

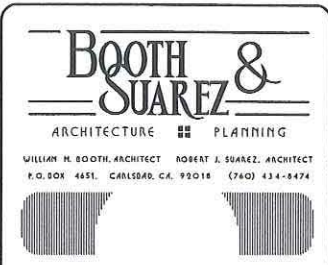
SCALE

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

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
CALIFORNIA STATE BUILDING CODE, TITLE 24, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA ELECTRICAL CODE, 2010 EDITION
CALIFORNIA FIRE CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2010 EDITION

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



PREPARED FOR

5738 PACIFIC CENTER BOULEVARD
SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME
SAN YSIDRO HIGH SCHOOL LTE OPTIMAL

PROJECT NUMBER
SS0005

5353 AIRWAY ROAD
SAN DIEGO, CA 92154
SAN DIEGO

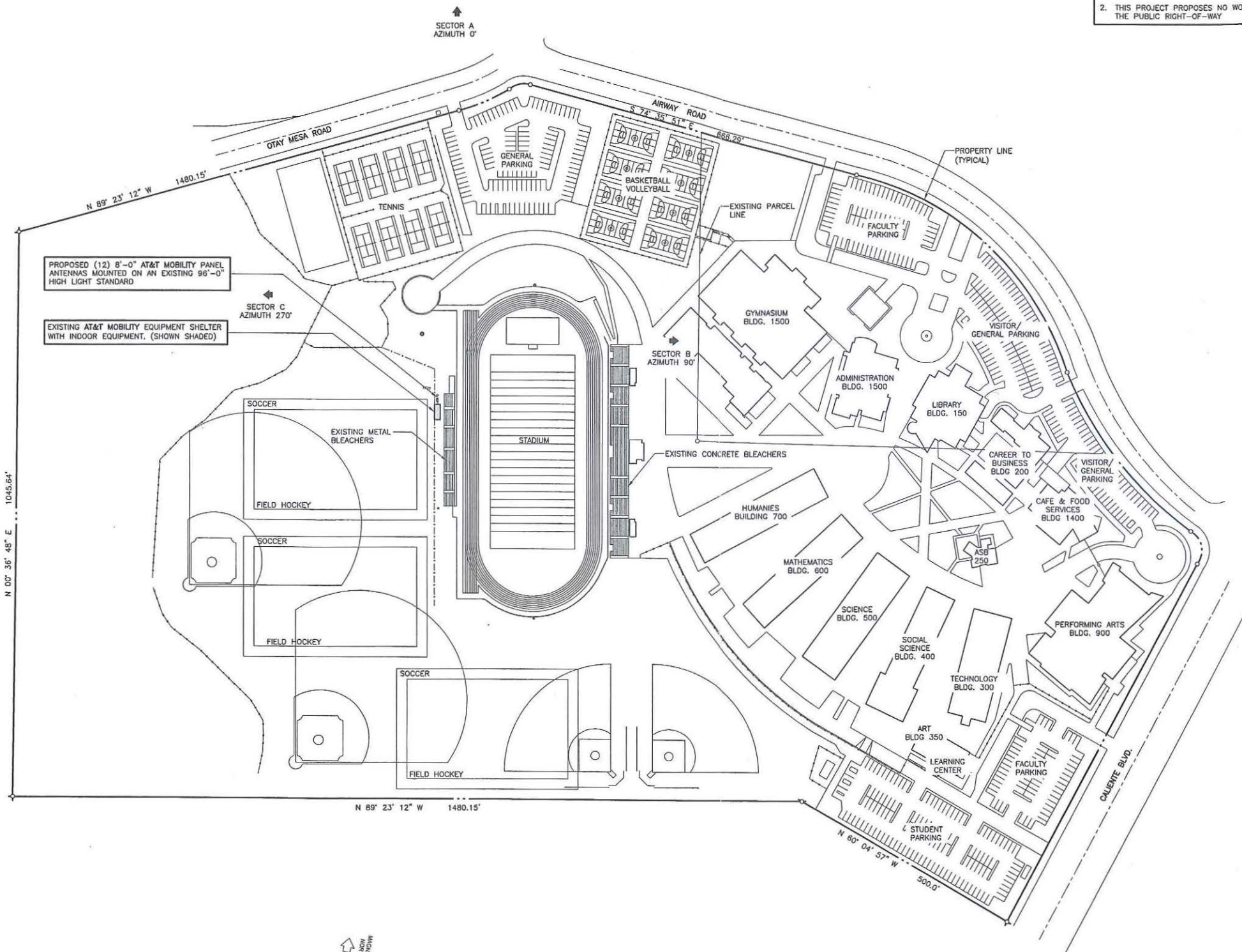
DRAWING DATES

10/13/10	PRELIM 2D REVIEW (ci)
10/28/10	100% 2D (rai)
12/08/10	ANTENNA CHANGE (raw)
02/11/11	PLANNING COMMENTS (raw)
04/11/11	PLANNING COMMENTS (rag)

SHEET TITLE
TITLE SHEET

PROJECTS\AT&T LTE\10228

T-1



ENGINEERING NOTES:

1. THIS PROJECT IS ON SWEETWATER UNION HIGH SCHOOL DISTRICT PROPERTY. REVIEW AND APPROVAL OF PLANS FOR THE PROPOSED IMPROVEMENTS ARE UNDER THE JURISDICTION OF THE DIVISION OF THE STATE ARCHITECT.
2. THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY

PROPOSED (12) 8'-0" AT&T MOBILITY PANEL ANTENNAS MOUNTED ON AN EXISTING 96'-0" HIGH LIGHT STANDARD

EXISTING AT&T MOBILITY EQUIPMENT SHELTER WITH INDOOR EQUIPMENT. (SHOWN SHADED)

SITE PLAN
SCALE: 1" = 100'-0"



BOOTH & SUAREZ
ARCHITECTURE ■ PLANNING
WILLIAM H. BOOTH, ARCHITECT ROBERT J. SUAREZ, ARCHITECT
P.O. BOX 4651, CARLSBAD, CA 92018 (760) 434-8474

PREPARED FOR
at&t
MOBILITY
5353 PACIFIC CENTER BOULEVARD
SAN DIEGO, CA 92154

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME
SAN YSIDRO HIGH SCHOOL LTE OPTIMAL
PROJECT NUMBER
SS0005
5353 AIRWAY ROAD
SAN DIEGO, CA 92154
SAN DIEGO

DRAWING DATES

10/13/10	PRELIM 2D REVIEW (cl)
10/28/10	100% 2D (cal)
12/08/10	ANTENNA CHANGE (rew)
02/11/11	PLANNING COMMENTS (rew)
04/11/11	PLANNING COMMENTS (rag)

SHEET TITLE
SITE PLAN

PROJECTS\AT&T LTE\10228

A-1

PREPARED FOR

 5738 PACIFIC CENTER BOULEVARD
 SAN DIEGO, CA 92121

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

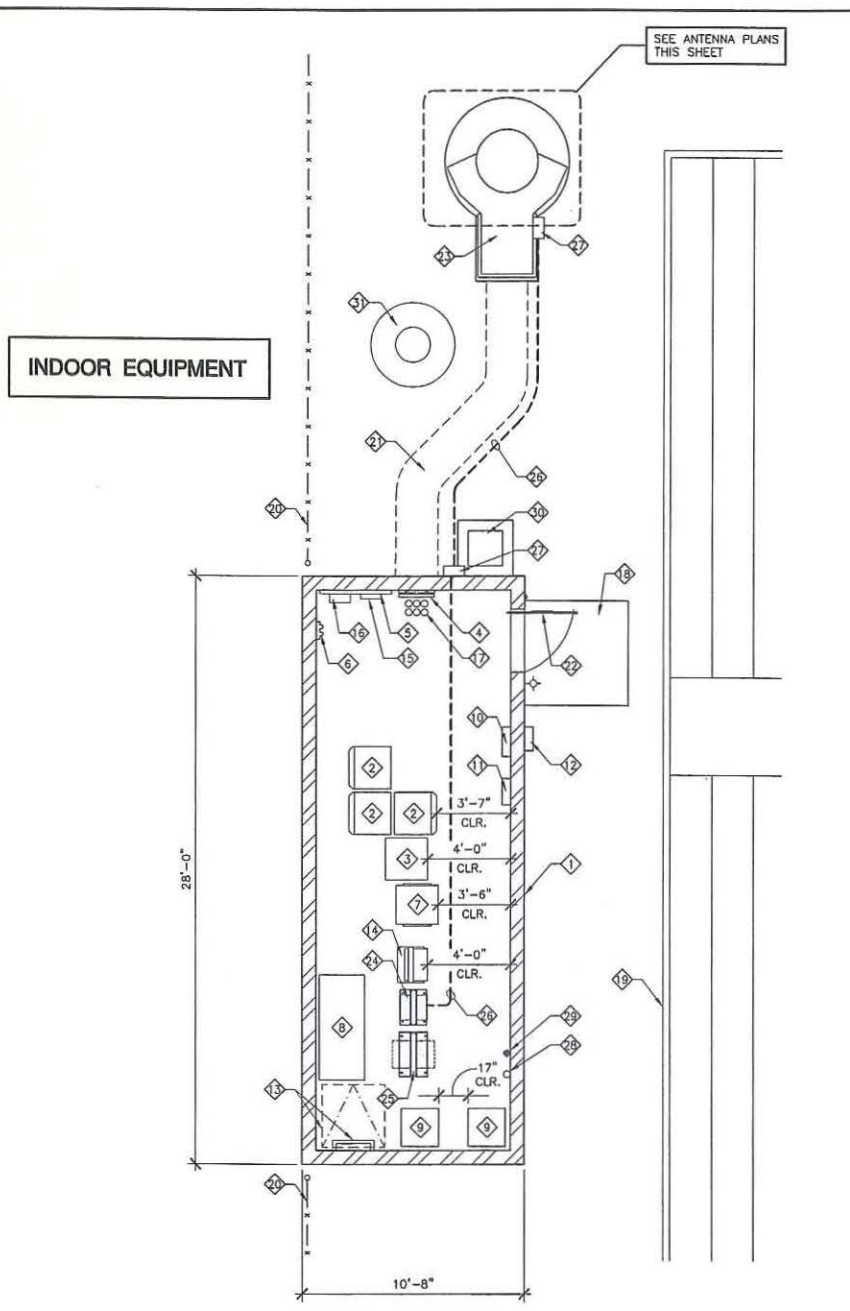
PROJECT NAME
**SAN YSIDRO
 HIGH SCHOOL LTE
 OPTIMAL**
 PROJECT NUMBER
SS0005
 5353 AIRWAY ROAD
 SAN DIEGO, CA 92154
 SAN DIEGO

DRAWING DATES

10/13/10	PRELIM ZD REVIEW (cl)
10/28/10	100% ZD (ral)
12/08/10	ANTENNA CHANGE (raw)
02/11/11	PLANNING COMMENTS (raw)
04/11/11	PLANNING COMMENTS (rag)

SHEET TITLE
**SHELTER FLOOR, ANTENNA
 &
 RRU PLAN**

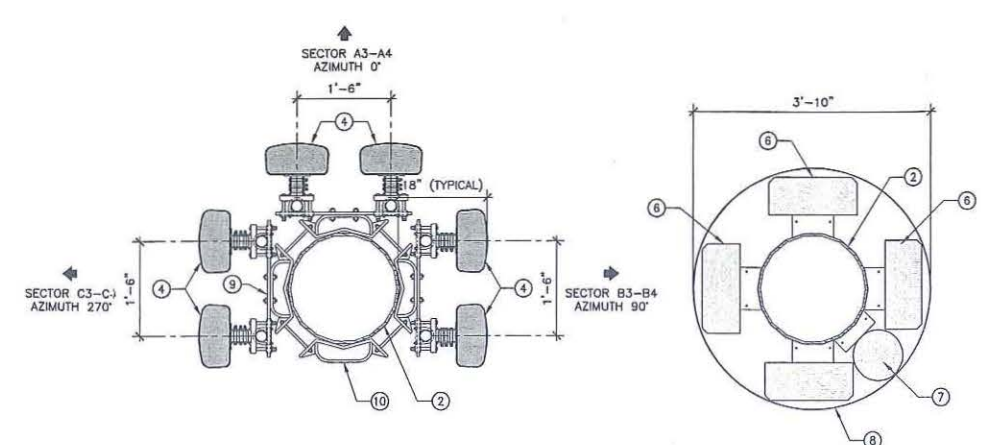
PROJECTS\AT&T LTE\10228



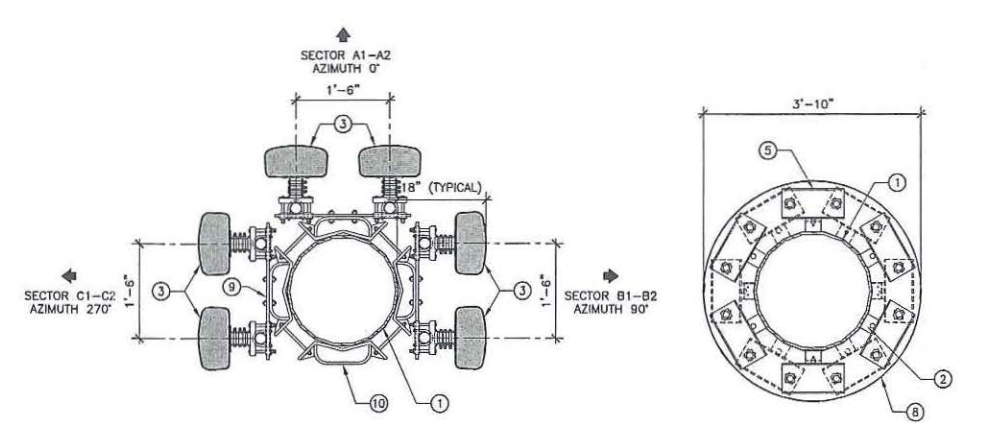
SHELTER FLOOR PLAN
 SCALE: 1/4" = 1'-0"


EQUIPMENT FLOOR PLAN NOTES:

- | | |
|--|--|
| ① EXISTING AT&T MOBILITY EQUIPMENT SHELTER | ⑩ EXISTING AT&T MOBILITY COAXIAL CABLE CONDUIT SLEEVES |
| ② EXISTING AT&T MOBILITY EQUIPMENT CABINETS | ⑪ EXISTING CONCRETE LANDING |
| ③ EXISTING AT&T MOBILITY EQUIPMENT RACK | ⑫ EXISTING METAL BLEACHERS |
| ④ EXISTING AT&T MOBILITY WALL MOUNTED MAIN GROUND BUSS BAR (MGB) | ⑬ EXISTING CHAINLINK FENCE |
| ⑤ EXISTING AT&T MOBILITY TELCO BACKBOARD | ⑭ EXISTING COAXIAL CABLE TRENCH (SHOWN DASHED) |
| ⑥ EXISTING AT&T MOBILITY EYE WASH STATION | ⑮ EXISTING AT&T MOBILITY 3'-0" WIDE STEEL DOOR |
| ⑦ EXISTING AT&T MOBILITY 24VDC ARGUS RECTIFIER CABINET | ⑯ EXISTING COAXIAL CABLE SHROUD |
| ⑧ EXISTING AT&T MOBILITY BATTERY RACKS | ⑰ PROPOSED AT&T MOBILITY 19" EQUIPMENT RACK 500# (SHOWN SHADED) FOR LTE MAIN UNIT & SURGE SUPPRESSOR |
| ⑨ EXISTING AT&T MOBILITY A/C UNITS | ⑱ PROPOSED AT&T MOBILITY 23" RACK 1600# (SHOWN SHADED) FOR LTE POWER CONVERTER |
| ⑩ EXISTING AT&T MOBILITY FUSED DISCONNECT SWITCH | ⑲ PROPOSED 3 1/2" CONDUIT TO SURGE SUPPRESSOR IN CONCEALMENT SHROUD |
| ⑪ EXISTING AT&T MOBILITY MANUAL TRANSFER SWITCH | ⑳ PROPOSED JUNCTION BOX |
| ⑫ EXISTING AT&T MOBILITY LUG BOX | ㉑ EXISTING E-911/GPS ANTENNA MOUNTED TO INSIDE FACE OF PARAPET ABOVE |
| ⑬ EXISTING ROOF ACCESS HATCH & LADDER | ㉒ PROPOSED E-911/GPS ANTENNA MOUNTED TO INSIDE FACE OF PARAPET ABOVE |
| ⑭ EXISTING AT&T MOBILITY DATA RACK | ㉓ EXISTING ELECTRICAL TRANSFORMER ON CONCRETE PAD |
| ⑮ EXISTING AT&T MOBILITY ELECTRICAL PANEL | ㉔ EXISTING ABANDONED CONCRETE CAISSON |
| ⑯ EXISTING AT&T MOBILITY EXTERNAL ALARM CABINET | |



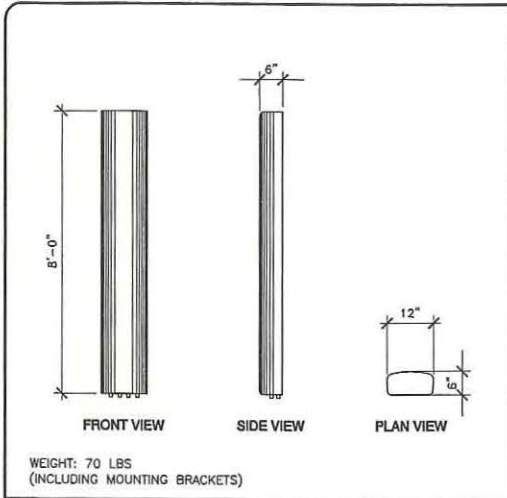
ANTENNA & RRU-11 PLAN
 SCALE: 3/4" = 1'-0"

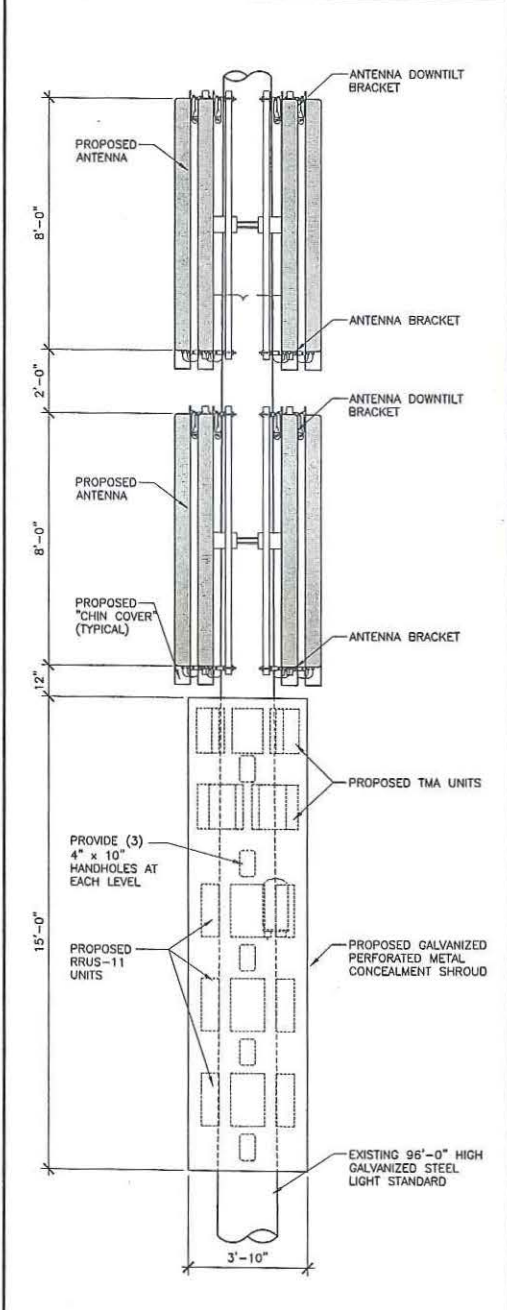
ANTENNA & TMA PLAN
 SCALE: 3/4" = 1'-0"


KEYED NOTES:

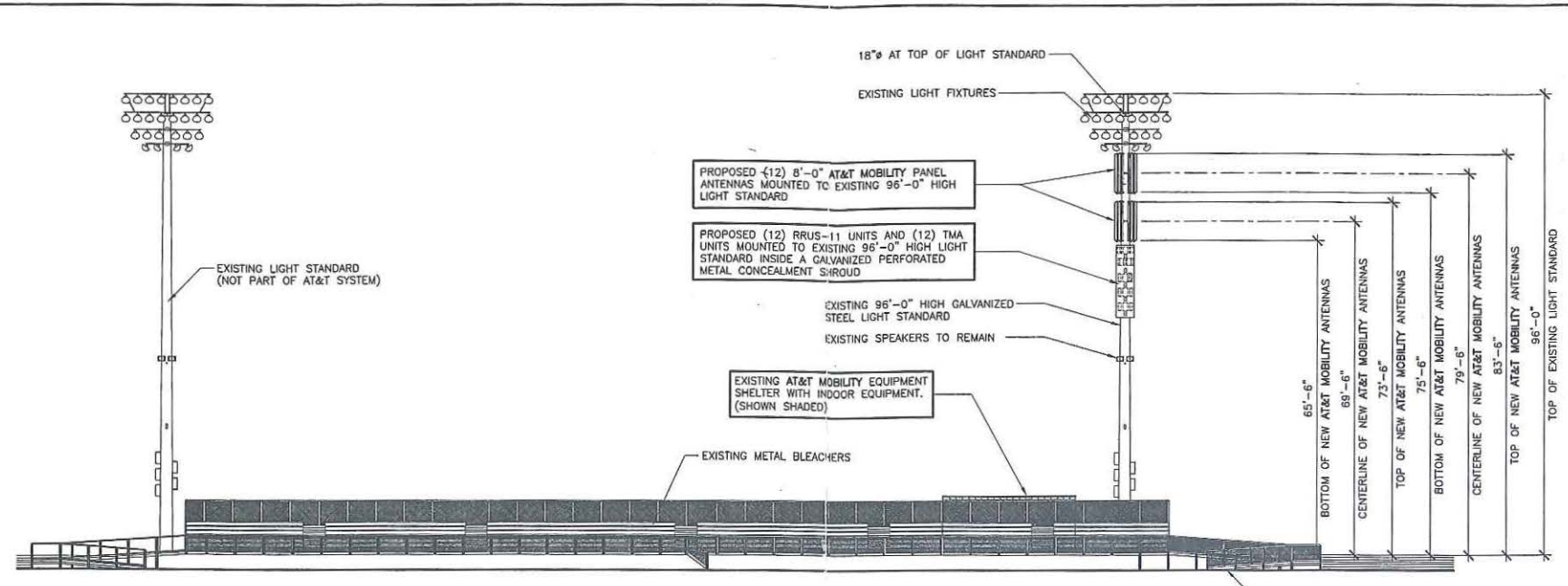
- | | |
|---|--|
| ① EXISTING 96"-0" HIGH LIGHT STANDARD | ⑦ PROPOSED SURGE SUPPRESSOR (SHOWN SHADED) |
| ② PROPOSED 6" LONG x 6" WIDE x 3/4" THICK GALVANIZED STEEL HORIZONTAL MOUNTING PLATE (TYPICAL) | ⑧ PROPOSED 3'-10" x 14 GAUGE SHEET METAL CONCEALMENT SHROUD |
| ③ PROPOSED 8'-0" AT&T MOBILITY ANTENNA TO REPLACE EXISTING 8'-8" ANTENNA MOUNTED TO EXISTING LIGHT STANDARD | ⑨ PROPOSED 2'-2" LONG x 6" WIDE x 3/4" THICK GALVANIZED STEEL MOUNTING PLATE (TYPICAL) |
| ④ PROPOSED 8'-0" AT&T MOBILITY LTE ANTENNA MOUNTED TO EXISTING LIGHT STANDARD | ⑩ PROPOSED UNIVERSAL RING MOUNT |
| ⑤ PROPOSED AT&T MOBILITY TMA UNITS BELOW MOUNTED TO EXISTING LIGHT STANDARD (SHOWN DASHED) | |
| ⑥ PROPOSED RRU-11 UNITS MOUNTED TO EXISTING LIGHT STANDARD (SHOWN SHADED) | |



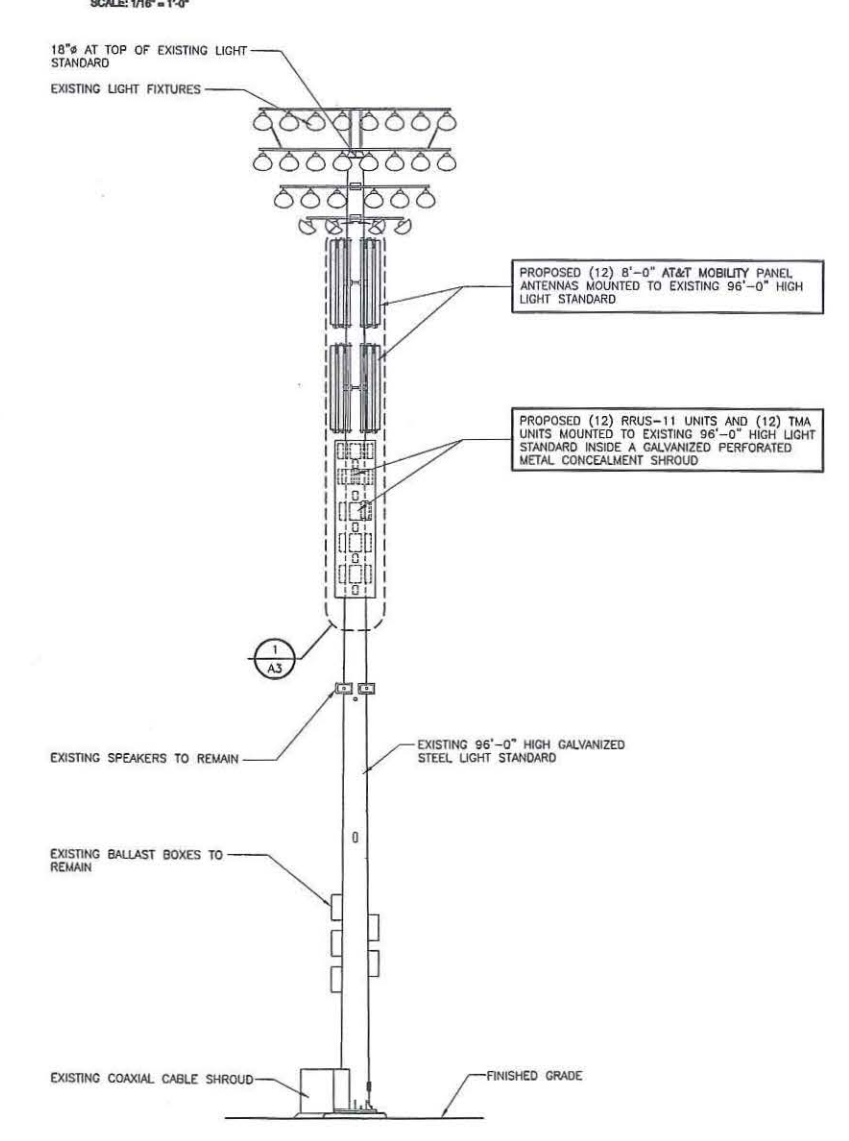
PROPOSED PANEL ANTENNA
SCALE: NONE
1



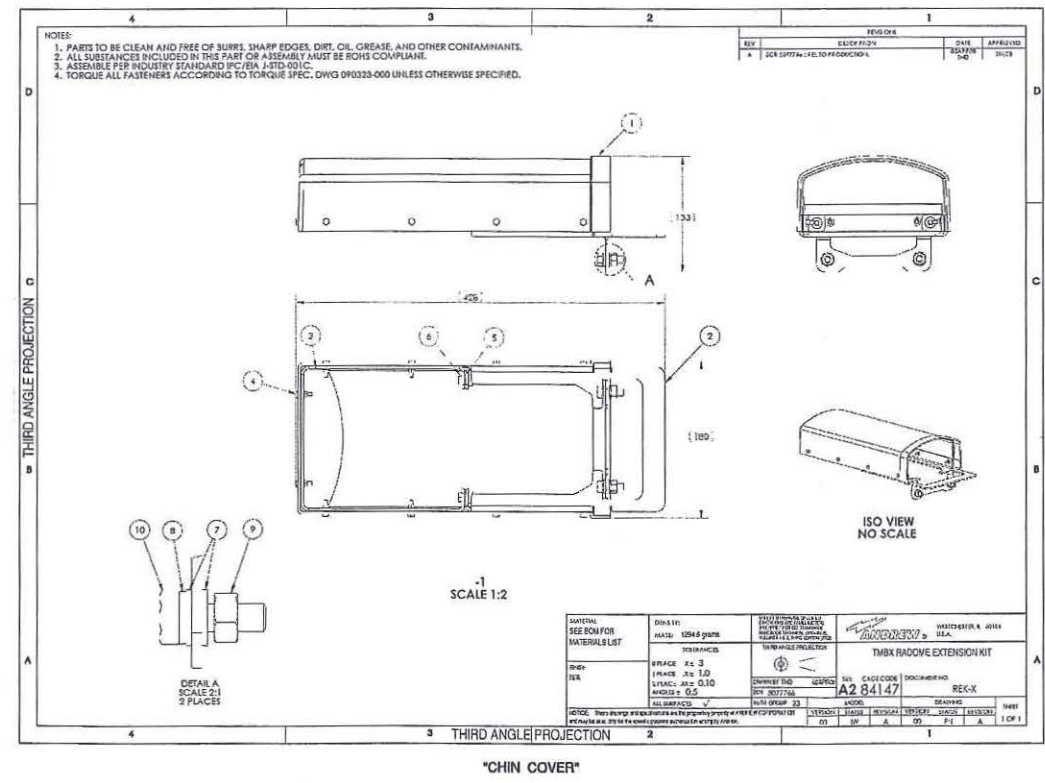
NOTE: ALL EXPOSED CABLES, BRACKETS & SUPPORTS SHALL BE PAINTED TO MATCH EXISTING
ANTENNA ELEVATION
SCALE: NONE
2



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



ELEVATION LIGHT STANDARD
SCALE: 1/8" = 1'-0"



APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
AT&T MOBILITY APPROVAL	DATE
LANDLORD APPROVAL	DATE

PROJECT NAME
SAN YSIDRO HIGH SCHOOL LTE OPTIMAL
PROJECT NUMBER
SS0005
5353 AIRWAY ROAD
SAN DIEGO, CA 92154
SAN DIEGO

DRAWING DATES

10/13/10	PRELIM ZD REVIEW (cl)
10/28/10	100% ZD (rel)
12/08/10	ANTENNA CHANGE (rew)
02/11/11	PLANNING COMMENTS (rew)
04/11/11	PLANNING COMMENTS (reg)

SHEET TITLE
EXTERIOR & LIGHT STANDARD ELEVATIONS

EXISTING



SS0005
San Ysidro High School LTE
5353 Airway Rd.
San Diego, CA 92154



Proposed antennas and shrouded
RRUS-11 units and TMA units
mounted to replacement pole



PROPOSED

Photosimulation of proposed telecommunications site



PHOTO STUDY & KEY MAP

SS0005
San Ysidro High School
5353 Airway Road
San Diego, CA 92154

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

November 8, 2010



Looking west toward site



Looking north from site



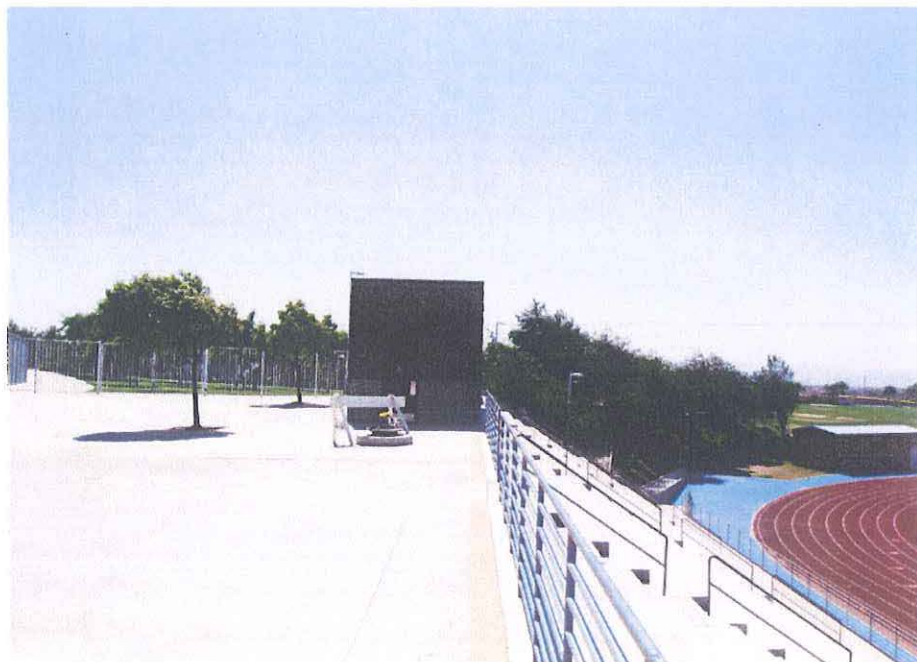
Looking south from site



Looking east from site



Looking at existing site



Looking at existing equipment



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: AT&T San Ysidro HS LTE		Project Number: 227207	Distribution Date: 3/15/2013
Project Scope/Location: A Planned Development Permit and a Neighborhood Use Permit (Process 4) Planning Commission decision to modify an existing Wireless Communication Facility located at 5353 Airway Road in the AR-1-1 of the Otay Mesa Community Plan. The project consists of twelve (12) replacement LTE antennas, twelve (12) RRUs, twelve (12) TMAs, and two (2) indoor equipment. The antennas and associated components are located on an existing 96-foot tall ball field light.			
Applicant Name: Shelly Kilbourn		Applicant Phone Number: (619) 208-4685	
Project Manager: Simon Tse	Phone Number: (619) 687-5984	Fax Number: (619) 321-3200	E-mail Address: Stse@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 10	Members No 0	Members Abstain 0
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: None			
NAME: ROB HIXSON		TITLE: CHAIR	
SIGNATURE:		DATE: 3/27/13	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			



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

Ownership Disclosure Statement

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

Project Title

AT&T San Ysidro High School

Project No. For City Use Only

227207

Project Address:

5353 Airway Road, San Diego, CA 92154

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):

Dianne Russo, CFO, Sweetwater Union HSD

Owner Tenant/Lessee Redevelopment Agency

Street Address:

1130 Fifth Ave.

City/State/Zip:

Chula Vista, CA 91913

Phone No:

(619) 691-5551

Fax No:

(619) 425-3394

Signature:

Dianne Russo

Date:

11-19-10

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:

AT&T Mobility San Ysidro HS LTE
PROJECT CHRONOLOGY
PTS #227207 INT #24001362

Date	Action	Description	City Review	Applicant Response
12.14.2010	First Submittal	Project Deemed Complete		
1.12.2011	First Assessment Letter		29 days	
02.18.2011	Second Submittal			37 days
03.21.2011	Second Assessment Letter		31 days	
11.07.2011	Third Submittal	Project redesign		221 days
01.04.2012	Third Assessment Letter	Pending FAA Determination/Pending CPG recommendation	58 days	
02.20.2013		1. FAA Determination of No Air Hazard received by staff. 2. CPG Hearing 02.19.2013		420 days
04.25.2013	Scheduled for Planning Commission		64 days	
Total Staff Time:		Including City Holidays and Furlough	182 days	
Total Applicant Time:		Including City Holidays and Furlough		678 days
Total Project Running Time:		From Deemed Complete to PC Hearing	860 days	



THE CITY OF SAN DIEGO

DATE OF NOTICE: April 11 2013

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

DATE OF HEARING: April 25, 2013
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 &
NEIGHBORHOOD USE PERMIT/
ENVIRONMENTAL EXEMPTION
PROCESS FOUR

PROJECT NUMBER: 227207
PROJECT NAME: AT&T MOBILITY SAN YSIDRO HS LTE
APPLICANT: SHELLY KILBOURN

COMMUNITY PLAN AREA: OTAY MESA
COUNCIL DISTRICT: 8

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 a Planned Development Permit and a Neighborhood Use Permit (Process 4) to modify an existing AT&T Mobility Wireless Communication Facility. The project consists of installing twelve (12) new antennas on an existing 96-foot tall ball field light pole. The project also includes the installation of twelve (12) Remote Radio Units (RRUs) and twelve (12) Tower Mounted Amplifiers (TMAs) concealed inside a 15-foot long radome also attached to the existing ball field light pole. The equipment associated with this project is located inside a 298-square foot enclosure behind the westerly bleachers on the track and football field. The project is located at 5353 Airway Road in the RM-1-1 zone of the Otay Mesa Community Planning area.

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.

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. 24001362

Revised 12/5/08 RH

SITE JUSTIFICATION
San Ysidro High School
5353 Airway Road

PROJECT DESCRIPTION

The project proposes to expand an existing wireless communication facility located at San Ysidro High School in the Otay Mesa Community Plan area as part of AT&T's LTE upgrade.

The subject property is located at 5353 Airway Road. The property zoned AR-1-1 and is developed with a high school. Mixed uses surround the subject property.

SITE DESIGN

An application was previously approved for this property to allow three (3) antennas to be located on an existing (replacement) light standard and associated equipment on the ground in a shelter. As part of AT&T's LTE upgrade, we are proposing to replace the existing three (3) antennas on the light standard and add three (3) additional antennas to that same pole. Additionally, we are proposing to locate six (6) antennas on new light standard for a total of twelve (12) antennas. Upgrades to the equipment will also occur inside the existing equipment shelter.

PREFERENCE 2 LOCATION:

The project site is proposed on a Preference 2 location, because it is on an agriculturally zoned property with non-residential uses and is more than 100 feet from residential or other similar uses.

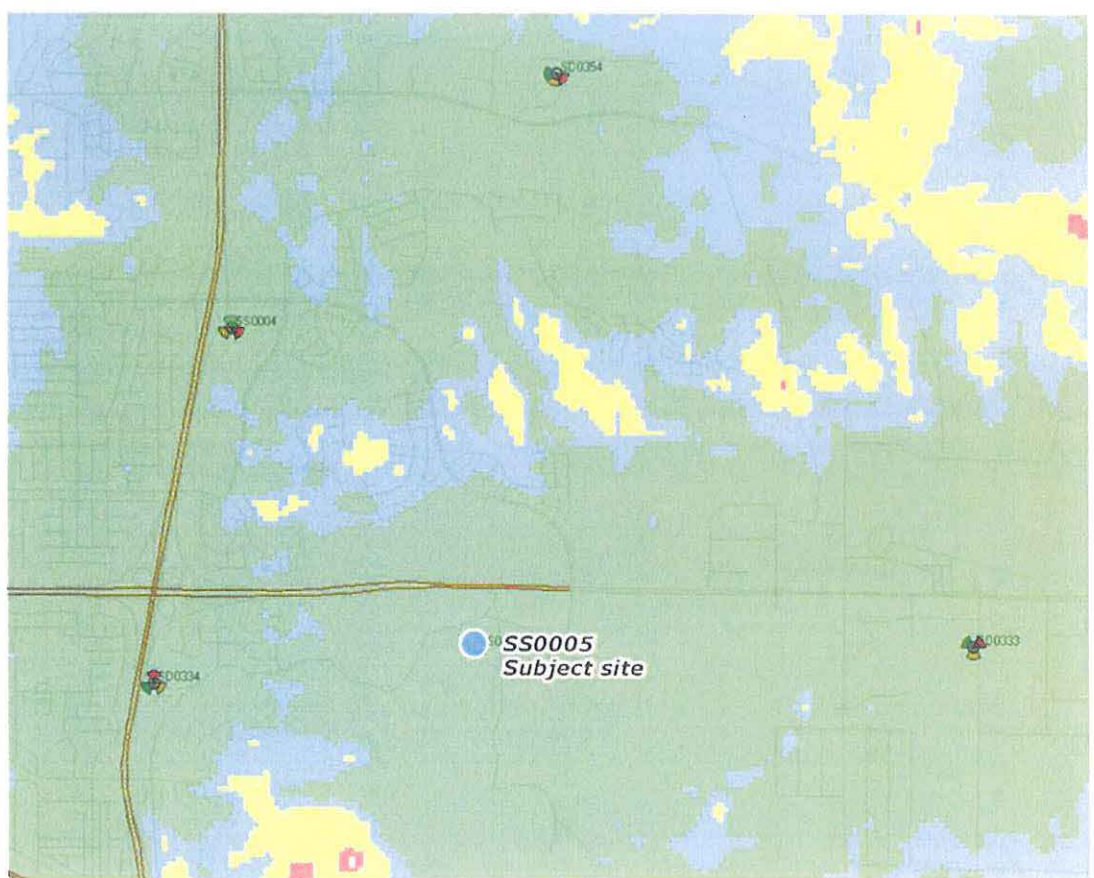
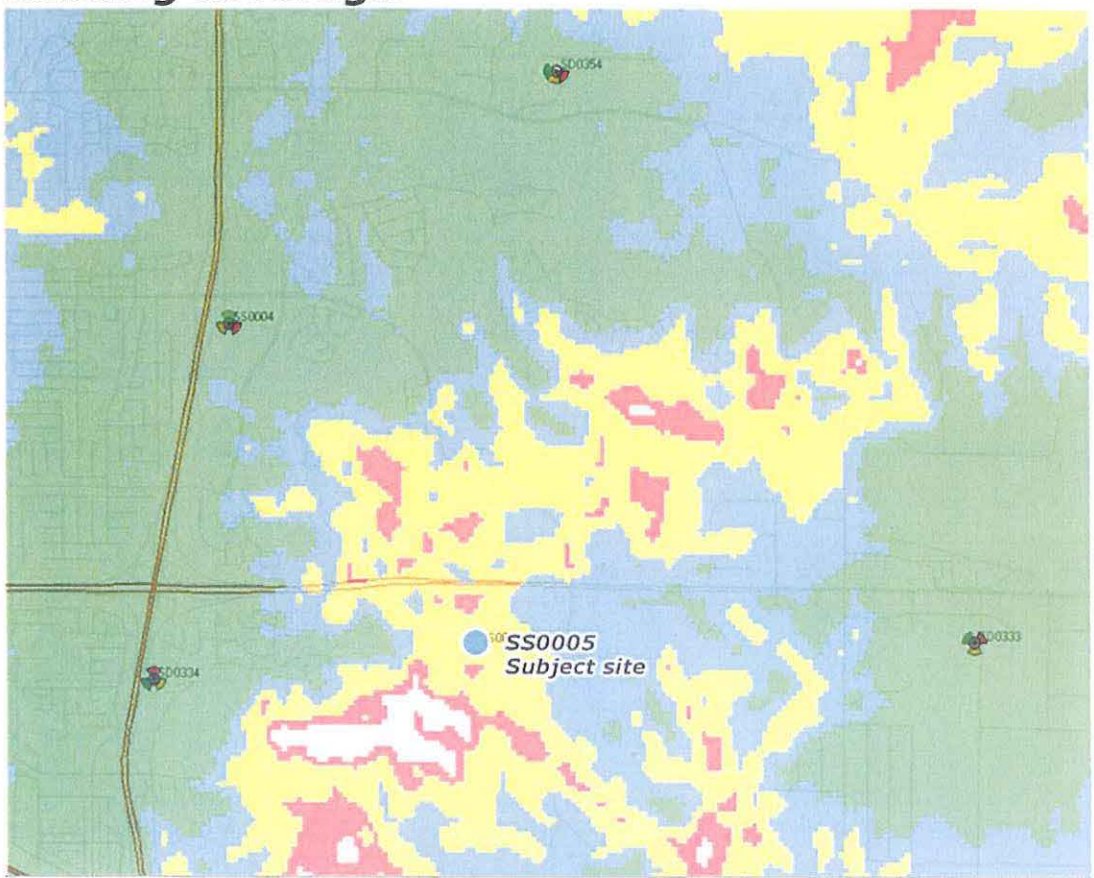
CO-LOCATION OF WIRELESS FACILITIES

No other wireless carriers are located on this property.



SS0005
San Ysidro High School LTE
5353 Airway Rd.
San Diego, CA 92154

Existing coverage



Coverage Levels:

- Excellent
- Variable
- Poor
- No Coverage

Proposed coverage